



**MINUTES**  
**CITY OF LAKE WORTH BEACH**  
**HISTORIC RESOURCES PRESERVATION BOARD MEETING**  
**CITY HALL COMMISSION CHAMBER**  
**WEDNESDAY, MARCH 12, 2025 -- 6:00 PM**

**ROLL CALL and RECORDING OF ABSENCES** Present were: Robert D'Arinzo, Chairman; Nadine Heitz, Vice-Chair; Edmond LeBlanc, Laura Devlin; Elaine DeRiso; Edmund Deveaux (6:04pm). Also present were: Yeneneh Terefe, Historic Planner; Anne Hamilton, Sr. 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. December 2024 Regular Meeting Minutes

**Motion:** L. Devlin moved to approve the December 2024 regular meeting minutes as presented; E. LeBlanc 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) HRPB 23-00500014- 1000 Lake Avenue  
HRPB 24-02100030 - 1028 N Federal Hwy

**WITHDRAWLS / POSTPONEMENTS** None

**PUBLIC HEARINGS:**

**BOARD DISCLOSURE** None

**UNFINISHED BUSINESS:** None

**NEW BUSINESS:**

- A. **HRPB Project Number 23-00500014:** Conditional Use Permit, Alcohol Distance Waiver, and Historic Waiver requests to establish a restaurant with bar, a specialty brewery, a bar without live entertainment, a specialty retail shop, a banquet hall/ballroom/meeting room, and a museum with ±19,652 square feet of total use area at 1000 Lake Avenue. The subject property is located in the Transit Oriented Development-East (TOD-E) Zoning District and has a future land use designation of Transit Oriented Development (TOD). The property is a contributing resource in the Old Town Historic District.

**Staff:** A. Greening presents case findings and analysis. The site came before the Board in 2020 for COA exterior alteration approvals, major site plan approval for structure rehabilitation as well as site improvements to the parking lot, landscaping and exterior lighting. This is being heard tonight due to the request for a specialty brewery, bar without live entertainment and restaurant with bar. The waiver is to reduce the required off-street parking for the loading space to one and a distance waiver for alcohol consumption on-site. According to the floor plans the lower level will have the speakeasy bar and brewery equipment; the ground level/street level is the first floor with restaurant; 2<sup>nd</sup> floor will house memorabilia museum, ballroom, gift shop; third floor additional restaurant area.

The historic waiver allows for flexibility for historic structures. The loading space requirement is based on square footage, this building would require 2 spaces. This could only be achieved with the reduction of customer and staff parking spaces.

The stand-alone bar in the basement triggered the need for this waiver. In the Downtown (DT) zoning district there are many other establishments selling alcohol for on-site consumption. It will not be in proximity to any protected use.

**Applicant:** Not in attendance or on-line via Zoom.

**Board:** Will there be off-site package sales? **Response:** No, there will only be on-site consumption.

**Public Comment:** None

**Motion:** N. Heitz moves to approve HRPB 23-00500014 with staff recommended Conditions of Approval based on the competent substantial evidence in the staff report and in the testimony given at the public hearing; E. DeRiso 2<sup>nd</sup>.

**Vote:** Ayes all, unanimous.

**B. HRPB Project Number 24-02100030:** A conditional use permit request for a 2,862 square-foot medical office located at 1028 North Federal Highway. The subject property is located in the Mixed Use - Federal Highway (MU-FH) zoning district and has a future land use designation of Mixed Use - East (MU - E). The subject property is a noncontributing resource to the Northeast Lucerne Historic District.

**Staff:** Y. Terefe provides case analysis. The service will be to those with autism and other developmental disabilities. They provide services at schools as well.

**Board:** Question as to why the project is before the Board. **Response:** All medical uses must be heard by the Boards. In response to a question regarding traffic, staff states the site requires 12 spaces and 17 are provided.

**Public Comment:** None

**Motion:** E. DeRiso moves to approve HRPB 24-02100030, a Conditional Use permit with staff recommended Conditions of Approval, including 2 conditions from Electric Utilities, for a medical office based upon the competent substantial evidence provided in the staff report and in the testimony at the public hearing; L. Devlin 2<sup>nd</sup>.

**Vote:** Ayes all, unanimous.

**C. HRPB Project Number 25-00100035:** Consideration of a Certificate of Appropriateness (COA) for an addition to the front façade of the primary structure, enclosure of the existing carport, and addition to the existing rear accessory structure at 516 North L Street. The subject property is a 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:** A. Hamilton presents case findings and analysis. The main alteration to the front façade is the bump out addition which would change the roofline; Enclosure of the carport and addition to rear accessory structure. Carport enclosures are generally discouraged. In 2017 the site came before the Board for the carport and the plans were never carried out. Staff is generally in support of the request as

it is generally in keeping with the previous approval. Full light openings would be required; existing knee wall retained and banding. The front façade presents the most concern as the changes would change the fenestration patterns, lose the historic character. This addition could be shifted to the rear of the structure. The front is not consistent with Historic Preservation Guidelines and staff recommends denial.

The decorative grate on the garage would be retained, just adding a window behind. The area to the right of the front entrance is proposed to be extended forward. Staff preference is to add on elsewhere on the structure rather than the front façade. The shed is proposed to become a cabana.

**Applicant:** Lars Bolander- The front area (niche) is a total waste of space. There are solutions to everything. It's a nice home but could be better. Suggests building up in the front and not with another floor, which would allow for a metal roof.

**Board:** N. Heitz – It is not about just looking nice but if it adheres to the Historic Preservation Regulations and Guidelines.

**Staff:** A revised elevation would need to be shown, but that doesn't resolve the façade issue. The addition to the front of a contributing structure is generally not allowed as facades are given the highest priority. Based on the site plan there are other places to add to the structure. The roofline would change.

**Board:** Have you looked at other locations? If you can find an appropriate location, it may not be necessary to return to Board. Historic Preservation means exactly that- preservation of historic character.

**Motion:** L. Devlin moves to approve HRPB 25-00100035 with staff recommended Conditions of approval 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; N. Heitz 2<sup>nd</sup>.

**Vote:** Ayes all, unanimous.

**PLANNING ISSUES:** Reminder of the April 16, 2025 joint meeting with the Planning & Zoning Board for the variance training to be presented by the Board attorney; and the presentation of the Open Space and Recreation Comprehensive Plan element to be presented by staff and the consultant Chen Moore.

May is Historic Preservation month. Due to the relatively small size of the City, it's been a challenge to have enough eligible properties to consider. The thought is to have the Awards ceremony every two years. Staff is currently planning other substitute celebratory event.

L. Devlin and E. Deveaux will not be in attendance at the April meeting.

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

**DEPARTMENT REPORTS:**

**BOARD MEMBER COMMENTS:** Question as to when WMODA would be heard by the Board.

**Response:** To-date there has not been a submittal to staff. Update on progress of Gulfstream: Some structural issues were being addressed but otherwise on schedule to open Phase I in December 2025. Question if there is an annexation in progress for the Murray Hills area? **Response:** No.

**ADJOURNMENT** – 7:10 pm