

HISTORIC RESOURCES PRESERVATION BOARD REPORT

HRPB Project Number 26-00100063: A request for the relocation of two historic structures from 17 S M Street to 704 1st Avenue South. The subject property at 17 S M is a contributing resource within the Old Town Historic District and existing and relocation sites are located in the Downtown (DT) zoning district. The future land use designation is Downtown Mixed Use (DMU).

Meeting Date: April 29, 2026

Applicant: Lance Lilly, Chen Moore & Associates

Property Owners: Lake Worth Beach CRA; City of Lake Worth Beach

Addresses: 17 South M Street; 704 1st Avenue South

PCNs: 38-43-44-21-15-023-0230; 38-43-44-21-15-019-0301

Size: ±0.16 acres; ±0.1 acres

General Location: West side of South M Street between Lake Avenue and 1st Avenue South; proposed relocation to the northwest corner of 1st Avenue South and South K Street.

Existing Land Use: Governmental Administrative Office; Vacant

Future Land Use Designation: Downtown Mixed Use (DMU)

Zoning District: Downtown (DT)



RECOMMENDATION

The documentation and materials provided with the application request were reviewed for compliance with the applicable guidelines and standards found in the City of Lake Worth Beach Land Development Regulations (LDRs) and Historic Preservation Design Guidelines, and for consistency with the Comprehensive Plan and Strategic Plan. Staff recommends approval with conditions for the Certificate of Appropriateness for relocation of two historic structures.

PROJECT DESCRIPTION

The applicant, Lance Lilly, on behalf of the property owners, the City of Lake Worth Beach and the Lake Worth Beach CRA, are requesting a Certificate of Appropriateness for the relocation of two historic structures from 17 South M Street to a proposed Mixed Use Urban Planned Development at 704 1st Avenue South. The subject properties are located in the Downtown (DT) zoning district and have a Future Land Use (FLU) designation of Downtown Mixed Use (DMU). A survey of the property is included in **Attachment A**.

PUBLIC COMMENT & COMMUNITY OUTREACH

Per LDR Section 23.2-20, Public Neighborhood Meeting, a public neighborhood meeting shall be required for all Planned Developments, Developments of Significant Impact, and Lake Worth Beach Community Redevelopment Agency sponsored new construction projects along the City's major thoroughfares as well as those utilizing the City's Sustainable Bonus Incentive Program, Transfer of Development Rights Program and/or Economic Investment Incentives.

As the relocated structures will be incorporated into the K Street Garage Planned Development, the subject application was addressed at the required neighborhood meeting for that project. On April 13th, 2026, the applicant held a meeting with neighborhood residents at the Compass Community Center. Notices were mailed to all property owners within 400 ft of the project, signage was posted on the relocation site, and a posting was created on the City's Website and the CRA's social media page. There were approximately 20-30 attendees at the meeting.

The project has complied with all of the public notice requirements, including a 400-foot courtesy notice, sign posting and legal notice. At the time of the completion and dissemination of this staff report, staff have received no letters in support of or opposition to the project from the public.

BACKGROUND

The subject site at 17 S M Street features an existing ±1,609 sf two-story Frame Vernacular structure and an approximately ±415 sf accessory garage structure. The structures were built c.1941 in the Frame Vernacular architectural style with Colonial Revival detailing by contractor C.R. White, and were originally used as a residential home and garage apartment. The architectural drawings for the structure illustrate a two-story residence of frame construction with a metal shingle gable roof and front porch, with a rear two-story garage apartment structure constructed of matching material. The structures underwent rehabilitation in 2012, including window and door replacements, siding replacement, metal shingle roof replacement, front porch reconstruction replicating the original 1941 drawings, a new brick driveway, and interior renovations. At that time the second story apartment of the garage structure was converted to a storage use. The CRA acquired the property in 2018, and the structures currently house the City's Leisure Services Department. Both buildings at 17 South M Street are contributing resources in the Old Town Local Historic District, and the applicants are proposing to relocate the structures to a new site in the same historic district (704 1st Avenue South).

