



**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, SEPTEMBER 14, 2016 6:02 PM**

1. Roll Call and Recording of Absences  
Present were: Chairman Herman Robinson, Vice-Chairman Darrin Engel, Robert D'Arinzo, Madeleine Burnside, Tom Norris, Judith Just, Erin Fitzhugh Sita.  
Also present: Maxime Ducoste, Assistant Director of Planning, Zoning, Historic Preservation; Aimee Sunny, Historic Preservation Coordinator; Curt Thompson, Senior Community Planner; Pamala Ryan, Board Attorney; Sherie Coale, Board Secretary.
2. **Pledge of Allegiance**
3. Additions/Deletions/Reordering and Approval of the Agenda  
None
4. Approval of Minutes  
  
A. August 10, 2016 Regular Meeting Minutes  
**Motion:** D. Engel, T. Norris 2nd  
**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  
None  
2. Cases  
  
a. HRPB Project # 15-00100137: Consideration of a REVISION to an approved Certificate of Appropriateness (COA) for construction of a new single-family

residence at the subject property located at 230 North O Street; PCN# 38-43-44-21-15-040-0080. The subject property is a vacant lot located within the Old Lucerne Local Historic District in the Single Family Residential zoning district (SFR).

**Staff:** A. Sunny presents case and staff findings. Applicant has requested a change to the roofing material previously approved as a standing seam roof. Request for dimensional shingle roof. It is compatible with guidelines.

**Board:** Board members asked about reasons for wanting a change.

**Applicant:** G. Antoniazzi, owner, stated the reason for the change is budgetary concerns and was told a better fit for the neighborhood, most homes had a shingle roof. Inquired as to why he was required to return for Board approval. Response was it was due to a change in material. For example, if the structure has a white concrete tile roof and it is being replaced with a white concrete tile roof it will not require Board review. Any change from the historic material would require a Board review. In this particular case because it was originally an advertised public hearing, it would come back to the Board as an advertised public hearing.

**Public Comment:** Linda Mahoney-325 North O Street- will not create an adverse impact on neighborhood, is of a good design and better kept than many homes.

John Lewis Jr. – lives across the street would like the shingle roof better than the standing seam.

**Motion:** E. Fitzhugh Sita moves to approve HRPB Project # 15-00100137 with attached conditions, T. Norris 2<sup>nd</sup>.

**Vote:** Ayes all, unanimous.

b. HRPB Project # 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 in the Single Family Residential zoning district (SFR).

**Staff:** Aimee presents the case, staff findings, and reviews the details of scope of work to both structures. Staff report in its entirety shall be entered into the record as it is a complicated case. Requests that Original building may have been planned as a single-story but at some point during construction was erected as a two (2) story. Tax exemption would apply only to the original historic structure for the value of the improvements. Staff confirmed with property appraiser a partial exemption would be available.

There are three areas that need to be addressed and are not in compliance with code. The table presented reflects requirement for equal setbacks for Intracoastal front yard and street side front yard, 50 feet each. Current proposal is for a 44' 1" setback Intracoastal side. Height of structure as it relates to side wall setbacks and height above crown of road are an issue. Maximum building coverage also exceeds code.

**Board:** Questions regarding impermeable allowances, setbacks and why there is no variance application accompanying the site plan.

Survey shows property line on water side, not mean high tide line. Staff is suggesting shifting the new structure six (6) feet to the west which would reduce overage in lot coverage and meet front/rear setback requirements. Board inquires if any rear setback intrusions are allowed? Staff responds only accessory structures are allowed at 5 feet from the property line, but not in the Intracoastal front setback. Roof overhangs may intrude up to two (2) feet into setback.

The finish floor height is an issue as it relates to the setback distance to wall. According to submitted schematics, the wall height (measured to the top of the wall beneath the flat roof) is a 23 foot wall with a 6 foot setback. Finished floor must be at 10 feet above sea level for new structure. A possible resolution could be to increase building side setbacks or waive building wall height and setback requirements. Question as to the height of finished floor and crown of road which brings this measurement to 23 foot height.

**Applicant:** Arthur Marino-Discussion of the Hold Harmless Agreement as it relates to the historic structure. Staff states it is based upon the premise the historic structure would not be required to be raised to 10 feet in order to meet the floodplain requirements so long as it meets the historic exemption criteria. City recommends the historic waiver to allow the old structure to remain at seven (7) feet. The new structure finished floor will be at ten (10) feet per FEMA requirements.

**Motion:** E. Fitzhugh Sita to accept as evidence, into the record, the document presented by Applicant regarding a 1957 variance for setback. D. Engel 2<sup>nd</sup>.

**Vote:** Ayes all, unanimous.

**Staff & Board Discussion:** The shifting of the building west by six (6) feet will reduce the lot coverage and satisfy both front yard setbacks. E. Fitzhugh Sita is sympathetic to the historic waiver not in favor of the proposed lot coverage. Discussion of the loggia and the Intracoastal setback.

