



**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

Public	Date Received	Address	Position
Adrian Coplan	5.5.2021	NA	support
Alan & Jaquie Gardner	5.11.2021	1515 S Palmway	oppose
Arthur Broughton Jr	5.6.2021	130 16th Ave S	oppose
Bill Robeson	5.10.2021	822 S Palmway	oppose
Carol Masterson		421 S Lakeside	oppose
Chris Lehman	5.6.2021	523 S Palmway	oppose
Daryl & Shari Cornutt	5.7.2021	1315 S Palmway	oppose
Deborah Tobias	5.6.2021	902 S Palmway	oppose
Elizabeth Dimon	5.9.2021	717 S Palmway	oppose
Helga Aquilina	5.5.2021	421 S Lakeside #4	oppose
Graham Love	5.5.2021		
Greg Richter	5.6.2021	1202 S Palmway	oppose
Henryetta Seif	5.5.2021	1516 S Lakeside #115	oppose
Inke Sunila	5.8.2021	534 S Palmway	oppose
Jim & Lynn Caswell	5.10.2021	1002 S Palmway	support
Joss Maclellan	5.9.2021	411 S Lakeside Dr #3	support
Kathleen Holmes	5.7.2021	730 S Lakeside Dr	oppose
Michelle Ludwig	5.10.2021	No PAPA address	oppose
Richard & Doris Bosworth	5.4.2021	421 S Lakeside Dr #3	oppose
Richard Phillips	5.9.2021	905 S Palmway	oppose
Ted Johnson	5.9.2021	802 S Palmway	oppose
Tracey McMin	5.10.2021	3 Lakeside Palms Ct	oppose
Robert Connor **	5.10.2021	208 5th Ave S	oppose
Ty Houck		602 S Lakeside Dr	oppose
Viadanka Iebejac	5.11.2021	8 Indigo Terrace	oppose

Primary Concern
 added tax revenue from event space, provide jobs, already have two other B&B's. Mitigate traffic & noise. operating without a license, disregard for existing code (no permits) advertising operating beyond normal hours for premium, Residentially zoned neighborhood, party venue, traffic noise, disruption of neighbors lives, belongs in the DT or Dixie Hwy corridor. Disregard for current rules and regulations, significant access issues for the south end of Bryant Park due to previous events. Purchased 2 properties for history, beauty and lifestyle in the neighborhood. Internet search reveals intent as an event destination. Traf Year round residents; incorporating an event center into the neighborhood will have a detrimental effect on the neighborhood. Parking Tons of cars parked around the house; not a place for busy ongoing large parties and events. Against the site becoming an event destination. Enjoys being able to walk and ride a bike in the neighborhood. The streets are not near lives directly across from the Birthday Cake Castle. Traffic will be a problem. Questions if the zoning is changed to allow Commercial bu: Power of Attorney for Ms. Aquilina and echos her sentiment.
 Not a compatible use within the neighborhood. Several events have already been hosted with cars all over the street and noise late into Questions how the owner will pay for the property, maintain the property and pay taxes. Is nicely kept on the outside but can't envision requirements to turn it into a space where food is served in a commercial manner. There is no way to come up with enough cash to ma to discuss if you are sound of mind. Bring Mr. Levine into the mix since he is technically the owner of the property. CRA should take it o Advertising on their website as an event venue. Crowds will cause traffic congestions parking issue and noise and safety concerns; the st could potentially take over Bryant Park blocking resident's access to the waterfront. Bryant Park and South Bryant Park are for the enjoy playground is filled with children who do not have a safe place to play. Alcohol being served next to the park is not a good fit. Traffic wo Freedom to manage your own property without interference provided there is no harm to those surrounding. Nice to share the beauty and prosper. Many other businesses are being run from homes on surrounding streets such as Air BnB, VRBO, Trucking company, car ha A/C company with no harassment from the neighbors such as fliers and hang tags on the mailboxes telling other what to say and think. creates discord and isolation. Fireworks are set off at all hours weekends and holidays in disregard of noise Ordinances, drones fly over, if parking is provided off street and guests have noise regulations it shouldn't cause trouble to the neighbors. There are no short term re Vehemently opposed to an event and party venue. Has several fully licensed vacation rentals in he neighborhood with a strict policy of r the traffic and noise upon the neighbors. It's one thing if a neighbor has a party but another if a stranger, non resident, comes in and pay Not appropriate for the associated noise, traffic and parking. Does not want the neighborhood turned into a business district. Allowing the commercial use would be detrimental to the quality of life in the neighborhood. A B & B is just a hotel that serves food to th Although they live on S. Palmway and are not really affected by what happens, they have spoken to neighbors who will be. Parking and i In a previous event the catering and other trucks created a hazardous situation. His wife was nearly run down. There is not enough parki Lives down a few blocks, do not allow commercial operations to open in South Palm Park.
 Object to the characterization of the business being called a B&B. It is an event space. Parking will be in front of his house. Noise compia Quiet neighborhood is no place for late night music, truck traffic, parking all over the streets. This is a residential area, not a commercial Enough motels on the south side of the City, no need for commercial zoning in the middle of a residential area. Don't have a commercial

Yasmin Stem & Peter Nou	5.7.2021	1225 S Lakeside Dr	oppose
Mary Ann Douglas **	5.11.2021	605 S Palmway	oppose
Kirk Stetson	5.12.2021	330 S Lakeside Dr	support
Nestor Rivera	5.12.2021	1027 S Palmway	oppose
Linda Brower		1100 S Lakeside	oppose
Tom McArdle	5.12.2021	421 S Lakeside Dr	oppose
Wes Blackman	5.12.2021	241 Columbia Dr	oppose
Dennis Ambrose & Victori	5.11.2021	808 S Palmway	oppose
Burton Greenhouse	5.12.2021	515 S Palmway	oppose
Jane Anderson & David Cr	5.12.2021	1615 S Palmway	oppose
Helen Snider & Bennett D	5.12.2021	902 S Lakeside Dr	oppose
Rachel McDermott	5.12.2021	316 Princeton Dr	concern
Alice Mann **		411 S Lakeside Dr	oppose
Pamela Abraham	5.8.2021	4 Lakeside Palms Ct	oppose
Richard Douglas **	5.12.2021	515 S Palmway	oppose
Ludio Armenta Barrera	5.11.2021	605 S Palmway	oppose
	5.12.2021	1505 S Palmway	oppose
Chris Diserio	5.12.2021	No PAPA address	oppose
Jeanmie Gedson	5.12.2021	1117 S Palmway	oppose
Chris Brownstein	5.12.2021	522 S Palmway	oppose
		1016 S Lakeside Dr	oppose
Johanna Pomasan	5.12.2021	610 S Lakeside Dr	oppose
Bethany Williams	5.12.2021	529 S. Palmway	oppose
Courtney Kline	5.12.2021	327 S Lakeside Dr	oppose
Charles Phillips **	5.10.2021	526 S Palmway	oppose

** also spoke at meeting or had letter read aloud

Bought into a residential neighborhood, doesn't want to live in Mixed-Use area with increased traffic, increasing noise from bands and strangers in the neighborhood including drunks. Would set a dangerous precedent. The owners are already flaunting the law and code. The true intent is to use as an events venue as evidenced by their website. Flaunted disregard for the codes and permit regulations and opportunity to apply retroactively. Has questions about the logistics of the event, where to park, are there commercial kitchen facilities, b Will afford the residents an opportunity to experience and enjoy the property more than if it were a gated secluded property. The trans Against the proposal in a residential neighborhood. Listen to the community.

The neighbors have already demonstrated how they will conduct their business with loud, unlawful events late into the night, bad traffic neighborhood was not conceived to profit the owners of a B&B at the expense of the neighborhood. By conforming to the conditional The change of neighborhood dynamics is noticeable once the new neighbors moved in. Dogs barking throughout the night, construction cars, parties late into the night with blaring music and microphones, intoxicated persons in the street, supply trucks blocking the streets. The intersection of 5th Ave S and S Lakeside is a dangerous intersection. The wall on the subject property blocks the view of northbound conditions placed upon the applicant, is it rests upon further regulation by the City which may be burdensome. The reporting would be So far the track record has not been good with unpermitted work and disruptions to the neighborhood. Will open the door to similar fa Already a non-conforming use, an intrusive wedding, and construction. This will encourage zoning violations which will be impossible fa The true intention is to operate a full scale event operation with a \$35,000 venue ticket for the day. Have seen the ads for these events Do not want additional traffic, the quality of life will be affected. A commercial business will likely drive down property values. Will the events diminish the events at the Gulfstream and other downtown venues. Is it setting precedent in other residential neighbor Traffic, loud noise, improvements without permit, disregard for residential character of the neighborhood.

Unlicensed wedding venues. Parking. Concern about the applicant getting a license for an Air BnB.

Does not want: additional noise or traffic. Would like the serenity of the quiet neighborhood. Doesn't deserve having to put up with t Does not favor granting forgiveness due to disregard for immediate neighbors, ordinances/laws and process. Doubts they are capable Family values in the residential district. Air BnB's or B&B's are not found in Manalapan, COLWB is no different. States residents pay year Back door a Spot zoning request for an event space as evidenced by lack of permits. Unfair to neighbors who purchased their homes ex The applicant has not established they are compliant with LDR's for a B&B Conditional Use. Traffic impact, parking and noise are ex A commercial event venue poorly disguised as a B&B. Noise and parking are concerns.

Noise and parking concerns. Bryant Park will become difficult to utilize as locals will be unable to park there. South Lakeside is used by v Concerns with the valuation of own property in light of a potential approval. Has had a home invasion and attempted break in. Bryant p interesting information while at a fundraiser. Will not be threatened by the applicant knowing who they are. High class events cost mor Noise keeping baby awake at night. Parking is a concern with the events and 24 events per year is shocking. Using the B&B as a loophole Applicant is using the ask for forgiveness rather than permission approach to the improvements made without permits. No parking plan Lives a few doors down and has seen that it is not a B&B. Questions the motives are disingenuous in requesting this approval. Disrespec

no address in this name

Sherie Coale

From: Adriane Coplan <violetrose47@bellsouth.net>
Sent: Wednesday, May 5, 2021 7:41 AM
To: Sherie Coale
Subject: Meeting for Birthday Cake Castle variance

Caution: This is an external email. Do not click links or open attachments from unknown or unverified sources.

I believe allowing this would be a wonderful idea which would in effect only continue to add to the intrinsic value to Lake Worth Beach which it so rightly deserves.

The location is second to none the property is amazing and what a wonderful use for it to become an upscale accommodations and events destination.

Allowing this will only facilitate aiding our city with additional tax revenue, helping support our downtown, provide jobs and continue to market Lake Worth Beach as a place of historical beauty and charm.

In Parrot Cove, we already enjoy The Beach Club offering parties and events, The Sabal Palm House and The Mango Inn as bed and breakfasts. Why not add another as long as proper planning steps are taken so as to mitigate any potential traffic issues and noise levels since those seem to be the concerns of the neighborhood.

Additionally, one of the reasons I chose to make Lake Worth Beach my home a few years ago, was because I was hoping for these type of changes and improvements to come to fruition not only increasing our property values, but increasing the value of our city as a whole.

