



AGENDA
CITY OF LAKE WORTH BEACH
HISTORIC RESOURCES PRESERVATION BOARD REGULAR MEETING
VIA TELECONFERENCE
WEDNESDAY, OCTOBER 14, 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. [September 9, 2020 Regular Meeting Minutes](#)

CASES

SWEARING IN OF STAFF AND APPLICANTS

PROOF OF PUBLICATION

- 1) [LDR Amendments Round 04](#)

WITHDRAWALS / POSTPONEMENTS

CONSENT

PUBLIC HEARINGS:

BOARD DISCLOSURE

UNFINISHED BUSINESS:

NEW BUSINESS:

- A. [Consideration of a Completed Work Application for a Historic Preservation Ad Valorem Tax Exemption; and, the review and recommendation to the City Commission of a Historic Preservation Ad Valorem Tax Exemption for the subject property located at **631 Lucerne Avenue** \(The Hummingbird\); PCN# 38-43-44-21-15-509-0010 for the completed work. The subject property is a contributing resource to the Old Town Local Historic District and is located within the Downtown Zoning District.](#)
- B. [Consideration of a Completed Work Application for a Historic Preservation Ad Valorem Tax Exemption; and, the review and recommendation to the City Commission of a Historic Preservation Ad Valorem Tax Exemption for the subject property located at **910 North M Street**; PCN#38-43-44-21-15-286-0030 for completed work. The subject property is a contributing resource to the Northeast Lucerne Local Historic District and located within the Single-Family and Two-Family Residential \(SF-TF 14\) Zoning District.](#)

- C. [Consideration of a Certificate of Appropriateness \(COA\) for accordion shutter installation for the condominium unit located at 31 South Golfview Road #13; 38-43- 44-27-36-001-0130.](#)
- D. [Consideration of a Certificate of Appropriateness \(COA\) for exterior alterations for the property located at **224 North L Street**; PCN#38-43-44-21-15-046-0130. The subject property is a contributing resource to the Northeast Lucerne Local Historic District and is located in the Medium Density Multi-Family Residential \(MF-30\) Zoning District.](#)
- E. **PZHP 20-03100007:** [Consideration of an ordinance to Chapter 23 “Land Development Regulations” regarding changes to commercial vehicle parking, open air operations, temporary banner signage for new construction, landscaping requirements and artificial turf \(Ordinance 20-15\).](#)

PLANNING ISSUES:

- A. [Consideration of an amendment to the COA Approval Matrix that adds clear glazing standards and consolidates information for actions that impact the exterior appearance of properties located within the historic districts.](#)

PUBLIC COMMENTS: (3 minute limit)

DEPARTMENT REPORTS:

- A. [Presentation of award recipients that have demonstrated outstanding achievements in historic preservation; 113 South Federal Highway, 407 South Lakeside Drive, 231 North Ocean Breeze, 330 North Palmway, and 1101 North Lakeside Drive.](#)

BOARD MEMBER COMMENTS:

ADJOURNMENT

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

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

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



**MINUTES
CITY OF LAKE WORTH BEACH
HISTORIC RESOURCES PRESERVATION BOARD REGULAR MEETING
BY TELECONFERENCE
WEDNESDAY, SEPTEMBER 09, 2020 -- 6:00 PM**

ROLL CALL and RECORDING OF ABSENCES: Present were: William Feldkamp, Chairman; Judith Fox; Bernard Guthrie; Ozzie Ona; Robert D'Arinzo. Absent: Judith Just.

Also present: Abraham Fogel, Preservation Planner; Jordan Hodges, Senior Preservation Coordinator; Erin Sita, Assistant Director for Community Sustainability; Pamala Ryan, Board Attorney; Sherie Coale, Board Secretary.

PLEDGE OF ALLEGIANCE

ADDITIONS / DELETIONS / REORDERING AND APPROVAL OF THE AGENDA

Motion: R. D'Arinzo moves to accept the agenda, B. Guthrie 2nd.

Vote: Ayes all, unanimous

APPROVAL OF MINUTES:

A. August 12, 2020 Regular Meeting Minutes

Motion: B. Guthrie moves to accept the minutes as presented; R. D'Arinzo 2nd.

Vote: Ayes all, unanimous.

CASES

SWEARING IN OF STAFF AND APPLICANTS: Board Secretary administered oath to those wishing to give testimony.

PROOF OF PUBLICATION

1) PZHP LDR 20-03100005 and 20-03100006 Proof

Provided in the meeting packet.

WITHDRAWALS / POSTPONEMENTS: Discussion of phoning the applicant, re-order, move forward and with the reminder of the Board attorney, the item will be heard with or without the applicant.

CONSENT: None

PUBLIC HEARINGS:

BOARD DISCLOSURE: None

UNFINISHED BUSINESS: None

NEW BUSINESS: Certificate of Appropriateness (COA) for roof replacement for the property located at **814 North Ocean Breeze**; PCN#38-43-44-21-15-232-0040. The subject property is a noncontributing resource to the Northeast Lucerne Local Historic District and is located within the Single-Family (SF-R) Zoning District.

As the applicant was not present at the time of this item, Board and Staff agreed to move to Item B giving the applicant time to join if having technical difficulties.

Staff: J. Hodges confirms the applicant is now joining the meeting (6:45 pm). J. Hodges presents case findings and analysis. The request is for a roof replacement with terra-cotta barrel tiles as opposed to the flat white tile as recommended by staff. Although classified per the 2002 survey, as non-contributing. 2017 survey brought the suggestion that it become contributing. The impact of allowing the proposed roof would possibly bring about the loss of potential contributing status and those benefits. The design guidelines depict an unsuccessful replacement if utilizing the simulated concrete terra-cotta barrel tile. Minimal traditional style is typically designed with flat white tile, occasionally the **true barrel** tiles in white were utilized. Approval of proposal is not recommended by staff.

Board Secretary swore in Ms. Hillary Broder.

Applicant: When she moved in, the roof was professionally cleaned. Believes it collects dirt and unattractive. The trim color would be complementary to the terra-cotta tiles and a nice complement to the house Requires a lot of upkeep in which she has no interest. Insurance for the flat tile was difficult, mentions 18K.

Public Comment: None

Staff: Question about the insurance, the lifespan of the existing roof was estimated to be 5 years, the estimate was based upon the age of the house. States that this type of tile is not used any more.

Board: B. Guthrie asks for clarification about the proposed change impeding the possible contributing status. **Staff:** Roofs are one of the most common factors that reduce a building from contributing to non-contributing. Because most homes here in the City are small and detail is limited so roofs and windows are very important. B. Guthrie asks about the horizontality of the existing roof versus the verticality of the proposed roof. **Staff:** An example is 628 North Ocean Breeze. A true barrel tile is wider with a more pronounced profile. W. Feldkamp asks about the price differential between the proposed options are not huge. O. Ona- commends the improvements already made; asks if she spoke with the planners? **Applicant Response:** She did not but did inquire into storm shutters as that seemed to be something that would possibly affect the historic appearance. Inherited the house from a deceased sibling so no Broker was involved. **Board:** W. Feldkamp states staff makes a compelling argument. O. Ona mentions that although it may be against the wishes of the homeowner, staff spends a lot of time and Board respects their opinion; there are guidelines that need to be followed. B. Guthrie asks if the white flat tile roof products produced today more resistant to mold and dirt? **Staff:** J. Hodges mentions the slurry coat which reduces porosity of the tiles. **Applicant response:** She looked at it and didn't like the look nor the asphalt roofs in the neighborhood.

Motion: O. Ona moves to deny HP 20-00100171 because the applicant has failed to establish by competent substantial evidence that the request is consistent with the City LDR's and Historic Preservation requirements; R. D'Arinzo 2nd.

Vote: Ayes all, unanimous.

Applicant asks for further explanation of contributing versus non-contributing.

- A. **PZHP 20-03100006**: Consideration of an ordinance (Ordinance # 2020-14) to amend Chapter 23 “Land Development Regulations” to update and clarify the quasi-judicial process for land use and zoning matters.

Board Attorney: Pamala Ryan presented brief overview of the changes to LDR’s involving Quasi-Judicial processes and Appeals processes. Staff mentions past City practice and procedures were atypical.

Appeals are now further defined and separated; An Affected Party is now defined along with process. Affected parties are required to provide 10-day notice to the City demonstrating how they are an Affected Party if they would like to be considered an Affected Party. An Affected Party is different from an interested party (who receive the courtesy notices and access to the legal notices in the paper). Affected party can be a person or business that has a special interest, working for the business does not make one an affected party. Some cities have moved away from Affected Party processes, they may appeal in Circuit Court if they disagree with the decision. Lake Worth Beach goes above and beyond for their residents.

The presentation by an Affected Party has a time limit of 10 minutes and no new evidence can be introduced to the Board or City Commission. With the requirement of providing documentation and presentation, it allows the Board and City to be better prepared rather than finding out at the time of the Board meeting. Agenda’s can be better adjusted.

Board: B. Guthrie mentions the scenario of a project in the neighborhood that once the sign is posted, it has already moved beyond the 10-day requirement and persons would not have had sufficient time to declare Affected Party status; most similar to a naive resident. R. D’Arinzo likes the process whereby no new evidence may be presented.

Board Attorney: This is for items that are properly noticed and advertised.

Motion: R. D’Arinzo moves to recommend adoption of **PZHP 20-03100006 , Ordinance 2020-14**, to the City Commission; O. Ona 2nd.

Discussion: B. Guthrie confirms this is a problem, not a solution looking for a problem.

Public Comment: None

Vote: Ayes all, unanimous.

- B. **PZHP 20-03100005**: Consideration of an ordinance (Ordinance # 2020-13) to amend Chapter 23 “Land Development Regulations” to provide consistency and clarity for time limitations related to development orders and building permits.

Board Attorney: Pamala Ryan presented brief overview of the changes to LDR’s involving time limitations on development orders and building permits. New section-expiration of development orders, will automatically expire three (3) years after issued; irrespective of building permits. The Board could, within the Conditions of Approval, grant up to four (4) years. A phased project which does not perform all phases, would have to come back before Board to complete a 2nd phase to a project.

Board: B. Guthrie asks for explanation of how State Statute could supersede City ordinances. P. Ryan explains there have also been modifications to the building permit section. Now the time to apply for permit has decreased to twelve (12) months from eighteen (18) months. E. Sita

explains that there were various expirations within the many application types. This has now been eliminated and there is consistency.

Discussion about how Gubernatorial Executive Orders give additional time.

Motion: B. Guthrie moves to recommend adoption of PZHP 20-03100005, Ordinance 2020-13, to the City Commission; R. D'Arinzo.

Public Comment: None

Vote: Ayes all, unanimous.

PLANNING ISSUES:

- A. Consideration of an amendment to the COA Approval Matrix that adds clear glazing standards and consolidates information for actions that impact the exterior appearance of properties located within the historic districts.

Staff: A. Fogel- At the previous meeting a moratorium, on all glass types except clear glass, was imposed until further details were made available regarding the visual transmittance and industry standards. This will enable Board and staff to make adjustments, if needed, to the matrix by providing clarity and consistency. Historic Guidelines indicate clear glass is the only appropriate glazing for replacement windows in the Historic districts.

Visible Light Transmittance refers to the amount of light passing through the glass. The rating is a result of the entire window including the frame, sash, muntins and any tints or coatings. Staff's analysis is that a 10 % reduction in VLT would continue to be within the range of "clear glass". Other cities historic preservation programs allow the exception of clear low-E and replicating glass that historically had a color or tint. Board may choose to allow a VLT of 70% minimum. The higher the number, the clearer the glass = more light being transmitted. Further deviance from the design guidelines will create issues with the State of Florida. VLT should be distinguished from COG (center of glass). With the VTCOG only the visual light transmittance from the center of the glass is measured and not prejudiced by the sash, frame and muntins. **The VTCOG should be the standard to measure.**

Board: B. Guthrie asks who provides the ratings, specification. **Staff:** It is with the NOA's. B. Guthrie asks if there is any tint that will meet the 70% threshold. **Staff:** Tint is always darker. Tints and coatings are different from low-E (low-E automatically gives green tint due to Argon Gas). W. Feldkamp asks if energy savings is what is driving the low-E, tints and coatings popularity. **Staff:** New construction is a big driver in the changes. **Board:** B. Guthrie mentions a case where the applicant did not want the green tint of low-E and so opted for the grey as it better aligned with the color scheme of the house. Are there any light grey tints that would come in at 70% or higher COG? **Staff:** The tints are coming in darker. Blue and grey tints are add-ons they are not intrinsic to the glass.

Discussion regarding any push-back from the public due to the moratorium. O. Ona asks if Board has the ability to change the glass type? Board Attorney states only the matrix, not the Design Guidelines. B. Guthrie would like to move forward and remove the moratorium, changing the matrix only to clear and clear low-e. If the applicants don't agree, let them come before the Board. W. Feldkamp would like the item to remain for further study. R. D'Arinzo states another month in moratorium will be okay. Staff would like to further investigate the energy savings and ask if there is a low-E grey with no less than 70% VTCOG.

Grant overviews: J. Hodges mentions the periods of significance are being expanded within the districts. Most structures are from 1920-1945 and it is missing the post-war boom. The digitization grant has provided the opportunity for the public, residents, potential residents to search online for historic district plans through the interactive GIS map.

PUBLIC COMMENTS: (3 minute limit): None

DEPARTMENT REPORTS:

- A. Consideration of candidates that have demonstrated outstanding achievements in historic preservation; 113 South Federal Highway, 407 South Lakeside Drive, 231 North Ocean Breeze, 330 North Palmway, and 1101 North Lakeside Drive.

Staff: J. Hodges announces candidates for the 4th Annual Historic Preservation Awards normally celebrated in the month of May. It recognizes the outstanding achievements of the citizens and local businesses in their efforts to preserve and restore the unique character and identity of Lake Worth Beach neighborhoods. The criteria for the judging is presented as well as an explanation of the various categories and the Board's prerogative to eliminate categories, disqualify incomplete submittals and eliminated submittals that did not meet the COA process or Code requirements for Historic Properties. The following 5 submittals will be awarded a bronze marker (plaque) in recognition of their contribution:

115 South Federal Highway – Julie Schnee for Rehabilitation

407 South Lakeside Drive – Justin Hu for Rehabilitation and Restoration with Tax Exemption

231 North Ocean Breeze – Daryl and Loretta Shatto for Rehabilitation and Compatible Addition

330 North Palmway – Brent and Peggy Swenson for Rehabilitation

1101 North Lakeside Drive – Kurt Hyde and Evelio Rubiello for Rehabilitation

Many of the applicants are new to Lake Worth Beach from Boca Raton and West Boynton Beach areas. A flyer will be placed into the monthly water bill and notice on the City website.

BOARD MEMBER COMMENTS: Board members inquire as to if there is a new appointment to the Board. Staff comments they believe there to be someone that was interviewed. R. D'Arinzo would like Board to revisit the topic of murals as there is fading and graffiti on some of the murals (5th Avenue N. and Dixie Hwy).

