



Planning Zoning Historic Preservation Division  
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**MINUTES  
CITY OF LAKE WORTH BEACH  
HISTORIC RESOURCES PRESERVATION BOARD REGULAR MEETING  
CITY HALL COMMISSION CHAMBER  
WEDNESDAY, FEBRUARY 08, 2023 -- 6:00 PM**

**ROLL CALL and RECORDING OF ABSENCES:** Present were- Stephen Pickett, Chairperson; Bernard Guthrie, Vice Chair-person; Robert D'Arinzo; Tricia Hallison-Mischler. Absent: Jamie Forman, Nadine Heitz. Also present were: Annie Greening, Senior Preservation Planner; Yeneneh Terefe, Preservation Planner; Erin Sita, Assistant Director for Community Sustainability; William Waters, Director for Community Sustainability; Peter Ringle, Building Official, Elizabeth Lenihan, Board Attorney; Sherie Coale, Board Secretary.

**PLEDGE OF ALLEGIANCE**

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

The Call for Nominations (Historic Awards Program) will be added under Planning Issues.

**APPROVAL OF MINUTES:**

A. January 11, 2023 Regular Meeting Minutes

**Motion:** R. D'Arinzo moves to approve the January 11, 2023 minutes as presented; T. Hallison-Mischler 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) Ordinance 2023.02

**WITHDRAWALS / POSTPONEMENTS** None

**PUBLIC HEARINGS:**

**BOARD DISCLOSURE** None

**UNFINISHED BUSINESS:**

A. **HRPB Project Number 22-00100384:** Additional information requested by the HRPB at the January 11, 2023 meeting on the proposed demolition of the existing contributing single-family home at 338 Cornell Drive (West Lot), and an updated recommendation by staff.

**Staff:** In keeping with the previous request by the Board at the January meeting, City staff including the City Building Official, and Community Sustainability Director visited the site on January 20, 2023 with the owner. From that visit, it was determined the foundation and structural members would require extremely costly repairs with most of the structure needing to be replaced resulting in very little of the historic fabric intact. The level of deterioration could render repair and restoration infeasible. Demolition and total reconstruction were discussed for both the garage and house. Reconstruction would maintain the current footprint and exterior appearance; the garage entrance would be turned to the alley to permit practical access. A bond or letter of credit was proposed to guarantee the reconstruction within a time certain after demolition. As of the date of this meeting, the owner has indicated that is no longer an option. Five waivers have been proposed in order to settle the existing non-conformities associated with the reconstruction on the same footprint and facilitate the reconstruction. These include the front and east side setback for the primary structure, rear and west side setbacks for the garage and Floor Area Ratio (FAR). Photo documentation will be required to enable accurate reconstruction.

**Board** wants, at a minimum, the front façade to be preserved.

Applicant-Wes Blackman, AICP/Owner-Padraic Buckley agree with the Conditions of Approval.

**Staff:** W. Waters reminds all that some exploratory demolition will need to be done prior to construction documents becoming available. There will likely be a loss of some stucco to the front façade when tying in new joists. A timeline should be agreed upon. Exploratory demolition should be agreed upon with staff and will occur beyond the front facade. The garage is eligible for immediate demolition due to safety concerns.

**Motion:** B. Guthrie moves to approve HRPB 22-00100384 including associated waivers, with staff recommended Conditions of Approval based upon the competent, substantial evidence in the staff report, supplementary memorandum and pursuant to the City of Lake Worth Beach Land Development Regulations (LDR's) and Historic Preservation Guidelines. Additionally, the property shall be documented through photo's, floor plans and elevations. Additions to the rear shall not be visible from the street; R. D'Arinzo 2<sup>nd</sup>.

**Vote:** Ayes all, unanimous.

### **NEW BUSINESS:**

- A. Ordinance 2023-02:** Consideration of an ordinance amending Chapter 23 "Land Development Regulations," Article 2 "Administration," Division 3 "Permits," Section 23.2-39 "Affordable/Workforce Housing Program" to provide clarification on the combination of incentives, qualifications for affordability, participation in other entity programs, and providing additional affordability buy downs provisions.

**Staff:** City Commission has recently requested staff to develop additional buydown options to provide additional housing affordability. The City requirements are more stringent than the County requirements. It would allow the City to lower income requirements by 15% if desired. In order to evaluate applications in the FY 2024, staff has advised there would be a need for an additional revenue stream to add an additional staff member.

**Board:** Asks about what programs the City has that can receive funding. These include: County funding programs, Sustainable Bonus Incentive Program, Affordable Housing. Transfer of Development Rights (TDR).

**Public Comment:** R. Stowe is in favor of the Ordinance.

**Motion:** R. D'Arinzo moves to recommend adoption of proposed LDR text amendments in Ordinance 2023.02 to the City Commission. T. Hallison-Mischler 2<sup>nd</sup>.

**Vote:** Ayes all, unanimous.

### **PLANNING ISSUES:**

- A. Quarterly presentation by HRPB member to City Commission on board activities
  - Discussion of content of 5-minute update to City Commission and selection of member to present update.

The CLG report will be used as a starting point for cases heard by the Board. Awards program can be mentioned.

The Historic Preservation Awards Categories will be as follows:

Rehabilitation

Compatible New Construction/Addition

Pivotal Preservation

Staff has noted 6 projects that could potentially receive an award. The Board and public will be able to submit any projects from the previous five (5) years that have not been previously awarded and meet the criteria.

### **PUBLIC COMMENTS:** (3-minute limit)

Cliff Kohlmeyer 503 1<sup>st</sup> Ave S: States CRA should be held accountable for the demolition by neglect of the L&M properties and the lack of a need for a COA.

David Sims 715 North L St: Is unhappy with the outcome of the L&M properties, it was intentionally bought out to let it deteriorate. The Board should have a part in the preservation.

Richard Stowe 414 N Federal Hwy: All the properties (L&M) are repairable, Level 3 Restoration. Speaks to the history of the Agnes Ballard property and that grants are available for restoration. Board should send a letter to the CRA regarding the grants.

### **DEPARTMENT REPORTS:**

- A. Notice of condemnation and future demolition of five properties in the Old Town Local Historic District: 25 South K St, 30 South L St, 32 South L St, 704 1st Ave South, and 710 1st Ave South.

**Staff:** Since 2018 the structures have stood vacant, empty and deteriorating. In May 2022, at the direction of City Commission, an update was provided with regard to cost for renovations and existing conditions. It was reported that five (5) were deemed financially infeasible to restore and the remaining two (2) were appropriate for renovation. The Building Official, after visiting the site, declared the five as unsafe and provided condemnation reports. October 2022 brought the recommendation that the remaining two structures be tented for termite infestations. This notice fulfills the requirement for notification of Condemnation. The condemnation notice is the mechanism to alleviate unsafe structures (no Certificate of Appropriateness required) versus a request for Demolition which requires Board evaluation and motions. As these structures are listed only on the Local Historic District, no authority is given to the Board regarding the condemnation and subsequent demolition. That is for those parcels on the National Historic Registry.

**BOARD MEMBER COMMENTS:** Thank you to Mariana Gonzales for her volunteered time on the Board. Please advise those who have similar qualifications to apply for the vacant position if they have interest.

**ADJOURNMENT:** 8:15 PM