Sherie Coale

From: A Gardiner <a.gardiner@jushicanada.com>
Sent: Tuesday, May 11, 2021 11:46 AM
To: Sherie Coale
Cc: J Gardiner
Subject: HRPB Meeting May 12. 2021

Caution: This is an external email. Do not click links or open attachments from unknown or unverified sources.

Board Secretary Coale;

We are residents of Lake Worth Beach in the 15th Block of South Palm Park. For the record, we object to the Birthday Cake House getting commercial event venue status in a residential neighborhood. While we appreciate the thought put in to the conditions for this applicant, we don't believe any conditions will protect the neighbors from this intrusion. This applicant has previously demonstrated disregard for the Codes of Lake Worth Beach by operating without a license and completing building structures without permits. The fines are not sufficient to control or even curtail this applicant as proven in their advertisement where they offer a premium to operate beyond the proposed "allowed" operating hours. They just budget for the fines!

Other adjacent and neighborhood properties are waiting for this ruling to open their own "event venue" (AKA party houses); better to stop this now with existing Code and use enforcement rather than deal with the inevitable onslaught of other applications for commercial use properties in a historical residential neighborhood.

We would seriously appreciate the preservation of what makes this neighborhood so splendid and charming! Neighbors make the neighborhood, not commercial properties.

Yours Truly,

Alan and Jacquie Gardiner

1315 S Palmway

Sherie Coale

From: Arthur G Broughton Jr <abroughton@me.com>
Sent: Thursday, May 6, 2021 5:00 PM
To: Sherie Coale
Subject: Comment regarding the Birthday Cake Castle's Application for a Business License.

Caution: This is an external email. Do not click links or open attachments from unknown or unverified sources.

To the Historic Preservation Resource Board

My name is Arthur Broughton. for the past 9 years, my wife and I have been full-time residents in a home we own in the South Palm Park Historic neighborhood. We are strongly opposed to conversion of a neighborhood residence to a For Profit Party Venue.

We oppose the Birthday Cake Castle's application for several reasons:

1. South Palm Park is a residential neighborhood and it is zoned residential.
2. A For Profit Party Venue is not a residence, it is a business.
3. Moreover, based on current experience with the Birthday Cake House which is already operating as a For Profit Party Venue, we know that it creates traffic congestion, loud party noise, a nuisance that lasts throughout the evening.
4. In other words, this proposed business operates to the detriment of it's neighbors
5. For profit businesses degrade a residential neighborhood, They displace some neighbors and disrupt the lives of others. They have no place in a small town residential neighborhood.
6. Lake Worth Beach has a downtown commercial district, plus a long commercial corridor on Dixie Highway. Both of those areas welcome for profit businesses.
7. Please don't degrade our residential neighborhoods by allowing unwanted for profit businesses, whether large-scale party venues or short term vacation rentals, within them.

Thank you for your consideration.

Sincerely,

Arthur & Paula Broughton
103 16th Avenue South
Lake Worth Beach, FL

> 400

Sherie Coale

From: Bill Robeson <wmrobeson@verizon.net>
Sent: Monday, May 10, 2021 2:02 PM
To: Sherie Coale
Subject: Birthday Cake Castle Commercial Property Use Request

Caution: *This is an external email. Do not click links or open attachments from unknown or unverified sources.*

My wife and I purchased our single family residence nearly five years ago as our permanent retirement home. The South Palm Park Neighborhood offered a nearly perfect place to reside and we have thoroughly enjoyed our time here. The potential use of the Birthday Cake Castle as a commercial property in the middle of two primarily residential neighborhoods creates a significant challenge to the character of our neighborhood. The owners have shown a blatant disregard of the current rules and regulations of the city. Their past events have caused significant access issues for the south end of Bryant Park. We urge this commercial property request be denied.

William M and Bonnie M Robeson
822 S Palmway
Lake Worth Beach, FL 33460

[Sent from the all new AOL app for iOS](#)

To Whom It May Concern:

My name is Carol Masterson, and I'm writing to you today in regards to the courtesy notice I received, which notified me of the Historic Resources Preservation Board's consideration of HRPB Project #21-0500001: a request by Gustavo Ramirez and Mayra Ramirez of GMR Empire, LLC, for a Conditional Use permit for the operation of a Bed and Breakfast.

As a resident of Lake Worth Beach and an owner of two properties, both of which are located on Lakeside Dr. (421 S Lakeside Dr. #2, and 122 S Lakeside Dr. 6B), I want to caution you about the ramifications such an enterprise could have on our community.

I have lived and owned property here for over twenty years. I purchased both properties precisely because of the appreciation my community has for its history, aesthetic beauty, and lifestyle. The granting of a permit for such a business venture may well threaten all of these qualities, as well as property values—not only for the property in question, but for those in the future who, blinded by dollar signs, will follow suit.

The idea of a bed and breakfast sounds modest at first, but considering the size and splendor of the property in question (1 5th Avenue South, also known as "The Birthday Cake Castle—and I emphasize the word *castle*), we must consider all the potential consequences.

A simple internet search of Castle La Fiorentina tells us where this is heading. The second website revealed by Googling "lake worth Castle la Fiorentina" shows a listing on the website partyspace.com. In addition to booking information, the site boasts both indoor and outdoor facilities, with a "maximum capacity with dancing" of 200 people. The *first* link from the same search is the property's own website, castleflorentia.com, which touts the location as a "stunning venue [that] can be used for weddings, corporate affairs, social events, and more."

The obvious temptation for any business would be to turn this property into an events mill. Is our sleepy neighborhood ready for weekly weddings, corporate, and social events? I shudder to think what "and more" might entail.

Granting this temporary permit, allowing GMR Empire, LLC, to move forward with its commercial plans, will place undue strain on local traffic. While occasional guests at a cozy B&B may sound harmless, the maze of narrow, one-way streets in this neighborhood is ill-equipped to handle the traffic certain to attend events with upwards of 200 dancing attendees.

And what happens when such events coincide with other Bryant Park festivals, such as the 4th of July Fireworks celebration? Or any of the multiple charity runs and walk-a-thons held in our neighborhood and in the park, events which themselves routinely result in streets being blocked from automobile traffic multiple Sundays out of the year? The traffic will surely become unmanageable. And how many criminals will be lured here by the glut of cars—owned by those who can afford events at a "castle"—that will be parked at all hours on our public streets?

There is also no guarantee that events on a property boarding Bryant Park—which has a strict sunset curfew—won't run into the wee hours of the night, with loud music and dancing, with

party-space goes trickling out into the streets or the park itself. This will constitute a profound quality-of-life nuisance for long-time homeowners. And while we cheerfully abide the traffic and noise that come with the celebration of our nation's birthday or races meant to raise money for good causes, we are less sanguine about doing so in furtherance of a privately owned *empire*.

I understand the property in question is zoned SF-R, which the municipal codes allow for Conditional Use Permits for Bed and Breakfast establishments. But "The Birthday Cake Castle" is no ordinary property. Its history, architectural beauty, and sheer size distinguish its importance and value to the community, as well as its potential impact if turned into a for-profit business.

I realize the objections of one—or perhaps even a few—local residents, mostly retirees, may amount to nothing more than a clutching at pearls, but allow me one further speculation. Might not this temporary permit be little more than a Trojan Horse? According to the city of Lake Worth Beach's Code of Ordinances 23.3.7, properties zoned SF-R *may* be granted conditional permits for Bed and Breakfast; however, they may *not* be granted such a permit for *Commercial Recreation* (either indoor or outdoor). With this being the case, what is the community to do when the honeymooning couple—legally lodging at a B&B—has 100 of their closest friends over for the wedding reception? What are we to do when this happens monthly or weekly?

The SF-R zoning ordinances do permit *public recreation* use, but according to the property's own website, the Castle La Florentina "is one of the only private waterfront venues in South Florida." As written, the ordinances are a little fuzzy on what constitutes "recreation use," so far as I can tell. Would this mean all my neighbors and I are permitted to attend any "weddings, corporate affairs, social events and more"? Can anyone and everyone in the park come over and help themselves to the open bar?

One could not blame GMR Empire, LLC, for booking the most lucrative (i.e., heavily attended) events packaged with overnight stays sold as a B&B: that is, after all, the purpose of any commercial venture. But the purpose of this board is in the name itself: The Historic Resources *Preservation* Board. We rely on this Board to *preserve* our resources, our community, our way of life. While I take no pleasure in standing in the way of anyone making a living, this request runs contrary to the community spirit that has made me a proud resident of Lake Worth Beach.

Thank you for your time.

Sincerely,

Carol Masterson

421 S Lakeside

Condo N1

© 400 f4.

Sherie Coale

From: Chris Lehmann <christopherinwashington@gmail.com>
Sent: Thursday, May 6, 2021 6:11 AM
To: Sherie Coale
Subject: Hearing on the "Birthday Cake House" application

Caution: This is an external email. Do not click links or open attachments from unknown or unverified sources.

Dear Board Secretary Coale,

I am a resident of Lake Worth Beach at 523 South Palmway, and am very concerned about the application to turn the Birthday Cake House into a commercial "event venue". I have looked at their promotional materials and was alarmed to see that they advertise that they will host events of up to 200 people.

As you may know, they are already conducting their events business at that location, license or not. On past occasions when there have been DJ's and loudspeakers set up at that location, the noise has blasted all over the neighborhood, and goes on for hours. This is unpleasant and definitely diminishes the quality of life in the neighborhood, and the peaceful enjoyment of our properties. If this commercial establishment is allowed in this residential neighborhood, I fear this will become a regular problem. It is the equivalent of living near a night club or discotheque.

There will also be the problem of parking for events involving hundreds of people. I do not relish late night revelers coming back to their vehicles on our street.

Further, it is to be expected that an events venue will involve large amounts of alcohol, which always introduces additional problems of noise and unruly behavior to the neighborhood.

This is not a B&B. This is not an Airbnb. This is not an Inn. This is a mega events business, thrust into the middle of a quiet residential neighborhood with no other commercial activity. This is unacceptable.

Sincerely Yours

Christopher Lehmann
523 South Palmway

Sherie Coale

From: Daryl Cornutt <dcornutt@gmail.com>
Sent: Friday, May 7, 2021 7:09 PM
To: Sherie Coale
Subject: Public Comment for May 12 Birthday Cake Castle application

Caution: *This is an external email. Do not click links or open attachments from unknown or unverified sources.*

Daryl & Shari Cornutt
Year round residents
1315 S. Palmway
(South Palm Park) since 2012

South Palm Park is a single-family residential area most noted for our beautiful median and streets that we decorate every year for Holidays that all of Lake Worth and surrounding areas enjoy. We have a strong sense of community as seen in our neighborhood gatherings and our participation in many events represented by the city.

We have been full-time residents here since 2012 and have noticed adverse changes, like the one this proposal represents, that threaten the nature of our neighborhood as a single-family residential zone. Keeping our quality of life is very important to us. We are already seeing a negative effect for our residents on the South end where some of the larger homes that were bought as rentals allow (rightly or wrongly) large gatherings of rowdy renters that overtake our quiet streets with cars, people noise and trash on any given night or weekend. Some of our residents no longer have neighbors on their street, just empty rental houses waiting for the next party. To incorporate an Event Center that can handle 200 people plus at any given time for any variety of party will have a profound and detrimental effect on our neighborhood. Parking alone will be an extreme change, not to mention the need for more security to monitor an influx of unknown people and consequences.

