CITY OF LAKE WORTH
1900 2nd Ave N · Lake Worth, Florida 33461 · Phone: 561-586-1687

Agenda
Regular Meeting
City of Lake Worth
Historic Resources Preservation Board
City Hall Commission Room
7 North Dixie Hwy; Lake Worth, FL

WEDNESDAY, AUGUST 10, 2016 6:00 PM

1. Roll Call and Recording of Absences

2. **Pledge of Allegiance**

3. Additions/Deletions/Reordering and Approval of the Agenda

4. Approval of Minutes

   A. July 13, 2016 Regular Meeting Minutes

5. Cases

   A. Swearing in of Staff and Applicants

   B. Proof of Publication

   C. Withdrawals/Postponements

   D. Consent

   E. Public Hearings

      1. Board Disclosure

      2. HRPB Project Number 16-00100167: Consideration of a Certificate of Appropriateness (COA) for construction of a new single-family residence at the subject property located at 331 North M Street; PCN# 38-43-44-21-15-092-0170. The subject property is a vacant lot located within the Northeast Lucerne Local Historic District.

      3. HRPB Project Number 15-00100022: Consideration of a Certificate of Appropriateness (COA) for new construction of an addition to the existing structure at 812 South Lakeside Drive; PCN# 38-43-44-27-01-024-0050. The subject property was

constructed in 1942 and is a contributing resource within the South Palm Park Local Historic District. Staff is requesting a continuance for this case.

F. Unfinished Business

1. HRPB Project Number 16-00100145: Consideration of a Certificate of Appropriateness (COA) for installation of a double driveway in the front yard, for the property located at 529 South L Street; PCN# 38-43-44-21-15-169-0310. The subject property was constructed c.1926 and is a contributing resource within the Southeast Lucerne Local Historic District.

G. New Business

1. PZB/HRPB Project # 16-03100001 a City initiated request to consider proposed changes to Chapter 23, Land Development Regulations of the Lake Worth Code of Ordinances.

6. Planning Issues

A. Conceptual Review of a two-story addition and new construction accessory structure for 314 Columbia Drive.

B. Conceptual Review for new construction of an addition to the existing structure at 812 South Lakeside Drive.

7. Public Comments (3 minute limit)

8. Departmental Reports

9. Board Member Comments

10. Adjournment

11. If a person decides to appeal any decision made by the board, agency or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. (F.S. 286.0105)

NOTE: ALL CITY BOARDS ARE AUTHORIZED TO CONVERT ANY PUBLICLY NOTICED MEETING INTO A WORKSHOP SESSION WHEN A QUORUM IS NOT REACHED. THE DECISION TO CONVERT THE MEETING INTO A WORKSHOP SESSION SHALL BE DETERMINED BY THE CHAIR OR THE CHAIR'S DESIGNEE, WHO IS PRESENT AT THE MEETING. NO OFFICIAL ACTION SHALL BE TAKEN AT THE WORKSHOP SESSION, AND THE MEMBERS PRESENT SHOULD LIMIT THEIR DISCUSSION TO THE ITEMS ON THE AGENDA FOR THE PUBLICLY NOTICED MEETING. (Sec. 2-12 Lake Worth Code of Ordinances)

Note: One or more members of any Board, Authority or Commission may attend and speak at any meeting of another City Board, Authority or Commission.

All project-related back-up materials, including full plan sets, are available for review by the public in the Planning, Zoning and Historic Preservation Division located at 1900 2nd Avenue North.

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Agenda
Regular Meeting
City of Lake Worth
Historic Resources Preservation Board
City Hall Commission Room
7 North Dixie Hwy; Lake Worth, FL

WEDNESDAY, JULY 13, 2016 6:00 PM

1. Roll Call and Recording of Absences
   Present were: Herman Robinson, Chairman; Judith Just; Tom Norris; Darrin Engel; Madeleine Burnside;
   Also present were: Aimee Sunny, Senior Preservation Coordinator; Katie Jacob, Associate Preservation Planner; Maxime Ducoste, Assistant Director for Planning and Preservation; Carolyn Ansay, Board Attorney; Sherie Coale, Board Secretary.
   E. Fitzhugh Sita arrives 6:02 pm
2. **Pledge of Allegiance**

3. Additions/Deletions/Reordering and Approval of the Agenda
   Approved
   Ayes, all unanimous
4. Approval of Minutes

   A. June 8, 2016 RM Minutes
      T. Norris would like to amend minutes to he did visit sites but did not speak to anyone.
   Motion: T. Norris motioned to accept as amended M. Burnside 2nd
   Vote: Ayes, all unanimous.

5. Cases

   A. Swearing in of Staff and Applicants
      Board Secretary swore in all staff and applicants speaking before the Board.
   B. Proof of Publication
      Provided in Meeting packet.

   C. Withdrawals/Postponements
      None
   D. Consent
      None
   E. Public Hearings

      1. Board Disclosure

T. Norris visited all the sites for this meeting; M. Burnside lives across the street from one project and greeted applicant upon arrival this evening; J. Just drove by the O St site; D. Engel drives by O St site and South L St site; H. Robinson visited the sites but did not speak to any applicants.

D. Engel recused himself for the 3 following cases at 6:06 pm due to being employed by applicant.

2. HRPB Projects 16-01400016, 16-00500016, and 16-00100165: Consideration of a Minor Site Plan, Conditional Use Permit, and Certificate of Appropriateness for New Construction to allow for a +/- 352 square foot multi-use open-air metal and masonry structure, and a private outdoor recreational event space, on a +/- 10,125 square foot parcel located at 11 South L Street; PCN# 38-43-44-21-15-021-0220. The subject property is located in the Old Town Historic District and the Mixed Use East (MU-E) zoning district.
   Staff: A. Sunny presents case findings. Recommends for approval. All staff reports entered into the record.
   Applicant: Rick Gonzalez and Martha Buritica of REG Architects- site will be used primarily for sculpture, it is in the art moderne style. Natural progression from indoor events in the building to the outdoor venue. Goal would be to eventually build an annex. Special event permits would be pulled for other types events. Sidewalk will be repaired but no work in the alley, there will be a lot of site work. Adding Bougainvillea on the south property line for the neighbors, which provides privacy, a friendlier feel than a continuous wall. Courtesy notices were mailed, no pro or negative comments were received by applicant or staff. T. Norris inquires about special event decibels for activities. A. Sunny states it is a condition of approval. Fence will be six (6) feet in height and will be locked at night. PBC Fire is asking for a third gate to be installed estimating a max capacity of 800-900 people standing. No permanent amplified equipment. Lighting very clean and modern. Orientation of the building helps to direct the sound, in addition to the curved wall and ceiling, away from the neighbors to the south. Acoustics have been taken into consideration.
   Board: Did applicant reach out to neighbor on the south? E. Fitzhugh Sita would like a special event permit requested anytime there will be amplified sound. M. Ducoste provides the tiered cost of special events, noise ordinance covers the decibel level regardless of whether there is a special event or not. J. Just expresses concern about vagrancy and the possibility of people sleeping there overnight as well as during the day. REG indicates that staff would be there during operating hours. Public private place open from morning to evening. Space could be rented for a private event. Applicant agrees to operating hours of 6 am to midnight with no amplified sound from midnight to 6 am.
   Public Comment: Michael Francis 529 S L St**-** The stone wall will not make much of a difference. Amplification is a moot point because non-amplified performances could emit more noise than an amplified poetry reading. Compares noise from Propaganda and Havana establishments to what could possibly come from this site.
   Motion: T. Norris motions to approve HRPB 16-01400016 Minor Site Plan with staff recommended conditions, J. Just 2nd.
   Vote: Ayes all, unanimous**.**
   Motion: T. Norris motions to approve HRPB 16-00500016 Conditional Use with amended conditions, J. Just 2nd.

Vote: Ayes all, unanimous**.**
Motion: T. Norris motions to approve HRPB 16-00100165 Certificate of Appropriateness with staff recommended conditions, J. Just 2nd
Vote: Ayes all, unanimous**.**

Darrin Engel returns to the dais at 6:43 pm

3. HRPB Project Number 15-00100022: Consideration of a Certificate of Appropriateness (COA) for new construction of an addition to the existing structure at 812 South Lakeside Drive; PCN# 38-43-44-27-01-024-0050. The subject property was constructed in 1942 and is a contributing resource within the South Palm Park Local Historic District. Staff is requesting a continuance for this case. H. Robinson asks if applicant is aware they may come before the Board without a vote being taken, for a conceptual review. Staff indicates applicant is aware of the opportunity.
Motion: M. Burnside motions to continue HRPB 15-00100022 to a date certain of August 10, 2016. D. Engel 2nd.
Vote: Ayes all, unanimous

F. Unfinished Business
None

G. New Business

1. HRPB Project Number 16-00100145: Consideration of a Certificate of Appropriateness (COA) for installation of a double driveway in the front yard, for the property located at 529 South L Street; PCN# 38-43-44-21-15-169-0310. The subject property was constructed c.1940 and is a contributing resource within the Southeast Lucerne Local Historic District.
Staff: K. Jacob presents the case and reads Historic Standard 2 & 9 into record. Staff recommending denial. Recommends a single driveway.
Board: J. Just questions where the applicant is currently parking. Staff responds the parking area is at the rear of property.
Applicant: Michael Francis- presents why his property prohibits him from placing the driveway in the rear of the property. Over the years there have been major changes from original home plans i.e. front walk goes to a bedroom, garage access orientation has changed, attic was raised. Renters are parked adjacent to the rear of lot which makes it difficult to park. Street parking is limited due to being a corner lot and no parking allowed to within 15 feet from the intersection. The subject property is surrounded by multi-family units. Slideshow of multiple homes with driveways in the front of the property within a 5 block area. Subject property has large trees on the side and if using the back yard to park, applicant believes he will be losing outdoor space. Many of the featured photos with side yard driveways have room for 4 vehicles. Applicant states in doing so he would have to eliminate the 3 large trees. Staff also expresses concern with egress onto public streets.
Board: E. Fitzhugh Sita points out the possibility of pavers with grass because believes applicant will ultimately be unhappy with tire tracks. Applicant is open to any type of material so long as it resolves the parking issue. Asks A. Sunny about Turf-Bloc.
D. Engel believes the issue is the historic context of the neighborhood, there will be a truck in the front yard. H. Robinson asks if alleyway is 2-way, applicant responds yes. Applicant normally parks at various places, difficult to park in back of property due to multi-family parking and proximity of other vehicles and fences on property lines.

Discussion of ingress/egress onto the public streets. Applicant points out that egress from lot by backing onto a street (6th) is prohibited according to law. Staff pondered the possibility of a curb cut from 6th to the rear of the property to accommodate parking in the rear of the house. Applicant shows adjacent outdoor space in front yard with eight (8) foot fence. A curb-cut has already been made in the front. 2 permits submitted, one for curb cut and one for driveway. Public Services approved the right of way permit (curb cut) without regard to the implications.
T. Norris asks about area/space to the left of front elevation for parking.
D. Engel asks about the removal of two alley parking spaces, adding 2 spaces on front of property netting a loss of 1 space to the neighborhood on street due to curb cut. Asks who decided no one is allowed to park on 6th Avenue S despite looking like you should be able to park on it. Applicant states sidewalks are wider and 2 cars cannot pass if parking is allowed on side of street. H. Robinson asks to see the map depicting where trees are located. Board members agree there appears to be space on the side, applicant states the issue is getting from the alley onto the lot.
D. Engel has photographs where the Mango tree is located.
Staff concurs with Board the possibility of a curb cut from 6th Ave South has not been fully investigated.
Board Attorney asks Chair who produced the photos being shown to Board members. They should not be circulated to Board members as the Board member is not a sworn witness, only staff and applicant may produce evidence. D. Engel mentions a possibility that 5 years from now someone else may be living at this location and may utilize these requested spaces as a salvage yard.
Applicant continues to petition due to lack of space and other homes with drives in the front. Board questions as to whether a circular drive could be an option.
E. Fitzhugh Sita asks Board members whether to continue to next meeting pending further research on options by applicant and staff.
Board asks attorney about a continuance, who states the applicant most likely can deduce the consensus from the comments made by the Board. Suggests he may want to avail himself of the option to continue to the next meeting once further options are explored. Applicant states he will attempt to resolve and continue.
D. Engel points out the area and dimensions delineated on the drawing as "gravel" is sufficient space for parking vehicles.
Public Comment: None
Motion: E. Fitzhugh Sita continue HRPB 16-00100145 to date certain of August 10, 2016. D. Engel 2nd**.**
Vote: Ayes, all unanimous.
M. Burnside requests of the applicant to please return with various options.

2. HRPB Project Number 16-00100157: Consideration of a Certificate of Appropriateness (COA) for window replacement for the single-family structure located at 231 N O St; PCN# 38-43-44-21-15-042-0092. The subject property was constructed c.1928 and is a contributing resource within the Old Lucerne Local Historic District.
Staff: A. Sunny presents case. Not compatible with criteria. Single hung windows with the exception of the horizontal rollers proposed for the kitchen area corner (4) windows.
Board: H. Robinson, chair, sees the usual dilemma.
Applicant Representative: Scott Key Home Depot and Dennis Barber, Home Depot: Home Depot does not install any wood or wood clad windows in Florida.

A. Sunny mentions cost varies widely according to manufacturer. Staff did reach out to applicant and indication was that Home Depot was taking care of the issues while out of town. J. Just asks why applicant wants to replace, Home Depot representatives indicate that applicant is seeking energy savings and protection. E. Fitzhugh Sita is not in favor of replacing #2,3,4. Staff is not opposed to replacing the non-original windows 1,5,12,13,14 and 15 on the rear of the structure. Staff also uses this structure as an example of style of mission style. Discussion of value of the contributing status especially on a corner lot.

J. Just would like to approve a change to all windows, is not in favor of changing to different types. Home Depot has not yet manufactured subject windows, mentions that casement would look nice on the house.

Public Comment: Board Secretary read email into the record from Margaret Menge, 307 North O Street.

Motion: Motion by D. Engel for HRPB 16-00100157, with staff recommended conditions 3-12, amended to include that the replacement windows may be aluminum, wood, or wood-clad, subject to staff approval. Conditions # 1 and 2 are altered, and the motion includes that windows 2,3,4,6,7,8,10,11,16,17,18,19 shall not be replaced, and can be repaired.

Board Attorney again cautions Board members against making a statement that may cause fellow board members to rely upon the personal experience of a board member, as fact or evidence as they are not a sworn witness. T. Norris 2nd.

Vote: Ayes 5, Nay 1 J. Just motion passes 5/1.

6. Planning Issues

   The HRPB workshop will tentatively take place next Month, August 17, the 3rd Wednesday.

   This will be to address issues brought forth during the previous neighborhood workshops. A. Sunny and K. Jacob disclose the results of the State Grants and rankings which were awarded today. Comments made by the state during the award process were they were pleased with the City's objective of conducting a $50,000 survey update and moving forward with a $30,000 design guideline grant request. If the grant program is fully funded, the award would start July 2017. A separately $25,000 survey update grant award, with a $25,000 cash and in-kind services match from the City, was previously awarded which can be used beginning July 1, 2016. Staff will be putting together consultant services bids. Staff has not heard back from all the neighborhoods, currently waiting and hoping to take their concerns into account during the workshop.
7. Public Comments (3 minute limit):

   None

8. Departmental Reports

   None
9. Board Member Comments:
10. E. Fitzhugh Sita has returned from vacation.

    D. Engel mentions a G Street home receiving a smooth stucco finish; friend who purchased a mid-century home; progression on 700 North J Street has new windows; asks why board has relaxed view on replacement windows but not roofs? We need to look at the roofs in the same way; clear windows could use some tint but not reflect light.

    J. Just finds the issues of windows to be confusing. Why not require all windows to be replaced with wood rather than a combination. Does not find the combination of wood and aluminum

to be attractive to purchasers, would like to have a consistent look rather than a combination. A. Sunny, typical procedure for a non- original window replacement would be to replace back to original type.

T. Norris tells about previous home (a garrison colonial) that has since been stripped of most of the historic elements. A bit nostalgic when he sees 3rd and L.

M. Burnside will be vacationing in S. France within castle walls that have been turned into cottages. H. Robinson is glad a workshop is scheduled. Asks about interdepartmental involvement. Speaks about chain link fences allowed in historic districts, allowed on front elevations throughout the city. Must be vinyl coated either black or green. Inquires about demolition for Gulfstream. Staff mentions inquiries about the demolitions advertising process have been made. Board Attorney states briefs have been filed and now awaiting decision of court to advise if hearing will take place or decide on its own. Concern expressed about graffiti on Gulfstream. Asks about an additional camera for the City Commission Chambers. Asks about historic survey to not "gerrymander" so as to include Lake Avenue & South Palmway. Jimmy Zoellner has resigned.

J. Just mentions Third Avenue North and O Street construction started, a cottage.

M. Burnside asks about awards to be presented to recognize great preservation efforts by citizenry. A Sunny mentions various methods of recognizing home owners preservation efforts. Could be quarterly with plaques. Discussion of different types of awards in various cities. H. Robinson encourages realtors to join together to bring awareness to potential buyers when purchasing in the historic districts.

11. Adjournment: 8:39 pm

Attest: _____

Herman Robinson, Chairman

Submitted By: _____

Sherie Coale, Board Secretary

Minutes Approved: _____

Date

THE

LAKE WORTH HERALD

Published Once a Week

Lake Worth, Palm Beach County, Florida

STATE OF FLORIDA
COUNTY OF PALM BEACH:

BEFORE the undersigned authority personally appeared MARK J EASTON, who on oath says that he is PRESIDENT of *The Lake Worth Herald*, a weekly newspaper published at Lake Worth in Palm Beach County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter of

Notice by the City of Lake Worth, Florida, Historic Resources Preservation Board, HRPB 16-00100167, public hearing to be held at or after 6:00 p.m. on Wednesday, August 10, 2016, in the City Hall Commission Chambers, 7 North Dixie Highway, Lake Worth, Florida,

was published in said newspaper in the issue of

July 28, 2016

Affiant further says that the said *The Lake Worth Herald* is a newspaper published at Lake Worth, in said Palm Beach County, Florida, and that the said newspaper has heretofore been continuously published in said Palm Beach County, Florida, each week and has been entered as second class mail matter at the post office in Lake Worth, in said Palm Beach County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

MARK J EASTON

SWORN TO AND SUBSCRIBED before me this 28th day of July, 2016, by Mark J Easton, who is known to me.

Notary Public, State of Florida at Large

DEBRA J SNODGRASS
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF045522
Expires 9/18/2017

Legal Notice No. 30543

PLEASE TAKE NOTICE that the City of Lake Worth, Florida, Historic Resources Preservation Board, will hold a public hearing in the City Hall Commission Room, 7 N Dixie Hwy, in said City at or after 6:00P.M. on Wednesday August 10, 2016, to consider the following:

HRPB 16-00100167: Consideration of a request by Jeffrey Silberstein, Agent, to allow new construction of a +/- 2,185 square foot single-family structure, on the vacant lot located at 331 North M Street, pursuant to Section 23.2-7, Section 23.3-8, and Section 23.3-10 of the Land Development Regulations. The subject property is in the Multi-Family Residential (MF-20) Zoning District, subject to the regulations of the Single-Family and Two-Family Residential (SFTF-14) Zoning District, and is located in the Northeast Lucerne Local Historic District, PCN#: 38-43-44-21-15-092-0170.

The Public Hearing will be conducted at the above stated time or as soon thereafter as possible.

Written responses can be sent to the Lake Worth Historic Resources Preservation Board at 1900 2nd Avenue N, Lake Worth, FL 33461 and must arrive before the hearing date to be included in the formal record. You also have the opportunity to attend the meeting to provide oral testimony.

For additional information on the above issues, please visit the City of Lake Worth Division of Planning, Zoning and Historic Preservation located at 1900 Second Avenue North, Lake Worth, Florida 33461 or contact City Staff at 561-586-1687.

If a person decides to appeal any decision made by the Board, Agency, or Commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. (FS 286.0105)

In accordance with the provisions of the American with Disabilities Act (ADA) this document may be requested in an alternative format. Persons in need of special accommodation to participate in this proceeding are entitled to the provision of certain assistance. Please call 561-586-1687 no later than five (5) days before the hearing if this assistance is required.

Publish: The Lake Worth Herald
July 28, 2016

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City Of Lake Worth
Department for Community Sustainability
Planning, Zoning and Historic Preservation Division
1900 Second Avenue North · Lake Worth · Florida 33461· Phone: 561-586-1687

MEMORANDUM DATE: July 27, 2016

AGENDA DATE: August 10, 2016

TO: Chair and Members of the Historic Resources Preservation Board

RE: **331 North M Street**

FROM: Aimee N. Sunny, Senior Preservation Coordinator
Department for Community Sustainability

TITLE: **HRPB Project Number 16-00100167:** Consideration of a Certificate of Appropriateness (COA) for construction of a new single-family residence at the subject property located at **331 North M Street**; PCN# 38-43-44-21-15-092-0170. The subject property is a vacant lot located within the Northeast Lucerne Local Historic District.

AGENT: Jeffrey Silberstein
Silberstein Architecture, Inc.
524 NE 2nd Street
Delray Beach, FL 33483

OWNER: Joshua Thate
331 North M Street
Lake Worth, FL 33460

BACKGROUND:

The subject property is a vacant corner lot located within the Northeast Lucerne Local Historic District, on the southwest corner of North M Street and 4th Avenue North. Based on the case history in the City's files, this lot previously had two Frame Vernacular, contributing, historic structures built c.1935. These structures were badly deteriorated and were demolished in 2010.

REQUEST:

The Applicant has submitted plans for construction of a new one-story single-family residence on the subject property. The Applicant has provided proposed architectural plans for the building, including a site plan, floor plan, elevations, and a landscape plan. The style of the proposed building is contemporary and modern, with some influence from the Art Moderne/Depression Moderne architectural style.

The proposed building has two primary street-facing elevations, on North M Street and 4th Avenue North, with the front of the building facing North M Street. The proposal also includes an attached carport, located near the rear of the property. The building will be constructed with concrete block walls with a smooth stucco finish and a flat roof with parapet. Other proposed finishes for the outside of the building include impact aluminum casement windows and sliding glass doors, decorative eyebrows extending over some windows, and decorative scoring lines in the stucco.

The subject property is zoned Multi-Family Residential (MF-20), however based on the lot size and width, the Code redirects to the Single-Family Two-Family Residential (SF-TF 14) and this proposal is subject to the development standards for SF-TF 14 in the City of Lake Worth Zoning Code and in the City's Comprehensive Plan. Construction of a single-family residence is permitted by right in the SF-TF 14 district of the City of Lake Worth Zoning Code. The following table includes some of the basic specifications for the proposed construction:

Dimension	**Required by Code**	**Existing or Proposed**
Lot size	5,000 sq. ft. for single-family	6,750 sq. ft.
Lot width	50'-0" for a single unit	50'-0"
Lot depth	n/a	135'-0"
Front setback	20'-0"	20'-0"
Side setback	10% of lot width = 5'-0" each side	5'-0" from North property line 12'-2" from South property line
Rear setback	15'-0" or 10% of lot depth= 13'-6" for primary building 5'-0" for accessory structures	29'-6" for primary building
Height[1] (Comp. Plan)	30' for SFR land use designation	12'-0" A.F.F. to top of parapet
Height (SFR zoning)	30' for primary structure, 24' for accessory structure, 2 stories	12'-0" A.F.F. to top of parapet
F.A.R.[2]	0.50 (3,375 sq. ft.)	0.24 (1,605 sq.ft.)
Max. Building Coverage[3] for a Medium Lot	35% max. = 2,362.6 sq. ft.	32.4% (2,185 sq. ft. including covered carport and walkways)
Impermeable surface	55% max. = 3,712.50 sq. ft.	34% (Appx. 2,294 sq. ft.)

ANALYSIS:

New Construction:

Zoning and Comprehensive Plan Consistency

The proposed new construction project is consistent with the site data requirements in the City's Zoning Code and Comprehensive Plan. The building as proposed would be conforming, and would not require any variances

[1] Building height: The vertical distance measured from the minimum required floor or base flood elevation of twelve (12) inches above the crown of the road, whichever is less, to (a) the highest point of a flat roof; (b) the deck line of mansard roof, (c) the average height between eaves and ridge for gable, hip, and gambrel roofs, or (d) the average height between high and low points for a shed roof. The measurement of height shall not include decorative architectural elements, chimneys, mechanical equipment, church steeples and architecturally integrated signage, which may extend an additional ten (10) feet but cannot cover cumulatively more than ten (10) percent of the roof surface.