**Public Comments:** John Miller 818 S Lakeside- Is in favor of proposal. Does not believe the proposed height will not be out of place relative to his property.

Brian Mudd- 810 S Lakeside Drive-welcomes the re-invigoration of the old structure.

**Motion:** E. Fitzhugh Sita moves to grant a historic waiver HRPB Project # 15-00100022 to allow for a wall height up to 23 ft (as measured from finished floor) as measured 12" above the crown of the road with a required minimum six (6) foot side setback. T. Norris. 2<sup>nd</sup>.

**Vote:** Ayes all, unanimous.

**Motion:** E. Fitzhugh Sita moves to approve HRPB Project # 15-00100022, amending condition #2, the applicant shall comply with the 50 foot setback from the Intracoastal waterway/property line. M. Burnside 2<sup>nd</sup>.

**Vote:** Ayes all, unanimous.

- c. HRPB Project # 16-01400012, 16-00500013, 16-00100114 301 S Federal Highway PCN# 38-43-44-21-15-109-0090. Requests for consideration of a Major Site Plan, Conditional Use, Certificate of Appropriateness, respectively, and participation in the Sustainable Bonus Incentive Program to allow a +/- 6,281 square foot 2-story 3-unit townhome structure on the vacant lot at said location. The subject property is located in the South Palm Park Historic District in the Mixed Use-Federal Highway zoning district (MU-FH).

**Staff:** C. Thompson presents the case regarding the site plan, zoning and sustainable bonus. Applicant meets the site plan, conditional use and sustainable bonus standards.

A. Sunny presents the historic compatibility and historic aspects related to the Certificate of Appropriateness. Recommends decorative shutters, water table height should be raised to height of sill and be integrated into the sill and be consistent around entire building. Proposed tile roof should be white not grey. Tower element could be too high, recommend discussion by Board. Windows on first adjusted to one to two proportion, some second floor windows could be made into pairs rather than single.

**Applicant:** Curtis Dubberly, Miller Land Planning, changed double garage doors to single with tandem parking to lessen the visual effect on the elevation.

**Board:** Questions about the roofline, not really in favor of the tower element, whether the tower can be eliminated. Gables could be a nice addition. Discussion of the location of the garages.

M. Ducoste questions whether Board is attempting to reformulate the conditions or redesigning the project. A. Sunny suggests approval of site plan and conditional use. Comments and lack of detail is important for the applicant to hear.

**Public Comment:** None

Certificate of Appropriateness would be continued.

Shade trees at each garage as opposed to the palms on 3<sup>rd</sup> Avenue. M. Ducoste suggests the shade tree species should be acceptable to the forester instead of conditioning the site with a particular tree.

Applicant is in agreement with conditions.

**Motion:** E. Fitzhugh Sita moves to approve HRPB Project # 16-01400012, Major Site Plan with change to one (1) condition. Specifically amend Condition #2 of Additional Conditions of Approval for Conditional Use Permit by deleting the text “when retail business has closed for the day”; and add for Major Site Plan a condition for “one shade tree to be placed along 3<sup>rd</sup> Ave S in front of each unit. R. D’Arinzo 2<sup>nd</sup>.”

**Vote:** Ayes all, unanimous.

**Motion:** E. Fitzhugh Sita moves to approve COUS 16-00500013 with conditions as previously provided for in the Major Site Plan. T. Norris 2<sup>nd</sup>

**Vote:** Ayes all, unanimous.

**Motion:** D. Engel moves to continue HRPB 16-00100114 to date certain of Oct 12, J. Just 2<sup>nd</sup>.

**Vote:** Ayes all, unanimous.

d. HRPB Project # 16-00100171 Consideration of a Certificate of Appropriateness (COA) for New Construction to allow a +/- 712 square foot accessory structure and a +/- 531 square foot addition to the main structure located at 314 Columbia Drive: PCN# 38-43-44-15-06-001-0170. The subject property is a contributing structure located in the College Park Historic District in the Single Family Residential zoning district (SFR).

A. Sunny presents case, code requires the long expanse of a blank wall be avoided.

**Applicant:** Danielle McCarroll agrees with the windows to be added to new construction however her husband does not agree with windows facing a fence.

**Public Comment:** None

**Motion:** D. Engel motions to approve HRPB Project # 16-00100171 with staff recommended conditions. M. Burnside 2<sup>nd</sup>

**Vote:** Ayes all, unanimous.

F. Unfinished Business

G. New Business

1. HRPB Project # 16-00100104 Consideration of a Certificate of Appropriateness (COA) for new construction of an addition to the structure located at 1002 S Lakeside Drive: PCN# 38-43-44-27-01-042-0050. The subject property is a non-contributing resource within the South Palm Park Historic District.

**Staff:** A. Sunny presents the case and staff findings. Landscape code will be applicable due to the scope of the addition. Staff is not in support of 2<sup>nd</sup> story blank space as proposed. Portions of the proposal are not compatible with Historic Preservation.

