



HISTORIC RESOURCES PRESERVATION BOARD REPORT

HRPB Project Number 25-00100049: Consideration of a Certificate of Appropriateness (COA) for construction of a new single-family residential structure at 711 South Palmway. The subject property is a non-contributing resource to the South Palm Park Historic District and is located in the Single Family Residential (SFR) Zoning District. The future land use designation is Single Family Residential (SFR).

Meeting Date: June 11, 2025

Property Owner: ET DEV PROPERTIES INC

Applicant: Renbert Gordon

Address: 711 South Palmway

PCN: 38-43-44-27-01-013-0110

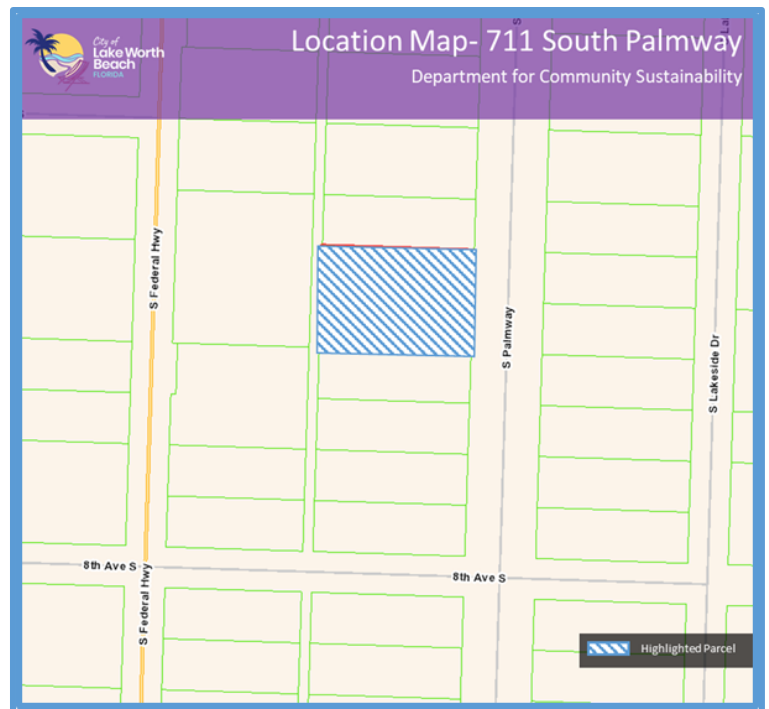
Size: ±0.34 acres / 15,000 sf (existing parcel)
±0.17 acres / 7,500 sf (proposed parcel split)

General Location: West side of South Palmway
between 6th Avenue South and 8th Avenue South

Existing Land Use: Single Family Residential

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

Zoning District: Single Family Residential (SFR)



RECOMMENDATION

The documentation and materials provided with the application request were reviewed for compliance with the applicable guidelines and standards found in the City of Lake Worth Beach Land Development Regulations (LDRs), the Historic Preservation Design Guidelines, and for consistency with the Comprehensive Plan. The proposed new single-family structure is consistent with the City's Land Development Regulations. As proposed, the structure's design is consistent with the Historic Preservation Ordinance and the Historic Preservation Design Guidelines' requirements for new construction. The proposed design successfully integrates characteristic features of Monterey style architecture and is largely in keeping with the architectural styling of neighboring structures despite being larger in scale. Staff has some concerns regarding the height and massing of the structure in relation to the surrounding neighborhood, and has added a condition of approval to address this concern.

PROJECT DESCRIPTION

The property owners, ET DEV Properties Inc, are requesting approval for the construction of a new ±3,572 square foot single-family residence at 711 South Palmway. The existing non-contributing ±2,142 square foot house on the property will be demolished and the existing lot split into two 50' wide parcels. The subject request is for new construction on the northern parcel. A survey of the property is included in **Attachment A**. The parcel is located in the Single Family Residential (SFR) zoning district and has a Future Land Use (FLU) designation of Single Family Residential (SFR).

PUBLIC COMMENT

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

BACKGROUND

The existing single-family, Ranch-style house was built at 711 South Palmway in 1956. The house was designed by architect Agnes Ballard, Florida's first female registered architect. The house was designed with an L-shaped layout with stucco exterior walls, concrete tile roofing on the intersecting gable roofs, and architectural detailing including ornamental gable vents and decorative porch and carport columns.

On August 2, 2022, the applicant received a Zoning Verification Letter (#22-01700038) from the City of Lake Worth Beach. The applicants requested permission to split the 100-foot parcel at 711 South Palmway into two 50-foot parcels, with the intention to develop a single-family structure on each new parcel. Per the zoning letter, the request was deemed potentially feasible subject to demolition and new construction approval by the Historic Resources Preservation Board as the structure is a non-contributing resource in the South Palm Park Historic District.