On July 16th 2025, the Historic Resources Preservation Board heard and approved HRPB 25-00100068 for relocation of 3 historic structures including the two subject structures at 17 S M Street, associated with the development of a new museum and residential building, conditioned on the applicant providing a new COA request or amendment to the previous approval for review and approval of the relocation sites. Pursuant to this requirement, the applicant is now requesting HRPB review and approval of the final proposal for relocation of the structures from 17 S M Street to 704 1st Avenue South.

ANALYSIS

Consistency with the Comprehensive Plan

The subject properties have a Future Land Use (FLU) designation of Downtown Mixed Use (DMU). Per Comprehensive Plan Future Land Use Element Policy 1.1.1.7, the Downtown Mixed Use land use designation is intended “to provide for the establishment and expansion of a broad range of office, retail and commercial uses, and some residential within the traditional downtown core of the City. Diversity of retail uses is encouraged; however, certain commercial uses are not permitted in the Downtown Mixed-Use category because they would be detrimental to the shopping or office functions of the area. The maximum density of permitted residential development is 40 dwelling units per acre. The preferred mix of uses area-wide is 75% residential and 25% non-residential. The implementing zoning districts are DT, MU-E, MF-20 and MF-30.”

The proposal is supported by several Goals, Policies, and Objectives in the Comprehensive Plan, including:

- FLU Element - Objective 1.2.1: To promote the location of high-quality retail, office and mixed use projects in the Downtown Mixed Use (DMU) and Mixed Use East (MU-E) designations as the prime retail and commercial areas of the City.
- FLU Element - Policy 1.2.1.1: The City shall ensure that high quality retail and office uses are located in the Downtown area and the Dixie Highway Corridor by carefully guiding and selecting project applications.
- FLU Element - Objective 1.4.2: To provide for the protection, preservation or sensitive reuse of historic resources.
- FLU Element – Objective 1.6.4: To support redevelopment plans which recognize and respect the historic urban character of Downtown Lake Worth and other historic districts and structures in the City and the surrounding neighborhoods.
- FLU Element - Objective 1.6.7: To encourage infill development, redevelopment and renewal of blighted areas and to promote the rehabilitation and restoration of older structures.
- FLU Element - Policy 1.6.7.2: Infill and Redevelopment opportunities will be maximized through programs to achieve the consolidation of small lots into larger redevelopment parcels, where feasible.

Consistency with the Land Development Regulations

The proposed relocation is a component of the establishment of a Mixed Use Urban Planned Development for construction of a parking garage generally located at the intersection of 1st Avenue South and South K Street. The broader application for this development, which includes a request for a Mixed-Use Urban Planned Development, Major Site Plan, Conditional Use Permit, and Certificate of Appropriateness for new construction is provided under separate cover from this application.

General Guidelines for Granting Certificates of Appropriateness

Section 23.5-4(k)1. – In General:

A. *What is the effect of the proposed work on the landmark or the property upon which such work is to be done?*

Analysis: The proposed work will relocate two contributing structures (one primary structure and one associated accessory garage structure) within the Old Town Historic District to prevent demolition, encourage their reuse, and permit the relocation of the structures from their current site as approved in HRPB 25-00100068. While this will have an effect on the integrity of surroundings for the two subject structures, the overall architectural integrity of the structures will be retained as proposed in the subject request.

B. *What is the relationship between such work and other structures on the landmark site or other property in the historic district?*

Analysis: While the proposed relocation will have an impact on the structures’ relationship to surrounding properties, particularly in context with their relocation to a broader development to establish a multi-story parking garage, the relocation of the structures has previously been reviewed and approved by the HRPB as a component of

the broader redevelopment of the current site under HRPB 25-00100068. The proposed relocations will be within the same historic district.

- C. *To what extent will the historic, architectural, or archaeological significance, architectural style, design, arrangement, texture, materials and color of the landmark or the property be affected?*

Analysis: The relocation of the subject historic structures at 17 South M Street will not include any substantial changes to the structures' architectural style, design, arrangement, texture, materials, or color. The architectural significance of the structures will be preserved and their contributing status in the Old Town Historic District will continue, as the proposed relocation will only necessitate removal of a rear non-historic addition to the primary structure as proposed. Any additional proposals for redevelopment of the structures, including those shown in the plans for the surrounding Mixed-Use Urban Planned Development will require HRPB or Staff approval, as applicable.

