



MEMORANDUM DATE: June 2, 2021

AGENDA DATE: June 9, 2021

TO: Chair and Members of the Historic Resources Preservation Board

RE: **726 South Palmway**

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

TITLE: **HRPB Project Number 21-00100157:** Consideration of a Certificate of Appropriateness (COA) for the installation of a new circular asphalt driveway off of South Lakeside Drive for the property located at **726 South Palmway**; PCN #38-43-44-27-01-014-0020. The subject property is a non-contributing resource within the South Palm Park Local Historic District and is located in the Single-Family Residential (SF-R) zoning district.

OWNER: Sandra Clayton
726 South Palmway
Lake Worth Beach, FL 33460

PROPERTY DEVELOPMENT HISTORY:

The structure located at 726 South Palmway was designed by prominent local architect Arthur L. Weeks and constructed ca. 1952. The original architectural drawings are included as **Attachment A**. The original site plan is on Sheet 1 on the right margin of the page. Current photos of the property are included as **Attachment B**. City permit records indicate the site has had alterations over time, including the addition of patios and sidewalks and the installation of new fencing. In addition to the existing front driveway, a survey from the 1994, included in this report as **Attachment C**, illustrates that the parcel once had a circular driveway off of South Lakeside Drive, which has since has fallen into substantial disrepair over time and appears no longer functional. The curb cuts for that driveway are still intact.

PROJECT DESCRIPTION:

The property owner, Sandra Clayton, is requesting a COA for the installation of a new circular asphalt driveway off of South Lakeside Drive for the property located at 726 South Palmway. The proposed plans for the driveway are included in this report as **Attachment D**. The subject property has primary frontage on South Palmway to the west and rear frontage on South Lakeside Drive to the east, and is located between 7th Avenue South and 8th Avenue South. The parcel is located within the Single-Family Residential (SF-R) zoning district and has a Future Land Use (FLU) designation of Single-Family Residential (SFR).

If approved, the subject application would allow for a new circular driveway off of South Lakeside Drive. The Certificate of Appropriateness application and supporting documentation is included in this report as **Attachment E**.

The application will require the following approval:

1. **COA** for the installation of a new circular asphalt driveway off of South Lakeside Drive

BACKGROUND:

On February 23, 2021, Historic Preservation staff received building permit application #21-667 for the installation of a new circular asphalt driveway off of South Lakeside Drive for the property located at 726 South Palmway. The application was failed by staff on March 11, 2021, as the permit application did not include a COA application, a lot coverage information sheet, and because the driveway configuration is not an approvable option per the Design Guidelines due to the width and configuration. Staff began correspondence with the project contractors, Trinity Asphalt Paving Inc., who confirmed that the driveway as proposed was the property owner’s only desired configuration. A Justification Statement explaining the driveway’s configuration is located in **Attachment E**.

STAFF RECOMMENDATION:

Circular asphalt driveways are not consistent with the City’s Historic Preservation Design Guidelines as large areas of pavement have a negative visual impact on surrounding streetscapes. The HRPB, as tasked in LDR Sec. 23.2-7(c)(7), shall review the application and supporting exhibits to determine if a Certificate of Appropriateness for the driveway installation may be granted. However, as the proposed improvement would allow for the reconstruction of a previously approved circular driveway that appears to be functionally obsolete, staff has added conditions of approval related to landscape screening to further the compatibility of the request.

PROPERTY DESCRIPTION:

Owner	Patrick and Sandra Clayton
General Location	Double frontage lot on South Palmway and South Lakeside Drive, between 7 th Avenue South and 8 th Avenue South
PCN	38-43-44-27-01-014-0020
Zoning	Single-Family Residential (SF-R)
Existing Land Use	Single Family Residence
Future Land Use Designation	Single Family Residential (SFR)



Consistency with the Comprehensive Plan

The subject property is located in the Single-Family Residential Future Land Use (FLU) designation. Although driveways are not specifically addressed in the Comprehensive Plan, the intent of Single-Family Residential land use category (Policy 1.1.1.2) is intended primarily to permit the development of single-family structures at a maximum of 7 dwelling units per acre. The proposed driveway is adding off-street parking in excess of the minimum parking required for a single-family residence.

LAND DEVELOPMENT CODE REQUIREMENTS

Land Development Code Requirements		
Code References	23.3-7 (S-FR)	
	Required	Existing/Proposed
Lot Area (min.)	5,000 square feet	7,500 square feet
Lot Width (min.)	50'-0"	50'-0"
Lot Depth		150'-0"
Setback (Improved Surfaces)	Minimum of 1'-0" from property line	Proposed: 5'-0"
Impermeable Surface (max.) ⁽¹⁾	50% (3,750 square feet)	Existing: 40% (3,014 sq. ft.) Proposed: 48% (3,629 sq. ft.)
Required Parking	2 off-street spaces	Existing: 2 off-street Proposed: 4 off-street

(1)- Large Lot (lots over 7,500 square feet)

As outlined in the site data table, the proposed circular driveway complies with all impermeable surface requirements and improved surface setback requirements. The parcel is required to maintain two (2) off-street parking spaces and is currently compliant due to the existing driveway off of South Palmway.

