



**MINUTES
CITY OF LAKE WORTH BEACH
HISTORIC RESOURCES PRESERVATION BOARD MEETING
CITY HALL COMMISSION CHAMBER
WEDNESDAY, APRIL 08, 2026 -- 6:06 PM**

AUDIO ONLY -ZOOM VIDEO NOT AVAILABLE DUE TO WEATHER RELATED OUTAGE

TEMPORARY CHAIR-EDMOND LEBLANC

ROLL CALL and RECORDING OF ABSENCES: Present were- Edmond LeBlanc; Edmund Deveaux; Michelle Huffman; Elaine DeRiso; Laura Devlin; Ken Gross. Absent: Robert D'Arinzo

Also present were- Anne Hamilton, Senior Preservation Planner; Lauren Pruss, Principal Planner; Scott Rodriguez, Assistant Director for Planning & Preservation; Elizabeth Lenihan, Board Attorney; Sherie Coale, Board Secretary.

PLEDGE OF ALLEGIANCE:

ADDITIONS / DELETIONS / REORDERING AND APPROVAL OF THE AGENDA: Staff requests a re-ordering of the agenda as follows: New Business Item C shall be heard first followed by Item A then B. **Motion** to accept the re-ordering of agenda by K. Gross; M. Huffman 2nd. **Vote:** Ayes all, unanimous.

APPROVAL OF MINUTES:

A. March 11, 2026, Regular Meeting Minutes

Motion: L. Devlin moves to accept the minutes as presented; E. Deveaux 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

1) 1130 S Lakeside Drive - Provided in the meeting packet.

WITHDRAWALS / POSTPONEMENTS None

PUBLIC HEARINGS:

BOARD DISCLOSURE E. LeBlanc reports the applicant for 26-0010056 phoned him to discuss the project, however at the time he had not received the packet so there was nothing to discuss.

UNFINISHED BUSINESS: None

NEW BUSINESS:

A. HRPB Project Number 26-00100048: Consideration of a Certificate of Appropriateness (COA) for new construction of a single-family structure of approximately ±7,828 square feet at 1130 S Lakeside Drive. The subject property is located in the SFR—Single Family Residential Zoning District and has a future land use designation of Single Family Residential (SFR). The property is non-contributing to the South Palm Park Historic District.

Staff: A. Hamilton provides a brief history of the parcel and the adjacent parcel to the north. Additional 50-foot setback, the applicant has provided two elevations with the primary difference being the three vertical windows in the garage. One of the conditions is the second stove must be removed, only one stove is allowed in the SFR district. The flood elevation presents a better situation than the parcel to the north. The base flood elevation is nine-foot plus one-foot freeboard bringing the finished floor to ten feet. The Contemporary style structure is slightly lower than the adjacent property. The flat roof, horizontal massing and generally fits within the neighborhood. The conditions of approval are: to select elevation option #2, remove the stove, site data corrections such as the wall height measurement and other conditions.

Board: Question as to if the streetscape is accurate showing the height? **Staff:** The FEMA contour is different from the parcel to the north. NAVD is different. These are all items that will be reviewed and confirmed at the time of permit.

Agent for the applicant, Wes Blackman: This is the fourth time the two parcels have been before the Board. At this location was an Edgar Wortman structure demolished in 2020. The garage remained on the north side (now parcel 1120) for what was to be the office for the 3-D printed home on the south side (now parcel 1130) which was approved but not built. The lots were divided administratively in 2020 resulting in two oversize lots of 75 feet each. For comparison, the structure to the north is three (3) feet higher. The abandonment of the alleyway was not pursued due to neighborhood sentiment and the neighbor to the south. Consequently, this allowed for more space and opportunity to provide an interesting façade more visible from the south. The applicant is in agreement with the use of the façade (option 2) which includes the three vertical windows in the garage and all Conditions of Approval.

Board: E. Deveaux believes drainage and landscape plans should be submitted for Board review. **Staff** reminds Board members that the City employs Plan Reviewers with that skill set to review those plans; it is prohibitively expensive for an applicant to provide sealed drawings at the conceptual approval stage; it is also not the purview of the Historic Preservation Board. Any member of the public or Board may make a public record request to see the plans once submitted to the Building Division. The Building Division, Water Utilities and other departments review the permits according to State, local and national standards. A request to change the purview of the Board would require a Code change. E. LeBlanc reminds Board that none of them are certified engineers.

