



**CITY OF LAKE WORTH**  
1900 2<sup>nd</sup> Ave N · Lake Worth, Florida 33461 · Phone: 561-586-1687

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

**WEDNESDAY, AUGUST 10, 2016 6:00 PM**

1. Roll Call and Recording of Absences: Meeting called to order at 6:12 PM  
Present were: Herman Robinson, Chairman; Judith Just; Tom Norris; Darrin Engel, Vice Chair; Erin Fitzhugh Sita arrived at 6:16 pm.. Absent: Madeleine Burnside.  
Also present were: Aimee Sunny, Senior Preservation Planner; Maxime Ducoste, Assistant Director for Planning & Preservation; Brian Shutt, Board Attorney; Sherie Coale, Board Secretary.
2. **Pledge of Allegiance**
3. Additions/Deletions/Reordering and Approval of the Agenda  
**Motion:** T. Norris motioned to accept the agenda D. Engel 2<sup>nd</sup>  
**Vote:** Ayes all unanimous
4. Approval of Minutes
  - A. July 13, 2016 Regular Meeting Minutes  
**Motion:** J. Just moved to accept the minutes, 2<sup>nd</sup> by T. Norris  
**Vote:** Ayes all, unanimous
5. Cases
  - A. Swearing in of Staff and Applicants  
Board Secretary swore in all persons giving testimony.
  - B. Proof of Publication  
Provided in meeting packet
  - C. Withdrawals/Postponements  
None
  - D. Consent  
None
  - E. Public Hearings
    1. Board Disclosure- D. Engel drives by the sites many times on a regular basis; T. Norris visited all the sites but did not speak to anyone.

2. HRPB Project Number 16-00100167: Consideration of a Certificate of Appropriateness (COA) for construction of a new single-family residence at the subject property located at 331 North M Street; PCN# 38-43-44-21-15-092-0170. The subject property is a vacant lot located within the Northeast Lucerne Local Historic District.

**Staff:** A. Sunny presented details and findings of proposal. The site is currently vacant. Two (2) off street parking spaces are required per LDR's and landscape regulations for new construction must meet the minimum requirement, the proposal is currently deficient on both counts. Height, massing, scale and design is compatible with the neighborhood. The arte modern style is not prevalent in the immediate neighborhood but exists in Lake Worth. Concerns are lack of windows on length of wall, the unbroken façade along (4<sup>th</sup> Avenue North). Entry door similar to a Charleston side porch entry. Staff recommends approval with 8 conditions and wishes to enter all the case documents into the record.

**Architect:** Jeffrey Silberstein- addressed the architectural banding. Added the projection to break up the length of wall. Discusses the eyebrow features over the windows and the dislike of adding any windows. The elevation is exposed to a busy street with no appreciable view. Prefer not to have a window in the laundry.

**Board:** Discussion of the front door, architect has planned a plain white door. E. Fitzhugh Sita suggests a gate at entrance rather than a door. D. Engel would like more elements relating to the street. E. Fitzhugh Sita and D. Engel concur the door should be a gate. J. Just doesn't believe more windows make it feel any more street friendly. J. Just believes the solid white door goes with the art moderne style.

E. Fitzhugh Sita would like to leave an option for a current or future owner to change out the windows with opening windows. Architect states a window that is seven (7) feet over grade is difficult to reach to open. T. Norris finds the side expanse to be a little blank.

**Architect:** States the door is a control point, once you are behind the door, in the garden, you are home.

**Board:** T. Norris would not tamper with the front door design. Landscaping, walkway, house numbers and lighting denote that as the "front" door. J. Just finds the door acceptable. E. Fitzhugh Sita imagines in the future a dented, cheap door. Architect states it is a fiberglass door.

**Staff:** Because the NOA for the front door was generic, it would be good to condition the type of door the Board would like to see installed.

