STAFF REPORT
REGULAR MEETING

AGENDA DATE: October 20, 2026 **DEPARTMENT:** Community Sustainability

TITLE:

Ordinance 2026-15 – First Reading (Quasi-judicial Hearing) – Requesting Designation of the property at 504 3rd Avenue South as a Contributing Resource to the Southeast Lucerne Historic District

SUMMARY:

The subject request is to change the status of the property at 504 3rd Avenue South from non-contributing to contributing to the Southeast Lucerne Historic District. The subject property is 58 years old and is a distinct example of the international architectural style, which qualifies it for designation under the terms of the City's Historic Preservation Ordinance.

BACKGROUND AND JUSTIFICATION:

The applicant, Wes Blackman, on behalf of the property owner, Mobat Inc., is requesting approval for the designation of the structure located at 504 3rd Avenue South as a contributing structure to the Southeast Lucerne Historic District. The parcel is located within the Low-Density Multi-Family Residential (MF-20) zoning district and has a Future Land Use (FLU) designation of Medium Density Residential (MDR). The applicant has also concurrently requested a Rezoning and Future Land Use Map Amendment which will be provided under a separate cover.

City records show that the property at 504 3rd Avenue South has operated as a nursing home or assisted living facility for more than 60 years. This use was formally approved in 1958, when the Zoning Board of Appeals authorized a nursing home at the site. At that time, an earlier two-story frame building existed on the property. Beginning in the early 1960s, the facility was expanded in phases under architect Ralph Moe. In 1963, a two-story accessory structure was enlarged with a second story, and a two-story connector was added to link it to the original frame building. These combined elements form what is now the western lower-scale portion of the existing structure. In 1968, the older two-story frame portion of the building was demolished and replaced with the current four-story concrete block and stucco building, completing the cohesive development of the "Cuyler Pavilion" nursing home campus. These phased additions and alterations together establish the property's architectural evolution in the International Style.

As part of these successive additions, Moe designed the alterations in a cohesive architectural style, forming a commercial masonry interpretation of the "International" architectural style. This was characterized by features that were carried across the successive designs for the overall structure, including distinctive horizontal awning features over windows and doors and a consistent pattern of 3 lite awning windows on both the two and four-story portions of the structure.

The Southeast Lucerne Historic District was established in 2002 under Ordinance 2002-39. At that time, the subject structure did not meet the required threshold to be considered a contributing resource to the historic district as it was not 50 years old or older. Notably, the designation report for the district **(Attachment E)** both specifically identifies the "Crest Manor Apartments" (the "apartments" appears to be a mis-identification on the part of the surveyor, as the property was in operation as a Nursing Home at the time of the survey; but the picture shown on page 17 identifies the subject structure) as an example of the International Style and includes a photo of the structure for further identification. This further supports the assessment that the exclusion of the structure as contributing was primarily due to age, rather than a lack of architectural significance.

The proposed designation is consistent with the City's Comprehensive plan, specifically Objective 1.4.2, which seeks "To provide for the protection, preservation or sensitive reuse of historic resources", Goal 3.4 which seeks to "Provide protection and awareness of historic, archeological and cultural resources in the City of Lake Worth", and Objective 3.4.1, which seeks to "provide for the protection, preservation or sensitive reuse of Historic and Archeological Resources". The designation of this structure as contributing, rather than non-contributing as it is currently listed, would protect, preserve and provide for greater potential for re-use of the structure in the future. As a non-contributing structure, there are fewer protections against demolition or significant alteration which would constitute a loss of an historic resource to the City of Lake Worth Beach. The proposed designation is also

consistent with the local designation criteria found in Sec. 23.5-4(e)(7) of the City's Land Development Regulations, specifically Criteria C1, C5 and C13. Full analysis can be found in the HRPB Staff Report, included as an attachment.

The Historic Resources Preservation Board (HRPB) considered the designation request at their meeting on September 9th, 2026 and voted 5-1 to recommend approval of the proposed designation.

MOTION:

Move to approve/disapprove Ordinance 2026-15 on first reading and set the second reading and public hearing for November 17, 2026.

ATTACHMENT(S):

Fiscal Impact – N/A
Ordinance 2026-15
HRPB Staff Report
Original Plan Set and Selected Property Development History
Photos of the Structure
Applicant's Submittal, including Justification Statement & Designation Application