



MINUTES
CITY OF LAKE WORTH BEACH
HISTORIC PRESERVATION BOARD
CITY HALL COMMISSION CHAMBER
WEDNESDAY, JANUARY 14, 2026 -- 6:00 PM

ROLL CALL and RECORDING OF ABSENCES Present were: Laura Devlin; Robert D’Arinzo, Chair; Michelle Huffman; Ken Gross; Edmond LeBlanc; Edmund Deveaux. Absent: Elaine DeRiso. Also present: Anne Hamilton, Senior Preservation Planner; Scott Rodriguez, Assistant Director for Planning & Preservation; Elizabeth Lenihan, Board Attorney; Sherie Coale, Board Secretary.

NEW MEMBER OATH The Oath of Office was administered to two new Board members: Ken Gross and Michelle Huffman by the Board Secretary

PLEDGE OF ALLEGIANCE

ADDITIONS / DELETIONS / REORDERING AND APPROVAL OF THE AGENDA None

APPROVAL OF MINUTES:

A. December 10, 2025 Regular Meeting Minutes

Motion: L. Devlin moves to approve the minutes as presented. K. Gross would like the minutes be amended to reflect that he was in attendance in the audience at the meeting . Amendment accepted by the Board.

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) 309 S Ocean Breeze
1022 North J Street

WITHDRAWALS / POSTPONEMENTS None

PUBLIC HEARINGS:

BOARD DISCLOSURE: R. D’Arinzo states he knows both the applicant and architect for New Business, Item. B.. K. Gross states he knows the applicant for the same project and lives within 500 feet of the parcel. Believes it does not have any impact on his impartial decision making.

Board Attorney: Voting conflicts are not based upon whether or not a person can remain neutral rather a matter of fact of how close and how many others could be similarly situated. The State

of Florida and Palm Beach County Commission on Ethics state a person cannot vote if one falls within a certain subset of people.

NEW BUSINESS:

- A. HRPB Project Number 25-00100311:** Consideration of a Certificate of Appropriateness (COA) for Ad Valorem Tax Exemption and one waiver for maximum Accessory Dwelling Unit size associated with the construction of a new ±798 square foot Accessory Dwelling Unit at 1022 N J Street. The subject property is located in the Single Family and Two Family Residential (SF-TF-14) zoning district and has a future land use designation of Medium Density Residential (MDR). The property is a contributing resource in the Northeast Lucerne Historic District.

Staff: A. Hamilton provides an overview of request and current status of parcel. The owner has been working with staff for some time now and they wish to construct an accessory dwelling unit (ADU). The existing garage will be used as 150 sq ft. storage and laundry. They wish to keep the structure. The new structure will house 2 bedrooms and 2 baths. The maximum area has been exceeded by 36%. The applicant has provided 3 parking spaces however they are not dimensioned correctly.

Waivers are a benefit to contributing structures in Historic districts incentivizing improvements and encouraging re-use of existing buildings. The request meets the waiver criteria.

The applicant has also requested approval of an Ad Valorem Tax Exemption. This portion is the pre-construction approval. Board would also hear a post-construction recommendation in the future when construction is complete.

Board: L. Devlin requests more information regarding the parking spots and location.

Response: Staff confirms the parking will be on the parcel, parallel to the alley but not in the alley or alley right-of-way. In an SFR zoning district all parking must be on-site.

E. Deveaux does not believe any Ad Valorem Tax Exemptions should be approved reasoning that if the applicant can afford to improve the property, the City should be able to reap the benefits of taxes. Questions if there is a way to remove all Ad Valorem Tax Exemptions now and going forward?

Staff response: Any particular request can be denied however the criteria for the denial would need to be provided for the record. Decisions must be consistent with the Secretary of the Interior Standards. Substantial evidence would need to be provided as to why it was denied.