Architect Jimenez Vicente – The structure meets all Code, she has tried to minimize the height by step-down, the minimum floor height is set by FEMA. All mechanical is on the north side. The infinity pool aids in minimizing the height.

Board Attorney: Historic character and appropriate visual compatibility of the structure.

Public Comment: Greg Richter 1202 S Palmway – The contributing structure was torn down, and all trees were clear cut. Does not recall getting the notice and despite the provided proof of Certificate of Mailing with USPS, did not receive it and doesn't believe it. Agrees with E. Deveaux that all plans should be provided to the Board. The proposal is not in harmony with the neighborhood. When non-contributing properties are allowed to be torn down it will lead to higher land values and eventually a canyon effect with flooding issues.

Teresa Deveaux 1106 S Palmway– It is the Boards' responsibility to preserve the neighborhood; states she never received notification of the previous actions. The proposed doesn't fit the Historic neighborhood including the square footage of the structure. The height of the new floor will be level with the roof of adjacent property. Drainage issues are created with drains shooting water over to the neighboring house.

Jackie Gardiner - 1515 S Palmway – Reads from the Design Guidelines regarding compatibility. The house to the south is dwarfed, it is out of scale with the neighborhood and overwhelming.

Janet Szafaryn 1220 S Lakeside- The structure is enormous. Went through hoops to restore 2018 S Lakeside, bought in the neighbor for historic character. Never saw notification for 1120. Neither belong in the neighborhood.

William Robeson -822 S Palmway – Did not receive notification about the structure approved at the last meeting. The Board is good at slowing down projects that are good. Can't get windows, doors, fences etc. as they aren't deemed appropriate. Doesn't understand what it is that the Board does.

Board: E. DeRiso asks for clarification on the need to build upward in the Historic districts. **Staff:** FEMA does not concern itself with Historic compatibility. FEMA does not allow waiving the requirement for new construction. The Board is empowered to waive FEMA requirements for contributing structures. Height is measured from base flood elevation, this is where Board discretion can recommend lower heights. Just because Code allows for a particular height does not mean the Board should approve the request. Shrink the overall height, lessen the massing etc.. Effect changes that will make it historically more compatible. Both Board and staff are constrained by the Design Guidelines. The Board is not able make or suggest changes to civil engineering plans.

Board: Discusses setbacks that could possibly improve the site. Question on how many neighborhood properties are contributing structures? Those that aren't contributing are most likely to be demolished especially in light of the flooding. **Staff:** The State of Florida statute does not allow staff to stop a non-contributing structure from demolition. A certificate of appropriateness is not required nor is a simultaneous new construction plan.

Agent for the applicant: Believes the setback is sufficient, a fifty foot setback plus an additional 45 feet to the front door. There is relief to the south as it won't be developed Architecture is reflective of the times when constructed. In 50 years these properties will have historic merit. Another caveat is the structure should not create a false sense of history meaning they should not mimic or emulate something they are not. These lots are some of the most expensive in the City.

Staff: New construction is required to meet water management regulations. Those older homes had no stormwater requirements when built. When planners meet with the applicant, would they like staff to direct them towards visual cues from the neighborhood? Is this the direction the Board wants to go?

Board: L. Devlin points out on page 218 of the Design Guidelines – new construction should take cues from the neighborhood. Less comfortable with Contemporary Modern style. Doesn't see the compatibility with surrounding houses. None of the existing homes would be allowed to be constructed now due to flooding and FEMA regulations. E. LeBlanc explains the first floor is required to be at FEMA height but does not require berms or artificial hills on which to place the structure. This begs the question of what is the displacement of the water and aesthetically happening in the neighborhood? K. Gross thinks this proposal makes 1120 S. Lakeside look better and provides a more ranch style feeling with the setback 2nd floor, in addition the garage

is three feet lower than the finished floor. L. Devlin asks if the scale of the adjacent properties are to scale? **Response:** yes.

Staff: The impervious requirements are met. The front yard landscape and impermeable requirements are met. Landscaping, although required, can also be a transient feature that changes over time, can be changed or destroyed by nature and is not reviewed by the Board.

