



HISTORIC RESOURCES PRESERVATION BOARD REPORT

HRPB Project Number 25-00100152: Consideration of a Certificate of Appropriateness (COA) for Ad Valorem Preconstruction Tax Exemption, one variance from base flood elevation requirements of the Florida Building Code, and one waiver for lot coverage associated with the construction of a new $\pm 2,621$ square foot addition to the existing single-family residence at 230 N Lakeside Drive. The subject property is located in the Single Family Residential (SFR) zoning district and has a future land use designation of Single Family Residential (SFR). The property is a contributing resource in the Old Lucerne Historic District. PCN #38-43-44-21-15-036-0080.

Meeting Date: July 9, 2025

Property Owner: Ventura Palms LLC

Applicant: FGS Design LLC

Address: 230 N Lakeside Drive

PCN: 38-43-44-21-15-036-0080

Lot Size: ± 0.22 acres / 9,450 sf

General Location: East side of North Lakeside Drive between 2nd Avenue North and 3rd Avenue North

Existing Land Use: Single Family Residential

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

Zoning District: Single Family Residential (SFR)

Location Map



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) and for consistency with the Comprehensive Plan. Staff recommends approval with conditions, listed on pages 10-11, for the Certificate of Appropriateness for Ad Valorem Preconstruction of an addition to the existing structure, historic waiver for the allowable maximum lot coverage, and a variance from the required Base Flood Elevation under the requirements of the Florida Building Code.

PROJECT DESCRIPTION

The applicant, FGS Design LLC, on behalf of the property owner Ventura Palms LLC, is requesting approval for Ad Valorem Preconstruction, one historic waiver, and one variance for the construction of a new $\pm 2,621$ square foot addition to the existing structure at 230 N Lakeside Drive.

The addition as proposed does not comply with the current LDRs due to the provided lot coverage of the structure. According to the Land Development regulations, all “Large Lots” in the SFR zoning district are capped to a maximum of 30% structure coverage. The waiver, if approved, would allow the proposed structure to exceed this amount by 2% or 224 square feet.

The proposed addition also does not meet current Base Flood Elevation Requirements under the Florida Building Code, which requires a 10’ slab elevation (NAVD). The applicant has requested a variance from this requirement in order to avoid elevating the existing historic structure and to construct the proposed addition at the same level as the existing structure (6’8” NAVD).

PUBLIC COMMENT

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

PROPERTY DEVELOPMENT HISTORY

The single-family house at 230 N Lakeside Drive was constructed in 1918 in the Frame vernacular architectural style. According to available permit records, the existing structure has had only very minor alterations over time and currently retains a high degree of historic integrity.

Staff met with the applicant on February 10, 2025, to discuss a plan for a second story dormer addition to the existing structure. While staff was generally supportive of this proposed alteration, the applicant subsequently redesigned their proposal for a substantially larger addition. The applicant was further advised that their structure would be required to meet current Base Flood Elevation requirements and would require a historic waiver for the proposed lot coverage. After further discussions with the applicant, the project was placed on the HRPB agenda for July 9, 2025.

A survey of the property is included as **Attachment A**, current photos of the property are included as **Attachment B**, and the submitted plans for the addition are included as **Attachment C**.

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 existing structure is a single-family residence and is consistent with the intent of the Single-Family Residential designation, and the proposed addition does not add any additional density. Therefore, the proposed

development request is consistent with the goals, objectives, and policies of the City of Lake Worth Beach's Comprehensive Plan.

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 addition project appears to be consistent with all site data requirements in the City's Land Development Regulations with the exception of structure coverage; the applicant has requested a historic waiver to accommodate for this excess structure coverage. Formal and complete review for compliance with the City's Land Development Regulations, including landscaping, will be conducted at building permit review. The proposed site plan and architectural drawings are included in this report in **Attachment C**.