My wife and I strongly oppose the request for the variance to assume the property as a "Bed and Breakfast" (which is an obvious misleading descriptor) on the North End of our neighborhood. It will be a detriment to our community as well as the other communities adjacent to it. The Birthday Castle already has websites advertising the property as exclusive, large entertainment and event space for parties, weddings, etc. It seems they are clear in their real intent to hold large events there any night of the week. Please don't disregard that and allow the decline of one of Lake Worth's oldest, most respected neighborhoods. We strongly oppose this!

Thank you!

Daryl and Shari Cornutt
917-685-3046
dcornutt@gmail.com

over 1/2 mile south
outside 400

Sherie Coale

From: Deborah Tobias <debtobias45@gmail.com>
Sent: Thursday, May 6, 2021 1:16 PM
To: Sherie Coale
Subject: Birthday Castle rezoning

Caution: This is an external email. Do not click links or open attachments from unknown or unverified sources.

Hi Sherrie,
I have lived on S Palmway since 2001 and very much oppose approving the Birthday Castle business application. Already, I have seen tons of cars parked around this house for events when riding my bike over to Bryant Park so that I had to turn around and take another route. This is a single family residentially zoned community and not the place for noisy, busy ongoing large parties and events!

Thank you,

Deborah Tobias
902 S Palmway, Lake Worth, FL 33460

1/3 mile
1,771
outside 400

Sherie Coale

From: Elizabeth Dimon <bethdimon57@gmail.com>
Sent: Sunday, May 9, 2021 4:07 PM
To: Sherie Coale
Subject: Birthday Cake proposal

Caution: This is an external email. Do not click links or open attachments from unknown or unverified sources.

To whom all it may concern:

I am opposed to allowing the Birthday Cake Castle to become an event destination. I have lived and owned my home in South Palm Park for 30 years. I love and appreciate my neighborhood as an open and public place and love that others like to walk or ride bikes in our beautiful neighborhood. But I do not want an event center where a house can be rented out as if was Ben Venutos. Our streets are not meant for that kind of traffic and there is not ample parking for large events. It's a neighborhood, not a business area. Please protect the serenity of our homes by not allowing a single family dwelling to become a business.

Thank you.

Sincerely, Elizabeth Dimon

717 S. Palmway
outside 400' 1,116

@ 400 ft.

Sherie Coale

From: Graham Love <grafv203@yahoo.com>
Sent: Wednesday, May 5, 2021 11:07 AM
To: Planning and Zoning
Subject: HRPB PROJECT #21-00500001

Caution: This is an external email. Do not click links or open attachments from unknown or unverified sources.

For the attention of The Historic Resources Preservation Board.

Re Project # 21-00500001: the request by Gustavo Ramirez and Mayra Ramirez of GMR Empire, LCC, to obtain a permit for the operation of a Bed and Breakfast Business located at "The Birthday Cake Castle" 15th Ave South Lake Worth Beach 33460.

My name is Helga Aquilina. I live permanently at 421 S Lakeside DR, # 4 Lake Worth Beach FL 33460. My property is opposite the "Birthday Cake Castle".

I am strongly opposed to the changing of the zoning of the area in and around my property. This is very upsetting for me as I enjoy the area as it is at the present time. I have owned this property for a long time; I wish to spend the rest of my life living in this property.

If the Zoning is changed to allow Commercial businesses, would it then be possible for anyone to open any type of business such as Tattoo parlors, Cafes, Bars, Massage parlors, and many more types of businesses? The traffic would be a problem if this happens.

Thank you

Helga Aquilina.

Sherie Coale

From: Graham Love <grafv203@yahoo.com>
Sent: Wednesday, May 5, 2021 11:49 AM
To: Planning and Zoning
Subject: HRPB Project # 21-00500001

Caution: *This is an external email. Do not click links or open attachments from unknown or unverified sources.*

My name is Graham Love, I am Power of Attorney and Health Surrogate for Mrs. Helga Aquilina. Mrs. Aquilina resides permanently at 421 S. Lakeside Drive # 4 Lake Worth Beach FL 33460.

I am very concerned about Mrs. Aquilina as she is very upset about the possibility of the change of zoning for this area. Mrs. Aquilina lives directly across the road from the Birthday Cake House. It is understood that the owners of this property are asking to change the zoning of this property to use it as a Bed and Breakfast business, Mrs. Aquilina is against this proposition (so would I be) as it would alter this area tremendously. The value of her property and many other peoples properties may go down in price if this change is allowed.

Thank you
G F V Love.

Sherie Coale

From: greg richter <gregsellspalmbeach@gmail.com>
Sent: Thursday, May 6, 2021 8:03 AM
To: Sherie Coale
Subject: Birthday Cake Application for Business License

Caution: *This is an external email. Do not click links or open attachments from unknown or unverified sources.*

I live in the South Palm Park Neighborhood where the current applicant is requesting a business license to turn the property into a B&B- Event Venue.

This neighborhood is zoned single family this type of business is not compatible with the nature and make up of this area. They have already hosted several events, with cars all over the street noise late into the night. They also had launched a web page advertising as event space even without a license.

If you allow this one, then you open up the whole area for this type of business. Please deny this application and let up keep our single family neighborhood.

Greg Richter
1200 S Palmway

1202 S Palmway
over 400 sq ft.
3,049

> 400ft

Sherie Coale

From: HENRYETTA SEIF <HENISEIF2010@hotmail.com>
Sent: Wednesday, May 5, 2021 12:53 PM
To: Planning and Zoning
Subject: Birthday Cake House

Caution: This is an external email. Do not click links or open attachments from unknown or unverified sources.

I have been watching this property ever since it changed hands from Levine to Ramirez. I have been wondering how this little group are going to pay for a 2.5-million-dollar property, as well as maintain it in a satisfactory condition. My guess is that Levine is holding the paper, but even at that, they have to make some kind of good faith effort to pay, not to mention the taxes.

I have been watching this little group, and I will say that they make every effort to keep the property looking nice on the outside, but I don't think they can meet the property requirements to turn it into a bed and breakfast, or any other type of establishment where food is served in a commercial manner.

They have had a few events there, and they always have cleaned up afterward. There just isn't any way that they can come up with enough cash to maintain that property. It's absurd to even discuss the issue if you are of sound mind.

I have to give the people credit for trying this, but I think Mr. Levine should be brought into the mix, because technically, he is the owner of the property, and if you look at the chain of ownership, there may be other people involved as well.

The place is a White Elephant. I can't imagine that the CRA doesn't take it over and try to obtain Historical Status for the property.

It seems to me that at some level, the people who are now in residence are being exploited for whatever purpose. We all have dreams, but some dreams are just not possible to realize.

V/R

Henryetta Seif
1516 Lakeside Dr. #115
Sent from Outlook

over 400 ft.
4,424.1

Sherie Coale

From: INKE SUNILA <inkesunila@sbcglobal.net>
Sent: Saturday, May 8, 2021 1:31 PM
To: Sherie Coale
Subject: HRPB Project # 21-0050001

Caution: *This is an external email. Do not click links or open attachments from unknown or unverified sources.*

Dear Board Secretary Sherrie Coale,

Birthday Cake Castle, located at 1 5th Ave S, Lake Worth Beach, FL 33460 is applying for a Business License to operate a B&B (PCN # 38-43-44-27-01-005-0090, HRPB Project # 21-0050001). At the same time, they are advertising their function as an event venue on their web-site <http://www.castlelaflorentia.com>, and also on sites such as <http://www.partyspace.com/southflorida/venue/Castle-La-Florentia>, describing "a stunning venue that can be used for weddings, corporate affairs, social events and more".

Birthday Cake Castle is within Single-Family Residential (SF-R) District. I am afraid that the Business License application for B&B is just smoke and mirrors to operate a party venue. According to their pamphlets parties up to 250 people can be accommodated. Crowds of this magnitude would cause significant traffic congestion, parking issue, noise and safety concerns to the neighborhood. Residential parking on the sides of the narrow streets is already an issue, and the City service trucks are often having hard time passing them. Event visitors could potentially take over Bryant Park parking blocking resident's access to the waterfront.

South Park Park and Bryant Park are neighborhoods, where people bike, hike, walk their dogs and push baby strollers. These neighborhoods are not only for us, who are privileged to live here, but for the residents of the entire City, since these neighborhoods form an outdoorsy hub for everyone to enjoy. South Palmway is the only boulevard in the City, and Bryant Park provides public access to Intracoastal Waterway. Having an event venue in the midst of this would seriously harm these uses.

Next to Birthday Cake Castle is Bryant Park and its playground, the only one downtown Lake Worth Beach. Every day the playground is filled with children. Many of these children come from homes, where they can not safely play on the yard. Their parents walk long distances on the streets to take their kids to the park to play with their friends and the playground equipment. Having an event venue, where alcohol would be served, next to this park would not be a good fit. Traffic would endanger safe commute to the park. Many of these children do not get the best possible in their homes, and it is the duty of the City to give them the best.

Because of the abovementioned reasons I recommend that the Business License will not be granted for Birthday Cake Castle.

Thank you for taking time for reading my comments,

With regards,

Inke Sunila, Ph.D.
534 South Palmway
Lake Worth Beach, FL 33460
(203) 393-1535
inkesunila@sbcglobal.net

376 ft.

Sherie Coale

From: Land For Us <landforus@pm.me>
Sent: Monday, May 10, 2021 8:08 AM
To: Sherie Coale
Subject: 1 5th Ave South - Birthday Cake House

Caution: This is an external email. Do not click links or open attachments from unknown or unverified sources.

To whom it may concern,

We write to you today to respectfully submit our voice regarding the Commercial Property Use Request for 1 5th Ave South - Birthday Cake House which sits at the end of the street we have lived on for 9 years. Its a gorgeous structure and we know the new owners must love and wish to preserve the home. If they wish to make it into a Bed & Breakfast we feel strongly that is something which should be allowed. We are all for the freedoms to manage your own property without the interference of those around you as long as you are not harming others. What a perfect business for this historic neighborhood. Sharing the beauty with others will only enhance the unique qualities we enjoy here and hopefully will inspire more to move here and join us so that we prosper.

The fact that many other home businesses are currently being run in this neighborhood, on the adjoining streets to the gorgeous property, should make the choice obvious when granting permission to the owners of The Birthday Cake House. We already have many AirBNB, VRBO, trucking company, car hauling, pool maintenance and even an AC company being run here and nobody harassed neighbors to oppose those businesses by stopping them on the streets, placing fliers and hang tags on their mailboxes and telling others what to say and think about what somehow else does on their own property. Property owners pay for, maintain and pay high taxes on their homes therefore as no harm is done its not others concern. Why should this property be singled out? It shouldn't. It's not for us to worry about what others do or what might happen. There is no harm in sharing our neighborhood with others. Blocking off streets or limiting what we can do in our own homes only acts to isolate and create discord.