[2] Floor area ratio: A regulatory technique which relates to total developable site area and the size (square feet) of development permitted on a specific site. A numeric rating assigned to each land use category that determines the total gross square feet of all buildings as measured from each building's exterior walls based upon the actual land area of the parcel upon which the buildings are to be located. Total gross square feet calculated using the assigned floor area ratio shall not include such features as parking lots or the first three (3) levels of parking structures, aerial pedestrian crossovers, open or partially enclosed plazas, or exterior pedestrian and vehicular circulation areas.

[3] Building lot coverage: The area of a lot covered by the impervious surface associated with the footprint(s) of all buildings on a particular lot. Structured parking garages are exempt from building lot coverage.

from the code. The current proposal only includes one off-street parking space, however according to LDR Section 23.4-10, a new construction single-family residence requires two off-street parking spaces. Staff has included a condition of approval to address this deficiency.

The landscaping for a new construction project will need to be evaluated to ensure it meets the minimum requirements of Section 23.6-1, Landscape Regulations. The Applicant has provided a plan showing the proposed landscaping along with the new building footprint. The proposed landscaping appears to be deficient in meeting the requirements of landscaping and shade trees in the front yard. Final review and approval will take place during the building permit review process.

Historic Preservation

New construction within a local historic district is subject to specific criteria for visual compatibility as set forth in Section 23.5-4(k)3 of the City's historic preservation regulations. These criteria are provided in Attachment 1 and include Staff's response to each criterion. The criteria deal with massing, scale, materials, and design compatibility with the surrounding historic district.

It is the analysis of Staff that the project as proposed is mostly compatible with the regulations set forth in the historic preservation ordinance. The proposed design responds to the lot size, shape, and configuration and respects the lot development pattern in the neighborhood. The design utilizes some character-defining design elements found in the Art Moderne/Depression Moderne architectural style, which is prevalent in Lake Worth, although not found in the immediate vicinity near the subject property. The proposed design utilizes concrete block with smooth stucco construction, a flat roof with parapet, aluminum windows and doors, and stucco scoring lines to create a simplified, compatible design. The window and door sizes and locations are generally appropriate, although Staff does have concerns over the 4th Avenue North elevation. Staff had previously recommended that the Applicant avoid long expanses of blank façade and increase the size of the windows on the north elevation. Specifically, additional windows can be added in the hallway space on the north elevation. Staff has recommended conditions of approval to address these concerns. The front door is located on the south side of the structure, approximately 37' from the front of the building. Although this is a unique location, an entry door is located in the 6' tall concrete wall that is attached to the structure, which gives the appearance of a front door from the street. The configuration is atypical for the architectural styles in Lake Worth, however very similar to a Charleston side porch entry.

The building has a short façade facing North M Street, and its height and massing are in scale with other single-family structures on the block. The parking is located at the rear of the structure, with access from 4th Avenue North, which is also compatible with the district.

Public Comment

At the time of publication of the agenda, Staff has not received any public comments regarding this project.

COMPREHENSIVE PLAN CONSISTENCY:

The project, as proposed, is consistent with the following Comprehensive Plan goals and objectives concerning future land use and housing:

Goal 1.3 The preserve and enhance the City's community character as a quality residential and business center within the Palm Beach County urban area. (Objective 1.3.4)

Goal 1.4 Encourage preservation and rehabilitation of historic and natural resources and where appropriate restrict development that would damage or destroy these resources. (Objective 1.4.2)

Goal 3.1 To achieve a supply of housing that offers a range of residential unit styles and prices for current and anticipated homeowners and renters in all household income levels by the creation and/or preservation of housing units. (Objective 3.1.1)

CONSEQUENT ACTION:
Approve the application; approve the application with conditions; continue the hearing to a date certain to request additional information; or deny the application.

RECOMMENDATION:
Staff recommends approval of the request for new construction with the following conditions:

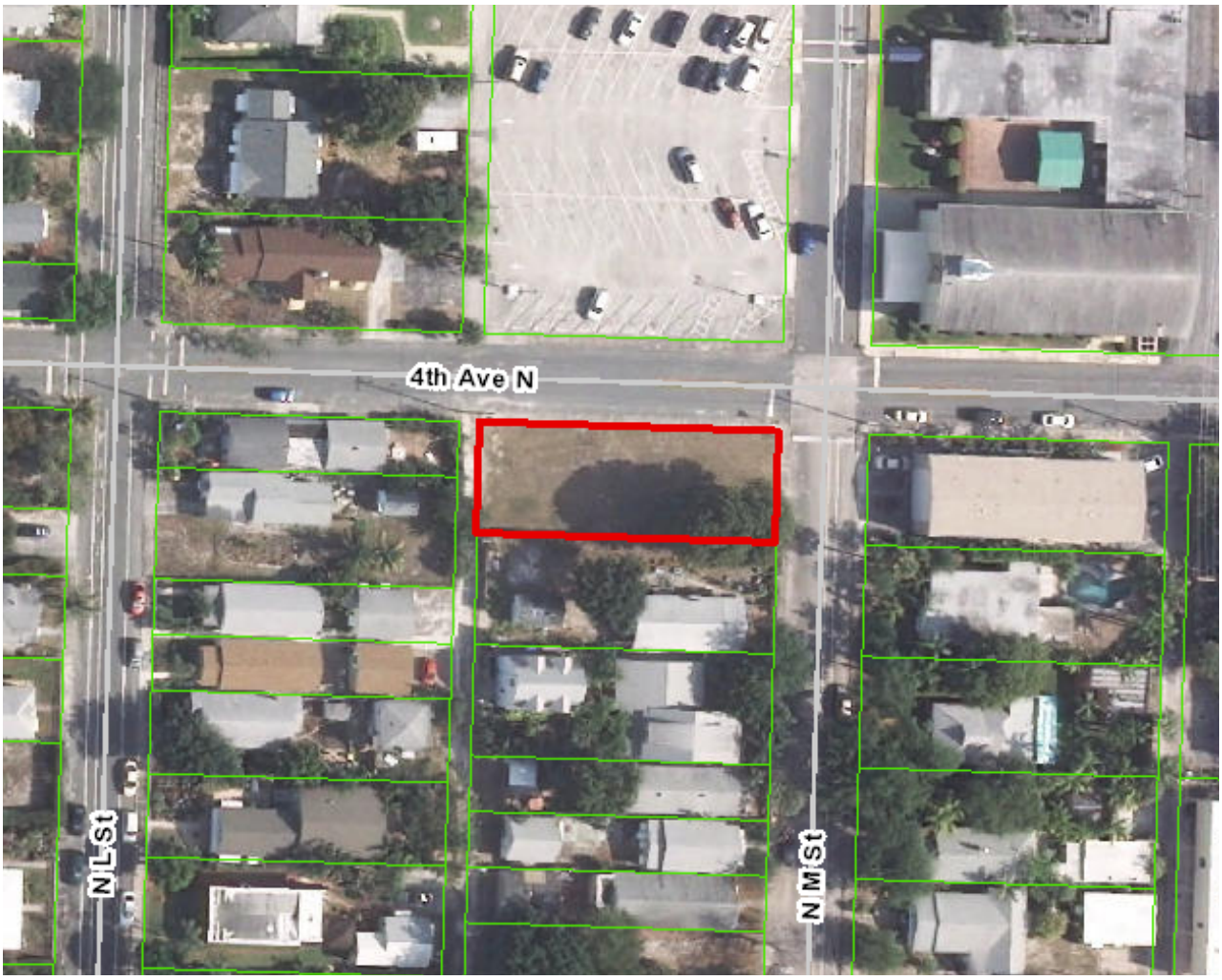
1) The north elevation shall avoid long expanses of blank façade. A minimum of two additional windows shall be added on the northeast portion of the blank wall, which will allow light in to the hallway. These windows may be horizontal clerestory-type windows to replicate the windows on the north façade, or vertical casement windows to replicate the window on the east façade.
2) A horizontal clerestory-type window shall be added on the south elevation, to allow light into the laundry room.
3) A second off-street parking space shall be added in compliance with the Land Development Regulations. This space may be accessed from 4th Avenue North, or the alley, and shall be subject to Staff review at permitting.
4) The carport may be extended to accommodate a second parking space if desired, subject to Staff review at permitting.
5) The exact design and configuration of the front door, and the entry door in the site wall, shall be subject to Staff review at permitting.
6) The windows and doors shall not have reflective glass.
7) All proposed landscaping, fencing, and hardscape shall be subject to Staff review at permitting.
8) The proposal shall comply with the Land Development Regulations and all over required Codes.

POTENTIAL MOTION:
I MOVE TO **APPROVE** HRPB 16-00100167: Consideration of a Certificate of Appropriateness (COA) for new construction of a single-family residence at the subject property located at **331 North M Street**, based upon the preponderance of competent substantial evidence, with the conditions as recommended by Staff.

I MOVE TO **DENY** HRPB 16-00100167: Consideration of a Certificate of Appropriateness (COA) for new construction of a single-family residence at the subject property located at **331 North M Street**, because the Applicant has not established by a preponderance of the evidence that the application is in compliance with the City of Lake Worth Land Development Regulations, the Secretary of the interiors Standards for the Rehabilitation of Historic Properties, and the City's Comprehensive Plan.

ATTACHMENTS:
1. Decision Criteria – New Construction
2. Photographs
3. Justification Statement
4. Proposed Architectural and Landscape Plans, dated 6/28/2016
5. Proposed Product Brochures

LOCATION MAP



MEMORANDUM

DATE: July 27, 2016

TO: Chair and Members of the Historic Resources Preservation Board

FROM: Aimee N. Sunny, Senior Preservation Coordinator
Department of Community Sustainability

SUBJECT: **HRPB Project Number 16-00100167:** Consideration of a Certificate of Appropriateness (COA) for construction of a new single-family residence at the subject property located at **331 North M Street**; PCN# 38-43-44-21-15-092-0170. The subject property is a vacant lot located within the Northeast Lucerne Local Historic District.

HRPB Meeting Date: August 10, 2016

Section 23.5-4k(3) Additional guidelines for new construction; visual compatibility

All improvements to buildings, structures and appurtenances within a designated historic district shall be visually compatible. New buildings should take their design cues from the surrounding existing structures, using traditional or contemporary design standards and elements that relate to existing structures that surround them and within the historic district as a whole. Building design styles, whether contemporary or traditional, should be visually compatible with the existing structures in the district.

A. In approving or denying applications for certificates of appropriateness for new construction, the City shall also, at a minimum, consider the following additional guidelines which help to define visual compatibility:

(1) The height of proposed buildings shall be visually compatible and in harmony with the height of existing buildings located within the historic district.
Response: The proposed building is consistent with the height of other 1-story buildings surrounding the property, and is in harmony with the height of other historic properties in the 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.
Response: The width and height of the front elevations of the proposed building is in scale with the surrounding properties.

(3) 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.
Response: The proposed horizontal windows on the North elevation are not directly compatible in height and width with the typical vertical double-hung windows on the neighboring structures.

(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.
Response: The north façade facing 4th Avenue North has long expanses of blank façade, and the solid to void relationship is not compatible with the district. Staff has recommended adding windows on the north façade and south façade to break up the blank façade areas.

(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.
Response: The proposed building respects the customary front, side, and rear setbacks within the district, and also within the current zoning code.

(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.
Response: The proposed design utilizes an atypical configuration for the front entryway and front door. The structure does not have an actual front door on the front façade, however it does have an entry door in the masonry site wall, similar to a Charleston side porch design.

(7) The relationship of the materials, texture and color of the facade 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.
Response: The building will be concrete block finished with smooth stucco. This material is common in Lake Worth, although not heavily utilized on the surrounding historic structures.

(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.
Response: The flat roof with parapet does not directly reflect the surrounding historic structures, however it is compatible with the contemporary, Depression Moderne inspired architectural style and the City as a whole.

(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 insure visual compatibility of the building to the buildings and places to which it is visually related.

Response: It is the opinion of Staff that the plans provided are consistent with this requirement.

(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.
Response: The proposed structure is not visually related to the shotgun-style Frame Vernacular houses in the immediate vicinity. The architectural style is contemporary and utilizes contemporary window and door types, as well as spatial layout.

(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.
Response: The Applicant has provided a streetscape showing the building in relation to those to either side of it, and across the street. The building's height and massing are compatible with other single-family residential buildings on the block.

(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.
Response: The building is a contemporary design that reflects contemporary design ideals. The building is largely centered on the interior courtyard, with minimal design and treatment addressing the two street elevations. The building is visually compatible with the district, but does not attempt to replicate any historic structures.

(13) Landscaping shall be compatible with the architectural character and appearance of the structure and of other buildings located within the historic district.
Response: It is the opinion of Staff that the plans provided at this point are consistent with this requirement. The landscape plan will be reviewed by Staff at permitting.

(14) 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.
Response: Not applicable to this project.

(b) New mechanical systems shall be placed on secondary facades only and shall not be placed on, nor be visible from, primary facades.
Response: Staff will ensure that any mechanical systems for the new building meet this criterion.

(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.
Response: Not applicable to this project.

(15) The site should take into account the compatibility of landscaping, parking facilities, utility and service areas, walkways and appurtenances. These should be designated with the overall environment in mind and should be in keeping visually with related buildings and structures.
Response: It is the opinion of Staff that the plans provided are deficient in meeting the parking requirement, and Staff has addressed this as a condition of approval. One parking space is achieved with a carport, and a second parking space will need to be provided.

B. In considering certificates of appropriateness for new buildings or structures which will have more than one primary facade, such as those on corner lots facing more than one street, the HRPB shall apply the visual compatibility standards to each primary facade.
Response: The above criteria and responses apply to both primary façades.

AERIAL VIEW
OF PROPERTY

VIEW OF SITE FROM CORNER OF
4TH AVE N AND NORTH M STREET

EXISTING TREES ON PROPERTY

332 NORTH L STREET

325 NORTH M STREET

332 NORTH M STREET

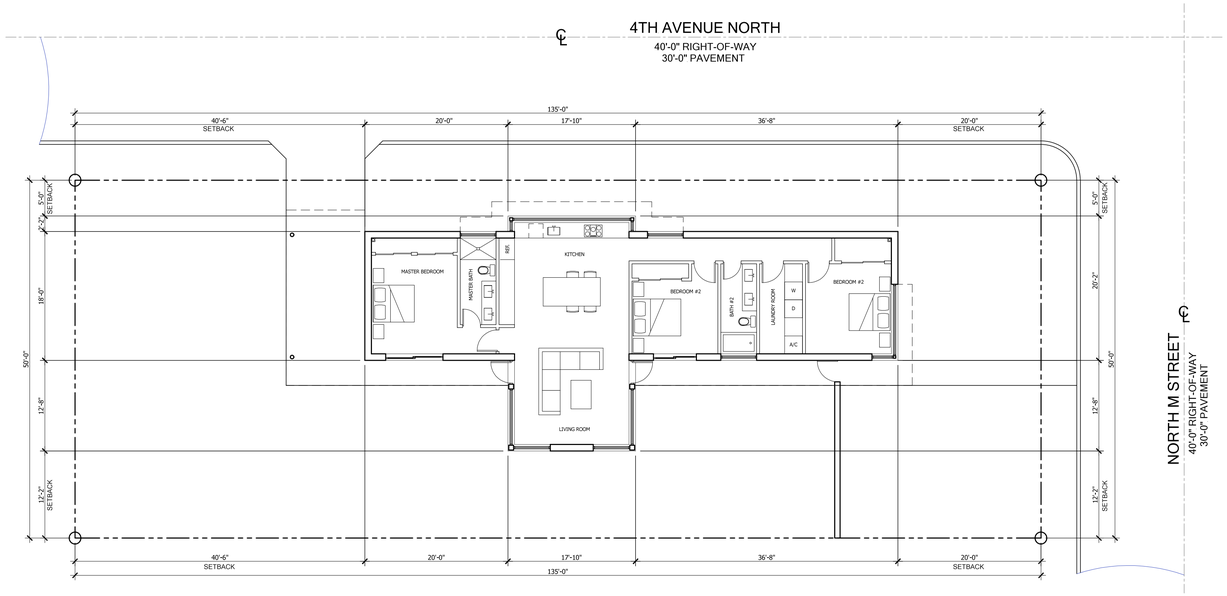
Date: July 5, 2016

Re: Justification statement for 331 N. M street, Lake Worth, fl. 33460

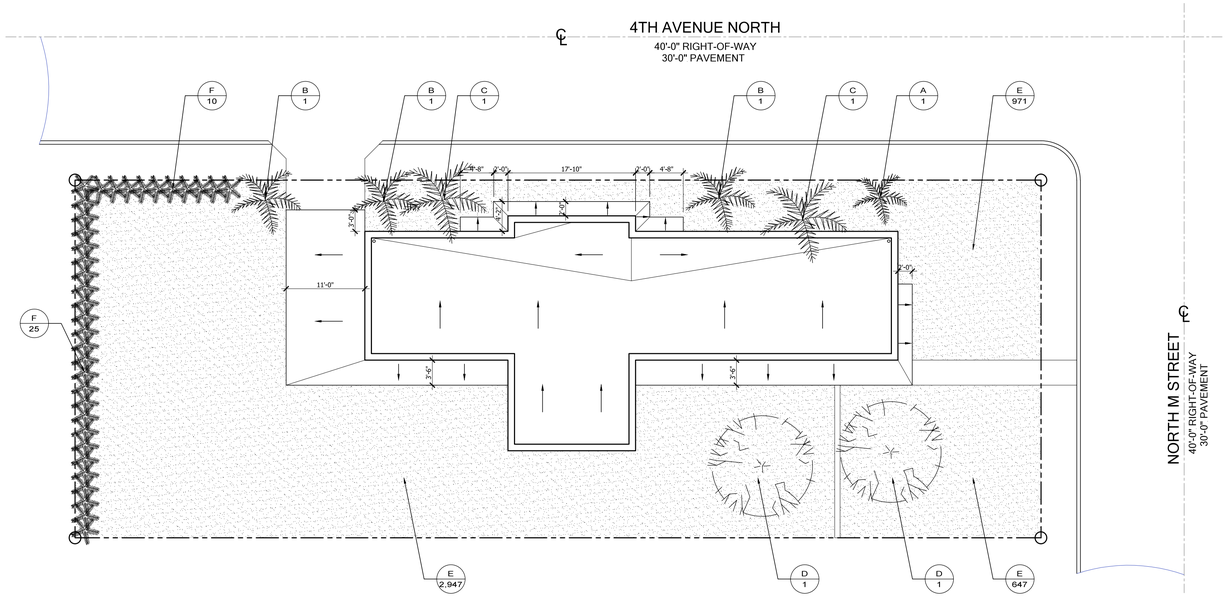
Criteria for granting certificate of appropriateness (section 23.5-4k)

Response to questions:

A. THE LOT IS VACANT. THE NEW STRUCTURE IS A SINGLE FAMILY RESIDENT ONE STORY HIGH ADJACENT TO AN EXISTING ONE STOREY RESIDENCE
B. THE RELATIONSHIP BETWEEN THE NEW AND THE OLD IS THAT THEY ARE BOTH SINGLE FAMILY RESIDENCES
C. THE DESIGN IS CONFIGURED TO RELATE TO THE HISTORIC FABRIC AND SCALE OF THE NEIGHBORHOOD. THE BUILD IS NOT ANY HIGHER THAN ADJACENT NEIGHBORS. THE STYLE IS ART MODERNE INSPIRED FROM OTHER ART MODERNE HOME SIN THE AREA
D. DENIAL WOULD DENY THE OWNER OF REASONABLE BENEFICIAL USE OF HIS PROPERTY
E. YES THE PLANS ARE TECHNICALLY FEASIBLE
F. 1. NOT APPLICABLE. IT IS A VACANT LOT; 2. NOT APPLICABLE. IT IS A VACANT LOT; 3. NOT APPLICABLE. IT IS A VACANT LOT 4. NOT APPLICABLE. IT IS A VACANT LOT; 5. NOT APPLICABLE. IT IS A VACANT LOT; 6. NOT APPLICABLE. IT IS A VACANT LOT; 7. NOT APPLICABLE. IT IS A VACANT LOT; 8. THE LOT IS VACANT EXCEPT FO TWO MANGO TREES WHICH WILL RETAINED; 9. NOT APPLICABLE. IT IS A VACANT LOT; 10. NOT APPLICABLE. IT IS A VACANT LOT
G. NOT APPLICABLE. IT IS A VACANT LOT
H. NOT APPLICABLE. IT IS A VACANT LOT



1 SITE PLAN
SCALE: 1"=10'-0"



2 SITE/ROOF/LANDSCAPE PLAN
SCALE: 1"=10'-0"

3 SITE VICINITY MAP
SCALE: N.T.S.

SITE INFORMATION

ADDRESS:	331 NORTH M STREET LAKE WORTH, FL 33460	
LEGAL DESCRIPTION: LOTS 17 AND 18, BLOCK 92, THE PALM BEACH FARMS CO. PLAT NO. 2, TOWNSITE OF LUCERNE NOW KNOWN AS LAKE WORTH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 29, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.		
PROJECT DESCRIPTION:	NEW SINGLE FAMILY RESIDENCE	
CURRENT PROPERTY USE:	VACANT	
ZONING DISTRICT:	MF-20 LOW-DENSITY MULTI-FAMILY	
SETBACKS	**REQUIRED**	**PROVIDED**
NORTH	5'-0"	5'-0"
EAST	20'-0"	20'-0"
SOUTH	5'-0"	12'-2"
WEST	13'-6"	40'-6"
BUILDING HEIGHT:		
TOP OF ROOF	30'-0" MAX	10'-6"
BUILDING AREA: (EACH UNIT)		
FIRST FLOOR A/C		1,605 S.F.
COVERED		580 S.F.
APPLICABLE CODES: – 2014 FLORIDA BUILDING CODE		
TYPE OF BUILDING CONSTRUCTION – TYPE V-B		

SITE AREA CALCULATIONS

	REQUIRED	PROVIDED
TOTAL SITE AREA	6,500 S.F. MIN.	6,750 S.F. (.155 ACRE)
BUILDING FOOTPRINT		2,185 S.F.
FLOOR AREA RATIO	0.50 MAX	1,605 S.F. (0.24)
LOT COVERAGE	40% MAX	2,185 S.F. (32.4%)
IMPERMEABLE SURFACE	60% MIN.	4,565 S.F. (67.6%)

PLANT LIST

KEY	SCIENTIFIC NAME	COMMON NAME	QUANTITY	HEIGHT	SPREAD	SPACING	REMARKS
A	SABAL PALMETTO	SABAL PALM	1	8'	8'	VARIES	7" OF GREY WOOD
B	SABAL PALMETTO	SABAL PALM	3	9'	10'	VARIES	8" OF GREY WOOD
C	SABAL PALMETTO	SABAL PALM	2	10'	12'	VARIES	9" OF GREY WOOD
D	MANGIFERA INDICA	MANGO TREE	2	30'	30'	–	18" DIAMETER WOOD
E	STENOTAPHRUM SECUNDATUM	ST. AUGUSTINE	4,565 S.F.	–	–	–	
F	DYPSIS LUTESCENS	ARECA PALM	35	4'	24"	24"	

LANDSCAPE CALCULATIONS

2 EXISTING MANGO TREES (10 POINTS EACH)	20 POINTS
6 SABAL PALMS (10 POINTS PER 3)	20 POINTS
35 ARECA PALMS (2 POINTS EACH)	70 POINTS
TOTAL (100 POINTS REQUIRED)	110 POINTS

