



**MINUTES  
CITY OF LAKE WORTH BEACH  
HISTORIC RESOURCES PRESERVATION BOARD REGULAR MEETING  
CITY HALL COMMISSION CHAMBER  
WEDNESDAY, OCTOBER 12, 2022 -- 6:05 PM**

**ROLL CALL and RECORDING OF ABSENCES** Present were: Bernard Guthrie, Vice-Chair; R. D'Arinzo; Jamie Foreman; Tricia Hallison-Mischler; Mariana Gonzalez. Absent: Stephen Pickett and Nadine Heitz. Also present were: Annie Greening, Senior Preservation Planner; Yeneneh Terefe, Preservation Planner; Erin Sita, Assistant Director for Community Sustainability; Elizabeth Lenihan, Board Attorney; Sherie Coale, Board Secretary.

**PLEDGE OF ALLEGIANCE**

**ADDITIONS / DELETIONS / REORDERING AND APPROVAL OF THE AGENDA:** None

**Motion to approve:** R. D'Arinzo; J. Foreman 2<sup>nd</sup>. **Vote:** Ayes all, unanimous.

**APPROVAL OF MINUTES:** None

**CASES**

**SWEARING IN OF STAFF AND APPLICANTS:** No quasi-judicial items.

**PROOF OF PUBLICATION**

- 1) HRPB 22-00100335  
Ordinance 2022-20

**WITHDRAWALS / POSTPONEMENTS:** None

**CONSENT:** None

**PUBLIC HEARINGS:**

**BOARD DISCLOSURE:** No quasi-judicial items.

**UNFINISHED BUSINESS:**

**NEW BUSINESS:**

- A. HRPB Project Number 22-00100335:** A request for a variance to allow construction of a pool and placement of associated pool equipment within the required side setback for the property located at 2313 North Federal Highway; PCN #38-43-44-15-06-004-1410. The subject property is a contributing resource within the College Park Historic District and is located in the Single-Family Residential (SFR) zoning district. The future land use designation is Single Family Residential (SFR).

**This item is continued to the November 9, 2022 HRPB meeting.**

**Motion:** R.D'Arinzo moves to continue HRPB 22-00100335 to the November 9, 2022 Regular meeting; M. Gonzales 2<sup>nd</sup>. **Vote:** Ayes all, unanimous.

- B. Ordinance 2022-20: Consideration of an ordinance amending Chapter 23 "Land Development Regulations," Article 3 "Zoning Districts," Division 7 "Public Districts," Section 23.3-26 "P- Public," and Section 23.3-27 "PROS – Public Recreation and Open Space" for consistency with the use tables in Section 23.3-6 and clarifying the approval process for uses in the public districts; and Division 8 "Conservation District," Section 23.3-28 "C- Conservation," for consistency with the use tables in Section 23.3-6, correcting a scrivener's error and modifying the approval process to require conditional use approval for new uses; and Division 1 "Generally," Section 23.3-6 "Use Tables," to remove the P, PROS, and C zoning districts from all use categories in the use tables in this section except from the "Temporary Uses" category.

**Board Attorney** reads the Ordinance Title.

**Staff:** E. Sita explains the intent is to remove columns from the use tables entitled " P (Public), Pros (Public Recreation and Open Space), and C (Conservation)". The text remains within the Land Development Regulations. In the course of review of a Land Use change last year, it was discovered the type of use to be requested with the upcoming site plan would not be permitted within the Public district without this change. At the direction of City Commission, this Ordinance will clean up those conflicts within the use table. The result will be all uses in those zoning districts require Conditional Use approval resulting in a more stringent by Board hearing than Administrative approval by staff. Staff is more comfortable with some of the uses having a higher level of review.

**Board:** Board member expresses concern about removing uses from review, questions if this is a Charter amendment review.

**Staff:** This is not the removal of zoning districts from publicly owned land. The Charter is located in a different reference part of the Code. A Charter amendment would require a referendum. The map is not being amended. Only the Use table is being cleaned up/amended. All permitted uses in those districts will now state by Board review only and require public noticing. Many zoning codes do not contain a use table. This is a handy item for the public, but due to the current size, it is unnecessarily cumbersome and difficult to read. The requirements remain in the text of the code which is more concise.

**Board:** Do people regularly complain? **Response:** Yes, regular users are developers. M. Gonzalez concurs that with larger projects, the table can create difficulty.

**Motion:** J. Foreman recommends approval/adoption of Ordinance 2022-20 to the City Commission; R. D'Arinzo 2<sup>nd</sup>.

**Vote:** 4 /1 in favor of motion, B. Guthrie dissenting.

**PLANNING ISSUES:** None

**PUBLIC COMMENTS:** (3 minute limit) None

**DEPARTMENT REPORTS:** A. Greening announces the Preservation Award Program will continue in May 2023.

**BOARD MEMBER COMMENTS:** None

**ADJOURNMENT:** 7:00 pm

