



**MINUTES
CITY OF LAKE WORTH BEACH
HISTORIC RESOURCES PRESERVATION BOARD REGULAR MEETING
CITY HALL COMMISSION CHAMBER
WEDNESDAY, MAY 12, 2021 -- 6:00 PM**

ROLL CALL and RECORDING OF ABSENCES Present were: William Feldkamp, Chairman; Bernard Guthrie, Vice Chair; Robert D'Arinzo (virtual); Judith Fox; Geoffrey Harris; Stephen Pickett. Also present were: Abraham Fogel, Preservation Planner; Jordan Hodges, Senior Preservation Coordinator; Erin Sita, Assistant Director for Community Sustainability; William Waters, Director for Community Sustainability; Susan Garrett, Board Attorney; Sherie Coale, Board Secretary.

PLEDGE OF ALLEGIANCE

ADDITIONS / DELETIONS / REORDERING AND APPROVAL OF THE AGENDA

Motion: B. Guthrie moves to re-order the agenda with New Business agenda item B. to be heard first after Unfinished Business and to include two additional items to be heard under Planning Issues. The first is a conceptual review for an addition to be located at 320 N Lakeside Drive and the second item is a discussion to amend a portion of the Design Guidelines. S. Pickett 2nd.

Vote: Ayes all, unanimous

APPROVAL OF MINUTES:

A. April 14, 2021 HRPB Minutes

Motion: G. Harris moves to accept the April minutes as presented, S. Pickett 2nd.

Vote: Ayes all, unanimous.

CASES

SWEARING IN OF STAFF AND APPLICANTS Board Secretary administered Oath to those wishing to give testimony.

PROOF OF PUBLICATION

1) Proof for 15th Ave S - Birthday Cake Castle – provided in the meeting packet.

WITHDRAWALS / POSTPONEMENTS: None

CONSENT: None

PUBLIC HEARINGS:

BOARD DISCLOSURE: R. D'Arinzo discloses he has visited the property located at 1 5th Avenue South.

UNFINISHED BUSINESS:

A. HRPB Project Number 21-00100071: Consideration of a Certificate of Appropriateness (COA) for window and door replacement for the property located at **801 North Palmway**; PCN #38-43-44-21-15-232-0160. The subject property is a noncontributing resource to the Northeast Lucerne Local Historic District and is located in the Single-Family Residential (SF-R) Zoning District.

Staff: A. Fogel presents case findings since the last meeting which indicates the glazing of 40% VLT appears, after a site visit, to be visually consistent to the existing glazing. As an in-kind replacement, which do not appear to be darker than the original product despite being below the 70 % VLT the current standard in the Design Guidelines, the product can be approved and has been brought before the Board as requested.

Motion: B. Guthrie moves to approve HRPB 21-00100071 with staff recommended conditions of approval based upon competent substantial evidence in the staff report and pursuant to the City of Lake Worth Beach Land Development Regulations; R. D'Arinzo 2nd.

Vote: Ayes all, unanimous.

B. HRPB Project Number 21-00100074: A request for a Certificate of Appropriateness (COA) for the demolition of a ± 115 square foot rear enclosed porch and the construction of a new +/- 1,234 sq. ft. addition for the single-family residence located at **122 South K Street**; PCN #38-43-44-21-15-047-0060. The subject property is located within the Medium Density Multi-Family Residential (MF-30) zoning district and is a contributing resource to the Southeast Lucerne Local Historic District.

Staff: J. Hodges presents case findings and analysis. Originally heard as a conceptual project, then as a new project which was continued to this meeting allowing for the applicant to revise the plans according to Board comments and recommendations. The Board concerns were the massing, streetscape and neighborhood compatibility. The proposal utilizes three staggered box forms with sparse architectural detailing. The 87-foot distance between the second story addition and the primary structure reduces the massing at the street. The middle massing contains a utility space, open kitchen and living room. The second floor of the 2 story addition features an artist's studio. One parking space was added off the alley. The deck acts as the stairway to the upper level. Continuity with the original structure has also been achieved with the windows in the addition now closely replicating the windows of that structure. The applicant is proposing 3 options for the second-floor addition wall covering. A - Faux foliage on mesh; B - smooth stucco; C - expandable metal mesh only.