ADJOURNMENT: 8:34 PM

Legal Notice

PLEASE TAKE NOTICE that due to the Novel Coronavirus Disease 2019 (COVID-19) and Federal, State and Palm Beach County's Declarations of State of Emergency, the City of Lake Worth Beach will conduct the October 2020 Planning & Zoning Board and Historic Resources Preservation Board meetings via Communication Media Technology ("CMT"), or in-person at 7 North Dixie Highway, Lake Worth Beach, FL if the Governor terminates the Executive Order relating to in-person public meetings.

Live streaming of the meeting, agenda, backup materials, and public comment forms can be accessed at <https://lakeworthbeachll.gov/virtual-meetings/> to consider the following:

Public comment will be accommodated prior to and during the meetings through the City's virtual meetings webpage. If you are unable to access the webpage during the meeting, please leave a message at 561-586-1687 to be read into the record by a staff member. Written responses or comments can be sent to the PZB/HRPB at 1900 2nd Avenue North, Lake Worth Beach, FL 33461 and must arrive before the hearing date to be included in the formal record.

PLEASE TAKE NOTICE that the City of Lake Worth Beach Planning & Zoning Board ("PZB"), acting as the local planning agency, will hold a public hearing on Wednesday, October 7, 2020 at 6 pm or soon thereafter to consider the recommendation to the City Commission of an ordinance regarding amendments to the City's Code of Ordinances.

PLEASE TAKE NOTICE that the City of Lake Worth Beach Historic Resources Preservation Board ("HRPB"), acting as the local planning agency, will hold a public hearing on Wednesday, October 14, 2020 at 6 pm or soon thereafter to consider the recommendation to the City Commission of an ordinance regarding amendments to the City's Code of Ordinances.

* PZHP 20-03100007 Consideration of an ordinance addressing development orders and building permits for clarity and consistency as follows: AN ORDINANCE OF THE CITY OF LAKE WORTH BEACH, FLORIDA, AMENDING CHAPTER 23 "LAND DEVELOPMENT REGULATIONS, BY AMENDING ARTICLE 1 "GENERAL PROVISIONS," DIVISION 2, "DEFINITIONS," SECTION 23.1-12 - DEFINITIONS; ARTICLE 4, "DEVELOPMENT STANDARDS," SECTION 23.4-15 - CEMETERIES / MAUSOLEUMS / COLUMBARIUMS; ARTICLE 4, "DEVELOPMENT STANDARDS," SECTION 23.4-19 - OUTDOOR STORAGE; ARTICLE 4, "DEVELOPMENT STANDARDS," NEW SECTION 23.4-22 - PARKING, STORING OR KEEPING OF COMMERCIAL VEHICLES IN NON-RESIDENTIAL DISTRICTS; ARTICLE 4 "DEVELOPMENT STANDARDS," SECTION 23.5-1(12) TEMPORARY SIGNS; ARTICLE 6 "ENVIRONMENTAL REGULATIONS," SECTION 23.6-1 LANDSCAPE REGULATIONS; ARTICLE 6 "ENVIRONMENTAL REGULATIONS," NEW SECTION 23.6-1(K)(15) ARTIFICIAL TURF OF THE CITY'S CODE OF ORDINANCES, AND PROVIDING FOR SEVERABILITY, THE REPEAL OF LAWS IN CONFLICT, CODIFICATION, AND AN EFFECTIVE DATE.

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 assistance is required.

Sherie Coale
Planning Zoning and
Historic Preservation
Ph: 561-586-1687
9-26/2020

00:0597680-01



MEMORANDUM DATE: October 14, 2020

AGENDA DATE: October 7, 2020

TO: Chair and Members of the Historic Resources Preservation Board

RE: **631 Lucerne Avenue**

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

TITLE: **HRPB Project Number 17-00100137:** Consideration of a Completed Work Application for a Historic Preservation Ad Valorem Tax Exemption; and, the review and recommendation to the City Commission of a Historic Preservation Ad Valorem Tax Exemption for the subject property located at **631 Lucerne Avenue** (The Hummingbird); PCN# 38-43-44-21-15-509-0010 for the completed work. The subject property is a contributing resource to the Old Town Local Historic District and is located within the Downtown Zoning District.

OWNER: Ray Maranges and Richard Cruz
Hummingbird Partners LLC
631 Lucerne Avenue
Lake Worth Beach, FL 33460

PROJECT DESCRIPTION

The property owners, Ray Maranges and Richard Cruz, are requesting approval of a certification of a Completed Work Application for a Historic Preservation Ad Valorem Tax Exemption and the review and recommendation to the City Commission of a Historic Preservation Ad Valorem Tax Exemption for the rehabilitated property located at 631 Lucerne Avenue. The approval of a Historic Preservation Ad Valorem Tax Exemption application requires a review and recommendation by the HRPB prior to consideration by the Lake Worth Beach City Commission. The property is located in the Downtown Zoning District and retains a Future Land Use (FLU) designation of Downtown Mixed Use (DMU). If approved, the subject application would certify the completed scope of work authorized under the Pre-Construction application, which was approved by the HRPB at the July 12, 2017 regular meeting. The Applicant is also requesting a recommendation to the Lake Worth Beach City Commission for approval of a Historic Preservation Ad Valorem Tax Exemption.

The subject property is a platted lot of record with frontage on Lucerne Avenue to the north and North K Street to the west. The two-story commercial structure, commonly referred to as the Hummingbird, was constructed c.1922 in a masonry commercial vernacular architectural style. Information in the City's property file indicates that the structure was constructed as the McCarty Hotel and was owned and operated by Mary McCarty. The structure remained the McCarty until 1995 when it was renovated and re-opened as the Hummingbird Hotel. The building's character defining features include its recessed

corner entrance, regularized window and door sizes and rhythms, decorative scupper details, terra cotta block construction, and stucco finish. Although simple in design and construction, this building is a prime example of a 1920's economical downtown hotel. Overall, the building retains a moderate degree of all seven aspects of historic integrity including location, design, setting, materials, workmanship, feeling, and association.

On July 12, 2017, the HRPB approved a request by the Applicant for a Certificate of Appropriateness for Exterior Alterations and a Pre-Construction Historic Preservation Ad Valorem Tax Exemption application. The Applicant worked closely with Staff to devise a rehabilitation plan for the structure, as the building had sat in a state of disrepair for many years. Photos of the structure prior to its rehabilitation can be found in this report as **Attachment A**. The rehabilitation plans approved by the HRPB are included as **Attachment B**. An analysis of the scope of work approved by the HRPB and completed by the Applicant can be found on pages 4-6; Historic Preservation Analysis.

The application will require the following approval:

1. Approval of a **Completed Work Application** for the scope of work performed under Certificate of Appropriateness #17-00100137 as approved in the Pre-Construction Application for the property located at 631 Lucerne Avenue.

STAFF RECOMMENDATION

Staff recommends approval of the Completed Work Application and a recommendation for approval of the associated historic ad valorem tax exemption for the subject property. to the Lake Worth Beach City Commission.

PROPERTY DESCRIPTION

Owners	Ray Maranges and Richard Cruz, Hummingbird Partners, LLC.
General Location	Southeast corner of Lucerne Avenue and North K Street intersection
PCN	38-43-44-21-15-509-0010
Zoning	Downtown (DT)
Existing Land Use	Office
Future Land Use Designation	Downtown Mixed Use (DMU)



SITE ANALYSIS

Surrounding Properties

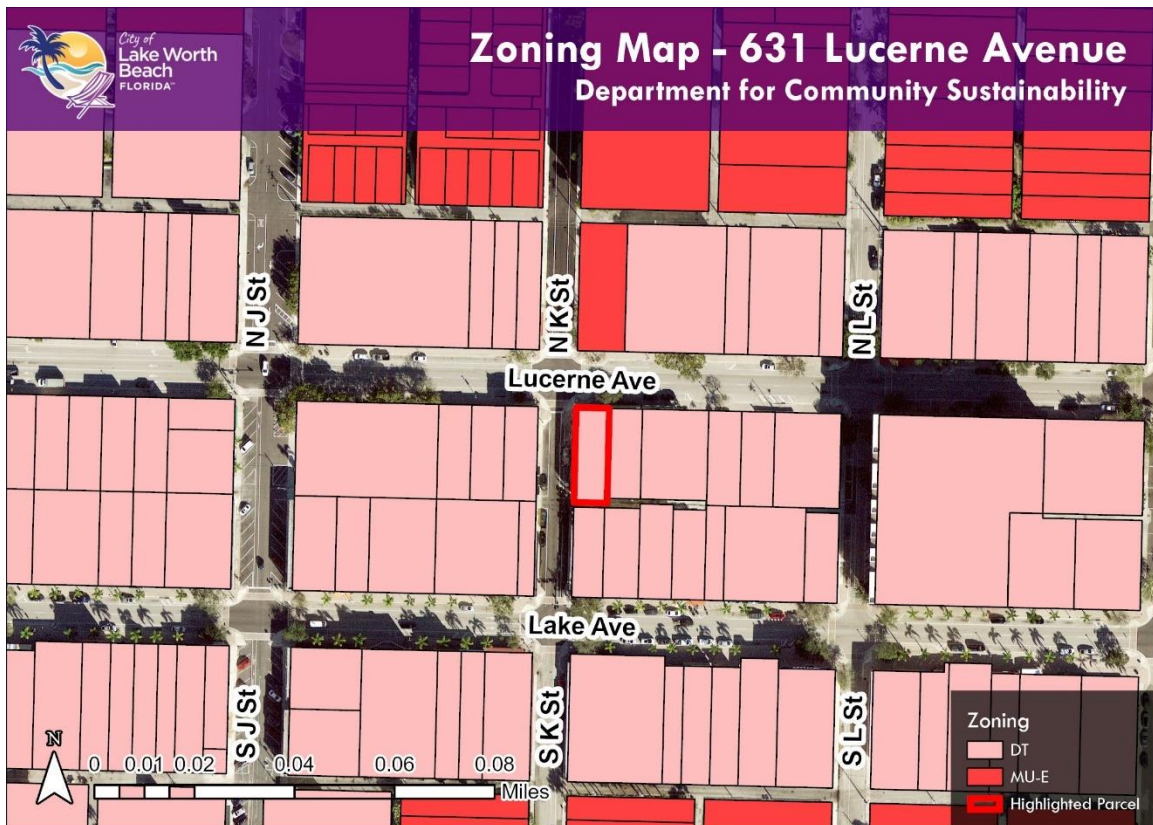
The site is surrounded by properties with similar Zoning and FLU designation. The following summarizes the nature of the surrounding properties adjacent to the subject site.

NORTH: Immediately north of the subject site is a parking lot. This parcel contains a FLU designation of Downtown Mixed Use (DMU) and a Zoning designation of Mixed-Use East (MU-E).

SOUTH: Immediately south of the subject site is Dave’s Last Resort, a restaurant and bar. This parcel contains a FLU designation of Downtown Mixed Use (DMU) and a Zoning designation of Downtown (DT).

EAST: Immediately east of the subject site is Paradiso, a restaurant and bar. This parcel contains a FLU designation of Downtown Mixed Use (DMU) and a Zoning designation of Downtown (DT).

WEST: Immediately west of the subject site across North K Street is Rustico, a restaurant and bar. This parcel contains a FLU designation of Downtown Mixed Use (DMU) and a Zoning designation of Downtown (DT).



COMPREHENSIVE PLAN ANALYSIS

The project was determined at the July 12, 2017 regular meeting to comply with Objective 3.4.2, which encourages the identification of historically significant resources, and to promote their preservation and rehabilitation as referenced by the Surveys of Historic Properties conducted by the City of Lake Worth Beach. The project was also determined to be consistent with Policy 3.4.2.1 of the Comprehensive Plan, which encourages the preservation of historic, architectural, cultural, or aesthetic resources through the enforcement of the City's Historic Preservation Ordinance. The structure at 631 Lucerne Avenue was deemed as a contributing resource to the Old Town Local Historic District and that it adds to the architectural variety and significance of the District.

HISTORIC PRESERVATION ANALYSIS

COA#17-00100137: Pre-Construction Scope of Work for Exterior Alterations

The HRPB reviewed and approved a proposal for exterior alterations to the contributing resource at the July 12, 2017, regular meeting. The general scope of work for COA#17-00100137 was approved as follows;

- 1) Replace all windows with new aluminum impact single-hung and fixed windows.
- 2) Replace all doors with new impact aluminum full-view French doors.
- 3) Restore indicated window opening sizes that have been altered over time on the north, west, and south facades.
- 4) Install a new recessed entryway on the west façade.
- 5) Remove glass block on front façade and create a new door opening.
- 6) Restore and repair exterior stucco as needed.
- 7) Install new canvas awnings.
- 8) Add new decorative Mission inspired paint scheme and signage for the retail tenants.
- 9) Rehabilitate the existing neon sign.

In addition to the above scope of work for exterior alterations, the structure was proposed to receive a complete interior renovation; including but not limited to new electric, plumbing, and mechanical upgrades, new interior walls, new interior doors, new flooring, and new workspaces and bathrooms.

COA#17-00100137: Pre-Construction Scope of Work Compliance Review

The approved scope of work was generally adhered to and the completed building reflects the exterior alterations proposed by the applicant at the July 2017 meeting. Staff worked with the applicant during construction to review stucco applications, window sill reconstruction, and to rehabilitate the existing neon signage. To date, the canvas awnings proposed in the pre-construction application have not been installed.

COA#17-00100137: HRPB Conditions of Approval Compliance Review

The HRPB, at Staff's recommendation, included ten (10) conditions of approval in the development order for the project. Below, please find the conditions of approval, and Staff's compliance review for each condition.

1. The new windows shall be wood, wood-clad, or aluminum impact single-hung or double-hung windows, or fixed windows, and shall be replaced in the existing or original openings, unless otherwise shown on the approved architectural elevations.

Staff Analysis: The condition is met. The windows were installed properly, are of the correct material. Window opening sizes were altered according to the proposed plans.

2. The new doors shall be single full-light French doors, as shown on the approved architectural elevations. If a divided light pattern is preferred, the proper divided light pattern shall be reviewed by Staff at permitting. Any divided light patterns shall be created by using exterior raised applied triangular muntins. No flat or internal muntins shall be allowed. No tinted, reflective, or mirrored glass shall be used.

Staff Analysis: The condition is met. The windows and doors were installed without divided light patterns. The windows also utilized Low-E glass, which was permitted for this project.

3. All trim and sills around the windows and doors shall be repaired if possible. If the trim is too deteriorated to be repaired, the trim and sills shall be exactly replicated in size, shape, location, and configuration, subject to Staff review and inspection during construction.

Staff Analysis: The condition is met. Staff performed multiple site visits while the masonry window sills were reconstructed.

4. All existing stucco shall remain. If the stucco needs to be patched or repaired, all new stucco shall exactly replicate the texture and blend seamlessly with the existing stucco. The patches shall not be visible once the work is completed, subject to Staff review and inspection during construction.

Staff Analysis: The condition is met. The stucco treatment replicated the texture of the historic stucco.

