



DEPARTMENT FOR COMMUNITY SUSTAINABILITY
Planning Zoning Historic Preservation Division
1900 2ND Avenue North
Lake Worth Beach, FL 33461
561-586-1687

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

WEDNESDAY, DECEMBER 11, 2019 6:00 PM

1. Roll Call and Recording of Absences: Present were-William Feldkamp, Chairman; David Cavorsi, Judi Fox, Robert D'Arinzo. Absent-Judith Just, Bernard Guthrie. Also present- Jordan Hodges, Senior Preservation Planner; Abraham Fogel, Preservation Planner; Mark Stivers, Deputy Director for Community Sustainability; Pamala Ryan, Board Attorney; Sherie Coale, Board Secretary.

2. Pledge of Allegiance

3. Additions/Deletions/Reordering and Approval of the Agenda: The re-ordering of the agenda is due to the following change:

HRPB 19-00100258: Consideration of a Certificate of Appropriateness (COA) for the construction of a new +/- 1,495 square foot single-family residence at 417 South J Street (Lot 24); PCN#38-43-44-21-15-151-0240. Item G.1 shall be postponed to January in order to comply with the mailing notice requirement which was not timely for this meeting.

Motion: J. Fox moved to approve the agenda as re-ordered, D. Cavorsi 2nd.

Vote: Ayes all, unanimous.

4. Approval of Minutes

A. November 13, 2019 Meeting Minutes

Motion: R. D'Arinzo moves to accept the November minutes as presented, D. Cavorsi 2nd.

Vote: Ayes all, unanimous

5. Cases

A. Swearing in of Staff and Applicants: Board Secretary administered oath to those wishing to give testimony.

B. Proof of Publication: Provided in meeting packet

C. Withdrawals/Postponements: See above.

D. Consent: None

E. Public Hearings

1. Board Disclosure: W. Feldkamp and D. Cavorsi drove by the sites on the agenda.

F. Unfinished Business: None

G. New Business

1. HRPB Project No. 19-00100258: Consideration of a Certificate of Appropriateness (COA) for the construction of a new +/- 1,495 square foot single-family residence at 417 South J Street (Lot 24); PCN#38-43-44-21-15-151-0240. The subject property is located in the Single-Family Residential (SFR) Zoning District and the Southeast Lucerne Local Historic District.
2. HRPB Project No. 19-00100254: Consideration of a Certificate of Appropriateness (COA) for exterior alterations to the front gable for the structure located at 331 South M Street; PCN# 38-43-44-21-15-111-0320. The subject property is a contributing resource to the Southeast Lucerne Local Historic District.

Staff: J. Hodges presents history of structures, case findings and analysis. The installation of single rows of scalloped wood shingles (rather than overlapping) in the gable end is atypical. It is a change in design of a contributing structure and per the matrix, it is a Board review. Wood shingles in general would be compatible. The Building Official has advised use of adhesive in order to install the shingles.

Applicant: Pat Alshut- to give it more flair, also painting blue and green so as not to be boring.

Board: There are concerns regarding the asbestos siding, applicant is advised not to drill or hammer into the existing asbestos shingles but to glue the new shingles. The paint and shingle addition are purely decorative.

Public Comment: None

Motion: D. Cavorsi moves to approve HRPB 19-00100254 based upon competent substantial evidence and pursuant to the City of Lake Worth Beach Land Development Regulations subject to staff recommended Conditions of Approval. J. Fox 2nd.

Vote: Ayes all, unanimous.

3. HRPB Project No. 19-00100272: Consideration of a Certificate of Appropriateness (COA) for the installation of a pair of ribbon driveways in the front yard of the property located at 220 South M Street; PCN# 38-43-44-21-15-093-0030. The subject property is located in the Mixed-Use East (MU-E) Zoning District and the Southeast Lucerne Local Historic District.

