



HISTORIC RESOURCES PRESERVATION BOARD REPORT

HRPB Project #25-00100146: Consideration of a Certificate of Appropriateness (COA) for demolition of the existing garage structure and new construction of an Accessory Dwelling Unit of approximately ± 797 square feet at **313 South Palmway**. The subject property is located in the Multi-Family Residential (MF-20) zoning district and has a future land use designation of Medium Density Residential (MDR). The property is a contributing resource in the South Palm Park Historic District.

Meeting Date: September 10, 2025

Property Owners: Karen Hibbert and Michael Mullett

Applicant: K & M Construction Inc.

Address: 313 South Palmway

PCN: 38-43-44-21-15-105-0120

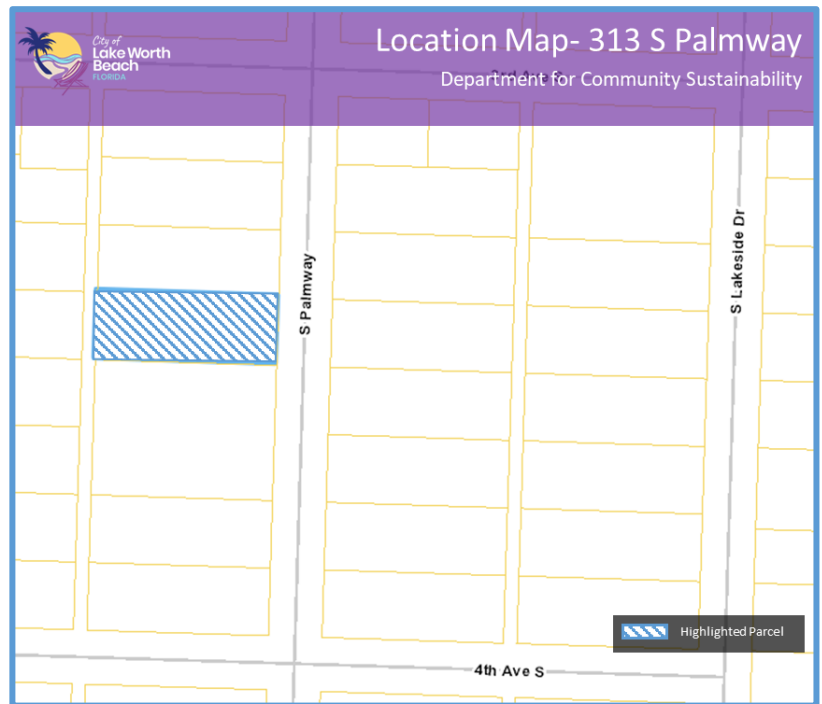
Lot Size: 0.16 acre / 6,969 sf

General Location: West side of South Palmway between 3rd Avenue South and 4th Avenue South

Existing Land Use: Single Family Residential

Current Future Land Use Designation:
Medium Density Residential (MDR)

Zoning District: Multi-Family and Two Family Residential (MF-20)



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 11, for the Certificate of Appropriateness for demolition of the existing non-contributing accessory structure and construction of a new Accessory Dwelling Unit (ADU).

PROJECT DESCRIPTION

The applicant, K & M Construction Inc, is requesting to demolish the existing accessory structure and construct a new ±797 square foot accessory dwelling unit (ADU) at 313 South Palmway. The applicant has proposed some general repairs and alterations to the existing primary structure, which will be reviewed at staff level and are historically appropriate.

PUBLIC COMMENT

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

PROPERTY DEVELOPMENT HISTORY

The single-family house at 313 South Palmway was constructed in 1925 in the Frame Vernacular architectural style. According to available permit records, the existing structure has had only minor alterations over time, including roof replacement and interior renovation. The non-contributing accessory garage structure has been altered more significantly, receiving an addition in 1978 of a carport, which was subsequently enclosed in 1995.

Staff met with the applicant on April 30, 2025, to discuss the applicants' proposal for renovations of the existing primary structure and construction of a new Accessory Dwelling Unit. Staff was generally supportive of the applicants' request, and the project was placed on the HRPB agenda for August 13, 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 new accessory dwelling unit are included as **Attachment D**.

