



**AGENDA
CITY OF LAKE WORTH BEACH
HISTORIC RESOURCES PRESERVATION BOARD REGULAR MEETING
BY TELECONFERENCE
WEDNESDAY, JULY 08, 2020 -- 6:04 PM**

ROLL CALL and RECORDING OF ABSENCES

Present were: William Feldkamp, Chairman; Judith Just, Vice-Chair; Robert D'Arinzo; Bernard Guthrie; Judith Fox; Ozzie Ona.

Also present: Abraham Fogel, Preservation Planner; Jordan Hodges, Senior Preservation Coordinator; Erin Sita, Asst. Director for Community Sustainability; William Waters, Director for Community Sustainability; Pamala Ryan, Board Attorney; Sherie Coale, Board Secretary.

PLEDGE OF ALLEGIANCE

ADDITIONS / DELETIONS / REORDERING AND APPROVAL OF THE AGENDA

APPROVAL OF MINUTES:

A. June 10, 2020 Minutes

Motion: J. Just moves to approve the June 10, 2020 minutes as presented; R. D'Arinzo 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: Provided in meeting packet.

1) Palm Beach Post Proof of Publication

WITHDRAWALS / POSTPONEMENTS: None

CONSENT: None

PUBLIC HEARINGS:

BOARD DISCLOSURE: W. Feldkamp drove by the property, B. Guthrie knows Ms. Sunila and has worked for her in the past but will remain impartial.

UNFINISHED BUSINESS: None

NEW BUSINESS:

A. Consideration of a Certificate of Appropriateness (COA) for window and door replacement for the property located at **534 South Palmway**; PCN#38-43-44-27-02-000-0010. The

subject property is a contributing resource to the South Palm Park Local Historic District and is located in the Single-Family (SF-R) Zoning District.

Staff: J. Hodges presents case findings and analysis. The request for replacement of windows and doors could be processed administratively with staff recommendations but not as proposed by the applicant. Examples of historically accurate Mission Revival style window replacements are cited (i.e. 331 S. Federal Highway). The Conditions of Approval (8) are reviewed.

Applicant: Mike Purdy (Contractor) and **Owner:** Inke Sunila – the vinyl windows were selected because of the Energy Star rating and the appearance with the mitered corners. She is willing to go with staff recommended conditions. Believes materials are evolving into better products. The drawings presented are commendable (thanks to the talents of Abraham Fogel).

Board: B. Guthrie-Questions if the applicant has a preference in window material? Suggests that fiberglass may have an Energy Star rating. States vinyl has come a long way. J. Just mentions the vinyl windows appear nicer than the aluminum in this display.

Staff: J. Hodges mentions he hasn't previously reviewed Eastern window products. Aluminum products typically have a narrower frame than vinyl however they appear very similar in bulk in the photo. Staff is open to a material choice.

Board: W. Feldkamp mentions the historic structures observed in St. Petersburg had sashes and frames of different colors. He prefers white although the cost difference is not substantial.

Public Comment: None.

Motion: J. Just moves to approve HRPB 20-00100126 with staff recommended conditions and based upon the staff report, competent substantial evidence pursuant to the Land Development Regulations and Historic Preservation Requirements with the addition to Condition#1 that vinyl windows as presented be added to the list of acceptable materials; B. Guthrie 2nd.

Vote: Ayes all, unanimous.

- B. **PZB / HRPB Project Number 20-03100003:** Consideration of an ordinance to amend Chapter 2 regarding application fees and Chapter 23 "Land Development Regulations" regarding changes to adopt a digital zoning and future land use map, site plan review, pervious and impervious surfaces, outdoor storage, and modifications to development standards and requirements for fence, walls and gates.

Staff: E. Sita explains the changes are mostly 'housekeeping items' such as fee schedules, clarifications (definition of building lot coverage and permeable/impermeable surfaces, permits, zoning districts allowing for digital management of the official zoning map; Development Standards- fences walls and gates materials and visibility triangles. Off street parking (acceptable materials).

