



MEMORANDUM DATE: June 3, 2020

AGENDA DATE: June 10, 2020

TO: Chair and Members of the Historic Resources Preservation Board

RE: **327 North Lakeside Drive**

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

TITLE: HRPB Project Number(s) 20-001000089; 20-01500001; 20-01600001; 20-01600002; and 20-01600003: Consideration of a Certificate of Appropriateness for the construction of a ± 109 square foot addition, a Variance from base flood elevation requirements of the Florida Building Code, and three Historic Waivers for the minimum required side setback, maximum building lot coverage, and floor area ratio limitations for the single-family residence at **327 N Lakeside Drive**; PCN 38-43-44-21-15-100-0100. The subject property is located in the Single-Family Residential Zoning District (SF-R) and is a contributing resource within the Old Lucerne Local Historic District.

OWNER: Anthony Marotta
327 N Lakeside Drive
Lake Worth Beach, FL 33460

PROPERTY DEVELOPMENT HISTORY

Per documentation within the City's property files, the structure at 327 N Lakeside Drive was constructed as a single-family residence in 1912. A property appraiser's card from 1943 indicates that the structure was designed with a concrete foundation, wood and stucco exterior walls, a gable roof, and wood windows and doors. A rear accessory structure was also captured in the 1943 assessment of the property, which featured wood and stucco exterior walls and a gable and a shed roof.

In 1946, R. O. M. Richardson, the property owner, applied for a City of Lake Worth building permit to raise the roof of the residence by creating a broad projecting second-story dormer that spanned the depth of the house. The 1946 section and plan drawings indicate that the new second story accommodated four new bedrooms, an open stair hall, and a small bathroom. In 1947, permit records and plan and elevation drawings indicate that a two-vehicle frame garage was added to the existing rear accessory structure. These property file records have been included in this report as **Attachment A**. In 2015, an inground pool was erected between the residence and the rear accessory building. Other alterations to the property overtime include partial window and door replacement, multiple roof replacements, and various site improvements. Photos of the existing property are included as **Attachment B**. Overall, the structure retains a moderate degree of historic integrity of location, setting, materials, and design.

PROJECT DESCRIPTION

The property owner, Anthony Marotta, is requesting approval for a new ± 109 square foot two-story addition to the south side of the existing residence. The subject property is a 50' x 135' (6,750 square foot) platted lot of record located on the west side of North Lakeside Drive, between 3rd and 4th Avenue North, in Lake Worth Beach. The property is located in the Single-Family Residential (SF-R) Zoning District and retains a Future Land Use (FLU) designation of Single Family Residential (SFR). If approved, the application would allow the construction of the ± 109 square foot addition to the residence.

The application will require the following approvals:

- 1. **Variance from Base Flood Elevation (VAR)** from the Florida Building Code
- 2. **Certificate of Appropriateness (COA)** for the new residential addition and exterior alterations
- 3. **Historic Waiver (HW)** from minimum required side setback
- 4. **Historic Waiver (HW)** from maximum building lot coverage
- 5. **Historic Waiver (HW)** from maximum floor area ratio

STAFF RECOMMENDATION

Staff recommends approval with conditions, listed on pages 13 and 14, for the Certificate of Appropriateness and for the Variance from Base Flood Elevation requirements within the Florida Building Code. Staff recommends that the Board review the historic waiver criteria, Staff analysis, and Applicant responses to determine if the criterion for relief for each waiver has been sufficiently met.

PROPERTY DESCRIPTION

Owner	Anthony Marotta
General Location	West side of North Lakeside Drive between 3 rd and 4 th Avenue North
PCN	38-43-44-21-15-100-0100
Zoning	Single-Family Residential (SF-R)
Existing Land Use	Single Family Residence
Future Land Use Designation	Single Family Residential (SFR)