We have never been bothered by any event or party at this home and we dont mind if we did as we already have noise ordinances in place. Its not like the fireworks people fire off at all hours most weekends and holidays, drones flying over our homes, loud music, loud Lakeside Dr park activities with screaming kids, barking dogs and people walking behind homes at low tide or any other noise we already endure and hear. To us, those are the sounds of happy lives living freely.

We welcome the beautiful Bed & Breakfast to Lake Worth Beach for all to enjoy. Please do NOT post this on the public forum or read our names at the meeting. We have already been harassed by a neighbor and we try to mind our own business, remain private and quiet but this we feel strongly about and wish to send our opinion to the city so they know not everyone opposes personal freedoms.

- Jim and Lynn Caswell

1002 S Palmway
over 400ft.

Sherie Coale

From: Joss Maclennan Design <joss@joss.to>
Sent: Sunday, May 9, 2021 5:10 PM
To: Planning and Zoning
Subject: re HRPB Project #21-00500001 / a neighbour in support of the zoning change

Caution: This is an external email. Do not click links or open attachments from unknown or unverified sources.

Date: April 9 2021

Re:

HRPB Project #21-00500001: A request by Gustavo Ramirez and Mayra Ramirez of GMR Empire, LLC., for a Conditional Use permit for the operation of a Bed and Breakfast, Castle La Florentia, for the property located at 15th Avenue South, also known as "The Birthday Cake Castle"

From:

Josephine Maclennan,
Owner unit #3
Coastalview Condominium,
411 South Lakeside Drive
Lake Worth Beach
33460

I support the use of Casa La Florentia as a Bed and Breakfast. If parking is provided off street and guests have noise regulations I don't see any reason why this should cause trouble to neighbours.

There are almost no short term rental places in Lake Worth. The B&Bs we do have are always booked up. AirBnB places can vary wildly in quality. The hotels near us are very expensive.

Personally, when I have friends and family come to visit I would welcome having a great guest house nearby.

I think the Birthday Cake House as a B&B would attract visitors and provide taxes to the city.

Thanks for including my views.

best

Josephine (Joss) Maclennan
416-721-6062



Sherie Coale

From: kathleen holmes <khss@me.com>
Sent: Friday, May 7, 2021 12:59 PM
To: Sherie Coale
Subject: Birthday Cake Castle

Caution: This is an external email. Do not click links or open attachments from unknown or unverified sources.

To whom it may concern:

My name is Kathleen Holmes and I live at 730 South Lakeside just two blocks from the birthday cake castle. I am vehemently opposed to them operating as an event and party venue. This is a very quiet, comfortable residential neighborhood. I have several fully licensed vacation rentals in this neighborhood and I have a strict policy of no parties!! I have too much respect for my neighbors to ever impose them to the kind of traffic and noise that would be associated with a large party, especially one held by someone who is not even a resident of this neighborhood. If one of my neighbors has a party, that's one thing. For strangers to come in and pay to have parties on a regular basis in this quiet neighborhood is wrong and offensive to me. That's not why any of us moved here. The new owners should have researched this issue before they bought with this intention. I respectfully ask that whoever is going to govern on the licensing of an event venue here show first priority and deference to ALL of us homeowners who live here in the quiet and relaxing neighborhood we all love. Thank you!

Kathleen Holmes
730 S Lakeside Dr
561-533-7884

7 400 ft.

Sherie Coale

From: michelle ludwig <michmarie1@att.net>
Sent: Monday, May 10, 2021 11:56 AM
To: Sherie Coale
Subject: Business license application

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Hello Sherri,

As a resident of the City of Lake Worth and South Palm Park neighborhood for over 20 years, I want to express my lack of support for the request to allow the Birthday Cake Castle to be used as a bed and breakfast or event venue. They advertise for up to 250 guests. The area is not appropriate for the associated noise, traffic, and parking needs this would generate. I do not want our neighborhood turned into a business district.

Best regards,
Michelle Ludwig

Sent from my iPhone

400 ft.

Sherie Coale

From: RICHARD BOSWORTH <richardbosworth@comcast.net>
Sent: Tuesday, May 4, 2021 3:04 PM
To: Planning and Zoning; Graham Love
Subject: Response to Courtesy Notice, Regarding HRPS Project #21-00500001

Caution: This is an external email. Do not click links or open attachments from unknown or unverified sources.

Staff members of The Historic Resources Preservation Board,

Thank you for informing me of the request for a Conditional Use Permit to operate a bed and breakfast enterprise in the property known as "The Birthday Cake Castle", and allowing me to respond to the notice you sent. I am presently out of the state and unable to attend the virtual meeting that will address that request, so I am expressing my opposition by way of this correspondence. My residence is located across the street from the property in question at 521 S Lakeside Drive and it would be negatively affected by such an enterprise.

We, like many others in that neighborhood, purchased a dwelling there believing that the area was zoned for non-commercial purposes with the only exception being the right to rent the neighborhood residences to individuals or families who would reside there but not occupy the property for commercial purposes. To allow the commercial use of any residence in that area would be detrimental to the quality of life of the residents living in the area and would establish a precedence for the establishment of other businesses that would be difficult to control. For example, if agreed to by our HOA would those living in the condominium complex where we reside be permitted to operate a bed and breakfast or open a coffee shop or massage parlor, etc in their home? Would other property owners along the lakefront and surrounding area be able to convert their residential property for business purposes?

A bed and breakfast is just a hotel that serves food to its short-term guests. Please don't convert our neighborhood residential area into a commercial one. We wish the best for GMR Empire, LLC and much success in their business ventures in areas more properly suited for their business pursuits than among the homes in our neighborhood.

Thank you very much for allowing us to express our concern.

Respectfully yours, Richard and Doris Bosworth

421 S Lakeside Not homesteaded

Sherie Coale

From: Richard Phillips <yotsmyline@gmail.com>
Sent: Sunday, May 9, 2021 8:31 PM
To: Sherie Coale
Subject: Public Comment - May 12th HRPB Meeting - RE: HRPB Project #21-00500001

Caution: This is an external email. Do not click links or open attachments from unknown or unverified sources.

Hello,

I am writing about the Commercial property request for the Birthday Cake Castle on 5th Ave. S. Although we live on South Palmway and really not effected by what happens there, I have spoken to neighbors who are and will be effected. Just the overflow parking alone is a nightmare. Not to mention the noise. So now you are going to take a quiet and peaceful neighborhood and turn it upside down. And Not in a good way. If it were just a quiet B&B, that would be one thing, but having weddings, etc with 80 or more guests is absurd! This is not downtown Lake Worth on Lake or Lucerne, but a quiet Residential neighborhood. Not meant to be Commercial in any sense of the word! I also believe that it will bring property values down as well. Not good...

That being said, I think the most important thing is, it's not fair to the neighbors who live close by. To have to constantly put up with that? Would be a nightmare!!

As a resident here for a long time, and part of the Historic district, I am asking the Preservation board to deny this permit! I am AGAINST this!

I ask you to please read this into the public record on May 12th...

Thank you!

Richard Phillips
905 S Palmway

Dick Phillips
(561) 346-1616
Sent from my iPhone 11 Pro

~~Not homesteaded~~
400 not found

Sherie Coale

From: Ted Johnson <tedjohnson101@msn.com>
Sent: Sunday, May 9, 2021 12:59 PM
To: Sherie Coale
Subject: Birthday Cake Castle business application

Caution: This is an external email. Do not click links or open attachments from unknown or unverified sources.

As a resident of South Palm Park, I am very concerned about the application to turn the Birthday Cake House into a commercial "event venue". In a previous event, the catering & other event trucks created a hazardous traffic situation at Lakeside & 5th. My wife was nearly run down. There is not enough parking and noise will always be an issue. It is not an appropriate use for a home in a single-family neighborhood.

Thank you

Ted Johnson
303-506-7804
Lake Worth Beach, FL

"There is nothing - absolutely nothing - half so much worth doing as simply messing about in boats" - Kenneth Grahame, from the "Wind in the Willows".

802 S Palmday
1,318

Sherie Coale

From: Tracey McMinn <mcminnt@gmail.com>
Sent: Monday, May 10, 2021 3:27 PM
To: Planning and Zoning
Subject: No Permit for Birthday Cake House B&B

Caution: This is an external email. Do not click links or open attachments from unknown or unverified sources.

I live down the street a few blocks from the Birthday Cake House Castle. Please do not allow commercial operations to open in South Palm Park. We are a quiet residential neighborhood and do not wish to have permitting changed for businesses to open!

Thank you.
Tracey McMinn

3 Lakeside Palms Ct



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

AFFECTED PARTY STATUS FORM FOR QUASI-
JUDICIAL PROCEEDINGS

(Please Print)

CASE NUMBER/TOPIC: HRPB Project #21-00500001

Location/Address of Property: 1 5th Avenue South

Name of Affected Party: Tracy Conner

Address: 208 5th Avenue South

Best Contact Phone Number(s)/email addresses: (917) 280-5480/tracycmconner@gmail.com

Check one of the following: For the Petition XXXXXXXXXX Against the Petition

*Qualification as Affected Party - Describe below how you qualify for standing as an affected party in addition to property ownership within 400 feet of the property at issue:

We object to the characterization of the business to be conducted at 1 5th Avenue South as a "Bed and Breakfast". It is, in fact, an event space. Parking will be in front of our house. Noise complaints have already been filed.

List Attached Documents/Exhibits: (Attach copies of documents/exhibits you intend to present)

Disclosure of Witnesses:

List below the names and addresses of witnesses or anyone who will be present to provide sworn testimony. If you are represented by an attorney, please provide the name, address and phone number of the attorney. (Attach an additional sheet if necessary.)

Name: Robert Conner Address: 208 5th Avenue South. Phone Number: (908) 727-7007

Please estimate the time needed for your presentation: no more than 10 minutes

The City, by resolution, limited presentations to no more than 10 minutes.

Ty Houck
Fri 5/7/22021 1:25pm

Caution: This is an external email. Do not click links or open attachments from unknown or unverified sources.

I have lived on S Lakeside for 25 years and once before there was an attempt to make that property a "special events" venue. That was stopped and this absolutely should be as well. A quiet waterfront neighborhood is no place for late night music, truck traffic, set up /break down, attendee parking stretching in front of houses to the north and south of the location and more. Allowing 24 events a year with loud music and all the comings and goings of attendees should not be allowed. I am not against entrepreneurial endeavors, but this is not a commercial area. Lake Worth Beach has a downtown entertainment area, and ventures such as this one, should be in that area, not in a residential area. I am fairly certain that if the town allows this, rules will not be followed.

Thank you for your time,
T Houck

Sent from my iPhone

Sherie Coale

From: vladanka itebjac <vladanka@icloud.com>
Sent: Tuesday, May 11, 2021 8:58 AM
To: Planning and Zoning
Subject: Stop Birthday House

Caution: This is an external email. Do not click links or open attachments from unknown or unverified sources.

We already have enough Motels on the South side of Lake Worth Beach we don't need a Comm Zoning in the middle of residential.

What's next a Hotel next them on the vacant lot.

Please stop Birthday House from turning into a commercial use in the middle of residential.