The applicant's design team contacted the City's historic preservation staff in January 2023 to discuss architectural plans for new construction on the property. Staff and the applicant's design team met on January 10, 2023 and discussed requirements for demolition and new construction in the City's historic districts, as well as Base Flood Elevation requirements for new construction. Staff provided additional pre-application architectural review on January 30th. After an incomplete COA application on April 12, 2023, a complete COA application for HRPB review of demolition and new construction was received on May 3rd, and the project was scheduled for the June HRPB meeting. The application was subsequently denied at this meeting.

The City's historic preservation ordinance was amended in May 2024 to align with new language in F.S. 553.79 regarding demolition permits for single-family residential structures. Per the amended language in Sec. 23.5-4(m)(7) *"Demolition of non-contributing single-family residential structures in special flood hazard areas. In compliance with F.S. § 553.79(26), a COA shall not be required for demolition of non-contributing single-family residential structures located in a coastal high-hazard area, moderate flood zone, or special flood hazard area if the lowest finished floor elevation of such structure is at or below base flood elevation as established by the Florida Building Code or a higher base flood elevation as may be required by local ordinance, whichever is higher. If a demolition permit is requested under this section, the HRPB shall be notified."* As the subject structure is located in a flood zone, the applicant is permitted to demolish the existing non-contributing structure on site. A demolition permit for the property has been submitted.

Staff subsequently met with the applicants regarding a new design for the proposed new construction on March 11, 2025, and May 15, 2025. After revisions by the applicant to the proposed design in order to refine the proposed architectural style, a complete COA application and plans were submitted on May 28th, 2025, and the project was scheduled for the June 11th HRPB meeting.

ANALYSIS

Consistency with the Comprehensive Plan

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

Analysis: The proposed structure is a single-family residence and is consistent with the intent of the Single-Family Residential designation. The proposed single-family structure is also consistent with Goal 3.1 which seeks to achieve a supply of housing that offers a variety of residential unit types and prices for current and anticipated homeowners and renters in all household income levels by the creation and/or preservation of a full range of quality housing units.

Consistency with the Land Development Regulations – Zoning

Single-Family Residential (SFR): Per LDR Section 23.3-7(a), *the "SF-R single-family residential district" is intended primarily to permit development of one (1) single-family structure per lot. Provision is made for a limited number of nonresidential uses for the convenience of residents. These nonresidential uses are compatible by reason of their nature and limited frequency of occurrence with an overall single-family residential character. The "SF-R single-family residential district" implements the "single-family residential" land use category of the Lake Worth Comprehensive Plan.*

The proposed new construction project appears to be consistent with all site data requirements in the City's Land Development Regulations. Formal and complete review for compliance with the City's Land Development Regulations, including landscaping, will be conducted at building permit review. The applicant has requested an additional 0.5 FAR bonus as outlined in Sec 23.3-79(d) by utilizing the Florida Green building allowance. Prior to permitting, the applicant must provide evidence of compliance with this program in order to utilize the bonus and a condition has been added to address this. The proposed site plan and architectural drawings are included in this report in **Attachment A**.

Development Standard		Single Family Residential (SFR)	Provided
Lot Size (min)		5,000 sf	7,500 sf
Lot Width (min)		50'	50'
Setbacks	Front	20'	31.5'
	Rear	15'	49.67'
	Side	5'	7'
Accessory Structure Setbacks	Front	n/a	n/a
	Rear	5'	n/a
	Side	5'	n/a
Impermeable Surface Coverage (max)		50%	38% (2,880 sf)
Structure Coverage (max)		30%	28.6% (2,147 sf)
Front Yard		75% permeable & landscaped	78.5%
Building Height (max)		30' principal structure (2 stories)	About 24' principal (estimated) ¹
Maximum Wall Height at Side Setback		18' @ 5' setback up to 23' @ 10' setback	20' at 7' setback

Floor Area Ratio (FAR) (max)	0.45 (+ 0.5 FGB)	0.48 (3,572 sf)
Parking	2 spaces	2 spaces

¹ Per LDR Section 23.1-12, *Building height: The vertical distance measured from the minimum required floor or base flood elevation or twelve (12) inches above the crown of the road, whichever is greater, to ... (c) the average height between eaves and ridge for gable, hip, and gambrel roofs, (d) the average height between high and low points for a shed roof...*

Consistency with the Land Development Regulations – Historic Preservation

The proposed single-family residence is designed as a contemporary interpretation of Monterey-style architecture. This architectural style gained popularity in the United States in the 1920s and was particularly popular in California, although select examples do exist throughout South Florida. This style of home is always two stories tall and typically features rectangular massing, with the primary identifying feature being the inclusion of a full width balcony (often cantilevered, but occasionally two story) integrated under the roof of the structure. Monterey style homes particularly tend to feature either Spanish or Colonial Revival features, depending on the date and location of construction.

