



MINUTES
CITY OF LAKE WORTH BEACH
HISTORIC RESOURCES PRESERVATION SPECIAL BOARD MEETING
CITY HALL COMMISSION CHAMBER
WEDNESDAY, APRIL 29, 2026 -- 6:00 PM

ROLL CALL and RECORDING OF ABSENCES: Present were Robert D'Arinzo, Chair; Laura Devlin; Elaine DeRiso; Edmond LeBlanc; Ken Gross; Michelle Huffman; Edmund Deveaux. Also present were Anne Hamilton, Senior Preservation Planner; Scott Rodriguez, Asst. 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: None

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) HRPB 26-00900001; 26-00100008; 26-00100063; 26-00500001; 26-01400001

WITHDRAWALS / POSTPONEMENTS None

CONSENT None

PUBLIC HEARINGS:

BOARD DISCLOSURE: E. LeBlanc reached out to the Commission of Ethics to determine if he would need to be recused and the determination was no. L. Devlin had a conversation with staff about Option 1 and Option 2; it will not affect her ability to be impartial.

UNFINISHED BUSINESS: None

NEW BUSINESS:

A. HRPB Project Number 26-00100063: A request for the relocation of two historic structures from 17 S M Street to 704 1st Avenue South. The subject property at 17 S M is a contributing resource within the Old Town Historic District and existing and relocation sites are located in the Downtown (DT) zoning district. The future land use designation is Downtown Mixed Use (DMU).

HRPB Project Number 26-00100008: Consideration of a Certificate of Appropriateness (COA) for new construction of a 4.5 story parking garage structure at approximately 25 S K Street. The subject property is comprised of 3 vacant parcels and two surface parking lots and is a non-contributing resource to the Old Town Historic District. The subject properties are located in the Downtown (DT) Zoning District and have a future land use designation of Downtown Mixed Use (DMU).

Ordinance 2026-05 (HRPB Project Numbers 26-00900001; 26-00500001; 26-01400001): Consideration of a request for a Mixed Use Urban Planned Development, Major Site Plan, Conditional Use Permit, Sustainable Bonus Incentive Program, Right-of-Way abandonment, Unity of Title for the development of a city-owned parking garage and historic structure relocation.

Presentations by Staff, then Agent for the Applicant

Staff: A. Hamilton

Relocation

The relocated buildings from 17 South L Street can be approved with either design Option 1, with an addition connecting the buildings, or Option 2 which is for each building standing alone and not connected. Should the Board select Option 1, the new construction connection would come before the Board at a later date for COA approval. Once on-site, the overall height of the structure can be adjusted, by staff, up to 18" in height based on the new foundation design. Any higher elevation will require Board approval. The relocation will place the structures in a more residential area.

It would not be connected to the proposed garage. The impervious calculations shown also vary depending upon whether Option 1 or Option 2 is selected for the relocated historic buildings. Option 2 (with the connector space) creates more impermeable surface.

The two buildings to be relocated to South K Street were previously occupied by the Leisure Services Department.

New Construction Garage

There are two versions of architecture for the garage. Option 1 has a mural and green wall. Option 2 is without the mural and living green wall. Should value engineering be needed, the mural and living green wall might possibly be subject to deletion, although they are not first on the list. Despite not having glazed windows the proposal is found to successfully mimic fenestrations with patterned openings and planar breaks thus avoiding long blank expanses of wall. The width and massing are in proportion to the width of neighboring buildings. Materials and textures are appropriate. Despite being a garage, the existing surface parking lot presents a gap in the streetscape. It is neither a pleasing, attractive nor a good pedestrian experience, and not the highest and best use of the land.

The 260 new spaces within the garage will replace the 57 spaces on the K St lot, and 7 on street spaces.

The Unity of Title will be reviewed at staff level; the alley abandonment will be heard by the City Commission.

Agent for the Applicant (Chen Moore & Associates for the City of Lake Worth Beach) Lance Lilly. Also present were Bruno Phillips, Brent Whitfield; Santiago Cleves –

A brief history of the how the City decided upon the need for a parking garage. In 2018 WGI conducted a needs assessment /parking study with amendments in 2020 and again in 2024.

There are five (5) parcels to be combined with a Unity of Title. The required community outreach meeting was held on 4.13.2026 at the Compass Center.