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LAKE WORTH, FL 33460

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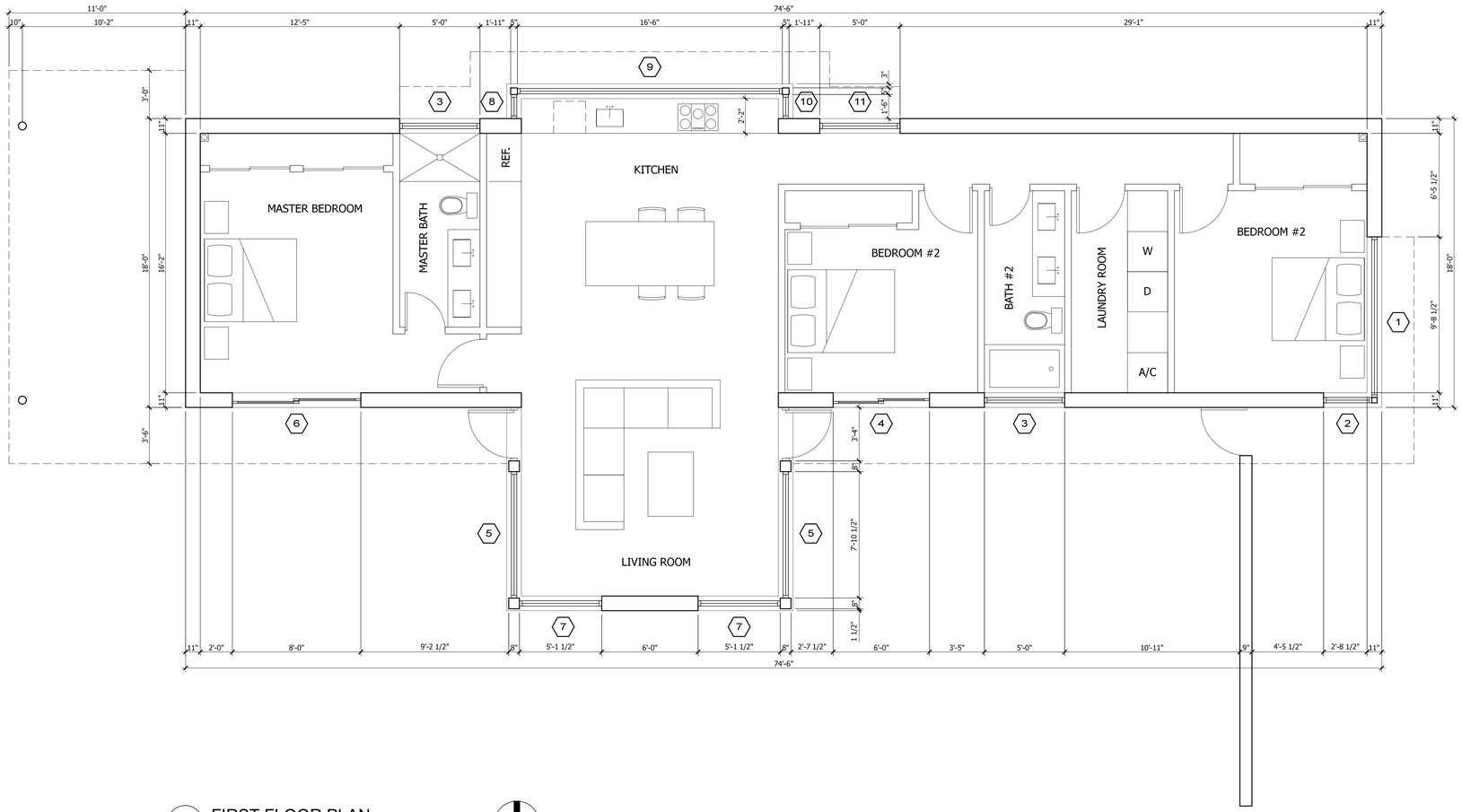
PRINT DATE:
JUN. 28, 2016



1 FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"

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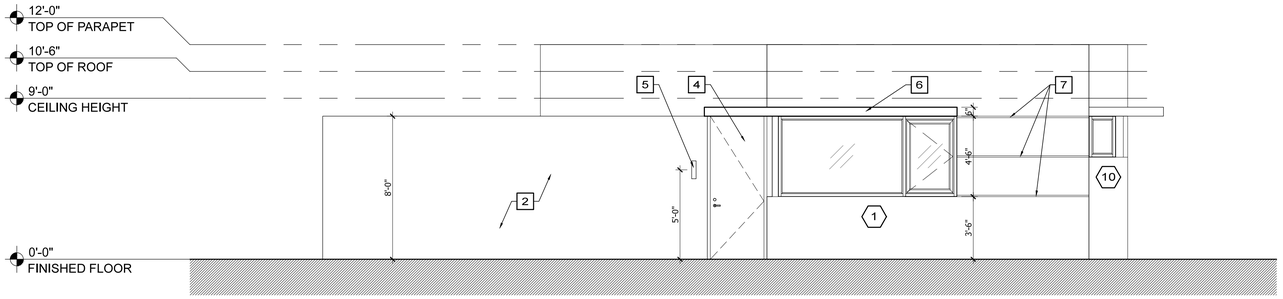
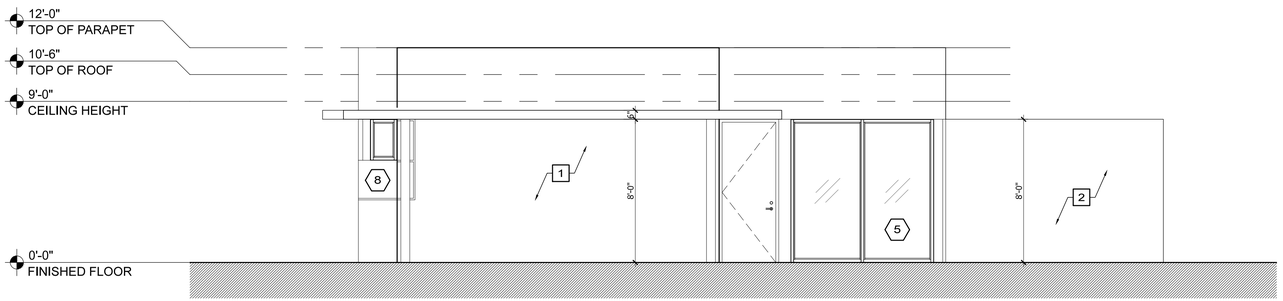
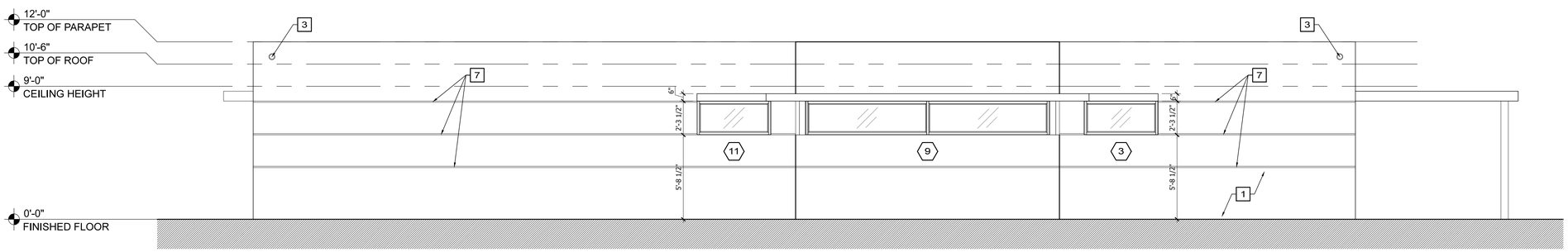


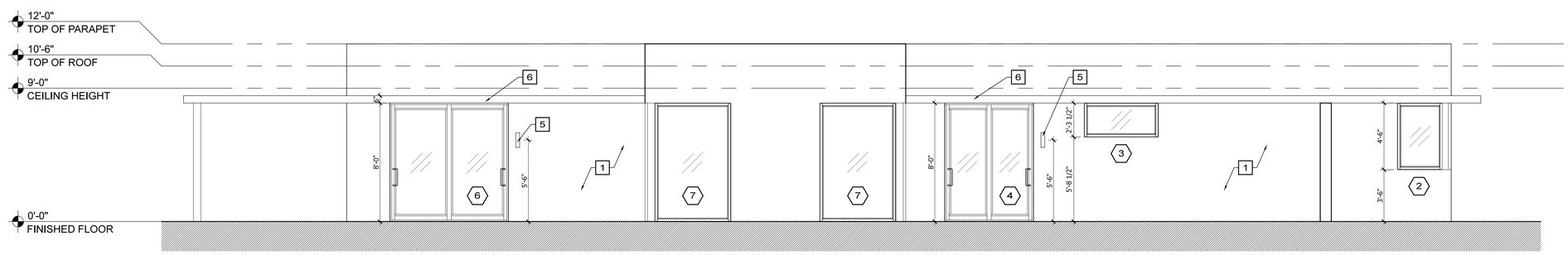
1 EAST ELEVATION
SCALE: 1/4"=1'-0"



2 WEST ELEVATION
SCALE: 1/4"=1'-0"



3 NORTH ELEVATION
SCALE: 1/4"=1'-0"



4 SOUTH ELEVATION
SCALE: 1/4"=1'-0"

LEGEND

	DESCRIPTION
1	SMOOTH FLOAT FINISH STUCCO, PAINT COLOR SUPER WHITE BY BENJAMIN MOORE
2	8'-0" TALL MASONRY SITE WALL, FLOAT FINISH STUCCO, PAINT COLOR SUPER WHITE
3	OVERFLOW SCUPPER
4	FIBERGLASS GATE, PAINT COLOR SUPER WHITE BY BENJAMIN MOORE
5	SCONCE
6	CONCRETE EYEBROW (SEE STRUCTURAL FOR REQUIREMENTS) WITH TREMCO 350/351. THE TREMCO 351 TOP COAT SHALL BE INSTALLED WITH SAND TO COMPLETE THE APPLICATION
7	1" STUCCO REVEAL

EXTERIOR GLAZING SCHEDULE

ALL GLAZING: CLEAR IMPACT GLASS

SYM	NOMINAL SIZE WIDTH	NOMINAL SIZE HEIGHT	WINDOW TYPE	FRAME	FRAME COLOR	GLAZING	REMARKS
1	10'-0"	4'-6"	FIXED/CASEMENT	ALUM.	ANNODIZED ALUMINUM	SOLARBAN 60 OR 70 – PER E-CALCS.	
2	3'-0"	4'-6"	FIXED				
3	5'-0"	2'-3 1/2"	FIXED				
4	6'-0"	8'-0"	SLIDERS				
5	7'-10 1/2"	8'-0"	FIXED				
6	8'-0"	8'-0"	SLIDERS				
7	5'-1 1/2"	8'-0"	FIXED				
8	1'-6"	2'-3 1/2"	FIXED				
9	16'-6"	2'-3 1/2"	FIXED				
10	1'-6"	2'-3 1/2"	FIXED				
11	5'-0"	2'-3 1/2"	FIXED				

NOTES:
1. SUBMIT ALL DRAWINGS FOR ARCHITECTS APPROVAL
2. VERIFY ALL DIMENSIONS ON SITE
3. SEE ELEVATIONS FOR HEIGHTS

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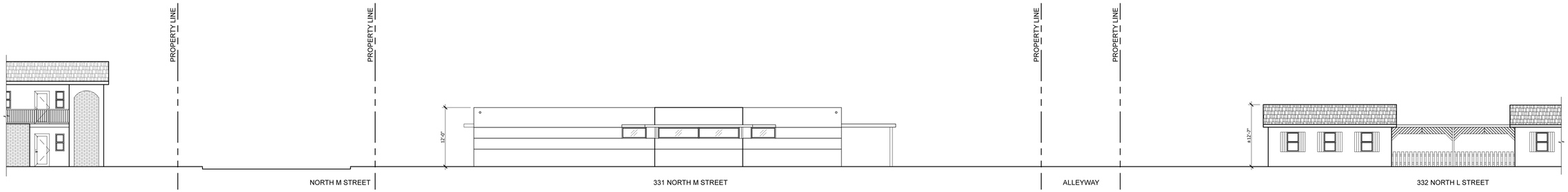
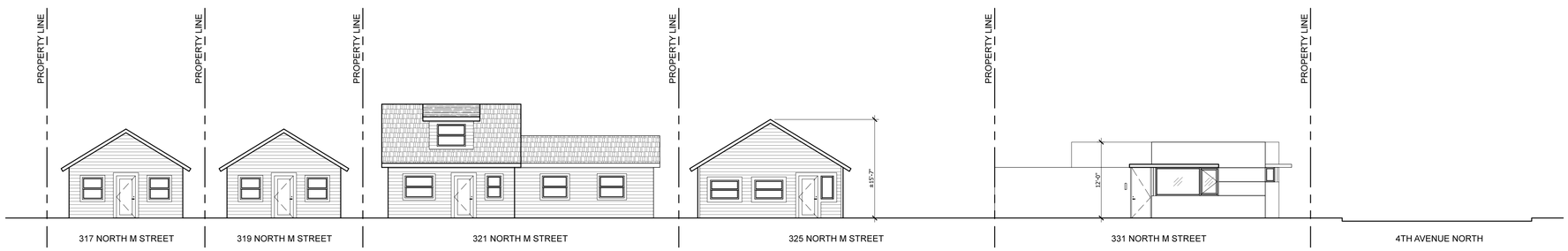
PRINT DATE:
JUN. 28, 2016



1 STREETSCAPE ELEVATION - 4TH AVE. N
SCALE: 1"=10'-0"



2 STREETSCAPE ELEVATION - NORTH M ST.
SCALE: 1"=10'-0"

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REVISIONS		
1.	SREETSCAPE REV.	7.7.16
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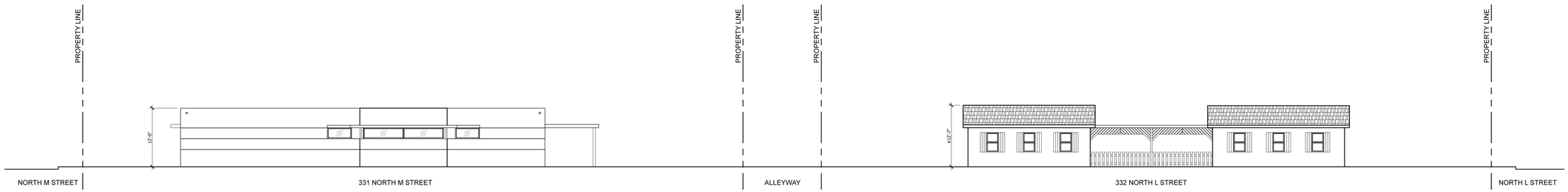
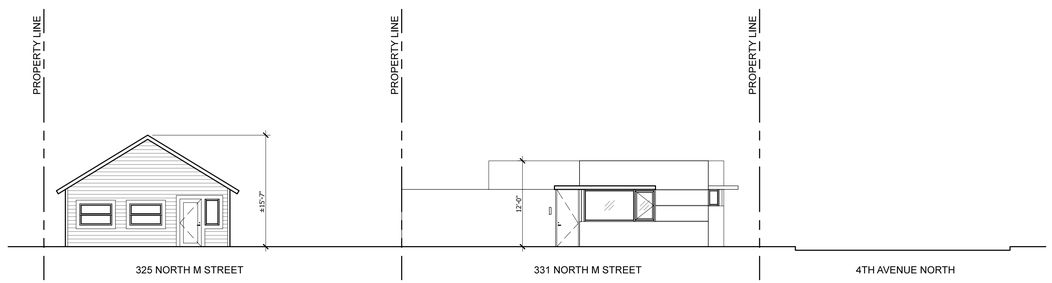
PRINT DATE:
JUL. 7, 2016



1 STREETSCAPE ELEVATION - 4TH AVE. N
SCALE: 1"=10'-0"



2 STREETSCAPE ELEVATION - NORTH M ST.
SCALE: 1"=10'-0"

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PRINT DATE:
JUN. 28, 2016

VIEW OF FRONT ELEVATION ON M STREET

VIEW FROM CORNER OF 4TH AVE N AND NORTH M STREET

VIEW FROM CORNER OF 4TH AVE N AND NORTH M STREET

VIEW OF NORTH ELEVATION

VIEW OF SOUTH ELEVATION

WinGuard Aluminum Casement CA740

Choose type/style	Choose product line
Doors	WinGuard® Aluminum
-Cabana Door	New WinGuard® Vinyl
-French Door	EnergyVue™
-Sliding Glass Door	WinGuard® Vinyl
Enclosures	ClassicVue™
-Porch/Patio	ClassicVue Max™
-Garage Door Screen	PGT Vinyl
Windows	Architectural Systems
-Awning	Storefront

Reset

WinGuard Aluminum Casement CA740

Choose type/style	Choose product line
Doors	WinGuard® Aluminum
-Cabana Door	New WinGuard® Vinyl
-French Door	EnergyVue™
-Sliding Glass Door	WinGuard® Vinyl
Enclosures	ClassicVue™
-Porch/Patio	ClassicVue Max™
-Garage Door Screen	PGT Vinyl
Windows	Architectural Systems
-Awning	Storefront

Reset

Eze-Breeze Fixed Lite

Choose type/style	Choose product line
Doors	WinGuard® Aluminum
-Cabana Door	New WinGuard® Vinyl
-French Door	EnergyVue™
-Sliding Glass Door	WinGuard® Vinyl
Enclosures	ClassicVue™
-Porch/Patio	ClassicVue Max™
-Garage Door Screen	PGT Vinyl
Windows	Architectural Systems
-Awning	Storefront

Reset

PremierVue Sliding Glass Doors PremierVue Sliding Glass Doors

Choose type/style	Choose product line
Doors	WinGuard® Aluminum
-Cabana Door	New WinGuard® Vinyl
-French Door	EnergyVue™
-Sliding Glass Door	WinGuard® Vinyl
Enclosures	ClassicVue™
-Porch/Patio	ClassicVue Max™
-Garage Door Screen	PGT Vinyl
Windows	Architectural Systems
-Awning	Storefront

Reset

plastpro

5200 W. CENTURY BLVD.
LOS ANGELES, CA 90045

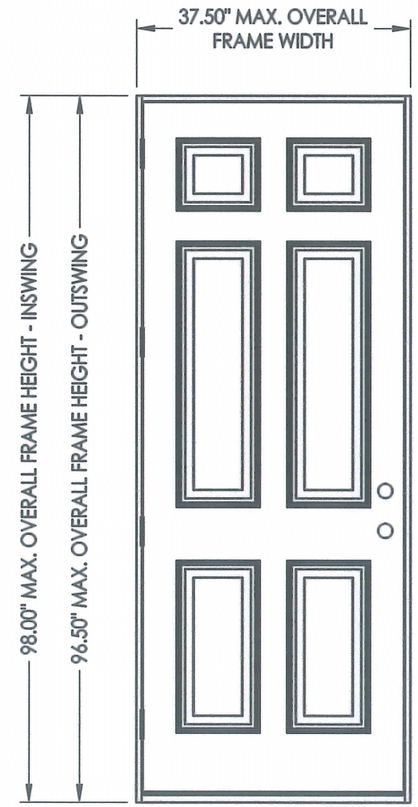
Smooth / Wood Grain / White Wood Grain Rustic / Mahogany

Series N Fiberglass Door

INSWING / OUTSWING "IMPACT"

GENERAL NOTES

1. This product has been evaluated and is in compliance with the 2010 Florida Building Code (FBC) structural requirements excluding the "High Velocity Hurricane Zone" (HVHZ).
2. Product anchors shall be as listed and spaced as shown on details. Anchor embedment to base material shall be beyond wall dressing or stucco.
3. When used in areas requiring wind borne debris protection this product complies with Section 1609.1.2 of the FBC and does not require an impact resistant covering. This product meets missile level "D" and includes Wind Zone 4 as defined in ASTM E1996 and Section 1609.1.2.4 of FBC.
4. For 2x stud framing construction, anchoring of these units shall be the same as that shown for 2x buck masonry construction.
5. Site conditions that deviate from the details of this drawing require further engineering analysis by a licensed engineer or registered architect.



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1	Typical elevation, design pressures, & general notes
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5	Buck and frame anchoring - 2X buck masonry construction
6	Frame anchoring - 1X buck masonry construction
7	Bill of materials & components

SWING	MAX. FRAME DIMENSION	DESIGN PRESSURE (PSF)	
		POSITIVE	NEGATIVE
INSWING	37.50" x 98.00"	+65.0	-70.0
OUTSWING	37.50" x 96.50"	+65.0	-65.0

Documents Prepared By:
RW BUILDING CONSULTANTS, INC.
P.O. Box 230 Valrico FL. 33595
Phone No.: 813.659.9197
Florida Board of Professional Engineers
Certificate Of Authorization No. 9813
LFS 2-20-12
Lyndon F. Schmidt, P.E. No. 43409

PRODUCT: PLASTPRO INC. FIBERGLASS DOOR

PART OR ASSEMBLY: TYPICAL ELEVATION, DESIGN PRESSURES & GENERAL NOTES

REVISIONS

NO.	DATE	BY

DATE: 02/16/12
SCALE: N.T.S.
DWG. BY: JK
CHK. BY: LFS
DRAWING NO.: FL-15213.19
SHEET 1 OF 7

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R:\A - Projects\Project Folders\proj 1501 - 1600\PF 1587\D. RWBC Drawings\2010\FL-15213\FL-15213.19-26.dwg, FL-15213.19

Lake Worth, Florida. The Art of Florida Living.sm

City Of Lake Worth
Department for Community Sustainability
Planning, Zoning and Historic Preservation Division
1900 Second Avenue North · Lake Worth · Florida 33461· Phone: 561-586-1687

MEMORANDUM DATE: July 27, 2016

AGENDA DATE: August 10, 2016

TO: Chair and Members of the Historic Resources Preservation Board

RE: **529 South L Street**

FROM: Aimee N. Sunny, Senior Preservation Coordinator
Department for Community Sustainability

TITLE: **HRPB Project Number 16-00100145:** Consideration of a Certificate of Appropriateness (COA) for installation of a double driveway in the front yard, for the property located at **529 South L Street**; PCN# 384344-21151690310. The subject property was constructed c.1924 and is a contributing resource within the Southeast Lucerne Local Historic District.

OWNER/APPLICANT: Michael and Erica Francis
529 S L Street
Lake Worth, FL 33460

BACKGROUND:

This case was originally heard at the July 13, 2016, HRPB regular meeting. Per the direction of the HRPB, the case was continued to the August 10, 2016, hearing and the applicant was requested to coordinate with Public Services and Staff to explore alternate parking options. Staff has worked with the Applicant and the alternate parking options are presented below.

The single-family structure at 529 South L Street was constructed c. 1926 in a Frame Vernacular style. The property has public frontage on South L Street to the east and 6th Avenue South to the south, with the front of the building facing South L Street. The building still retains most of its character defining features including wood double-hung windows, wood front door, wood siding, and asphalt shingle roof. The building has undergone few changes over time including an addition to the west of the main building, awning installation, and roof replacement in kind. Although the original architectural plans for the building are not available in the City's property files, the file does have information from early property survey cards and permit records. Overall, the building retains a high degree of historic integrity of location, setting, materials, and design.

REQUEST:

The Applicant is requesting to install a 20' wide x 21' deep double driveway of pavers-set-in-sand in the front yard, accessed from South L Street.

COMPREHENSIVE PLAN CONSISTENCY:

It is the analysis of Staff that the project, as proposed, is not consistent with the Comprehensive Plan goals and objectives concerning historic preservation and housing due to the fact that the Applicant is proposing a change that will have an adverse effect on the historic integrity of the property. Specifically, the request is in conflict with these objectives:

Goal 1.4 Encourage preservation and rehabilitation of historic and natural resources and where appropriate restrict development that would damage or destroy these resources. (Objective 1.4.2)

Objective 3.2.5: To encourage the identification of historically significant housing, and to promote its preservation and rehabilitation as referenced by the Surveys of Historic Properties conducted for the City of Lake Worth.

Policy 3.2.5.1: Properties of special value for historic, architectural, cultural or aesthetic reasons will be restored and preserved through the enforcement of the City's Historic Preservation Ordinance to the extent feasible.

ANALYSIS:

Zoning

The proposed alterations are in conflict with the development requirements in the City's Zoning Code, specifically the front yard impermeable surface requirement. Based on the Single-Family Residential (SFR) zoning Code:

Dimension	Required by Code	Existing or Proposed
Lot size	7,500 sq. feet	6,750 sq. feet (legal non-conforming)
Lot width	75'-0"	50'-0"
Front (South) setback	20'0"	34'0" existing to structure
Side setback	10% of lot width = 5'-0" to the structure	North = 2.2' existing, 2.2' proposed; South = 12.9' existing, 27' proposed
Total Impermeable Surface	55% max.	35% existing, 38% proposed
Front Yard Impermeable surface	Lesser of 900sf or 75% of front yard shall remain Pervious (Front yard = 20' setback x 50' lot width = 1000 sf total)	94% (940 sf) Permeable Existing, 70.5% (705 sf) Permeable Proposed (with pavers set in sand, which receive a 50% credit, and the existing concrete walkway)

Historic Preservation

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 Attachment 1 – Decision Criteria.

The National Park Service and Secretary of the Interior's Standards have very specific criteria regarding the rehabilitation of historic structures. Although the Standards do not specifically address driveway design, the Standards do address the overall setting, environment, and historic integrity of a property. Specifically, Standards 2 and 9 apply in this situation:

Standard 2 - The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

Standard 9 - New additions, exterior alterations or related new construction shall not destroy historic materials that characterize the property. The new construction shall be differentiated from the old and shall be

compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.