Thank you

Sent from my iPhone

Sherie Coale

From: Yaz <ysms7@aol.com>
Sent: Friday, May 7, 2021 12:10 PM
To: Sherie Coale
Subject: Opposing the B&B proposal for One Fifth Ave. South

Caution: This is an external email. Do not click links or open attachments from unknown or unverified sources.

To the City of Lake Worth,

We would like to go on record opposing the request to allow the property at One 5th Avenue South to be used as an event location, bed and breakfast, or for any other commercial use.

There are numerous reasons we oppose this, including;

- This is a residential neighborhood and we bought property here because it's zoned residential - we don't want to live in a mixed use neighborhood because of the;
 - increased traffic on our streets which are filled with our neighbors and their children walking dogs, jogging, biking etc.
 - increased noise from bands/DJs and large groups of party goers
 - increase of strangers in our neighborhood - including the disruptions from drunk people leaving events
 - ask yourself if you'd consider buying a house next to a bar, event venue or motel, and if the answer's "no"... then you can add to our list of reasons not to approve their request
- This would set a dangerous precedent - If approved, I assume all properties in the neighborhood would be allowed to apply to become B&Bs, event locations, bars, restaurants, etc? We understand that there are other properties waiting for this decision by the City, before they file for similar requests.
- The people applying for this permit are currently already using the property as a commercial facility (event location for up to 200 people). This is illegal. They are flaunting the law and the town regulations/codes. Why would you trust these people to act as a responsible business owner and why would their request even be considered?
 - Please let us know at the public meeting what legal actions are under way by the city (cease and desists orders, fines etc.) to close down this business operating illegally in our neighborhood (please see link to their website and current promotion as an event venue)
 - <https://www.castlelaflorentia.com/>
 - "The one acre castle holds a lush, tropical paradise for all to enjoy and it's stunning venue can be used for weddings, corporate affairs, social events and more."

Sincerely,
Yasmin Stem and Peter Nourse
1225 S. Lakeside Dr., Lake Worth Beach

> 400 ft

Sherie Coale

From: Mary Ann Douglass <douglass.ma@gmail.com>
Sent: Tuesday, May 11, 2021 9:30 PM
To: Sherie Coale
Subject: Birthday Cake Castle

Caution: *This is an external email. Do not click links or open attachments from unknown or unverified sources.*

I, with my husband, own and reside at 605 S Palmway in South Palm Park and I want to say I am opposed to any conditional use permit for the Birthday Cake Castle aka Castle La Florentia to become a B&B. It is common knowledge that the owners' true intent is an events venue as evidenced by their website soliciting said events.

The fact they have launched their business before applying for the proper permitting speaks to a certain privileged attitude. That they so blatantly flaunted local and historic preservation codes and permit regulations but after the fact are still given the opportunity to retroactively apply for said conditional use permit is galling, to say the least.

Most of us do our duty and obtain permits for our projects and get the subsequent city inspections after completion of the projects. They got a permit because of a neighbor complaint but continued to make alterations without submitting permits for them only to be caught by an inspector. Seems like a pattern.

The idea of an events venue in a residential neighborhood that touts the ability to host up to 500 people is frightening. Where do all those guests park? On our streets and in front of our homes? How can they accommodate that many people unless they have put in commercial-size bathroom facilities? Permits or inspections on record? Do they need or have commercial kitchen facilities? One assumes there will be food served at these events. Is the music subject to sound ordinances such as decibel levels? Those of us living in close proximity to the Castle have some right to expect our quiet neighborhood stays that way. The occasional backyard party is an acceptable exception. Weekly, or more, events are not.

If a recent event there on a Friday night last month is any indication of what we can expect in the future, we are not ready to accept such a venue here. It appeared to be a wedding and trucks were coming and going all day in preparation. The music was loud and the PBSO was called. That night the wind was not coming off the water from the east or the decibel level would have been far higher and heard from a greater distance.

I know the staff has recommended restrictions on commercial vehicles for the events and valet parking and limiting the number of guests at the events but these don't seem sufficiently restrictive to deter bad behavior. Who is going to keep track of compliance? Will violations be treated with more than a slap on the wrist? How many violations and complaints from neighbors will it take to take away their business license? Will the city get a decibel meter to monitor noise complaints? I have little faith that people who disregard regulations until they are caught will act any differently if they are rewarded with a conditional use permit. I'm sure they will argue that they have invested large amounts of money to achieve their goal and it will be a financial hardship to deny them the permit. But is our neighborhood to pay the price for their bad business decision to establish an events venue in a SF-R zone without doing their due diligence?

As the memorandum states this permit has the capability to alter the character of the neighborhood. If it were strictly a B&B with no events permitted I think it would be an acceptable use for the property, but the 2 seem to be entwined. So I urge the commission to deny the permit. It will set a precedent that will be hard to defend against.

Mary Ann Douglass

Sherie Coale

From: Stetson, Kirk <stetsonk@palmbeachstate.edu>
Sent: Wednesday, May 12, 2021 12:22 PM
To: Sherie Coale
Cc: Stetson, Kirk
Subject: Public Comment - May 12th HRPB Meeting - RE: HRPB Project #21-00500001

Caution: *This is an external email. Do not click links or open attachments from unknown or unverified sources.*

Good Morning, my name is Kirk Stetson, I have resided for the last 10 years at 330 South Lakeside Drive. I am an Architect with over 45 years of experience in Palm Beach County. For the past year, I have watched with professional interest and curiosity the transformation of this property since it was repurchased in March of 2020. Since it is literally just across Bryant Park South from my residence, I used the covid shutdown to regularly walk across the park and watch the construction of the native Seminole Chicken, followed by the massive tropical landscape materials, Gardens and Ponds, creating a unique and luxury natural setting for this historic Lake Worth structure.

I strongly support the owners request for the conversion of this single-family residence into a light commercial bed and breakfast. I have No reservations about large events, weddings, anniversaries, etc being held at this location.

It is my opinion that this change of use will actually offer the residents of Lake Worth a unique opportunity to experience and enjoy the property much more than if it was a secluded privately gated single family residence.

THANK YOU

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Please note: Due to Florida's broad open records law, most written communication to or from College employees is public record, available to the public and the media upon request. Therefore, this e-mail communication may be subject to public disclosure.

Sherie Coale

From: EAN Rivera <nestorclaudio1981@gmail.com>
Sent: Wednesday, May 12, 2021 7:21 AM
To: Sherie Coale
Subject: Against!

Caution: This is an external email. Do not click links or open attachments from unknown or unverified sources.

My name is Nestor Rivera 1027 S. Palmway Im against this proposal this is a residential neighborhood , please listen the community.

Linda Brower
1100 South Lakeside Drive
Lake Worth Beach, Florida 33460

To the members of the Historic Preservation Board:

I live in South Palm Park where the current owners of The Birthday Cake Castle (1 5th Ave So) are requesting a business license and a conditional use permit of the property as a B&B. The owners have already demonstrated to the neighborhood how they intend to conduct their business, with unlawful loud events very late into the night, bad traffic, and parking issues. They have created brochures and on-line advertising in several places which show that they accommodate events up to 250 people.

South Palm Park Neighborhood was not conceived to be a tourist development incentive, benefiting downtown merchants, especially for the profit of owners of the B&Bs and at the expense of the neighborhood. While a B&B with events is a convenience to the owners, it is definitely not for the convenience of the neighborhood as they have demonstrated. Our neighborhood has worked hard to maintain its single-family character and feel to allow this B&B would not contribute to our efforts.

As I understand the code, the reason why they (B&Bs) are allowed in SF-R neighborhoods as a *conditional use* is because they are supposed to conform to the expectation of the peace and quiet of the traditional SF-R neighborhood. So, their allowance is conditional - not permitted by right. The current owners of the Birthday Cake Castle have shown that they do not respect nor do they conform to our expectation of peace and quiet in our single-family neighborhood.

I strongly request that you deny this application.

With Respect,

Linda Brower
1100 South Lakeside Drive

Sherie Coale

From: 1377tjmac <tjmac1377@gmail.com>
Sent: Wednesday, May 12, 2021 12:53 PM
To: Sherie Coale
Subject: Public Comment - May 12th HRPB Meeting - RE: HRPB Project #21-00500001

Caution: *This is an external email. Do not click links or open attachments from unknown or unverified sources.*

I love this neighborhood, though I loved it more before the current residents at birthday cake castle moved in. It is impossible not to notice their presence as well as the change in the dynamic of the neighborhood. From the dogs barking throughout the night to the noise from all the construction and people working there throughout the day to the street lined with cars parked on the side of the house - it is always something. And that's not to mention the frequent parties that go late into the night with blaring music, speeches made with a microphone that can be heard throughout the neighborhood and obviously intoxicated people flowing out into the street with no concern for how loud they are or the disruption they cause. There are party supply trucks blocking the streets and valets parking cars all around the block, crowding the streets in an area near the park that gets a lot of foot traffic (including dogs and children and people on bikes). Not only is it disruptive, it's not safe. All of this has occurred prior a license being granted for a bed and breakfast. I can only speak for myself, but it is no secret that this is an entirely unwelcome addition in this neighborhood. It would completely change the complexion of this residential area. I vehemently oppose the approval of this permit and whole heartedly hope this neighborhood will remain residential, as it was intended to be.

421 S Lakeside Dr.
Tom Mc Ardle

...e Coale

From: Wes Blackman <wesblackman@gmail.com>
Sent: Wednesday, May 12, 2021 11:35 AM
To: Sherie Coale
Subject: HRPB #21-00500001 1 5th Avenue South Conditional Use Permit | Bed and Breakfast

Caution: This is an external email. Do not click links or open attachments from unknown or unverified sources.

Hi Sherie,

Please read the following into the record for the HRPB of May 12, 2021 regarding the above case:

My name is Wes Blackman, I am a member of the American Institute of Certified Planners (AICP). I live at 241 Columbia Dr, but often ride my bike through the South Palm Park neighborhood. First, I'd like to note that the intersection at Fifth Avenue South and South Lakeside Drive, which happens to be the location of the subject property, is a dangerous one for bicycles, cars and pedestrians. The wall on the subject property blocks the view of northbound traffic from seeing cyclists and pedestrians walking along Fifth Avenue South. Any increase in volume of traffic or a valet operation would potentially make a hazardous situation worse. A bed and breakfast of any number of rooms would not have an impact, but the prospect of 12 events of 100 people and an additional 12 events of 50 people during a year is enough to increase my concern regarding the safety of this intersection.

Of the thirty standards and findings relating to harmony with the LDRs, protection of the public interest, specific standards for all conditional uses, findings for nonresidential uses in residential districts, additional requirements and specific regulations and standards for Bed and Breakfast Inns, a total of fourteen or almost half of them "meet criterion as conditioned" according to the staff report related to this request.

The problem with these conditions is that it rests on further regulation by the city which it may find burdensome or happen after the fact and the harm has already been done. For example, does the Leisure Services Department issue an events license for any other private venue in the city? The requirement for a parking plan and shared parking agreement should be before you now and not a condition after this approval. The requirement of the property owner to submit an audited report happens on a yearly basis merely reports what has occurred after-the-fact. The impact of any violation of this condition has already and may continue to happen until this report is reviewed. I'm afraid enforcement of other conditions will fall on an already burdened code compliance department and would be in reaction to a situation that has already happened.

