



**MINUTES  
CITY OF LAKE WORTH BEACH  
HISTORIC RESOURCES PRESERVATION BOARD REGULAR MEETING  
CITY HALL COMMISSION CHAMBER  
WEDNESDAY, APRIL 12, 2023 -- 6:00 PM**

**ROLL CALL and RECORDING OF ABSENCES:** Present were: R. D'Arinzo; B, Guthrie-Vice Chair; Nadine Heitz; Stephen Pickett, Chair; Jamie Foreman 6:13 pm; Absent: Tricia Hallison Mischler. Also present were: Yeneneh Terefe, Historic Planner; Annie Greening, Senior Historic Planner; Erin Sita, Asst. Director for Community Sustainability; William Waters, Director for Community Sustainability; Elizabeth Lenihan, Board Attorney; Sherie Coale, Board Secretary.

**PLEDGE OF ALLEGIANCE**

**ADDITIONS / DELETIONS / REORDERING AND APPROVAL OF THE AGENDA**

**Motion:** B. Guthrie moves to accept agenda, N. Heitz 2<sup>nd</sup>.

**Vote:** Ayes all, unanimous

**APPROVAL OF MINUTES:**

A. March 8, 2023 Regular Minutes

**Motion:** B. Guthrie moves to accept agenda, N. Heitz 2<sup>nd</sup>.

**Vote:** Ayes all, unanimous

**CASES**

**SWEARING IN OF STAFF AND APPLICANTS:** Board Secretary administered oath to those wishing to give testimony.

**PROOF OF PUBLICATION** Provided in the meeting packet.

- 1) 325 North Ocean Breeze  
509 Lake Avenue

**WITHDRAWALS / POSTPONEMENTS** None

**CONSENT** None

**PUBLIC HEARINGS:**

**BOARD DISCLOSURE:** B. Guthrie has had several conversations with staff and members of the public regarding 509 Lake Avenue and he can remain impartial in the matter.

**UNFINISHED BUSINESS:**

**A. HRPB Project Number 23-00100043:** Consideration of a Certificate of Appropriateness (COA) for the demolition of the existing structure at 509 Lake Avenue. The subject property is located in the Downtown (DT) zoning district and has a future land use designation of Downtown Mixed Use (DMU). The property is a contributing resource in the Old Town National and Local Historic District.

**Staff:** A. Greening presents case findings and analysis. The survey describes the style as Commercial Craftsman influence built circa 1930. Various uses, primarily commercial, in the past including consignment, gift shop, café and restaurant. In 2020, the City Building Official declared the building as an Unsafe structure. As the building in the current state does not contribute to the district. Would not constitute an irreparable loss to the district. Any renovation/rehabilitation would constitute a substantial improvement according to Florida Building Code. A reconstruction would require the removal of the wood roof in order to meet fire code which would further reduce any contributing characteristics.

**CRA Director-** Joan Oliva-Part of the redevelopment effort begun in 2018, currently working with a firm in Miami to bring an RFP forward, most likely within the next two months.

**Public Comments:** Cliff Kohlmeyer – 503 1<sup>st</sup> Ave S. – There should be a new construction plan submitted prior to demolition. Doesn't believe vacant lot should exist. Uses such as those mentioned by Treasure Coast Regional Planning including a Biergarten. This demolition is not necessary in order for greater project to proceed; incumbent upon CRA to maintain the lot. It should go out to RFP as there may be an interested party. Suggests it could be an arbitrary and capricious decision if demolition is approved

Sara Malega- Owner of the Zoo Health Club 824 Lake Ave.- It is an ongoing struggle to rid the downtown of blight. Although Havana Hideout was on Diners, Drive-Ins and Dives, the property took a turn for the worse. Has an appreciation for architecture and historic properties but it doesn't lend itself to the new vision for the Downtown. The CRA shouldn't be held responsible when the place gets tagged.

Jon Faist – 511 Lake Ave. – Adjacent building owner. The food truck for the Havana Hideout sat behind this building and was where the food was prepared. The interior consists of a toilet and ice chest for drinks. Please move forward as it represents a safety risk. Currently housing drug dealers, criminals and prostitutes. Keeping the building lends reason to developers not wanting to invest.

