



AGENDA
CITY OF LAKE WORTH BEACH
HISTORIC RESOURCES PRESERVATION BOARD MEETING
CITY HALL COMMISSION CHAMBER
WEDNESDAY, OCTOBER 11, 2023 -- 6:03 PM

ROLL CALL and RECORDING OF ABSENCES Present were: Robert D'Arinzo; Laura Devlin; Edmond LeBlanc; Edmund Deveaux. Absent: Nadine Heitz; Jamie Foreman; Elaine DeRiso. Also present were: Anne Greening, Senior Preservation Planner; Yeneneh Terefe, Preservation Planner; Erin Sita, Asst. Director for Community Sustainability; Elizabeth Lenihan, Board Attorney; Sherie Coale, Board Secretary.

PLEDGE OF ALLEGIANCE

ADDITIONS / DELETIONS / REORDERING AND APPROVAL OF THE AGENDA

Within New Business, a zoning training will be held prior to Item C.

APPROVAL OF MINUTES:

A. September 13, 2023 minutes

Motion: L. Devlin moves to approve the minutes as presented; E. Deveaux 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 the meeting packet.

1) 802 North Federal Hwy

WITHDRAWALS / POSTPONEMENTS: None

CONSENT: None

PUBLIC HEARINGS:

BOARD DISCLOSURE: R. D'Arinzo had a conversation with applicant for Item C. They are both realtors and Item C topic came up. R. D'Arinzo states he can remain unbiased with regard to Item C.

UNFINISHED BUSINESS: None

NEW BUSINESS:

A. HRPB Project Number 23-00100221: Consideration of a Certificate of Appropriateness (COA) for roof replacement and an Unreasonable Economic Hardship application at 415 North Ocean Breeze. The subject property is a contributing resource to the Old Lucerne National Historic District and is located in the Single Family Residential (SFR) Zoning District.

Staff: A. Greening explains how the property has retained a high level of historic integrity and thus remains a contributing structure in the Old Lucerne National Historic District. From the property files, it seems the metal shingle roof is the original roof from 1938. The applicant is requesting an economic hardship determination from the Board to allow roof replacement with light grey, dimensional asphalt shingles. Per the direction of the State office, as well as City Land Development Regulations, an alternative remedy can be requested provided it is accompanied by an Economic Hardship application.

Applicant's daughter: The roof is in need of replacement. Metal shingles are expensive and difficult to find. A retired resident with health problems and associated medical bills, on a fixed income of social security. The asphalt is the only relatively affordable option at this time. \$25-30K for the metal shingles whereas asphalt shingles are 14-15K. Citizens Insurance is requiring a new roof.

Motion: E. Deveaux moves to approve HRPB 23-00100221 with staff recommended Conditions of Approval for the light grey asphalt shingle roof due to the unreasonable economic hardship for the property owner; based upon competent substantial evidence in the staff report and pursuant to the City of Lake Worth Beach Land Development Regulations and Historic Preservation requirements; L. Devlin 2nd.

Vote: Ayes all, unanimous.

B. HRPB Project Number 23-00100216: Consideration of a Certificate of Appropriateness for two historic waivers for a swimming pool in the front yard and minimum required front setback for the structure located at 401 North Lakeside Drive. The subject property is located within the Single Family Residential (SFR) zoning district and has a future land use designation of Single Family Residential (SFR). The property is a contributing resource in the Old Lucerne Historic District.

Staff: Y. Terefe presents case analysis. The pool installation in the front yard setback and between the house and the street are contrary to historic preservation and to the City LDR's. The rear of the property cannot accommodate a pool. While not having a pool does not deprive anyone of reasonable use of their land, it is a reasonable expectation to have a pool in South Florida.

Board: Question about the height of the fence in the front yard and whether that is sufficient for a pool fence.

Contractor Larry Rowe: The pool will have outswing gates and meets code with regard to height.

Staff clarifies that the pool fence height, according to Florida Building Code, is meant to prevent infants, toddlers and small children from entering the pool. At some point, people, once beyond a certain age, should respect what a fence represents. For young children it is safety. Landscaping in South Florida is also great for year round privacy.

Motion: E. LeBlanc moves to approve HRPB 23-00100216 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 and Historic Preservation requirements: E. Deveaux 2nd.

Vote: Ayes all, unanimous.

Zoning Training

Staff - E. Sita: In addition to reviewing projects with historic requirements (COA's), building code (variances, historic waivers) there is also review for zoning code (setbacks, Conditional uses, Variances, Site plans and Comprehensive plan amendments) to name a few. Modern zoning originated in 1926 as a result of a suit in Ohio. Zoning is a valid police power utilized to uphold the health, safety and welfare of any given community. 1985 saw the origination of the Comprehensive Plan. Within the Comprehensive Plan are the Elements, which lay out the vision of land development in the City. The Land Development Regulations are the implementation of the vision. There are also the Major Thoroughfare Design Guidelines. Outside the Historic District, the City is not allowed to

review for architecture of Single Family dwellings. Once the Comprehensive Plan is adopted, it is binding on all development orders / permit property. Zoning uses and Land Uses must always be in agreement. Development Orders allow for development permits. Making the law versus applying the law.

C. HRPB Project Numbers 23-01400014 and 23-00100179: Consideration of a Major Site Plan and Certificate of Appropriateness (COA) to construct a 6-unit apartment building at 802 North Federal Highway. The subject site is located in the Mixed Use – Federal Highway (MU-FH) zoning district and has a future land use designation of Mixed Use – East (MU-E). The subject property is a non-contributing resource in the Northeast Lucerne Historic District.

Staff: A. Greening presents case findings and analysis. The impermeable coverage is slightly over the allowed amount and is conditioned to meet the code. Parking is met with a combination of on-street and on-site spaces. The windows were adjusted to meet the Major Thoroughfare Design Guidelines of 25% glazing. The style is successful with the creation of a Streamline Moderne structure (flat roof with parapet, porthole openings, horizontality with stucco banding, and aluminum railings. The landscape plan is compliant with code as reviewed by the City horticulturist.

#3 of Public Works condition should be deleted.

Applicant Robert Miller: Agrees with the Conditions of Approval and intends on meeting the impermeable lot coverage by reducing the square footage of pavers around the pool. Regarding landscape, the native plantings will include Sabal palms, Palatka holly, White Geiger and Silver Buttonwood.

Board: Double Casement with raised external horizontal muntins added. Typically triangular or ogee shaped. The windows appear to be awning windows which is the intent. Each unit is just over 1,000 square feet with windows. Parking calculations, for residential multi-family, are based on number of bedrooms. The ground units are ADA accessible.

Staff recognizes the Board concerns with the conflict between renderings versus site plans. Board should always rely upon the architectural drawings as opposed to the rendering.

Public Comment: None

Motion: L Devlin moves to approve HRPB 23-01400014 and 23-00100179 with staff recommended Conditions of Approval based on the competent substantial evidence in the staff report and pursuant to the City of Lake Worth Bach Land Development Regulations and Historic Preservation requirements; E. Deveaux 2nd.

Vote: Ayes all, unanimous.

PLANNING ISSUES: None

PUBLIC COMMENTS: (3 minute limit) None

DEPARTMENT REPORTS: None

BOARD MEMBER COMMENTS: None

ADJOURNMENT: 7:08 pm