SITE ANALYSIS

Surrounding Properties

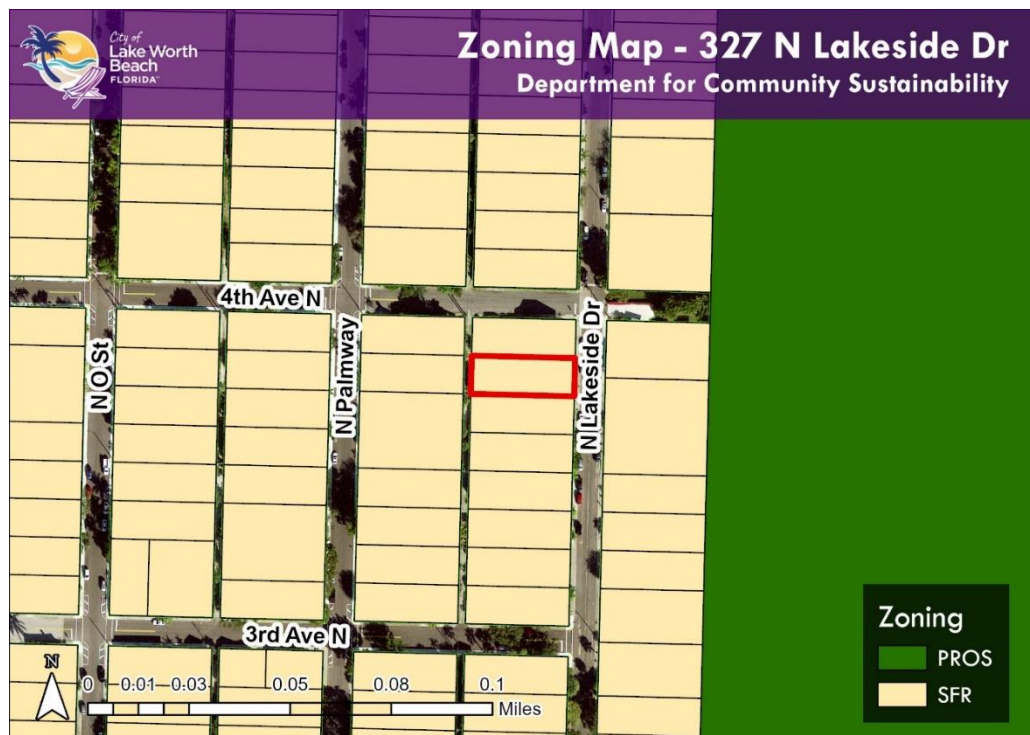
The site is surrounded by similar structures with similar Zoning and FLU designations, and thus, are found to be compatible with the existing and proposed residential use on the subject site. The following summarizes the nature of the surrounding properties adjacent to the subject site:

NORTH: Immediately north of the subject site is 329 North Lakeside Drive, a single-family residence. This area contains a FLU designation of SFR and a Zoning designation of SF-R. The structure at 329 N Lakeside Drive is also a contributing resource to the Old Lucerne Local Historic District.

SOUTH: Immediately south of the subject site is 321 North Lakeside Drive, a single-family residence. This area contains a FLU designation of SFR and a Zoning designation of SF-R. The structure at 321 N Lakeside Drive is also a contributing resource to the Old Lucerne Local Historic District.

EAST: East of the subject site across North Lakeside Drive is 328 North Lakeside Drive, a single-family residence. This area contains a FLU designation of SFR and a Zoning designation of SF-R. The structure at 328 N Lakeside Drive is a non-contributing resource within the Old Lucerne Local Historic District.

WEST: West of the subject site across the rear alley is 326 North Palmway, a single-family residence. This area contains a FLU designation of SFR and a Zoning designation of SF-R. The structure at 326 N Palmway is also a contributing resource to the Old Lucerne Local Historic District.



LAND DEVELOPMENT CODE REQUIREMENTS

Land Development Code Requirements		
Code References	23.3-7 (SF-R); Florida Building Code	
	Required	Proposed
Lot Area	5,000 square feet	6,750 square feet
Lot Width	50'-0"	50'-0"
Building Height	30'-0" (2 stories)	27.66' (2 stories)
Setback - Front	20'-0"	20'-0"
Setback - Side	North: 5'-0" (10% of lot width) South: 5'-0" (10% of lot width)	North: 9.5' South: 4.5'
Setback - Rear	13'-6" (10% of lot depth)	71'-0"
Impermeable Surface Total ⁽¹⁾	55.0% total	50.7%
Maximum Building Coverage⁽¹⁾	35.0% maximum	36.1%
Floor Area Ratio⁽¹⁾	0.50 maximum	0.53
Base Flood Elevation	9'-0" NAVD (Zone AE) (BFE 8'-0" + 12" Freeboard)	7.7' NAVD

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

The Applicant is requesting approval for the construction of a new ± 109 square foot two-story addition to the south façade of the existing residence. The proposed architectural plans for this addition are located in this report as **Attachment C**. As evident in the site data table featured above, the proposal is in conflict with the south side setback limitation, maximum building coverage limitation, and floor area ratio limitation set within Section 23.3-7 of the Lake Worth Beach Land Development Regulations. The Applicant has requested relief from these code limitations by applying for three individual Historic Waivers. The Historic Waiver request is discussed in the Historic Preservation Analysis.