- D. *Would denial of a certificate of appropriateness deprive the property owner of reasonable beneficial use of his property?*

Analysis: The relocation of the structures will facilitate the redevelopment of the existing site at 17 S M Street as approved previously in HRPB 25-00100150 and HRPB 25-00100151. Pursuant to the approved development order for HRPB 25-00100068, which gave initial approval for the relocation of the subject structure, if no feasible relocation sites have been identified, proposed, and approved prior to the issuance of the new construction building permits and all pertinent and related approvals for redevelopment of 17 South M Street, the existing structures shall be demolished.

- E. *Are the applicant's plans technically feasible and capable of being carried out within a reasonable time?*

Analysis: Yes, the plans are feasible and could be carried out in a reasonable timeframe.

- F. *Are the plans (i) consistent with the city's design guidelines, once adopted, or (ii) in the event the design guidelines are not adopted or do not address the relevant issue, consistent as reasonably possible with the applicable portions of the United States Secretary of the Interior's Standards for Rehabilitation then in effect? Copies of the city's design guidelines, once adopted, and the United States Secretary of the Interior's Standards for Rehabilitation are available at the department for community sustainability and are posted on the city website.*

Analysis: The City's Historic Preservation Design Guidelines do not directly address relocation; however, the Historic Preservation Ordinance does include specific standards for relocation (addressed below). Generally, relocation is strongly discouraged under the Secretary of the Interior's Standards for Rehabilitation, as the contextual relationship of a property to its original site and surroundings is considered a character defining feature. However, relocation is considered an acceptable alternative to demolition when proposed development or other pressure threatens an historic structure. As the relocated structures will be sited in a location within the Old Town Historic District and will not be moved outside of the City, the proposed relocation retains much of the integrity of surroundings that characterize its current location and is therefore generally in keeping with the guidance set forth by the Secretary of the Interior's Standards for rehabilitation.

- G. *What are the effects of the requested change on those elements or features of the structure which served as the basis for its designation and will the requested changes cause the least possible adverse effect on those elements or features?*

Analysis: The structures at 17 S M Street were designated based on their integrity in architectural style and their contribution to the overall district as a whole. While their original location and setting is an important feature, the proposed relocation will cause the least possible adverse effect on the integrity of their relation to their surroundings

as the structures are proposed to be relocated within the same historic district and within a block of their current location. While this is an adverse effect on their integrity of surroundings, the proposed relocations take care to relocate the structures as closely as possible to their existing location and therefore do not have an adverse effect on the structures' continuing designation.

Certificate of Appropriateness for Relocation

Section 23.5-4(k)5. – Additional Guidelines for Relocation:

A. *What contribution does the building or structure make to its present setting?*

Analysis: The existing structures at 17 South M Street are primarily contributing to their current setting as an example of residential development within the downtown core of Lake Worth Beach. While the structures do retain a great degree of integrity by virtue of location and architectural style, there has been significant loss to the surrounding area as most of the surrounding sites that were formerly residential in use are now vacant land or surface parking lots. Relocation of the structures will keep them in the Old Town Historic District and the historic residential core of the City and will locate the structures closer to existing historic structures that still retain their residential use.

B. *Are there definite plans for the site to be vacated?*

Analysis: Yes, 17 South M Street is expected to be vacated by its current tenants, the City's Leisure Services department, within the very near future.

C. *Can the building or structure be moved without significant damage to its physical integrity, or change in or significant loss of historic characteristics? Prior to installation at its new location (especially if the structure has been dismantled to achieve relocation), will the owner undertake stabilization measures required by the HRPB as a condition of its approval of the certificate of appropriateness for relocation?*

Analysis: Yes, the structures at 17 South M Street can be feasibly relocated without substantial damage to their current physical condition, as previously approved in HRPB 25-00100068. Only later non-historic additions to the structures will be removed or affected, and the applicant is actively undertaking plans to ensure that the structures will be appropriately stabilized during and subsequent to the proposed relocation.

