



MINUTES
CITY OF LAKE WORTH BEACH
HISTORIC RESOURCES PRESERVATION
CITY HALL COMMISSION CHAMBER
WEDNESDAY, JUNE 10, 2026 -- 6:00 PM

ROLL CALL and RECORDING OF ABSENCES: Present were- Robert D'Arinzo, Chair; Laura Devlin, Vice-Chair; Edmond LeBlanc; Elaine DeRiso; Edmund Deveau. Absent: Ken Gross, Delia Michelle Huffman. Also, present – Anne Hamilton, Senior Preservation Planner; Lauren Pruss, 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: None

APPROVAL OF MINUTES:

A. April 8, 2026

April 29, 2026 - Special Meeting

May 13, 2026

Motion: L. Devlin moved to approve April 8, 2026, April 29, 2026, special, and May 13, 2026, meeting minutes; E. Deveau 2nd. **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 26-00100126 - 1210 North J Street

HRPB 26-00100130 - 218 South K Street

WITHDRAWALS / POSTPONEMENTS None

CONSENT

- 1) HRPB Project Number 25-12700001:** Consideration of a Certificate of Appropriateness (COA) for Ad Valorem Post-Construction Tax Exemption associated with the construction of a previously approved new ±942 square foot two-story two-car garage and pool at 425-427 S K Street. The subject property is in the Single Family Residential (SFR) zoning district and has a future land use designation of Medium Density Residential (MDR). The property is a contributing resource in the Southeast Lucerne Historic District. PCN #38-43-44-21-15-153-0300.

Staff: This will be a recommendation for City Commission to approve the request for post-construction Ad-Valorem Tax Exemption.

Motion: L. Devlin moves to approve HRPB 25-012700001 and recommend approval by the City Commission for the post construction Ad Valorem Tax Exemption 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 for a period of ten (10) years); E. Deveau 2nd.

Vote: Ayes all, unanimous.

PUBLIC HEARINGS:

BOARD DISCLOSURE: None

UNFINISHED BUSINESS:

A. HRPB Project Number 26-00100048: Consideration of a Certificate of Appropriateness (COA) for new construction of a single-family structure of approximately ±7,828 square feet at 1130 S Lakeside Drive. The subject property is in the SFR—Single Family Residential Zoning District and has a future land use designation of Single Family Residential (SFR). The property is non-contributing to the South Palm Park Historic District.

Staff: A. Hamilton briefly discusses the history of the lot split and explains changes to the updated plans show additional vertical windows on the front elevation; the stove in the butler's pantry has been removed. Staff analysis is the proposed structure is appropriate for the historic district for the following reasons:

- It meets zoning code;
- Smooth stucco;
- Flat roof with parapet;
- Proportional rhythm of solids to voids;
- Massing with two stories horizontally oriented, it remains more horizontal than the neighboring structure.

Agent for the Applicant: Wes Blackman on behalf of John Beach- Providing preliminary landscape plans as requested. The style requires compatibility, not replication. No false sense of history should be created. Structures built now will become historic in 50 years.

History of 1120 and 1130 S. Lakeside Drive

March 2020 – HRPB approved demolition of structure on 150-foot lot

October 2020 – Lot split granted resulting in 1120 and 1130 (each 75-foot wide)

July 2021 – HRPB approved new construction on 1130 (3-D) with garage remaining on 1120

July 2022 – Administrative extension for 1130

November 2022 – HRPB approved demo of remaining structure and new construction on 1120

July 2023 – Extension for 1130 expired

2026 – new application for 1130 S. Lakeside

The FEMA base floor elevation is less than the adjacent structure.

Previous findings from staff reports indicate the stepping down and terracing/sloping of the site contributes to complementary visual transitions to surrounding one-story heights. Current streetscapes show this proposal to be lower in height than 1120 S Lakeside Drive.

Architect John Beach: States with so many “clients” – Board, Staff, Neighbors, Building Officials and FEMA it is difficult to make everyone happy. There is a financial incentive, this is the world we live in. He is cognizant of the magnitude of the change that is occurring.

There are three facades – Intracoastal, Right-of-Way, and Street. The setbacks are 50 feet to a 40-foot garage; the main structure begins at 90 feet toward the Intracoastal. The base floor elevation is three feet less than 1120. The street façade shows 3 steps up to the front door from the garage. The crown of the road is at four feet, garage at 7 feet plus an additional three feet to the finished floor (a total of 6 feet from crown of road to finished floor). The ROW is a tremendous help in softening and fitting the proposed structure to the surrounding properties. Parapets were moved in from the edge; the southern overhang and southern balcony were pushed in; 3 vertical windows (eliminated the clerestory window) Voids lessen the massing. Added planters terrace up the lower floor wall on southern side. All stormwaters will be retained on-site with ex-filtration trench.

Board: E. Deveau inquires why the structure must be so large? What is the footprint of the structure? **Response:** No, it doesn't have to be two-story or be this size but that is the size the client requested. The lot coverage is 29%. 6,804 sq. ft a/c / 7798 sq. ft with garage. **Staff:** The structure size is allowed by code in the district. The statistical data can be found on page 3 of the staff report.