Staff: J. Hodges presents history of structures on the parcel, case findings and analysis. Initially there were two (2) structures, one built circa 1925, which was demolished; the other built circa 1955 (a non-contributing structure). Parking was accessed through the alley for the rear structure and parking fronting on M Street for the front structure. Multiple site changes to the parcel such as a fence and walkway have led to the disappearance of the parking spots. A permit application (19-3759) for the installation of a new double driveway (concrete and paver pads) was received and failed. The submittal

indicated the impermeable coverage and front yard coverage was exceeded, the survey was over 2 years old and there was no submittal of a COA application. The applicant who had been parking in the location for several years and was advised the current parking location was illegal. Staff will typically review and approve, administratively, a 1 vehicle wide driveway leading to a side loaded garage or carport; or a driveway leading to a garage or carport, 1 vehicle wide. The parcel has neither. The request is for a pair of ribbon driveway utilizing permeable pavers to meet the permeability requirement. The development pattern in the area is to access parking through the alley. It is atypical to accommodate parking in the front yard. A R-O-W application would need to be submitted to Public Services should the request be granted.

Applicant: Linda Monica- it is difficult to find parking during certain City events (Christmas parade, Street Painting festival) due to proximity to downtown. Decorative permeable pavers that are more Mid-Century.

Board: J. Fox asks what material will be between the pavers? Staff states gravel is acceptable as permeable for SFR and SF-TF 14 zoning districts. 75% front yard needs to be permeable, living ground cover. She has @ 8 feet before maxing out the impermeable surface totals. Discussion of curb-cut: the road is almost the same height as the curbing, there has never been a curb-cut. The street improvements are scheduled for January.

Applicant: A large palm exists between the two spaces and a bamboo clump

Board: Could be amenable to the proposal so long as the ribbons or pads are pushed as far to the south as possible. The precedent is there by the neighbor to the south having front yard parking. The typical parking space is 22 feet, by limiting to 20 feet plus apron, a 1/2 space of on-street parking will be preserved.

Public Comment: None

Motion: D. Cavorsi moves to approve HRPB 19-00100272 with staff recommended conditions including a curb-cuts no greater than twenty (20) feet plus appropriate aprons and permeable surfaces to be live ground cover based upon competent substantial evidence and pursuant to the City of Lake Worth Beach Land Development Regulations; R. D'Arinzo 2nd.

Vote: Ayes all, unanimous.

6. Planning Issues: M. Stivers mentions the rezoning case being heard at City Commission on December 12. The area may in the future become part of a historic district, it was recently surveyed. The Planning & Zoning Board denied the request. J. Fox asks the reason for the rezoning request? M. Stivers stated that there is currently no proposal. Mention was made that one of the parties to the rezoning may have withdrawn which would cause the application to be in jeopardy.
7. Public Comments (3 minute limit): None
8. Departmental Reports: J. Hodges provides an update regarding the two (2) grants. The fourth and final phase of the surveying process will include portions of Old Lucerne and Southeast Lucerne. The digitization grant would eventually allow the public to access the files and drawings of a property online through a search query.

The January agenda appears to be lengthy.

9. Board Member Comments: W. Feldkamp. D. Cavorsi; M. Stivers indicates an extension was applied for as the owner/applicants are also seeking an Ad Valorem tax exemption and Federal Tax Credits.
J. Fox mentions the Parrot Cove Home & Garden Tour January 26, 2020 with 14 homes on tour. Tickets are available for \$40 each.
D. Cavorsi- inquires about the status of the Boutique hotel.
Staff states they are in an extension period and seeking Federal tax credits and Ad-Valorem tax exemption status. There seems to be good faith of moving forward.
W. Feldkamp- confirms there is no curb-cut at 322 S L Street. Staff states the applicant selected landscaping today to resolve the landscape condition.
R. D'Arinzo- the property that proposed to demo a garage apartment, invited Brokers who made initially made offers to revisit the property. It is back on the market with a higher price.
10. Adjournment: 6:46 pm

Submitted By:

Sherie Coale, Board Secretary

Minutes Approved:

Date