It is the analysis of Staff that the project as proposed is not compatible with the review criteria set forth in the City's Land Development Regulations, Historic Preservation Ordinance, Section 23.5-4.

The Standards require that alterations to the overall setting and environment surrounding a historic structure also be compatible with the architectural style and design of the structure. The proposed double driveway is not compatible within the context of the frame vernacular style structure. Most parking spaces for single family structures were located in the rear of the property off the alleyway, and did not lead directly to the front door. A double driveway in the front of the house is not historically appropriate for a single-family structure within the Southeast Lucerne Local Historic District, and disrupts the linear spatial relationship of the street, front walkway, and front door if placed in front of the house, or the front yard impermeable surface if placed to the side of the front yard. Most houses in this area have parking off to the side of the front entrance or parking in the rear of the main structure. The lot has other parking areas in the rear and a garage off the alleyway. A single driveway to the side of the front entrance is a more historically appropriate for the district.

Per the direction of the Board, the Applicant met with Staff and Public Services to determine alternate solutions to the parking situation. Staff looked at options in the front yard, facing South L Street, and the side/rear yard, facing 6th Avenue South. After speaking with Public Services, it was determined that there cannot be a curb cut placed on 6th Avenue South, however there can be a curb-cut placed approximately 5ft from the stop sign on South L Street as a consolation for not being able to utilize an entry/exit from 6th Avenue South. Currently, there is a fence placed 3 feet from the rear property line that is partially blocking proper access from the alley to the rear parking spaces. It is the analysis of staff that the most compatible location for the required parking is in the rear of the property, accessed from the alley. The current fence configuration makes parking in the rear difficult; however, if the applicant were to install a 20' wide rolling gate, it would be easier to maneuver the parking from the alleyway and still provide the level of safety desired by the Applicant. As an alternate solution, Staff has discussed a single driveway or two car tandem driveway to the south side of the front of the property facing South L Street, as Public Services stated this location would not be in the way of the stop sign. The Applicant is still requesting a double driveway in the front yard and does not prefer to access parking from the alley, but will defer to the Board's direction and discussion.

Public Comment
At the time of publication of this report, Staff has not received any public comment regarding this project.

CONSEQUENT ACTION:
Approve the application; approve the application with conditions; continue the hearing to a date certain to request additional information; or deny the application.

RECOMMENDATION:
Staff recommends that the board discuss the revised parking options with the homeowner. Staff does not recommend a double driveway in the front of the house as it is not compatible with the characteristics of the historic property. Staff is recommending that the Applicant utilize his rear parking spaces, and can install a rolling gate to accommodate the security concerns and provide easier access for parking the vehicles.

If the board determines that the parking in the rear is not feasible, Staff is in support of the Applicant installing a single-car or two-car tandem driveway on the south side of the front yard, provided that the proposal is revised to be in compliance with the front yard impermeable surface required in the Land Development Regulations.

POTENTIAL MOTION:

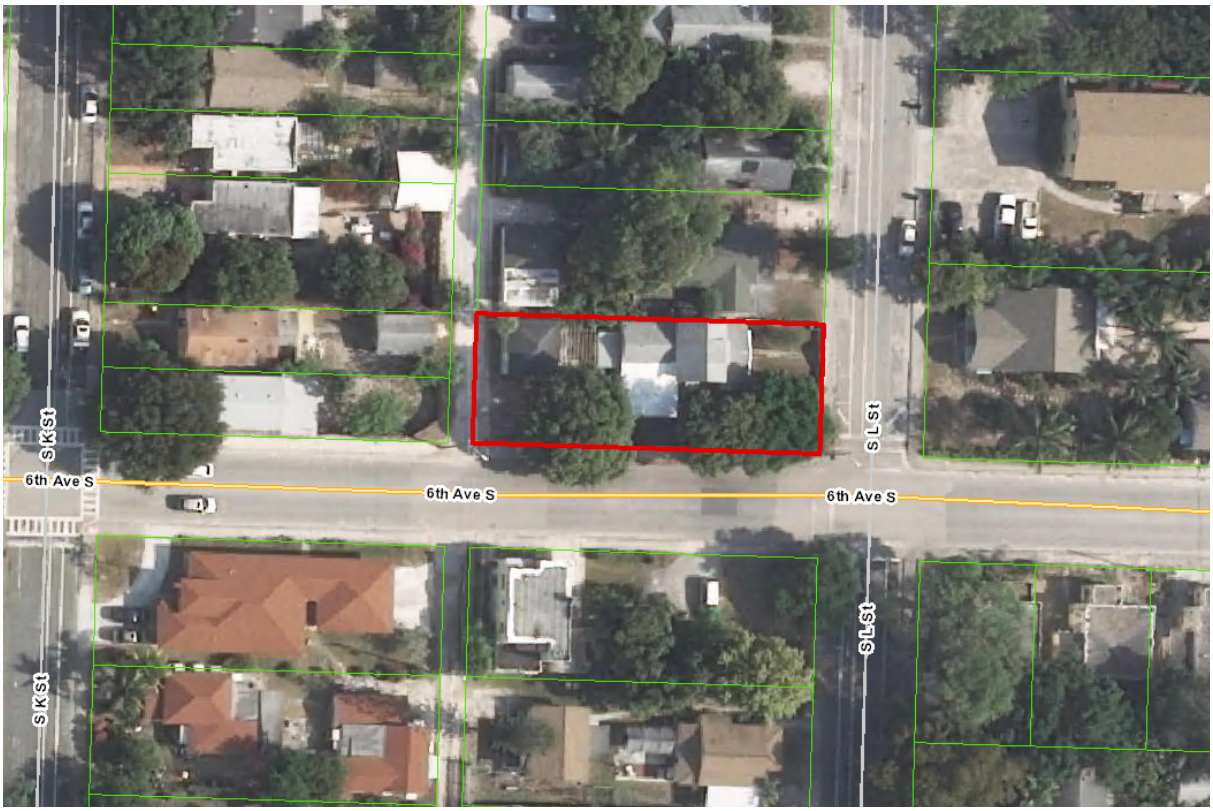
I MOVE TO **APPROVE** HRPB 16-00100145: Consideration of a Certificate of Appropriateness (COA) for a double driveway of pavers-set-in-sand in the front yard, for the subject property located at **529 South L Street**, based upon the preponderance of competent substantial evidence.

I MOVE TO **DENY** HRPB 16-00100145: Consideration of a Certificate of Appropriateness (COA) for a double driveway of pavers-set-in-sand in the front yard, for the subject property located at **529 South L Street**, because the Applicant has not established by a preponderance of the evidence that the application is in compliance with the City of Lake Worth Land Development Regulations Section 23.5-4 and 23.4-4, the Secretary of the interiors Standards for the Rehabilitation of Historic Properties, and the City's Comprehensive Plan.

ATTACHMENTS:

1. Decision Criteria
2. Application Photographs
    a. Proposed Driveways for Structure
    b. Photographs provided by applicant
    c. Site Visit Photos from 7-26-2016
3. Justification Statement
4. Survey
    a. Current
    b. Historic

LOCATION MAP



MEMORANDUM

DATE: July 26, 2016

TO: Chair and Members of the Historic Resources Preservation Board

FROM: Aimee N. Sunny, Senior Preservation Coordinator
Department of Community Sustainability

SUBJECT: **HRPB Project Number 16-00100145:** Consideration of a Certificate of Appropriateness (COA) for installation of a double driveway in the front yard, for the property located at **529 South L Street**; PCN# 38-43-44-21-15-169-0310. The subject property was constructed c.1926 and is a contributing resource within the Southeast Lucerne Local Historic District.

HRPB Meeting Date: August 10, 2016

Per Section 23.5-4k(1) of the historic preservation ordinance, the Board shall use the following criteria in making a determination:

A. What is the effect of the proposed work on the landmark or the property upon which such work is to be done?
Response: It is the analysis of Staff that the proposed double driveway installation would have an adverse effect on the historic appearance of the building and site, and is not compatible with the design or style of a single-family frame vernacular residence within the Southeast Lucerne Local Historic District.

B. What is the relationship between such work and other structures on the landmark site or other property in the historic district?
Response: The proposed work will have no direct physical effect on any surrounding properties within the surrounding Southeast Lucerne Local Historic District, however it will have an indirect visual effect on 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?
Response: The Applicant is proposing work that is not compatible with the architectural design and setting of the structure and site by proposing a double driveway that is not compatible with or authentic to the setting and place of the Southeast Lucerne Local Historic District. The double driveway installation will negatively affect the historic integrity of the site and setting of the historic structure.

D. Would denial of a certificate of appropriateness deprive the property owner of reasonable beneficial use of his property?
Response: No, the denial of this COA as submitted does not prevent the Applicant from potentially proposing other alterations to the structure, nor would it make the building uninhabitable.

E. Are the applicant's plans technically feasible and capable of being carried out within a reasonable time?
Response: Yes.

F. Do the plans satisfy the applicable portions of the general criteria contained in the United States Secretary of the Interior's Standards for Rehabilitation then in effect or as they may be revised from time to time? The current version of the Secretary's Guidelines provides as follows:

(1) A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
Response: No change to the use of the property is proposed.

(2) This historic character of the property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
Response: No historic materials are requested to be removed.

(3) Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
Response: Not applicable to this project.

(4) Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
Response: Not applicable to this project.

(5) Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
Response: No historic materials are requested to be removed.

(6) Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities.
Response: No historic materials are requested to be removed.

Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historical, physical, or pictorial evidence rather than on conjectural designs or because the different architectural elements from other buildings or structures happen to be available for relocation.
Response: Not applicable to this project.

(7) Chemical or physical treatments, such as sandblasting, that cause damage to historic materials, shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
Response: Not applicable to this project.

(8) Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
Response: Not applicable to this project.

(9) New additions, exterior alterations or related new construction shall not destroy historic materials that characterize the property. The new construction shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.

Response: The proposed driveway location and design would alter the integrity of the setting and site design that characterize the property.

(10) New additions and adjacent or related new construction shall be undertaken in such manner that, if removed in the future, the essential form and integrity of the historic building and its environment would be unimpaired.
Response: Not applicable to this project.

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?
Response: It is the analysis of Staff that the historic character of the property would be adversely affected by the proposed project as submitted by the Applicant, as outlined above. The requested double driveway installation does not represent the least possible adverse effect on the property. A single driveway to the side of the front entrance, or parking in the rear of the structure, could be installed that would complement the single-family frame vernacular house and Southeast Lucerne Local Historic District.

Section 23.5-4k(2). Additional guidelines for alterations.

In approving or denying applications for certificates of appropriateness for alterations, the HRPB shall also consider the following additional guidelines:

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?
Response: No change to the use of the property is proposed.

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.
Response: Not applicable to this project.

C. When a certificate of appropriateness is requested to replace windows or doors, the HRPB shall permit the property owner's original design when the HRPB's alternative design would result in an increase in cost of thirty (30) percent above the owner's original cost. The owner shall be required to demonstrate to the HRPB that:
(1) The work to be performed will conform to the original window openings of the structure; and
Response: Not applicable to this project.
(2) That the replacement windows or doors with less expensive materials will achieve a savings in excess of thirty (30) percent over historically compatible materials otherwise required by this code.
Response: Not applicable to this project.

Sec. 23.5-4. - Historic preservation.

k) *Criteria 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:

B. What is the relationship between such work and other structures on the landmark site or other property in the historic district? Majority of surrounding structures have driveways in the front. Many contributing structures have a double width driveway – majority of driveways with a single width driveway have space for three or more vehicles (see example images).

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? More of the historical house features will be visible with no fence in the front where the driveway entrance will be located (see example images).

D. Would denial of a certificate of appropriateness deprive the property owner of reasonable beneficial use of his property? Yes. Majority of surrounding structures are zoned multi-family (5 of the 6 closest lots including 530 S L, 524 S L, 518 S L, 521 S L, and 527 S L) and even with appropriate capacity there is not enough existing parking – overflow parking goes to the street resulting in no on-street parking by owners the majority of the time. Concerning "beneficial use of his property", this includes not enough parking for our household (in addition to regular parking for family, guests, workers, etc.).

In addition, this structure is located further back on the property compared to most properties. This structure has a 34-foot setback compared with a traditional 20-foot setback (or less). This results in a much smaller back yard than the majority of properties. It is not reasonable to have a 6,500 square foot property with no livable outdoor space in the back yard for a single family residence. There is also less parking available now with the improvements to 6th Ave S while no parking is allowed street side on S L approaching the intersection of S L and 6th Ave.

Furthermore, double driveways have been approved to other neighborhood contributing structures including: 321 S L St, 114 S J St, and 414 S K St (see examples images).

E. Are the applicant's plans technically feasible and capable of being carried out within a reasonable time? Yes. Plans will be carried out exponentially faster than just the permit process has taken.

F. Do the plans satisfy the applicable portions of the general criteria contained in the United States Secretary of the Interior's Standards for Rehabilitation then in effect or as they may be revised from time to time? The current version of the Secretary's Guidelines provides as follows:

(4) Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved. Whether single or double width, most surrounding properties have multi-car driveways.

(5) Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved. No changes to any existing historical feature.

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? No adverse effect. A contributing structure only because of the age. The original structure was a cottage which, over time, many significant changes took place to where the original structure is no longer recognizable. Changes include: 1) front porch enclosed and turned into a front entrance; 2) original living room now a hallway leading to the front room; 3) attic raised, expanded, and turned into a second floor with multiple bedrooms including the addition of a stair case instead of an attic entrance; 4) 20x20 living room added to South side lot connected to the dining room; and 5) back deck enclosed and turned into a mudroom. Again, the original structure (cottage) is no longer recognizable.

2. *Additional guidelines for alterations.* In approving or denying applications for certificates of appropriateness for alterations, the city shall also consider the following additional guidelines:

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. No changes to any existing historical feature.

r) *Incentives for improvements to designated 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. 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. Most structures in neighborhood have a driveway that accommodates two or more vehicles; many of these in width; many are also contributing structures. Most structures are build closer to the front of the property resulting in a larger and private rear yard which is a common element for Florida residential houses (https://www.lakeworth.org/files/files/business%20tab/historic/Model%20Guidelines.pdf)

(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. No visual or aural impact on adjacent properties.

(D) The waiver or modification is the minimum necessary to allow reasonable use of the property while preserving its historical attributes. Many nearby properties have an “all surface” front yard – we are only asking for the minimum designated parking required for a single family residence. One that is commensurate to the size of the land and structure, takes in consideration of the inability to place a long single width driveway due to the placement of large trees, and is less driveway than the majority of residences in our historical district.

ORDERED BY:

SECURE LAND TITLE & ESCROW SERVICES, INC.

712 U.S. Highway One, Suite 230 • North Palm Beach, FL 33408-4521

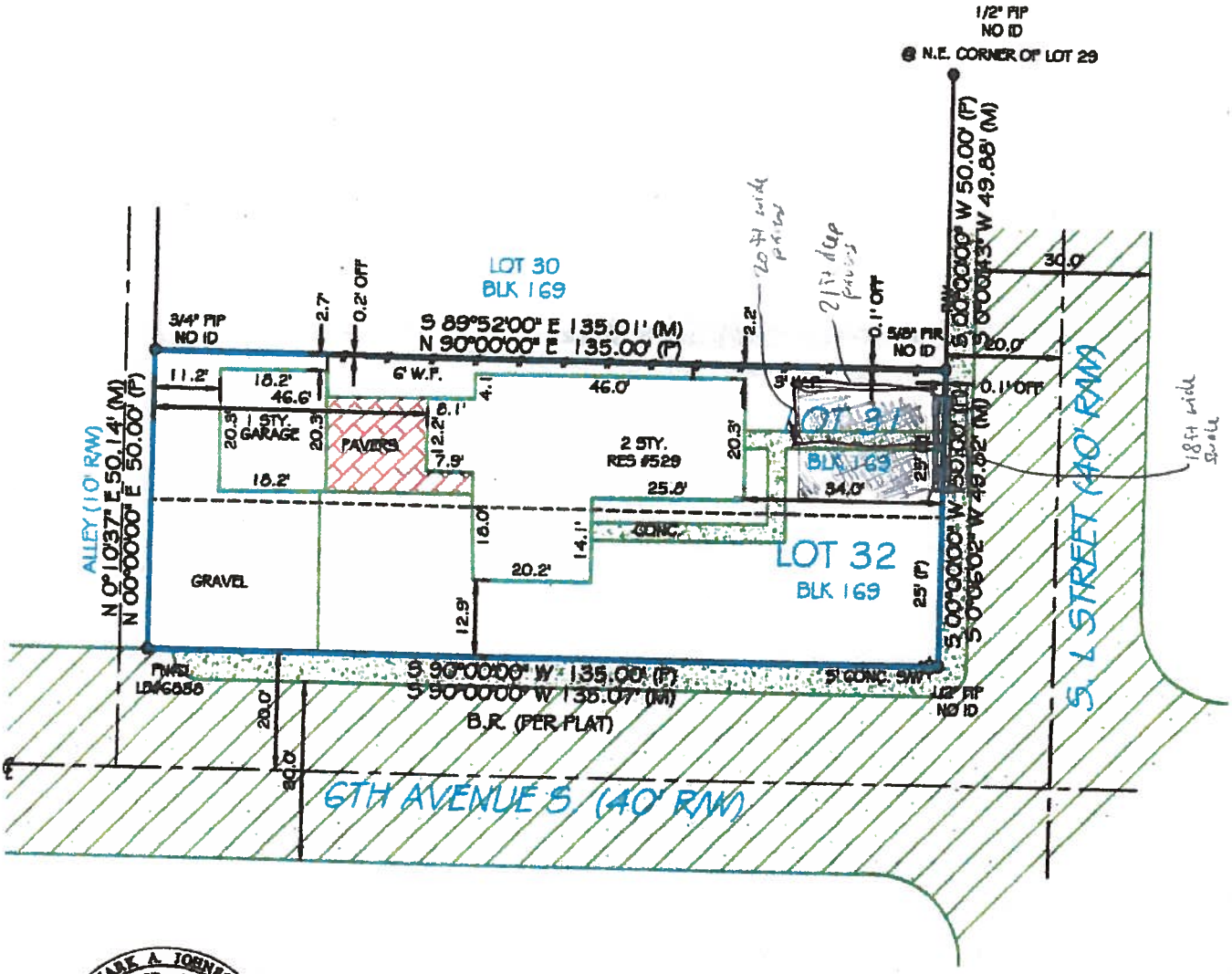
Office: 561-624-3289 • Fax: 561-624-3350

PROPERTY ADDRESS: 529 SOUTH L STREET LAKE WORTH, FLORIDA 33460

SURVEY NUMBER: FL1312.1076

FIELD WORK DATE: 12/11/2013 REVISION DATE(S): (REV.0 12/20/2013)

FL1312.1076
BOUNDARY SURVEY
PALM BEACH COUNTY



I hereby certify that this Boundary Survey of the hereon described property has been made under my direction, and to the best of my knowledge and belief, it is a true and accurate representation of a survey that meets the minimum technical standards set forth by the Florida Board of Professional Surveyors and Mappers as described in Chapter 5J-17 of the Florida Administrative Code.

MARK A. JOHNSON LICENSE NUMBER 6572 STATE OF FLORIDA PROFESSIONAL SURVEYOR

Mark A. Johnson
State of Florida Professional Surveyor and Mapper
License No. 6572

NOTES:
LOT APPEARS TO BE SERVICED BY CITY WATER AND SEWER
FENCE OWNERSHIP NOT DETERMINED

30 0 15 30
GRAPHIC SCALE (In Feet)
1 inch = 30' ft.

LEGAL DESCRIPTION:

LOTS 31 AND 32, BLOCK 169, THE PALM BEACH FARMS COMPANY PLAT NO. 2, TOWNSITE OF LUCERNE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 29-40, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

JOB SPECIFIC SURVEYOR NOTES:

THE BEARING REFERENCE OF SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST IS BASED ON THE RIGHT-OF-WAY LINE OF 6TH AVENUE, LOCATED WITHIN THE PALM BEACH FARMS COMPANY PLAT NO. 2, TOWNSITE OF LUCERNE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 29-40, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

GENERAL SURVEYOR NOTES:

1. The Legal Description used to perform this survey was supplied by others. This survey does not determine or imply ownership.
2. This survey only shows improvements found above ground. Underground footings, utilities and encroachments are not located on this survey map.
3. If there is a septic tank, or drain field shown on this survey, the location is approximate as the location was either shown to Exacta by a third party or it was estimated by metal detection, probing rods, and visual above ground inspection only. No excavation was performed in order to determine the exact and accurate location.
4. This survey is exclusively for the use of the parties to whom it is certified.
5. Additions or deletions to this survey map and report by other than the signing party or parties is prohibited without written consent of the signing party or parties.
6. Dimensions are in feet and decimals thereof.
7. Due to varying construction standards, house dimensions are approximate.
8. Any FEMA flood zone data contained on this survey is for informational purposes only. Research to obtain such data was performed at www.fema.gov.
9. All corners marked as set are at a minimum a ½"diameter, 18" iron rebar with a cap stamped LB#7337.
10. If you are reading this survey in an electronic format, the information contained on this document is only valid if this document is electronically signed as specified in Chapter 5J-17.062 (3) of the Florida Administrative Code and Florida Statute 472.025. The Electronic Signature File related to this document is prominently displayed on the invoice for this survey which is sent under separate cover. Manually signed and sealed logs of all survey signature files are kept in the office of the performing surveyor. If this document is in paper format, it is not valid without the signature and original raised seal of a Florida Licensed Surveyor.
11. Unless otherwise noted, an examination of the abstract of title was NOT performed by the signing surveyor to determine which instruments, if any, are affecting this property.
12. The symbols reflected in the legend and on this survey may have been enlarged or reduced for clarity. The symbols have been plotted at the center of the field location, and may not represent the actual shape or size of the feature.
13. Points of interest (POI's) are selected above-ground improvements which may be in conflict with boundary, building setback or easement lines, as defined by the parameters of this survey. There may be additional POI's which are not shown, not called-out as POI's, or which are otherwise unknown to the surveyor. These POI's may not represent all items of interest to the viewer.
14. Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.
15. The information contained on this survey has been performed exclusively, and is the sole responsibility, of Exacta Surveyors. Additional logo or references to third party firms are for informational purposes only.
16. Pursuant to F.S. 558.0035, an individual employee or agent may not be held individually liable for negligence.
17. House measurements should not be used for new construction or planning. Measurements should be verified prior to such activity.