The proposal does not comply with the Base Flood Elevation requirements 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 discussed in the analysis below.

Variance from Base Flood Elevation from 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 a residential addition that will match the finish floor elevation of the existing historic structure (7.7' NGVD). 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. The Florida Building Code also requires finished floors to be constructed an additional 12" above the base flood elevation. Therefore, the required elevation for the addition is 9'-0" NAVD, which 15.6" above the existing 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 addition 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 property located at 327 N Lakeside Drive is eligible for the exception to the flood resistant construction requirements of the Florida Building Code. It is Staff's analysis that the proposed addition will not preclude the continuation of the structure's contributing designation, as the addition's massing, height, design, fenestration, and use of building materials is compatible with the existing historic resource. For a more in-depth 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 their own specific variance criteria. Provided below are the variance criteria and Staff's responses. The Applicant has also provided responses to this criterion, provided in this report as **Attachment D**.

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 addition an additional 1.5' would elevate the new secondary porch floor and side entry door locations. These features are in visual proximity to the front porch and entryway. This height discrepancy could give unwanted visual prominence to the addition and result in a visually unbalanced facade.

- 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 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.

- 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 addition to maintain the same finish floor elevation and exterior appearance as the existing structure. The proposed design allows the property to retain its contributing designation as it is generally in compliance 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.

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 construct a ± 109 square foot two-story addition to the south façade of the structure. The application also includes replacement of the existing non-original front door.

- 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 addition will have a primary visual effect to the side (south) and front (east) elevations of the existing contributing resource. The addition will have an indirect 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 addition utilizes common window sizes and building materials that are compatible with the existing structure. The massing, design, and arrangement of the addition are secondary and subordinate to the primary massing of the existing historic residence.

- 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 addition's 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 addition is generally in compliance with the City of Lake Worth Beach Design Guidelines. The design is set back from the front façade, utilizes appropriate massing and materials, and is visually secondary and subordinate to the historic resource.

- 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 not seeking to remove significant character-defining features or alter the architectural styling of the structure. The addition is 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 proposed use of the structure as a single-family residence will not change. The Applicant is proposing to add a two-story addition to the south façade to accommodate two new bathrooms for better utilization of the property.

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

Staff Analysis: The immediate location where the addition connects to the existing structure will result in the loss of two window openings and one door opening. The Applicant is also proposing to replace the existing front door, which is not original to the property.

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

Staff Analysis: It is Staff's analysis that the massing, design, and material choices for the addition are visually compatible with the neighboring properties as viewed from North Lakeside Drive.

- 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 proposed window and door sizes for the new addition are appropriately sized. The Applicant is also requesting to replace the existing non-original front door with a new door of the same size.

- (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 Applicant's proposed windows are compatible with the scale of the addition and the existing historic resource. Staff has added conditions of approval for the windows to further ensure visual compatibility. Staff has remaining concerns regarding the decorative leaded glass replacement front door and the side entry door for the addition. Staff's recommendations for compatible entry doors for this style of structure is located in the Historic Preservation Design Guidelines Analysis below.

- (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: A door that is in keeping with the architectural style of the structure would be unlikely to cost 25% more than the Applicant's proposed doors. Staff defers to Applicant.

Historic Preservation Design Guidelines Analysis

The City's Historic Preservation Design Guidelines lists specific recommendations for granting Certificates of Appropriateness for additions to historic buildings. Generally, new additions should be constructed so that existing character-defining features are not removed or destroyed. Additions should also have scale and massing that is subordinate or proportionate to the existing historic structure, and they should be

located to the rear or on an inconspicuous side of the building. It is not recommended to construct additions that drastically alter the historic appearance of a building or additions that overshadow or surpass the building in massing, scale, or location. A section on general considerations for additions to historic structures in the LWB Historic Preservation Design Guidelines is included in this report as **Attachment E**.