Therefore, I recommend denial of the conditional use application for a bed and breakfast inn at this location given the above factors. One final note, all applications and related materials from the applicant should be available for review online prior to the meeting the same as staff generated reports.

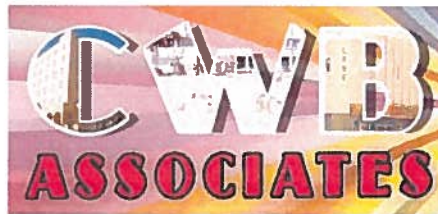
Thank you.

C. WESLEY BLACKMAN AICP

Senior Principal Urban Planner
dba CWB ASSOCIATES

241 Columbia Drive

Lake Worth Beach, Florida 33460



561 308 0364

Email: wesblackman@gmail.com

Sherie Coale

From: Dennis Ambrose <dambrose126@gmail.com>
Sent: Tuesday, May 11, 2021 11:56 PM
To: Sherie Coale
Subject: Public Comment - May 12th HRPB Meeting - RE: HRPB Project #21-00500001

Caution: This is an external email. Do not click links or open attachments from unknown or unverified sources.

As residents of the 800 block of South Palmway, we are against the Birthday Cake Castle being used for a bed and breakfast or special-events facility. The track record has not been good so far—unpermitted work and disruptions in the neighborhood as a result of special events do not bode well. In addition, it's obvious that this will open the door to similar facilities in the neighborhood. We value the neighborhood as it is. We do not want to see an increase in traffic or noise. The proposed commercial business will not benefit South Palm Park—it will benefit only the owners of the Castle.

Respectfully,

Dennis Ambrose and Victoria Pearson

→ 808 S Palmway

Sent from my iPhone

Sherie Coale

From: BURTON GREENHOUSE <greenhouseb@aol.com>
Sent: Wednesday, May 12, 2021 1:50 PM
To: Sherie Coale
Subject: Public Comment - May 12th HRPB Meeting - RE: HRPB Project #21-00500001

Caution: This is an external email. Do not click links or open attachments from unknown or unverified sources.

Hello,

As a resident of 515 s Palmway, 2 short blocks from the property use request, I would to submit my response as AGAINST the use request , Already there has been non conforming use (a intrusive wedding) and construction in back of the house (a patio and deck).

If this is any indication of future activity, this will not only change the character of my neighborhood, it will also encourage zoning violations which will impossible to enforce.

Let's keep the character of our neighborhood as is.

If it is not broke, do not fix it !

Thank you for your consideration.

Burton Greenhouse

Sent from my iPhone

Sherie Coale

From: Jane Anderson <janekanderson1@gmail.com>
Sent: Wednesday, May 12, 2021 1:48 PM
To: Sherie Coale
Cc: Chip Guthrie; Herman Robinson
Subject: HRPB# 21-005000011 5th Avenue South Conditional Use

Caution: This is an external email. Do not click links or open attachments from unknown or unverified sources.

I will not be in attendance tonight but would appreciate if you would include my comments in the meeting minutes.

For the last 18 years, my husband David Cram and I have lived at 1615 South Palmway. We moved to this neighborhood because of the family feel of this community, the diverse nature of our residents, and how we look out for each other.

Both of us are shocked at the recent movement in our community to move toward a commercialization of where we live, which includes allowing The Birthday Cake House to operate as a Bed & Breakfast. This sounds so innocuous if it would just be a true Bed and Breakfast with four or five guests staying on property at any given time.

But, we all know that the true intention of the owners is to operate a full scale event operation, with a \$35,000 venue ticket for the day. We know this because we have all seen the ads online for these events. And we have experienced the traffic and noise from this. We are also aware that they are promising to curb the number of these events and to end them at a certain time. How are the nearby neighbors who purchased single family homes supposed to tolerate the noise and traffic from 200 + guests at weddings and other large events, fueled by alcohol, music, and revelry. I am all for those things but just not in my residential neighborhood.

One other point. I live in a historic home built in the 20's and added on to in the 30s. I'm on a double lot. Exactly what is to stop us from turning this into a Bed & Breakfast and then into a major event venue? Once you open this door, you cannot close it.

We live on the south end so we are 10 blocks away from the noise and the traffic that is caused by this business venture. However, we are a neighborhood of people who help each other and look out for one another. WE are a residential neighborhood, and you are asking us to accept that the financial desires of a homeowner takes priority over ALL THE REST OF the neighbors who built this neighborhood.

ALL of us have had struggles including financial throughout COVID times, but please don't let this cause you to relax the protections of this beautiful and diverse neighborhood.

Neighbors make neighborhoods. Allowing the noise and disruption that this will cause, will not serve our neighbors or our neighborhood.

Sincerely,

Jane Anderson & David Cram

Sherie Coale

From: hksusa@aol.com
Sent: Wednesday, May 12, 2021 1:53 PM
To: Sherie Coale
Subject: NO to B-day Cake House

Caution: *This is an external email. Do not click links or open attachments from unknown or unverified sources.*

We live on Lakeside Drive and request that the permit for Gustavo & Mayra Ramirez for commercial use of the Birthday Cake House BE DENIED.

We, as homeowners, do not want any additional traffic as it will impact our quality of life for us and our family.

Also, many residents enjoy walking, running, and riding bikes along Lakeside Drive, especially in the late afternoon and evening, when events are likely to be held. Thus, the quality of life for those neighborhood residents (not just those living on Lakeside) will also be affected.

When the Ramirezes employ people to park cars for their events, these people tend to be in a hurry and somewhat careless.

Finally, the operation of a commercial business on our street, is likely to drive down property values, which would ultimately lower the city's revenue from property taxes.

NO to proposal!

Helen Snider
Bennett DeBerry
902 South Lakeside Dr

561-603-8032

Sherie Coale

From: Rachel - McDermott <ksullivan@lakeworthbeachfl.gov>
Sent: Wednesday, May 12, 2021 11:39 AM
To: Sherie Coale; Web Master
Subject: Digital Public Comment Card - Advisory Board Submission - Rachel-McDermott
Attachments: PCC -Rachel-(Name (Last)_3.6- {Topic of Agenda Item on which you want to speak_12}.pdf

Caution: This is an external email. Do not click links or open attachments from unknown or unverified sources.

Which Board Meeting is this Comment For?

Historic Resources Preservation Board

Meeting Date

05/12/2021

Comment Topic

Florentia

Name

Rachel McDermott

Email

rachelmariemcdermott@gmail.com

Address

316 Princeton Drive
Lake Worth Beach, FL 33460
United States

[Map It](#)

Testimony Consent

I swear and affirm the testimony I am about to give will be the truth, the whole truth and nothing but the truth
Do you swear and affirm the testimony you are about to give will be the truth, the whole truth and nothing but the truth?

How would you like to participate?

I would like the city to read my comments below

Comments to be read into record

Part of the charm and appeal of living in Lake Worth Beach is the quiet residential neighborhoods. I'm concerned that approving this property to hold large events would set a precedent that would affect the solitude and peace our residents have come to love.

My questions:

1. Where will event attendees park? It seems they will take up limited street parking near the park, which is an issue on weekends especially.
2. What is the precedent that allowing this event space will set for other residential and historic neighborhoods? We don't need noise and traffic near our homes.

c. Won't this event space take business away from other merchants downtown and the newly-planned revival of the Gulfstream hotel?

Re: Birthday Cake House Application HRPB Project #21-00500001

Statement to be read into the records from Alice Mann, 411 S. Lakeside Dr., Lake Worth Beach

I oppose granting a permit for use of this property as a Bed and Breakfast for several reasons.

1. **NOISE and TRAFFIC:** Recently, events have been held at the property, without regard for nearby neighbors and without permits. The last event that occurred when I was home was a wedding which resulted in two days of traffic. The first day, with many delivery trucks for the large event, and the second day, there were 45 cars parked on my block (400 block of S. Lakeside) and 5th Ave. South, past both sections of S. Palmway. All parking was taken up by these cars that belonged just to the staff for the event. There was also a large noisy refrigerated truck, with engine running, that sat on S. Palmway almost the entire day and evening of the party.

The music from the event was so loud that my windows rattled. At 11 pm, when quiet hours went into effect under the noise ordinance, the officer who had been stationed at the event left. Then the music got so much louder and the guests came out of the property and started dancing in the street, along Bryant Park, at S. Lakeside and 5th Ave. South. The noise was so loud that I could not sleep and, for the first time, I had to call the police.

They came out and got the owner to turn off the music. There was absolutely no regard for the neighbors.

2. **RESIDENTIAL NEIGHBORHOODS:** There is an expectation in residential neighborhoods that businesses will not pop up next door and turn the neighborhood into a business and commercial tract. Allowing it here, would mean that it could happen

anywhere, even in your neighborhood. We have a beautiful park with a playground on our block. The day of the event, there were no parking spaces, except for a few in the parking lot. The park was empty, aside from some locals who could walk to it. This neighborhood is not built to accommodate so much traffic and activity.

3. CONDUCTING BUSINESS AND MAKING IMPROVEMENTS WITHOUT PERMITS:

I have been told by City personnel that, 1) the owner has made improvements in the backyard, including a huge Chiki hut, for which he failed to obtain required permits, and 2) that the owner does not have a permit for special events from which he may derive income. I was told by City personnel that the recent wedding was held for a friend of the owner. The owner told me that the wedding was for a cousin. Who really knows. What we do know is that there is a website advertising the property as available for special events with photos of a bride in different settings and information on how to contact the owner to schedule an event. The appearance is that the owner is currently running a business at the property, without a permit. All of this indicates a disregard for the legal requirements of this City and disregard for the neighbors of Bryant Park and South Palm. Given the owner's current approach to the laws of this City, I cannot imagine what might happen if a permit is granted.

I urge this Advisory Board to deny the permit request.

Sherie Coale

From: Maryann Furth <furth.maryann@gmail.com>
Sent: Saturday, May 8, 2021 1:27 PM
To: Planning and Zoning
Cc: Maryann Polizzi
Subject: In regards to the Birthday cake castle

Caution: This is an external email. Do not click links or open attachments from unknown or unverified sources.

Dear All,

As a homeowner of many years, I am deeply concerned about the Birthday Cake Castle trying to get a license for an Air B and B. I went by this house a couple of weeks ago and there were cars parked everywhere, a semi truck- that was a caterer, cars coming and traffic stopped. They did not get a license for a wedding venues that they had. I spoke to a lady who was walking the other night and asked her what her thoughts were. She stated that the other castle was thinking of doing the same thing. We have a few people who are trying to bully the neighbors into going along with their plan on having vacation rentals in our neighborhood. I vehemently oppose this. It will change our neighborhood for the worse.

I love Lake Worth Beach, as I said I have lived her many years. My first husband, Dr. Polizzi and I purchased a house at 1529 S. Palmway After he passed away and a few years later, I remarried, to Frederick P. Furth. I moved into his house in Ocean Ridge. He asked me my thoughts. I said I would love to move back to Lake Worth Beach. We found our home at 2 Lakeside Palms Court, where I reside, only a block and a half from my old house. Up until the day Fred passed away, he was amazed at how wonderful the neighbors are.