Development Standard		Required	Provided
Lot Area (min)		5,000 sf	9,450 sf
Lot Width (min)		50	70'
Max. Density		7 units/acre = 1 unit	1 unit
Principal Structure Setbacks (existing)	Front	20'	26'2"
	Rear	13.5'	38'7"
	Side	7'	7'
Maximum Impermeable Surface	Entire lot	50% (4,725 sf)	35.4% (3,347 sf)
	Building	30% (2,835 sf)	32.4% (3,059 sf)*
	Front Yard	25%	n/a
Max Building Height		30'	23'
Maximum Wall Height at Side Setback (new structure)		18' @ 5' setback Up to 23' @ 10' setback	±13'6" @ 7' setback
Max Floor Area Ratio (FAR)		0.45 (4,252 sf)	0.38 (3,643 sf)
Parking		2 Spaces	2 spaces (garage)

**Waiver requested*

Variance Request:

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 a residential addition that will match the finished floor elevation of the existing historic structure (6'8" NAVD). The existing Federal Emergency Management Agency (FEMA) Flood Map indicates the property is located in Zone AE, which requires a 9'-0" base flood elevation (included as **Attachment E**). The Florida Building Code additionally requires finished floors to be constructed at 12" above the base flood elevation. Therefore, the required slab elevation for the addition is 10' NAVD. Since the subject property is a contributing resource to the Old Lucerne Historic District, it is eligible for an exception from the Florida Building Code to allow substantial improvements and alterations that do not meet the current flood resistant construction requirements. Although this proposal meets the qualifications for an exemption in 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.*

Analysis: As a contributing resource to the Old Lucerne Historic District, the property located at 230 North Lakeside Drive is eligible for the exception to the flood resistant construction requirements of the Florida Building Code. The proposed improvements will not preclude the continuation of the structure's contributing designation, rather, the proposed variance will allow for the proposed addition while preserving the historic character of the structure.

Base flood elevation variances have their own specific variance criteria as described in LDR 23.7-7(g)(2). Provided below are Staff's responses to the variance criteria. The Applicants have also provided answers to these criterions, provided in **Attachment D**. Staff have added 2 conditions of approval requiring that the variance, if approved, be recorded with the Palm Beach County Clerk of Court and that the applicants must provide a written statement from the City's floodplain administrator at permit in compliance with LDR 23.7-7(g)(4).

- 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;

Analysis: Strict compliance with the Florida Building Code as it relates to the required flood elevation of the structure would result in a substantial disruption to the structure's historic appearance. Raising the structure or elevating the addition would have significant adverse effects on the historic structure, which is a small one-story structure. As the required flood elevation is 10' NAVD, the existing structure would need to be raised an additional 3+ feet to meet this requirement. Similarly, were the new addition to be required to meet current flood elevation it would be substantially taller than the existing one-story historic structure, significantly altering the historic character of the contributing structure. **Meets Criterion.**

- 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

Analysis: An addition built below the required base flood elevation will not increase flood heights, cause additional threats to public safety, public expense, or create a nuisance. The addition is designed to be compatible with the existing historic structure and the Old Lucerne Historic District. **Meets Criterion.**

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

Analysis: The variance is the minimum necessary to allow the addition to maintain the same slab elevation and exterior appearance of the existing historic structure. The proposed design allows the property to retain its contributing designation by complying with the City's Historic Preservation Ordinance, Historic Preservation Design Guidelines, and the Secretary of Interior Standards for Rehabilitation. **Meets Criterion.**

Section 23.5-4(r)2. Waiver or Modification of Certain Land Development Regulations

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

*2. 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.*

Waiver Requests		
LDR Citation	Required	Proposed
Maximum impermeable surface for all structures in an SF-R district (Section 23.3-7(c)(6)(C))	Thirty (30) percent for lots seven thousand five hundred (7,500) square feet and greater (2,835 SF)	32.4% (3,059 SF)

Pursuant to City of Lake Worth Beach LDR Sec. 23.5-4(r)(2), the HRPB may grant historic waivers if the requests meet the criterion listed in the section below. Staff has listed each criterion and provided responses for the historic waiver request. Due to the existing building's contributing status to the Old Lucerne Local Historic District, the application is eligible for relief from the land development requirements of Section 23.3-7(c)(6)(C), should the Board determine that the criteria are 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 in **Attachment D**.

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

Analysis: The proposed addition is designed in a compatible architectural style to the existing frame vernacular historic structure and the Old Lucerne Historic District as a whole. The location of the proposed addition is consistent with the predominant development pattern of structures within the surrounding area, and meets all current required setbacks. The proposed waiver will allow the applicant to construct a larger footprint on the ground floor while avoiding constructing a substantial second story addition to the existing structure. **Meets Criterion.**

- (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.