H. Robinson asks about parking, architect states they will be adding a parking space adjacent to the carport area.

**Public Comment:** None

**Motion:** E. Fitzhugh Sita motions to approve subject to the following conditions: Amend #1, strike Condition #2, amend #5 (now #4) amend #8 (now #7) to read "all other required codes":

- 1) The north elevation shall avoid long expanses of blank façade. A minimum of one additional window, with or without an eyebrow feature, shall be added on the northeast portion of the blank wall, which will allow light in to the hallway. This window may be horizontal clerestory-type window to replicate the windows on the north façade, or vertical casement window to replicate the window on the east façade, subject to staff review at permitting.

- 2) A second off-street parking space shall be added in compliance with the Land Development Regulations. This space may be accessed from 4<sup>th</sup> Avenue North, or the alley, and shall be subject to Staff review at permitting.
- 3) The carport may be extended to accommodate a second parking space if desired, subject to Staff review at permitting.
- 4) The exact design and configuration of the front door and the entry door in the site wall, shall be subject to Staff review at permitting. The flush entry door in the site wall shall be at a minimum quality a fiberglass door with aluminum frame,
- 5) The windows and doors shall not have reflective glass.
- 6) All proposed landscaping, fencing, and hardscape shall be subject to Staff review at permitting.
- 7) The proposal shall comply with the Land Development Regulations and all other required Codes.

D. Engel 2<sup>nd</sup>.

**Vote:** Ayes all unanimous.

3. HRPB Project Number 15-00100022: Consideration of a Certificate of Appropriateness (COA) for new construction of an addition to the existing structure at 812 South Lakeside Drive; PCN# 38-43-44-27-01-024-0050. The subject property was constructed in 1942 and is a contributing resource within the South Palm Park Local Historic District. Staff is requesting a continuance for this case.

**Motion:** E. Fitzhugh Sita J. Just 2<sup>nd</sup> to continue to September 14, 2016 HRPB meeting.

**Vote:** Ayes all, unanimous.

F. Unfinished Business

1. HRPB Project Number 16-00100145: Consideration of a Certificate of Appropriateness (COA) for installation of a double driveway in the front yard, for the property located at 529 South L Street; PCN# 38-43-44-21-15-169-0310. The subject property was constructed c.1926 and is a contributing resource within the Southeast Lucerne Local Historic District.

Staff presented details and findings of proposal. Brief recap and requests that all documents and testimony from the previous meeting as well as this meeting be entered into the record. Confirmed with Public Services the applicant will not be allowed to curb cut onto 6<sup>th</sup> Ave S. would allow a curb cut at corner of lot by alley.

**Applicant:** Michael Francis shows the difficulties of parking in the rear, would like to close the fence on the alley completely. Despite the suggestion of a rolling gate.

**Board:** D. Engel asks whether code enforcement has been called regarding neighbor parking in alley. J. Just inquires as to what is driving the request. The desire to secure the backyard? E. Fitzhugh Sita can agree with a single car parking. Not comfortable with a huge swath of concrete on a 20's era home.

M. Ducoste points out the irrelevance of the conversation regarding traffic patterns, graffiti, the house existed in this location prior to his purchase, the purpose is to discuss the driveway. T. Norris states the house is a contributing structure.

**Public Comment:** None

**Motion:** E. Fitzhugh Sita motions to approve with a maximum nine (9) foot wide single-tandem drive subject to approval by Public Services. In the event it does not meet the criteria then parking shall be in the rear of the property. J. Just 2<sup>nd</sup>.

**Vote:** Ayes all, unanimous.

G. New Business

1. PZB/HRPB Project # 16-03100001 a City initiated request to consider proposed changes to Chapter 23, Land Development Regulations of the Lake Worth Code of Ordinances.

Staff presents details and findings of proposed changes to the Land Development Regulations.

Staff: Previously approved by PZB Assistant Director M. Ducoste provides a synopsis of the proposed ordinance. Compliance action required for condition of approval violation.

**Board:** None

**Public Comment:** None

**Motion:** D. Engel moves to recommend proposed amendments to Chapter 23 Land Development Regulations of the Lake Worth Code of Ordinances to the City Commission. E. Fitzhugh Sita 2<sup>nd</sup>.