Board: Bring back the project with attention to scaling, massing, architectural style taking cues from the surrounding neighborhood. A question about the ceiling height – eleven feet and nine feet.

Staff: The discussion of the needed square footage is not the purview of the Board.

Motion: K. Gross moves to continue **HRPB 26-00100048** to the June 10, 2026, regular scheduled HRPB meeting; E. Deveaux 2nd. Direction given to the applicant to return with a proposal that would address the mass and scaling as well as any architectural style that can be found in the South Palm Park Historic district from a structure that is contributing.

Vote: Ayes all, unanimous.

B. HRPB Project Number 26-00100056: Consideration of a Certificate of Appropriateness (COA) for Ad Valorem Tax Exemption, one Historic setback waiver and alteration of the commercial storefront at **716 Lake Avenue**. The subject property is a contributing resource to the Old Town Historic District and is in the Downtown (DT) Zoning District.

Staff: A. Hamilton provides a brief overview of the request. The current layout of the commercial space replaced a bowling alley in 1946. Although changed over time, current features include corner display windows, kneewall, four entrance openings, decorative tile, decorative ironwork hardware and stucco overhang. This is an Edgar Wortman design. Later two of the entrance openings were removed. The setback from the front façade features is zero.

The applicant is proposing to move the front facade back, remove the side window features and split the space into four individual units. This will allow for more flexibility in tenancy. Staff supports the re-institution of some of the features from the original design. The proposed four doors align with the original four door configuration. The depth of the setback creates a more shadowed space. The door configuration is an improvement along with the hardware. The storefront windows are operable. The existing decorative tiled kneewall will be lost as well as the corner window vitrines. The request for the setback would be supported with the addition of new kneewall features. The zero foot front setback, requiring the waiver, restores the visual appearance of the lost feature. The required waiver elements/requirements can be met. There is also a request for the Ad-Valorem Tax Exemption pre-approval.

Applicant: Joshua Robins, Jared Robins of Robins Companies - Believes the building façade has undergone significant loss of historic characteristics, current configuration is from the 90's. No awnings at the moment as they were in the past. The property is currently under contract for purchase and the due-diligence period expires in 2 days. Believes the proposed is a balance of historic preservation and revitalization. Hopes the operable glass walls will allow for a meaningful interaction between the indoor space and sidewalk. Despite working and agreeing with staff, they've later determined the kneewalls won't work believing they propose a safety and/or tripping hazard and protrude into the outside area. The nano doors won't operate as intended.

Architect: Juan Contin- The kneewalls would require an added rail raising to at least 30 inches.

Board: Could the nano walls be placed on top of the kneewalls? **Staff:** An operable window over a low kneewall could be done.

Board: What is the existing distance from the front wall to the street? **Response:** Currently the existing distance is four feet 11 inches (4' 11"), with a proposal for an additional five (5) feet.

Board: Although the doors are elegant, the look is very contemporary.

Staff: A sidewalk café permit to allow outdoor dining could also be acquired by the applicant with tables in the right of way. The available five foot depth is more than most tenants in the area have.

Applicant: Jared Robins- They lease to about 20-30 tenants which are primarily mom & pop operations, no national brands. On Lake Avenue there are about 74 spaces between Dixie Hwy. and Federal Hwy. with twenty percent available for lease. Many are large square footages which are difficult to lease up.

Board: L. Devlin would like to see if there is a compromise with the kneewall, perhaps planters.

Staff: The kneewall is intended to be the compromise. Please review the criteria under review: historic compatibility, design compatibility and compatibility with original architectural features.

Board: L. Devlin understands the importance of not having obstacles to egress and ingress.

Staff: The awning will require an FDOT permit for encroachment but City Code will allow for the awning.

Board: Having the four doors are more important than having them in the correct location.

Board Attorney: The locations of the proposed doors needs to be discussed and agreed upon. As shown in the diagram with the kneewalls, the location is correct. As being proposed, they are not spaced according to the historic locations.

Applicant: They need to move the locations by several feet in order to have the nano walls operate correctly. #1, #3, #4, #7,

Public Comment:

Betty Resch 207 S. L Street- The empty storefronts are of concern; here is an applicant with the wherewithal to revitalize Lake Avenue. Approve without the kneewall and as proposed.