5. All decorative scuppers and the parapet shall be preserved and shall not be altered.

Staff Analysis: The condition is met. The decorative scuppers were preserved.

6. Any decorative artwork or mural wall painting shall be subject to HRPB review prior to commencement.

Staff Analysis: The condition is met. The initial plans included an ornate decorative paint application which would have required further review by the HRPB. The applicants instead chose to do a more simplified two-tone paint application, which did not require further review.

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7. All work shall be subject to staff review during permitting and inspection during construction.

Staff Analysis: The condition is met.

Pre-construction Historic Preservation Ad Valorem Tax Exemption Conditions of Approval

- 1) All work shall be conducted per the submitted and approved COA for exterior alterations, including the recommended conditions of approval. Any revisions or changes to this approval shall be reported to Staff and may require additional Staff or HRPB approvals.

Staff Analysis: The condition is met.

- 2) All work shall be conducted in accordance with the Secretary of the Interior's Standards.

Staff Analysis: The condition is met.

- 3) The applicant shall be responsible for fully documenting the rehabilitation process so that the Board will have sufficient documentation to evaluate the completed work and make a recommendation on the tax exemption application to the City Commission.

Staff Analysis: The condition is met.

PUBLIC COMMENT

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

CONCLUSION

According to Lake Worth Beach Building Division records, all associated work for the property was reviewed under Building Permit #18-224. The building permit application was applied for on January 22, 2018, and final inspection occurred on March 15, 2019. The Applicant valued the improvements at \$330,000.00. The Applicant submitted a Request for Review of Completed Work application to the Department of Community Sustainability and provided photo documentation of the completed work. The Completed Work application is included in this report as **Attachment C** and current photos of the property are included as **Attachment D**.

Should the Board determine that the qualifying improvements were successfully completed in accordance with the pre-construction application and recommends approval for the completed work application, Staff will forward the application to the Lake Worth Beach City Commission for final approval. Once the application has been approved by the City Commission, it will be forwarded to the County for processing and approval by the County Board of Commissioners.

Staff has reviewed the documentation and materials provided in this application and has performed multiple site visits to the property during the construction process and at final inspection. It is Staff's analysis that the work performed at the property follows the scope of work approved in the Pre-Construction Application and complies with the conditions of approval included in the Certificate of

Appropriateness Development Order. The HRPB made findings at the July 12, 2017, regular meeting that the property was eligible for the exemption and that the proposal was in keeping with the Secretary of Interior Standards for Rehabilitation and the requirements set forth in Sec. 23.5-5 of the Lake Worth Beach Land Development Regulations. Additionally, the property won a 2019 Lake Worth Beach Historic Preservation Award in the Rehabilitation category. Therefore, staff recommends approval of the Completed Work Application and also recommends that the HRPB recommend approval of the Historic Preservation Ad Valorem Tax Exemption to the Lake Worth Beach City Commission.

POTENTIAL MOTION

I MOVE TO **APPROVE** HRPB Project Number 17-00100137 for a Completed Work Application for a Historic Preservation Ad Valorem Tax Exemption for the property located at 631 Lucerne Avenue, 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. Further, I MOVE TO **RECOMMEND** to the Lake Worth Beach City Commission this application and its approval.

I MOVE TO **DENY** HRPB Project Number 17-00100137 for a Completed Work Application for a Historic Preservation Ad Valorem Tax Exemption for the property located at 631 Lucerne 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 and Historic Preservation requirements.

ATTACHMENTS

- A. Pre-Construction Photos
- B. Approved Architectural Drawings
- C. Part III – Request for Review of Completed Work Application
- D. Completed Work Photos
- E. Lake Worth Beach Land Development Regulation Sec. 23-5-5



MEMORANDUM DATE: October 14, 2020

AGENDA DATE: October 7, 2020

TO: Chair and Members of the Historic Resources Preservation Board

RE: **910 North M Street**

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

TITLE: **HRPB Project Number 20-00100061:** Consideration of a Completed Work Application for a Historic Preservation Ad Valorem Tax Exemption; and, the review and recommendation to the City Commission of a Historic Preservation Ad Valorem Tax Exemption for the subject property located at **910 North M Street;** PCN#38-43-44-21-15-286-0030 for completed work. The subject property is a contributing resource to the Northeast Lucerne Local Historic District and located within the Single-Family and Two-Family Residential (SF-TF 14) Zoning District.

OWNER: Frank Vieira
910 North M Street
Lake Worth Beach, FL 33460

PROJECT DESCRIPTION

The property owner, Frank Viera, is requesting approval of a certification of a Completed Work Application for a Historic Preservation Ad Valorem Tax Exemption and the review and recommendation to the City Commission of a Historic Preservation Ad Valorem Tax Exemption for the rehabilitated property located at 910 North M Street. The approval of a Historic Preservation Ad Valorem Tax Exemption application requires a review and recommendation by the HRPB prior to consideration by the Lake Worth Beach City Commission. The property is located within the Single-Family and Two-Family Residential (SF-TF 14) Zoning District and retains a Future Land Use (FLU) designation of Medium Density Residential (MDR). If approved, the subject application would certify the completed scope of work authorized under the Pre-Construction application, which was approved by the HRPB at the March 11, 2020 regular meeting. The Applicant is also requesting a recommendation to the Lake Worth Beach City Commission for approval of a Historic Preservation Ad Valorem Tax Exemption.

The subject property is a platted lot of record with frontage on North M Street to the west. The single-family residence on this parcel was constructed ca.1950 in a Masonry Minimal Traditional architectural style. Although the architect is unknown, Mr. and Mrs. F. Weiler of Lake Worth commissioned the building at a value of \$8,500. The architectural drawings for this structure display characteristic expressions of the Masonry Minimal Traditional style. Original character-defining features of the structure include an asymmetrical front facade, masonry construction with smooth stucco, large picture and corner casement

windows, a projecting entryway roofline supported by decorative wrought iron columns, and a flat white concrete tile roof. The property also contains a rear detached frame garage with a gable roof with asphalt shingles. Overall, the building retains a moderate degree of all seven aspects of historic integrity including location, design, setting, materials, workmanship, feeling, and association.

On March 11, 2020, the HRPB approved a request by the Applicant for a Certificate of Appropriateness for Exterior Alterations and a Pre-Construction Historic Preservation Ad Valorem Tax Exemption application. The Applicant worked closely with staff to arrive at a window replacement and roof replacement program for the contributing resource. Photos of the structure prior to its rehabilitation can be found in this report as **Attachment A**. The rehabilitation plans approved by the HRPB are included as **Attachment B**. An analysis of the scope of work approved by the HRPB and completed by the Applicant can be found on pages 3-5; Historic Preservation Analysis.

The application will require the following approval:

1. Approval of a **Completed Work Application** for the scope of work performed under Certificate of Appropriateness #20-00100061 as approved in the Pre-Construction Application for the property located at 910 North M Street.

STAFF RECOMMENDATION

Staff recommends approval of the Completed Work Application and a recommendation for approval of the associated historic ad valorem tax exemption for the subject property. to the Lake Worth Beach City Commission.

PROPERTY DESCRIPTION

Owners	Frank Vieira
General Location	East side of North M Street between 10 th Ave N and 9 th Ave N
PCN	38-43-44-21-15-286-0030
Zoning	Single-Family and Two-Family Residential (SF-TF 14)
Existing Land Use	Single Family Residence
Future Land Use Designation	Medium Density Residential (MDR)



COMPREHENSIVE PLAN ANALYSIS

The project was determined at the March 11, 2020 regular meeting to comply with Objective 3.4.2, which encourages the identification of historically significant resources, and to promote their preservation and rehabilitation as referenced by the Surveys of Historic Properties conducted by the City of Lake Worth Beach. The project was also determined to be consistent with Policy 3.4.2.1 of the Comprehensive Plan, which encourages the preservation of historic, architectural, cultural, or aesthetic resources through the enforcement of the City's Historic Preservation Ordinance. The structure at 910 North M Street was deemed as a contributing resource to the Northeast Lucerne Local Historic District and that it adds to the architectural variety and significance of the District.

HISTORIC PRESERVATION ANALYSIS

COA#20-00100061: Pre-Construction Scope of Work for Exterior Alterations

The HRPB reviewed and approved a proposal for exterior alterations to the contributing resource at the March 11, 2020, regular meeting. The general scope of work for COA#20-00100061 was approved as follows;

The Applicant requested exterior alterations for the **primary structure** as follows:

- 1) Remove all existing casement, fixed, and single-hung windows and replace them with new CGI aluminum impact horizontal roller and single-hung windows that replicate the original casement design.
- 2) Remove the existing three-tab asphalt shingle roof and replace it with a new Eagle Roofing "Malibu" simulated concrete barrel tile in white.
- 3) Remove the existing flat roof and replace it with a new CertainTeed modified bitumen roof system.

The Applicant requested exterior alterations for the rear **garage structure** as follows:

- 1) Remove the existing three-tab asphalt shingle roof and replace it with a new Owens Corning dimensional asphalt shingle roof.

COA#20-00100061: Pre-Construction Scope of Work Compliance Review

Per a review of the Post-Construction application, the approved scope of work was adhered to and the completed building reflects the exterior alterations proposed by the applicant at the March 11, 2020 meeting.

COA#20-00100061: HRPB Conditions of Approval Compliance Review

The HRPB, at Staff's recommendation, included nine (9) conditions of approval in the development order for the project. Below, please find the conditions of approval, and Staff's compliance review for each condition.

1. The replacement horizontal roller and single-hung windows shall have aluminum frames and shall be installed in the configurations as depicted in the window installation schedule.

Staff Analysis: The condition is met. The windows have aluminum frames and were installed in the configurations depicted in the approved window installation schedule.

2. The windows shall utilize clear glass or clear Low-E glass. Tinted, grey, mirrored, or colored glass shall not be used.

Staff Analysis: The condition is met. The windows do not utilize tinted, grey, mirrored, or colored glass.

3. The windows shall not be installed flush with the exterior wall but at the same plane as the existing windows.

Staff Analysis: The condition is met. The windows were installed recessed in the window jambs.

4. All divided light patterns shall be created utilizing exterior raised applied triangular muntins. Flat muntins or “grids between the glass” shall not be used.

Staff Analysis: The condition is met. The windows used raised triangular muntins.

5. The concrete roof tiles shall have a white finish.

Staff Analysis: The condition is met.

6. The asphalt shingle roof for the garage structure shall utilize a dimensional asphalt shingle. Staff recommends the shingles be white or light grey in color.

Staff Analysis: The condition is met.

Historic Preservation Ad Valorem Tax Exemption Conditions of Approval

- 1) All work shall be conducted per the submitted and approved COA for exterior alterations, including all conditions of approval included in the Development Order. Any revisions or changes to this approval shall be reported to Staff and may require additional Staff or HRPB approvals.

Staff Analysis: The condition is met. No revisions were requested.

- 2) All work shall be conducted in accordance with the Secretary of the Interior’s Standards.

Staff Analysis: The condition is met.

- 3) The Applicant shall be responsible for fully documenting the rehabilitation process so that the Board will have sufficient documentation to evaluate the completed work to make a recommendation on the tax exemption application to City Commission.

Staff Analysis: The condition is met. The Applicants submitted photo documentation of the completed work.

PUBLIC COMMENT

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

CONCLUSION

According to Lake Worth Beach Building Division records, the roof replacement for the property was completed under building permit #19-2068 and the window replacement under building permit #20-1122. The Applicant valued the improvements at \$37,809.00. The Applicant submitted a Request for Review of Completed Work application to the Department of Community Sustainability and provided photo documentation of the completed work. The Completed Work application is included in this report as **Attachment C** and current photos of the property are included as **Attachment D**.

Should the Board determine that the qualifying improvements were successfully completed in accordance with the pre-construction application and recommends approval for the completed work application, Staff will forward the application to the Lake Worth Beach City Commission for final approval. Once the application has been approved by the City Commission, it will be forwarded to the County for processing and approval by the County Board of Commissioners.

Staff has reviewed the documentation and materials provided in this application and has performed a site visit to the property after final inspection. It is staff's analysis that the work performed at the property follows the scope of work approved in the Pre-Construction Application and complies with the conditions of approval included in the Certificate of Appropriateness Development Order. The HRPB made findings at the March 11, 2020 regular meeting that the property was eligible for the exemption and that the proposal was in keeping with the Secretary of Interior Standards for Rehabilitation and the requirements set forth in Sec. 23.5-5 of the Lake Worth Beach Land Development Regulations. Therefore, staff recommends approval of the Completed Work Application and also recommends that HRPB recommend approval of the Historic Preservation Ad Valorem Tax Exemption to the Lake Worth Beach City Commission.

POTENTIAL MOTION

I MOVE TO **APPROVE** HRPB Project Number 20-00100061 for a Completed Work Application for a Historic Preservation Ad Valorem Tax Exemption for the property located at 910 North M Street, based upon the competent substantial evidence in the staff report and pursuant to the City of Lake Worth Beach Land Development Regulations and Historic Preservation requirements.

Further, I MOVE TO **RECOMMEND** to the Lake Worth Beach City Commission this application and its approval.

I MOVE TO **DENY** HRPB Project Number 20-00100061 for a Completed Work Application for a Historic Preservation Ad Valorem Tax Exemption for the property located at 910 North M 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 and Historic Preservation requirements.

ATTACHMENTS

- A. Pre-Construction Photos
- B. Approved Rehabilitation Plans
- C. Part III – Request for Review of Completed Work Application
- D. Completed Work Photos
- E. Lake Worth Beach Land Development Regulation Sec. 23-5-5



MEMORANDUM DATE: October 7, 2020

AGENDA DATE: October 14, 2020

TO: Chair and Members of the Historic Resources Preservation Board

RE: **31 South Golfview Unit #13**

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

TITLE: **HRPB Project Number 20-00100189:** Consideration of a Certificate of Appropriateness (COA) for accordion shutter installation for the condominium unit located at 31 South Golfview Road #13; 38-43-44-27-36-001-0130. The subject property is a contributing resource to the South Palm Park Local Historic District and is located in the Medium Density Multi-Family Residential (MF-30) Zoning District.

OWNER: Janice Keough
31 South Golfview Road #13
Lake Worth Beach, FL 33460

PROPERTY DEVELOPMENT HISTORY:

The subject property at 31 South Golfview Road is a 16-unit condominium building. In total, the Gulfstream Condominium complex is comprised of three buildings; the subject building, an identical building constructed in a mirrored configuration on the south side of 1st Avenue South, and a larger 7-story condominium building located directly north of the subject building. The subject building, known as the Hampshire Building, was designed by Lake Worth Architect Arthur Weeks, and construction on it began in June of 1947. The building is designed in a mid-century style with Colonial Revival elements and still retains most of its original features. Character defining features of the building include its “L” shape design, louvered doors, Colonial Revival door surrounds, wrought iron stair railings, flat roof with a parapet, and concrete masonry construction with a stucco finish.