**Vote:** Ayes all, unanimous.

Board questions what would happen if HRPB did not make a recommendation. Board Attorney advises Commission would hear that PZB Board made a recommendation however no action by HRPB.

6. Planning Issues

- A. Conceptual Review of a two-story addition and new construction accessory structure for 314 Columbia Drive.

There is a two (2) story addition and 1-story rear porch proposed. The south elevation is facing the street, the addition would be visible from the street. E. Fitzhugh Sita asks about if any differentiation is required to show between original and addition. Staff responds the trained eye could see the difference. ½ bath and laundry. 1 bath Tile mosaic proposed inside

**Applicant:** Danielle McCarroll: Parking side by side, has Chicago brick they would like to utilize. Garage in back was torn down. Accessory structure is a bedroom, bathroom and storage, no kitchen. Staff suggests windows be added to some of the walls, not the closet. The lot coverage threshold may trigger the landscape code becoming applicable and the possibility of a shade tree being required. Applicant is in agreement with more windows. Parapet roof with tile on sloped roof on porch of house should be mimicked on the accessory structure.

- B. Conceptual Review for new construction of an addition to the existing structure at 812 South Lakeside Drive.

Staff recaps structure is contributing. Proposed elevations are shown. E. Fitzhugh Sita asks about the size of the addition and the contributing structure becoming secondary to the new construction. A. Sunny states the removal of the kitchen from the original structure to the new construction will warrant a waiver to have accessory structure in front of main structure. Two frontages one being the Intracoastal and treated equally. Does not relate to the height new construction will be at 10 feet above sea level, the original structure is at 7.5 feet.

**Applicant:** Art Marino- the kitchen in the contributing structure was never permitted, the structure will become a 2 car garage. On the adjacent lot, the house is 11 feet higher than the new construction on this project. Asks Board what they want to see. H. Robinson

would like the work on the contributing structure to be one permit. Wall is for FEMA requirement. The distance from the wall to the water's edge is 15 feet. This is not a flip of ownership.

**Board:** E. Fitzhugh Sita, D. Engel and T. Norris states it has evolved nicely, continue to work on final details. H. Robinson points out the windows are matching.

**Staff:** Enters the drawings into the record, site plan needs to be dimensioned and tabular data showing proposed and required by code, recalculate the exterior dimensions. Deadline for submitting finalized plans is August 19, 2016. A. Sunny asks for proposed and required data to be shown on site plan. There is a meeting with staff on August 11, 2016.

7. Public Comments (3 minute limit)

None

8. Departmental Reports

There will not be a workshop next week regarding the feedback from the neighborhood associations. Staff member, Kathryn Jacob, has resigned for a better opportunity. H. Robinson asks about a workshop next month, September 21, 2016, regardless of a new person becoming available. M. Ducoste expresses an intent to move forward with the workshop in that month, also does not anticipate diminishing our selection process for a qualified replacement in the name of urgency. A. Sunny attended a preservation conference that was very informative. 828 N Lakeside Dr and 801 Lake Ave storefronts going in.

E. Fitzhugh Sita departs at 8:06 pm..

9. Board Member Comments

H. Robinson inquires about demolition permitting. A. Sunny has not seen anything. Noticing was completed for Gulfstream buildings, time is expired and it was noticed in the paper.

M. Ducoste mentions pre-application interest by a national brand and the plaza at the north end of city limits at Dixie Hwy.. Both have been in for a meeting. H. Robinson asks if it would tie in with the plaza development to the north side of the canal. M. Ducoste states our process is faster and more straightforward. It's really a one stop shop. T. Norris asks about the site north of Publix by Hammon Park. M. Ducoste responds the permit for the site development is currently under review.

10. Adjournment: 8:12 PM

Attest:

  
Herman Robinson, Chairman

Submitted By:

  
Sherie Coale, Board Secretary

Minutes Approved:

  
Date