



**MINUTES
CITY OF LAKE WORTH BEACH
HISTORIC RESOURCES PRESERVATION BOARD MEETING
CITY HALL COMMISSION CHAMBER
WEDNESDAY, JUNE 11, 2025 -- 6:20 PM**

ROLL CALL and RECORDING OF ABSENCES: Present were: Robert. D'Arinzo, Chair; Edmond LeBlanc; Elaine DeRiso; Laura Devlin; Edmund Deveau. Absent: Nadine Heitz.

Also present were: Anne Hamilton, Senior Preservation Planner; Annie Greening, Principal Planner; Yeneneh Terefe, Preservation Planner; Tia Villegas, Associate Planner; Scott Rodriguez, Asst. Director for Planning & Preservation; William Waters, Director for Community Sustainability; Glen Torcivia, City Attorney.

PLEDGE OF ALLEGIANCE

ADDITIONS / DELETIONS / REORDERING AND APPROVAL OF THE AGENDA

APPROVAL OF MINUTES:

A. April 9, 2025 Regular Meeting Minutes

E. DeRiso moved to accept minutes as presented; 2nd E. LeBlanc Ayes all, unanimous.

CASES

SWEARING IN OF STAFF AND APPLICANTS: T. Villegas administered oath to those wishing to give testimony.

PROOF OF PUBLICATION Provided in the meeting packet.

1) HRPB 25-00100049

WITHDRAWALS / POSTPONEMENTS

PUBLIC HEARINGS:

BOARD DISCLOSURE: E. LeBlanc lives within 100 feet of the proposed zoning change, and it won't affect his recommendation; and E. Deveau recuses himself from New Business A.

UNFINISHED BUSINESS: None

NEW BUSINESS:

- A. HRPB Project Number 25-00100049:** Consideration of a Certificate of Appropriateness (COA) for construction of a new single-family residential structure at 711 South Palmway. The subject property is a non-contributing resource to the South Palm Park Historic District and is located in the Single Family Residential (SFR) Zoning District. The future land use designation is Single Family Residential (SFR).

Staff: A. Hamilton presents case findings and analysis. In 2022 a request to split the parcel in half, with the demolition of the existing SFR was denied. A 2024 Ordinance change allowed for the demolition of non-contributing structure as it was in flood zone.

The applicant is proposing a contemporary interpretation of a Monterey-style design. The application does meet all requirements. As the surrounding structures are single story, staff recommends the lowering the height by one foot to better fit the area.

Board: Is it larger than the surrounding homes? **Response:** Yes, the setback of 30 feet softens the perception of being larger. Is the flood zone elevation shown? **Response:** No, there will be site grading along with a step up into the structure.

Agents for the applicant Renbert Gordon and Boutros Bernard: Are in agreement with all conditions with exception of the lowering of the height by one foot. The wish is to maintain a nine-foot ceiling height on both levels. **Staff:** the ceiling could be trayed on the second floor. **Applicant:** Scissor truss could be used but may be difficult for the span. **Staff:** The finished floor will be 2.5 higher than the neighboring property. The side wall will probably be 22.5 feet. **Board:** How will the applicant feel about that? **Agent for the Applicant:** it would be a deal breaker as they have produced several iterations totaling a reduction by six feet. **Staff:** The wall height as shown is at maximum code allowance and it is in a Historic District.

Board: When looking at the streetscape, it is not helpful since it is not to scale. The flood plain elevation is not shown. It will look out of context as it is being built up in a flood zone. It can't be expected to stay in the same context relative to neighboring properties.

Motion: E. LeBlanc moves to approve HRPB 25-00100049 with staff recommended conditions with exception of first condition, 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; L. Devlin 2nd.

Vote: Ayes all, unanimous

B. Ordinance 2025-05 (HRPB 25-01300001): City-initiated Zoning Map amendment requesting a rezoning from Mixed Use East (MU-E) to Downtown (DT) for five (5) parcels located north of 1st Avenue South, west of South K Street, and east of South J Street.

City Attorney reads Ordinance Title.

Staff: A. Greening – A City initiated zoning change to five parcels currently zoned Mixed-Use East (MU-E) designation to Downtown (DT). It will allow for the relocation of two structures located at 17 S M Street and development of new City parking garage. Staff recommends Board approval.

Public Comment: None

Board: E. LeBlanc would not like his recommendation to be misconstrued as agreement that the new structure is compatible with surrounding area/structures. **Staff:** That will be a future application.

Motion: L. Devlin moves to recommend approval of Ordinance 2025-05 (HRPB 25-01300001) to the City Commission based on data and analysis in the staff report and the testimony at the public hearing; E. Deveaux

Vote: 4 ayes -1 nay, E. LeBlanc dissenting. Motion passes.

C. Ordinance 2025-04: Consideration of an ordinance amending multiple sections of Chapter 23 “Land Development Regulations,” to address several housekeeping items and minor changes for clarity, as well as amend and clarify use permit and site plan processes, clarify residential density in the AI district, specify regulations for residential development of nonconforming lots of record in Mixed Use districts, and revise the parking reductions for mixed use development and affordable housing.

Staff: A. Greening- advises the PZ Board has requested additional information and will not hear until August.

City Attorney reads Ordinance Title

Staff: A. Greening – Highlights several areas such as Accessory Use Area; Site Plan Review Team; Combining of AUP and CUP regulations; codifies a Use Permit amendment process; Site Plan Reviews; Use Table corrections; Accessory Structures with special Setbacks; Fencing; Parking Reductions; Generator regulations moved to the mechanical equipment for clarity; created new definitions, revised definitions.

Board: What are the PZ issues? **Staff:** W. Waters- much of it is already in Code, the revisions are only a suggestion to be revised. As Code is used over time it becomes clear that some things need fine tuned; additional clarity is needed.

Motion: E. Deveaux moves to continue to the July 9 meeting; E. LeBlanc 2nd.

Vote: Ayes all, unanimous.

PLANNING ISSUES:

- A. Training about case law, required findings, and procedures for variances in Lake Worth Beach, led by City Attorney Glen Torcivia.

Variances – height area, size of structure or size of yards; parking requirements and other area requirements and open spaces. Special circumstances which are peculiar to the land. Cannot have self-created hardships and should be the minimum request. Case Law- relief for legitimate unnecessary hardship, not self-inflicted. Competent substantial evidence is the lowest level (51%), not fairly debatable standard; prior approval is not appropriate, does not entitle the applicant. Substantial evidence is more than a scintilla. Ex-parte communications, must disclose.

W. Waters reminds all about the Historic waivers which is similar to a variance.

PUBLIC COMMENTS: (3 minute limit) None

DEPARTMENT REPORTS: Two meetings will be held in July (9 & 16) , please advise of availability.

Mobility Fee structure; Carbon Neutrality Element, first in the State; Open Space & Recreation meeting; Beach renovation study forthcoming with referendum in March – these changes will affect LDR's for the Beach and Casino Zoning District.

BOARD MEMBER COMMENTS: The City Commission will be holding interviews for open positions on the CRA Board. Board members hope there will be interviews for this Board as well. W. Waters states some Board members are serving at the pleasure of the Commission.

ADJOURNMENT 7:39 pm