This architectural style typically features a mixture of exterior materials, often used to differentiate between the first and second floors. Fenestration patterns are typically symmetrical across the front façade, and often feature shutters. Typical roofing materials would be shingles, although later examples often featured cement tiles. The Monterey architectural style is mentioned as notable architectural style in the Lake Worth Beach Historic Preservation Design Guidelines, and that chapter is included in this report as **Attachment C**. An additional chapter on the architectural style from “A Field Guide to American Houses” has been included as **Attachment D** for further reference.

All new construction within a designated historic district shall be visually compatible. New buildings should take their design cues from the surrounding existing structures, using traditional or contemporary design standards and elements that relate to existing structures that surround them and within the historic district as a whole. Building design styles, whether contemporary or traditional, should be visually compatible with the existing structures in the district. The visual compatibility criteria for new construction within the city’s historic districts is located in [Section 23.5-4\(k\)\(3\)\(A\)](#) in the LDRs. Staff has reviewed the criteria and provided an analysis in the section below. The applicant has also submitted a Justification Statement, provided in this report as **Attachment E**.

Section 23.5-4(k)3.A – Additional Guidelines for New Construction: *In approving or denying applications for certificates of appropriateness for new construction, the City shall also, at a minimum, consider the following additional guidelines which help to define visual compatibility in the applicable property's historic district:*

- (1) *The height of proposed buildings shall be visually compatible and in harmony with the height of existing buildings located within the historic district.*

Analysis: The surrounding structures in the general vicinity of this property are generally one story, with low rooflines and wide layouts. The proposed new construction is two stories, with rectangular massing. While the height of the structure is not entirely in keeping with the other structures in the district, there are scattered examples of two-story structures throughout the district. The height of the structure is somewhat out of scale and a condition has been added to address this and bring it more in alignment with the scale of other structures in the district.

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

Analysis: While the width of the front elevation is in scale with the surrounding properties with similar lot widths, the two-story height of the proposed new construction creates a different relationship between the building’s width and height than the surrounding structures. Most homes in the surrounding neighborhood are low, horizontally oriented one-story structures similar to the existing structure on site.

- (3) *For landmarks and contributing buildings and structures, the openings of any building within a historic district should be visually compatible and in harmony with the openings in buildings of a similar architectural style located within the historic district. The relationship of the width of the windows and doors to the height of the windows and doors in a building shall be visually compatible with buildings within the district.*

Analysis: The proposed design is new construction and therefore will not be a landmarked or contributing building. The proposed structure features a multiple fenestration types, with a mixture of paired multi-lite casement windows and 6/6 single hung windows. There are some inconsistencies with the proposed windows shown on elevations and those listed on the proposed window schedule, which must be addressed prior to building permitting. Furthermore, the fenestration proposed on the North and South elevations are not consistent with each other—the south elevation features only single hung windows while the north features casement. While the applicant may utilize a mixture of fenestration on these elevations, the design should be revised so there is a more uniform appearance and sizing of openings on these two elevations. A condition has been added to address this.

- (4) *The relationship of solids to voids in the front facade of a building or structure shall be visually compatible and in harmony with the front facades of historic buildings or structures located within the historic district. A long, unbroken facade in a setting of existing narrow structures can be divided into smaller bays which will complement the visual setting and the streetscape.*

Analysis: The front elevation of the structure successfully avoids expanses of black façade by staggering the planes of the façade and providing a rhythmic pattern of windows along the façade. The second story slightly projects over the garage and the front façade is recessed behind the upper and lower porches, providing a great degree of visual differentiation and interest.

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

Analysis: The proposed building adheres to setback requirements within the current zoning code and is spaced appropriately in relation to neighboring buildings. While the structure has a proposed 31.5' front setback which is greater than the typical 20' setback of most surrounding buildings, the increased front setback will have a positive effect of reducing the perceived scale of the two-story structure in comparison with adjacent one-story structures.

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

Analysis: The proposed design places the entrance prominently on the front elevation, within a two-story porch. This is consistent with the proposed Monterey style design, and gives appropriate visual prominence to the entryway of the structure.

