



**AGENDA**  
**CITY OF LAKE WORTH BEACH**  
**HISTORIC RESOURCES PRESERVATION BOARD REGULAR MEETING**  
**CITY HALL COMMISSION CHAMBER**  
**WEDNESDAY, MARCH 09, 2022 -- 6:00 PM**

**ROLL CALL and RECORDING OF ABSENCES**

**PLEDGE OF ALLEGIANCE**

**ADDITIONS / DELETIONS / REORDERING AND APPROVAL OF THE AGENDA**

**APPROVAL OF MINUTES:**

- A. [January 12, 2022 Regular Meeting Minutes](#)

**CASES**

**SWEARING IN OF STAFF AND APPLICANTS**

**PROOF OF PUBLICATION**

**WITHDRAWALS / POSTPONEMENTS**

**CONSENT**

**PUBLIC HEARINGS:**

**BOARD DISCLOSURE**

**UNFINISHED BUSINESS:**

**NEW BUSINESS:**

- A. Conceptual Review of proposed exterior improvements of a contributing structure located at 602 North K Street. The property is a contributing resource in the North East Lucerne Historic District and is located in the Single-Family and Two-Family Residential (SF-TF-14) Zoning District.
- B. Conceptual Review of a proposed new single-family residence located at 428 North J Street. The property is located in the North East Lucerne Historic District and in the Single-Family and Two Family Residential (SF-TF-14) Zoning District.
- C. Conceptual review of exterior renovations to the non-contributing property located at 331 South Lakeside Drive. These renovations include the addition of a screened porch and a metal roof. The property is located in the South Palm Park Historic District and the MF-20—Multi-family Residential Zoning District.

D. Conceptual review of a proposed new single-family residence located at 1017 S Palmway. The subject property is located in the South Palm Park Historic District and in the Single-Family Residential (SFR) Zoning District.

**PLANNING ISSUES:**

**PUBLIC COMMENTS:** (3 minute limit)

**DEPARTMENT REPORTS:**

**BOARD MEMBER COMMENTS:**

**ADJOURNMENT**

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.



**MINUTES  
CITY OF LAKE WORTH BEACH  
HISTORIC RESOURCES PRESERVATION BOARD REGULAR MEETING  
CITY HALL COMMISSION CHAMBER  
WEDNESDAY, JANUARY 12, 2022 -- 6:00 PM**

**ROLL CALL and RECORDING OF ABSENCES** Present were: William Feldkamp, Chairman; Bernard Guthrie, Vice-Chair; R.D'Arinzo; Stephen Pickett; Judi Fox; Ricardo Martin. Also present were: Erin Sita, Assistant Director for Community Sustainability; William Waters, Director for Community Sustainability; Elizabeth Lenihan, Board Attorney; Sherie Coale, Board Secretary.

**PLEDGE OF ALLEGIANCE**

**ADDITIONS / DELETIONS / REORDERING AND APPROVAL OF THE AGENDA**

Additional Conceptual Review-329 North L Street will be Item B under New Business

**APPROVAL OF MINUTES:**

A. November 17, 2021 Regular Meeting Minutes

**Motion:** S. Pickett moves to approve the November 17, 2021 minutes as presented; R. D'Arinzo 2<sup>nd</sup>.

**Vote:** Ayes all, unanimous.

B. December 15, 2021 Regular Meeting Minutes

**Motion:** S. Pickett moves to approve the December 15, 2021 minutes as presented; R. D'Arinzo 2<sup>nd</sup>.

**Vote:** Ayes all, unanimous.

**CASES**

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

**PROOF OF PUBLICATION** None

**WITHDRAWALS / POSTPONEMENTS** None

**CONSENT** None

**PUBLIC HEARINGS:**

**BOARD DISCLOSURE** None

**UNFINISHED BUSINESS:**

**A. HRPB Project Number 21-01400023:** Consideration of a Certificate of Appropriateness (COA) for the construction of (1) new ± 4,125 square foot multi-family structure with four (4) units on Lots 12 and 13 of Block 48 at 226 North K Street. The subject property is located in the Medium-Density Multi-Family Residential (MF-30) zoning district and the Northeast Lucerne Local Historic District.

**Staff:** A continuance from the previous Board meeting. The window size has been increased. The owner has a preference for Option B while Option C is the least favored. Option B would require a Condition of Approval that the “wall” would require meeting the setback. The applicant would be willing to sacrifice approximately two (2) feet on the interior space should the Board choose Option B.

**Board:** W. Feldkamp prefers Option A or C and would like to have the window sill depth at 3-4 inches to provide the most shadow. **Architect:** Would be amenable to changing Condition #3. R. D’Arinzo believes all options are unique and good, prefers Option B or C but would like to leave it to the owner/applicant. S. Pickett prefers A or C and dislikes B; J. Fox has no preference with Option C being the most unadorned.