LEGEND:

SURVEYOR'S LEGEND

LINE TYPES: (UNLESS OTHERWISE NOTED)

- BOUNDARY LINE
- STRUCTURE
- CENTERLINE
- CHAIN-LINK or WIRE FENCE
- EASEMENT
- EDGE OF WATER
- IRON FENCE
- OVERHEAD LINES
- SURVEY TIE LINE
- WALL OR PARTY WALL
- WOOD FENCE
- VINYL FENCE

SURFACE TYPES: (UNLESS OTHERWISE NOTED)

- ASPHALT
- BRICK or TILE
- CONCRETE
- COVERED AREA
- WATER
- WOOD

SYMBOLS: (UNLESS OTHERWISE NOTED)

- BENCH MARK
- CENTERLINE
- CENTRAL ANGLE or DELTA
- COMMON OWNERSHIP
- CONTROL POINT
- CONCRETE MONUMENT
- CATCH BASIN
- ELEVATION
- FIRE HYDRANT
- FND OR SET MONUMENT
- GUYWIRE OR ANCHOR
- MANHOLE
- TREE
- UTILITY OR LIGHT POLE
- WELL

A/C	AIR CONDITIONING
B.R.	BEARING REFERENCE
B.C.	BLOCK CORNER
B.F.P.	BACKFLOW PREVENTOR
BLK.	BLOCK
BLDG.	BUILDING
BM	BENCHMARK
B.R.L.	BUILDING RESTRICTION LINE
BSMT.	BASEMENT
BW	BARBOX WINDOW
(C)	CALCULATED
C	CURVE
CATV	CABLE TV, RISER
C.B.	CONCRETE BLOCK
CHIM.	CHIMNEY
C.L.F.	CHAIN LINK FENCE
C.O.	CLEAN OUT
CONC.	CONCRETE
COR.	CORNER
CSW	CONCRETE SIDEWALK
C.V.G.	CONCRETE VALLEY GUTTER
CL	CENTER LINE
CP	COVERED PORCH
CS	CONCRETE SLAB
(D)	DEED
D.F.	DRAIN FIELD
DW	DRIVEWAY
ELEV.	ELEVATION
ENCL.	ENCLOSURE
ENT.	ENTRANCE
EM	ELECTRIC METER
E.O.P.	EDGE OF PAVEMENT
E.O.W.	EDGE OF WATER
EUB	ELECTRIC UTILITY BOX
(F)	FIELD
FCM	FND. CONCRETE MONUMENT
FDH	FOUND DRILL HOLE
F.F.	FINISHED FLOOR
FIP	FOUND IRON PIPE
FIPC	FOUND IRON PIPE & CAP
FIR	FOUND IRON ROD
FIRC	FOUND IRON ROD & CAP
FN	FOUND NAIL
FNAD	FOUND NAIL & DISC
FND.	FOUND
FPKN	FOUND PARKER-KALON NAIL
FPKNAD	FOUND PK NAIL & DISK
FRSPK.	FOUND RAILROAD SPIKE
GAR.	GARAGE
GM	GAS METER
ID.	IDENTIFICATION
ILL.	ILLEGIBLE
INST.	INSTRUMENT
INT.	INTERSECTION
L	LENGTH
LB#	LICENSE # - BUSINESS
LS#	LICENSE # - SURVEYOR
(M)	MEASURED
M.B.	MAP BOOK
M.E.S.	MITERED END SECTION
M.F.	METAL FENCE
N.R.	NON RADIAL
N.T.S.	NOT TO SCALE
O.C.S.	ON CONCRETE SLAB
O.G.	ON GROUND
OFF	OUTSIDE OF SUBJECT PARCEL
OH.	OVERHANG
OHL	OVERHEAD LINES
ON	INSIDE OF SUBJECT PARCEL
O.R.B.	OFFICIAL RECORD BOOK
O.R.V.	OFFICIAL RECORD VOLUME
OA	OVERALL
OS	OFFSET
(P)	PLAT
P.B.	PLAT BOOK
P.C.	POINT OF CURVATURE
P.C.C.	POINT OF COMPOUND CURVATURE
P.C.P.	PERMANENT CONTROL POINT
PE	POOL EQUIPMENT
PG.	PAGE
P.I.	POINT OF INTERSECTION
PLS	PROFESSIONAL LAND SURVEYOR
PLT	PLANTER
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P.P.	PINCHED PIPE
P.R.C.	POINT OF REVERSE CURVATURE
P.R.M.	PERMANENT REFERENCE MONUMENT
PSM	PROFESSIONAL SURVEYOR AND MAPPER
P.T.	POINT OF TANGENCY
R	RADIUS or RADIAL
(R)	RECORD
RGE.	RANGE
RES.	RESIDENCE
R/W	RIGHT OF WAY
(S)	SURVEY
S.B.L.	SETBACK LINE
S.C.L.	SURVEY CLOSURE LINE
SCR.	SCREEN
SEC.	SECTION
SEP.	SEPTIC TANK
SEW.	SEWER
SGD	SET GLUE DISC
SIRC	SET IRON ROD & CAP
SNAD	SET NAIL & DISC
SQ.FT.	SQUARE FEET
STY.	STORY
S.T.L.	SURVEY TIE LINE
SV	SEWER VALVE
SW	SIDEWALK
S.W.	SEAWALL
TBM	TEMPORARY BENCHMARK
TEL.	TELEPHONE FACILITIES
T.O.B.	TOP OF BANK
TWP.	TOWNSHIP
TX	TRANSFORMER
TYP.	TYPICAL
U.R.	UTILITY RISER
WC	WITNESS CORNER
WF	WATER FILTER
W.F.	WOODEN FENCE
WM	WATER METER/VALVE BOX
WV	WATER VALVE
V.F.	VINYL FENCE

A.E.	ACCESS EASEMENT
AN.E.	ANCHOR EASEMENT
C.M.E.	CANAL MAINTENANCE ESMT.
C.U.E.	COUNTY UTILITY ESMT.
D.E.	DRAINAGE EASEMENT
D.U.E.	DRAINAGE AND UTILITY ESMT.
ESMT.	EASEMENT
I.E.E.E.	INGRESS/EGRESS ESMT.
IR.E.	IRRIGATION EASEMENT
L.A.E.	LIMITED ACCESS ESMT.
L.B.E.	LANDSCAPE BUFFER ESMT.
L.E.	LANDSCAPE ESMT.
L.M.E.	LAKE OR LANDSCAPE MAINTENANCE EASEMENT
M.E.	MAINTENANCE EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
R.O.E.	ROOF OVERHANG ESMT.
S.W.E.	SIDEWALK EASEMENT
S.W.M.E.	STORM WATER MANAGEMENT ESMT.
T.U.E.	TECHNOLOGICAL UTILITY ESMT
U.E.	UTILITY EASEMENT

ELECTRONIC SIGNATURE:

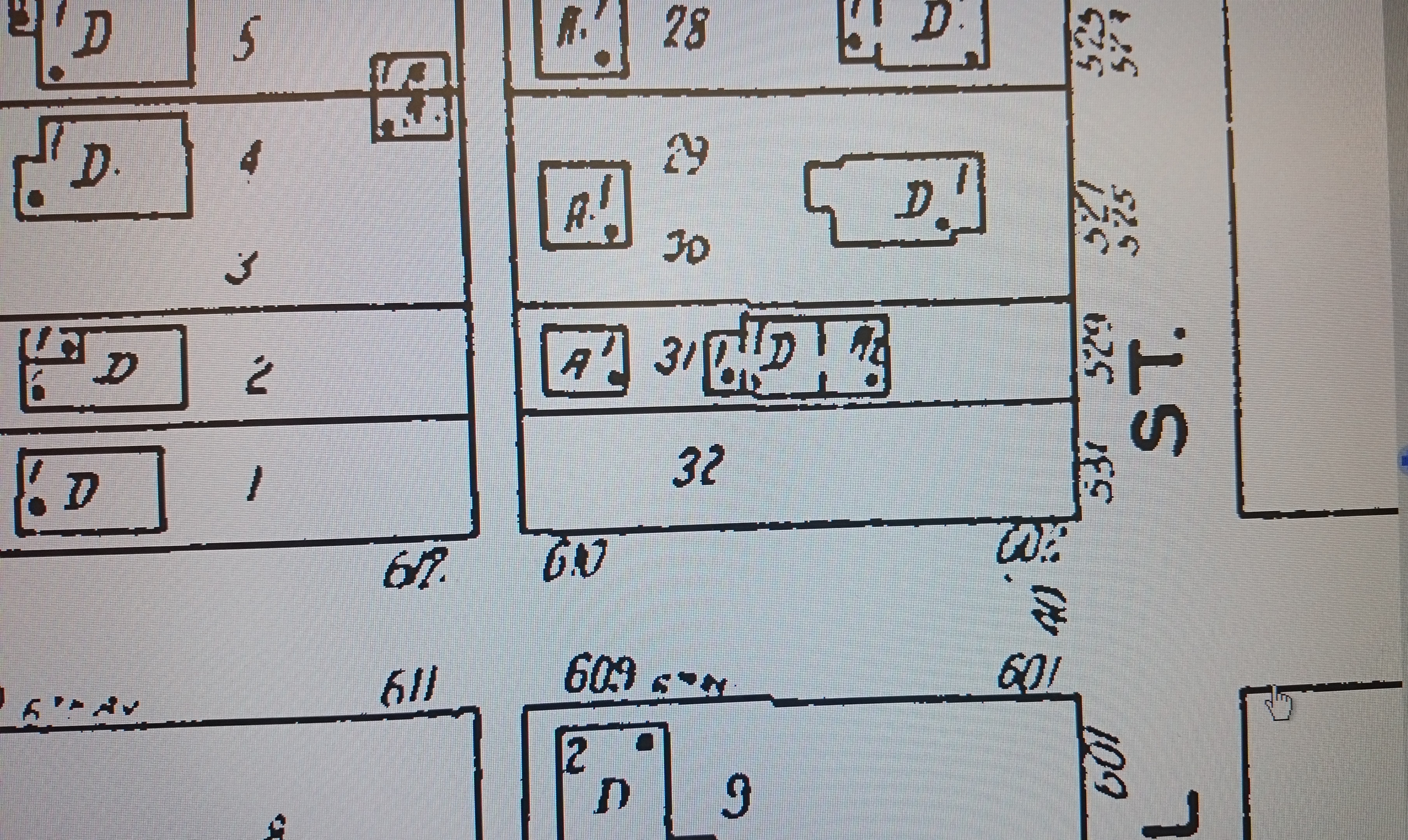
In complete accordance with Florida Statute 472.025 and Pursuant to the Electronic Signature Act of 1996 or Florida Statute TITLE XXXIX,

PRINTING INSTRUCTIONS:

1. While viewing the survey in Adobe Reader, select the

OFFER VALID ONLY FOR:

MICHAEL S. & ERICA FRANCIS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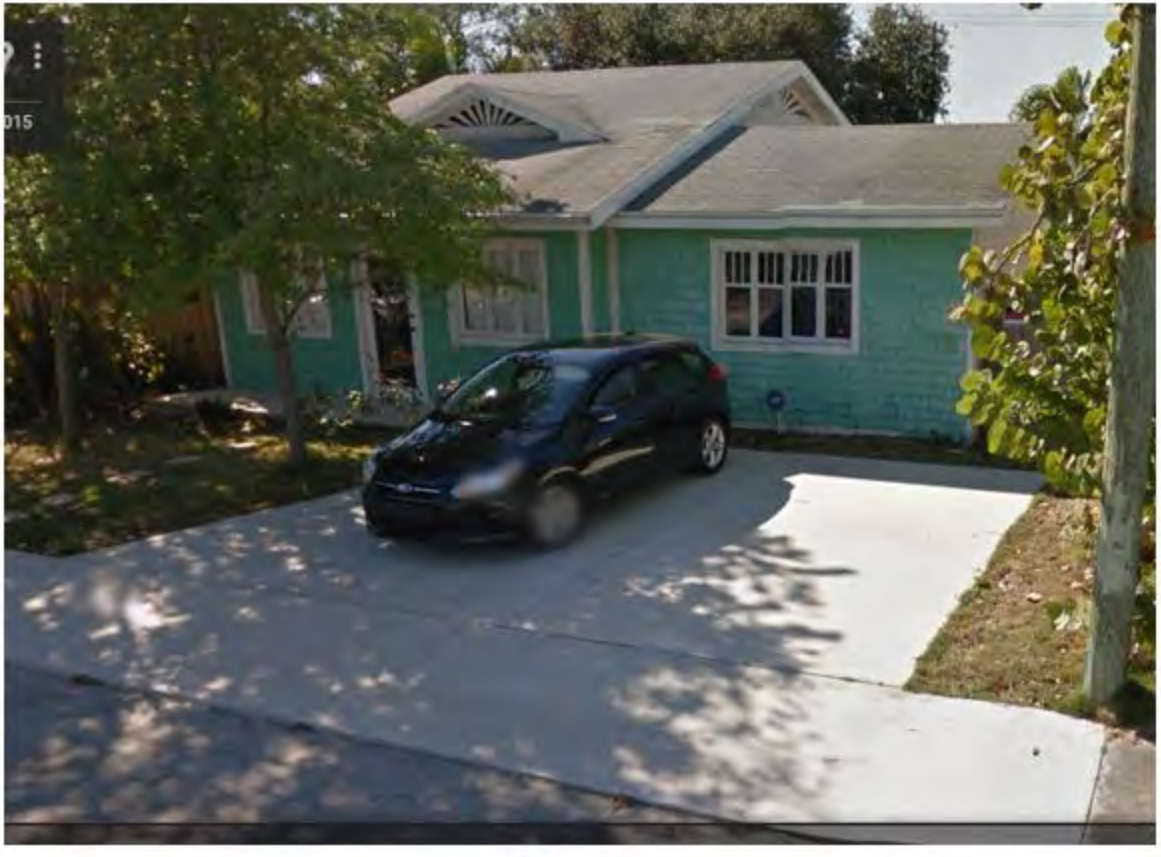
321 S L



321 S L

Status Detail

Parcel ID:	38-43-44-21-15-113-0260	**Address:**	321 S L ST
Application Date:	06/20/13	**Owner:**	GONTAREK BROOKE
Application #:	13 - 1896	**Application Type:**	RESIDENTIAL DRIVEWAY
Valuation:	$2,400	**Square Footage:**	000000350
Tenant Name:		**Application Status:**	CLOSED
Tenant Unit Number:		**General Contractor:**	HENDRY'S CONCRETE
Zoning Description:	SINGLE FAMILY RESIDENTIAL		

Structure Detail

DO NOT
ENTER
Google
Image capture: Jan 2015 © 2016 Google Terms Report a problem

S L St
S L St
6th Ave S
6th Ave S
6th Ave S

NISSAN

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FRONTIER
LE
GEORGIA
PDR4031
DAWSON
WARNING!

WARNING!

WARNING!
NO TRESPASSING
SE

COROLLA
MYFLORIDA.COM
CWB E10
SUNSHINE STATE
LAKE

ROAD NARROWS
601
ING!
PASSING
LA ENTRADA
ACH COUNTY
FF'S OFFICE
S. 810.09
AN# 21246

Sec. 23.4-10. - Off-street parking.

modified

Sec. 23.4-11. - Parking, storing or keeping of certain motor vehicles

e) *Access.*

1. All parking spaces shall have unobstructed on-site access to a paved public right-of-way.
2. All properties using State Roads 802, 805 and 5; and 6th Avenue South, 10th Avenue North, Worthmore Drive and Lake Osborne Drive as access to their on-site parking shall provide maneuvering space to permit vehicles to enter and leave the parking area in a forward motion.

d) *Location.*

1. Parking spaces for all residential uses shall be located on the same lot with the main building to be served. Such parking space may consist of a carport, garage or parking area as defined in this section. Parking beneath a building is expressly allowed and such space shall not be included as a "story" of the building. Parking provided off of an alley shall maintain a twenty-four-foot back-out, which includes the width of the alley.

a. Corner Lots

1) Along local streets, driveways to corner lots shall be located to provide a minimum of 35 feet from the intersection of the projection of the right-of-way lines to the near edge of driveway pavement.

807 North O Street

Google

N O St
N O St
N O St
N Palmway
N Palmway
N Palmway
807 North O Street
Silent Mouse
8th Ave N
8th Ave N
3D

6th Ave S

6th Ave S

6th Ave S
Lake Worth, Florida
Street View - Jan 2015
6th Ave S
5th Ave S
6th Ave S
S H St
S J St
S K St
S M St
S N St
S Palmway
S Lakeside Dr
Back to Map
Google

6th Ave S
Lake Worth, Florida
Street View - Jan 2015
Cherokee
TWIN DRIVE THRU
2-2 SPICY CHICKEN OR CRISPY FISH SANDWICH
$3 BOX CHICKEN TENDERS & FRIES
SHERIFF
5th Ave S

SLS
Google

S L St
Lake Worth, Florida
Street View - Jan 2015
6TH AVE S
DO NOT
ENTER
5th Ave S
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6th Ave S
Lake Worth, Florida
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S Lakeside Dr
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Street View - Jan 2015
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6th Ave S
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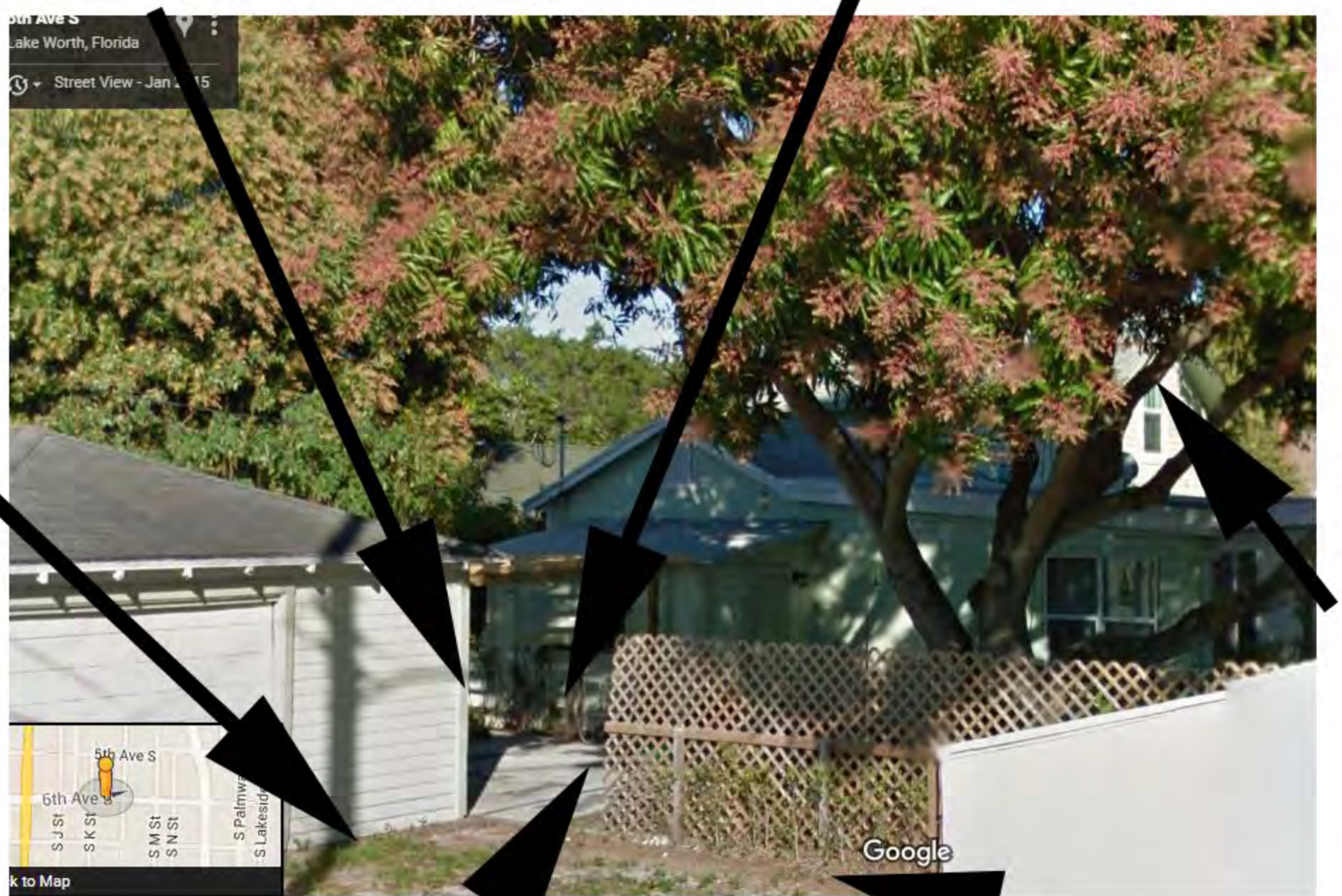
S Lakeside Dr
Google
Image capture: Jan 2015 © 2016 Google Terms Report a problem

AHEAD

Prostitute coming back to grab clothes stashed on the house side of garage two minutes after arriving home from the beach with my daughter and her friend

Stolen serving cart



Man peeing

People walking onto yard to pick mangos

Needles found in alley

Stolen water hose

Wife's stolen license plate

529

AHEAD
ROAD
WORK
AHEAD

AHEAD
ROAD
WORK
AHEAD

AHEAD
ROAD
WORK
AHEAD

AHEAD
AHEAD

ROAD
NARROWS
9255

NOTICE
This property is being considered for a
HRPB Project# 16-00100145
CoA - NEW DRIVEWAY
For information regarding this case call:
City of Lake Worth
Planning, Zoning & Historic
Preservation Division
561-586-1687

SOUTH L ST
6TH AVE S
STOP
ROAD NARROWS
AHEAD
FRONTIER
SE

SE

SOUTH L ST
6TH AVE S
STOP
ROAD NARROWS
AHEAD
FRONTIER

6TH AVE S
STOP

NOTICE
HRPB Project # 16-00100145
COA - NEW DRIVEWAY
City of Lake Worth
Planning, Zoning & Historic
Preservation Division
561-586-1687

SOUTH L ST
6TH AVE S
STOP
ROAD NARROWS
AHEAD

SOUTH L ST
6TH AVE S
STOP
ROAD NARROWS
AHEAD

SOUTH L ST
6TH AVE S
DO NOT
ENTER
ROAD
NARROWS
NOTICE

DOWNTOWN JFK
SOUTH L ST
6TH AVE S
DO NOT
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ROAD
NARROWS
AHEAD
ROAD
NARROWS

DOWNTOWN JEM
SOUTH L ST
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NARROWS

Lake Worth, Florida. The Art of Florida Living.sm

City Of Lake Worth
Department for Community Sustainability
Planning, Zoning and Historic Preservation Division
1900 Second Avenue North · Lake Worth · Florida 33461
Phone: 561-586-1687

DATE: July 27, 2016

TO: Members of the Planning & Zoning Board and

Historic Resources Preservation Board

FROM: William Waters, Director Community Sustainability

Maxime Ducoste, Assistant Director for Planning and Preservation

SUBJECT: **PZB/HRPB Project Number 16-03100001:** Consideration of recommendation to the City Commission concerning a proposed amendment to Chapter 23 (Land Development Regulations) of the Lake Worth Code of Ordinances.

Meeting Date: August 3, 2016

BACKGROUND AND JUSTIFICATION:

On August 6, 2013 the City of Lake Worth adopted Chapter 23 – Land Development Regulations of the Code of Ordinances. The LDRs include six (6) articles governing all development within the city. They are Article I – General Provisions, Article II – Administration, Article III – Zoning Districts, Article IV – Development Standards, Article V – Supplemental Regulations, and Article VI – Environmental Regulations.

As the code progresses, staff acknowledges that some aspects require clarification and edits/additions to provide consistency, improve understanding and facilitate implementation as well as address issues that have arisen over the past year. Attachment 1 of this report includes the proposed ordinance and a highlight/strike-thru version of those sections of the code which are proposed to be amended.

In this amendment, staff is proposing to amend the following sections: Article 1 – General Provisions, Division 1, "Generally", Section 23.1-4 – Jurisdiction and applicability.

As such, Staff is proposing this amendment as a solution to some of as aspect confronted during last year. The proposed amendment also will go before the Historic Resources Preservation Board (HRPB) next week at its regularly scheduled meeting of August 10, 2016. The first hearing of the ordinance before the City Commission is tentatively scheduled for next regularly scheduled meeting available.

POTENTIAL MOTION:

I MOVE TO RECOMMEND/NOT RECOMMEND DENY PZB/HRPB 16-03100001: Proposed amendments to Chapter 23 (Land Development Regulations) of the Lake Worth Code of Ordinances.

ATTACHMENTS: Proposed Ordinance No. 2016-XX Amendments to Chapter 23 (Land Development Regulations).

ORDINANCE NO. 2016-__ OF THE CITY OF LAKE WORTH, FLORIDA, AMENDING CHAPTER 23, "LAND DEVELOPMENT REGULATIONS", ARTICLE 1, "GENERAL PROVISIONS", DIVISION 1, "GENERALLY", SECTION 23.1-4, "JURISDICTION AND APPLICABILITY" TO CLARIFY THAT NON-COMPLIANCE WITH CONDITIONS PLACED ON A DEVELOPMENT PROJECT SHALL BE DEEMED A VIOLATION OF THIS CODE AND SHALL BE SUBJECT TO THE CITY'S CODE COMPLIANCE PROCESS; PROVIDING FOR SEVERABILITY, THE REPEAL OF LAWS IN CONFLICT, CODIFICATION, AND AN EFFECTIVE DATE

WHEREAS, the City of Lake Worth, Florida (the "City") is a duly constituted municipality having such power and authority conferred upon it by the Florida Constitution and Chapter 166, Florida Statutes; and

WHEREAS, the City Commission wishes to clarify that non-compliance with conditions placed on a development project shall be deemed a violation of this Code and shall be subject to the City's code compliance process; and

WHEREAS, the City Commission has reviewed the recommended revisions and has determined that it is in the best interest of the public health, safety and general welfare of the City to adopt this ordinance.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF LAKE WORTH, FLORIDA, that:

Section 1. The foregoing "WHEREAS" clauses are true and correct and are hereby ratified and confirmed by the City Commission.