Analysis: The project proposes to construct a new addition to the existing historic structure while minimizing the impact of the addition on the existing historic material of the structure. The proposed addition will have a minimal aural and visual impact on adjacent properties while affording the owner reasonable use of the land, as the property

would by right be permitted to construct significantly more square footage on the second story of the structure. This would have a more detrimental impact to neighboring properties in comparison to the proposed addition and would be significantly less in keeping with the required Design Guidelines for additions to contributing structures in historic districts. As the property meets all required setbacks and is not utilizing the maximum allowable square footage (FAR), the proposed new addition is therefore less impactful on neighboring properties than an alternative design without utilizing the proposed waiver. **Meets Criterion.**

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

Analysis: Constructing the addition in the proposed location and at the proposed size will not be detrimental to public health, safety, or welfare. **Meets Criterion.**

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

Analysis: The historic waivers requested are the minimum adjustment necessary to allow the proposed reasonable use of the existing contributing structure while maintaining its historic attributes and allowing for the construction of an addition to provide added living space. While the applicant could add an additional ± 600 SF of FAR to the structure by-right, they would need to add the entirety of this available square footage to the second story of the structure to meet the strict requirements of the Land Development Code. From a historic perspective, this is not appropriate, as any additional 2 story addition would overwhelm the existing one story structure or would necessitate building over top of the existing structure. Therefore, the waiver is the minimum necessary to allow the applicant to add additional usable square footage while still maintaining the character and massing of the existing contributing historic structure. **Meets Criterion.**

Historic Preservation Ad Valorem Tax Exemption

As part of the Tax Exemption requirements, the HRPB must approve the scope of work prior to the commencement of construction and all work must comply with the Secretary of the Interior's Standards for Rehabilitation. Pursuant to Section 23.5-5 of the historic preservation ordinance, in the review of preconstruction applications for the Historic Ad Valorem Tax Exemption program, the HRPB is required to make findings pursuant to three criteria and determine the following:

- 1) Whether the property for which the proposed exemption is requested satisfies section 196.1997(11)(a), Florida Statutes.

Analysis: The subject property is designated as a contributing historic resource in the Old Lucerne Historic District. **Meets Criterion.**

- 2) Whether the proposed improvements are consistent with the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (revised 1990), U.S. Department of the Interior, National Park Service, which are hereby incorporated by reference in this section, and the criteria specified in Chapter 1A-38, F.A.C.

Analysis: As outlined and discussed during the review of the Certificate of Appropriateness (COA) for the exterior alterations and the residential addition, the proposal is compatible with the historic character of the existing building and will not have an adverse effect on the historic integrity of the property. Of particular note are the Secretary of the Interior's Standards 9 and 10 *"New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features,*

size, scale and proportion, and massing to protect the integrity of the property and its environment; New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.” The proposed new addition retains the form of the existing structure and all of the existing historic character defining features and is entirely removable in the event of future alterations. The proposed alterations are therefore in keeping with the intent of both the Secretary of the Interior’s Standards and the Guidelines for Rehabilitating Historic Buildings. **Meets Criterion.**

- 3) For applications submitted under the provisions of section 196.1998, Florida Statutes, whether the improvements meeting the criteria Rule 1A-38.001(3) and (4), F.A.C.

Analysis: The building is not intended to be used for non-profit or governmental purposes. **Not applicable.**

Consistency with the Land Development Regulations – Historic Preservation

All new 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 has also submitted a Justification Statement, provided in this report in **Attachment D**.

Section 23.5-4(k)3.A – Additional guidelines for new construction and for additions; visual compatibility: *In approving or denying applications for certificates of appropriateness for new construction and additions, 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 proposed addition is in keeping with the height of the existing structure—while the addition is designed as a two-story addition, the overall height of the addition does not exceed the height of the existing one-story structure and therefore reads as a one-story addition. The proposed addition is overall very visually compatible with the existing structure’s height.