Applicant: J. Contin- Believes they have achieved compatibility. Further camouflage is provided with the addition of the mesh on the back addition. It blends with the trees and helps with the heat. The stucco finish is a clean option B, Option C, the mesh only, also provides thermal barrier properties. The porch window was restored to the original state.

Public Comment: Angelo Romano from Paradiso- 625 Lucerne Avenue is in support of the project as it is crafted with much care and is what Lake Worth Beach needs. Christa Hauss and John Wright 112 S J St are also in support as the area suffers from absentee owners and neglect. The modern structure shows the owners are vested in the attractiveness and utility of making local housing fit for current needs while at the same time providing for the rejuvenation of the neighborhood.

Board: B. Guthrie-Regarding the faux foliage, what happens in five (5) years if it fades, how is it maintained? **Response:** It is a 30-year warranty, there was consideration of a live mesh

however the maintenance was very intense as well as potential wall damage by a live vine if not maintained. S. Pickett inquires as to the maintenance technique. **Response:** It gets washed off. R. D'Arinzo asks if it is similar to the one in Delray? **Response:** That one is a combination of live vine and faux. G. Harris doesn't see the need for a window in the west elevation of the addition (Condition #4) as the heat gain would increase. S. Pickett concurs. J. Fox confirms the porch will be demolished? **Response:** Yes. W. Feldkamp is pleased with the evolution of the project, asks if lot coverage is 40% or 45%? **Response:** It is 45%. There is concurrence among Board members they prefer the faux foliage.

Motion: R. D'Arinzo moves to approve with staff recommended conditions based upon substantial evidence in the staff report and pursuant to the City of Lake Worth Beach Land Development Regulations excluding Condition #4. G. Harris 2nd.

Discussion of amending the motion to add a Condition for the faux foliage. R. D'Arinzo, with the understanding Board prefers the faux foliage, has left those three options open to the applicant. Motion stands.

Vote: Ayes all, unanimous.

NEW BUSINESS:

A. HRPB Project Number 21-00100083: Consideration of a Certificate of Appropriateness (COA) for the installation of a bronze metal panel roof for the property located at **222 South Lakeside Drive**; PCN #38-43-44-21-15-101-0030. The subject property is a contributing resource within the South Palm Park Local Historic District and is located within the Low-Density Multifamily Residential (MF-20) Zoning District.

Staff: A. Fogel presents case findings, analysis and a brief synopsis of how the project came to be before the Board. Original construction included metal shingles with a replacement with asphalt shingles. In December 2020 the project failed during the building permit process due to a lack of a Certificate of Appropriateness. After email conversations with the roofing company about the mill finish being the only finish that could be approved along with a seam no higher than one (1) inch. A COA approval was issued with those conditions. Upon building inspection it was discovered the roof was installed with a bronze finish. The project was brought before the Board as a conceptual review in March 2021 with the guidance given the applicant should return to the Board for review of the alternate metal roof finish. Staff does not recommend approval for the following reasons:

Frame Minimal Traditional structures almost exclusively utilized metal shingles with a grey or mill finish. It has reflective qualities which assists with cooling the structure. Metal panel systems were occasionally used and painted reddish brown to emulate a clay or terracotta product. Past practices of the Board have been to allow metal products only with a mill finish, not setting a precedent with other colors. Exterior alterations to structures within historic districts are subject to visual compatibility, there is also concern about the loss of contributing status for the structure. Although the Design Guidelines do not regulate paint or asphalt shingle colors, certain materials have a finish that is intrinsic to the material, a character defining feature.

Contractor-Tim Hunt – The mill finish was missed in the Certificate of Appropriateness and the roof is already installed. The owner showed examples of other metal roofs in the area that were not mill finish. States the energy efficiency ratings are the same as with mill finish.