Section 2. Chapter 23, "Land Development Regulations", Article 1, "General Provisions", Division 1, "Generally", Section 23.1-4, "Jurisdiction and applicability" is hereby amended as follows:

Sec. 23.1-4. - Jurisdiction and applicability.

a) These regulations shall govern the development and use of land, buildings and structures within the corporate limits of the city.

b) No building, structure, water or land shall be used or occupied, and no building, structure or land shall be developed unless in conformity with all of the provisions of the zoning district in which it is located, all other applicable regulations and all development approvals.

c) The minimum yards and other open spaces, including the intensity of use provisions contained in these LDRs for each building erected, added on to, reconstructed or structurally altered subsequent to the enactment of these LDRs shall not be encroached upon or considered as in compliance with yard

or open space requirements or intensity of use requirements for any other building or adjoining building.

d) Every building erected subsequent to the enactment of these LDRs shall be located on a lot duly platted in accordance with city ordinances. Alterations or improvements to existing structures are exempt from this requirement.

e) Except where otherwise specified, the provisions of these LDRs shall be construed to mean minimum or maximum standards, as applicable.

f) Any violation of any portion of Chapter 23 or any violation or non-compliance with any condition placed on any permit or any approval given to any development or project by a board or administratively shall be deemed a violation of this Code and shall be subject to the City's code compliance process as well as any other legal action available to the City including but not limited to injunctive relief.

Section 3. Severability. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

Section 4. Repeal of Laws in Conflict. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

Section 5. Codification. The sections of the ordinance may be made a part of the City Code of Laws and ordinances and may be re-numbered or re-lettered to accomplish such, and the word "ordinance" may be changed to "section", "division", or any other appropriate word.

Section 6. Effective Date. This Ordinance shall become effective on ten (10) days after passage.

The passage of this Ordinance on first reading was moved by Commissioner _____, seconded by Commissioner _____, and upon being put to a vote, the vote was as follows:

Mayor Pam Triolo	___
Vice Mayor Scott Maxwell	___
Commissioner Christopher McVoy	___
Commissioner Andy Amoroso	___
Commissioner Ryan Maier	___

The Mayor thereupon declared this Ordinance duly passed on first reading on the ___ day of _____, 2016.

The passage of this Ordinance on second reading was moved by Commissioner _____, seconded by Commissioner _____, and upon being put to a vote, the vote was as follows:

Mayor Pam Triolo	___
Vice Mayor Scott Maxwell	___
Commissioner Christopher McVoy	___
Commissioner Andy Amoroso	___
Commissioner Ryan Maier	___

The Mayor thereupon declared this Ordinance duly passed and enacted on the ___ day of _____, 2016.

LAKE WORTH CITY COMMISSION

By:_____
Pam Triolo, Mayor

ATTEST:

_____
Pamela J. Lopez, City Clerk

ADT
CONTINENTAL

ADT

ADT

Secured by
ADT

Secured by
ADT

CONTINENTAL

314

314

WM
WASTE MANAGEMENT

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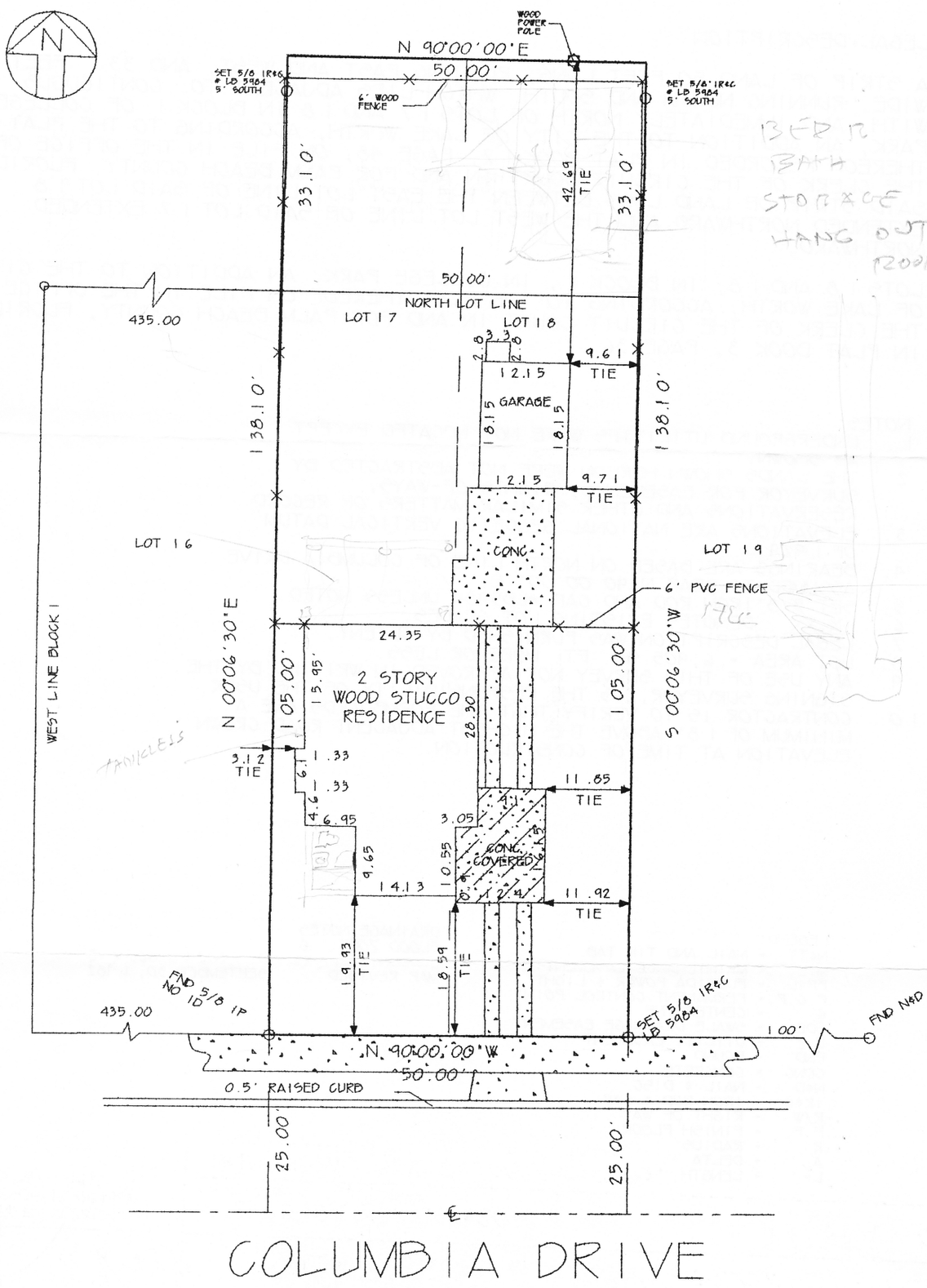


BED R
BATH
STORAGE
HANG OUT.
ROOM

SHEET 2 OF 2

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

JOHN F. TRACH
STATE OF FLORIDA
PLS NO. 4871

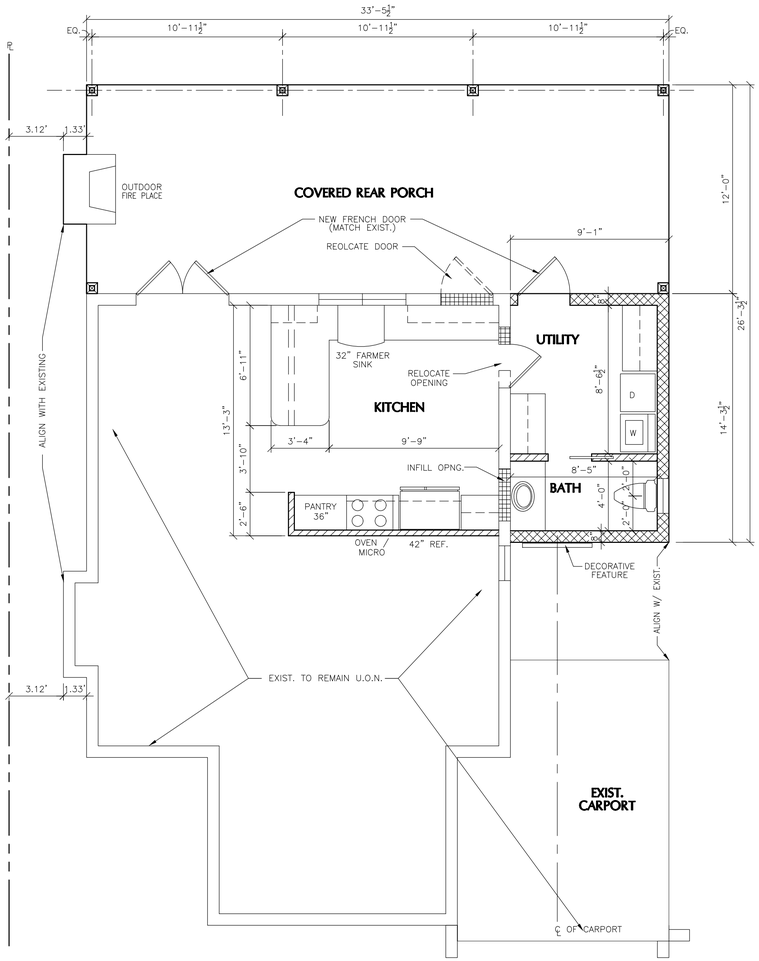
BOUNDARY SURVEY
COLLEGE PARK
LOT'S 17, 18 & NORTH PARCEL
PLAT BOOK 3, PAGES 36
PALM BEACH COUNTY, FLORIDA

12-23-04 SURVEY DATE:	1"=20' SCALE:		F.B. 119 P. 05

UNIVERSAL SURVEYING SYSTEMS, INC.
CERTIFICATE OF AUTHORIZATION NUMBER LB 5984
2623 LAKE DRIVE NORTH
BOYNTON BEACH, FLORIDA 33435
OFFICE: 561-736-0432 FAX: 561-736-0908

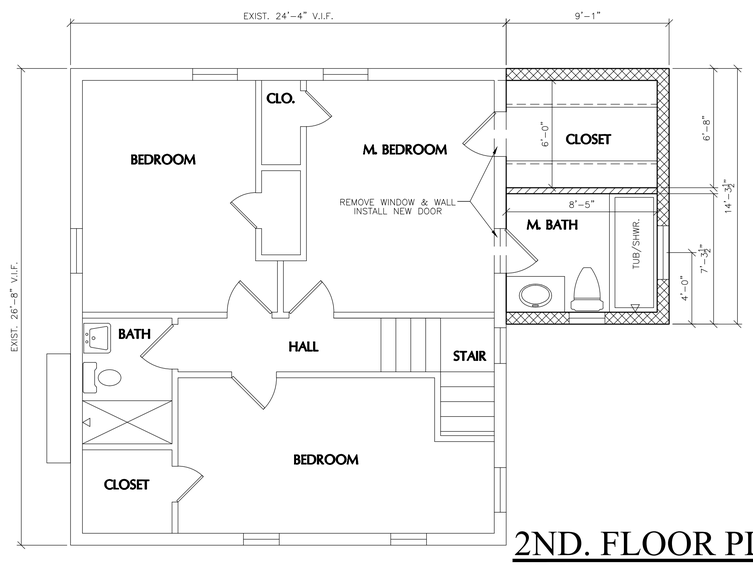
a-12-054
DRAWING NO.

C:\CADD6\GCD\CPLI 7B1



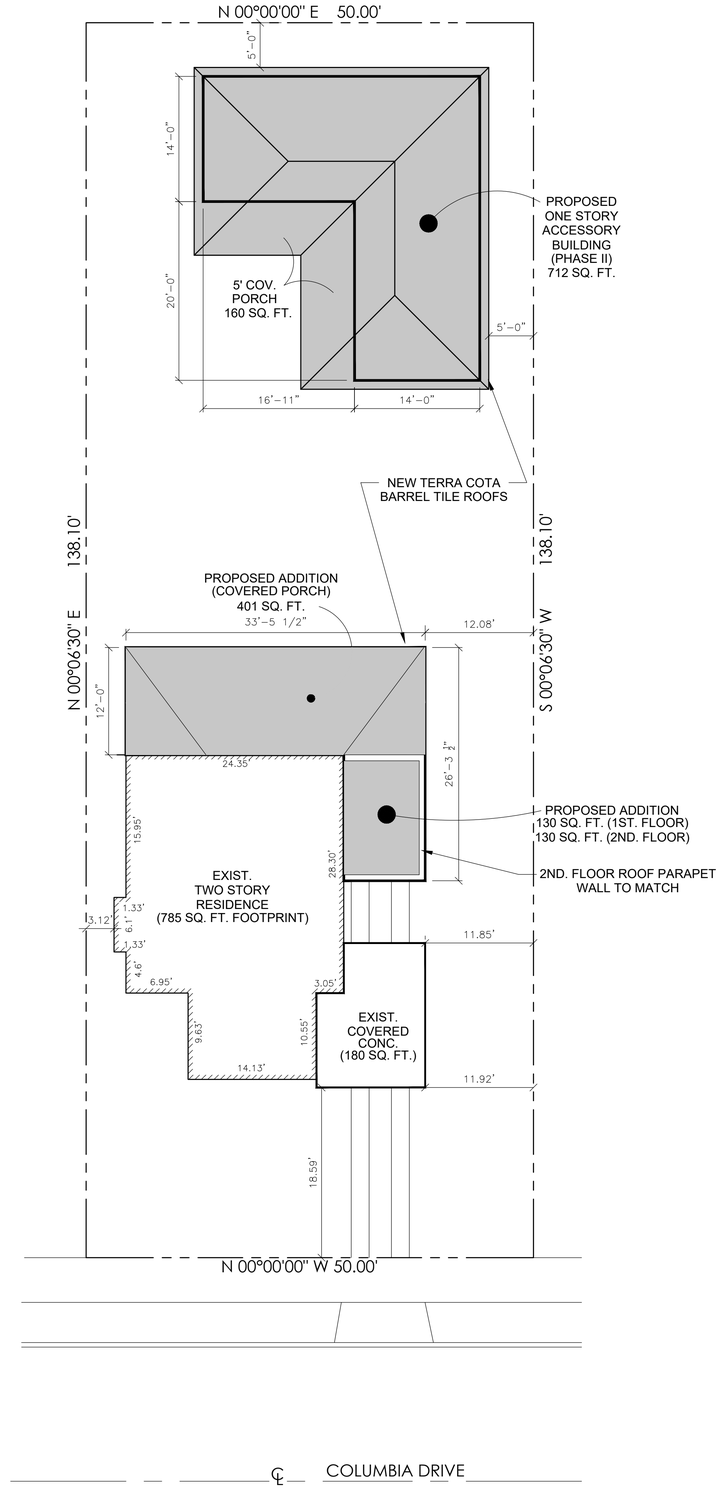
FLOOR PLAN

1/4"=1'-0"



2ND. FLOOR PLAN

1/4"=1'-0"

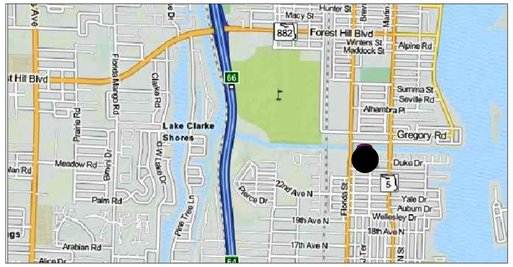


SITE PLAN

1/8"=1'-0"

AERIAL VIEW

N.T.S.



VICINITY MAP

N.T.S.

SITE DATA:			
ZONING DISTRICT SFR			
LOT AREA	6,905 S.F.		
	LOT COVERAGE BY BUILDING(S)		35% MAX. ALLOWABLE
	EXISTING	PROPOSED	
GROUND FLOOR A/C	785 S.F. 11.3%		
CARPORT	180 S.F. 2.6%		
TOTAL	965 S.F. 14.0%		
MAIN HOUSE REAR PORCH		401 S.F. 5.8%	
MAIN HOUSE A/C ADDITION (LOT COVERAGE)		130 S.F. 1.9%	
ACCESSORY BUILDING PORCH		160 S.F. 2.3%	
ACCESSORY BUILDING A/C		712 S.F. 10.3%	MAX. ALLOWABLE 2,417 - 35%
TOTAL LOT COVERAGE		2,368 S.F. 34.3%	

JAMES C. PAINE, JR.

ARCHITECT
FIRM LIC. #0009524

2831A EXCHANGE CT.
WEST PALM BEACH
FLORIDA 33409
(561) 346-4685
FAX (561) 686-5862

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Proposed Additions for:

McCARROLL RESIDENCE

314 COLUMBIA DRIVE
LAKE WORTH, FLORIDA

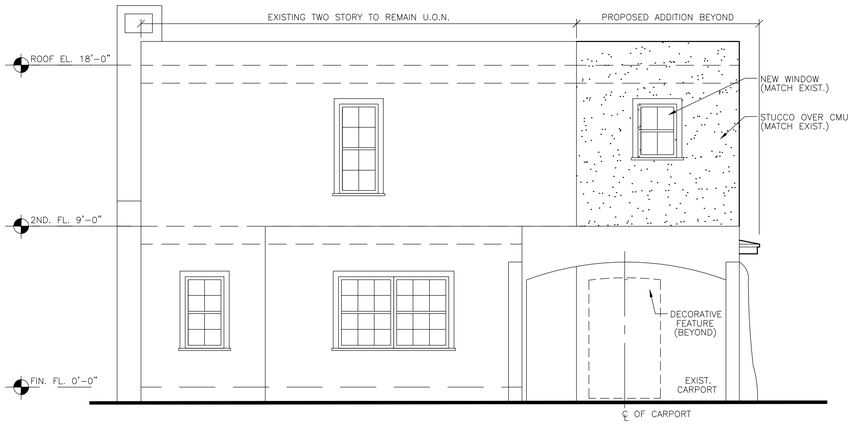
REVISIONS:

DATE: 8/3/2016

DRAWN BY: SCS

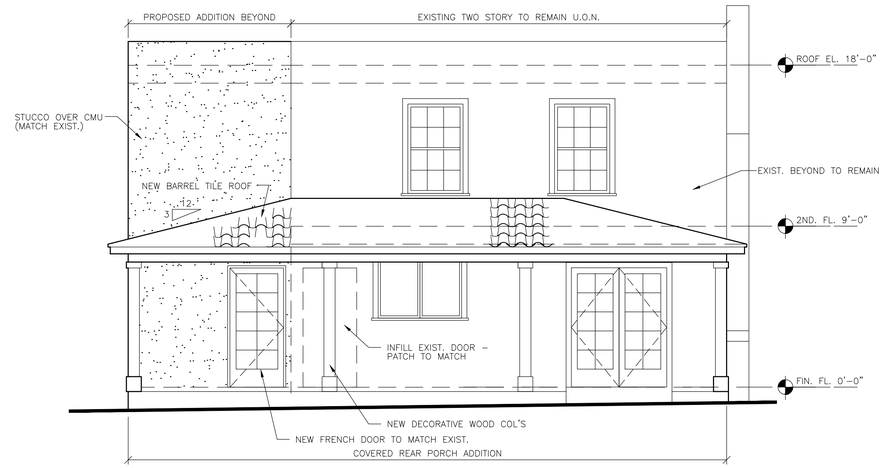
C:/JP/MCCARROLL

SHEET



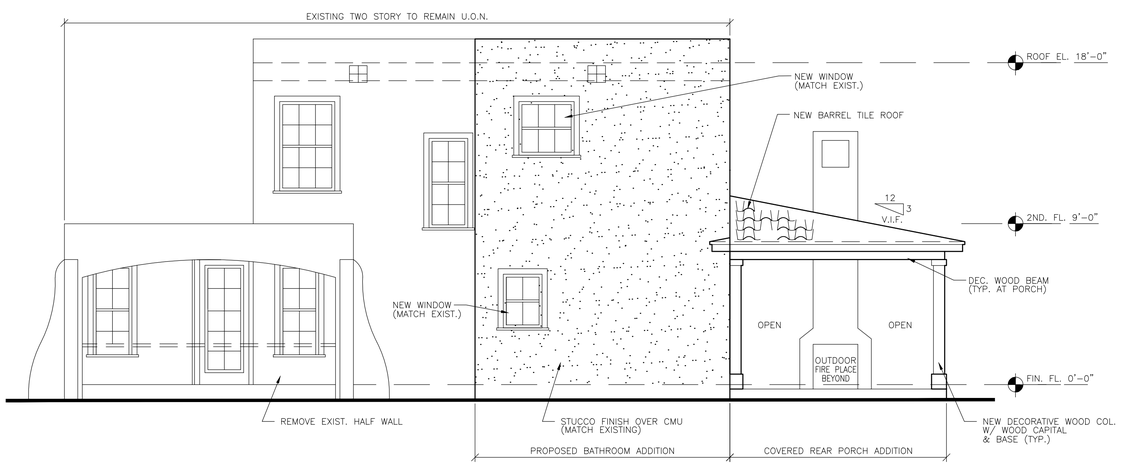
SOUTH ELEVATION

1/4"=1'-0" (FRONT)



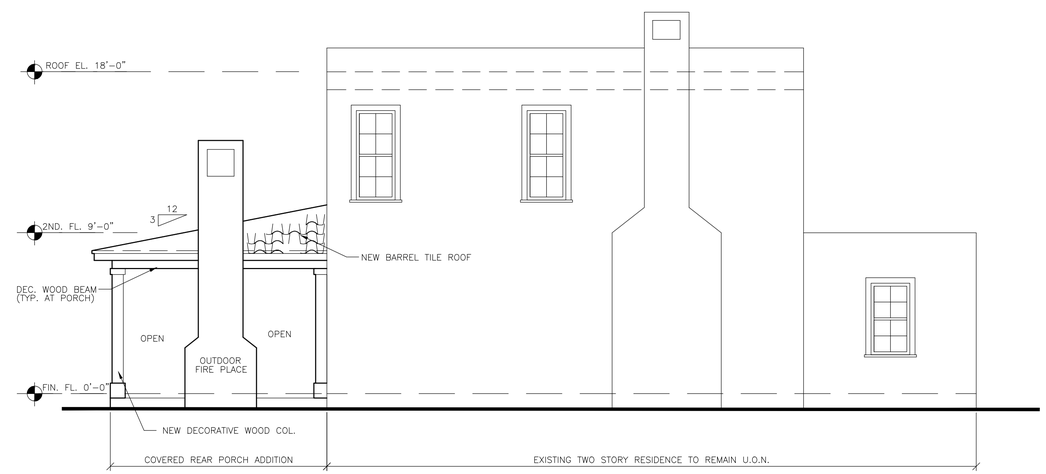
NORTH ELEVATION

1/4"=1'-0" (REAR)



EAST SIDE ELEVATION

1/4"=1'-0" (RIGHT)



WEST SIDE ELEVATION

1/4"=1'-0" (LEFT)

JAMES C. PAINE, JR.