I can only say that I urge you to consider not making exceptions to our zoning, to permit businesses.

Sincerely Yours,

Maryann Polizzi Furth

> 406

4,415.

Sherie Coale

From: Pamela M Abrahams <pamelamabrahams@mac.com>
Sent: Monday, May 10, 2021 10:17 PM
To: Sherie Coale
Subject: Public Comment - May 12th HRPB Meeting - RE: HRPB Project #21-00500001

Caution: *This is an external email. Do not click links or open attachments from unknown or unverified sources.*

Please DENY the request for the Birthday Cake Castle to be operated as a B&B INN, and DO NOT allow events or any commercial business at this property.

As residents that live within earshot (and less than 400 feet away) we cherish our quiet single family block charming neighborhood.

We do not want : extra cars , slamming car doors and additional traffic in this small family and pet oriented area . We want to enjoy the serenity of sitting on the front porch , gardening in the back yard , having dinner outside - all in peaceful quiet , with the hum of butterflies, the chirping of the birds . I deserve this . I don't deserve having to put up with loud music , the clanging of the metal when the tents are being erected, the noise of the generators operating the ports potties (Yes, we listened to all that last month when they held a wedding at the Birthday Cake house .) The music seemed to stop by 12, but then the tents were taken down after midnight. The clanging could be heard thru our impact resistant windows ! This is not fair ! They are running a business at my expense ! Based on their past behavior, and their nonchalance towards the neighborhood when they had a wedding event - their request should be DENIED !

Pamela Abrahams
515 S Palmway
Lake Worth Beach

Sent from Pam's iPad

Sherie Coale

From: Richard - Douglass <ksullivan@lakeworthbeachfl.gov>
Sent: Wednesday, May 12, 2021 3:08 PM
To: Sherie Coale; Web Master
Subject: Digital Public Comment Card - Advisory Board Submission - Richard-Douglass
Attachments: PCC -Richard-{Name (Last)_3.6- {Topic of Agenda Item on which you want to speak_12}.pdf

Caution: This is an external email. Do not click links or open attachments from unknown or unverified sources.

Which Board Meeting is this Comment For?

Historic Resources Preservation Board

Meeting Date

05/12/2021

Comment Topic

Conditional use permit for Birthday Cake Castle to become commercial Bed and Breakfast and events venue in South Palm Park neighborhood

Name

Richard Douglass

Email

richinpame@gmail.com

Address

605 South Palmway
Lake Worth Beach, FL 33460
United States
[Map It](#)

Testimony Consent

I swear and affirm the testimony I am about to give will be the truth, the whole truth and nothing but the truth
Do you swear and affirm the testimony you are about to give will be the truth, the whole truth and nothing but the truth?

How would you like to participate?

I would like the city to read my comments below

Comments to be read into record

I am not in favor of allowing the Birthday Cake House to become an events center. I am not in favor of granting any leniency or forgiveness to scofflaws. The developers of this property have demonstrated a startling and unprofessional disregard for the city of Lake Worth Beach, its citizens, its community standards, and most importantly, its immediate neighbors. To reward such conduct would invite scorn and disbelief from those of us most affected and would certainly send a terrible message to developers looking to take similar shortcuts, not to mention homeowners wondering why the rules apply to them but not those with money and influence. Does not the disregard for lawful process by these developers beg the question of "How did these people think they could proceed in such blatant disregard for local governance?" An unpleasant but necessary question arises. Just who could these developers have known that could have eased and greased their project? I fervently hope that is not the case; that political influence played no role. But the question does beg asking. These folks could have saved themselves and the city lots of time, money, and energy if they had played by the rules. But, its apparent thats not the way they operate. They seem not to care about the community they will impact. In light of that, I seriously

doubt they will become good neighbors. 24 permitted "events" a year. That's every other weekend year round. That's a lot of potential for conflict in my quiet neighborhood. Thanks for the opportunity to weigh in.

From: Lucio Armenta-Barrera
To: Sherie Coale
Subject: RE: Public Comment: HRPB Project #21-00500001
Date: Tuesday, May 11, 2021 3:51:19 PM
Attachments: [image001.png](#)
[25F4E39D8BC04A438B76B6296BB44E7C.png](#)

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1505 S Palmway

(No Names Publicly Mr. Sherie Coale)

From: Sherie Coale
Sent: Tuesday, May 11, 2021 3:22 PM
To: Lucio Armenta-Barrera
Subject: RE: Public Comment: HRPB Project #21-00500001

Please provide your address for the comment to be entered into the record.

Sherie Coale
Executive Secretary | Community Sustainability Department



City of Lake Worth Beach
1900 Second Avenue North
Lake Worth Beach, FL 33461
V: 561-586-1633
scoale@lakeworthbeachfl.gov
www.lakeworthbeachfl.gov

Departmental Operating Hours
Monday – Friday 8:00 am – 4:00 pm

“We are LAKE WORTH BEACH A hometown City that is committed to delivering the highest level of customer service through a commitment to integrity, hard work and a friendly attitude. We strive to exceed the expectations of our citizens, our businesses, our elected officials and our fellow employees.”



CITY OF LAKE WORTH BEACH E-MAIL DISCLAIMER:

PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from local officials regarding city business are public records available to the public and media upon request. Your e-mail communications may therefore be subject to public disclosure.

From: Lucio Armenta-Barrera <LAB193@outlook.com>

Sent: Tuesday, May 11, 2021 3:06 PM

To: Planning and Zoning <Pzoning@lakeworthbeachfl.gov>

Subject: Public Comment: HRPB Project #21-00500001

Caution: *This is an external email. Do not click links or open attachments from unknown or unverified sources.*

As a resident of South Palmway in the Historic District of our City of Lake Worth Beach, I must opposed the following request by GMR Empire, LLC. We residents have families in the neighborhood that see this as damaging as well. I understand that a lot of us won't be as affected as much (for now) than those close to 1 Fifth Avenue South, Lake Worth, 33463. But this is very concerning to us in this neighborhood. This "PartySpace" as seen on <https://partyspace.com/southflorida/venue/Castle-La-Florentina> is just the beginning of what is yet to change in our Historic District.

Family value stills hold strong in this residential zone. You can't find one BNB (or AirBNB) in Manalapan, we are no different. I get that they're houses may cost more but the "RESIDENTIAL FEEL" is the same. For us all. Besides all the fines they will accumulate over the years from they're future violations, it won't be worth tipping the scale of family value. GMR Empire, LLC is already showing loophole tactics in they're filings. We residents who are here part-time or full-time pay the yearly taxes in full, sometimes at a discount but we pay it up. I wonder how much they're property taxes will be from selling 1 Fifth Avenue South to each other for \$10 in October 2020? <https://blockshopper.com/fl/palm-beach-county/lake-worth/property/38434427010050090/1-5th-avenue-s>

If they decide to sell, I'm interested.

I support local businesses, but we can not allow residential communities to succumb to this. The history for the house speaks for itself. Best of luck to the decision makers on this.

PCN #38-43-44-27-01-005-0090

South Palm Park Neighbor

..

Sherie Coale

From: Sam Smith <samstersmithy@yahoo.com>
Sent: Wednesday, May 12, 2021 10:46 AM
To: Sherie Coale
Subject: Birthday Cake House BnB zoning request HRPB Project Number 21-00500001

Caution: This is an external email. Do not click links or open attachments from unknown or unverified sources.

As a resident of a single family zoned neighborhood in the City of LWB, I say no to the proposal for the BnB zoning request for the Birthday Cake House. It is clear from the unpermitted work and the unpermitted loud and crowded events that these property owners have already improperly undertaken, that this is simply an effort to back door a spot zoning request for an event space.

Single family zoned properties should be maintained as such. Permitting property owners to run businesses out of single family homes in areas not zoned for them is unfair to neighbors who purchased homes in these neighborhoods expecting the City to enforce the zoning. Event spaces, Air BnB party homes, Air BnB short term rentals are all incompatible with the quiet enjoyment of neighbors how want to enjoy their homes and have to get up in the morning to go to work.

Thank you for your consideration,

Sam Smith
Parrot Cove
North O St. (please fix the South O so I can get my deliveries and mail)

Sherie Coale

From: Chris - Diserio <ksullivan@lakeworthbeachfl.gov>
Sent: Wednesday, May 12, 2021 6:01 PM
To: Sherie Coale; Web Master
Subject: Digital Public Comment Card - Advisory Board Submission - Chris-Diserio
Attachments: PCC -Chris-{Name (Last)_3.6- {Topic of Agenda Item on which you want to speak_12}.pdf

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Which Board Meeting is this Comment For?

Historic Resources Preservation Board

Meeting Date

05/12/2021

Comment Topic

Birthday Cake Castle

Name

Chris Diserio

Email

jcd.17@icloud.com

Address

1117 S. Palmway
Lake Worth Beach, FL 33460
United States
[Map It](#)

Testimony Consent

I swear and affirm the testimony I am about to give will be the truth, the whole truth and nothing but the truth
Do you swear and affirm the testimony you are about to give will be the truth, the whole truth and nothing but the truth?

How would you like to participate?

I would like the city to read my comments below

Comments to be read into record

Chris Diserio and Talia Tripp,
1117 S. Palmway

Thank you for the opportunity to be heard.

Consideration of a Conditional Use Permit for the operation of a Bed and Breakfast Inn should be denied because the applicant has not established by competent substantial evidence that the application is compliant with the City of Lake Worth Beach Land Development Regulation.

Some of the ways in which the proposal is not compliant include traffic, parking, noise, stress on police and fire and alteration of the character of an historic residential neighborhood.

The proposed conditional use will generate traffic volumes or movements, which will result in a significant adverse impact. Even an event with a limit of 100 guests on the premises would generate a significant numbers of cars requiring parking. Those numbers don't include traffic generated by staff and vendors. Valet parking would add adverse traffic impacts, both when guests are dropped off, and then again when guests are picked up. Some of this taking place at times when families are utilizing

adjacent Bryant Park, creating an unsafe impact.

Furthermore, the proposal will result in a significantly greater amount of through-traffic on local streets. There is no way to mitigate this due to the property location in a single family neighborhood.

The proposal will place additional demand on municipal police and fire protection service. Events for 100 people generate traffic and noise, which will result in calls for service to an already-taxed PBSO.

The proposal will generate significant noise. Staff has received complaints from neighbors from the non-permitted events that have already been held on the property.

Furthermore, additional noise, traffic, and potential disturbances that are generally caused by large events will alter the character of the neighborhood.

Finally, in this packet, the board noted "Rules are rules and the granting of exceptions can be a slippery slope." In other words, 24 events in a single calendar year at one bed and breakfast can turn into 48 events in a single calendar year at two bed and breakfasts. This use is not compatible within a single-family residential area.^[1]

For the aforementioned reasons, we request the Historic Resource Preservation Board reject the Conditional Use application for 1 5th Ave South.

Thank you for your consideration.

Sherie Coale

From: Jeannie Gedeon <jgedeonmphrd@gmail.com>
Sent: Wednesday, May 12, 2021 5:14 PM
To: Sherie Coale
Subject: Please do NOT approve Birthday Cake Castle application to operate B&B

Caution: This is an external email. Do not click links or open attachments from unknown or unverified sources.