Relocation: The two buildings to be relocated to South K Street were recently vacated by the Leisure Services Department.

There are two options after the relocation: a connector building between the two relocated buildings or without. It would not be connected to the proposed garage. The impervious

calculations shown also vary depending upon whether Option 1(w/connection) or Option 2 is selected for the relocated historic buildings. The amount of impermeable percentages will be dependent on which relocation option is selected. The connector space will create more impermeable surface.

New Construction Garage:

Other applications are for:

- The Unity of Title – combining the 5 parcels
- Conditional Use- parking structures in the DT zoning district require Board approval;
- Right-of-Way alley abandonment for five (5) feet on the west side which gives more space for landscaping and buffering – the 10-foot alley will continue to operate as usual. The building meets setbacks without the abandonment.

A utility pole will require relocation and should be resolved at time of permit.

- Participation in the Sustainable Bonus Incentive Program will allow for more height (over 30 feet) via two features and improvements:
 1. historic relocation of two buildings and
 2. the public garage itself with access in and out off 1st Ave S; also out on alley to the north.

The applicant is also requesting seven waivers:

1. Relief from requirement for additional front, rear and side setback;
2. Relief from increased pervious requirement;
3. Relief from lot coverage requirement due to mass of building;
4. Relief from landscape requirements on 1st Ave s area.
5. Relief from requirement of 75% of ground floor transparency elements. The eyebrow for an arcaded feel and green wall is provided.
6. & 7. Additional height requiring stepped setbacks for Sustainable Bonus,

Although most multi-story buildings require additional setbacks for each floor increase in height, this is not feasible for a parking garage

Board: E. Deveaux inquiries about the budget? Who/where the funding is coming from? Is Miller Legg retaining the runoff on-site? Believes the Board should see the Landscape Plan for the garage.

Response: CRA and the City of Lake Worth Beach are funding the project. The city staff – plan reviewers review the drainage plans according to Code. The garage itself does not have any landscaping within the structure. Anyone wishing to review Civil drawings may do so by requesting to see the filed plans. This would be a public records request.

Board: There were comments filed by the Utility Department requesting additional information. **Response:** The comments will be addressed at time of permit by the appropriate reviewing division or department.

Staff: Requests the Board to focus on the Historic Preservation and Architectural aspects of the project at hand. Comments can be addressed to those departments. City Water Utility engineers will review those plans.

Board: Is the structure for Public Parking? **Response:** Yes. **Board:** What is the proposed use of the relocated buildings? **Response:** It is a CRA owned building and is unknown at this time, the prevailing thought is that it will once again house the Leisure Services Department. It will be an institutional use and City Commission decision. **Board:** K. Gross expresses support for the landscape waivers provided Option 1 for the mural and living green wall are approved. **Response:** W. Waters mentions the recommendation includes that the mural could be removed before the living green wall as the landscape waiver approval would be predicated on retaining the living green wall. This would be in an instance of needed value engineering.

Board: E. LeBlanc questions if a traffic study was completed. **Response:** Yes, a TPS (Traffic Performance Study) letter was received. The net increase in traffic was 21 additional trips per day which negates the need for a traffic study according to Palm Beach County Traffic Engineering.

Board: Why is there no parking where the garage fronts on K Street? **Response:** The area is for staging of fire equipment/trucks if needed. On the rendering are there umbrellas in the grass? **Response:** They are behind the sidewalk, where there are gaps in the tree plantings. **Board:** M. Huffman questions why is there such an effort to relocate or save the two structures? Did someone of importance live there? **Response:** They are contributing structures and this is the Historic Preservation Board. They are important based upon their age and characteristics. If for any reason the relocation could not be accomplished or encountered issues, the relocation would come back to Board.

The location is not in a flood zone. E. DeRiso expresses concern regarding possible value engineering of the living green wall and mural. W. Waters explains there are other items on the interior of the garage that would be subject to removal with the last things to be removed being the mural and green wall. The total project is approved for a cost "not to exceed" a certain number. Until the project is in permitting, they will not know the exact cost. Even then the current state of affairs worldwide may or may not create supply/demand issues at time of construction.