ANALYSIS

Consistency with the Comprehensive Plan

The subject site has a Future Land Use (FLU) designation of Medium Density Residential (MDR). Per policy 1.1.1.3, the Medium Density Residential FLU *"is intended primarily to permit development of two-family and multi-family structures. Two-family structures are those that provide two principal dwelling units, each for occupancy by one family or household. Multi-family structures are those that contain three or more principal dwelling units, each for occupancy by one family or household."*

Analysis: The Medium Density Residential FLU is primarily intended to permit the development of two-family and multi-family structures. The existing structure at 313 South Palmway is a single-family house with a proposed accessory dwelling unit, which would accommodate a total of two families on the property. The proposal is also consistent with Goal 3.1, which seeks to achieve a supply of housing that offers a variety of residential unit types and prices for current and anticipated homeowners and renters in all household income levels by the creation and/or preservation of a full range of quality housing units.

Based on the analysis above, 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

Multi Family and Two Family Residential (MF-20): Per LDR Section 23.3-10(a), *The "MF-20 low-density multiple-family residential district" is intended to permit development of multiple-family structures. It is also intended to permit development of one-family and two-family structures. Provision is made for a variety of dwelling unit types in multiple-*

family structures on lots which meet minimum lot size requirements for multiple-family structures. Permitted dwelling unit types include efficiency, one-bedroom, two-bedroom and larger types. Provision is also 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 residential character. The "MF-20 multiple-family residential district" implements the "medium-density multiple-family residential" land use category of the Lake Worth Comprehensive Plan.

Per LDR Section 23.3-10(b)(D), one single-family structure and a separate accessory dwelling unit may be established on a platted lot of record in the MF-20 zoning district. The property at 313 South Palmway consists of one platted lot of record, and has the density to allow up to 3 dwelling units on the property. Therefore, the property is permitted by right to have a single-family residential structure with an accessory dwelling unit.

Development Standard		Required	Provided
Lot Area (min)		5,000 sf	6,750 sf
Lot Width (min)		50	50'
Max. Density		20 units/ac x 0.155 ac = 3 units	2 units
Principal Structure Setbacks (existing)	Front	20'	39'2" existing
	Rear	13.5'	54'9" existing
	Side	5'	4'9", 11'5"
Accessory Structure Setbacks	Front	n/a	n/a
	Rear	5'	5'
	Side	5'	5'
Maximum Impermeable Surface	Entire lot	60% (4,181 sf)	55% (3,715 sf)
	Building	40% (2,787 sf)	31.5% (2,129 sf)
	Front Yard	n/a (existing)	n/a (existing)
Max Building Height		24' (Accessory)	12'4"
Maximum Wall Height at Side Setback (new structure)		18' @ 5' setback Up to 23' @ 10' setback	±9' @ 5' setback
Accessory Structure Area		Max. 60% of main structure	59% (797 SF)
Max Floor Area Ratio (FAR)		0.55 (3,832 sf)	0.31 (2,129 sf)
Minimum Unit Size		750 sf (2 bedroom)	797 sf
Parking		3 spaces	3 spaces (existing driveways)

Section 23.4-1 Secondary (Accessory Dwelling Unit) Design Standards for Accessory Dwelling Unit: All secondary dwelling units shall conform to the following standards:

- 1) Existing development on lot. A single-family dwelling must currently exist on the lot or will be constructed in conjunction with the secondary unit.

Analysis: Yes, there is currently an existing single-family residential structure.

- 2) Number of secondary units per parcel. Only one (1) secondary dwelling unit shall be allowed for each parcel.

Analysis: The applicant is proposing only one secondary dwelling unit.

- 3) Unit size:
 - (a) The habitable floor area for secondary units shall not exceed sixty (60) percent of the habitable floor area of the primary residence with a maximum unit size of 1,000 sf unless a waiver is granted to this subsection for the purpose of providing affordable / workforce housing, or to allow for an accommodation for accessibility.

However, in no case shall a waiver related to these purposes allow the size of the secondary dwelling unit to exceed the size of the principal structure. See Section 23.2-27.