Staff Analysis: The proposed addition is set back 15'-9" from the front façade of the existing structure and measures 5'-5" wide. The increased front setback and relatively narrow width results in an addition that is secondary and subordinate to the historic resource when viewed from N Lakeside Drive. The addition is appropriately located to the side of the structure, and its construction will not result in the loss of significant character-defining features. The addition is designed with an appropriate fenestration pattern which utilizes doors and windows at regular intervals, generally avoiding great expanses of blank façade. The addition also features a small covered side entry porch, which are relatively common amongst similarly designed structures in the surrounding district.

Materially, the addition utilizes stucco exterior walls and a simulated barrel concrete roof tiles to match the design features of the existing historic structure. Staff does have remaining concerns regarding the proposed door for the addition and the proposed replacement front door. The Applicant has selected fiberglass raised panel doors with decorative leaded glass inserts. Due to the existing building materials, documentation within the City's property file, and similarly styled structures within the districts that retain their original entry doors, Staff recommends that the Applicant utilize a style of entry door found in the Frame Vernacular or Bungalow sections of the City's Historic Preservation Design Guidelines. These doors include 10 or 15-light French doors, a four or six-light door with recessed bottom panels, or craftsman style "Bungalow" doors with varying light sizes and panel configurations. The proposed doors use highly ornate leaded glass inserts that were not utilized on simple residential structures in the South Florida when this building was erected, or when the building received substantial alterations in the 1940s. The Applicants proposed doors are included in this report as **Attachment F**. Segments on replacement doors for the Frame Vernacular and Bungalow architectural styles from the City's Historic Preservation Design Guidelines are included as **Attachment G**.

Historic Waivers from Sec. 23.3-7(SF-R); Side Setback, Building Lot Coverage, and Floor Area Ratio

As illustrated in the Land Development Code Requirements analysis, the proposed addition will increase the property's building lot coverage and floor area ratio over the allowable Code limitations. The placement of the addition will also encroach into the south side setback. See table below for Code allowances, proposed overages and encroachments, and waiver amounts.

Land Development Code Requirements			
Code References	23.3-7 (SF-R)		
	Required	Proposed	Waiver Relief Requested
Setback - Side	South: 5'-0" (10% of lot width)	South: 4'-6"	0'-6" encroachment
Maximum Building Coverage ⁽¹⁾	35.0% maximum	36.1%	1.1% overage

Floor Area Ratio⁽¹⁾	0.50 maximum	0.53	0.03 overage
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(1)- Medium lot (lots 5,000 square feet to 7,499 square feet)

Per 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 each historic waiver request; side setback, building lot coverage, and floor area ratio. Due to the buildings 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 statements are included in this report 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:

- Side Setback: Due to the historic nature of the parcel’s development overtime, there is currently a rear accessory structure that directly abuts the south property line. The proposed addition would encroach six inches (6”) into the current side setback, but would not exceed the existing setback of the rear structure. Inconsistencies with current setback requirements are common in the surrounding historic district.
- Building Coverage: The parcel was primarily developed between 1912 to 1947, prior to lot coverage limitations. Parcels with historic structures that exceed current building coverage limitations are common in the surrounding historic district.
- Floor Area Ratio: Staff contends that while FAR overages do exist, they are relatively uncommon for most areas within the City’s historic districts. The general character and appearance of the Old Lucerne Historic District is primarily that of small single-story residential structures that are below today’s allowable FAR. With that considered, there are

at least seven (7) other large two-story single-family residential structures on the 300 block of N Lakeside Drive which have higher than average FARs.

- (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:

- Side Setback: The proposed six-inch (6") encroachment into the side setback would likely not result in a substantial aural or visual impact on adjacent properties.
- Building Coverage: The proposed 1.1% overage on building coverage would likely not have a substantial aural or visual impact on adjacent properties.
- Floor Area Ratio: The proposed .03 overage on FAR would likely not have a substantial aural or visual impact on adjacent properties.

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

Staff Analysis:

- Side Setback: A six-inch (6") encroachment into the side setback would likely not be detrimental to public health, safety, or welfare.
- Building Coverage: A 1.1% overage on building coverage would likely not be detrimental to public health, safety, or welfare.
- Floor Area Ratio: A .03 overage on FAR would likely 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:

- Side Setback: The Applicant contends in the Justification Statement that the property is functionally obsolete due to the limited number of bathrooms. The Applicant could propose an addition that is not located within the setback or rearrange existing square footage to accommodate new bath facilities, but the proposed design of the addition is architecturally compatible and preserves the building's historical attributes.
- Building Coverage: The Applicant would likely need a waiver from building coverage limitations for any new additions to the property as the parcel has been extensively developed.
- Floor Area Ratio: The Applicant would likely need a waiver from floor area ratio limitations for any new additions to the property as the parcel has been extensively developed.