The original architectural plans for the complex are available in the City’s property files, included as **Attachment A**. Based on these plans, few exterior alterations have occurred over time. The architectural plans indicate that the original windows specified were steel casements. Overall, the building retains a high degree of historic integrity of location, setting, materials, and design.

In July of 2015, the HRPB granted approval under COA#15-00100118 for the Hampshire Building to replace the existing steel casement windows in that structure with new white aluminum single-hung windows with divided light patterns to replicate the configuration of the original casements.

Shuttering Systems:

The Hampshire Building (31 South Golfview Road) and the Statler Building (101 South Golfview Road) both utilized metal roller awning shutters that are original and visually enhance the structures. However, one unit in each structure received approval for accordion shutters in the years 2000 and 2007. These approvals took place before the adoption of the City’s Historic Preservation Guidelines, which provide a guide for appropriate shuttering systems in historic structures. Both the Hampshire and the Statler Building have piecemeal product replacements. As a result, there is a mix of original and replacement windows as well as original shutters and replacement shutters that have created an inconsistent appearance. Approving additional accordion shutters that will not be used by all units, could exacerbate this issue.

PROJECT DESCRIPTION:

The property owner, Janice Keough, is requesting a Certificate of Appropriateness (COA) for accordion shutter installation. The subject property is located at the northwest corner of South Golfview Road and 1st Avenue South. The property is located in the Medium Density Multi-Family Residential (MF-30) Zoning District and retains a Future Land Use (FLU) designation of Downtown Mixed Use (DMU).

If approved, the subject application would allow installation of Bertha aluminum impact accordion shutters in white over the existing openings on unit #13. At the Board’s discretion, this proposal can set a precedence for future requests related to shuttering of units of the Hampshire and Statler Buildings. In other words, other units in these two buildings could request accordion shutters administratively without Board approval.

The application will require the following approval:

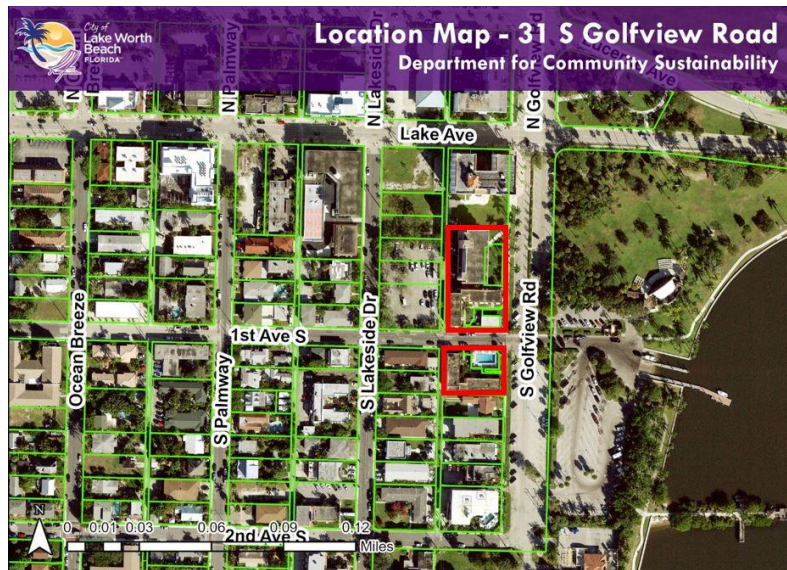
1. **Certificate of Appropriateness (COA)** for accordion shutter installation.

STAFF RECOMMENDATION:

As the request is not in compliance with the Lake Worth Beach Historic Preservation Design Guidelines criteria for shuttering systems for historic structures, Staff is not recommending approval of the application as submitted. The HRPB, as tasked in the LDR Sec. 23.2-7(C)(7), shall review the request and supporting exhibits to determine if a Certificate of Appropriateness for the accordion shutter installation for the contributing resource may be granted.

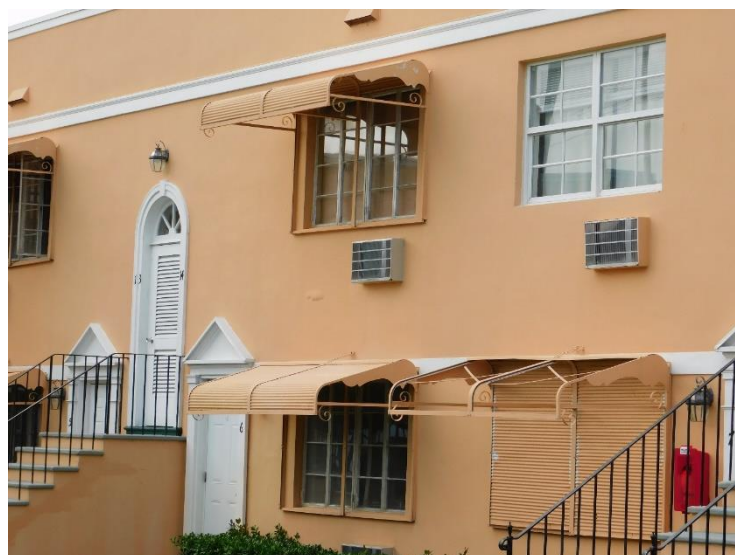
PROPERTY DESCRIPTION

Owner	Janice Keough
General Location	Northwest corner of South Golfview Road and 1 st Avenue South
PCN	38-43-44-27-36-001-0130
Zoning	Medium Density Multi-Family Residential (MF-30)
Existing Land Use	Residential
Future Land Use Designation	Downtown Mixed Use (DMU)



Consistency with the Comprehensive Plan

The proposed project is not consistent with Goal 1.4 of the Comprehensive Plan, which encourages preservation and rehabilitation of historic resources, since accordion shutters are very intrusive and cannot be stored out of sight when not in use. The proposed project is also not in compliance with Policy 3.4.2.1 requires that properties of special value for historic, architectural, cultural, or aesthetic reasons be restored and preserved through the enforcement of the City’s Historic Preservation Ordinance to the extent feasible. Per the City’s Historic Preservation Ordinance (LDR Sec. 23.5-4), the Lake Worth Beach Historic Preservation Design Guidelines, and the Secretary of Interior Standards for Rehabilitation, exterior alterations should be substantiated by documentary, physical, or pictorial evidence. The proposed accordion shutters are not appropriate and do not replicate the original roller awning shuttering system utilized in the structure.



31 South Golfview Road
Original Roller Awning Shutters

HISTORIC PRESERVATION ANALYSIS:

Historic Preservation Design Guidelines

Pages 220 of the City’s Historic Preservation Design Guidelines, included as **Attachment B**, provides a guide for appropriate hurricane protection for historic structures within the historic districts. Storm protection for buildings is essential, particularly when securing openings and vulnerable building components from possible damage due to wind, debris, and water infiltration. This is especially true of historic resources which often consist of unique and irreplaceable building materials. Per the Design Guidelines, **accordion shutters are not appropriate when visible from the street. This shuttering system utilizes permanent tracks that detract from the appearance of the structure’s openings.** Accordion shutters, while practical and easy to operate, permanently alter the visual characteristics of a building. Their frames fully encompass a window surround and project from building’s façade. Unlike removable panels or screens, accordion shutters are permanent fixtures to a building that significantly alter its appearance year-round. Due to these unfavorable characteristics, accordion shutters are only allowed administratively when they are not visible from a public street, or when alternative shuttering systems are not practical; such as window openings on the upper floors of a high-rise, or when the openings are too large for a removable panel or alternate system to be effective.

Administratively, Staff can approve a variety of shuttering systems. Removable shuttering systems such as metal corrugated panels, clear Lexan panels, and fabric screens without permanent tracks can be removed when not in use and do not permanently impact the exterior appearance of a structure. When appropriate for the structure’s architectural style, impact colonial and Bahama shutters may be utilized as they replicate historic shuttering systems.



Examples of Shuttering Systems

Review

The accordion shutter installation, as proposed, cannot be approved administratively as the shuttering system would be visible from the street. In addition, accordion shutters cannot be stored out of sight when not in use and are difficult to conceal. Staff recommends that all units in the Hampshire Building utilize a uniform removable shuttering system that can be removed when not in use.

Certificate of Appropriateness

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

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 installation of Bertha aluminum impact accordion shutters in white over the existing openings on unit #13 will result in a substantial change to the structure's appearance. Accordion shutters utilize permanent tracks and cannot be stored out of sight when not in use. This will have a negative visual impact on the structure, as all units are unlikely to utilize the same shuttering system.

- 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 accordion shutter installation will have no direct physical effect on any surrounding properties within the surrounding South Palm Park Local Historic 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 accordion shutters are not compatible with the architectural design and detailing of the building. As an alternative, removable shuttering systems without permanent tracks can be utilized which can be removed when not in use and do not permanently impact the exterior appearance of a 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. In addition, the Hampshire Building already has an approval to replace the existing aluminum casement windows with new white aluminum single-hung windows with divided light patterns to replicate the configuration of the original casements. This approval provides a visually-consistent option for impact protection.

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

Staff Analysis: Yes, the accordion shutter installation is 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 City's Historic Preservation Design Guidelines provides a guide for appropriate hurricane protection for historic structures. The proposal is not in compliance with the Design Guidelines as the accordion shutters would be visible from the street and would utilize permanent tracks that detract from the appearance of the structure's openings. Therefore, the proposed accordion shutter installation does not comply with the Secretary of the Interior's Standards for Rehabilitation or the City's Land Development Regulations, Historic Preservation Ordinance, §23.5-4(k).

- 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 structure's existing roller awning shuttering system will be removed. Although a permanent system, it enhances the architectural significance of the structure and be retracted when not in use in a manner that conceals its function. The proposed accordion shutters detract from the structure's appearance and are unlikely to be used consistently by every unit in the structure. The least possible adverse effect would be to utilize a removable shuttering system that can be stored out of sight when not used. Alternatively, the original roller awning shutters could remain as window replacement already began in the structure with impact products.

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

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

Staff Analysis: The proposed accordion shutter installation requires removal of the existing roller awning shutters. This original shuttering system represents the original qualities or character of the building and enhances its mid-century style.

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

Staff Analysis: No, the proposed accordion shutters are not compatible with neighboring properties. Although accordion shutters are widely utilized in the neighboring 7-story structure, the City's Historic Preservation Design Guidelines clearly outline the use of accordion shutters is not appropriate when visible from the street. Staff strongly recommends that the Board consider the negative visual impact of allowing a permanent shuttering system (accordion shutters) that will not be installed consistently throughout all units.

- 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: Not applicable to this project.

- (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 to this project.

- (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: Not applicable to this project.

- (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 to this project.

PUBLIC COMMENT:

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

CONCLUSION:

The proposed installation of Bertha aluminum impact accordion shutters in white over the existing openings on unit #13 will result in a substantial change to the structure's appearance. As the request is not in compliance with the Lake Worth Beach Historic Preservation Design Guidelines criteria for shuttering systems for historic structures, Staff is not recommending approval of the application as submitted. The HRPB, as tasked in the LDR Sec. 23.2-7(C)(7), shall review the request and supporting exhibits to determine if a Certificate of Appropriateness for the accordion shutter installation for the contributing resource may be granted.

POTENTIAL MOTION:

I MOVE TO **APPROVE** HRPB Project Number 20-00100189 for a Certificate of Appropriateness (COA) for accordion shutter installation for the condominium unit located at **31 South Golfview Road #13**, 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 20-00100189 for a Certificate of Appropriateness (COA) 20-00100189 for a Certificate of Appropriateness (COA) for accordion shutter installation for the condominium unit located at **31 South Golfview Road #13**, 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. Historic Preservation Design Guidelines – Hurricane Protection (Excerpt)
- C. Current Photos
- D. Product Information – Accordion Shutters



MEMORANDUM DATE: October 7, 2020

AGENDA DATE: October 14, 2020

TO: Chair and Members of the Historic Resources Preservation Board

RE: **224 North L Street**

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

TITLE: **HRPB Project Number 20-00100186:** Consideration of a Certificate of Appropriateness (COA) for exterior alterations for the property located at **224 North L Street**; PCN#38-43-44-21-15-046-0130. The subject property is a contributing resource to the Northeast Lucerne Local Historic District and is located in the Medium Density Multi-Family Residential (MF-30) Zoning District.

OWNER: Garrett Scheffler
224 North L Street
Lake Worth Beach, FL 33460

PROPERTY DEVELOPMENT HISTORY:

The single-story single-family residence located at 224 North L Street was constructed c.1925 in a Wood Frame Vernacular architectural style. Although no architectural drawings of the building are available in the City's property files, a property cards from the 1940s and 1950s (included as **Attachment A**) describe the structure as being of wood frame construction on a pier and slab foundation, having a gable composition and asphalt shingle roof, wood windows, and two porches. The rear porch was originally constructed in 1953 with a shed roof and screened openings. City permit records indicate the structure has had alterations over time, including permits for roof replacement, window replacement, and electrical upgrades.

PROJECT DESCRIPTION:

The property owner, Garrett Scheffler, is requesting a Certificate of Appropriateness for exterior alterations to partially replace the structure's existing windows and doors. The subject property is located on the east side of North L Street, between 2nd Avenue North and 3rd Avenue North. The property is located in the Medium Density Multi-Family Residential (MF-30) Zoning District and retains a Future Land Use (FLU) designation of High Density Residential (HDR).

If approved, the subject application would allow reconfiguration of original window openings to accommodate new PGT aluminum impact single-hung and fixed glass windows. In addition, the application proposes to replace the front door with a new Stevens & Sons fiberglass door and install a new pair of PGT aluminum impact French doors in the rear of the structure.

The application will require the following approval:

1. **Certificate of Appropriateness (COA)** for Exterior Alterations for window and door replacement.

STAFF RECOMMENDATION:

Staff recommends approval with conditions as provided on pages 11 and 12, which would modify the applicant’s proposed window sizes and light patterns. As proposed, the Applicant’s request would alter historic window opening sizes and locations on three facades, which is not recommended in the City’s Historic Preservation Ordinance or Historic Preservation Design Guidelines. Per Staff’s Conditions of Approval, the Applicant would be permitted to install new windows in the existing openings, in accordance with window replacement regulations outlined in the Lake Worth Beach Historic Preservation Design Guidelines.

PROPERTY DESCRIPTION

Owner	Garrett Scheffler
General Location	East side of North L Street, between 2 nd Avenue North and 3 rd Avenue North
PCN	38-43-44-21-15-046-0130
Zoning	Medium Density Multi-Family Residential (MF-30)
Existing Land Use	Single-Family
Future Land Use Designation	High Density Residential (HDR)



PROJECT HISTORY

On June 30, 2020, the subject property was issued Building Permit #20-1027 for a residential remodel. The scope of work included plumbing and air-conditioning upgrades, bathroom remodel, reframing of wall studs, floor joists, ceiling joists, interior drywall, and insulation installation. On the exterior, the property was approved to reconfigure openings on the north and south elevation of the enclosed rear porch. Four (4) openings were approved to be replaced with CGI aluminum impact single-hung windows. In addition, partial siding replacement was approved to patch the locations of existing through-the-wall air-conditioning units that will be removed.