Analysis: The proposed habitable floor area is 59% percent of the habitable floor area of the primary residence. The proposed secondary dwelling unit does not exceed the size of the principal structure.

- (b) The minimum unit size shall be a minimum of four hundred (400) square feet for an efficiency, six hundred (600) square feet for 1 bedroom, seven-hundred and fifty (750) square feet for 2 bedrooms, and nine hundred (900) square feet for 3 bedrooms.

Analysis: The proposed accessory dwelling unit is a 797 square-foot two-bedroom unit, exceeding the required minimum seven-hundred and fifty (750) square feet.

- 4) Accessory Structure/s Maximum Total Area. The total area of all accessory structures for properties with both detached accessory structure/s and a secondary dwelling unit shall not exceed 60% of the total area of the primary building, including any attached structures having a roof.

Analysis: The total area of all proposed accessory structures on the property is 59% percent of the total area of the primary building.

- 5) Setbacks for detached secondary dwelling units. Secondary units higher than one (1) story shall provide side yard setbacks of five (5) feet and rear yard setbacks of ten (10) feet. The distance between buildings on the same lot must be a minimum of ten (10) feet. Secondary dwelling units are not eligible for variances or waivers for setbacks or minimum building separation.

Analysis: The proposed accessory dwelling unit meets all setback requirements and separation requirements.

- 6) In zoning districts where secondary dwelling units are currently permitted, a waiver of land development regulations related to the construction of an accessory dwelling unit may be granted as part of a certificate of appropriateness to allow for the conversion of a contributing accessory structure in a designated historic district or landmark accessory structure to a secondary dwelling unit, or to allow for a larger newly constructed secondary dwelling unit in support of preservation of all sides of a contributing or landmark principal structure. See applicable waiver sections 23.2-27 and 23.5-4 of these LDRs.

Analysis: Not applicable, the proposed accessory dwelling unit meets all requirements of the City's Land Development Regulations.

- 7) Secondary dwelling units shall comply with the more restrictive of either the requirements in this section or the regulating zoning district unless otherwise stated.

Analysis: As shown in the site data table above, the proposed ADU complies with the requirements for ADUs and development in the MF-20 zoning district.

- 8) Design. The design of the secondary unit shall relate to the design of the primary residence by use of the similar exterior wall materials, window types, door and window trims, roofing materials and roof pitch, and shall be compatible in architectural style.

Analysis: The existing principal structure was built in the Frame Vernacular style; the proposed ADU is designed in such a way to mimic the existing structure while providing a degree of visual differentiation. The exterior wall

finishes, fenestration and roof design all take their cues from the existing primary structure and are therefore visually compatible with the historically contributing structure on the property.

- 9) Minimum housing code. All secondary dwelling units shall meet the city's established minimum housing code requirements.

Analysis: The proposed accessory dwelling unit will be reviewed for compliance with the City's minimum housing code at building permit.

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 E**.

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 accessory dwelling unit is one story tall, and is similar in height and massing to the existing primary structure. The design of the accessory dwelling unit is appropriate in scale for an accessory structure, and does not overwhelm the primary structure. One story rear accessory structures are common in the surrounding historic district.

- (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 structure is visually compatible and in harmony with the existing principal structure on the property.

- (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 accessory structure are generally compatible in proportion to architecturally related buildings (Frame Vernacular Style) in the South Palm Park Historic District and the existing historic primary structure, which also features 3/1 single hung windows with a vertical muntin pattern. The proposed doors on the accessory structure are similarly in keeping with the door style of the primary structure.

- (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 proposed structure maintains an appropriate rhythm of solids to voids along the majority of the facades of the structure. While the North, South and East facades feature comparatively less façade breaks in the form of fenestration in comparison to the existing primary structure, these elevations are secondary facades and provide privacy for the structure from the alleyway and nearby properties.

- (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 building 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 of the accessory dwelling unit is oriented toward the primary structure rather than the alleyway. The proposed entrance configuration is in keeping with the proposed structure's use as a secondary dwelling unit, and is in harmony with similar structures in the surrounding district.

