

HRPB #20-00100006 Transmittal Letter and Development Order

AGENDA DATE: June 30, 2020

DEPARTMENT: Community Sustainability

TITLE:

HRPB#20-00100081: An Appeal of the Historic Resources Preservation Board's decision to approve the construction of a new single-family structure at 403 South M Street



March 12, 2020

Daniel Walesky
Royal Building Group, LLC
9100 Belvedere Rd., Suite 105
Royal Palm Beach, FL 33411

RE: HRPB Project Number 20-00100006: Consideration of a Certificate of Appropriateness (COA) for the construction of a new +/- 2,361 square foot single-family residence at **403 South M Street.**

Dear Mr. Walesky,

Enclosed is the City of Lake Worth Beach Development Order for the above referenced project, granted on Wednesday, February 12, 2020, by the Historic Resources Preservation Board. Please be advised that a building permit must be secured prior to the expiration of the Development Order. If an extension is necessary, it must be requested in writing to the Development Review Official (DRO) prior to the one-year expiration. Please note, a one-time extension is only granted for permit holders that demonstrate that delays have been unavoidable and that work will be completed in a timely manner.

To continue this project through the development process, please revise relevant pages of your permit drawings to incorporate all applicable conditions of approval. The fully revised permit drawings should be submitted as part of your permit plan package to the Building Division. The person managing your permit applications should be made aware of any additional documents and third party letters listed in the conditions of approval that need to be submitted with your permit package.

The Building Division is committed to speedy and efficient completion of the building permit process for your project. However, please note that failure to meet all applicable development order conditions in the submitted rectified plan set may produce unnecessary delays in permit issuance.

Important: *If you plan to introduce any changes to your approval, over and above those required by the conditions of approval, please contact our staff before submitting a permit package to the Building Division. All modifications to the approval must be evaluated by our staff and processed accordingly. Also a copy of this approval letter and attached Conditions of Approval must be presented at time of permit application.*

Should you have any additional questions, please feel free to contact our office at (561)-586-1687 or Jordan Hodges, Senior Preservation Coordinator, at (561) 586-1703.

Sincerely,

Digitally signed by William
Waters, Director
Date: 2020.03.12
10:39:55 -04'00'

William Waters, AIA, NCARB, LEED AP BD+C, ID, SEED
Community Sustainability Director
City of Lake Worth Beach Department for Community Sustainability

Enclosure: Development Order HRPB 20-001000006



**ORDER OF THE HISTORIC RESOURCES PRESERVATION BOARD
OF THE CITY OF LAKE WORTH BEACH FLORIDA**

PROJECT NAME: 403 South M Street HRPB 20-00100006

APPLICANT/OWNER: Daniel Walesky

APPLICANT'S ADDRESS: Daniel Walesky
Royal Building Group, LLC
9100 Belvedere Rd., Suite 105
Royal Palm Beach, FL 33411

DATE OF HEARING: February 12, 2020

TYPE OF REQUEST SOUGHT: Consideration of a Certificate of Appropriateness (COA) for the construction of a new +/- 2,361 square foot single-family residence.

LOCATION OF PROPERTY: 403 South M Street

PCN: 38-43-44-21-15-157-0180

X THIS MATTER came to be heard before the Historic Resources Preservation Board of the City of Lake Worth Beach, Florida, on the date of hearing stated above. The Board, having considered the Applicant's application, the materials submitted by the Applicant, the staff reports, and having heard testimony from the Applicant, members of city administrative staff and the public, finds as follows:

1. Application for the relief sought was made by the Applicant pursuant the requirements of the City's Land Development Regulations.
2. The Applicant
 X HAS
 HAS NOT

established by substantial competent evidence a basis for granting the request.
3. The conditions for the COA supported by substantial competent evidence are as set forth in the CONDITIONS OF APPROVAL.
4. The Applicant's application for relief is hereby
 X GRANTED subject to the conditions referenced in paragraph 3 hereof.
 DENIED
5. This Order shall take effect upon signature by the Chairperson.

6. All further development on the property shall be made in accordance with the terms and conditions of this order.

7. Other _____ CONDITIONS OF APPROVAL

CHAIRPERSON ON BEHALF OF THE BOARD Wm Feldkamp

DATE: 11 March 2020

BOARD SECRETARY Shirley C Coale

**Conditions of Approval – Certificate of Appropriateness
HRPB 20-00100006**

- 1) The porch columns shall be revised to utilize a design that does not interrupt the supporting beam, and the simplified column capital and base shall utilize historically compatible proportions and detailing, subject to staff review at permitting.
- 2) The garage door shall have a flush panel or recessed panel design, and shall not utilize raised panels.
- 3) The windows shall be recessed a minimum of 2" in the wall, and shall not be installed flush with the exterior face of the wall.
- 4) The windows, doors, and French doors shall be wood, wood-clad, fiberglass or aluminum, and the windows shall utilize the water table as a sill or a historically compatible sill detail, subject to Staff review at permitting.
- 5) All window glass shall be clear or have a clear Low-E coating. Tinted, grey, colored, or mirrored glass shall not be utilized.
- 6) The proposed flat concrete tile shall be finished in white or light grey.
- 7) The front porch window and column configuration shall be changed to be symmetrical with two (2) vertically oriented single-hung windows with columns spaced evenly across.
- 8) The driveway shall be reduced from 12 feet to 10 feet wide with flares at the sidewalk.