**Applicant:** Mr. Renbert Gordon, Architect, -currently no garage on property.

**Owner:** Mr. Caswell addresses horizontal windows

**Board:** Questions about tower. Owner states that it is easier to stack 2<sup>nd</sup> floor on top of first floor at same size. D. Engel reiterates the compatibility criteria that is being evaluated. Owner disagrees the windows on the first floor are original. E. Fitzhugh Sita inquires as to why there is no bathroom window, perhaps a square frosted window in bathroom. Mr. Gordon states there was a window but it was removed in the re-visioning process. T. Norris asks if its clerestory only. Discussion about size / proportion of the windows in clerestory. Applicant not opposed to re-working those particular windows. H. Robinson asks about the height of the 3<sup>rd</sup> story. M. Ducoste states this is not a third story as they are not permitted in the code. M. Burnside asks about roofline split-pitch. Other Board members agree is will not fit on new roof. E. Fitzhugh Sita, T. Norris and H. Robinson not comfortable with height of the "belvedere".

**Public Comment:** None

**Motion:** D. Engel moves to approve with Conditions as approved by staff and amend condition #6 from 8 foot zero to 3 foot four. Withdraws motion.

Applicant asks for motion to continue to next HRPB to October 12, 2016

**Motion:** E. Fitzhugh Sita moves to continue HRPB Project # 16-00100104 to a date certain of October 12, 2016. T. Norris 2<sup>nd</sup>.

**Vote:** Ayes all, unanimous.

E. Fitzhugh Sita explains the applicant has the recommendations. Applicant is not content with staff suggestions and staff has worked extensively and parties disagree about suggestions, revisions. D. Engel explains that 2 cases heard tonight came for conceptual review multiple times before requesting Board approval.

2. HRPB Project # 16-00100193 Consideration of a Certificate of Appropriateness (COA) for window replacement for the structure located at 1111 N Lakeside Drive: PCN# 38-43-44-21-15-358-0140. The subject property is a contributing resource within the North East Lucerne Historic District.

**Staff:** A. Sunny presents case and staff findings. The proposal does not meet criteria. The replacement of awning windows should be avoided, they should be repaired.

**Applicant:** Not present.

**Board:** discussion- J. Just disagrees with the idea of applicant being allowed to replace the sides and rear and have to leave the front as it exists with repairs to be made.

T. Norris- would like to continue and for the applicant to be present.

**Motion:** E. Fitzhugh Sita motions to continue HRPB Project # 16-00100193 to date certain of October 12 T. Norris 2<sup>nd</sup>

**Vote:** Ayes all, unanimous.

3. HRPB Project # 16-00100198 Consideration of a Certificate of Appropriateness (COA) for exterior alterations to the structure located at 421 N K Street: PCN# 38-43-44-21-15-114-0210. The subject property is a non-contributing resource within the North East Lucerne Historic District.

**Staff:** A. Sunny presents case. Active code case with 90 days to resolution. All work was done without permit. Windows have been boarded over and applicant states windows

have fallen out. Property has been foreclosed on and changed hands several times over the years as the work has been conducted by various owners. Staff is able to approve any revisions the owner would resubmit. Discussion of appeal process should the owner so desire. Proposal is not in compliance with code, historic standards or comprehensive plan.

**Applicant:** not present.

**Motion:** E. Fitzhugh Sita moves for denial of HRPB Project # 16-00100198. Permits are required and does not believe this is the way to obtain the approvals. D. Engel 2<sup>nd</sup>.

**Public comment:** None.

**Vote:** Ayes all, unanimous.

4. HRPB Project # 16-00100199 Consideration of a Certificate of Appropriateness (COA) for exterior alterations for the structure located at 303 S J Street: PCN# 38-43-44-21-15-117-0170. The subject property is a contributing resource within the South East Lucerne Historic District.

**Staff:** A. Sunny presents case. Request is for stucco finish and window replacement. Wood lap siding is the original. Proposal as presented it is not in compliance with historic standards.

**Owner:** Larry Feldman has pulled permits, paid fines and hired a contractor.

D. Engel believes the house had a permit. Staff recommendation is the trim should be replaced around windows, windows can stay, and wood lap siding should be placed on home, staff will be able to approve. Board recognizes the cooperativeness of owner and patience.

**Motion:** E. Fitzhugh Sita motions for approval of HRPB Project # 16-00100199 with staff conditions. J. Just 2<sup>nd</sup>.

**Public Comment:** None

**Vote:** Ayes all, unanimous.

6. Planning Issues  
None- workshop next week
7. Public Comments (3 minute limit)  
None
8. Departmental Reports  
828 N Lakeside Dr is for sale
9. Board Member Comments  
914 demolition was approved. Backhoe on the premises.
10. Adjournment  
9:25 PM

**Attest:**

  
Herman Robinson, Chairman

**Submitted By:**

  
Sherie Coale, Board Secretary

**Minutes Approved:**



Date