- (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 propose a Hardie plank exterior on both the primary and new accessory structure. The applicant has indicated they will attempt to salvage any usable wood siding on the existing primary structure as well. The proposed façade material on the new accessory structure is in keeping with the exterior finish on the existing historic structure, which is siding, and is visually compatible with other exterior finish materials on similar Frame Vernacular structures within the South Palm Park 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 propose a gabled roof in a similar pitch and orientation to the roofline of the existing primary structure, and utilize a matching shingle roof material. Gable roofs are appropriate for the Frame Vernacular architectural style.

- (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 structure is in harmony with the existing principal structure and other nearby residential properties. The one story massing is appropriate for an accessory structure, and the openings and porch features of the structure are appropriately sized to correspond to the massing of the structure and surrounding structures in the general vicinity.

- (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 proposed new structure will largely be blocked from view on the public right-of-way by the existing one story principal structure. The building is similar in height and massing to existing accessory structures in the neighborhood and all portions of the structure which will be visible from the public right-of-way on South Palmway will be visually compatible in massing and architectural style to other structures in the general vicinity.

- (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 Frame Vernacular architectural design elements to echo the design of the existing primary structure, while incorporating elements to differentiate the new construction from the historic structures on the property such as the front gabled entry porch. The use of Hardie plank siding, 3/1 single hung windows are compatible with the architectural style of the historic primary structure but do not attempt to 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 structure; 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 any new mechanical equipment shall be undertaken at time of permitting. Any new mechanical systems for the proposed accessory dwelling unit shall be located on a secondary façade and meet all required setbacks.

- (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 designed with the overall environment in mind and should be in keeping visually with related buildings and structures.

Analysis: The applicant is not proposing any new parking facilities. The property features two existing concrete driveways, which are not proposed to be altered under the scope of work of this application.

Section 23.5-4(k)(4)A – Additional requirements for demolition: All requests for demolition shall require a certificate of appropriateness. No certificate of appropriateness for demolition of a landmark or contributing property shall be issued by the HRPB unless the applicant has demonstrated that no other feasible alternative to demolition can be found. In making its decision to issue or deny a certificate of appropriateness to demolish, in whole or in part, a

landmark building or structure, the HRPB shall, at a minimum, consider the following additional decision-making criteria and guidelines:

- (1) Is the structure of such interest or quality that it would reasonably fulfill criteria for designation as a landmark on the National Register of Historic Places?

Analysis: The accessory garage structure is unlikely to fulfill the criteria for designation as an individual landmark on the National Register of Historic Places and is currently considered to be non-contributing to the South Palm Park Historic District.

- (2) Is the structure of such design, texture, craftsmanship, size, scale, detail, unique location or material that it could be reproduced only with great difficulty or economically unreasonable expense?

Analysis: This structure could be reproduced using modern building materials.

- (3) Is the structure one of the few remaining examples of its kind in the city?

Analysis: No, there are many other remaining examples of detached garage accessory structures throughout the city that display much more intact architectural integrity.

- (4) Would retaining the structure promote the general welfare of the city by providing an opportunity to study local history, architecture and design or by developing an understanding of the importance and value of a particular culture or heritage?

Analysis: The existing garage structure would not provide an opportunity to study local history, architecture or design to a greater extent than any other accessory garage structure in the City, of which there are many.

- (5) Does the permit application propose simultaneous demolition and new construction? If new construction is proposed, will it be compatible with its surroundings (as defined above) and, if so, what effect will those plans have on the character of the surrounding sites or district?

Analysis: Yes, the applicant is proposing to demolish the accessory garage in order to construct a new accessory dwelling unit. As previously outlined, the proposed accessory dwelling unit is generally in keeping with the existing historic structure and the surrounding historic district as a whole.

- (6) Would granting the certificate of appropriateness for demolition result in an irreparable loss to the city of a significant historic resource?

No, the existing accessory structure has been surveyed as non-contributing and would not represent an irreparable loss to the city.

- (7) Are there definite plans for the immediate reuse of the property if the proposed demolition is carried out, and what effect will those plans have on the architectural, historic, archeological or environmental character of the surrounding area or district?