L. Devlin asks about the relocation-who will move? How will it happen? What about potential damage to the buildings? Has structural safety been taken into account? Recommends before and after photos. **L. Lilly** - the intent is to move it whole with August projected to be the move date. **Staff:** The reason it's being heard is to not have Planned Development not come back to Board. When the connection comes back before the Board, it will be a complete review.

The buildings will be moved as a whole and will be set upon a stem wall foundation which will most likely be slightly higher than it currently sits. Staff has photos of other buildings being moved for those who would like to see how.

L. Devlin asks about the landscape buffers. **L. Lilly** explains there are areas where buffers are required by Code, but it cannot be achieved. K Street is the primary area of difficulty.

W. Waters explains a previous architectural design resulted in the tallest part of the garage being nearer to residential areas with the garage entry from K Street. The direction was to reconfigure with the resulting design being with the tallest portion nearer to Lake Ave and downtown and lower elevations, less impactful nearer to the neighborhoods.

Metal mesh lattice, the plants will securely grow through it and up.

Board Attorney: Advises the applicant will submit what is required by Code.

Board: Who is responsible for maintaining. A similar planting can be seen at FAU.

Board Attorney: Advises the Board to maintain focus on the applications (COA's) with decisions to be made based on what is heard at this time. The Planned Development is a recommendation.

Board: L. Devlin reads 23.2-31h and asks where the required landscaping is such as fountains and a park-like environment? **W. Waters** explains that code is related to surface parking lots, not garages. **L. Devlin** inquiries about exterior lighting, will it be a 24-hour facility? **Bruno Phillips** - Light spillage onto neighboring properties will be alleviated. Board members express concern with the mural, irrigation and maintenance. Board Attorney reminds the Board that the maintenance and budget are the responsibility of the owner.

Public Comment:

- David Simms 715 N. L Street- States WMODA is paying \$1 million towards the parking garage and questions if any spaces are dedicated to the museum. There was overwhelming opposition at the neighborhood meeting. The building will dwarf everything and there are few historic spots remaining in South Florida. It is detrimental. Disapprove the request.
- Alexander Schultz- Suggests CRA and Historic Board has torn down structures without the State knowing. Certified Local Government status, urges everyone to call the state about the flooding.
- Greg Richter 1202 S Palmway – The proposal fits the neighborhood with respect to the height. There are no leasebacks on the spaces. In favor of proposals.
- Dr. Christopher McVoy – 514 15th Ave N – Reminds the Board of their role. Questions about if the proposal is appropriate in the context of Historic Preservation. Multiple times the Director of PBC Tourism Board has responded that downtown is a critical, central part of the appeal of the City. It is being eroding. Weigh it heavily when considering. Staff has provided an account that it is kinda historic because some materials have been used and believes the vernacular to be “BS.” The building is much taller than others. Vehemently opposed in the last meeting. It is unclear whether a garage is needed. No one wants paid parking. The Bohemian already shows that. Vote no and don't make recommendations make conditions. Board is putting the other structures at risk of flooding.
- Peggy Fischer 508 North A St – Advises Board to not feel pressured by the City Commissioner on how to form a motion or anything else. His opinions as a Commissioner don't allow the others to come hear and speak. Most of the demo-ed buildings required major renovation and there were no takers for relocating. This has been going on for a long time. Unlike the Bohemian, this would be a city-owned garage and none of the spaces are reserved for WMODA.

Board: E. Deveaux suggests reducing the garage by one floor to 33 feet.

W. Waters: The height has nothing to do with a waiver. Any building higher than 30 feet or two stories must participate in the Sustainable Bonus Incentive Program. Sustainable Bonus Tier One allows from 30 feet > 45 feet; Tier Two with the Planned Development process from 45 feet > 56.25 feet. It is nearly by right with ½ of the fee (value) being paid to the City or in this case and the other ½ is incorporated into the project – which is the garage as called out in the LDR's and the other is the relocation of the historic structure. Does the Board want to make a Condition that the City pay itself \$258K?

Board: E. DeRiso believes it is important to keep the city alive and support business owners. E. LeBlanc believes the Board is not relieved of reviewing the scale height and massing since it is

a garage. Members debate how a reduction in spaces would correlate to the value of the garage. How many spaces will the city gain by bringing down the height versus what is already in existence? Patrons need a place to park so the businesses can thrive. It will be 8-8 1/2 feet shorter than The Lucerne.