Board: G. Harris asks if samples were required at time of application? **Response:** No B. Guthrie states it was clear at submittal and then at some point it changed? Contractor states it was

originally specified this way, and the seam height was changed. B. Guthrie queries if a dark bronze asphalt shingle color would have been staff approved? **Response:** Yes, however staff would recommend a light color such as grey or white option. Staff reiterates the permit failure was always due to the seam height and finish, those comments were always communicated together. When the seam was lowered, the product was changed. W. Feldkamp ask what remedies are available to avoid replacing the roof such as a coating? Contractor – initially the thought was that it would have to be removed. Further investigation would be required to determine whether coatings would adversely affect the approximate 50-year warranty. J. Fox asks why if Board is not regulating asphalt color, why are we regulating the color of metal? J. Hodges asphalt shingles had color variations available when they came into being. Likewise there is documentation of what original metal roofs really looked like, the only time color is reviewed is when it is intrinsic to the material and is historically accurate such as anodized window frames, metal shingles, metal roofs, barrel clay tiles. B. Guthrie asks about the horizontality of metal shingles. J. Hodges- the case is generally made for concrete roof tiles, Board preference has gradually migrated toward allowing vertically seamed roofs. At this point the color is still under consideration. S. Pickett, in reviewing the email, states that each correspondence mentions the mill finish is listed first and the height of the seam. W. Feldkamp reminds all the Design Guidelines are clear and precedent should not be set. B. Guthrie suggests a painted mill finish, which is less costly than replacement. Staff suggests making findings that preclude setting precedent. That there have been so many changes made over time, that the historical integrity of the structure may have been compromised.

Motion: B. Guthrie moves to approve HRPB 21-00100083, a roof replacement with the current bronze metal panel system conditioned that a repainted sample with a mill finish be provided to staff for approval. Should staff be unable to administratively grant that approval, the project would then be remanded back to the Board for further action at the September meeting. This based upon competent substantial evidence in the staff report and pursuant to the Land Development Regulations of the City of Lake Worth Beach and Historic Preservation requirements. S. Pickett 2nd.

Vote: Ayes all, unanimous.

Item C. re-ordered to be heard first under New Business.

C. HRPB Project Number 21-00500001: Consideration of a Conditional Use Permit for the operation of a Bed and Breakfast Inn, Castle La Florentia, for the property located at **1 5th Avenue South**, also known as “**The Birthday Cake Castle**”; PCN #38-43-44-27-01-005-0090. The subject property is a contributing resource to the South Palm Park Local Historic District and is located in the Single-Family Residential (SF-R) Zoning District.

Staff: J. Hodges presents case findings and analysis. Designed by G. Sherman Childs and built circa 1925. Current owners purchased the property in March 2020, there is no active, current business license and a city inspector responded to a citizen complaint regarding unpermitted work, including the construction of a rear chickee hut. Building permits have since been filed with the City. Staff has received complaints regarding noise and spillover parking in the neighborhood seemingly as a result of those unpermitted, unlicensed special events that are not operating harmoniously within the single family residential neighborhood. Those complaints have been referred to PBSO as they are the responsibility of the sheriff’s department. The property is being advertised as a private events venue through the Castle La Florentia website. Should the Board

be amenable to permitting the Bed & Breakfast application, the conditions of approval deal largely with the events (limited in both size and frequency with a parking plan) that can be held at the location under that license in a harmonious manner. Staff reviews the proposed Conditions of Approval.

Applicants: Myra and Gus Ramirez with attorney Thomas Prestia. The home was purchased in 2020 and have exerted much effort in restoration of the property as well as investment. Hope to contribute in a positive way to the City with adding to the economic growth and taxes.

At 1:08 (7:08 pm) technical difficulties were encountered with loss of audio/video through Zoom. The chamber computers restarted. Audio/Video re-established at 1:17:44 (7:17 pm).

The applicant restarted their presentation. Hopes the location could be a world class tropical destination. Has parking for up to 20 cars within the property if needed. Provides information about the business plan and how the potential guests will be entertained. States there have only been 3 private events in the last year, shows letters of support with one letter from a private off-duty officer. Hires a valet company. The adjacent park and pavilion creates much noise which the City supports. It seems to be inside the back yard for parties and events.