- (7) *The relationship of the materials, texture and color of the façade of a building shall be visually compatible and in harmony with the predominant materials used in the buildings and structures of a similar style located within the historic district.*

Analysis: The proposed building will have a mixture of smooth stucco and simulated stucco siding as the exterior finish. This mix of textures creates visual differentiation in the massing of the structure and is a common element

in Monterey style structures. The proposed façade materials are frequently utilized on historic structures within the surrounding neighborhood.

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

Analysis: The structure proposes to use a hipped roof. While Monterey style homes more frequently feature side gabled roofs, hipped roofs are occasionally featured as well. This is also a typical roof shape within the surrounding historic district and is therefore compatible with the district as a whole.

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

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

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

Analysis: The size and mass of the proposed building are more substantial than the majority of the neighboring properties, which are one story. The proposed design does provide some relief to the massing through the inclusion of planar breaks and a two-story porch across the primary façade. The proportions of window and door openings are visually compatible with the surrounding neighborhood.

- (11) *A building shall be visually compatible and in harmony with the buildings and places to which it is visually related in its directional character: vertical, horizontal or non-directional.*

Analysis: The applicant has provided a streetscape showing the building in relation to those properties on either side. The building's height and massing are more substantial than the majority of the immediately neighboring properties and the height of nearby structures seems to be misrepresented in the provided street elevations. The applicant should slightly lower the overall height of the structure—a condition has been added to address this.

- (12) *The architectural style of a building shall be visually compatible with other buildings to which it is related in the historic district, but does not necessarily have to be in the same style of buildings in the district. New construction or additions to a building are encouraged to be appropriate to the style of the period in which it is created and not attempt to create a false sense of history.*

Analysis: The proposed new structure is designed as a contemporary iteration of the Monterey style. This style is not frequently found in Lake Worth Beach, but select examples exist within the city. The contemporary styling avoids creating a false sense of development in the area; the structure is clearly identifiable as being a new structure while still incorporating styling cues from a traditional architectural style.

- (13) *In considering applications for certificates of appropriateness to install mechanical systems which affect the exterior of a building or structure visible from a public right-of-way, the following criteria shall be considered:*

- (a) *Retain and repair, where possible, historic mechanical systems in their original location, where possible.*

Analysis: This requirement is not applicable to the new construction project.

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

Analysis: In the submitted site plan, all mechanical equipment is placed outside the required setbacks and is placed towards the rear of the property. Any additional proposed mechanical equipment shall be subject to review at the time of building permitting.

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

Analysis: This requirement is not applicable to the new construction project.

- (14) *The site should take into account the compatibility of parking facilities, utility and service areas, walkways and appurtenances. These should be designated with the overall environment in mind and should be in keeping visually with related buildings and structures.*

Analysis: The site plan proposes to provide a one car paver driveway leading to the proposed front-loaded garage. The proposed site plan is visually in keeping with the patterning of driveways along South Palmway and is therefore compatible with the surrounding neighborhood; in addition to a landscape plan, a tree survey and disposition plan shall be required at building permit.

Consistency with the Historic Preservation Design Guidelines

Per the Lake Worth Beach Historic Guidelines, “New construction can be designed utilizing the architectural language of one of the 10 defined primary styles, or an alternative yet compatible style. It is very important that new construction not hybridize the styles, borrowing pieces from one and another. This approach creates confusion and dilutes the intrinsic value of the historic structures and styles. The best approach is to choose one style of architecture, and to design a structure that utilizes the common characteristics, proportions, and materials of that style.” The Monterey architectural style is covered in the Lake Worth Beach Historic Preservation Design Guidelines, and that chapter is included in this report as **Attachment C**.

Analysis: New construction in the City’s historic districts is not limited to any particular architectural style, but typically should align with one architectural style consistently rather than utilizing elements from many different styles. The proposed design is generally in keeping with Monterey style architecture, featuring a full-length porch integrated under the roof, rectangular massing, varied exterior finish material and symmetrical fenestration patterning on the primary façade.

The structure proposes a hipped roof over the structure which extends over the two-story entry porch. The proposed roof will feature flat concrete tile roofing. While Monterey style homes typically featured side gabled roofs and shingles, later examples did feature concrete tile roofing and hipped roofs. Therefore, the proposed roof materials are appropriate for the proposed design style.

The fenestration on the structure features paired casement windows as well as 6/6 single hung windows. The structure also features a multi-lite French entry door with a multi-lite sidelight, as well as a second floor multi lite French door to access the second story balcony. The rear elevation features multi-lite sliding glass doors. The fenestration pattern features an appropriate pattern of solids to voids, particularly on the front elevation. However, the north and south elevations feature differing fenestration types and should be revised.

