



**MINUTES  
CITY OF LAKE WORTH BEACH  
HISTORIC RESOURCES PRESERVATION BOARD MEETING  
CITY HALL COMMISSION CHAMBER  
WEDNESDAY, APRIL 10, 2024 -- 6:00 PM**

**ROLL CALL and RECORDING OF ABSENCES:** Present were: Robert D’Arinzo, Chair; Dan Walesky, Vice-Chair; Edmond LeBlanc; Laura Devlin, Ed Deveaux, Elain DeRiso. Also present were: Annie Greening, Senior Preservation Planner; Scott Rodriguez, Assistant Director for Planning & Preservation; William Waters, Director for Community Sustainability; Elizabeth Lenihan, Board Attorney; Sherie Coale, Board Secretary.

**PLEDGE OF ALLEGIANCE**

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

**APPROVAL OF MINUTES:**

A. March 13, 2024

**Motion:** L. Devlin moved to accept the March 13, 2024 meeting minutes as presented; E. LeBlanc 2<sup>nd</sup>.

**Vote:** Ayes all, unanimous.

**CASES**

**SWEARING IN OF STAFF AND APPLICANTS** Not required as only legislative items will be heard.

**PROOF OF PUBLICATION – Provided in meeting packet.**

- 1) Ordinance 2024-05 - Affordable Workforce Housing  
Ordinance 2024-06 - Spring 2024 LDR

**WITHDRAWALS / POSTPONEMENTS** None

**PUBLIC HEARINGS:**

**BOARD DISCLOSURE** Not required as only legislative items will be heard.

**UNFINISHED BUSINESS:** None

**NEW BUSINESS:**

- A. **Ordinance 2024-05:** Consideration of an ordinance amending Chapter 23 “Land Development Regulations,” Article 2 “Administration,” Division 3 “Permits,” Section 23.2-39 “Affordable/Workforce Housing Program” to provide minor changes for clarity to the Affordable/Workforce Housing Program Tiers.

**Board Attorney** reads the Ordinance Title.

**Staff:** W. Waters – The purpose of the Ordinance is to clarify existing language; additionally the City Commission has been asking how to incentivize and increase Affordable Housing within the City. Accessory Dwelling Units (ADU) are one method. This is a revision to the existing Ordinance with regard to the 15% bonus currently available. The 15% rarely creates an entire unit and the Comprehensive Plan does not allow rounding up to the next full unit. The CRA has also suggested that with multiple lots of record each lot could receive an extra unit. The Floor Area Ratio (FAR) continues to be applicable as do other zoning restrictions. The units would continue to be deed restricted. The City currently provides more dedicated affordable housing than most municipalities including Palm Beach County over the last thirteen years. There are upwards of 200 additional units currently in process or entitled through Live Local. There are an additional 50-60 units available through Habitat for Humanity, Adopt-a-Family, Housing Renaissance, some with ownership opportunities. Planning & Zoning Board has suggested a map indicating where the Medium Density Residential Future Land Use underlies the Single Family Zoning District. Most are in a historic district.

**Board:** Is the ordinance only for cleaning up the language in the existing Ordinance? **Response:** No, it includes the extra unit. What is the correlation between increasing density and parking requirements? **Response:** Parking reduction is available but they must continue to meet all codes including lot coverage, volume, mass, and height restrictions. Can an ADU be a short term rental? **Response:** If the parcel is deed restricted as Affordable it cannot be a short term rental. Guest quarters are not necessarily an (ADU) accessory dwelling unit without a fully functioning kitchen.

**Motion:** E. DeRiso moves to recommend adoption of Ordinance 2024-05 with the same recommendation as the Planning & Zoning Board (map showing where the Future Land Use Medium Density Residential underlies the Single Family Residential zoning districts); E. LeBlanc 2<sup>nd</sup>.

**Vote:** Ayes all, unanimous.

**B. Ordinance 2024-06:** Consideration of an ordinance amending multiple sections of Chapter 23 “Land Development Regulations” to address several housekeeping items and minor changes for clarity.

**Board Attorney** reads the Ordinance Title.

**Staff:** S. Rodriguez mentions particular changes to the existing code. Line 1034 of Exhibit O shall be stricken. A. Greening explains the language could be interpreted to be holding up a permit which is prohibited. State statutes were amended so that non-contributing single-family structures in special flood hazard areas can be demolished without Board discussion/ approval, providing only that the Board be notified.

String Lights- strike colored lights line 742 of Exhibit J; shall indicate Holiday themed lights.

Wall and Fence – Existing lot grades can be different and will be determined by the average of the elevations on each side of proposed wall.

Open Air operations- why is it being stricken? **Response:** It was redundant and already has it’s own section within the code.

**Motion:** E. DeRiso moves to recommend adoption of Ordinance 2024-06 to the City Commission with recommended changes to Exhibit O striking of line 1034; change Exhibit J line 742 to read “holiday themed lights” E. Deveaux 2<sup>nd</sup>.

**Vote:** Ayes all, unanimous.

**C. Ordinance 2024-07:** Consideration of an ordinance amending Chapter 23 “Land Development Regulations,” Article 4 “Development Standards,” Section 23.4-25 “Micro-Units” to provide minor changes to the development standards for Micro-Units.

**Board Attorney** reads the Ordinance Title.

**Staff:** W. Waters – Concerns have been raised by developers regarding the existing Ordinance. It is prohibitive in the development of any micro-units. The % of mixed-use space, commercial space is bigger than the City can absorb.

If a developer did not want to provide any Mixed-Use space the common area element would have to increase from 10% to 20 %. Suggested and recommended by the Planning & Zoning Board, the minimum number of units be reduced from 20 to 10 units. This could only occur in Mixed-Use zoning districts.

There is a parking reduction associated with micro-units and it is hoped due to location there would be a lower level of vehicular usage/ownership. A half-acre would be the minimum lot size.

Regarding the shared interior common area it could be located anywhere in the building; and outside mixed-use open to the public.

**Motion:** E. LeBlanc moves to recommend adoption of Ordinance 2024-07 to the City Commission; L. Devlin 2<sup>nd</sup>.

**Vote:** Ayes all, unanimous.

**PLANNING ISSUES:** Nominations for Preservation Awards will close on Friday, April 12. The tentative date for the Awards Ceremony is May 10, 2024 at the City Library.

WMODA and CRA collaboration to bring the museum to the L&M properties through a public/private partnership. The owner has great empathy for children/youth not exposed to art and art opportunities. A site plan may be expected to arrive for review in August or September. Most likely there will be a Charrette prior to that. Please view the video on the CRA website for more information about the museum and how the City came to be the chosen site. Lake Worth Beach is renowned as an established glass and textile artist venue. Collaboration with the Benzaiten Center. The hope is to have market rate residences that are capable of supporting the museum in perpetuity. Kathleen Kaufman, previously of Coral Gables, now Gainesville will be the historic preservation consultant who has familiarity with our historic ordinances.

**PUBLIC COMMENTS:** (3 minute limit) Wanda Spiteri 1017 N Palmway- would like to have a metal roof.

There is not yet a complete submittal to staff.

### **DEPARTMENT REPORTS:**

The Gulfstream has submitted permit documents. Lead and asbestos remediation is complete.

**BOARD MEMBER COMMENTS:** None

**ADJOURNMENT: 6:45 PM**