Board Attorney clarifies that E. Deveaux is recommending the Sustainable Bonus Incentive not be approved.

Motion: K. Gross moves to approve the relocation of 2 structures through HPRB 26-00100063; E. DeRiso

Vote: Passes unanimously.

Motion: K. Gross moves to approve HRPB 26-00100008 with staff recommended conditions of approval with the green wall and mural remaining for a Certificate of Appropriateness (COA) for the construction of a new 4.5 story parking garage at approximately 25 South K Street based upon the 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.

Vote: 5/2 motion passes. Dissenting L. Devlin and E. LeBlanc

Motion: K. Gross moves to recommend approval of Ordinance 2026-05 with staff recommended Conditions of Approval to the City Commission based upon competent and substantial evidence provided in the staff report and in the testimony at the public hearing. The approval is predicated on the inclusion of three conditions (Option 1 (green wall and mural), the relocation of power pole and that any substantial changes would require a return for Board review); E. DeRiso 2nd.

Vote: 5/2 motion passes. Dissenting L. Devlin and E. LeBlanc

PLANNING ISSUES: None

PUBLIC COMMENTS: (3 minute limit)

DEPARTMENT REPORTS: Regarding the other structures (4) that were not relocated (demolished); in particular 26 S L Street. The structure was offered to the public for relocation. No interest was shown; that coupled with wide eaves that would necessitate cutting the structure in half, moving stoplights and utilities to facilitate the move along with exponential costs, it was not feasible. One structure caught fire; two were condemned and two had excessive renovation costs.

BOARD MEMBER COMMENTS: None

ADJOURNMENT: 8:30 PM

CITY OF LAKE WORTH BEACH PUBLIC COMMENT CARD
Historic Resources Preservation Board Meeting – April 29, 2026:00 PM

Topic of Agenda Item on which you want to speak: Parking Garage

Name: Alex Schultz
(Please print)

Address: 612 2nd Ave S
(Please print)

For Against

*****If you prefer to not speak but have the Board Secretary read your comments into the minutes:

****To address the commission/**board** on any agenda item, this card **MUST** be fully completed and presented to the staff member seated at the front of the Chambers **PRIOR** to the item being opened for public discussion.

Note: A separate card is necessary for each agenda item to be addressed.
A separate card must be filled out to provide Public Comment on Non-Agendaed Items.

CITY OF LAKE WORTH BEACH PUBLIC COMMENT CARD
Historic Resources Preservation Board Meeting – April 29, 2026:00 PM

Topic of Agenda Item on which you want to speak: Historic Home relocation

Name: David Simms
(Please print)

Address: 715 North L. Street
(Please print)

For Against

*****If you prefer to not speak but have the Board Secretary read your comments into the minutes:

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CITY OF LAKE WORTH BEACH PUBLIC COMMENT CARD
Historic Resources Preservation Board Meeting – April 29, 2026 6:00 PM

Topic of Agenda Item on which you want to speak: Parking garage ~~Historic Home Reloc~~

Name: David Simms
(Please print)

Address: 715 North L. Street #5
(Please print)

For Against

*****If you prefer to not speak but have the Board Secretary read your comments into the minutes:

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CITY OF LAKE WORTH BEACH PUBLIC COMMENT CARD
Historic Resources Preservation Board Meeting – April 29, 2026 6:00 PM

Topic of Agenda Item on which you want to speak: *parking garage*

Name: *Greg Ricketts*
(Please print)

Address: *1272 S. Palmetto*
(Please print)

For Against

*****If you prefer to not speak but have the Board Secretary read your comments into the minutes:

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CITY OF LAKE WORTH BEACH PUBLIC COMMENT CARD
Historic Resources Preservation Board Meeting – April 29, 2026 6:00 PM

Topic of Agenda Item on which you want to speak: *Whole meeting*

Name: *Peggy Fisher*
(Please print)

Address: *508 WA Street*
(Please print)

For Against

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CITY OF LAKE WORTH BEACH PUBLIC COMMENT CARD
Historic Resources Preservation Board Meeting – April 29, 20266:00 PM

Topic of Agenda Item on which you want to speak: All 3 items

Name: Dr. Christopher McVay
(Please print)

Address: 1514 15th Ave N
(Please print)

For Against

*****If you prefer to not speak but have the Board Secretary read your comments into the minutes:

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