On August 7, 2020, a revision was submitted to Building Permit #20-1027 for additional exterior alterations. The scope of work proposed reconfiguring several openings on the original portion of the structure with new windows and doors. The revision was failed by Staff, as administrative window and door replacement must occur within the original opening sizes. The property owner was advised that the exterior alterations, as proposed, would require Historic Resources Preservation Board (HRPB) review. In addition, Mr. Scheffler was advised of the options available for administrative approval. The property owner chose to proceed with HRPB review of the project.

Consistency with the Comprehensive Plan

The proposed project, subject to the conditions of approval, is consistent with Goal 1.4 of the Comprehensive Plan, which encourages preservation and rehabilitation of historic resources. Policy 3.4.2.1 insists that properties of special value for historic, architectural, cultural, or aesthetic reasons be restored and preserved through the enforcement of the City's Historic Preservation Ordinance to the extent feasible. Per the City's Historic Preservation Ordinance (LDR Sec. 23.5-4), the Lake Worth Beach Historic Preservation Design Guidelines, and the Secretary of Interior Standards for Rehabilitation, the replacement of missing features should be substantiated by documentary, physical, or pictorial evidence. The majority of original window openings remain as well as one original wood-hung window which should guide the replacement of windows in the structure.



224 North L Street

Photo of the structure's last remaining original window (wood-hung window with a 6/6 divided-light pattern).

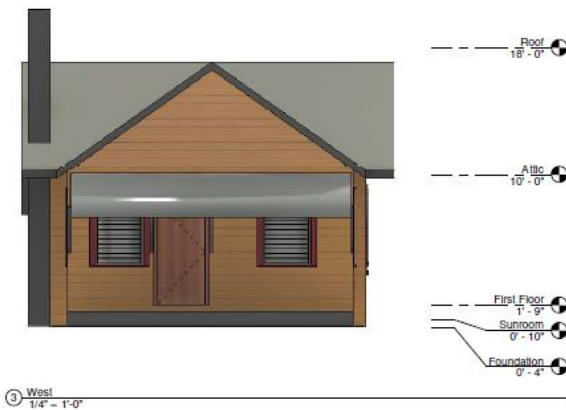
HISTORIC PRESERVATION ANALYSIS:

Historic Preservation Design Guidelines

The City’s Historic Preservation Design Guidelines provide a guide for compatible window and door replacement for historic structures within the historic districts. Windows and doors are amongst the most important character-defining architectural features, but they are also one of the most commonly replaced features of a building. Replacement products for historic structures should match the original features in design, color, texture, and other visual qualities and, where possible, materials.

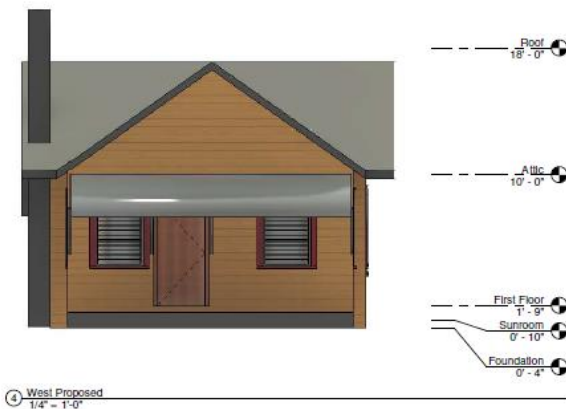
Pages 200 and 201 of the City’s Historic Preservation Design Guidelines, included as **Attachment B**, provide a guide for replacement of original windows. Examples are provided of *most successful*, *successful*, and *unsuccessful* replacement. The description below will detail the existing and proposed Applicant’s windows and doors for each elevation and Staff’s recommendation for compliance with the Historic Preservation Design Guidelines.

West Elevation (Fronting North L Street)



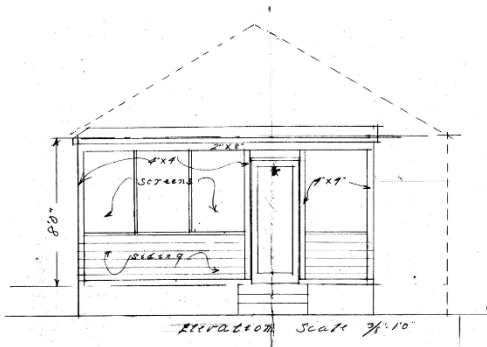
Description and Staff Recommendation

There are no proposed changes or replacement windows on the front façade. With the exception of the front door that will be replaced with a Stevens & Sons fiberglass impact door with a 6-light divided-light pattern. Per the Lake Worth Beach Historic Preservation Design Guidelines, the proposed door is visually compatible with the Wood Frame Vernacular structure.



Proposed Front Door

East Elevation



Original 1953 Elevation Drawing – Rear Porch

Description and Staff Recommendation

The replacement jalousie windows and door will be reconfigured to accommodate a new PGT aluminum impact single-hung window with a 6/1 divided-light pattern and a pair of French doors with a 10-light pattern.

Most Successful Replacement

Based upon the original 1953 elevation drawing, Staff recommends returning the rear porch to screen openings. Another option is utilizing casement windows with divided-light patterns which were typical for enclosed porches in Wood Frame Vernacular structures. A French door with a divided-light pattern is a compatible choice if installed within the original opening size. Staff has included Conditions of Approval to allow the Applicant to replace the existing windows and doors in the existing openings with compatible alternatives in accordance with the Lake Worth Beach Historic Preservation Design Guidelines requirements on window and door replacement for historic structures.

Architecturally Compatible Alternative

There are several options for compatible alternatives. Retaining the greatest number of original openings is recommended. However, if new opening sizes are desired Staff recommends replicating the dimensions of original openings. The structure has original openings that likely accommodated hung and casement windows that can be replicated in size and appearance. Apart from altering the opening size, the proposed pair of French doors is a compatible option.

North Elevation

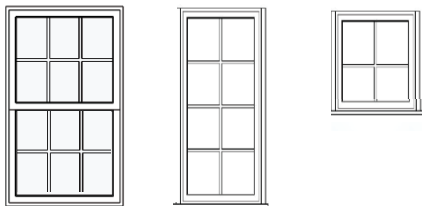


Description and Staff Recommendation

A rear opening with a jalousie window will be enclosed. Three (3) openings will be enlarged to accommodate PGT aluminum impact single-hung windows. A new triangular PGT aluminum impact fixed glass window is proposed below the gable end. In addition, the jalousie window in the front enclosed porch will remain.

Most Successful Replacement

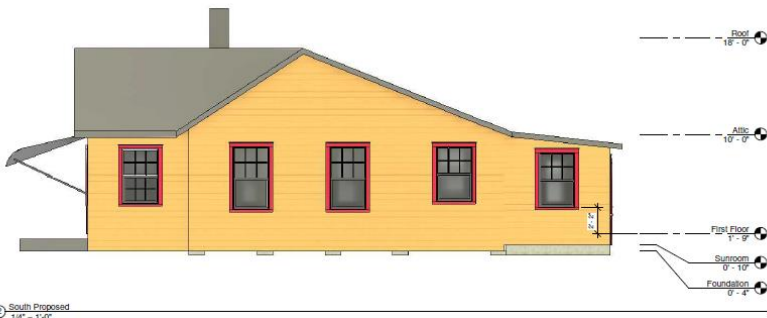
Based upon the existing original opening sizes, the replacement jalousie windows should be replaced with single-hung and casement windows as illustrated in the Wood-Frame Vernacular style section of the Lake Worth Beach Historic Preservation Design Guidelines, depicted below. Original openings sizes should not be enclosed or altered. Staff has included Conditions of Approval to allow the Applicant to replace the existing windows and doors in the existing openings in accordance with the Lake Worth Beach Historic Preservation Design Guidelines requirements on window and door replacement for historic structures.



Architecturally Compatible Alternative

There are several options for compatible alternatives. Retaining the greatest number of original openings is recommended. However, if new opening sizes are desired Staff recommends utilizing the dimensions of original openings. The structure has original openings that likely accommodated hung and casement windows that can be replicated in size and appearance.

South Elevation

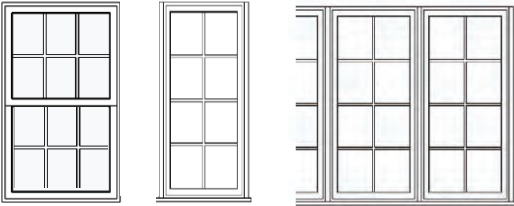


Description and Staff Recommendation

Rear openings with a jalousie windows will be removed. Four (4) openings will be reconfigured to accommodate PGT aluminum impact single-hung windows. In addition, the original wood-hung window will remain in the front enclosed porch.

Most Successful Replacement

Based upon the existing original opening sizes, the replacement jalousie windows should be replaced with single-hung and casement windows as illustrated in the Wood-Frame Vernacular style section of the Lake Worth Beach Historic Preservation Design Guidelines, depicted below. Original openings should not be enclosed or altered. Staff has included Conditions of Approval to allow the Applicant to replace the existing windows and doors in the existing openings in accordance with the Lake Worth Beach Historic Preservation Design Guidelines requirements on window and door replacement for historic structures.



Architecturally Compatible Alternative

There are several options for compatible alternatives. Retaining the greatest number of original openings is recommended. However, if new opening sizes are desired Staff recommends utilizing the dimensions of original openings. The structure has original openings that likely accommodated hung and casement windows that can be replicated in size and appearance.

Review

The Staff recommended most successful window and door replacement could be approved administratively at permitting. The window and door replacement, as proposed, could not be approved administratively as original opening sizes are being either enclosed or enlarged to accommodate replacement products. In addition, not all replacement products are compatible for the Wood Frame Vernacular architectural style. For example, there are no examples in Lake Worth Beach's historic structures of triangular windows beneath gable ends.

Architectural compatible alternatives, as outlined by Staff, may be considered by the Board if determined to comply with the Design Guidelines, Historic Preservation Ordinance, and Secretary of Interior Standards for Rehabilitation.

As proposed, the window and door replacement request is not consistent with the City's historic preservation requirements. There are several options for compatible alternatives. Retaining the greatest number of original openings is recommended. However, if new opening sizes are desired, Staff recommends utilizing the dimensions of original openings. The structure has original openings that likely accommodated hung and casement windows that can be replicated in size and appearance. The original wood-hung window with a 6/6 divided-light pattern remains and can be readily replicated in appearance and dimensions. In addition, enclosed porches typically utilized pairs and triplets of casement windows with divided-light patterns that can be replicated with casement or horizontal slider windows. The structure also has slender openings that likely accommodated single casement windows. Appropriate replacement would utilize casement or awning windows with divided-light patterns. Fixed glass windows are also an option in locations where operability is not required or needed.

Staff has additional concerns since the window and door replacement is partial. As proposed, the structure would retain a portion of its jalousie windows and wood-hung window, while the majority of openings would be replaced with PGT aluminum impact single-hung and fixed glass windows. Staff has added conditions of approval to regulate the replacement of the windows that will remain. This will ensure the complete window and door replacement is consistent and visually compatible.

Certificate of Appropriateness

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

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 window and door replacement with PGT aluminum impact single-hung and fixed windows, and a Steven & Sons fiberglass impact front door and a pair of PGT aluminum impact French doors will result in a substantial change to the structure's appearance. Although an improvement from the existing replacement windows, the proposed window replacement does not *successfully* replicate the original windows in a manner that compliments the architectural significance of the structure.

- 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 window and door replacement will have no direct physical effect on any surrounding properties within the surrounding Northeast Lucerne Local Historic 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 and door replacement does not successfully replicate original openings types and alters original opening sizes. In addition, the proposal is not an architecturally compatible alternative for the Wood Frame Vernacular structure. However, as provided in the Conditions of Approval, the Applicant may choose to replace the existing windows in their existing openings with compatible alternatives.

- 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: Yes, the window and door replacement plan is 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 City's Historic Preservation Design Guidelines places significant importance on *successful* window and door replacement. The proposal is not in compliance with the Design Guidelines as the replacement products do not seek to replicate the original design and enlarge or enclose several original openings. In addition, the proposed windows do not comply with the Secretary of the Interior's Standards for Rehabilitation or the City's Land Development Regulations, Historic Preservation Ordinance, §23.5-4(k).

- 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 structure's existing doors and jalousie windows would be removed. In addition, original openings would be enlarged or removed to accommodate the replacement products. The least possible adverse effect would be to maintain original openings and replace with products that replicate the original windows and doors.

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

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

Staff Analysis: The proposal requires alteration of original openings. However, the existing windows and doors are replacements and do not represent the original qualities or character of the building. With the exception of one (1) original wood-hung window that remains.

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

Staff Analysis: No, the proposed window and door replacement is not compatible with neighboring properties. The Northeast Lucerne Local Historic District has many structures from the 1920's that retain their original openings. With the guidance from the Lake Worth Beach Historic Preservation Design Guidelines, these openings will be replaced with visually compatible windows and doors.

- 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: No, the proposed window and door replacement would not conform to original opening sizes and appearance of the remaining original wood-hung window.

- (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: Staff defers to the Applicant.

- (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 replacement windows do not match the old in design. The proposed doors are compatible if replaced with the existing opening sizes.

- (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: Staff defers to the Applicant.

PUBLIC COMMENT:

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

CONCLUSION:

The proposed window and door replacement with PGT aluminum impact single-hung and fixed windows, and a Steven & Sons fiberglass impact front door and a pair of PGT aluminum impact French doors will result in a substantial change to the structure's appearance. Although an improvement from the existing replacement windows, the proposed window replacement does not *successfully* replicate the original windows in a manner that compliments the architectural significance of the structure. However, **the window and door replacement, subject to the conditions of approval, is consistent with the Comprehensive Plan, Historic Preservation Ordinance, Historic Preservation Design Guidelines, and Secretary of Interior Standards for Rehabilitation.** The proposed conditions would allow for window replacement within the existing opening and replicate the original six (6) over six (6) divided light pattern.

Conditions of Approval:

- 1) The replacement windows shall utilize wood, wood-clad, aluminum, or fiberglass frames with proportions that *successfully* replicates original windows, subject to Staff review at permitting.
- 2) The replacement single-hung windows shall utilize vertical muntin patterns to match the original windows, subject to Staff review at permitting.

- 3) The replacement windows for openings that originally utilized casement windows shall be replaced with horizontal rollers, casement, or fixed windows. Divided-light patterns shall match the original configurations, subject to Staff review at permitting.
- 4) All divided light patterns shall be created utilizing exterior raised applied muntins. External flat muntins or “grills between the glass” shall not be permitted.
- 5) The windows and doors shall be replaced in their original openings, and the openings shall not be made smaller by building in the framing or made larger by expanding the opening, unless otherwise recommended by the Board.
- 6) The windows shall be installed recessed in the jambs and shall not be installed flush with the exterior wall.
- 7) The windows and doors shall utilize clear glass. Low-E, tinted or highly reflective glass shall not be used.
- 8) All existing window sills, trim, and mullions shall remain. If too deteriorated for continued use, these elements shall be replaced in-kind matching in material, profile, size, shape, and location.
- 9) Windows not included in the scope of work shall also adhere to these conditions of approval to ensure the complete window and door replacement is consistent and visually compatible.