HISTORIC PRESERVATION ANALYSIS:

Historic Preservation Design Guidelines

The City's Historic Preservation Design Guidelines section on Landscape and Site Features, Chapter VII: Special Considerations, places importance on the historic compatibility of driveways. Page 215 of the Design Guidelines are included in this report as **Attachment F**. Per the Design Guidelines;

*“Driveways and walkways can also enhance, or detract from, the character of a historic property and street. The subtle and elegant treatment of each can make a big difference. Historically, narrow concrete or paver walkways provided an important connection between the street, sidewalk, and front door of a house; they connected the public and private realm. Traditional one-car wide ribbon driveways (two strips of poured concrete to accommodate car tires), are the most common type of historic driveway and result in more permeable areas for water to percolate into the soil. **Driveways should be located to the side of the house, unless leading directly to a carport or garage. It is rarely appropriate for a driveway to terminate at the front façade of the house. Typically, driveways more than one car wide and/or circular driveways are inappropriate in historic districts as they pave significant areas of the front yard, they are historically inaccurate, and they give unwanted prominence to the automobile. For this reason, it is most common in Lake Worth Beach to locate parking in the rear of the property, with access from the alley.**”*

The proposed circular driveway's design is in direct conflict with the Design Guidelines provisions for appropriate driveway types. Although the conditions generally address driveway placement in the front yard, the property at 726 South Palmway has dual frontage, with the parcel's rear yard fronting South Lakeside Drive. There are currently no properties on the west side of the 700 block of South Palmway that have compact rear circular driveways. However, the property located at 714 South Lakeside Drive, located on the east side of South Lakeside and built in 1980, was designed with a deep circular driveway. The majority of properties on the west side of the South Lakeside feature either open lawns, fencing with landscape screens, or extensive landscaping for privacy. Staff has remaining concerns that allowing expansive parking pads and circular driveways in these dual frontage rear yards could alter the character of the streetscape. However, the proposed improvement would allow for the reconstruction of a previously existing driveway in a similar configuration.

Certificate of Appropriateness

For noncontributing structures in historic districts, alterations that are visible from a public street require a COA to ensure that the proposed design and materials are compatible with the district as a whole and to maintain an overall integrity of architectural style for the building. 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)(2) *Additional guidelines for alterations and additions. Noncontributing structures:*

A. Is this a change to the primary façade?

Staff Analysis: No. The primary façade of the structure fronts South Palmway, although the proposed driveway directly abuts South Lakeside Drive.

B. Is the change visually compatible and in harmony with its neighboring properties as viewed from a public street?

Staff Analysis: Without adequate landscaping or screening, the proposed circular driveway is not visually compatible or in harmony with neighboring properties with rear yards fronting South Lakeside Drive.

PUBLIC COMMENT:

Staff has not received public comment for this item.

CONCLUSION:

The request to install a new/reconstructed circular asphalt driveway is not consistent with the Historic Preservation Design Guidelines and could have an adverse effect on the surrounding streetscape. The HRPB, as tasked in LDR Sec. 23.2-7(c)(7), shall review the application and supporting exhibits to determine if a Certificate of Appropriateness for the driveway installation may be granted. Should the Board approve the application, staff has added the following conditions of approval related to landscaping to further the compatibility of the request.

Conditions of Approval

1. The driveway shall be screened along the north and south property lines and in the half circle between the driveway and South Lakeside Drive with hedging or a mix of landscape materials that are a minimum of 30" in height within one (1) year. Landscape screening recommendations include drought tolerant Florida native plantings such as Silver Buttonwood or Cocoplum. The landscape screening shall be installed by time of final inspection at a minimum of twenty-four (24) inches in height and shall be maintained in perpetuity.

POTENTIAL MOTION:

I MOVE TO **APPROVE** HRPB Project Number 21-00100157, with staff recommended conditions, for a COA for a new circular asphalt driveway off of South Lakeside Drive for the property located at **726 South Palmway**, based upon the competent substantial evidence in the staff report and pursuant to the City of Lake Worth Beach Land Development Regulations and Historic Preservation requirements.

I MOVE TO **DENY** HRPB Project Number 21-00100157 for a COA for a new circular asphalt driveway for the property located at **726 South Palmway**, because the applicant has not established by competent substantial evidence that the application is compliant with the City of Lake Worth Beach Land Development Regulation and Historic Preservation requirements.

ATTACHMENTS:

- A. Property File Documentation
- B. Current Photos
- C. 1994 Property Survey

- D. Proposed Site Plan
- E. COA Application and Justification Statement
- F. LWBHPDG pg. 215