Mr. Prestia-Suggests the recommended denial is a result of the noise and traffic complaints. Points to various letters from off-duty officers indicating the events in question were orderly and conformed to the noise ordinance. Suggests the proximity of the Bryant Park pavilion (adjacent to the north property line) the bandshell, concerts and events also generates noise and traffic. With the oversized picnic tables seating up to 96 people there appears to be no concern for traffic or noise. Mr. Prestia's presentation included letters of support from neighbors: Brian Gallagher, Treasurer of the HOA for 421 S Lakeside; Joe Triangelo 202 5th Ave S., Kim Cotet at 502 S Palmway; Jonathan Stuart for Lakeside Castle at 1 Lakeside Drive. Please consider concerns of the neighbors in the area, not 15 blocks away. Requests granting approval based upon unfounded noise and traffic issues, letters from law enforcement nullifying those noise complaints and the findings of staff that the use meets criteria.

Affected Party Michael Collins – HOA President of 421 S Lakeside Drive- asked by other owners, with the exception of the treasurer, to speak on their behalf. A bed & breakfast would be acceptable but they seem to be holding large events. The traffic, noise, drinking and driving the wrong way. Have not been good neighbors and haven't talked to the neighbors. Nine condo units will suffer if this passes. Much of the work done to the property was without permits. It would most likely be an event center, they will ask for forgiveness after the fact rather than permission. Wishes it could have started off on a better foot.

Louis Goldberg – tenant at 421 S Lakeside – the bandshell is on the far northern end of the park not near the applicant's back yard. Asks if there is a serial pattern behavior, no permits, an agenda to do as they please.

Public Comments: Anthony Segrich-601 S Palmway (virtual) -against project. Have used the neighborhood for a parking lot. The off-duty officers who wrote letters of support were on the payroll of the Castle La Florentia. Did not act in good faith or as good neighbors. They have shown they have no intent to follow any rules by the fact that they did not apply for permits or licenses. Have never advertised themselves as a Bed & Breakfast.

Charles Phillips – 526 S Palmway (virtual) – Bryant Park closes at dusk, differentiating between what happens in the park versus what happens at the Birthday Cake Castle. Pay attention to the neighbors. It takes audacity to promote something of this scale without approvals. They bought a single-family home in a single-family zoned district for a party venue.

Robert & Tracy Conner – 208 5th Ave S (in chambers) – Contrary to Mr. Prestia’s claim the event held in April was not contained on the property. Cars were parked in front of his house. Secured signatures from neighbors on a petition.

At 2:00 (8:00 pm) technical difficulties were encountered with loss of audio/video through Zoom. The chamber computers restarted. Audio/Video re-established at 2:03:47 (7:04 pm).

Marshall Pass- 415 Ocean Breeze –(in chambers) Speaking on behalf of himself although he is President of Bryant Park Neighborhood Association. Within the four letters of endorsement, one states the owners of the Lakeside Castle are in support, he has it on the owners authority, that is not true contrary to the mention made by the applicant. Noise and parking issues. The following persons submitted comments and were present in chambers to have their comments read aloud or to speak on their own behalf.

Attorney Prestia- All of the concerns brought forward with the public comment are being addressed in the Conditions of Approval. The various complaints were not warranted as evidenced by the law enforcement letters.

The Board Secretary stated the names, addresses and position of the comments received prior to the publication of the meeting packet and included within the meeting packet (26).

The 27 comments were received after the publication of the packet. 7 of those comments submitted on the afternoon of the meeting are inaccessible at this time due to technical difficulties. From: Chris DeSerio, Jeannie Gedeon, Chris Brownstein, Richard Douglas, Johana Pomasan, Bethany Williams, Courtney Kline.

Maryann Douglas- present in chambers and requested her comment be read aloud. Alice Mann – present in chambers and requested her comment be read aloud.

Richard Douglas - 605 S Palmway- present in chambers-Statement by the applicant attorney demonstrates the arrogance of the applicants suggesting the public park creates noise. Act entitled and beware of the future if it is allowed to go on.