Board: K. Gross asks for explanation of the Ad Valorem tax exemption. **Staff:** explains the process.

Continued Public Comment - Board Secretary read four letters into the record (attached).

Motion: M. Huffman moves to approve HRPB 26-00100056 for a Certificate of Appropriateness, Historic Waiver and pre-construction Ad Valorem Tax Exemption with staff recommended Conditions of Approval eliminating Conditions #1, #3, #4, #7 based upon the competent substantial evidence in the staff report, testimony at the public hearing, and pursuant to the City of Lake Worth Beach Land Development Regulations and Historic Preservation requirements; E, Deveaux 2nd.

Vote: Ayes all, unanimous.

C. Ordinance 2026-04: Consideration of an ordinance to update the City's 10-Year Water Supply Facilities Work Plan pursuant to Section 163.3177 (6) (c) of Florida Statutes.

Lance Lilly, AICP – Chen Moore and Associates – Explains the statutory update to the city 10-Year Water Supply Facilities Work Plan is required within 18 months of the South Florida Water Management District update which occurred in September 2024. The report is intended to demonstrate that the potable City Water supply is adequate to meet current and projected demands through 2045.

The five-sectioned report includes:

- Introduction
- Overview of the existing water supply system including general service areas, treatments, storage
- Potable water needs assessment – population changes, levels of service and capacity
- Capital Improvements – equipment
- Comprehensive Plan Goals, Objectives and Policies

Board: Did PZ Board recommend approval? **Response:** Yes. E. Deveaux inquires if funding can be included. **Response:** The study is related to services, capacity etc. as previously mentioned. It is actually fortunate the city has its own Water plant as many cities do not and need to piggyback off of other utilities. Chen Moore has worked with Water Utilities and SFWMD. Are there unforeseen environmental concerns? Environmental Protection does review of the product. Consultant explains upon transmittal that the document will be reviewed with the typical ORC (Objections, Recommendation and Comments) issued by the State. If corrections are needed, those would be addressed. Later it could go for the 2nd and final Ordinance reading.

Public Comment: None

Motion: E. DeRiso moves to recommend approval of Ordinance 2026-04 to the City Commission; L Devlin 2nd. **Vote:** Ayes all, unanimous.

PLANNING ISSUES: Reminder of April 29, 2026 meeting. If Board members attend the neighborhood meeting on Monday, April 13, 2026 disclosures will be required of Board members who decide to attend.

Board is notified of two non-contributing structures located in the coastal flood zone. No Certificate of Appropriateness is required for either structure.

PUBLIC COMMENTS: (3-minute limit) None

DEPARTMENT REPORTS: None

BOARD MEMBER COMMENTS: A concern was raised that the proposed revised Ordinance for Mural & Sculpture may not have sufficiently conveyed the wishes of the Board. Prefers the Ordinance to be less restrictive of residential properties, not the zoning districts.

Staff: The Ordinance is going for 1st reading on April 21, 2026, and Board members are welcome to send specific concerns to staff prior to that date.

A Board member would like applicants to provide a full set of civil plans to the Board for review. Staff mentions that the cost to the applicant to provide those documents prior to approval is cost prohibitive.

ADJOURNMENT: 9:20 PM



April 8, 2026

City of Lake Worth Beach Historic Preservation Board

City of Lake Worth Beach
1900 Second Avenue North
Lake Worth Beach, FL 33461
V: 561-586-1617
www.lakeworthbeachfl.gov

Dear Sirs,

I am writing you in support of the application for the renovation of 716 Lake Avenue in Downtown Lake Worth Beach. The plan put forth by Scott Robin's Companies realty and Contin Architects is a fresh clean renovation for a building that has been defunct for many years and has added to a decline in business activity in downtown Lake Worth.

The plan has a great connection to the dining and retail experience that Lake Worth Beach needs which can be brought here by a company that has a solid record in Miami Beach which is the most vibrant historic district in the State of Florida.

I have been a business owner in Lake Worth Beach's downtown for 24 years and have not seen a concept design that make more sense than this one while being in sync with the historic backdrop of Lake Avenue. This real estate firm also has a proven development record with a long list of tenants that are in the most vibrant towns in Florida.

