



MINUTES
CITY OF LAKE WORTH BEACH
HISTORIC RESOURCES PRESERVATION BOARD MEETING
CITY HALL COMMISSION CHAMBER
WEDNESDAY, OCTOBER 08, 2025 -- 6:00 PM

ROLL CALL and RECORDING OF ABSENCES Present were: Robert D' Arinzo – Chair; Edmond LeBlanc; Laura Devlin; Elaine DeRiso; Edmund Deveaux. Absent: Nadine Heitz Also present were: Anne Hamilton, Senior Preservation Planner; Yeneneh Terefe, Preservation Planner; Annie Greening, 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

APPROVAL OF MINUTES:

A. July 9, 2025 HRPB Regular Meeting Minutes

Motion: E. Deveaux moves to approve as presented; L. Devlin 2nd.

Vote: Ayes all, unanimous

B. July 16, 2025 WMODA Minutes

Motion:

Vote:

C. September 10, 2025 Regular Meeting Minutes

Motion: E. Deveaux moves to approve as presented; L. Devlin 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) 509 N Palmway
814 N J Street

WITHDRAWALS / POSTPONEMENTS 714 S. Palmway has requested to withdraw their application.

PUBLIC HEARINGS:

BOARD DISCLOSURE

NEW BUSINESS:

A. HRPB Project Number 25-00100231: Consideration of a Certificate of Appropriateness (COA) to install wooden stairs over the existing front brick stairs at the property located at 128 North Ocean Breeze. The subject property is a contributing resource to the Old Lucerne Historic District and is located in the Multi-Family and Two-Family Residential (MF-20) zoning district.

Staff: Y. Terefe presents case findings and analysis. The character defining features are the semi-circular brick steps, semi-circular portico and shingle roof.

The proposed installation could lead to neglect or potential loss of the feature. With the addition of rectangular steps over the brick steps, the symmetry of the semi-circular portico and semi-circular steps will be lost. The material, shape and location of the requested change to a contributing structure is the reason it does not meet Historic Guidelines. Staff has offered to find another solution.

Any change in the size/height of the structure (>30 inches), becomes a zoning issue as it would be considered a structure in the front setback.

Board: Why is it an issue now? Did the applicant not have access to the design guidelines for the Wood Frame Minimal Traditional style? The steps should be lower if there is a step-down inside the front door. For the style they are typically cast in concrete and under the main roof.

Applicant Debra Yates: Friends have fallen, the rise seems to be the problem. Would like a 5-3/4 inch rise as opposed to the existing nine (9) inches.

Discussion ensues regarding possible configurations, materials, setbacks and height.

Board: An inswing door, that meets code, could be used so the area at the top is more generous. However a nine (9) inch rise is difficult to navigate. Are there steps into the back of the house? Is it a better configuration? **Response:** The requested configuration currently exists in the back of the house.

Motion: E. Deveaux moves to approve HRPB 25-00100231 with the following conditions of approval.

- The steps must be of removal material rising not more than thirty (30) inches in height
- Curved in form and
- Should the applicant sell the property, it would revert to the current condition

As it would be removable it would meet the analysis. L. Devlin 2nd.

Vote: Ayes all, unanimous.

Public Comment: Son of applicant – Benjamin Burle Jungles – what would staff's suggestion be if it were their parents? Expressed concerns with picket fences.

B. HRPB Project #25-00100229: Consideration of a Certificate of Appropriateness (COA) for demolition of the existing garage structure and new construction of a garage of approximately ±512 square feet at 509 North Palmway. The subject property is located in the Single-Family Residential (SFR) zoning district and has a future land use designation of Single-Family Residential (SFR). The property is a contributing resource in the Old Lucerne Historic District.

Staff: A. Hamilton provides staff analysis. The garage is in poor condition; On September 12, 2025 the building official declared the structure to be unsafe. The new construction garage is located in nearly the same space but now will meet side and rear setbacks. The rear elevation garage door should be eliminated from the plans as there is insufficient back-out space for the structure to be used for vehicular parking. It is listed as a contributing structure and the new construction is in keeping with the style of the house including height and massing.

Applicant: Kathy Beltran- Provided there is no connecting paving between the alley and the garage door, would it be possible to have a garage door?

Staff: Code requires the backout distance to be a minimum of ten (10) feet on the property plus the alley. The site would not allow that door to be accessed for parking. It could be used for lawn mowers, bicycles etc..