POTENTIAL MOTION:

I MOVE TO **APPROVE** HRPB Project Number 20-00100186 with staff recommended conditions for a Certificate of Appropriateness (COA) for exterior alterations for the property located at **224 North L Street**, based upon the competent substantial evidence in the staff report and pursuant to the City of Lake Worth Beach Land Development Regulations and Historic Preservation requirements.

I MOVE TO **DENY** HRPB Project Number 20-00100186 for a Certificate of Appropriateness (COA) for exterior alterations for the property located at **224 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 Regulation and Historic Preservation requirements.

ATTACHMENTS:

- A. Property File Documentation
- B. Current Photos
- C. Historic Preservation Design Guidelines – Wood Frame Vernacular (Excerpt)
- D. Historic Preservation Design Guidelines – Window Replacement (Excerpt)
- E. Architectural Plans



City Of Lake Worth
Department for Community Sustainability
Planning, Zoning and Historic Preservation Division
1900 Second Avenue North · Lake Worth · Florida 33461 · Phone: 561-586-1687

DATE: October 1, 2020

TO: Members of the Planning & Zoning and Historic Resources Preservation Boards

FROM: William Waters, Director Community Sustainability

MEETING: October 7, 2020

SUBJECT: **PZHP 20-03100007**: Consideration of an ordinance to Chapter 23 “Land Development Regulations” regarding changes to commercial vehicle parking, open air operations, temporary banner signage for new construction, landscaping requirements and artificial turf (Ordinance 20-15).

BACKGROUND/ PROPOSAL:

On March 5, 2020, the City Commission held a workshop on the prioritization of amendments to the City’s Land Development Regulations (LDR) that were previously identified by staff and the Commission. The subject LDR amendments address a second series of prioritized items identified at the March meeting. These include changes related to open air operations, signage and parking. Per commissioner request, requirements related to artificial turf were drafted for discussion and review. The proposed amendments to the Land Development Regulations have been reviewed by staff for consistency with the City’s Comprehensive Plan. A summary of each component in the draft ordinance is also provided.

The proposed LDR amendments for Chapter 23 will modify the following sections of the City’s Code of Ordinances:

- Article 1- Section 23.1-12 – Definitions
- Article 4- Section 23.4-15 - Cemeteries/mausoleums/columbariums
- Article 4 - Section 23.4-19 - Outdoor storage and open-air operations
- Article 4 - Section 23.4-22 - Parking, storing or keeping of commercial vehicles in non-residential districts
- Article 5 - Section 23.5-1 - Signs
- Article 6 - Section 23.6-1 – Landscape Regulations
- Article 6 - Section 23.6-1 – Landscape Regulations (Artificial Turf)

There also are a few changes to Chapter 2 of the Code of Ordinances related to development fees.

Definitions: The proposed amendments provide clarity and with regards to the regulation of commercial vehicles on non-residential properties.

Cemeteries/mausoleums/columbariums: The proposed amendments provide additional use and site development requirements for cemeteries, mausoleums, and columbariums

Open Air Operation: The proposed amendments will amend the outdoor storage section to specifically address open air operation, including outdoor display.

Temporary Signage: The proposed amendments provide additional banner style signage related to the opening of a newly constructed building or substantially renovate building.

Landscape Regulations: The proposed amendments provide clarity for when permits are requirements and related to installation requirements for ground cover and inorganic mulch.

Landscape Regulations (Artificial Turf): The proposed amendments would allow for artificial turf within the City subject to the requirements related to location, quality and installation.

STAFF RECOMMENDATION:

Staff recommends that the Planning and Zoning Board and Historic Resources Preservation Board recommend that the City Commission adopt Ordinance 2020-XX: PZB / HRPB Project Number 20-03100007.

POTENTIAL MOTION:

I move to RECOMMEND/NOT RECOMMEND TO THE CITY COMMISSION **TO ADOPT** the proposed LDR text amendments included in PZB / HRPB Project Number 20-03100007. (Ordinance 2020-15).

Attachments

- A. Draft Ordinance 2020-15

1
2
3 **ORDINANCE 2020-15 - AN ORDINANCE OF THE CITY OF LAKE**
4 **WORTH BEACH, FLORIDA, AMENDING CHAPTER 23 “LAND**
5 **DEVELOPMENT REGULATIONS, BY AMENDING ARTICLE 1**
6 **“GENERAL PROVISIONS,” DIVISION 2, “DEFINITIONS,” SECTION**
7 **23.1-12 - DEFINITIONS; ARTICLE 4, “DEVELOPMENT STANDARDS” -**
8 **SECTION 23.4-15 - CEMETERIES/MAUSOLEUMS/COLUMBARIUMS.;**
9 **ARTICLE 4, “DEVELOPMENT STANDARDS” SECTION 23.4-19 -**
10 **OUTDOOR STORAGE; ARTICLE 4, “DEVELOPMENT STANDARDS”**
11 **NEW SECTION 23.4-22 - PARKING, STORING OR KEEPING OF**
12 **COMMERCIAL VEHICLES IN NON-RESIDENTIAL DISTRICTS;**
13 **ARTICLE 4 “DEVELOPMENT STANDARDS” SECTION 23.5-1(12)**
14 **TEMPORARY SIGNS; ARTICLE 6 “ENVIRONMENTAL**
15 **REGULATIONS”, SECTION 23.6-1 LANDSCAPE REGULATIONS;**
16 **ARTICLE 6 “ENVIRONMENTAL REGULATIONS”, NEW SECTION 23.6-**
17 **1(K)(15) ARTIFICIAL TURF OF THE CITY’S CODE OF ORDINANCES;**
18 **AND PROVIDING FOR SEVERABILITY, THE REPEAL OF LAWS IN**
19 **CONFLICT, CODIFICATION, AND AN EFFECTIVE DATE.**
20
21

22 **WHEREAS**, as provided in Section 2(b), Article VIII of the Constitution of the State
23 of Florida, and Section 166.021(1), Florida Statutes, the City of Lake Worth Beach (the
24 “City”), a municipal corporation, enjoys all governmental, corporate, and proprietary
25 powers necessary to conduct municipal government, perform municipal functions, and
26 render municipal services, and may exercise any power for municipal purposes, except
27 as expressly prohibited by law; and
28

29 **WHEREAS**, as provided in Section 166.021(3), Florida Statutes, the governing
30 body of each municipality in the state has the power to enact legislation concerning any
31 subject matter upon which the state legislature may act, except when expressly prohibited
32 by law; and
33

34 **WHEREAS**, the City wishes to amend Chapter 23, Division 2 “Definitions,” Section
35 23.1-12, by adding definitions to provide clarity for commercial vehicle parking and
36 storage; and
37

38 **WHEREAS**, the City wishes to amend Chapter 23, Article 4 “Development
39 Standards,” Section 23.4-15 – Cemeteries / mausoleums / columbariums to update and
40 augment use standards; and
41

42 **WHEREAS**, the City wishes to amend Chapter 23, Article 4 “Development
43 Standards,” Sec. 23.4-19 - Outdoor storage, to provide clarity on permitted outdoor
44 displays; and
45

46 **WHEREAS**, the City wishes to amend Chapter 23, Article 4 “Development
47 Standards,” to add a new section, Section 23.4-22. - Parking, storing or keeping of
48 commercial vehicles in non-residential districts, to provide clarity for commercial vehicle
49 parking and storage; and

50 **WHEREAS**, the City wishes to amend Chapter 23, Article 5 “Supplemental
51 Regulations,” Section 23.5-1 – Signs, to allow for additional signage for newly constructed
52 and substantially renovated buildings; and

53
54 **WHEREAS**, the City wishes to amend Chapter 23, Article 6 “Environmental
55 Regulations,” Sec. 23.6-1 - Landscape regulations, to clarify requirements; and

56
57 **WHEREAS**, the City wishes to amend Chapter 23, Article 6 “Environmental
58 Regulations,” Sec. 23.6-1. - Landscape regulations, to allow for artificial turf with
59 requirements related to location, quality and installation; and

60
61 **WHEREAS**, the Planning and Zoning Board, in its capacity as the local planning
62 agency, considered the proposed amendments at a duly advertised public hearing; and

63
64 **WHEREAS**, the Historic Resources Preservation Board, in its capacity as the local
65 planning agency, considered the proposed amendments at a duly advertised public
66 hearing; and

67
68 **WHEREAS**, the City Commission has reviewed the proposed amendments and
69 has determined that it is in the best interest of the public health, safety, and general
70 welfare of the City to adopt this ordinance.

71
72 **NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE**
73 **CITY OF LAKE WORTH BEACH, FLORIDA, that:**

74
75 **Section 1:** The foregoing “WHEREAS” clauses are ratified and confirmed as
76 being true and correct and are made a specific part of this Ordinance as if set forth herein.

77
78 **Section 2:** Chapter 23 “Administration,” Division 2 “Definitions,” Section 23.1 -
79 12, related to commercial vehicle parking and storage of the City’s Code of Ordinances,
80 is hereby amended by adding the words shown in underlined type and deleting the words
81 ~~struck through~~ as indicated in **Exhibit A**.

82
83 **Section 3:** Chapter 23 Land Development Regulations,” Article 4 “Development
84 Standards,” Section 23.4-15, related to use standards for cemeteries, mausoleums, and
85 columbariums is hereby amended by adding the words shown in underlined type and
86 deleting the words ~~struck through~~ as indicated in **Exhibit B**.

87
88 **Section 4:** Chapter 23 Land Development Regulations,” Article 4 “Development
89 Standards,” Section 23.4-19, related to outdoor storage and open air display is hereby
90 amended by adding the words shown in underlined type and deleting the words ~~struck~~
91 ~~through~~ as indicated in **Exhibit C**.

92
93 **Section 5:** Chapter 23 Land Development Regulations,” Article 4 “Development
94 Standards,” New Section 23.4-22 related to commercial vehicle parking and storage is
95 hereby amended by adding the words shown in underlined type and deleting the words
96 ~~struck through~~ as indicated in **Exhibit D**.

98 **Section 6:** Chapter 23 “Land Development Regulations,” Article 5
99 “Supplemental Regulations,” Section 23.5-1, related to temporary signage are hereby
100 amended by adding the words shown in underlined type and deleting the words ~~struck~~
101 ~~through~~ as indicated in **Exhibit E**.

102
103 **Section 7:** Chapter 23 “Land Development Regulations,” Article 6
104 “Environmental Regulations,” Sec. 23.6-1, related to landscape requirements are hereby
105 amended by adding the words shown in underlined type and deleting the words ~~struck~~
106 ~~through~~ as indicated in **Exhibit F**.

107
108 **Section 8:** Chapter 23 “Land Development Regulations,” Article 6
109 “Environmental Regulations,” Sec. 23.6-1, related to artificial turf landscape requirements
110 are hereby amended by adding the words shown in underlined type and deleting the
111 ~~words struck~~ through as indicated in **Exhibit G**.

112
113 **Section 9:** Severability. If any section, subsection, sentence, clause, phrase or
114 portion of this Ordinance is for any reason held invalid or unconstitutional by any court of
115 competent jurisdiction, such portion shall be deemed a separate, distinct, and
116 independent provision, and such holding shall not affect the validity of the remaining
117 portions thereof.

118
119 **Section 10:** Repeal of Laws in Conflict. All ordinances or parts of ordinances in
120 conflict herewith are hereby repealed to the extent of such conflict.

121
122 **Section 11:** Codification. The sections of the ordinance may be made a part of
123 the City Code of Laws and ordinances and may be re-numbered or re-lettered to
124 accomplish such, and the word “ordinance” may be changed to “section”, “division”, or
125 any other appropriate word.

126
127 **Section 12:** Effective Date. This ordinance shall become effective 10 days after
128 passage.
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The passage of this ordinance on first reading was moved by _____, seconded by _____, and upon being put to a vote, the vote was as follows:

- Mayor Pam Triolo
- Vice Mayor Andy Amoroso
- Commissioner Scott Maxwell
- Commissioner Omari Hardy
- Commissioner Herman Robinson

The Mayor thereupon declared this ordinance duly passed on first reading on the _____ day of _____, 2020.

The passage of this ordinance on second reading was moved by _____, seconded by _____, and upon being put to a vote, the vote was as follows:

- Mayor Pam Triolo
- Vice Mayor Andy Amoroso
- Commissioner Scott Maxwell
- Commissioner Omari Hardy
- Commissioner Herman Robinson

The Mayor thereupon declared this ordinance duly passed on the _____ day of _____, 2020.

LAKE WORTH BEACH CITY COMMISSION

By: _____
Pam Triolo, Mayor

ATTEST:

Deborah Andrea, CMC, City Clerk

EXHIBIT A

Chapter 23

CODE OF ORDINANCES ARTICLE 1 "GENERAL PROVISIONS"

DIVISION 2. – DEFINITIONS

Sec. 23.1 -12. Definitions.

Commercial Business or Service Vehicles: Vehicles no larger than a Class 3 vehicle as defined by the Federal Highway Administration with a curb weight of less than 8,000 lbs that a reasonable person would associate with commercial activity, or includes the display of a business name, logo, address, telephone number, or business license number. Commercial business or service vehicles includes but is not limited to: small delivery vans, fleet vehicle parking, and light duty pick-up trucks or vehicles that meet the size and weight requirements without openly visible and unconcealed equipment.

Commercial vehicle: Any "truck," "truck tractor," "pole trailer," "semi-trailer," "truck trailer" and "passenger bus" as defined in the appropriate, duly enacted statutes of the State of Florida providing the regulation, registration, licensing and recording of ownership of motor vehicles in the State of Florida. A vehicle that is defined herein as either a Commercial Business or Service Vehicle, or a Medium and Heavy Duty Commercial Vehicle or Construction Vehicle.

Medium and Heavy Duty Commercial Vehicles or Construction Vehicles: Vehicles that include any construction vehicle or equipment, other motor vehicles classified by the Federal Highway Administration as a Class 3 or greater with a curb weight more than 8,000 lbs, towed trailers regardless of size and weight, vehicles with an openly visible or an unconcealed load of equipment, cargo, tools, construction materials, mounted accessories that a reasonable person would associate with commercial activity. Such may vehicles may include the display of a business name, logo, address, telephone number, or business license number. Medium and Heavy Duty Vehicles or Construction Vehicles includes but is not limited to: commercial trailers (e.g. landscape trailers), tow trucks, service trucks, rental trucks, tracker trailers and construction vehicles or equipment, such as a bulldozer, backhoe, and vehicles with blades attached for plowing or grading.

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EXHIBIT B

Chapter 23

LAND DEVELOPMENT REGULATIONS ARTICLE 4 "DEVELOPMENT STANDARDS"

Section 23.4-15. - Cemeteries/mausoleums/columbariums.

