



**MINUTES  
CITY OF LAKE WORTH BEACH  
HISTORIC RESOURCES PRESERVATION  
CITY HALL COMMISSION CHAMBER  
WEDNESDAY, MAY 13, 2026 -- 6:00 PM**

**ROLL CALL and RECORDING OF ABSENCES:** Present were Robert D'Arinzo, Chair; Laura Devlin; Elaine DeRiso; Ken Gross; Edmond LeBlanc. Also present were Anne Hamilton, Senior Preservation Planner; Lauren Pruss, Principal Planner; Scott Rodriguez, Asst. Director for Planning & Preservation; Elizabeth Lenihan, Board Attorney; Sherie Coale, Board Secretary.

**PLEDGE OF ALLEGIANCE:**

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

Add the Board Election.

Delete Public Hearing Item A. as it is not in a Historic District.

**APPROVAL OF MINUTES:** None

Election:

K. Gross **motions** for Robert D'Arinzo to continue as Chair; E. DeRiso 2<sup>nd</sup>. **Vote:** Ayes all, unanimous.

R. D'Arinzo **motions** for Laura Devlin to be Vice-Chair; E. DeRiso 2<sup>nd</sup>. **Vote:** Ayes all, unanimous.

**CASES:**

**SWEARING IN OF STAFF AND APPLICANTS** Not required

**PROOF OF PUBLICATION**

- 1) Ordinance 2026-06 – Provided in the meeting packet.

**WITHDRAWALS / POSTPONEMENTS** None

**CONSENT** None

**PUBLIC HEARINGS:**

- ~~A. Ordinance 2026-03 (PZB 26-01300001): City initiated Zoning Map amendment requesting a rezoning from Single Family Two Family (SF TF 14) to Neighborhood Commercial (NC) for fourteen (14) parcels located north of Washington Avenue, west of S Johnson Street, and east of Wingfield Street. THIS ITEM IS NOT LOCATED IN A HISTORIC DISTRICT FOR THE BOARD TO REVIEW.~~
- B. Ordinance 2026-06 (PZB 26-02900001): City-initiated Zoning Text Amendment proposing to add Places of Worship as a conditional and administrative use within the NC Neighborhood Commercial District.

**Staff:** L. Pruss presents case explaining that subsequent to the neighborhood meeting and a review of existing land uses, it was found there were several non-conforming places of worship in the area. With the rezoning of the area to Neighborhood Commercial (NC) in progress, the intent is to add Places of Worship to the Use Table in the zoning district. This text amendment will allow the use with either Conditional Use, Administrative Use reviews or by right depending upon the size of the use area. The amendment allows previously non-conforming uses to become conforming with associated benefits.

**Board:** How does our code and use table compare to other municipalities. Are Places of Worship allowed in Single-Family Residential zoning? **Response:** The table is very easy to use/flexible and better than other municipalities. Places of Worship are prohibited unless grandfathered. Staff reviews include a parking plan. **Board:** Is there a definition of Place of Worship? **Response:** Yes, it can be found in the Land Development Regulations- 23.2-12.

**Motion:** E. DeRiso moves to recommend adoption of LDR text amendment in Ordinance 2026-06t o the City Commission; L. Devlin 2<sup>nd</sup>.

**Vote:** Ayes all, unanimous.

**BOARD DISCLOSURE** None required

**UNFINISHED BUSINESS:** None

**NEW BUSINESS:** None

**PLANNING ISSUES:** S. Rodriguez advises Board to keep June 17, 2026 (third Wednesday) available for a potential Joint Workshop. Please bring ideas for discussion or email staff.

A. Hamilton displays City Historic Preservation Month Proclamation for 2026. Hopes are high for next year to be a year with an award ceremony. Please send suggestions for awards

**PUBLIC COMMENTS:** (3-minute limit) Todd Townsend -502 South J Street- Presentation on May 30, 2026 3-5 pm at Compass on Tourism, Vacationism and discuss Lake Worth Beach as a Partytown. Will be making a case to maintain the pool at the beach.

**DEPARTMENT REPORTS:** The city extended an offer to a Historic Planner who accepted and will join staff sometime in August. The other open position (Landscape Planner) was downgraded to an Associate Planner position.

**BOARD MEMBER COMMENTS:** Community discussion regarding non-contributing structures. What happens if a homeowner submits a COA to replace a shingle roof with a metal roof.

**Staff:** States that would be an appeal to the Board. Provide information on why the choice is historically appropriate.

Board previously determined that like for like replacement staff is allowed to approve at staff level. Board has generally been unfavorable for standing seam replacement for concrete or shingle. Many non-contributing structures could become contributing, typically by age of 50 years.

Discussion of the historic surveys indicates the most recent survey, now six years old, has not been adopted. Why would someone choose to become contributing? The Ad-Valorem tax exemption and Florida Building Code waivers are two of the most popular.

K. Gross would like to instruct staff that when the COA for non-contributing structure comes in, advise the request is against guidelines and it can go to Board and then applicants won't get upset.

Staff does advise an applicant may bring a decision to the Board should they choose not to take the staff recommendation. Staff also advises of the possibility of a denial with associated time and expenses in appealing a staff decision and staff report will not go to Board with a recommendation of approval. **Board:** Every house is different and no precedent should be set.

L. Devlin would like to consider adjusting Guidelines to allow hurricane hardening. Staff: windows are allowed to be replaced as well as roofs. The issue is to make it visually appropriate.

Chair explains the Board has done a lot of work in the past regarding roofs and windows to get where the program is today with the Dept. of the Interior Historic Preservation. What is online is very helpful and is a guideline.

**Staff:** The Department of Interior would most likely be stricter than local code.

L. Devlin shares she has joined Saving Places.org and staff shares the Florida Trust for Historic Preservation is also a valuable tool for more information.

**ADJOURNMENT:** 6:39 PM