PUBLIC COMMENT

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

CONCLUSION

The proposed addition is designed in a historically compatible manner which generally compliments the existing structure and adheres to the recommendations provided within the City's Historic Preservation

Design Guidelines as conditioned. Staff recommends approval with conditions for the request for a Certificate of Appropriateness for the addition and exterior alterations to the contributing resource.

Staff also recommends approval with conditions for the Variance from Base Flood Elevation requirements from the Florida Building Code. As a contributing resource to the Old Lucerne Local Historic District, the structure meets the eligibility requirements for the variance application. It is Staff's analysis that the design of the addition, utilizing the variance, would not preclude the continuation of the structure's contributing designation.

As a contributing resource to the Old Lucerne Local Historic District, the structure also meets the eligibility requirements for Historic Waivers for side setbacks, building coverage, and floor area ratio. Staff recommends that the Board review the waiver criteria, Staff analysis, and Applicant responses to determine if the criterion for relief have been sufficiently met.

Conditions of Approval:

Certificate of Appropriateness

COA#20-0010089

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 of the addition to the same depth as they are on the existing historic structure and shall utilize a historically compatible sill detail.
3. The windows shall have a 3/1 divided light pattern utilizing exterior raised applied triangular muntins. Exterior flat muntins or "grills between the glass" shall not be used.
4. The window glass shall be clear or may utilize a clear Low-E application. Tinted, grey, mirrored, or colored glass shall not be used.
5. The stucco application shall match the existing stucco in texture, coarseness, and application. The Applicant shall be responsible for contacting Historic Preservation staff to review a sample stucco application prior to stuccoing the addition.
6. The doors may utilize clear glass, frosted glass, obscure glass, or glass with a clear Low-E coating. Tinted, highly reflective, grey, colored, etched, or leaded glass shall not be used, subject to staff review at permitting. Staff recommends doors compatible with the Frame Vernacular or Bungalow sections provided in the Lake Worth Beach Historic Preservation Design Guidelines.
7. The porch column shall measure a minimum 6"x6" and shall utilize a simple base and capital detail. The column shall be made of wood or shall utilize a wood-look material, subject to Staff review at permitting.
8. The roof tiles shall be white to match the existing tiles and the installation shall blend seamlessly with the existing roof.
9. The addition's overhang, soffit, and fascia shall match the existing structure in design, dimension, and arrangement.

Variance from Florida Building Code (Base Flood Elevation)

HRPB#20-01500001

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 (Side Setback)

HRPB#20-01600001

1. The Historic Waiver to allow for a six-inch (6") encroachment into the south side 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.

Historic Waiver (Building Coverage)

HRPB#20-01600002

1. The Historic Waiver to allow for a 36.1% maximum Building Coverage for this property 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.

Historic Waiver (Floor Area Ratio)

HRPB#20-01600003

1. The Historic Waiver to allow for a .53 Floor Area Ratio for this property 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) 20-001000089; 20-01500001; 20-01600001; 20-01600002; and 20-01600003, with staff recommended conditions for a Certificate of Appropriateness for a ± 109 square foot addition, a Variance from base flood elevation requirements of the Florida Building Code, and three Historic Waivers for the minimum required side setback, maximum building lot coverage, and floor area ratio limitations for the property located at **327 North 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 **DENY** HRPB Project Number(s) 20-001000089; 20-01500001; 20-01600001; 20-01600002; and 20-01600003, with staff recommended conditions for a Certificate of Appropriateness for a ± 109 square foot addition, a Variance from base flood elevation requirements of the Florida Building Code, and three Historic Waivers for the minimum required side setback, maximum building lot coverage, and floor area

ratio limitations for the property located at **327 North Lakeside Drive**, 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. Applicant's Variance Justification Statement
- E. LWB HP Design Guidelines Section – Additions to Historic Buildings
- F. Applicant's Proposed Doors
- G. LWB HP Design Guidelines Section(s) – Frame Vernacular & Bungalow Doors
- H. Applicant's Historic Waiver Justification Statement