

HISTORIC RESOURCES PRESERVATION BOARD REPORT

HRPB Project Number 26-00100035: Consideration of a Certificate of Appropriateness request for one historic waiver for a swimming pool in the front yard for the property located at 109 South L Street. The subject property is located within the Medium Density Multi-Family Residential (MF-30) zoning district and has a future land use designation of High Density Residential (HDR). The property is a contributing resource in the Southeast Lucerne Historic District.

Meeting Date: March 11, 2026

Property Owner/Applicant: Peter Sowisdral

Address: 109 South L Street

PCN: 38-43-44-21-15-047-0210

Lot Size: 0.0775 acre / 3,375 sf

General Location: West side of South L Street south of 1st Avenue South

Existing Land Use: Single Family Residential

Current Future Land Use Designation: High Density Residential (HDR)

Zoning District: Medium Density Multi-Family Residential (MF-30)

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 page 4, for the historic waiver for the location of a pool within the front yard.

PROJECT DESCRIPTION

The property owner, Peter Sowisdral, is requesting one historic waiver for a swimming pool within the front yard for the property located at 109 South L Street. The owner intends to construct an addition to the existing 640 square foot single family dwelling at a future date. The construction of the addition is subject to the issuance of a Certificate of Appropriateness pursuant to staff approval at an administrative level.

The subject property is a 3,375 square foot rectangular lot in the MF-30 zoning district which requires a minimum lot size of 5,000 square feet, a minimum lot width of 50 feet, and a minimum of 800 square feet of living area. The existing lot is only 25 feet wide as originally platted, and the existing living area is 640 square feet, rendering the site legally nonconforming with respect to all three requirements.

The swimming pool, as proposed, does not comply with the City of Lake Worth Beach Land Development Regulations (LDRs) which require pools in the MF-30 zoning district to be located within the side or rear yard, and be subject to the minimum required setbacks for accessory structures. While setbacks are not shown on the proposed site plan, the LDRs would require the pool to be developed with a minimum front setback of 20 feet, and a minimum side setback of 3 feet (a corresponding condition for approval is included in staff's recommendation). Given the narrow lot width of 25 feet, it is not possible to construct a pool within a side yard. The City of Lake Worth Beach Historic Design Guidelines further recommends additions be constructed to the side or rear of the existing structure, limiting the placement of a pool within the rear yard due to the small size of the lot. The waiver, if approved, would allow the pool to be located in the front yard with a minimum front setback of 20 feet and a minimum side setback of 3 feet, while allowing the future addition to conform to the recommendations of the Design Guidelines.

PUBLIC COMMENT

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

PROPERTY DEVELOPMENT HISTORY

The single-family house was constructed c. 1925 in the Frame Vernacular architectural style.

Staff met with the applicant on Thursday September 18th, 2025, and January 8th 2026, to discuss a proposed addition as well as zoning issues regarding the potential swimming pool location. Based on staff recommendations, the applicant prepared documentation for the required historic waiver applications.

A survey of the property is included as **Attachment A** and current photos of the property are included as **Attachment B**.

ANALYSIS

Consistency with the Land Development Regulations – Zoning

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
Minimum Front Setback (LDR Section 23.3-11(c)(3)(A))	Minimum front setback is 20 feet.	Proposed swimming pool setback of 20 feet.
Minimum Side Setback (LDR Section 23.3-11(c)(3)(B)(5))	Minimum side setback is 3 feet.	Proposed swimming pool minimum setback of 3 feet from both side lot lines.
Location of Accessory Buildings, pool, etc. (LDR Section 23.3-11(c)(9))	Pools are only permitted between the main building and the public street on a double front or corner lot.	Installation of pool between the front of the principal structure and North L Street.
Accessory Structure Location (LDR Section 23.1-12)	Accessory structures must maintain the same setback or greater from public streets as the principal structure and may not be constructed between any principal structure and a public street right-of-way.	Installation of pool between the front of the principal structure and North L Street.

Due to the building's contributing status to the Southeast Lucerne Historic District, the application is eligible for relief from the aforementioned land development requirement, should the Board determine that the waiver criteria are sufficiently met. The applicant has provided a Justification Statement for the requested waiver, included in **Attachment C**.

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

Analysis: While the existing front setback of the principal structure is 58 feet, the Historic Preservation Design Guidelines recommend that additions be constructed to the side or rear of the existing structure, limiting the placement of a pool within the rear yard due to the small size of the lot. Although swimming pools in the front yard are not common within the City's historic districts, the applicant has proposed landscaping to screen the pool from view, and it will be located outside of the required front yard setback, protecting the required twenty foot front yard open space which must be landscaped with a minimum of 75% living plant material. **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: Typically, the most appropriate location for a new pool is the rear and/or side yard of the property; however, installation in the rear yard at 109 South L Street would preclude the construction of an addition to a dwelling that does not meet the minimum size of a dwelling in the MF-30 zoning district. Additionally, the Historic Preservation Design Guidelines recommend that additions be constructed to the side or rear of the existing structure to maintain the integrity and form of the original historic structure. The granting of the waiver will support this guideline while also maintaining the required open space within the front yard. **Meets Criterion.**

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

Analysis: Installing the swimming pool in the front yard will not be detrimental to public health, safety, or welfare. The pool and mechanical equipment will be installed outside the required setbacks and will comply with the City's noise and building code regulations. **Meets Criterion.**

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

Analysis: Although a swimming pool is not required for reasonable use of a single-family residence, a swimming pool is a reasonable expectation for a single-family home in South Florida due to the context and climate. Because of the historic development of the parcel with a deeper front yard than required, the front yard is the only available area for a pool that will permit an addition to the existing legally nonconforming dwelling. Furthermore, the proposed swimming pool will conform to all required setbacks for accessory structures **Meets Criterion.**

CONCLUSION AND CONDITIONS

The proposed swimming pool in the front yard at 109 South L Street will permit the expansion of the existing small, 640 square foot dwelling and allow the site to be improved in a manner consistent with the expectations for residences within the context of South Florida climate. Staff recommends approval of the historic waivers as the contributing structure meets the eligibility requirements for these requests and the proposed swimming pool would not preclude the continuation of the structure's contributing designation.

Conditions of Approval:

1. The historic waiver to allow the proposed swimming pool with a front setback of 20 feet and side setback of 3 feet at 109 South L Street 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 waivers are only granted for the construction of the proposed swimming pool in the front yard and any approval granted does not imply approval for any other portions of a future building addition to be approved after full review by staff as an administrative Certificate of Appropriateness.
3. Pool equipment shall not exceed 65 decibels as measured from property line and shall be adequately screened from view.
4. Pool equipment shall be located behind the front building line and shall be reviewed for compliance with Sec. 23.4-16 at time of building permitting.

BOARD POTENTIAL MOTION:

I MOVE TO **APPROVE** HRPB Project Number 26-00100035 with staff recommended conditions for one historic waiver to allow the proposed swimming pool to be located in the front yard for property located at 109 South L Street, based upon the competent substantial evidence in the staff report and pursuant to the City of Lake Worth Beach Land Development Regulations and Historic Preservation requirements.

I MOVE TO **DISAPPROVE** HRPB Project Number 26-00100035 for a Certificate of Appropriateness for one historic waiver to allow the proposed swimming pool to be located in the front yard for property located at 109 South L Street, because [Board member please state reasons].

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

ATTACHMENTS

- A. Property Survey
- B. Proposed Site and Landscape Plan
- C. Photos
- D. Justification Statement