Board: E. DeRiso – The time and effort by the architect is appreciated as well as comments by Wes Blackman explaining that what is new today will be historic in 50 years. Believes it to be progress that is going to happen. L. Devlin – Any change in square footage between the initial proposal and this one? **Response:** No. L.Devlin - Did this effort address the Board concerns with massing? **Response:** Did the best to meet code, please the Board and produce a product of which he is proud. E. LeBlanc – The streetscape, if lengthier, would have shown more two-story houses on that street.

Public Comment: Greg Richter 1202 S Palmway -When did contemporary styles begin to be included in Historic districts? 1120 S Lakeside has drainage issues. States the neighbors were never notified about the hearing for the 1120 property. Mentions the previous owners plans for the parcel. Comparison made between the difficulty of getting a screen door approved versus the 1120 approval. That is what really upsets the neighborhood.

Theresa Deveau 1106 S. Palmway - finds it disturbing to see big homes going up. Disagrees that the massing is compatible. Two story homes being put on a mound equals a three story home. Believes no rules apply to the new construction. Applauds Anne Hamilton for attending the Homeowners Association meeting by herself.

Motion: E. Deveau moves to approve HRPB 26-00100048 with staff recommended Conditions of Approval for the new single-family structure at 1130 S Lakeside Dr 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. DeRiso 2nd.

Vote: Ayes all, unanimous.

NEW BUSINESS:

A. HRPB Project Number 26-00100026: Consideration of a Certificate of Appropriateness (COA) and one historic waiver for new construction of an accessory garage structure of

approximately ±500 square feet at 1210 N J Street. The subject property is 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. PCN # 38-43-44-21-15-374-0030.

Staff: A Hamilton presents case finding and analysis. The property owner has recently requested the primary structure to be included in the Historic District as a contributing structure as it was surveyed as such in 2020. By doing so the owners have availed themselves of several benefits/allowances provided to owners of contributing structures. The duplex has a small square footage(986) and the proposed garage is 500 sq ft +/- (enough to fit two vehicles.) The ratio of primary to accessory structure is 50% as opposed the maximum allowed 40%. The waiver provides allowances providing for the improvement of contributing structures. The request meets all criteria for the waiver approval. Board may suggest a standing seam roof as opposed to the metal aluminum roof that comes with the pre-fab structure.

Public Comment: Read into the record – John C. Becker – no address given.

Board: Would it be possible to have a 400 foot two car garage? **Response:** It would be difficult as a parking space is 9x18. Board suggests the parking could be accommodated by street parking and a 1 car garage. **Response:** Four parking spaces is not an unreasonable request for a duplex.

Board: Per the application is it an ADU or accessory structure? **Response:** This frequently occurs on the applications. A condition is included that it cannot be used as an ADU.

What is the compelling reason to approve 500 square feet as opposed to 400 square feet? **Response:** Again, this is due to the smaller size of the primary structure. If the parcel had a larger primary structure, it could be built by right.

Board: E. LeBlanc- the streetscape is more pleasing as they are accessing the structure via the alleyway.

Motion: E. DeRiso moves to approve HRPB 26-00100026 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. LeBlanc 2nd.

Vote: Motion passes 4/1 L. Devlin dissenting.

B. HRPB Project Number 26-00100130: Consideration of a Certificate of Appropriateness (COA) for new construction of a new two-family structure of approximately ±1,600 square feet to the rear of the existing single-family structure at 218 S K Street. The subject property is located in the Multi-Family Residential (MF-20) zoning district and has a future land use designation of Medium Density Residential (MDR). The property is a contributing resource in the Southeast Lucerne Historic District.

Staff: A. Hamilton provides a brief analysis of the proposal for a 1,600 square foot +/- two family structure. The existing single-family home has undergone many alterations over the years including the change of wood siding to aluminum, a rear addition, change from metal shingles to asphalt, window awnings, and enlargement of the original openings, enclosed front porch and front door. The detached garage was declared unsafe on August 12, 2025 by the Building Official. Staff has recommended approval.

Board: E. LeBlanc asks about the finishes. **Response:** The applicant has worked with staff in order to come into compliance with the Masonry Vernacular style which includes smooth stucco, asphalt shingles, gable roof, and a balcony spanning the length of the north façade.

Public Comment: None

Applicant: The original contributing structure is being maintained and the intent of the new unit is to be utilized as a rental and eventually for aging parents.

Motion: E. DeRiso motions to approve HRPB 26-00100130 with staff recommended Conditions of Approval based upon the competent, substantial evidence in the staff report and pursuant to the Land Development Regulations and Historic Preservation requirements; E. Deveau 2nd.

Vote: Ayes all, unanimous.

PLANNING ISSUES: Reminder of the Joint Workshop scheduled for June 17, 2026. City wide LDR's coming soon. L. Devlin asks if hurricane hardening can be discussed in the near future; fences.

PUBLIC COMMENTS: (3 minute limit) None

DEPARTMENT REPORTS: None

BOARD MEMBER COMMENTS: E. DeRiso compliments A. Hamilton on her attendance at the HOA meeting for South Palm Park. Mentioned her appreciation of the HOA of which she was not aware.

ADJOURNMENT: 7:43 pm