K. Gross inquires about a curb cut for the parking in the front.

E. Deveaux inquires about alley improvements. **Staff:** Public Works would be the Department to require the improvement. Duplexes, multi-plexes triplexes are usually required to improve the alleyway. As this is SFR it is not required.

E. Deveaux believes millings could be used and the City should require each property to improve the alley regardless whether Single or Multi Family.

K. Gross- questions if the applicant plans to remove the garage door facing the ADU. **Staff:** No.

L. Devlin inquires about the historic consistency/qualities of the ADU. **Staff:** The only condition would be to change the horizontal slider, otherwise it meets the standards.

Motion: L. Devlin moves to approve HRPB 25-0100311 with staff recommended Conditions of Approval 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. Deveaux 2nd

Vote: Ayes all, unanimous.

Applicant: Not present.

A short break was taken before New Business Item B.

Board Attorney: It is recommended but not required the applicant leave the room.

Mr. Gross remained on the dais but recused himself.

B. HRPB Project #25-00100314: Consideration of a Certificate of Appropriateness (COA) for new construction of a multi-family structure of approximately ±3,675 square feet at 309 S Ocean Breeze. The subject property is located in the MF-20—Multi-Family and Two-Family Residential Zoning District and has a future land use designation of Medium Density Residential (MDR). The property is a non-contributing resource in the South Palm Park Historic District.

Staff: A. Hamilton provides an analysis of the request based up Historic Preservation requirements for new construction. Staff has suggested and conditioned several changes to fenestrations and other items to bring the proposal closer to Streamline Moderne style.

Board: E. Deveaux would like to know the finished floor elevation. **Staff:** It is shown on the elevation slide. Drainage is addressed by time of Building permit; the reviewer has seen the proposal and provided comments. E. LeBlanc inquires as to whether the comments are included in the Conditions.

Applicant owner Daniel Tanner and Architect Geoffrey Harris: Both mention as previous Board members they never reviewed the entire plan, those responsibilities remain with the City Building reviewers. The crown of the road is base flood elevation 7.99 feet plus 1 foot. The current flood zone is X and proposed to be AE flood zone. The wall height shown on these plans is in error, it shows the top of roof. The top of the wall will be at 18 feet (maximum allowable wall height). The adjacent property has a finished floor height above this structure's finished floor height.

Further discussion regarding applied muntins: applicant would like to have the picture windows remain open. In line with Historic Guidelines they do not want to create a false sense of history, this is a new building in an old district. Applicant is willing to provide banding. Sliders will allow for more interior space than suggested French doors. The sliders are not visible from the street, they are in the courtyard, private rear area near the pool. The eyebrows can be increased. The alley is improved, there is some asphalt there already.

As per the staff report, there is provision for additional staff and applicant discussions.

Motion: E. LeBlanc moves to approve HRPB 25-00100314 with staff recommended Conditions of Approval striking Condition 9c, the sliders shall have a five lite pattern 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; M. Huffman 2nd.

Vote: 5/0 motion passes; K. Gross abstained from voting.

PLANNING ISSUES: The Joint Board meeting will be held on January 21, 2026 in City Hall to provide orientation and variance training by the Board Attorney and staff.

PUBLIC COMMENTS: (3 minute limit) None

DEPARTMENT REPORTS: None

BOARD MEMBER COMMENTS: Question about new staff being hired. Anne Hamilton is the Senior Preservation Planner. The Principal Planner position may soon be filled.

E. Deveaux has continued concerns about hearing the apparatus ordinance, believes it should not infiltrate into the realm of the Historic Preservation Board.

Board Attorney reminds Board members, their role, their function is as one-half of the Certified Local Government Planning Agency. All comprehensive plans and amendments to the Land Development regulations are heard by both Boards prior to being forwarded to the City Commission for action. It is heard by this Board whether or not it impacts any Historic District.

Portions of the tile roof of City Hall Annex is missing, what is the status? Board members are concerned that the structure is not headed down a neglectful path. The City has contracted for the roof repair.

ADJOURNMENT 7:14 pm