I do hope that the historic board will give this project a fair shot as it will improve the entire community of Lake Worth Beach. This is a great project!

Best Regards,

Angelo Romano
Proprietor and Chef
Paradiso Restaurant

Sherie Coale

From: Bill Feldkamp <billfeldkamp@gmail.com>
Sent: Wednesday, April 8, 2026 7:58 AM
To: Sherie Coale; Anne Hamilton; Betty Resch; jared@inhousecre.com
Subject: Clarification of Recommendation

Caution: *This is an external email. Do not click links or open attachments from unknown or unverified sources.*

Dear Ms. Coale:

I request that the following clarification/addendum to my letter of April 8 be read at tonight's HRPB meeting:

TO: Robert D"Arinzo and Members of the HRPB
FROM: William Feldkamp, Registered Architect, Former Chair HRPB
RE: 716 Lake Avenue

My understanding is that City Staff has recommended an unwanted alternate front elevation for the proposed project at 716 Lake Avenue.

Since specific glazing configurations should have no impact on the HRPB's decisions regarding this undistinguished facade, I urge the Board to allow the applicants to pursue their desired alternate.

This applicant needs every encouragement in bringing additional retail tenants to our downtown.

Thank you.

From: [Bill Feldkamp](#)
To: [Sherie Coale](#); [Anne Hamilton](#); jared@inhousecre.com
Subject: 716 Lake Avenue Renovations
Date: Saturday, April 4, 2026 12:30:51 PM

Caution: *This is an external email. Do not click links or open attachments from unknown or unverified sources.*

Dear Ms. Coale,

I request that the following letter be read at the April 8 meeting of the HRPB with regard to renovations at 716 Lake Avenue. Thank you!

TO: Robert D'Arinzo and members of the HRPB
FROM: William Feldkamp, Registered Architect; Former Chair HRPB
DATE: 8 April 2026
RE: 716 Lake Avenue Renovations Project No. 26-00100056

I have reviewed the submitted drawings for the above-mentioned project, and consulted the original 1998 National Register documentation for the Downtown Historic District. This document consistently describes these Lake Avenue buildings as "altered and not individually important, but that as a whole, (they) contribute to the District".

The contemplated renovations are consistent with the intent of the National Register nomination, and I recommend that the Board approve this application as presented. Thank you.

716 Lake Avenue

2 messages

Paul Weimer <paul@trophyspaces.com>
To: "juan@continstudio.com" <juan@continstudio.com>
Cc: "faten@continstudio.com" <faten@continstudio.com>

Wed, Apr 8, 2026 at 4:20 PM

Dear Juan,

I understand that you may be involved with the proposed redevelopment of 716 Avenue. I have seen the plans, and I am writing to express my strong support for the project. That property has been a vacant eye-sore and blight on the neighborhood for a very long time, and I understand from speaking to reputable local real estate brokers that the main issue has been that the space, as currently configured, is simply too large. It would be much more marketable / useable if it were divided into smaller rentable spaces.

At any rate, as a nearby property owner, I would love to see that long-vacant property finally revitalized along the lines of what I saw in the proposal.

Regards,

Paul Weimer
406 Lucerne Avenue

Juan Contin <juan@continstudio.com>
To: Paul Weimer <paul@trophyspaces.com>
Cc: "faten@continstudio.com" <faten@continstudio.com>

Wed, Apr 8, 2026 at 4:27 PM

Thanks!! Anything to move this town forward!!
Juan Cristobal Contin
Architect

continstudio.com

15 North E Street, Lake Worth FL 33460
561-249-4007
www.continstudio.com

[Quoted text hidden]



1199 S Federal HWY
Suite 359
Boca Raton, FL, 33432
(C) 917-402-5142
www.jeldevelopment.com

To Whom It May Concern:

My name is David Kislin. I am local real estate developer and own several properties in the area including the Surface Lot on 601-607 Lucerne ave. I follow the events of Downtown very closely. Juan Contin has worked on several of my projects. I think this project and the new owners will be a great addition to the city and downtown. This building at **716 Lake Ave** is badly in need of restoration and repair. And there are very few new and updated spaces in downtown.

I hope that the historic board will look favorably on this on the first round and approve as soon as possible to allow this project to start.

Thank you for your consideration on this matter.

David Kislin

David Kislin
4/8/26