Motion: L. Devlin moves to approve HRPB 25-00100229 based upon the competent substantial evidence in the staff report and pursuant to the City of Lake Worth Land Development Regulation and Historic Preservation requirements including Conditions that no driveway is created between the alley and garage, allowing for the garage door which cannot be utilized for vehicular access; E. Deveaux 2nd.

Vote: Ayes all, unanimous.

C. HRPB Project Number 25-12700001: Consideration of a Certificate of Appropriateness (COA) for Ad Valorem Preconstruction Tax Exemption associated with the construction of a previously approved new ±942 square foot two-story two-car garage and pool at 425-427 S K Street. The subject property is located in the Single Family Residential (SFR) zoning district and has a future land use designation of Medium Density Residential (MDR). The property is a contributing resource in the Southeast Lucerne Historic District. PCN #38-43-44-21-15-153-0300.

Staff: A. Hamilton presented the analysis. The new construction has not yet been CO'd. They will return to this Board for a full review once completed. The next step would be for the Board to determine whether or not the construction meets the Secretary of Interior's Standards for Rehabilitation. Subsequent to that action, the City Commission will consider the request and if successful, it will then move to the Property Appraiser for action.

Board: Why has it taken two years? **Response:** There were construction delays.

Motion: R. D'Arinzo - Chair passes the gavel and moves to approve HRPB 25-12700001 based upon the competent substantial evidence in the staff report and pursuant to the City of Lake Worth Beach Land Development Regulation and Historic Preservation requirements; L. Develin 2nd.

Vote: Ayes all, unanimous.

D. Ordinance 2025-15: City-initiated request for Text Amendments to the City of Lake Worth Beach Comprehensive Plan to update the Future Land Use (FLU) table by incorporating the Neighborhood Commercial (NC) Zoning District into the Artisanal Mixed Use Land Use Designation (Table 1, Future Land Use Element), and by incorporating the Single-Family Residential (SFR) Zoning District into the Medium Density Residential (MDR) Land Use Designation.

Staff: Not rezoning or changing land use on any parcel. The zoning map and land use map need to be consistent. Currently there are areas within the City that are in conflict with the policy.

One area is bounded by on the west by J St and east by M St on the North by 3rd Ave S south to 5th Ave S Another area is north of Washington Ave and Railroad Ave.

Motion: E. DeRiso moves to recommend approval of Ordinance 2025-15 to the City Commission; E. LeBlanc 2nd.

Vote: Ayes all, unanimous.

E. Ordinance 2025-17: Consideration of an ordinance amending Chapter 23, Article 6, Section 23.6-1(p) "Penalties for tree abuse and removal without a permit."

Staff: As the language is confusing to homeowners, this change will make it clearer. Clarifies the penalty, timing of payment and requirements for mitigation through a restoration plan or replacement of the tree(s).

Board: Cannot penalize people for wanting to change their landscape. Mitigate the tree to an open space in the City.

Staff: Funds go to a Tree Canopy restoration, it is not a money maker for the City. The process includes the need for a permit.

Board Attorney: Staff was asked to bring this forward.

Code requires a permit for removal. No one is saying a tree cannot be removed. If you don't re-plant you may pay into a restoration fund. Trimming in an abusive way that the tree is unable to survive in its natural form it would necessitate a penalty.

The City is trying to maintain the tree canopy, the City Tree Board works hard to maintain the Tree City designation.

Motion: L. Devlin moves to recommend approval of Ordinance 2025-17 to the City Commission; E. LeBlanc 2nd.

Vote: Ayes all, unanimous

PLANNING ISSUES: A. Greening has resigned and is moving to Iowa.

PUBLIC COMMENTS: (3 minute limit) None

DEPARTMENT REPORTS:

BOARD MEMBER COMMENTS: E. Deveau disagrees with the WMODA minutes. Two Board members had reservations about the demolition. The CRA was suppose to find a place to locate the structures and bring that back to the Board.

Board Attorney: The minutes shall accurately reflect what happened at the meeting; if typos or misstatements of fact or opinion occurred those would be subject to correction.

E. Deveau states the CRA was suppose to find a location. States what happened (Board members expressed concern about the CRA relocation of the structures)and what was typed is not correct.

L. Devlin states her comments were reflected in the minutes and accurately stated. Follow up (performance) by any parties is immaterial.

Motion: L. Devlin moves to approve the July 16, 2025 minutes as presented; E. DeRiso 2nd.

Vote: Ayes all, unanimous.

ADJOURNMENT: 7:30 pm