The scale of the proposed new construction is somewhat out of character for the surrounding neighborhood. As described in the Historic Preservation Design Guidelines, “Few things can disrupt a historic street and district more than

new construction that is out of scale, too tall, and simply overwhelms its lot. ... Even if the zoning code allows a two-story structure; on a street made of one-story historic structures, a two-story structure may not be appropriate.” The proposed new construction is two story while the surrounding properties as well as most structures in the district are one story. However, the width of the structure is generally in keeping with those structures in the surrounding vicinity, and the structure is set back 31.5’ rather than the typical 20’ setback. This provides some relief to the massing and creates a more appropriate scale. Furthermore, staff has recommended a condition for the overall height of the structure to be reduced by 1’ overall.

CONCLUSION AND CONDITIONS

The proposed new construction application is consistent with the City’s Land Development Regulations. As proposed, the structure’s design is consistent with the Historic Preservation Ordinance and the Historic Preservation Design Guidelines’ requirements for new construction. The proposed design successfully creates a contemporary interpretation of a Monterey style home and will be generally compatible with the surrounding neighborhood and South Palm Park Historic District as a whole. If the HRPB moves to approve the new construction request, staff has drafted conditions of approval below.

Conditions of Approval:

- 1) The overall building height shall be lowered by a minimum of 1’ to more closely align with surrounding structures.
- 2) All shutters proportions shall be sized to correspond to their openings and shall be affixed to the window casing rather than the exterior wall surface.
- 3) All decorative outlookers shall be composed of wood or composite material.
- 4) The applicant shall work with staff to revise the proposed windows on the North and South elevation in order to create a more cohesive pattern of window types prior to building permitting.
- 5) The applicant shall submit a letter of intent at permitting and provide evidence of Florida Green Building Certification prior to the issuance of a Certificate of Occupancy. If this condition is not satisfied, the applicant shall not be eligible for the additional 0.5 FAR bonus as outlined above and must return to the HRPB with an alternative design that satisfies all zoning requirements.
- 6) The front door and bathroom windows may utilize clear glass, frosted glass, or glass with a Low-E coating (60% minimum VLT). Tinted, highly reflective, grey, colored, etched, or leaded glass shall not be used.
- 7) The windows and doors (excluding the bathroom windows and front door) shall utilize glazing that is clear, non-reflective, and without tint. Low-E (low emissivity) is allowed but the glass shall have a minimum 60% visible light transmittance (VLT) measured from the center of glazing. Glass tints or any other glass treatments shall not be combined with the Low-E coating to further diminish the VLT of the glass.
- 8) The windows shall be recessed a minimum of two inches (2”) in the wall, and shall not be installed flush with the exterior wall.
- 9) All divided light patterns shall be created utilizing exterior raised applied muntins with a pyramid or ogee profile. Exterior flat muntins or “grids between the glass” shall not be used.
- 10) The roofing shall use flat cement tile roofing.
- 11) The structure shall utilize smooth stucco and simulated stucco siding as depicted in the provided elevations.
- 12) Formal and complete review for compliance with the City’s Land Development Regulations will be conducted at building permit review.
- 13) All improved surfaces shall be setback a minimum of 1’-0” from property lines to allow for adequate water runoff within the property boundary.
- 14) All mechanical equipment shall be located behind the front façade of the structure and outside of required setbacks.
- 15) In addition to a Landscape Plan, a tree survey and disposition plan shall also be required at building permit. Trees that are removed must be replaced on site and/or mitigated, and a tree removal permit shall be required. Landscaping shall be reviewed for compliance with the City’s landscape requirements at building permit.

BOARD POTENTIAL MOTION:

I MOVE TO **APPROVE** HRPB Project Number 25-00100049 with staff recommended conditions for the construction of a new single-family structure at **711 South Palmway**, based upon the competent substantial evidence in the staff report and pursuant to the City of Lake Worth Beach Land Development Regulations and Historic Preservation requirements.

I MOVE TO **DISAPPROVE** HRPB Project Number 25-00100049 for a Certificate of Appropriateness (COA) for the construction of a new single-family structure at **711 South Palmway**, because the Applicant has not established by competent substantial evidence that the application complies with the City of Lake Worth Beach Land Development Regulation and Historic Preservation requirements.

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

ATTACHMENTS

- A. Plan Set and Survey
- B. Photos
- C. Historic Preservation Design Guidelines –Monterey Style and New Construction
- D. Monterey Style chapter from “A Field Guide to American Houses” by Virginia McAlester
- E. Applicant’s Justification Statement