Board: O. Ona inquires about modifications that may be requested and how the change would affect any requests. **Staff response:** As with most code changes, any modifications made prior to the code change would now become legal non-conformities. J. Fox asks for a definition of storage. **Staff response:** Outdoor storage will become accessory use only to a primary use and cannot be a primary use. J. Just inquires as to when does a hedge become a wall. **Staff response:** This item will be addressed during a landscape ordinance but currently hedge height is not regulated. A hedge is neither a wall nor a fence; it is not a structure. W. Feldkamp is of the opinion that no hedge height is too high. Is appreciative of the website and is very pleased with the electronic mapping. Does have concerns with sight triangles in the City in general as there

are many places where visibility is an issue. W. Waters-Operational capabilities will increase and enforcement when it comes to life safety issues. More eyes on the street.

Motion: B. Guthrie moves to recommend approval of PZB / HRPB 20-03100003 to City Commission for approval; J. Fox 2nd.

Vote: Ayes all, unanimous.

- C. **PZB / HRPB Project Number 20-00400003:** Consideration of an ordinance to amend Chapter 23 “Land Development Regulations” that includes changes to add new uses and to consolidate and clarify existing uses, including modifications to definitions, use tables, and development standards.

Staff: E. Sita presents the proposed revisions to the use table. This includes the deletion of several columns (FEC, Hotel Overlay, Planned Development) as these uses are regulated with the zoning districts. Additional performance standards are added to Conditional Use and Administrative Uses. Vehicular rentals and sales are consolidated as the standards are the same.

Board: B. Guthrie-He spoke with staff earlier regarding Contractor uses being consolidated. Staff concurs the contractor classification with a retail component (per se-showroom) is a Single destination commercial use. W. Feldkamp states the changes to the tables are a result of the types of permits and requests funneling into the Building permit division. Staff confirms that Contractor offices were mentioned several places within the tables, this cleanup is less confusing and more concise. Questions about Extended stays and whether they are similar to Air BnB’s. Staff states that extended stays are not like Air BnB’s. W. Waters mentions the Air BnB’s are under review with the City attorney. City inclusionary code does not allow them. Certain parameters and performance standards are being evaluated so as not to be in conflict with State Statutes. There seems to be a proliferation of Air BnB’s in the South Palm neighborhood. Board is reminded that not only do they review Historic aspects of projects but their other function is to review the Planning & Zoning aspects of code as well, within the Historic Districts. W. Waters mentions that according to the State transient lodging is anything less than 30 days whereas the City of Lake Worth Beach currently views transient lodging as anything less than 60 days. One probability is that if a property owner decides to list themselves or become an Air BnB, there would be a loss of homestead for the property and they could/would become a commercial property.

Motion: O. Ona moves to recommend approval of PZB / HRPB 20-00400003 to City Commission; R. D’Arinzo 2nd.

Vote: Ayes all, unanimous.

PLANNING ISSUES: None

PUBLIC COMMENTS: (3 minute limit) None

DEPARTMENT REPORTS: W. Waters states the 2021 budget process is underway. Board members should anticipate seeing the Restoration-St. Louis project in late September early October; staff is expecting to receive it this month. The RFP for the L&M project has been extended to the end of summer. Board Attorney mentions the overturning of a previous Board decision by the City Commission. It was disappointing that they found the Board decision to be arbitrary and capricious per the appeal requirements. Staff states that in retrospect rather than trying to help an applicant reach an amicable modification, it is perhaps better or easier to deny

a proposal and ask the applicant to start over. City Commission struggled with the fact that the proposal was first approved and the second approval was with changes.

The Historic Preservation Awards ceremony has been tentatively delayed until October.

Zoom meetings will continue at least through the end of summer.

BOARD MEMBER COMMENTS: R. D'Arinzo will be out of the area in August but will do his best to join the Zoom meeting. Questions the proliferation of rocks in yards and no grass. Staff states no more than 50% of the coverage shall be rocks or mulch. J. Just and J. Fox bring up the question the demolition of a sick house that Board recently approved. The question arises again of evaluating the credentials of the accessor of conditions and the city's ability to hire an independent party to evaluate conditions. W. Waters states there has been no activity and if no action is taken toward the demolition, the approval can be lost.

ADJOURNMENT : 7:29 PM