- (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: The relationship of the width and height of the proposed addition is visually compatible and in harmony with the existing structure on the property. While the proposed addition is substantially wider than the existing structure, the proposed addition is set back far enough and low enough in scale to read as visually appropriate in keeping with the existing contributing structure.

- (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 windows and doors on the new addition are compatible in proportion and design to the existing windows on the historic structure. The structure features single hung windows in a mixture of grid patterns (3/1, 4/1 and 5/1) depending on the width of the window, which echoes the design of the existing 3/1 single hung windows on the primary structure in design and proportion.

- (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 addition to the structure maintains a harmonious relationship of solids to voids in conjunction with the existing historic structure. The structure features no expanses of blank façade, and is articulated in massing in order to reduce the impact of the two large garage openings on the front entryway which are set behind the existing plane of the front façade.

- (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 addition adheres to setback requirements within the current zoning code and is spaced appropriately in relation to neighboring buildings.

- (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: As proposed, the entrance to the new addition located in the one-story connector is more visually impactful than is appropriate. The column detailing and transom with sidelites provides more visual impact than the plain, un-ornamented front door on the existing historic structure, and therefore a condition of approval has been recommended to reduce the visual impact of this entryway. At minimum, staff recommends removing the decorative surround, transom and sidelites on this entry feature in order to restore more visual prominence to the historic entryway.

- (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 submitted plans for the addition propose to use a siding in matching width and profile to the existing siding. This is a visually compatible material for a frame vernacular residence and is similarly visually compatible with other exterior finish materials within the Old Lucerne district and the City at-large.

- (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 plans for the addition propose a front gabled roof in a similar pitch and orientation to the roofline of the existing roofline, which provides a pleasing visual symmetry and avoids an overabundance of intersecting rooflines. While standing seam metal is not usually an appropriate roofing material on historic structures, available permit records suggest that the structure has featured this roof material for well over 50 years and therefore is an appropriate roofing material in this instance.

- (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 largely 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 new addition is in harmony with the existing principal structure and other nearby residential properties. While the massing and height of the proposed new addition is two stories rather than one, the applicant has designed the proposed addition so as to appear to be a one or one and a half story structure. The windows, doors, porches and balconies are all visually compatible with the massing of the structure and do not create an overabundance of fenestration of blank facades.

- (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 new addition maintains the low scale massing of the existing historic structure. While a second story is being added, it visually reads as a one-story addition. There are a mixture of one and two story structures in the surrounding vicinity and the proposed structure is visually related in directional character.

- (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 design successfully incorporates the Frame Vernacular style of the existing structure while differentiating the massing of the 2-story portion of the addition from the existing structure through the use of a one-story connector. The proposed materials, massing and architectural detailing of the proposed addition are drawn from the existing structure but do not create a false sense of history.

- (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 construction of the new addition; the mechanical systems for the existing historic structure will not be affected.

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

Analysis: Full review of all mechanical equipment shall be undertaken at time of permitting. A condition of approval has been added to address this criterion.

- (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 this project.

- (14) The site should consider 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 applicant has proposed a two-car garage in the addition to the primary structure as well as a parking court in front of the proposed garage. The proposed parking location is in keeping with the existing structure and provides the required parking under the City's Land Development Regulations.

Consistency with the Historic Preservation Design Guidelines

The City's Historic Preservation Design Guidelines provide standards and recommendations for new additions and new construction within historic districts. New structures on properties with existing historic structures should be differentiated from, yet compatible with, the historic structure. The Frame Vernacular style is covered as a primary style in the Lake Worth Beach Historic Preservation Design Guidelines, and that chapter is included in this report as **Attachment F**.

Analysis: The proposed new addition is designed with materials and detailing that are consistent with the Frame Vernacular architectural style and the existing historic structure, such as horizontal siding and single hung windows with a vertical muntins. The applicant has proposed architectural detailing for the new addition such as outlookers, trim, and copper gutters that are similarly in keeping with the existing architectural style. The plans propose to roof the addition with a matching front gable roof to the existing structure in height and pitch, roofed with standing seam metal to correspond to the existing roofing material.