Analysis: Yes, the applicants is proposing to construct a new accessory dwelling unit to the rear of the primary structure. The new accessory dwelling unit is in keeping with the historic character of the surrounding district.

- (8) Is the building or structure capable of earning reasonable economic return on its value?

Analysis: This criterion is not applicable to an accessory garage structure.

(9) Would denial of demolition result in an unreasonable economic hardship for the property owner?

Analysis: No, the denial of the demolition will not result in an unreasonable economic hardship.

(10) Does the building or structure contribute significantly to the historic character of a designated historic district and to the overall ensemble of buildings within the designated historic district?

Analysis: No, the accessory structure is currently non-contributing to the South Palm Park historic district and has not been recommended to be re-designated as contributing in the updated historic resources survey.

(11) Has demolition of the designated building or structure been ordered by an appropriate public agency because of unsafe conditions?

Analysis: No, the garage structure has not been condemned or ordered for demolition by any agency.

(12) Have reasonable measures been taken to save the building from further deterioration, collapse, arson, vandalism or neglect?

Analysis: It appears that reasonable measures have been taken to secure the property.

Analysis: As a non-contributing structure, the existing demolition of the existing accessory structure would not constitute a substantial loss to the historic character of the property and surrounding historic district. It is unlikely that the existing structure would be eligible for contributing status and the demolition of the structure allows for the applicant to construct an additional dwelling unit on the property. As such, staff recommends approval of the proposed demolition.

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 C**.

Analysis: The proposed new structure is designed with materials and detailing that are consistent with the Frame Vernacular architectural style, such as Hardie Plank siding and 3/1 single hung windows. The proposed ADU is differentiated from the existing primary structure through the incorporation of a front gabled entry porch feature. The proposed architectural style is compatible with the subject property as well as the surrounding historic district.

The structure is proposed to have smooth Hardie Plank siding as a wall finish; siding is typical for Frame Vernacular styled homes. The proposed gable roof is also both traditional for the proposed architectural style and in keeping with the pitch and design of the gable roof on the existing historic primary structure.

The proposed new construction ADU will be required to meet FEMA flood elevation for this district. The applicant has provided a survey with the existing flood elevations of the property, and the proposed ADU will need to be raised approximately 1' in order to meet this requirement. This will not require a substantial change to the design of the structure.

CONCLUSION AND CONDITIONS

The proposed new accessory dwelling unit at 313 South Palmway is in keeping with the recommendations provided within the City's Historic Preservation Design Guidelines and echoes the Frame Vernacular architectural style of the existing structure. Staff recommends approval for the request for a Certificate of Appropriateness for the construction of a new accessory dwelling unit and for the demolition of the existing non-contributing accessory structure. The demolition and proposed new construction would not preclude the continuation of the structure's contributing designation, and in fact allows the property owner to add usable square footage density to the property while avoiding alterations to the primary structure.

Conditions of Approval:

1. All siding on the accessory dwelling unit shall be Hardie Cement siding and shall have a smooth finish.
2. All windows shall be impact rated single hung windows in a three over one configuration or clear pivot windows as shown on the provided plans.
3. All doors shall be impact craftsman style doors with a 3 lite window. The front door on the accessory dwelling unit shall feature a fixed sidelite.
4. 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.
5. All windows and/or doors shall be install recessed in the jambs and shall not be installed flush with the exterior wall.
6. All new mechanical equipment shall be reviewed at time of building permitting.

BOARD POTENTIAL MOTION:

I MOVE TO **APPROVE** HRPB Project Number 25-00100146 with staff recommended conditions for a Certificate of Appropriateness for demolition of the existing accessory structure and construction of a new Accessory Dwelling Unit at 313 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 **DISAPPROVE** HRPB Project Number 25-00100146 for a Certificate of Appropriateness for demolition of the existing accessory structure and construction of a new Accessory Dwelling Unit at 313 South Palmway, because [Board member please state reasons].

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

ATTACHMENTS

- A. Property Survey
- B. Photos
- C. Frame Vernacular Design Guidelines
- D. Plan Set
- E. Justification Statement