Wes Blackman- 241 Columbia Dr.- Recalls it being called the Lizards Den and known for an open keg. Impressions are made everyday and it sends the wrong message. The need for concurrent new construction, however there is discretion given within the demolition criteria is given in the interest of the public. If HRPB determines it no longer has historic value as a contributing or historic property or if it becomes part of a larger, community redevelopment plan. Not the fault of the CRA that the project has not moved forward. Clear the way for the demolition and clear the blight. The CRA is a public entity charged with a duty to taxpayers.

Peggy Fischer - 508 North A St. – The property is not on the Historic Registry, simply a structure in the District. Explains a recent attempted use was for a bakery. The squatter tenant, in addition to practicing naked yoga in public spaces, requested donations of free bread to sell. Does not think this is the direction the City wants to take.

Debra Roberts – 127 South K St. -Why must we continue to see this structure everyday? Doing no service to the memory or history of the building or area. It is now a broken-down eyesore and that Lake Worth will always remain Lake Worthless. We cannot hang on to every rotting timber. Perhaps a new structure could hold a plaque with mention of the building.

Tom Conboy – 30 South M St. – Don't demolish, there is value that can't be retrieved. The City has been out to demolish all the buildings across from his business. There should be a plan in place for new construction.

Greg Richter – 1202 South Palmway - Tear the building down, the CRA had previously offered to give away the other buildings in the area of said building, there were no takers due to rotting wood. Time to move on, this is a delay tactic to keep things from happening in the area.

Richard Stowe – 414 N. Federal Hwy- String of negativity. Solution is not to use grant money. The building has a small footprint. It is a craftsman bungalow, the CRA has not provided another plan. Suggests demolition by neglect of the building. Could be surprisingly nice if restored. Protect and deny the request for demolition.

Written Comments (attached):

Tom Osterholt – 2111 Notre Dame Dr. -In favor of demolition

Erin Allen – 208 S. Lakeside Dr. -In favor of demolition.

Amy Ferriter- 30 S. J St - In favor of demolition.

Martha Wright – 616 S. N St. – In favor of demolition.

Susy Madison – 401 S. Lakeside Dr. -In favor of demolition.

Janet Serrano – 413 N. L St.- In favor of demolition.

Andrew Carey-1022 N. K St. requested to read comment on Zoom, not present.

Beverly Young – 1130 N. Golfview Rd. – In favor of demolition.

Silvia Rotela – 302 N. B St. – In favor of demolition

David Simms – 715 N. L Street – In favor of conservation of structure.

Giovanna Timor –308 8<sup>th</sup> Ave. N - In favor of conservation of structure.

Suki deJong– 2381 Sunset Ave #110 - In favor of conservation of structure.

John McGrass –911 N Federal Hwy. - In favor of conservation of structure.

Ginny Powell – 224 N. Palmway – In favor of conservation of structure.

Anthony Segrich – 601 S. Palmway – In favor of demolition.

Carolyn Deli – 126 N. E St. – In favor of conservation of structure.

Mention is made of a petition received from nine Downtown Merchants, presented by Makayla Clanton.

**Board:** R. D'Arinzo moves to receive in the petition; N. Heitz 2<sup>nd</sup>. Ayes all, unanimous to accept the Downtown Merchant petition requesting demolition.

Mention of Sierra Club Loxahatchee letter – Board is unable to accept the letter into the record as there is no express, written consent from the group that the letter represents the

collective opinion of the group. The letter is not from any particular person nor has the group provided authorization for anyone to speak on their behalf.

**Public Comment is closed.**

**Board:** The defining character items would need to be removed in order to bring the structure up to Florida Building code. The demolition will raise the value of nearby properties. If action is delayed tonight, it will come before Board to be heard again. In the interim the public will continue to see this structure during high profile events such as the Street Painting Festival. Suggestion to have the CRA consider an open space, temporary use until such time as a site plan comes forward.

**Staff:** There is no plumbing, electric, a/c, it needs a roof, windows and doors. There may be concrete spalling, it is a concrete block structure. Functional reconstruction would involve the removal of the wood eaves on the zero lot line structure.

**CRA-** Joan Oliva- The CRA may be willing to have a temporary open space while working with the RFP. The CRA attorney was clear the structure should be demolished in order to reduce liability; Code Compliance required the fence on the parcel.

**Motion:** B. Guthrie moves to approve HRPB 23-00100043 with staff recommended Conditions of Approval, including CRA to work with City staff to identify potential interim uses, 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; N. Heitz 2<sup>nd</sup>.