- A. Cemeteries/mausoleums/columbariums shall comply with the following:
- (1) These uses shall comply with the underlying restrictions of the zoning district in which they are located. No variances with regard to height, setback, lot coverage or FAR shall be granted.
 - (2) The minimum parcel size shall be 2.5 acres.
 - (3) When located adjacent to residential single-family uses, a minimum twenty (20) feet of landscaped buffer shall be provided, which shall include native shade trees at a minimum of twenty-five feet (25') on center.
 - (4) Access to site shall be directly from a primary street.
 - (5) Facilities shall not be located within a radius of one thousand (1,000) feet of existing assisted living center/facility/nursing home or retirement home.
 - (6) Facilities shall be provided with a perimeter fence or wall six (6) feet in height. Fences and walls abutting a right-of-way shall be setback a minimum of thirty (30) inches to provide a landscape area along the right-of-way.
 - (7) Facilities shall have visitation hours of 8 am to sunset.
 - (8) Facilities shall provide guest parking of at least twenty-five (25) spaces.

EXHIBIT C

Chapter 23

LAND DEVELOPMENT REGULATIONS ARTICLE 4 "DEVELOPMENT STANDARDS"

Sec. 23.4-19. - Outdoor storage- and open-air operations.

A. Outdoor storage.

B. Open air operations.

- a) The following shall be allowed to be displayed only in front of the business to which the items belong:
 - 1. Up to three (3) items, which must be new or in excellent condition.
 - 2. Flowers or foliage maintained per City Code.
 - 3. Used and new clothing stores may display one (1) freestanding vertical clothing pole with a maximum of three (3) items of clothing.
 - 4. One (1) Propone tank display case if less than ten percent (10%) of the bay or building width that the associated business occupies and if completely screened from abutting properties and rights-of-way.
 - 4. No item can obstruct entry or exit from any store or property or in any other way be hazardous to pedestrians or motorists. All items must be placed entirely on private property and may not be located in required parking areas or landscaped areas.
 - 5. No item may impede pedestrian access to the public sidewalk and/or restrict ADA accessibility.
 - 6. One (1) sandwich board meeting the requirements of the City's sign code may be displayed in front of businesses facing a City major thoroughfare and cannot impede pedestrian access or ADA accessibility.
- b) The following shall be allowed by first obtaining an administrative use permit on behalf of each individual business for a sales event no more than four (4) times a year for a duration of no more than three (3) days:
 - 1. Art or craft demonstrations.
 - 2. Outdoor sales of items.
 - 3. Guest art or craft or artist related items.
- c) The following items shall not be displayed outside of any store or business at any time:
 - 1. Upholstered furniture or bedding.
 - 2. Electrical appliances.
 - 3. Horizontal racks of clothing.
 - 4. Vehicles (except in authorized and licensed lots) or parts thereof.
 - 5. Any items which are in disrepair, rusty, mold or mildew damaged, soiled or sandy, any item having chipped or peeling paint, any item having protruding bolts or nails.
- d) The appropriate regulatory advisory board shall review and make recommendations to the appropriateness of granting a variance from the open-air operations rules.

EXHIBIT D

Chapter 23

LAND DEVELOPMENT REGULATIONS ARTICLE 4 "DEVELOPMENT STANDARDS"

[NEW SECTION]

Section 23.4-22. - Parking, storing or keeping of commercial vehicles in non-residential districts

a) Medium or Heavy Duty Commercial Vehicles or Construction Vehicles.

1) Exclusions

A. This section shall not apply to any vehicle in this category that is parked or stopped upon a public right-of-way as a result of an emergency due to a malfunction of the vehicle beyond the control of its owner; in the case of such emergency, the owner will be permitted to make necessary repairs or arrange for its removal, but such incapacitated vehicle shall not be permitted upon such public right-of-way for more than twenty-four (24) hours.

B. This section shall not apply to the temporary parking of any vehicle in this category or construction equipment on any privately-owned real property within a residential district where construction for which a current and valid permit has been issued by the city is underway on the property. Nothing in this subsection is intended to require a permit where none is otherwise required.

C. This section shall not apply to deliveries by tradesmen, or the use of vehicles in this category in making service calls.

2) General conditions.

A. Outdoor parking, storage or keeping of commercial vehicles in this category shall be permitted only in the I-POC industrial district on impervious approved surfaces. The outdoor parking, storage or keeping of these vehicles shall be considered an outdoor storage use and the requirements in Section 23.4-19- Outdoor Storage shall apply.

B. No major vehicle repair work may be conducted on the premises unless the owner of the business maintains an active business license for automotive service and repair.

D. Restriction on size. There shall be no restriction on size other than the requirement that the vehicle shall not extend onto or over public property or abutting private properties.

F. Screening requirements. All commercial vehicles in this category shall be effectively screened from all public rights-of-way and any adjacent property that is zoned for residential or mixed use.

b) Commercial Business or Service Vehicles.

1) Exclusions

A. This section shall not apply to any vehicle in this category that is parked or stopped upon a public right-of-way as a result of an emergency due to a malfunction of the vehicle beyond the control of its owner; in the case of such emergency, the owner will be permitted to make necessary repairs or arrange for its removal, but such incapacitated vehicle shall not be permitted upon such public right-of-way for more than twenty-four (24) hours.

- 344 B. This section shall not apply to the temporary parking of any commercial vehicle in this
- 345 category on any privately-owned real property within a residential district where
- 346 construction for which a current and valid permit has been issued by the city is
- 347 underway on the property. Nothing in this subsection is intended to require a permit
- 348 where none is otherwise required.
- 349 C. This section shall not apply to deliveries by tradesmen, or the use of vehicles in this
- 350 category in making service calls.

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352 2) General Conditions

- 353 A. Commercial business or service vehicles, excluding all towed trailers regardless of
- 354 size and weight, may be parked in mixed-use districts in designated parking spaces
- 355 on the same property as an associated business with an active business license.
- 356 Site plan approval is required. Commercial business or service vehicle parking shall
- 357 be depicted on the site plan and shall not exceed twenty-five percent (25%) of
- 358 required parking. Garage parking of these vehicles is permitted on the first two floors
- 359 of a parking garage.
- 360 B. The Development Review Official or applicable board shall be authorized to allow
- 361 for businesses to exceed the maximum commercial vehicle parking limitation of
- 362 twenty-five percent (25%) through the site plan approval process on existing non-
- 363 conforming properties, provided that the applicant can demonstrate off-street
- 364 parking in front of the business accommodates customer and employee parking and
- 365 provides a parking plan that designates commercial business or service vehicle
- 366 parking and employee parking.
- 367 C. No major vehicle repair work may be conducted on the premises unless the owner
- 368 of the business maintains an active business license for automotive service and
- 369 repair.
- 370 F. Screening requirements. All commercial vehicles in this category shall be effectively
- 371 screened from all public rights-of-way and any adjacent property that is zoned
- 372 residential or mixed use whenever feasible.

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EXHIBIT E

Chapter 23

LAND DEVELOPMENT REGULATIONS ARTICLE 5 "SUPPLEMENTAL REGULATIONS"

Sec. 23.5-1. - Signs.

12. Temporary signs.

C. Non-residential zoning districts and mixed use zoning districts.

(vi) Banners shall be permitted as follows:

- i. No more than two (2) banners are permitted on a property at any one time and may not remain for more than fifteen (15) days.
- ii. Banners shall be securely fastened.
- iii. Banners shall not be attached to utility poles or landscaping.
- iv. Banners may not be displayed more than two times per year.
- v. Banners related to the leasing and sale of units or bays in newly constructed buildings or in fully renovated buildings including improvements to one hundred percent (100%) of structure/s interior areas shall not exceed three percent (3%) of the building façade facing a right-of-way in total or 36 sf, whatever is greater, and shall be limited to two (2) banners per street frontage. These banners shall require a temporary sign permit that shall expire within six (6) months unless an extension of up to an additional six (6) months is granted by the development review official.

EXHIBIT F

Chapter 23

LAND DEVELOPMENT REGULATIONS ARTICLE 6 "ENVIRONMENTAL REGULATIONS"

Sec. 23.6-1. - Landscape regulations.

(g) Permit required.

(1) A landscape permit, including a landscape plan, shall be required for the following:

a. All new construction projects or the expansion or renovation of any existing development when the expansion or renovation of the existing development is equal to fifty (50) percent of the assessed value of the improvements according to the property appraiser, or

b. When the total square footage of a structure is expanded by fifty (50) percent or greater. In such cases the entire site shall be upgraded to present landscape standards.

c. For improvements associated with a minor site plan amendment, major site plan amendment, conditional use permit, planned unit development amendment, administrative use permit or for the conversion of residential use to commercial use.

(k) Landscape design standards. The following are the minimum standards for the design and installation of all landscaping within the City of Lake Worth Beach:

(10) Ground covers. Living ground covers and native grasses used in lieu of turf or sod, in whole or part, shall be planted at such spacing to present a finished appearance and reasonably complete coverage within six (6) months: based on the expected mature spread. Ground covers that have an expected mature spread of 24 inches or less must be planted 12 inches apart. If the expected mature spread is greater than 24 inches the groundcovers must be planted 18 inches apart. Groundcovers shall not be planted in straight rows; the planting must be staggered to ensure even coverage. All ground cover areas must be kept free from weeds.

(13) Inorganic Mulches. Inorganic mulches such as Gravel, river rock, shell, Chattahoochee pebbles or similar material shall be treated as a semi-pervious surface. The quantity of inorganic mulch to be incorporated into a project shall be limited by the maximum percentage of impervious surface for the subject property within the applicable zoning district. Rubber products such as crumb

452 rubber or chipped tires are prohibited except for stabilized applications installed
453 to achieve or maintain ADA compliance.

454 (13) (14) Vegetable and fruit gardens. Vegetable and fruit gardens are allowed
455 so long as the minimum landscape requirements for the site are met.
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EXHIBIT G

Chapter 23

LAND DEVELOPMENT REGULATIONS ARTICLE 6 "ENVIRONMENTAL REGULATIONS"

Sec. 23.6-1. - Landscape regulations.

(k) Landscape design standards. The following are the minimum standards for the design and installation of all landscaping within the City of Lake Worth Beach:

(15) Artificial turf.

a. All installation of artificial turf shall require a landscape permit. The use and location of artificial turf shall be limited to the following:

(1) Single family and duplex properties in the rear yard only and not visible from the right of way.

(2) Between parking strips in the front yard of non-conforming properties previously constructed with off-street parking utilizing sixty percent (60%) or more of the width of the front yard. This application of artificial turf shall be approved by the Development Review Official or applicable review board, which shall review the proposed application for consistency with the City's land development regulations, visual appropriateness, enhanced site design and appearance, and improved drainage. Properties located in historic districts will require a Certificate of Appropriateness from the HRPB.

(3) On roof top terraces.

(4) As part of a planned development in a recreation or amenity area.

b. In all areas of installation, artificial turf shall be treated as a semi-pervious surface. The quantity of artificial turf to be incorporated into a project shall be limited by the maximum percentage of impervious surface for the subject property within the applicable zoning district.

c. Artificial turf shall not be installed:

(1) as part of any landscape buffer or landscape area required by this article;

(2) within permanent drainage features (e.g., ponds, swales); or

(3) in any public right of way.

d. Minimum material standards. All artificial turf shall comply with each of the following minimum standards:

(1) Artificial turf shall consist of green lifelike individual blades of grass that emulate natural turf in look and color and shall have a minimum pile height of

500 one- and one-half inches and shall have a minimum tufted weight of 80
501 ounces per square yard.

502 (2) Artificial turf installations shall have a minimum permeability of 30 inches per
503 hour per square yard.

504 (3) All artificial turf shall have a minimum ten-year manufacturer's warranty that
505 protects against color fading and a decrease in pile height.

506 (4) Artificial turf shall be lead free and be partially or wholly manufactured from
507 recyclable materials.

508 (5) All materials must include test documentation which declares that the artificial
509 turf yarn and backing materials are disposable under normal conditions, at
510 any U.S. landfill station (Total Content Leach Protocol (TCLP) test).
511 Documentation must also be provided that identifies all components that are
512 recyclable and all components that consist of recycled material.

513 (6) The use of indoor or outdoor plastic or nylon carpeting as a replacement for
514 artificial turf or natural turf shall be prohibited.

515 (7) The artificial turf system shall utilize organic plant-derived and other natural
516 infill components, including, but not limited to, cork, coconut, corn husk, rice
517 husk, and sand. The use of crumb rubber and other synthetic materials shall
518 be prohibited in all applications except for sports fields.

519 (8) Artificial Turf shall not be treated as a fill in material, but rather as a planned
520 element of the site or yard outside of required landscape areas and buffers

521 e. Installation, maintenance and repair.

522 (1) All artificial turf shall, at a minimum, be installed according to the
523 manufacturer's specifications.

524 (2) All artificial turf installations shall be anchored to ensure that the turf will
525 withstand the effects of wind.

526 (3) All seams shall be secured and edges shall be trimmed to fit against all
527 regular and irregular edges to resemble a natural look.

528 (4) If artificial turf is planned to be installed immediately adjacent to a seawall,
529 the artificial turf shall be pinned or staked behind the seawall. No artificial
530 turf or installation mechanism shall be attached directly to or placed on a
531 seawall or seawall cap.

532 (5) All artificial turf shall be installed over a subgrade prepared to provide
533 positive drainage and an evenly graded mass of compacted, porous
534 crushed rock aggregate material. Base comprising of sand only is not
535 permitted. Proper drainage shall be provided for all Artificial Turf
536 installations to prevent runoff or pooling of water.

537 (6) Artificial turf shall be visually level, with the grain pointing in a single
538 direction.

539 (7) An appropriate solid barrier device (e.g., concrete mow strip, bender board
540 or other barrier with a minimum of 38" thickness) is required to separate

- 541 artificial turf from soil and live vegetation and to prevent intrusion of living
542 plant material.
- 543 (8) Artificial turf shall not be installed directly against the trunk of trees and/or
544 palms. A 3-foot mulch bed measured from the base of the tree or palm must
545 be maintained around all trees and or palms. Precautions for installation
546 around existing trees shall be monitored and may be restricted to ensure
547 tree roots are not damaged with the installation of the base material and
548 that the overall health of the tree will not be compromised.
- 549 (9) All artificial turf shall be maintained in a green fadeless condition and shall
550 be maintained free of dirt, mud, stains, weeds, debris, tears, holes, and
551 impressions. Maintenance shall include, but not be limited to cleaning,
552 brushing, debris removal; repairing of depressions and ruts to maintain a
553 visually-level surface; elimination of any odors, flat or matted areas, weeds,
554 and invasive roots; and all edges of the artificial turf shall not be loose and
555 must be maintained with appropriate edging or stakes.
- 556 (10) There shall be no parking on artificial turf.
- 557 (11) Artificial turf shall not be visible from public rights-of-way except where it is
558 installed between parking strips or approved as part of a planned
559 development.
- 560 (12) All other landscape requirements must be met.
- 561 (13) Applicants shall provide an owner affidavit agreeing to perpetually maintain
562 the artificial turf system in good working order to ensure that there is
563 continued permeability. If the artificial turf falls into disrepair with fading or
564 holes or loose areas. The replacement and/or repairs shall be done with like
565 for like materials from the same manufacturer and done so in a manner that
566 results in a repair that blends in with the existing artificial turf.
- 567 f. A landscape permit shall be obtained from the City prior to the installation of any
568 artificial turf. The permit application shall include the following material
569 specifications and plans.
- 570 (1) A landscape plan showing the area of synthetic turf, area of living plant
571 material, and separation between these areas;
- 572 (2) A dimensioned cross section of proposed materials and installation details,
573 including subgrade, drainage, base or leveling layer, and infill;
- 574 (3) Edge material and detail for seams;
- 575 (4) Material description and specifications, including manufacturer,
- 576 (5) Installer (with contact information), and warranty information.
- 577 (6) A sample of the artificial turf proposed that meets these standards.
- 578 (7) Product specifications that demonstrate compliance the requirements for
579 artificial turf in this article and the ability to be warranted in the United States
580 of America.
- 581 (8) The plan shall demonstrate conformance with the City's landscape
582 requirements.