The attached spreadsheet, entered into the record, contains the 51 written comments received. The spreadsheet summarizes the position of the correspondent (in support of or against the proposal) and their home address.

Director for Community Sustainability: Some assertions made may or may not be accurate regarding the activities of the City Park. There are two portions of the park with the most events held on the northerly portion. If this is deemed by the Board to be an important aspect of the case, it may be continued.

Break: 8:37 PM – 8:45 PM

Motion: J. Fox moves to continue the item to the June 9 HRPB meeting; G. Harris 2nd.

Vote: Ayes all, unanimous.

PLANNING ISSUES:

Conceptual Review of 320 N Lakeside Dr. – Per Lorentzen is proposing an addition to the current structural configuration located on a large lot. Four 40-foot containers are proposed to be utilized, which would withstand hurricane winds and surge. It is in a flood zone with Base Flood Elevation at 7 feet. They would be stacked 2 on top of 2. States the cost is important. Would add a new master bedroom on the east side of the upper level, a bath and closet. The lower level would be storage area, with the connection to the primary structure. Finishes would match, tongue and

groove varnished cypress. A decorative medallion and parapet mimic elements found on the property and nearby properties. The second floor would be setback 6 feet from the ground floor in addition to the required lot line setbacks. Various parts of the existing fence would be removed or relocated. Most palms would remain with some being relocated. The new windows would mimic the existing front windows. The lower level of the additions, as it is proposed storage would not have windows.

Board: G. Harris asks if the medallion would be a window? **Response:** No, the intent is to create a second floor closet, storage in that area. W. Feldkamp: Is the connector space habitable? **Response:** primarily corridor. **Staff:** As this is a pre-FIRM structure, lateral additions that do not comply with current FEMA base flood elevation requirements unless exceeding the substantial improvement threshold which for this home is fairly high appraised value. W. Feldkamp does not like the 4 horizontal windows in the addition, believes they should be vertical or square. Would have to consider whether the prairie style windows are consistent with architecture. Discussion about the containers having the structural elements removed (and possible loss of structural integrity) on the lower level to accommodate a car and other storage with stairway access to the second level; windows and Bahama awnings on the blank wall, applicant does not want windows in closet. Applicant states it does not necessarily have to be containers but prefers similar proportions if conventional construction.

Historic Preservation Design Guidelines

A resolution is being brought forward to lower the VLT (Visual Light Transmittance) allowed rating. It would have to be certified by the State of Florida Dept of the Interior. As technology is improving, and the VLT industry standards are going lower, the glass is remaining much clearer. Currently Lake Worth Beach requirements are among the higher ones in the State. Board members express concern that they spent considerable time and deliberation to arrive at the current 70% requirement and that CLG status could be compromised.

PUBLIC COMMENTS: (3 minute limit) None

DEPARTMENT REPORTS: Progress is being made with the Gulfstream. A workshop is being held on May 18 with the guest speaker being Elizabeth Plater-Zyberg. The “fireside chat” will provide information/tips/ideas on how to lead the City forward and marrying economic development, historic preservation as well as other elements to sustain the City. The biggest impediment to development is unpredictability and length of time to approval. Clear concise, succinct direction is needed. There is a disconnect between the predictability of what is coming and what the public expects to see. RE: the Sustainable Bonus Incentive Program is undergoing a revision which will require ½ of the creditable monies to be placed in the fund, not all the credits can be placed in the project. Additionally, items such as dog parks, tot lots etc. must be open to the public or placed offsite in order to receive the credit otherwise they will be discounted toward the credit.

BOARD MEMBER COMMENTS: When will live meetings be held again? Currently attendance is limited to 20. Applicants could now attend but that would also limit the public attendance. Additionally the two Boards do not have the level of staffing to monitor the area. B. Guthrie urges all Board members to review the recent City Commission workshop held on Thursday, May 6, 2021 regarding Board appointment procedures and what may be coming in the future months.

ADJOURNMENT: 10:13 PM