**Vote:** Ayes all, unanimous.

**B. HRPB Project Number 23-00100034:** Consideration of a Certificate of Appropriateness (COA) for the partial demolition and renovation of the existing structure at 325 North Ocean Breeze, removing a 1994 addition. 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 non-contributing resource in the Old Lucerne National and Local Historic District.

**Staff:** A. Greening presents case findings and analysis. Proposal includes removal of the 1994 addition and, in returning historic appearance, uncovering the original wood siding with the removal of the vinyl siding. The removal of the addition brings the encroachment, onto the double lot side, closer to the five-foot setback. The owner does not seem to want to split the lot at this time.

**Applicant/Owner:** Tine Shipman 319 N. Ocean Breeze – wants to restore as it's been vacant for approximately 10 years. Supposedly contains Miami Dade pine floors.

**Staff:** Cannot add the setback waiver application at this time as it needs advertised. Two lots of record that have been combined cannot be “re-split” into the original two lots of record as the structure on the one lot would then encroach on the side. A waiver was suggested so that in the future if there were to be a lot split, a non-conforming setback would not be created with that lot split.

**Board:** Will it be elevated to a contributing structure with the removal of the addition and siding?  
**Response:** According to the 2020 survey it was still proposed to be non-contributing.

**Public Comment:** Richard Stowe-414 N Federal Hwy– In support of the addition removal and vinyl siding.

**Motion:** N. Heitz moves to approve HRPB 23-00100034 with staff recommended Conditions for the partial demolition and renovation of the existing structure 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; R. D'Arinzo 2<sup>nd</sup>.

**Vote:** Ayes all, unanimous.

**Five minute break 7:33 resume.**

**C. HRPB Project Number 23-00100032:** Consideration of a Certificate of Appropriateness (COA) for an addition to create a duplex at 931 North J Street; PCN #38-43-44-21-15-278-0090. The subject property is a non-contributing resource to the Northeast Lucerne Historic District and is located in the Single-Family and Two-Family Residential (SF-TF-14) Zoning District.

**Staff:** Y. Terefe presents case findings and analysis. The new construction would change the single-family structure into a duplex via a proposed breezeway between the two structures. The landscaping in the rear will most likely be lost due to insufficient back-out space into the alley. Staff suggestion is to shorten the breezeway to allow movement of the structure and parking area forward toward the street. Currently there will be the mitigation of one tree.

Board discussion of the parking.

**Motion:** R. D'Arinzo Moves to approve HRPB 23-00100032 with staff recommended Conditions for an addition for the property 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; B. Guthrie 2<sup>nd</sup>.

Motion amended by original maker to include a foundation planting for Historic compatibility; 2<sup>nd</sup> by. original maker.

**Vote:** Ayes all, unanimous.

**D. HRPB Project Number 23-00100039:** Consideration of a Certificate of Appropriateness (COA) for window replacements at the property located at 211 Columbia Drive. The subject property is a contributing resource to the College Park Local Historic District and is located in the Single-Family Residential (SFR) Zoning District.

**Staff:** A. Greening presents case findings and analysis. The permit application received in 2020 was disapproved; in 2022 Code Enforcement staff filed violations on the property for window replacement without a permit. The applicant re-submitted a permit which was denied due to the glazing having gray tint. Staff advised the applicant to replace with clear glass or bring forward to the Historic Board. The property owner has been unsuccessful in finding a contractor to replace the glazing.

**Board:** The contract states that the permits and engineering are not included in the scope of work. The permit was submitted, denied and contractor performed the work anyway.

**Motion:** J. Foreman moves to deny HRPB 23-00100039 for window replacements with gray tinted glass 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; B. Guthrie 2<sup>nd</sup>.

**Vote:** Ayes all, unanimous. Proposal denied.

**PLANNING ISSUES:** None

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

**DEPARTMENT REPORTS:**

- A. Notification of the condemnation of the principal structure and garage at 206 North Federal Highway. The subject property is a non-contributing resource in the Northeast Lucerne Local Historic District.

The Building Official, upon visiting the site on January 31 and February 2, 2023, declared the structure and garage as unsafe due to structural cracks, structural foundation issues, significant water damage and collapsing addition.

- B. Voting on the Awards will occur on April 19, currently there are three categories with a total of six nominations. Historic Preservation Awards Ceremony will be held at the City Library.
- C. The Mobility Plan Charette- will be held at the Jewel Box building in front of the Bohemian on April 15.

**BOARD MEMBER COMMENTS:**

**ADJOURNMENT** 8:16 pm