583 g. Inspections. An in-progress inspection shall be required to ensure that the
584 appropriate base material has been installed in accordance to the
585 manufactures' specifications. A final inspection shall also be required.



MEMORANDUM DATE: October 7, 2020

AGENDA DATE: October 14, 2020

TO: Chair and Members of the Historic Resources Preservation Board

RE: **COA Approval Matrix Amendment**

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

BACKGROUND:

At the August 12, 2020, Historic Resources Preservation Board (HRPB) meeting, the Board made a motion to place a moratorium on all glass types that are not clear. The Historic Preservation Design Guidelines indicate clear glass is the only appropriate glazing for replacement windows and doors in the historic districts. The Board requested that Staff research Visual Transmittance, an industry standard of how much light is transmitted through glass, to create clear and enforceable regulations for glass coatings and tint. As a result, all administrative and Board cases related to windows and doors (that utilize glass) will require clear glass until the moratorium is lifted.

At the September 9, 2020, Historic Resources Preservation Board (HRPB) meeting, the Board requested that Staff provide additional research that compares the efficiency of clear glass and glass with a Low-E coating. The Board also requested that the standard for visible light transmittance (VLT) be revised to only account for the glazing and not the entire product (frames, grids, sills, etc.) to effectively review glass types.

Energy Efficiency

The construction and maintenance of buildings consumes an enormous amount of natural resources and energy produced in the United States. In an effort to curb the growing energy and material consumption associated with the built environment, architects, engineers, builders and planners, have developed or often rediscovered, “green” building practices which aim to improve energy efficiency. When applying “green” concepts to a building, it’s important to look to the past while considering the future. Historic homes often have advantages in “green” building since they were designed and built when energy and water efficiency were necessities. Historic homes responded to the South Florida climate in ways that were effective and affordable:

- Windows and doors with large overhang eaves and porches which prevent harsh sun and heat gain in the home;
- Covered outdoor spaces which allow for outdoor living;
- Roof venting through attic vents allow heat and moisture to escape once in the home;
- Two or more operable windows in each habitable room allow ample cross ventilation;

- Ceiling fans to encourage air movement;
- Cool flooring like terrazzo or breathable materials like wood to allow air movement;
- Raised foundations which allow air circulation against cooler ground, and raises home above minor flood events;
- Heat producing systems located outside the main living spaces, such as locating a washer and dryer outside or in non-conditioned spaces;
- Smaller building footprints.

Whenever possible, it is the best practice to use the originally designed sustainability features as intended. However, adaptive reuse may prompt modifications to historic structures, so it is important to balance the efficient use of the building with the restoration and historic qualities.

The operational energy and water cost of a structure is the efficiency of the building. This is determined by how much energy or water is required to 'run' the home including the HVAC (heating, ventilation, and air conditioning), appliances, lighting and plumbing. There are several factors that influence the energy efficiency of a structure such as roofing, windows and doors, insulation, construction type, and site features that relate to how a property is oriented and landscaped.

Glazing

Windows and doors are character defining architectural features of historic homes that should be given special consideration for compatibility and continued operational use. Windows and doors should aim to achieve energy efficiency, while being consistent with the structure's historic architectural style. Apart from the window or door product itself, there are many variables that influence its overall energy efficiency. The orientation in relation to the sun, shading due to nearby landscaping or roof overhangs, and use of curtains or blinds all will influence how glazing performs.

Low-E Coatings in Historic Districts

In 2019, the City of Lake Worth Beach published Educational Guidelines through a Florida Department of State, Division of Historical Resources small-matching grant (#19.HSM.300.087). The Educational Guidelines review steps towards energy efficiency, which can be applied to both existing homes and new construction. As indicated on page 11, "Low-E' is a non-reflective, non-tinted window film that greatly reduces heat gain through windows. It's available as a film applied to existing windows or in replacement windows. Tints and mirrored glass are typically not appropriate for historic structures and are not as effective as a 'Low-E' treatment."

The Energy Efficiency Collaborative offers computer simulations that compare the annual energy performance of different window types. These simulations also compare different glass types such as clear, tinted, and Low-E. Factors including home size, window area, home orientation, and shading are accounted for in the simulations. Based on simulations for a typical home in Miami, Florida, there was an increase in performance (lower annual energy costs) for windows that utilize Low-E coatings compared to windows with clear glass.

The following standard for glazing in the historic districts was developed based on research of glass regulations of other historic preservation programs:

“All glazing must 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 cannot be combined with the Low-E coating to further diminish the VLT of the glass.”

Visible light transmittance (VLT) refers to the amount of light that passes through a glazing material. A higher (VLT) means there is more light is being transmitted. For impact glass, the VLT typically ranges from 80% for uncoated clear glass to less than 10% for highly reflective coatings on tinted glass. The VLT is determined by the thickness of the frame and sash, coating or tint on the glass, and any grids or muntins as they block some of the light. The VTL representative of the center-of-glazing (COG) region only measures the amount of light that is being transmitted through the glass, not the entire window or door product.

It is Staff’s analysis that a 10% reduction in VLT can be considered within the range of “clear glazing”, which is the standard set by the City’s Historic Preservation Design Guidelines. Major window manufacturers in South Florida offer Low-E coatings that meet the 70% VLT minimum. In Staff’s research, the only exceptions to clear glass in other historic preservation programs are limited to clear Low-E coatings and replicating glass that historically had a color or tint. At the Board’s discretion, tinted-glass may be allowed, which meets the 70% VLT minimum.

Implementation

The Certificate of Appropriateness (COA) Approval Matrix is a document that provides the summary of authority (Staff Approval vs. Board Approval) for actions that impact the exterior appearance of properties located within the historic districts. The VTL standard will be included in the COA Approval Matrix.

Staff has consolidated the COA Approval Matrix to eliminate duplicitous information and ensure consistency with the requirements of the Historic Preservation Design Guidelines.

In addition, Staff will require all window and door replacement Certificate of Appropriateness applications to provide a product quote with the visible light transmittance (VLT) of the glazing clearly indicated.

STAFF RECOMMENDATION:

Staff recommends that the Historic Resources Preservation Board (HRPB) adopt the Amended COA Approval Matrix.

Attachments

- A. Draft COA Approval Matrix

City of Lake Worth
Historic Resources Preservation Board
Certificate of Appropriateness (COA) Approval Matrix ⁽¹⁾

Action ⁽²⁾	Designated Landmarks or Contributing Structures			Non-Contributing Structures		
	No	Staff	Board	No	Staff	Board
Compatible Design: Staff approval is limited to compatible exterior alterations that are consistent with the City's Ordinances, Historic Preservation Design Guidelines, and Secretary of Interior Standards For Rehabilitation, and all other application regulations. Incompatible Design: All incompatible exterior alterations that are not consistent with the City's Ordinances, Historic Preservation Design Guidelines, and Secretary of Interior Standards For Rehabilitation, and all other application regulations are subject to Board Approval.	Approval ⁽³⁾	Approval	Approval	Approval ⁽³⁾	Approval	Approval
Additions to Structures - Visible from Street		<input type="checkbox"/>			<input type="checkbox"/>	
Additions to Structures - Not Visible from Street		<input type="checkbox"/>		<input type="checkbox"/>		
Alterations, Interior (Not Affecting Exterior Appearance)	<input type="checkbox"/>			<input type="checkbox"/>		
Alterations, Exterior - Visible from Street		<input type="checkbox"/>			<input type="checkbox"/>	
Alterations, Exterior - Not Visible from Street		<input type="checkbox"/>		<input type="checkbox"/>		
Awnings - Visible from Street		<input type="checkbox"/>			<input type="checkbox"/>	
Awnings - Not Visible from Street		<input type="checkbox"/>		<input type="checkbox"/>		
Deck - Visible from Street		<input type="checkbox"/>			<input type="checkbox"/>	
Deck - Not Visible from Street	<input type="checkbox"/>			<input type="checkbox"/>		
Demolition (Due to Condemnation by City) - National Register Listing			<input type="checkbox"/>			<input type="checkbox"/>
Demolition (Due to Condemnation by City) - Local Register Listing		<input type="checkbox"/>	Board Notice		<input type="checkbox"/>	Board Notice
Demolition, Private			<input type="checkbox"/>			<input type="checkbox"/>
Dock	<input type="checkbox"/>			<input type="checkbox"/>		
Doors, Exterior - Visible from Street ⁽⁴⁾		<input type="checkbox"/>			<input type="checkbox"/>	
Doors, Exterior - Not Visible from the Street ⁽⁴⁾		<input type="checkbox"/>		<input type="checkbox"/>		
Flat Hardscape (Driveways, Pavers, Patio, Sidewalks, etc) Initial Installation or Repaving with New Material - Visible from Street		<input type="checkbox"/>			<input type="checkbox"/>	
Flat Hardscape (Driveways, Pavers, Patio, Sidewalks, etc) Initial Installation or Repaving with New Material - Not Visible from Street	<input type="checkbox"/>			<input type="checkbox"/>		
Fences, Walls and Gates, Installation or Modification of Materials	<input type="checkbox"/>			<input type="checkbox"/>		
Landscape and Lawn Maintenance	<input type="checkbox"/>			<input type="checkbox"/>		
New Construction - New Structure on Vacant Lot			<input type="checkbox"/>			<input type="checkbox"/>
New Construction - Accessory Structure - Visible from Street			<input type="checkbox"/>			<input type="checkbox"/>
New Construction - Accessory Structure - Not Visible from Street		<input type="checkbox"/>			<input type="checkbox"/>	
Occasional Maintenance and Repair ⁽⁵⁾		<input type="checkbox"/>			<input type="checkbox"/>	
Paint Over Unpainted Masonry, Stone or Terra Cotta		<input type="checkbox"/>			<input type="checkbox"/>	
Paint General (Not Over Unpainted Masonry, Stone or Terra Cotta)	<input type="checkbox"/>			<input type="checkbox"/>		
Pool, Above Ground - Visible from Street			<input type="checkbox"/>			<input type="checkbox"/>
Pool, Ground Level - Visible from Street		<input type="checkbox"/>			<input type="checkbox"/>	
Pool - Not Visible from Street	<input type="checkbox"/>			<input type="checkbox"/>		
Porches, Porch Columns & Steps, Initial Installation or Alterations - Visible from Street		<input type="checkbox"/>			<input type="checkbox"/>	
Porches, Porch Columns & Steps, Initial Installation or Alterations - Not Visible from Street		<input type="checkbox"/>		<input type="checkbox"/>		
Roof Replacement		<input type="checkbox"/>			<input type="checkbox"/>	
Shed		<input type="checkbox"/>			<input type="checkbox"/>	
Shutters, Decorative or Protective, Permanent or Removable - Visible from Street		<input type="checkbox"/>			<input type="checkbox"/>	
Shutters, Decorative or Protective, Permanent or Removable - Not Visible from Street		<input type="checkbox"/>		<input type="checkbox"/>		
Siding and other exterior wall finishes - Visible from Street		<input type="checkbox"/>			<input type="checkbox"/>	
Siding and other exterior wall finishes - Not Visible from Street		<input type="checkbox"/>		<input type="checkbox"/>		
Murals			<input type="checkbox"/>			<input type="checkbox"/>
Signs - Permanent		<input type="checkbox"/>			<input type="checkbox"/>	
Skylights - Visible from Street		<input type="checkbox"/>			<input type="checkbox"/>	
Skylights - Not Visible from Street		<input type="checkbox"/>		<input type="checkbox"/>		
Solar Panels/Solar Energy Systems - Visible from Street			<input type="checkbox"/>		<input type="checkbox"/>	
Solar Panels/Solar Energy Systems - Not Visible from Street		<input type="checkbox"/>		<input type="checkbox"/>		
Windows - Visible from Street ⁽⁴⁾		<input type="checkbox"/>			<input type="checkbox"/>	
Windows - Not Visible from Street ⁽⁴⁾		<input type="checkbox"/>		<input type="checkbox"/>		

Adopted by the City of Lake Worth Historic Preservation Board, 08/20/1997. Amended 12/10/99. Amended 01/11/2012. Amended 4/11/2012. Amended 10/9/2013. Amended 01/13/2016. Amended 01/10/2018. Amended 09/09/2020.

Footnotes:

(1) Refer to Sections 23.5-4(f) and (h) of the historic preservation ordinance for details of the authority of the HRPB to adopt this Approval Matrix.

(2) May include changes not specifically listed within the Approval Matrix.

(3) Refer to historic preservation approval. The actions listed on this matrix are not exempt from complying with the Florida Building Code and zoning ordinance of the City of Lake Worth Beach.

(4) All glazing must 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 cannot be combined with the Low-E coating to further diminish the VLT of the glass.

(5) Refer to Section 23.5-4(m) of the historic preservation ordinance for a list of items which qualify this category. exceptions that do not require a certificate of appropriateness.



MEMORANDUM DATE: October 7, 2020

AGENDA DATE: October 14, 2020

TO: Chair and Members of the Historic Resources Preservation Board

RE: **Fourth Annual Historic Preservation Awards – Presentation of Award Recipients**

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

AWARDS PROGRAM:

The Department for Community Sustainability is pleased to announce the award recipients for the Fourth Annual Historic Preservation Awards Program. Although typically celebrated in the month of May to coincide with National Historic Preservation Month, this year's program was postponed and will be held virtually due to ongoing concerns surrounding Covid-19.

The award is intended to recognize and celebrate the outstanding achievements of citizens and local businesses in preserving Lake Worth Beach's historic resources. The preservation of the City's historic built environment safeguards the unique character and identity of Lake Worth Beach. This program seeks to foster a greater understanding and appreciation of the positive preservation efforts in the community and the beneficial impact these projects have on the City's unique neighborhoods.

AWARD RECIPIENTS

- 113 South Federal Highway
- 407 South Lakeside Drive
- 231 North Ocean Breeze
- 330 North Palmway
- 1101 North Lakeside Drive

Award:

Each 2020 award winner received a bronze plaque (pictured below).

