



MEMORANDUM DATE: February 3, 2020

AGENDA DATE: February 10, 2020

TO: Chair and Members of the Historic Resources Preservation Board

RE: **130 North Ocean Breeze**

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

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

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

ARCHITECT: Geoffrey Harris
GBH Architecture

PROPERTY DEVELOPMENT HISTORY

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

PROJECT DESCRIPTION

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

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

The application will require the following approvals:

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

STAFF RECOMMENDATION

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

PROPERTY DESCRIPTION

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



SITE ANALYSIS

Surrounding Properties

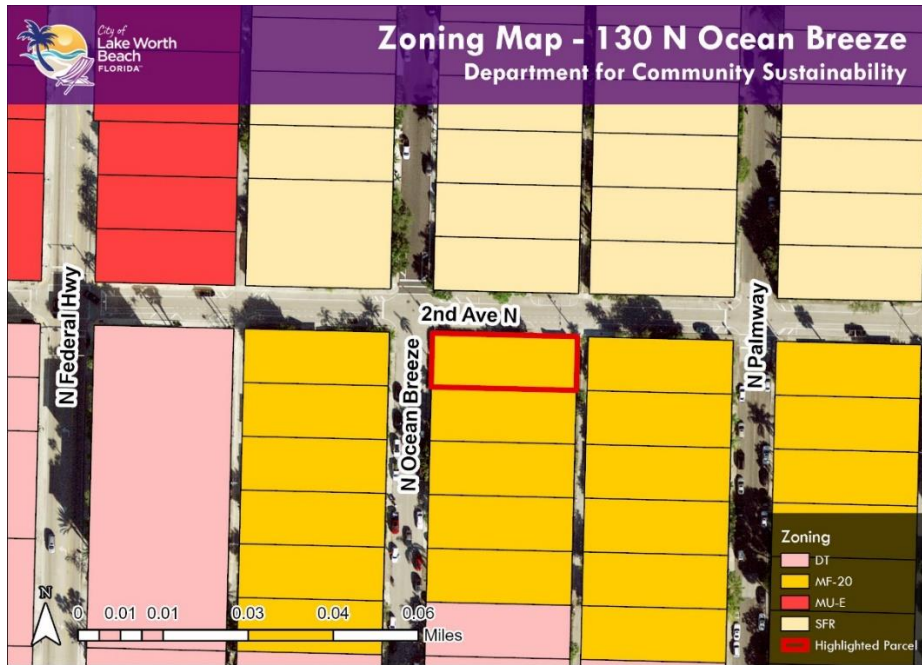
The site is surrounded by similar structures with similar Zoning and FLU designations, and thus, are found to be compatible with the existing and proposed residential use on the subject site. The following summarizes the nature of the surrounding properties adjacent to the subject site:

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

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

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

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



LAND DEVELOPMENT CODE REQUIREMENTS

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

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

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

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

Variance from Base Flood Elevation of the Florida Building Code

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

HISTORIC PRESERVATION ANALYSIS

Certificate of Appropriateness

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Historic Preservation Design Guidelines Analysis

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

PUBLIC COMMENT

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

CONCLUSION

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

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

Conditions of Approval:

Certificate of Appropriateness

COA#21-0010014

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

Variance from Florida Building Code (Base Flood Elevation)

HRPB#21-01500002

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

Historic Waiver (Rear Setback)

HRPB#20-01600001

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

POTENTIAL MOTION

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

I MOVE TO **DENY** HRPB Project Number(s) 21-00100014, 21-01500002, and 21-01600001, with staff recommended conditions for a Certificate of Appropriateness for the conversion of the existing ± 404 garage into additional living space for the single-family residence, a historic waiver for the minimum required rear setback, and a variance from base flood elevation requirements of the Florida Building Code for the property located at **130 North Ocean Breeze**, because the applicant has not established by competent substantial evidence that the application is in compliance with the City of Lake Worth Beach Land Development Regulation and Historic Preservation requirements.

ATTACHMENTS

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