**Public Comment: Kevin Fernandez** – 202 Ocean Breeze- in support of as it is beneficial for the surrounding area by providing residents with a green buffer in the front allowing pedestrians to walk without watching for cars backing into the street. Blends well with respect to scale, proportions and overall aesthetic of the neighborhood. **Angelo Romano** owner of Paradiso 625 Lucerne Avenue– the facades are dynamic with a mid-century feel and shines as a project compared to the surrounding buildings. Parking, gardens and landscaping all add to the great design. **Thomas Scheer** 2502 N Dixie Hwy vouches for the professionalism and thoughtfulness of the developer. Provides an affordable end product the City and neighbors can be proud of with no shortcuts. **Joseph LaLlave** Owner of Cana Bar & Grill 604 Lake Avenue expresses support for the developer. Wes Blackman-CWB Associates-has an appreciation for the larger windows on the western façade, interior staircases utilizing natural light and garden/patio areas for enjoyment of the SoFlo environment. No variances are required and this is the type of infill that is needed in downtown.

**Motion:** R. D’ Arinzo moves to approve HRPB 21-01400023 with staff recommended Conditions of Approval and the amendment to Condition #3 that the minimum recession on the window sills be four (4) inches based upon the competent substantial evidence in the staff report and pursuant to the City of Lake Worth Beach Land Development Regulations and Historic Preservation requirements. The Board agrees on either Option A or C allowing the applicant to decide.

### **NEW BUSINESS:**

A. Conceptual Review 1017 S Palmway - New single-family home construction in the South Palm Park Historic District.

**Applicant:** Denise Cravy- Characterizes the conceptual as a ranch-style. Open to suggestions for better adaptation to the Historic district.

**Board:** S. Pickett – too large for the cottage homes surrounding the lot. W. Feldkamp believes it would be a better fit in a western community. It’s ponderous, with nine (9) foot ceilings. Would like a more horizontal structure, an eave line at the first-floor level, a single-story porch in front; there are a number of large different windows that could be simplified. B. Guthrie asks about the first-floor height, due to FEMA guidelines, mentions the relationship to the surrounding properties will be dramatic, queries the roofing material and if a streetscape has

been created. **Response:** Client wanting tile, the streetscape is the next step. Question of a variance arises. **Applicant:** Advice for achieving a modern contemporary style.

**Board:** Flat roof, deco streamline modern **Staff:** A flat roof would help with the streetscape. Depending upon the base flood elevation, possibly nine feet, the City may require a one 1-foot freeboard. **Staff:** New Construction will not allow the application of a variance.

#### B. Conceptual Review 329 North L Street- Justin Pace

**Staff:** A portion of the existing garage structure is built/overhanging alley, this non-conformity may not be increased/expanded. The addition needs to better distinguish itself from the original structure. The applicant is proposing to retain the clamshell shutters and brick detail on the sill. The intent is to return for the Historic Ad Valorem Tax Exemption pre-approval. The work can be approved administratively, but the applicant is wanting more advice regarding the differentiation between existing and addition.

**William Waters:** The garage could have a Flemish Rake Beam Gable end. The same configuration on the addition end, along with lowering the addition 6 inches to one foot with 2 steps down as the building is built up off the grade quite a bit.

**Applicant:** Justin Pace originally thought to match or blend the addition to the existing but now understands there needs to be some differentiation.

**Board:** The windows on the east and west elevation are a bit small.

**Staff:** Board will want to give advice consistent with the Design Guidelines as they will be applying for the Tax Exemption. Could there be a different stucco texture, color variation or set-back, in addition to the roofline suggestions? A sill element on the addition mimicking those on the original structure would be appropriate.

**Applicant:** Expresses appreciation for the Ad Valorem program in that it allows homes, that people may not normally look at to own or as an investment, to be improved/salvaged or rehabilitated. For properties. Keep the eastern part of the house as is, modify the garage roof, keep sills and clamshells and change the stucco on the addition.

**Staff:** Only the approved value of the improvement, in this case the addition, is held in abeyance. When it comes back on the tax roll, it is revaluated as of that date rather than the date the exemption began.

**PLANNING ISSUES:** Workshop with Treasure Coast Regional Planning Council on February 16, 2022. The Gulfstream Hotel submittal is imminent.

**PUBLIC COMMENTS:** (3 minute limit) None

**DEPARTMENT REPORTS:** None

**BOARD MEMBER COMMENTS:** W. Feldkamp wishes to discuss conditions of the properties in the L&M street properties. The CRA is the owner. In walking through the neighborhood, insect infestation is evident as well as deterioration by neglect. Suggests sending notification regarding the deterioration through neglect per the Historic Preservation Ordinance.

**Board Attorney:** Suggests documentation could be brought forward at a future meeting. The City is re-evaluating the status of the property.

**Staff-William Waters:** It is a complicated acquisition transaction. The issue will come up in the near future. Staff is being asked what it would take to have the structures habitable again until such time as there is a plan for the locations. Relocation is still an option, some interest has

been expressed but staff could not support the proposals as the structures would be rendered non-contributing after the move.

**Board:** Requests notification of any City meetings being held to discuss the subject properties. B. Guthrie asks about the demolition.

**Staff -William Waters:** Per the Ordinance a Site Plan must be presented concurrent with the demolitions request. Interest was only shown in 3 buildings.

**ADJOURNMENT** 7:30 PM