I am a resident and homeowner on the 500 block of South Palmway. My back gate opens to Lakeside Drive, which puts me across the street mid-block from The Birthday Cake Castle (BCC). I am strongly against the application to turn BCC into a commercial event venue that is poorly disguised as a B&B. However, due to their large, loud, overcrowded parties, we know that they are already illegally running an event venue in our single family residentially zoned neighborhood.

In December they had a deafening blow-out party, with cars parked nose to nose for blocks around. When I walked my dogs that night, there were cars parked on the grass beyond my privacy fence, making it difficult to open the gate door, and I was forced to walk my dogs in the middle of the street, creating a safety hazard for me and my pets. Since cars were parked over all grass spaces on my block, I had to take the dogs to Bryant Park in the dark, when it was closed (which I always avoid otherwise). We walked by crowds of people smoking and throwing cigarette butts on the ground, talking loudly, and when I passed the bouncers and valet drivers, I asked, "Have any of you heard of COVID?" Their witty response, "Huh?" And my retort, "People are not supposed to gather in large groups at this time. I wonder how many people in there will die because of tonight?"

The next morning, garbage, broken glass, a gazillion cigarette butts on the block. And the party truck, loud sounds of banging metal in the early weekend morning as party gear was loaded.

They've had several other large parties, blast horrible music, and my neighbors and I will not tolerate more of this. We lucky South Palm Park residents were drawn to this beautiful neighborhood for its ambiance and tranquility. The owners of BCC must be made to cease and desist all commercial event planning. They bought a beautiful castle to live in, and instead disturb my/our neighborhood with their uncouth activities.

I vote no!

Thank you,

Jeannie Gedeon, Owner
522 South Palmway
Lake Worth Beach, FL. 33460-4637

--

Jeannie Gedeon
District Leader Volunteer
Florida Congressional District 21
JGedeonMPHRD@gmail.com
C 561-569-1945
humanesociety.org



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OF THE UNITED STATES**

The Humane Society of the United States is the nation's most effective animal protection organization, fighting for all animals for more than 60 years. To support our work, please make a [monthly donation](#), give in [another way](#) or [volunteer](#).

Sherie Coale

From: mschris324@aol.com
Sent: Wednesday, May 12, 2021 4:31 PM
To: Sherie Coale
Subject: Birthday Cake Castle

Caution: *This is an external email. Do not click links or open attachments from unknown or unverified sources.*

Please do not allow the birthday cake castle to become a legal business. Even without legal permission this location has already been the source of loud music and parking issues. Adjacent Bryant Park is heavily used by local residents. The parking issues that will occur if a party venue is legalized will severely limit the use of that park by locals unable to park in the vicinity. South Lakeside Drive is used by many walkers, joggers and bikers, including children. A large party venue will make this street unsafe. South Palm Park and Bryant Park are quiet desirable residential neighborhoods. We do not want their character to be destroyed by a party venue in our midst.

Chris Brownstein
1016 S. Lakeside Dr.

Sherie Coale

From: JOHNNA POMASAN <pomasan@aol.com>
Sent: Wednesday, May 12, 2021 4:00 PM
To: Sherie Coale
Subject: Public Comment - May 12th HRPB Meeting - RE: HRPB Project #21-00500001

Caution: This is an external email. Do not click links or open attachments from unknown or unverified sources.

To: The Historic Preservation Board
From: Johnna and Lauro Pomasan
610 South Lakeside Drive
Lake Worth Beach, Fl. 33460

Re: B&B permit request for 1 5th. Avenue S. (The Birthday Cake Castle) This email is to serve as an official no vote on the requested permit.

As a new homeowner in Fl. And LWB We purchased in a single family neighborhood for a reason.

Our home is directly 5 lots south of the BCC. I have felt the music in my bed and been stuck behind the valet parking coming from S Lakeside onto 5 th to return home. This is not what I expected when purchasing a home for 1.7 million with 36,000.00 property taxes. I have put in approximately 500,000.00 in upgrades to my home with another 2-3 hundred thousand to come when sea wall and dock permit are approved.

The news came as a shock while at a fundraiser at the BCC for Pam Triolo. It was announced by Gus that he was turning the property into a B&B and an event space with a party auctioned off at the fundraiser.

We are new residents and only know our immediate neighbors due to Covid lockdowns. The fundraiser was a way to find out about L.W.

And our neighbors.

I have spoken to my realtor and 2 others along with my Lake Worth Wells Fargo banker and broker and all agree that if approved my property value would decrease.

I am also concerned about the safety of the neighborhood, in February 22 we had a home invasion. A drunk/ drugged vagrant came into our home and into our bedroom while we slept. We successfully beat him off and he was captured by PBSO. He has pled guilty and doing 5 years in prison. The next week at 8:30 pm we had another attempt at a break in while sitting in our house watching television. I under no circumstances want any large groups under the influence anywhere near my home on a regular basis. Bryant park is too close and bad enough with drugs and homeless.

I also don't think having people driving under the influence day and night next to a park/ playground/ neighborhood is in anyone's best interest.

As for people saying the price for 200 people is 25,000.00 would only bring high class events I beg to differ. That is not a large number for location, food, valet, beverage as they are advertising. Any event space that has portable bathrooms for guests is not exactly top notch.

It's unfortunate that I don't believe or trust that a B&B is the final for this petitioner. I believe they with full knowledge purchased the property with full intent on using it for commercial purposes for monetary gain. I believe they think the town and neighbors would just roll over because they are playing nice with some, for now.

I will not be manipulated or threatened that if I don't write in their favor "they will know who their real friends and family are. " If they can't afford to live in the property as a single family the market is great now and would sell easily. We will not have an entire historic neighborhood turned upside down because one person wants to profit at our expense, figuratively and literally.

Thank you,

Sincerely,

Johnna and Lauro Pomasan

Sherie Coale

From: Bethany Williams <bethanyerush@icloud.com>
Sent: Wednesday, May 12, 2021 5:03 PM
To: Planning and Zoning
Subject: Public comments for tonight's meeting

Caution: This is an external email. Do not click links or open attachments from unknown or unverified sources.

Hello,

I am a new resident of the South Palm Park neighborhood. When my wife and I moved here two months ago we were unaware that there was a house being used as an event venue just down the street. We live only a block away from the birthday cake house, and have already had to deal with the music keeping our baby awake deep into the night. I can assure you that nights like that are miserable, as well as the next day. We bought our house here excited that we would finally live on a quiet street after coming from a neighborhood in west Palm where there was a different party every week and we were not getting much sleep. Finding out about the event venue down the street here has been extremely disappointing in the least.

Now we see that they are using their bed and breakfast proposal basically as a loophole to get rewarded for all of the un-permitted work they have done at the castle which is frankly outrageous. I have heard from most of our neighbors and from the previous homeowners of our house just how hard it is to meet the permit standards of the city and how even if you get a permit the city can change their mind.

We have only witnessed one event so far since moving here but I can tell you that they had no regard for the neighborhood residents or city rules, especially quiet hours. There were cars lining the streets as there is evidently no parking for their hundreds of guests.

We were shocked to hear that they were trying to get permits to hold up to 24 events year. That would be terrible for this neighborhood and we would really have to consider whether raising a family here would work for us.

Thank you.

529 S. Palmway

Sherie Coale

From: Courtney Kline <courtneyroserealtor@gmail.com>
Sent: Wednesday, May 12, 2021 2:40 PM
To: Historic Preservation
Cc: Planning and Zoning
Subject: Birthday Cake House Application HRPB Project #21-00500001

Caution: *This is an external email. Do not click links or open attachments from unknown or unverified sources.*

As a neighbor one block from the proposed event site I am opposed to the approval of this conditional permit. Everything that I have seen and experienced as a result of the increased activity at 1 5th Ave S gives the indication that the owners of the property are using the "ask for forgiveness rather than permission" approach to doing business. From the unpermitted tiki hut in the backyard to the large events they have been hosting since December 2020, they don't appear concerned with following the proper channels and receiving the necessary approvals before going forward with whatever they want to do. To me, this shows a blatant lack of respect for the city and its rules and processes, as well as lack of respect for the historic and special neighborhood they are a part of.

The owners of the home do not appear to have a plan for parking for their events which directly affects the neighborhood. Even when they offer valet parking, as they have at a few of their last events, many of their guests and certainly the staff and vendors do not use this service and instead opt to park on the city streets, taking up spots normally used by residents and park goers. City resources, in this case parking spaces, are being used up and the only people benefiting are the owners of the property.

When we bought our home in the residential Bryant Park Neighborhood we were aware of the many city sponsored events held in the park that bring residents from all over and the traffic and commotion that comes with it. Events that benefit the entire community are to be expected in this neighborhood right along Bryant Park, and we welcome them. Events held at the Birthday Cake house benefit only those directly involved in the transaction- those paying to use the space, and those cashing in on it.

Increased noise, traffic and parking are my three major concerns. If this property was already in a mixed use, mixed zoning area that would be one thing, but upending the right to peaceful enjoyment of all other neighbors for the benefit of one doesn't make sense.

Thank you for your time and consideration.

Respectfully,
Courtney Kline
327 S Lakeside Dr.
561-903-0220



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

AFFECTED PARTY STATUS FORM FOR QUASI-
JUDICIAL PROCEEDINGS

(Please Print)

CASE NUMBER/TOPIC: Project #21-00500001

Location/Address of Property: 1 5th Avenue South

Name of Affected Party: Charles Phillips

Address: 526 S Palmway

Best Contact Phone Number(s)/email addresses: 561-774-4418 / charles@rustybike.com

Check one of the following: _____ For the Petition XXX Against the Petition

***Qualification as Affected Party** - Describe below how you qualify for standing as an affected party in addition to property ownership within 400 feet of the property at issue:

I am requesting a few minutes to read my statement in person (or, Zoom as it is these days) as this is an extremely important issue for us. My wife and I live only a few doors down from this property so we would be directly impacted if the request were approved. We have seen the business they actually run from that property and it is certainly not a Bed and Breakfast, or an Inn. We feel that their motives in requesting this permit are disingenuous, just as their respect for neighbors and our city's processes has been since they purchased the property.

List Attached Documents/Exhibits: (Attach copies of documents/exhibits you intend to present)

Disclosure of Witnesses:

List below the names and addresses of witnesses or anyone who will be present to provide sworn testimony. If you are represented by an attorney, please provide the name, address and phone number of the attorney. (Attach an additional sheet if necessary.)

Name:

Address:

Phone Number:

Please estimate the time needed for your presentation: 3 tops I would imagine.

The City, by resolution, limited presentations to no more than 10 minutes.

Signed by:  Date: 5/10/2021

NOTE: Please complete this form and return by email or mail to pzoning@lakeworthbeachfl.gov or to the City of Lake Worth Beach, Community Sustainability Department, 1900 2nd Avenue North, Lake Worth Beach, FL 33461, no later than five (5) calendar days before the proceeding.

* Affected parties must have an interest greater than an interested party. §23.1-2, Code of Ordinances. Also see §23.2-16, Code of Ordinances, for additional information concerning quasi-judicial procedures and affected parties.