



MINUTES
CITY OF LAKE WORTH BEACH
HISTORIC RESOURCES PRESERVATION BOARD MEETING
CITY HALL COMMISSION CHAMBER
WEDNESDAY, NOVEMBER 12, 2025 -- 6:00 PM

ROLL CALL and RECORDING OF ABSENCES Present were: Robert D'Arinzo, Chair; Edmond LeBlanc; Laura Devlin; Elaine DeRiso; Edmund Deveau. Absent: Nadine Heitz Also present were: Anne Hamilton, Senior Preservation Planner; Yeneneh Terefe, Preservation Planner; Scott Rodriguez, Asst. Director for Planning & Preservation; Glenn Torcivia, City Attorney; Sherie Coale, Board Secretary.

PLEDGE OF ALLEGIANCE

ADDITIONS / DELETIONS / REORDERING AND APPROVAL OF THE AGENDA None

APPROVAL OF MINUTES:

A. October 8, 2025 Regular Meeting Minutes

Motion: L. Devlin moves to approve the October 8, 2025 meeting minutes as presented: E. Deveau 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 Provided in the meeting packet.

1) 814 North J Street

WITHDRAWALS / POSTPONEMENTS None

PUBLIC HEARINGS:

BOARD DISCLOSURE: None

NEW BUSINESS:

A. HRPB Project Number 25-00100230: Consideration of a Certificate of Appropriateness (COA) for construction of a new two-family residential structure at 814 N J Street. The subject property is a vacant parcel which is a non-contributing resource to the Northeast Lucerne Historic District and is located in the Single-Family and Two-Family Residential (SF-TF 14) Zoning District. The future land use designation is Medium Density Residential (MDR).

Staff: A. Hamilton present case findings and analysis. A site vacant since approximately 2001 with a proposal for a duplex. Similarly positioned on the site as with 711 North L Street. The proposal meets the Guidelines for a Bungalow style structure as well as City code.

Applicant: The first thought was of a two-story structure but ultimately decided to go with single-story as he was happy with 711 North L Street. Each unit is 3 bedroom, 1100 square feet.

Public Comment: Dermot Brown of 204 N Lakeside- asks question about the parking.

Motion: E. Deveaux moves to approve HRPB Project Number 25-00100230 with staff recommended Conditions based upon competent substantial evidence in the staff report and pursuant to the City of Lake Worth Beach Land Development Regulations and Historic Preservation requirements E. DeRiso 2nd.

Board: Question of the timeline for the project and how long will it take? Response: Beginning in March 2026 and completion within approximately 6-7 months.

Vote: Ayes all, unanimous.

B. Ordinance 2025-24: Consideration of an ordinance amending multiple sections of Chapter 23 "Land Development Regulations" related to recovery residences

City Attorney reads the Ordinance title.

Staff: S. Rodriguez explains the reason for the amendment to the Land Development Regulations. Senate Bill 954 related to recovery residences. Establishes a definition, creates a new section providing standards for the use, review and processes; also adds it to the Use table.

Board: A member has concerns about the conglomeration of residencies and wants to introduce more regulations to protect areas.

Staff: Recommendations could be added to be considered by the City Commission. There will now be a distance restriction, treated as a residential use, must meet all housing requirements, certifications must be maintained.

Board: Understands that some people are doing the right things and others are not; don't throw the baby out with the bathwater. People are trying to get sober and get their lives back on track. Board member believes the City is a dumping ground for the facilities, look to the City priorities. What is the difference between a residential use and non-transient? **Response:** Transient is temporary, it will be 60 days or more, not a motel or other type of lodging facility. This is housing only for individuals enrolled in off-premises, state licensed clinical treatment programs for substance abuse. It functions as a family unit. No treatment is provided on-site. It does allow for a waiver of the distance requirement which would be reviewed by Board. Waivers already exist in the Land Development Regulations, recovery residences will be added to the types of reviews. Reasonable accommodations are currently reviewed without application fee. Typically a floor plan is presented to evaluate the occupancy in compliance with building code.

Board: The Board should better understand what is happening at the location. Would it may more closely resemble a halfway house. Is it something that should be distance regulated from protected uses such as churches, schools, parks? Typically how long would a resident live there? **Staff:** This is different from a community residence. The stay would not be permanent. It would be licensed by Dept of Children & Families. **Board:** What does the process look like? **Staff:** It is not Board reviewed, a reasonable accommodation is made, a zoning letter is provided after which a Business License is required. This amendment clarifies and formalizes the process. **Board:** What about the distance requirement? **Staff:** This is a new requirement. **Board:** How do community residences differ? **Staff:** They are on a smaller scale.

Board Attorney: The State of Florida legislature has mandated that they be approved and in effect by January 2026 . It must be reasonable nor can it be outlawed in the City.

Motion: E. Deveaux moves to recommend approval to the City Commission with consideration to increase the distance requirement to two (2) square miles. *Motion dies for lack of a second.*

Motion: E. LeBlanc moves to recommend approval to the City Commission with consideration to increase the distance requirement to 3,000 linear feet; L. Devlin 2nd.

Vote: 4/1 E. Deveau dissenting. Motions passes.

C. Ordinance 2025-26: Consideration of an ordinance amending Chapter 23 “Land Development Regulations” related to the affordable housing workforce housing program.

City Attorney reads Ordinance Title

Staff: S. Rodriguez explains the site specific credits may be applied toward tree mitigation fees, city fines, tree abuse penalties. These are specifically available to those potential developments wishing to provide affordable housing within the City. The credits are not applicable to administrative fees. It brings properties into compliance while providing additional housing.

Board: Does the City not defer to the County program? **Staff:** Developers may follow either the City or County program, this encourages utilization of the City program.

Motion: L. Devlin moves to recommend approval of Ordinance 2025-26 to the City Commission; E. DeRiso 2nd.

Vote: Ayes all, unanimous.

PLANNING ISSUES: None

PUBLIC COMMENTS: (3 minute limit) None

DEPARTMENT REPORTS:

A. Update on consideration of a Resolution Adopting the Open Space and Recreation Master Plan

Nilsa Zacarias and Lance Lily – Chen Moore & Associates: Recap of process January 2024. The joint PZHP workshop April 16 was held with comments/concerns addressed. The 2018 adoption of the Comprehensive Plan included the addition of the Open Space and Recreation Element. The Master Plan evaluates national trends, inventories of open spaces and recreational facilities, level of services, tree inventories on city owned properties, funding options and recommendations. Branding to get the word out to the community included posters, cards, tee shirts and social media platforms. Surveys were conducted in three languages. Workshops were held in the City with residents in different areas. Meetings were held with City officials to discuss how the suggestions could be afforded and implemented to the communities. Aquatics facilities are of interest to many. Studies were shown of Bryant Park and Northwest Ballfield Park with incremental development changes at year zero, year five and year ten.

Board: Can the report be seen online? **Staff:** Not yet but it will be made available. Board members appreciate the work of the firm.

BOARD MEMBER COMMENTS: Interviews for Board members will be held on November 18 prior to the City Commission meeting.

ADJOURNMENT 7:23 pm