D. *Is the building or structure compatible with its proposed site and adjacent properties?*

Analysis: Yes, the structures are compatible with their proposed sites and adjacent properties as identified in the relocation proposal. As the structures will be relocated within the same historic district within close proximity to their original location, the structures will retain much of their historic context and will continue to be compatible with the surrounding historic district. While the structures are proposed to be incorporated into a broader mixed-use development centered on a new parking garage, which does somewhat differ from the structure's existing surroundings, much of the existing context of the surrounding sites in the structures' current location at 17 S M Street has been lost due to demolitions and changing downtown character. Therefore, the proposed relocation site is compatible as proposed.

E. *Will relocation affect subsurface historic or archeological resources?*

Analysis: No subsurface historic or archeological resources have been identified at the structures' current sites or their proposed relocation sites according to available records.

F. *Will site of relocation be within the city?*

Analysis: Yes; the relocation sites will be within the Old Town Historic District; specifically located at 704 1st Avenue South, within a 3 block radius of the current location of the structures.

G. *Will the relocation cause the district to fall below the threshold needed to qualify as an historic district?*

Analysis: No, the structures will remain within the same historic district, therefore their relocation will not affect the threshold for qualification as a historic district. Staff has added a condition of approval that the structures shall be re-designated at their relocated site, therefore ensuring their continuing contributing designation and ensuring that there will be no affect on the threshold for the Old Town Historic District.

H. *Documentation of the resource to be removed with photographs of each elevation and significant architectural elements/features. The applicant and staff will determine the number of photographs needed to adequately satisfy this requirement.*

Analysis: Staff has added a condition of approval to address this item—the applicant shall provide photographs of all elevations of both structures prior to relocation in order to document the current condition of the structures.

CONCLUSION AND CONDITIONS

Relocation requests are subject to the above detailed review criteria, including the general review criteria for all Certificates of Appropriateness as well as specific criteria for relocation of historic structures. As detailed above, and as previously approved in HRPB 25-00100068, the applicant has established competent and substantial evidence that the proposed relocation to the proposed K Street Garage Mixed Use Urban Planned Development is consistent with the required review criteria. Therefore, staff is recommending that the HRPB approve the proposed Certificate of Appropriateness as conditioned below, based on the data and analysis in this report.

Conditions of Approval

1. The applicants shall submit documentation of the existing historic structures, including photographs of each elevation and significant architectural elements/features as determined by staff prior to relocation.
2. The applicants shall submit updated site file forms to the State of Florida Division of Historic Resources' Florida Master Site File noting the structures' relocation.
3. Upon relocation of the structures, the applicants shall submit a designation application to the Department of Community Sustainability in order to individually re-designate the subject structures on the City's register of Historic Places.
4. Any subsequent alterations to the structures, including connection of the structures as proposed in the related Planned Development applications shall be subject to HRPB review, as applicable.
5. Upon relocation, the overall height of the relocated structure may be adjusted at staff level for an increase up to 18" above the grade as existing at the current location to allow for flexibility in foundation design. If the selected foundation requires a further increase in height, the applicant shall bring an amended COA application to the HRPB for review.

BOARD POTENTIAL MOTION:

I MOVE TO **APPROVE** HRPB Project Number 26-00100063 for a Certificate of Appropriateness (COA) for the relocation of two historic structures from 17 S M Street to 704 1st Avenue South, 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.

I MOVE TO **DISAPPROVE** HRPB Project Number 26-00100063 for a Certificate of Appropriateness (COA) for the relocation of two historic structures from 17 S M Street to 704 1st Avenue South, because the Applicant has not established by

competent substantial evidence that the application complies with the City of Lake Worth Beach Land Development Regulation and Historic Preservation requirements (Board Member please state criteria).

Consequent Action: *The Historic Resources Preservation Board's decision will be the final decision for the relocation. The Applicant may appeal the Board's decision to the City Commission.*

ATTACHMENTS

- A. Survey
- B. Applicant's Justification Statement