ARCHITECT
FIRM LIC. #0009524

2831A EXCHANGE CT.
WEST PALM BEACH
FLORIDA 33409
(561) 346-4685
FAX (561) 686-5862

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Proposed Additions for:

McCARROLL RESIDENCE

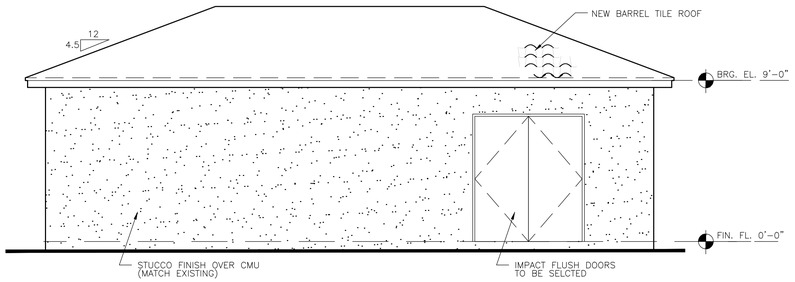
314 COLUMBIA DRIVE
LAKE WORTH, FLORIDA

REVISIONS:

DATE: 8/3/2016
DRAWN BY: SCS
C:/JP/MCCARROLL

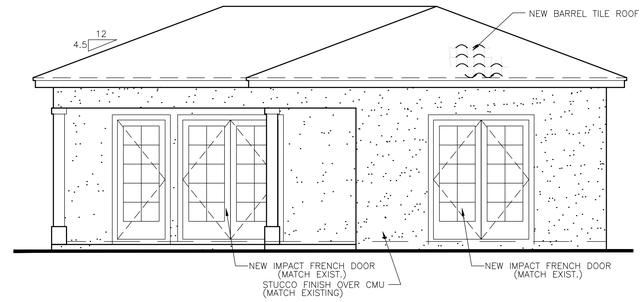
SHEET

2 of 3



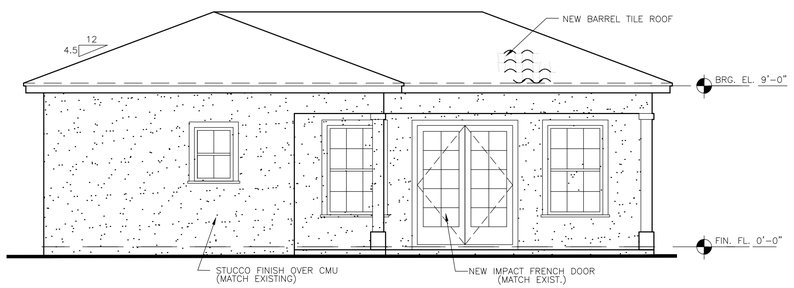
EAST SIDE ELEVATION

1/4"=1'-0"



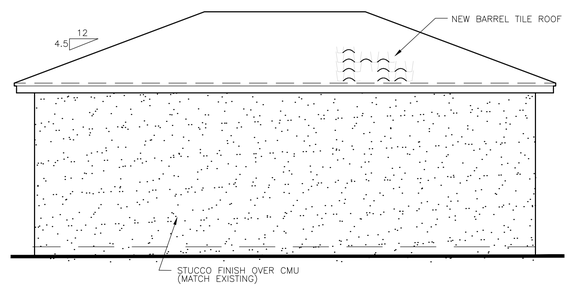
SOUTH ELEVATION

1/4"=1'-0"



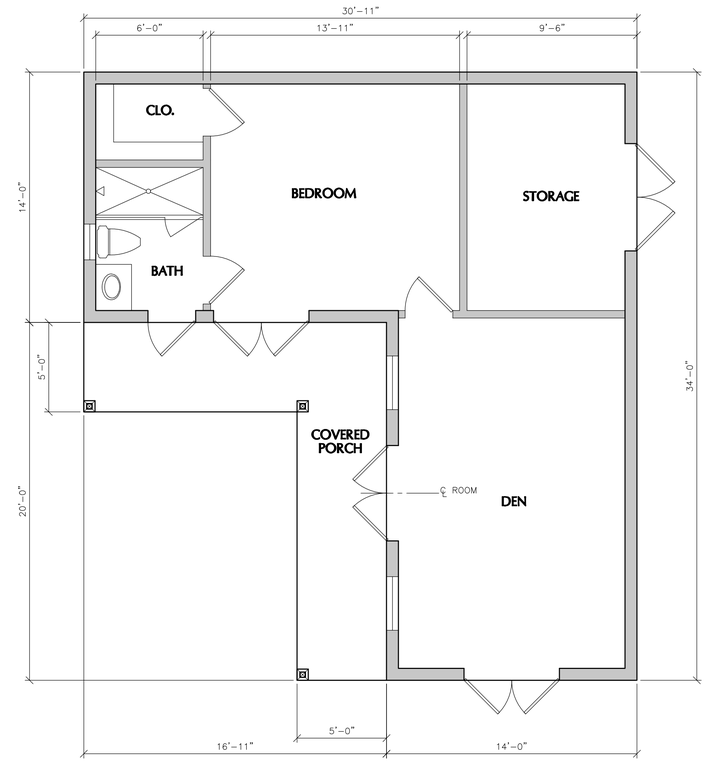
WEST SIDE ELEVATION

1/4"=1'-0"



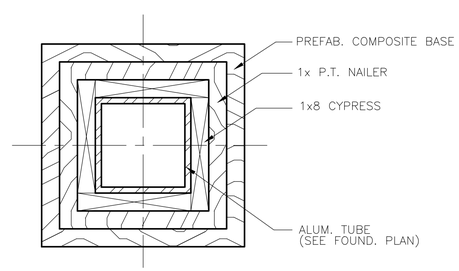
NORTH ELEVATION

1/4"=1'-0"



ACCESSORY BLDG. - FLOOR PLAN

1/4"=1'-0"



COL. DETAIL

N.T.S.

JAMES C.
PAINE, JR.

ARCHITECT
FIRM LIC. #0009524

2831A EXCHANGE CT.
WEST PALM BEACH
FLORIDA 33409
(561) 346-4685
FAX (561) 686-5862

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Proposed Additions for:

McCARROLL RESIDENCE

314 COLUMBIA DRIVE
LAKE WORTH, FLORIDA

REVISIONS:

DATE: 6/13/2016
DRAWN BY: SCS
C:/JP/MCCARROLL

SHEET

SITE DATA AND INFORMATION:

SITE LOCATION: 812 LAKE SIDE DRIVE

SITE AREA	13,150	SF
	0.30	ACRES

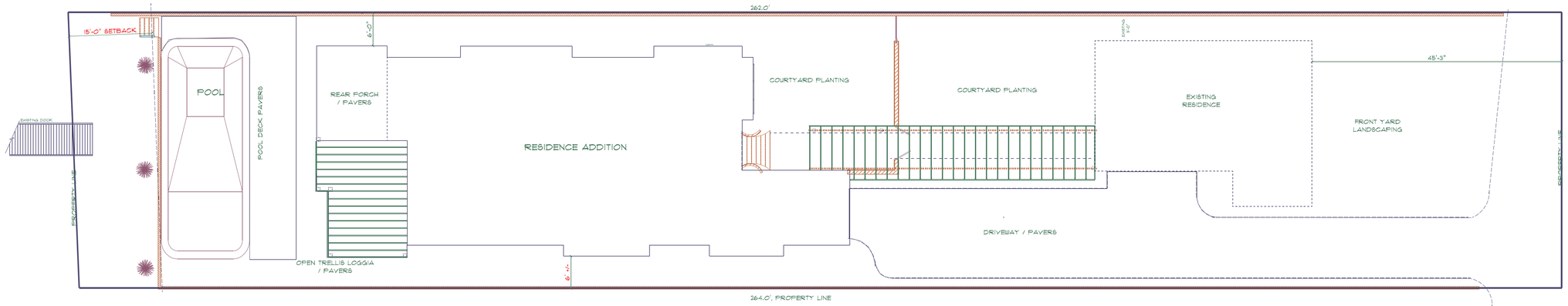
EXISTING RESIDENCE AREA: within the walls		
FIRST FLOOR AREA	932	SF
SECOND FLOOR AREA	496	SF
TOTAL FLOOR AREA	1,428	SF

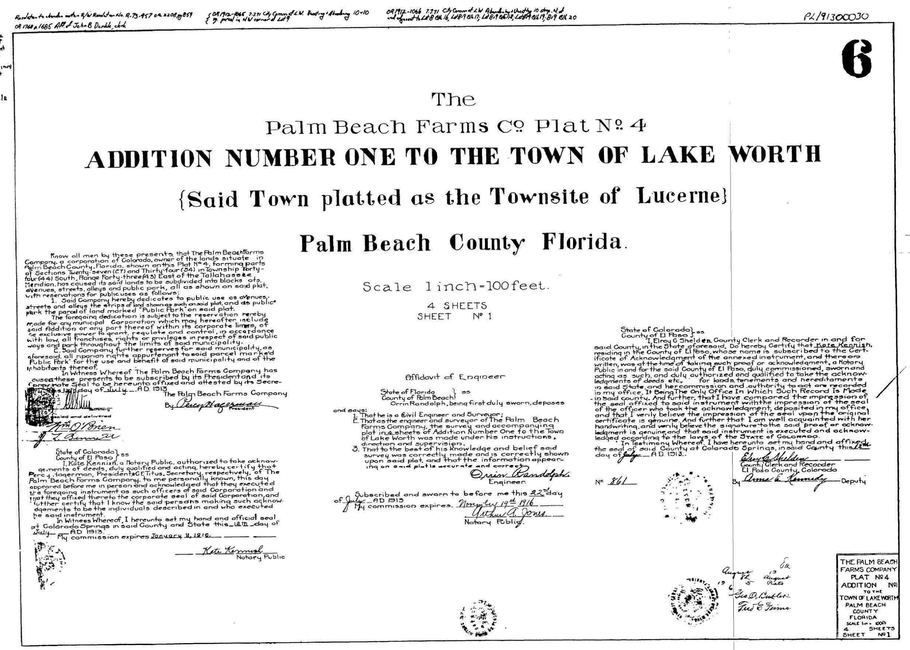
RESIDENTIAL ADDITION AREA: within the walls		
FIRST FLOOR AREA LIVING	2,152	SF
SECOND FLOOR AREA	2,129	SF
TOTAL FLOOR AREA (Wall Face)	4,281	SF

FAR CALCULATIONS:		
FLOOR AREA EXISTING FRONT HOUSE	1,428	SF
FLOOR AREA PROPOSED HOUSE	4,281	SF
	5,709	SF
FLOOR AREA DIVIDED BY SITE AREA =	43.4%	

IMPERVIOUS AREA CALCS:

FOOTPRINT OF EXISTING: Ext. Wall	1,022	SF
FOOTPRINT OF ADDITION: Ext. Wall	2,585	SF
FRONT STAIRS	INCL	SF
FRONT CONCRETE STOOP/ENTRY	INCL	SF
DRIVEWAY PAVERS @ 50%	816	SF
POOL DECK @ 50% PAVERS	380	SF
STEPS TO BEACH	42	SF
SWIMMING POOL	640	SF
REAR PORCH	270	
IMPERVIOUS AREA	5,755	SF
REMAINING AREA IS PERVIOUS AREA:	7,395	SF
(LOT - IMPERVIOUS = PERVIOUS)		
SITE PERMEABLE AREA (%) =	56%	





6

The

Palm Beach Farms Co. Plat No. 4

ADDITION NUMBER ONE TO THE TOWN OF LAKE WORTH

{Said Town platted as the Townsite of Lucerne}

Palm Beach County Florida.

Scale 1 inch-100 feet.

4 SHEETS
SHEET No 1

Know all men by these presents, that The Palm Beach Farms Company, a corporation of Colorado, owner of the lands situate, in Palm Beach County, Florida, shown on this Plat No. 4, forming parts of Sections Twenty-Five (25) and Thirty-four (34) in Township Forty-Four (44) South, Range Forty-three (43) East of the Tallahassee Meridian, has caused its said lands to be subdivided into blocks, alleys, streets, plazas and public parks, as follows:

With reservations for public use as follows:

The said The Palm Beach Farms Company, hereby dedicates to public use, as alleys, streets and alleys the strips of land shown as such on said plat, and as public park the parcel of land marked "Public Park" on said plat.

The foregoing dedication is subject to the reservation made for municipal purposes of the strip hereafter, including the streets and alleys thereof within its corporate limits, of exclusive exercise of grant, regulate and control, in acceptance with law all franchises, rights or privileges in respect of said public ways and park thoroughfares, and the grant to said municipality, as aforesaid, of the foregoing further reservations for said municipality, as aforesaid, of the rights appurtenant to said parcel marked "Public Park" for the use and benefit of said municipality and of the inhabitants thereof.

In witness whereof The Palm Beach Farms Company has caused these presents to be subscribed by its President and its corporate seal hereto affixed and attested by its Secretary this 1st day of July AD 1912.

The Palm Beach Farms Company

By [signature] President

Attest and attested
[signature] Secretary

State of Colorado } ss
County of El Paso }

I, Nate Kennish, a Notary Public, authorized to take acknowledgments of deeds, do hereby certify that John Pierce, President, and Thos. Hopkins, Secretary, respectively, of The Palm Beach Farms Company, to me personally known, this day appeared before me in person and acknowledged that they signed and the foregoing instrument as such officers of said Corporation and that the seal affixed to said instrument is the corporate seal of said Corporation, and I further certify that I know the said persons making such acknowledgements to be the individuals described in and who executed the said instrument.

In witness whereof, I hereunto set my hand and official seal at Colorado Springs in said County and State this 18th day of July AD 1912.

My commission expires January 9, 1916.

[signature] Notary Public

Affidavit of Engineer

State of Florida } ss
County of Palm Beach }

Orin Randolph, being first duly sworn, deposes and says:

1. That he is a Civil Engineer and Surveyor;
2. That he engineered and surveyed the Palm Beach Farms Co. Plat No. 4, the survey and accompanying plat including sheets of Addition Number One to the Town of Lake Worth was made under his instructions, direction and supervision;
3. That to the best of his knowledge and belief said survey and said plat of said Addition is correctly shown upon said plat, and that the information appearing on said plats is accurate and correct.

Orin Randolph
Engineer

Subscribed and sworn to before me this 22 day of July AD 1912
My commission expires [illegible]

[signature]
Notary Public

State of Colorado }
County of El Paso } ss

I, Elmer O. Sheldon, County Clerk and Recorder in and for said County, in the State aforesaid, do hereby certify that Nate Kennish, a Notary in the County of El Paso, whose name is subscribed to the Certificate of Acknowledgment of the execution of the annexed and foregoing instrument, bearing date the 18th day of July, A.D. 1912, was at the date of such proof or acknowledgment, a Notary Public in and for the said County of El Paso, duly commissioned, sworn and acting as such, and duly authorized and qualified to take the acknowledgments of deeds etc. for lands, tenements and hereditaments in said State and hereby certify that the said instrument was filed for record in my office in said County of El Paso, in which State I am Recorder in and for said County. And further, that I have compared the impression of the seal affixed to said instrument with the impression of the seal of the officer who took the acknowledgment, deposited in my office, and that I verily believe the said impression of said seal upon said certificate is genuine, and that I am well acquainted with his official signature, and believe the signature to the said proof or acknowledgment is genuine, and that said instrument is executed and acknowledged according to the laws of the State of Colorado.

In Testimony Whereof, I have hereunto set my hand and affixed the seal of said County of Colorado Springs, in said County this 18th day of July AD 1912.

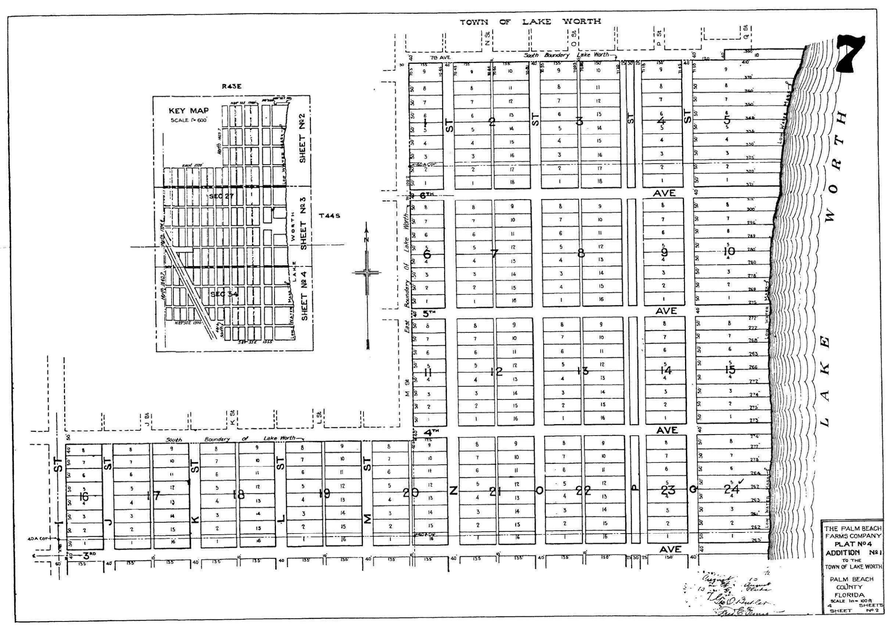
Elmer O. Sheldon
County Clerk and Recorder
El Paso County, Colorado

By [signature] Deputy

No. 861

THE PALM BEACH FARMS COMPANY
PLAT No 4
ADDITION No 1
TO THE
TOWN OF LAKE WORTH
PALM BEACH COUNTY
FLORIDA
SCALE 1 INCH = 100 FEET
4 SHEETS
SHEET No 1

Lot 5, Block 24, ADDITION NO. ONE TO THE CITY OF LAKE WORTH, FLORIDA, according to the PALM BEACH FARMS COMPANY PLAT NO. FOUR, recorded in Plat Book 5, Pages 6 to 9, of the Public Records of PALM BEACH County, Florida.



SCALE: 1" = 10'

PRELIMINARY
7/27/2016

H. JOHN GRIFFIN II, PE
FL LIC: 38647
5398 SW 61 AVENUE
DAVIE, FL 33314
CONTACT NO. 561-703-8780

DRAFTED BY:
CORAL KEY
605 BELVEDERE RD. #3
WPB, FL 33411

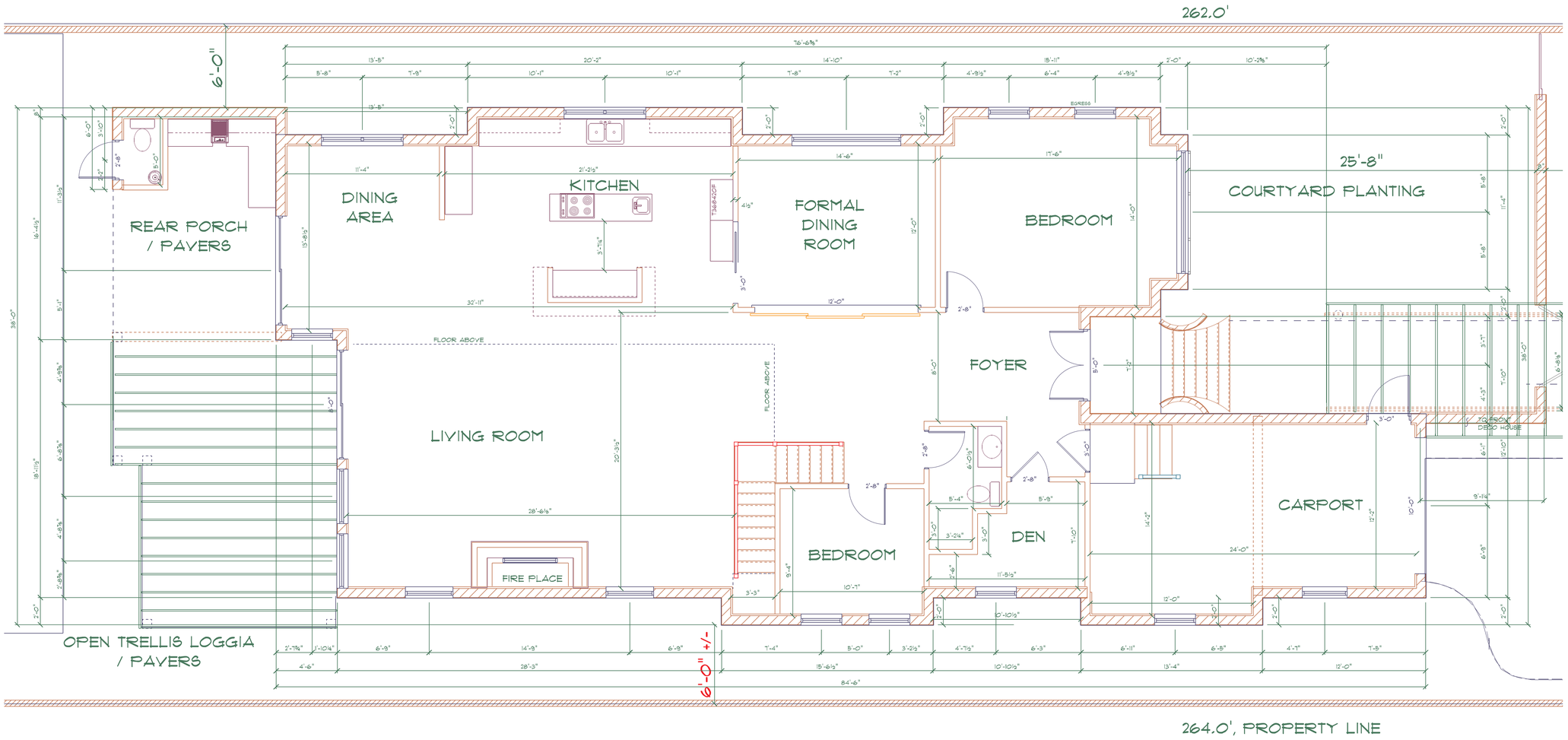
ART MARINO

JOB DESCRIPTION:
SINGLE FAMILY RESIDENCE
812 SOUTH LAKESIDE DRIVE
LAKE WORTH, FL

SITE PLAN

• 15032

SHEET
SITE



SCALE: 1/4" = 1'0"

H. JOHN GRIFFIN II, PE
FL LIC: 38647
5398 SW 61 AVENUE
DAVIE, FL 33314
CONTACT NO: 561-722-3890

DRAFTED BY:
CORAL KEY
608 BELVEDERE RD. #3
WPB, FL 33411

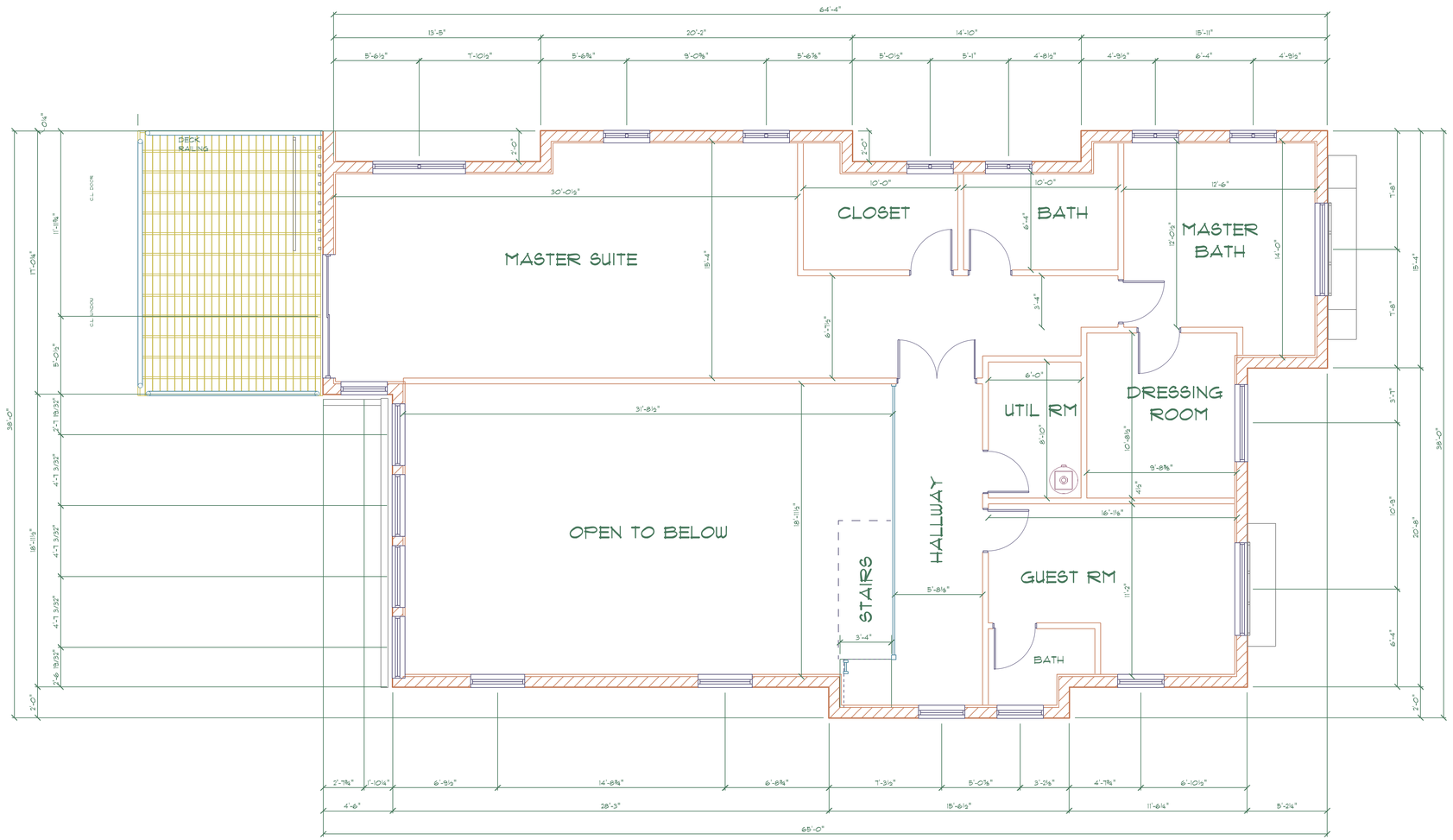
ART MARINO

JOB DESCRIPTION:
SINGLE FAMILY RESIDENCE
812 SOUTH LAKESIDE DRIVE
LAKE WORTH, FL

FIRST FLOOR PLAN

15032

SHEET
01



SCALE: 1/4" = 1'0"