The fenestration design includes single hung windows with vertical muntin patterns and full multi-lite French doors. The fenestration patterns are generally appropriate and in keeping with the existing window detailing, and the applicant has proposed to maintain and restore windows on the existing historic structure. Staff does have concern regarding the head heights of the fenestration on the second story north elevation, which are proposed to extend to the top of the second floor wall height. Staff recommends that the applicant lower the head height of these windows by a minimum of 6 inches; a condition of approval has been added to address this recommendation.

CONCLUSION AND CONDITIONS

The proposed new addition at 230 N Lakeside Drive is in keeping with the recommendations provided within the City's Historic Preservation Design Guidelines and is in keeping with the Frame Vernacular architectural style of the existing structure. Staff recommends approval with conditions for the request for a Certificate of Appropriateness for Ad Valorem Preconstruction Tax Exemption, one variance from Base Flood Elevation requirements of the Florida Building Code, and one waiver for lot coverage. The proposed new addition and requested variance and waiver would not preclude the continuation of the structure's contributing designation, and in fact allows the property owner to add usable square footage to the property while avoiding inappropriate alterations to the massing of the existing structure that would preclude its continued designation as a contributing structure.

Conditions of Approval:

1. The historic waiver to allow the new addition to exceed the allowable 30% lot coverage requirement 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.
2. The base flood elevation variance shall be recorded in the office of the Clerk of the Court in such a manner that it appears in the chain of title of the affected parcel of land, per LDR Section 23.7-7(g).
3. At permit, the applicants shall provide a copy of a written notice from the floodplain administrator (City Building Official) specifying the difference between the base flood elevation and the proposed elevation of the lowest floor, stating that the cost of federal flood insurance will be commensurate with the increased risk resulting from the reduced floor elevation, and stating that construction below the base flood elevation increases risks to life and property, per LDR Section 23.7-7(g).
4. The applicant shall work with staff to revise the proposed entryway between the existing structure and the proposed garage in order to lessen the visual impact of this entrance. At minimum, the surround and transom on this entryway shall be eliminated.

5. The proposed windows on the second story of the north elevation of the addition shall be lowered a minimum of 6 inches so the head heights of the windows do not align with the top of the wall.
6. The existing unpainted brick chimney shall not be painted.
7. All existing windows shall remain where indicated on the provided window schedule and shall be refinished rather than replaced.
8. All new windows shall be clear single hung windows with either 3/1, 4/1, or 5/1 lite patterns, as shown on the provided plans.
9. The side and rear doors shall be multi-lite French doors, the rear doors shall be 3 sets of paired multi-lite French doors with paired two lite transom windows above, as shown on the provided plans.
10. The doors on the front elevation shall be ¼ lite Craftsman style doors, as shown on the provided plans.
11. All glazing shall be 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.
12. All windows and/or doors shall be installed recessed in the jambs and shall not be installed flush with the exterior wall.
13. The proposed gravel parking material shall meet all requirements in the City's Land Development regulations. Appropriate stabilization shall be established to keep small stone like materials out of the ROW, alley, and storm water systems, and all semi-permeable driveway and parking surfaces shall be maintained to ensure permeable qualities and to prevent ponding of water.
14. Full review of all mechanical equipment shall be undertaken at time of permitting. All new mechanical equipment shall be set behind the primary façade of the structure.

BOARD POTENTIAL MOTION:

I MOVE TO **APPROVE** HRPB Project Number 25-00100152 with staff recommended conditions for a Certificate of Appropriateness for Ad Valorem Preconstruction Tax Exemption, one variance from base flood elevation requirements of the Florida Building Code and one waiver for lot coverage associated with the construction of a new ±2,621 square foot addition to the existing single-family residence at 230 N Lakeside Drive, 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 25-00100152 for a Certificate of Appropriateness for Ad Valorem Preconstruction Tax Exemption, one variance from base flood elevation requirements of the Florida Building Code and one waiver for lot coverage associated with the construction of a new ±2,621 square foot addition to the existing single-family residence at 230 N Lakeside Drive, 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 COA, Ad Valorem Preconstruction, variance and waiver. The Applicant may appeal the Board's decision to the City Commission.*

ATTACHMENTS

- A. Property Survey
- B. Photos
- C. Plan Set
- D. Applicant's Justification Statement
- E. FEMA Map
- F. Design Guidelines – Frame Vernacular