H. JOHN GRIFFIN II, PE
FL LIC: 38647
5398 SW 61 AVENUE
DAVIE, FL 33314
CONTACT NO: 561-722-3890

DRAFTED BY:
CORAL KEY
605 BELVEDERE RD. #3
WPB, FL 33411

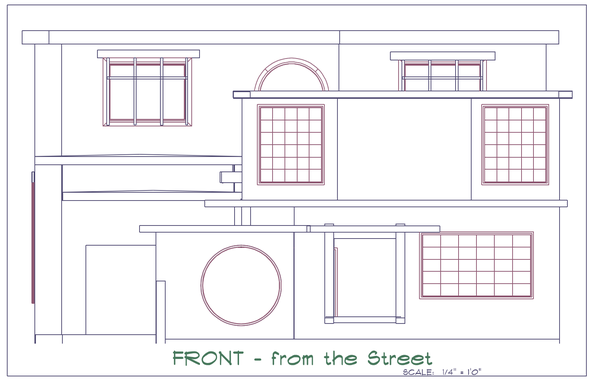
ART MARINO

JOB DESCRIPTION:
SINGLE FAMILY RESIDENCE
LAKE WORTH, FL

SECOND FLOOR PLAN

15032

SHEET
02

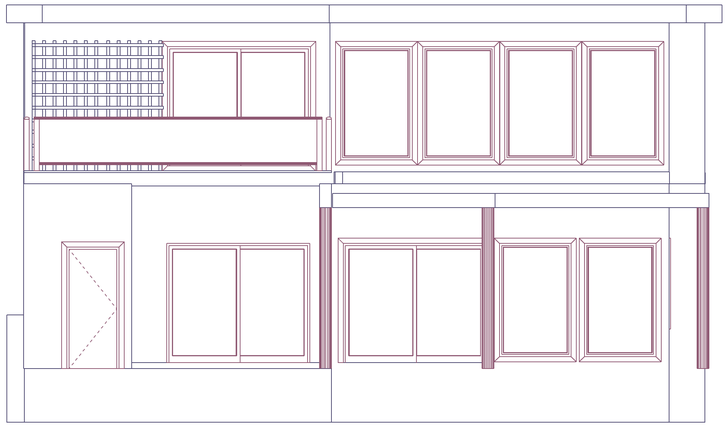


FRONT - from the Street

SCALE: 1/4" = 1'0"

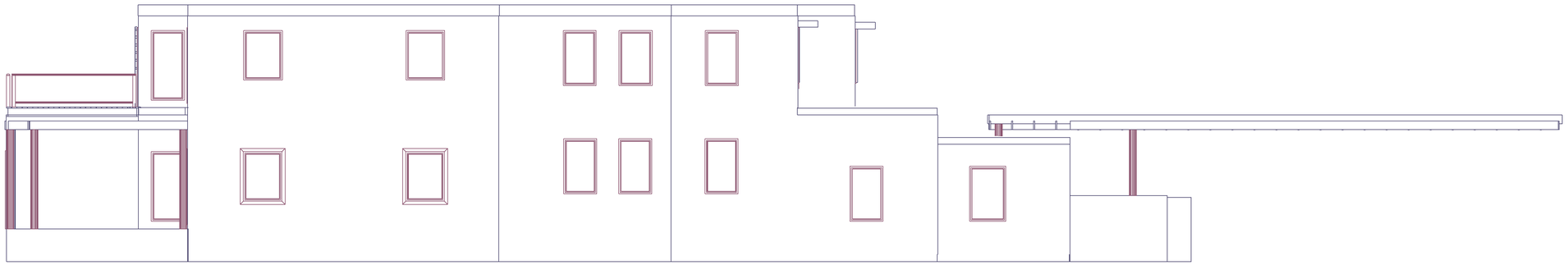
FRONT - WEST

SCALE: 1/4" = 1'0"



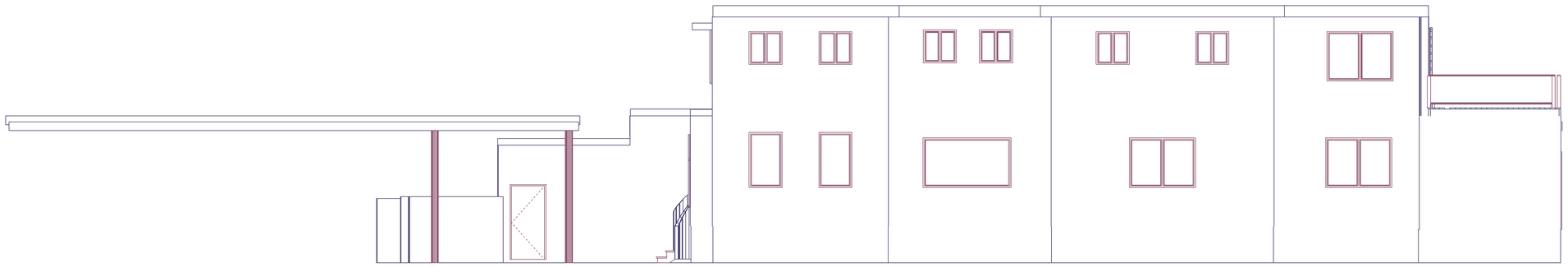
REAR - EAST

SCALE: 1/4" = 1'0"



LEFT - NORTH

SCALE: 3/16" = 1'0"



RIGHT - SOUTH

SCALE: 3/16" = 1'0"

SCALE: 1/4" & 3/16"

H. JOHN GRIFFIN II, PE
FL LIC: 38647
5398 SW 61 AVENUE
DAVIE, FL 33314
CONTACT NO: 561-722-3890

DRAFTED BY:
CORAL KEY
608 BELVEDERE RD. #3
WPB, FL 33401

ART MARINO

JOB DESCRIPTION:
SINGLE FAMILY RESIDENCE
LAKE WORTH, FL

ELEVATIONS PLAN

15032

SHEET
03

[Appendix 1]
Date: 07/26/16

Introduction:

- **Existing Residence has not been occupied for over one year and without repairs noted below is not habitable. Due to the empty residence, break ins have been frequent, neighbors are alarmed, police have responded several times. [Approval by the board has become critical as without necessary repair the residence is not habitable and without HRPB approval, permits cannot be granted by the City].**

This document is an addition to previous documents filed by Marino and accepted by the City relative to all project consideration and scope in file submitted and titled COA Approval and Exhibits.

Project:

Marino Residence

Site Plan Approval, Certificate of Appropriateness for Addition, Demolition, Property Tax Exemption, Building Permits

Arthur Marino Jr. ("Marino"), seeks approval at August 2016 HRPB meeting for Site Plan, Certificate of Acceptance, Demolition, Tax Exemption and Building Permits pursuant to prior filings and all recited herein, and in regard to the property located at 812 South Lakeside Drive, Lake Worth, Florida 33460. Said property is located within the South Palm Park Historic District, the property is designated residential.

Project COA History:

Marino has met to date with the City on three separate occasions in 2015 and in 2016 on four other occasions. Marino has met with the Historical Board on separate two occasions in 2015, relative to obtaining a COA and Building approval. Marino has executed all paperwork and has paid all fees relative to Certificate of Appropriateness for certain improvements to existing historical residence, demolition of non-contributing carport, addition and required ancillary services required for site approval.

Project Summary Proposal:

In accordance with of the Secretary of the Interior's Standards, City's Regulation and Qualitative Standards, the project is designed to promote preservation of Contributing Residence and natural surrounding conditions, harmonious, visually compatible and efficient organization, privacy, screening and buffering while also providing increasing value and other enhancement of the residential neighborhood of South Palm Park.

To develop the proposed project Marino has previously submitted to the City and now again respectfully requests all consideration and approvals in an ASAP Manner as required fulfilling the previous requests and the following:

Existing Historical Residence Improvements: [Rehabilitation]

1. Remove and replace broken, clogged and decayed main house waste plumbing lines, (from the residence to street connection).
2. [Pursuant to high water future concern and guide lines] install "East" (rear property), "North" (side property), concrete walls. "South" (side property) wall is existing.
3. Make repair, (not replace) existing windows and doors.
4. Structural repair of exterior existing wall cracks.
5. Make preparation and paint exterior of residence the existing color.
6. Remove and replace old leaking flat roof and flashing.
7. Demolish non-contributing termite ridden and structurally decayed carport and awning.
8. Plant Florida Native and drought resistant Landscape, the whole of the property, (brief overview recited below).
9. Install pursuant to code, front pedestrian side-walk, walk way and drive.
10. Secure tax exemption, (contributing residence only), for the proposed improvements; said approval for Historic Preservation Property Tax Exemption in accordance with relevant Florida Law and Statutes, applicable Statutes and Sections, inclusive of Florida Statute Section 196.1997 (11) (a).

New Non-Contributing Addition:

Site Plan Approval to allow a +/- 4,281 square foot non-contributing addition to the historic Contributing Residence. Non-contributing addition will be bridged and otherwise connected to the Contributing Residence pursuant to Standard and Code, by a breezeway. HRPB Approval to be based upon the plans, 3d drawings and specification as submitted.

1. New non-contributing addition to be built in an energy efficient manner and in line with the Florida Green building Standard Guidelines, Including but not limited to: "Energy Star", LED lighting, HVAC; [see Exhibit "C" previously submitted to the City].
2. Certificate of Appropriateness for construction of new non-contributing addition, inclusive but not limited to; privacy walls, walks, drives, open (no roof) loggia's, (open roof) breezeway, fences, pads and other ancillary building requirements as required in scope, construction and approvals.
3. Certificate of Appropriateness for Demolition, existing non-contributing, termite ridden and dilapidated carport.
4. Install Pervious Concrete, Pavers or equal, in Walks, Driveways and Patio's.
5. No Tax Exemption is being sought for the new Addition.

Calculations:

Floor Area Ratio Calculation (F.A.R.):

1. Allowed by Code: 5,917.5 square feet.
2. Property F.A.R. calculation ; 5,709 square feet.

Impervious Area Calculation:

1. Allowed by Code: 6,575 square feet.
2. Property Impervious Area Calculation: 5,755 square feet.

Building Lot Coverage (BLC):

1. Allowed by Code: 3,945 square feet.
2. Property BLC: 3,637 square feet.

Waivers / Variance:

No Historical Waiver or Variance is intended at this time to be sought for the proposed new addition project.

Site Plan Approval/ Certificate of Acceptance:

Petitioner, Marino requests Site Plan Approval and Certificate of Approval relative to all information herein recited and submitted to City in the past.

The proposed project is visually compatible, harmonious and efficiently organized in relation to topography, the size and type of the property, the character of adjoining property's and the type and size of surrounding properties and buildings.

Landscape Brief Overview [812]

The Marino Project Landscape will include Florida native drought resistant and low maintenance landscape. Landscape will be integrated and balanced for natural adaptability in the front of Contributing Residence, Courtyard and rear of non-contributing residence and surrounding property, Landscape to include but not be limited to: Perennials; [Whirling butterflies, Tampa verbena, Blue porterweed, Pennyroyal], Annuals & Bedding plants; [Indian blanke, Sunflower, Butter daisy, Moss rose], Shrubs & Hedges; [Scarlet milkweed, Cosmos, Dwarf crown-of-thorns, Chinese juniper], Flowering & Shade Trees; [Satinleaf, Fern tree, Fried egg tree, Jacaranda], Palms, Cycads; [Washingtonia, Silver palm, Pygmy date palm, Sierra Madre palm Cyad], Ornamental Grasses; [Pink muhly grass, hairgrass, Blue muhly grass, Palm grass], Groundcovers; [Bromeliad, White begonia, Lemongrass, Guzmania].

Resources: (For this correspondence and earlier submitted information)

- The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.
- Guiding Additions to Historic Properties: A Study of Design Guidelines for Additions in Sixty-Five American Cities, University of Pennsylvania
- National Park Service, Secretary of the Interior's Standards for Rehabilitation (36 CFR Part 67, as amended through 2000).
- City of Lake Worth Historical Preservation Ordinance, Section 23.5-4
- City Of Lake Worth Department for Community Sustainability Planning, Zoning and Historic Preservation Division, Minutes, Memorandums, Correspondence
- Guidelines for Rehabilitating Historic Buildings

- Historic Preservation Tax Incentives Program; New Additions to Historic Buildings
- Sustainability for Rehabilitation of Historic Buildings
- Interpreting the Standards Bulletins and Preservation Brief 14: New Exterior Additions to Historic Buildings: Preservation Concerns
- Delray Beach Historic Preservation Design Guidelines
- SECTION IV. Prevalent Styles of Architecture, City of Delray
- Pennsylvania Historical and Museum Commission
- Repairs, Remodeling, Additions, and Retrofitting – FEMA
- "The Real Deal", 01/29/16, Article
- Images of America, Art Deco of the Palm Beaches, Sharon Koskoff
- Site and Elevations plans, 812 South Lakeside Drive
- Antique Home; Moderne and Art Deco Architecture of the 20th Century
- Recent past revealed, architectural style guide

[EXHIBIT "C"]

Florida Green Building Coalition (FGBC)

Marino Residence, [new addition: 812 South Lakeside Drive]

Project Narrative:

The Marino non-contributing two-story addition project will be constructed with Florida Green Building guidelines in mind, utilizing sustainable energy efficient construction, conservation treatment methodology.

General Building Energy Efficiency Measures Guidelines:

1. High Efficiency (Energy Star certified), LED Lighting, [Cleanlife or equal]: Average lighting power density for the addition designed to comply or exceed the FGBC Standard Guidelines.
2. Insulation, (Prodex or equal): The U- value for mass walls designed pursuant to green industry building standard for energy efficiency.
3. High Efficiency Structural Glazing: Locally produced, [SAF-GLAS, LLC] Dade # 13-1105.10**],** [U-value for the fenestration from 0.42 to 0.52].
4. Wall Construction: Concrete and Insulation**:** [U-factor = 0.064]
5. Hurricane resistant French Entry and Great Room Doors: [U-factor = 0.580]
6. Hurricane resistant Casement Windows: Locally produced, (PGT, CGI or equal) Insulated Glass hurricane low-E; [U-value = 0.42 to 0.52 SHGC = 0.40 to 0.44]
7. Fixed Windows: Locally produced, (Survivalite or equal) [U-value = 0.42 to 0.52 SHGC = 0.40 to 0.44]
8. Windows strategically placed for natural day lighting.
9. Roof: R-21 built-up roof, [U-factor = 0.043]
10. HVAC: Energy Star (16+) SEER, [Trane, Carrier or equal]
11. Tankless Water heater: Energy Star, [Rinnai, A.O. Smith or equal]
12. Infrastructure installation for future, (30) thin film solar panels generating enough electricity to serve (+/- 60%) of the needs of the home plus return power to the grid.

13. Air venting system, [Fantech or equal], designed to keep the indoor air healthy.
14. Smart irrigation system, [Rachio or equal] that senses environmental conditions and adjusts the amount of water output.
15. Florida native drought resistant landscape.
16. Zero Volatile Organic Paint, [Sherwin Williams or equal].
17. Low VOC sealants and adhesives, [Swiftbond or equal].
18. Minimum use of carpets.
19. Pervious drive, patio and walks.
20. Water conserving Energy Star appliances, [Kohler, Whirlpool or equal].

- The Project will strive to comply with pertinent sections of the City of Lake Worth Sustainable Bonus Incentive Program Section 23.2-33.

Sec. 23.2-33. - City of Lake Worth Sustainable Bonus Incentive Program.

Intent. The City of Lake Worth Sustainable Bonus Incentive Program is intended to implement Objective 1.3.10 of the city comprehensive plan future land use element and provisions therein regarding a community benefits program. This incentive program offers the opportunity to attain an option for increased height, as provided in the comprehensive plan future land use element, or an option for increased intensity (measured by floor area ratio/FAR), or both, within certain zoning districts in exchange for the incorporation of sustainable design features, community based improvements and overall design excellence as part of a development proposal.

Purpose. The purpose of the Sustainable Bonus Incentive Program is to encourage the incorporation of sustainable design and development principles within new development and redevelopment projects to foster a more sustainable, economically vibrant, diverse community with an emphasis on high quality design and appreciation of the city's unique cultural, architectural, historical and natural resources.

Application and review process.

Application. All development proposals seeking the increased height above two (2) stories, or additional FAR, as each may be allowed in a zoning district, shall submit a sustainable bonus incentive application as provided by the department for community sustainability. The application shall accompany the standard City of Lake Worth Development Application for the development proposal. The sustainable bonus incentive application

shall including all of the following:

A project fact sheet with building specifications including the bonus height or bonus intensity proposed. The number of square feet on each story of all proposed buildings that are above the first two (2) stories and the number of square feet that are sought for the bonus floor area ratio shall be specifically delineated.

A summary of each of the proposed on-site and off-site features or improvements, and the market value of each, which are proposed to qualify for the incentive program. See subsection d) for qualifying features and improvements.

If a project is to utilize the LEED certification or Florida Green Building feature, a security or performance bond acceptable to the city must be posted at the time of the permit which is equal to the value of the feature(s), and shall serve as a means to ensure that the certification is granted. Following official certification of the project, the city shall release the security or performance bond. If the project fails to be certified within a reasonable time after the construction of the building, the city shall utilize the security or bond to collect an in-lieu fee as provided in subsection d) below.

Any other additional information to ensure the timely and efficient evaluation of the project by city staff to ensure that the requirements of the incentive program are being met.

2. *Review/decision.* The development review official shall review the application along with the zoning approvals otherwise required of the development proposal under these LDRs. Development applications that require further review or approval by a decisionmaking board shall also include the development review official's recommendation regarding the award of bonus height or intensity (the "incentive award") under the program. Any decision on the incentive award shall be made by the planning and zoning board or the historic resources planning board, as applicable. A decision on an incentive award may be appealed under the procedures applicable to the development application with which it is associated. No waiver or variance may be granted regarding the incentive award. The award of bonus height or intensity under this program shall be based on the following criteria:

Is the award calculated correctly, consistent with the square footage and height requested and the value of the features and

improvements included in the development proposal;

Do the proposed on-site features or improvements adequately provide sustainable project enhancements, beyond those otherwise required by these LDRs for the development proposal, that are attainable and reasonable in the context of the proposed project; and

Do the proposed off-site improvements meet the priorities of the city for community sustainability; and

Do the proposed features, improvements or fees-in lieu meet the intent of the Sustainable Bonus Incentive Program?

Qualifying sustainability features or improvements. The following features or improvements may qualify for the incentive award of either bonus height or intensity, or both. In order to qualify for each incentive award under subsections 1.(d) through 1.(h), the total value of the qualifying features or improvements must equal at least the amount of the fee-in-lieu established by the city commission pursuant to subsection e) below.

1. *On-site features or improvements.*

LEED certification shall entitle the applicant to one hundred (100) percent of the incentive award regardless of the number of additional stories or additional square feet above the initial two (2) stories.

Florida Green Building certification shall entitle the applicant to fifty (50) percent of the incentive award regardless of the number of additional stories or additional square feet above the initial two (2) stories.

Incorporation of a historic building or structure designated on the National Register of Historic Places or listed within the Lake Worth Register of Historic Places shall entitle the applicant to fifty (50) percent of the incentive award regardless of the number of additional stories or additional square feet above the initial two (2) stories.

Higher quality or additional open space beyond the requirements of the code.

Higher quality or additional landscaping beyond the requirements of the code.

Public amenity such as a law enforcement substation, cultural gallery, public plaza, community meeting space, library, or garden.

Public parking garage.

Other project components open to the public, or offering a direct community benefit meeting the intent of the comprehensive plan, which are similar to those listed as part of the USGBC's LEED for neighborhood development program, or which include elements of sustainable design such as:

i. Low impact development and green infrastructure.

ii. Natural resource conservation/sensitive lands protection.

iii. Water conservation measures.

iv. Solid waste and recycling.

v. Floodplain management.

vi. Coastal hazards.

vii. Character and aesthetic excellence.

viii. Urban form and density.

ix. Historic preservation.

x.Transit oriented development.

xi. Complete streets.

xii. Bicycle mobility systems.

xiii. Pedestrian mobility systems.

xiv. Public transit.

xv. Public parking.

xvi. Affordable housing.

xvii. Community health and safety.

xviii. Housing diversity and accessibility.

xix. Food production and security.

xx. Renewable energy.

xxi. Energy efficiency and conservation.

xxii. Noise reduction.

xxiii. Lighting mitigation (night sky).

xxiv. Vista or viewshed preservation and protection.

- Project guidelines consideration pursuant to the Florida Green Standard, Version 10.

Florida Green Home Standard

Version 10

Instructions

Effective October 1, 2013

Revised 3-11-16

FOR NEW HOMES

Each home must comply with the three prerequisites in order to be eligible for certification.
Select items to obtain the minimum number of points listed for each category (category minimums).
(The sum of the minimums totals 80 points.) Accumulate at least an additional 20 points of your cho
the required 100 TOTAL* to qualify for the program.

- If any category minimums cannot be achieved, point deficiencies may be added to the total mi
- score of 100, creating an "adjusted project minimum required points" (the points YOUR projec
- for certification). (Example: Applicant elects to achieve only 10 points from a category with a m
- Project may still qualify if: total points equal or exceed 100 + [15-10] = 105.)

IMPORTANT GUIDELINES:

1. The FGBC Home Standard Version in effect when the home is permitted is the checklist that must
version if available and applicable. Any application submitted using a previous version of the standa
2. Checklists and supporting documentation must be submitted by an Active FGBC Certifying Agent (
3. If this Excel file is altered in any way, the application will not be accepted. Altered files will be r
to the submitter.
4. Duing the review process, the project evaluator may request additional information and/or copie
submittals" indicated in the Reference Guide to verify that the project has achieved the credit point.

FGBC CERTIFICATION LEVELS

The FGBC Green Home Certification program uses a tiered rating system. Certification is awarded at
according to points achieved over the minimum point threshold.

Bronze	0-30 points over the project's required minimum
Silver	31-60 points over the project's required minimum
Gold	61-90 points over the project's required minimum
Platinum	91 + points over the project's required minimum

Florida Green Home Designation Standard

1. GENERAL PROVISIONS Purpose

The provisions of this document are intended to establish a voluntary, statewide standard for Green Home Certification. This enhances the goal of achieving uniform and meaningful green building designations for residential buildings in Florida.

Scope

These standards apply to

Single-family and multi-family residential units less than four (4) stories New construction and existing buildings Homes considered a dwelling unit by the Florida Building Code Structures that comply with local zoning ordinances

2. OPERATING PRINCIPLES

a. Qualification shall be achieved by attaining at least 100 Credit Points, gained through incorporating green construction techniques and products into the home so that it benefits the environment and supports a more sustainable Florida.

b. A list of qualifying improvement features and their respective Credit Points (referred to as the "Checklist") shall be maintained by the Florida Green Building Coalition such that the Credit Point list may be modified, to include advancements in technologies, through a regular technical and public review and acceptance process that is defined by this Standard.

c. The Checklist shall be organized into categories, such as energy, water, site, health, materials, disaster mitigation, etc. Each category has both a minimum Credit Point requirement and a maximum number of allowable Credit Points to increase diversity.

d. All new homes with a permit date more than 36 months from submittal date, must use the current version of the Standard in effect at the time the final application is submitted.

e. Any home that has not been occupied for any reason shall comply with the “NEW” home certification requirements.

f. Any home that has been occupied for any reason shall comply with the “EXISTING” home certification requirements.

g. All model homes shall comply with the “NEW” home certification requirements.

h.A Final Application submitted using a previous version of the Standard is subject to the fee

structure stated in the current version of the Standard in effect at the time the Final Application is submitted.

Certification of NEW homes

1. Each home must comply with the prerequisites in order to be eligible for certification.
2. Each home must select items from the Checklist to obtain the minimum number of points listed for each category (category minimum), the sum of which is 80 points.
3. Each home must accumulate at least an additional 20 points to obtain the required 100 points to qualify for certification.
4. If any category minimums cannot be achieved, point deficiencies may be added to the total minimum required score of 100, creating an "adjusted minimum required points."
5. All documentation must be submitted within 120 days of the Certificate of Occupancy for new home construction or the home will be required to submit under the Standard version in effect at the date of submittal.
6. Single Family Home submittals shall be submitted electronically (preferred) or mailed to the Florida Green Building Coalition. The submittal shall include at a minimum the completed checklist in the official electronic format, application, and required documentation. Additional information regarding submittals may be found in the Checklist.