



MINUTES
CITY OF LAKE WORTH BEACH
HISTORIC RESOURCES PRESERVATION BOARD MEETING
CITY HALL COMMISSION CHAMBER
WEDNESDAY, SEPTEMBER 10, 2025 -- 6:00 PM

ROLL CALL and RECORDING OF ABSENCES Present were: Robert D'Arinzo, Chair; Nadine Heitz, Vice-Chair; Laura Devlin, Edmond LeBlanc, Elaine DeRiso, Edmund Deveau. Also present were: Yeneneh Terefe, Historic Planner; Anne Hamilton, Senior Preservation Planner; Elizabeth Lenihan, Board Attorney; Sherie Coale, Board Secretary.

PLEDGE OF ALLEGIANCE

ADDITIONS / DELETIONS / REORDERING AND APPROVAL OF THE AGENDA

APPROVAL OF MINUTES: None

CASES

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

PROOF OF PUBLICATION

- 1) HRPB 25-00100175 - 714 S. Palmway
HRPB 25-00100146 - 313 S Palmway
HRPB 25-00000023 - 1028 N. Federal Hwy
HRPB 25-00500003 - 921 Lake Avenue

WITHDRAWALS / POSTPONEMENTS None

PUBLIC HEARINGS:

BOARD DISCLOSURE None

UNFINISHED BUSINESS: None

NEW BUSINESS:

- A. HRPB Project Number 25-00500003:** Conditional Use Permit request to establish a restaurant with a bar and a bar with live entertainment with ± 5,044 square feet of total use area at 921 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 Historic District.

Staff: Y. Terefe provides staff analysis of the requested use. The addition of water and sewer conditions shall be added to any approval.

Applicant: Horace Henry- Off the Clock – First floor finds a bar and listening bar, 2nd floor with fine dining. Company is based on cocktail, music and fashion.

Board: What is the interest in this building. **Response:** New Orleans style. Is the building waived of ADA requirements for access to the second floor? **Response:** There is a lift. Provide more detail about noise mitigation/modulation. **Response:** Working with sound engineers to limit noise with walls and carpet. For parking, how will that be addressed? **Response:** Hopes to use the garage at the Bohemian, along with street parking. What were the code violations? **Response:** Operating without a license or vacant property registration. Issue has been cleared. Regarding the use, does it carry with the owner or the property? **Response:** It goes with the specific business.

Motion: E. Deveaux moves to approve HRPB 25-00500003 with staff recommended conditions based upon the competent and substantial evidence provided in the staff report and in the testimony at the public hearing; L. Devlin 2nd.

Vote: Ayes all, unanimous.

B. HRPB Project #25-00100146: Consideration of a Certificate of Appropriateness (COA) for demolition of the existing garage structure and new construction of an Accessory Dwelling Unit of approximately ±797 square feet at 313 South Palmway. 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 South Palm Park Historic District.

Staff: A. Hamilton provides background history of the site along with the request for demolition of a non-contributing shed/garage and new construction of an Accessory Dwelling unit. Staff finds the request to meet all historic preservation requirements.

Board: Are they in a flood zone? **Response:** Yes, they will meet all requirements.

It appears the demolition and construction are tied together, could the demolition be approved without the new construction being approved? **Response:** No, per code demolition cannot occur without the new construction approval. Board would like to hear more about the new construction.

Staff: If there is something causing concern, the entire application should be continued and heard together. Other Board members trust staff with the vetting of the new construction details.

Property Owner: Karen Hibberd- 6274 Pine Drive, Lake Worth – renovate the historic structure on the interior and build the ADU then sell the property.

Motion: E. Deveaux moves to approve HRPB 25-00100146 with staff recommended conditions for the demolition of the existing accessory structure and construction of a new Accessory Dwelling Unit (ADU) 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.

C. Ordinance 2025-13: Consideration of a privately-initiated ordinance amending Chapter 23, Article 4, Section 23.4-13(c)(5) "Single destination retail uses including stand alone retail and single destination commercial uses."

Staff: A. Greening – The Ordinance addresses requested changes to the Single Destination Retail commercial units supplemental regulations.

Reduce the lot width from 100 to 50 ft in TOD-E and TOD-W zoning districts; Reduce the minimum site area from 10,000 sq ft to 6,500 sq ft in TOD-E and TOD-W; Reduce the use area for single destination retail and commercial uses to <2,500 sq ft for uses not fronting on a major thoroughfare as previously required. The applicant initially also requested other changes which staff did not support. Those changes pertain to Glazing, Window Displays and Landscape requirements in TOD zoning districts. The applicant is requesting Ordinance language which gives flexibility to the perimeter landscape buffer. Planning & Zoning Board recommended adoption of staff supported recommendations and the addition of the proposed landscape perimeter language allowing for flexibility.

Board: What site initiated this request? 23 South H Street

Applicant Attorney: R. Max Lohman on behalf of Precious Metals Reclaiming Service South, Inc. – Did not initially understand the request would affect all of the City zoning districts. Is open to speaking and working with staff regarding the perimeter landscape requirements. The glazing and display supplemental requirements will be met as well as other landscaping. There is about 2-3 feet on the perimeter but it is unknown how far the footer extends into that 2-3 feet which may preclude any vegetation being able to thrive.

The perimeter landscape requirement is particular to this type of use (single-destination retail)

Staff: All future cases requesting perimeter requirement flexibility would be heard based on the individual merits of the case.

Motion: N. Heitz moves to recommend approval of Ordinance 2025-13 to City Commission with the consideration to allow staff flexibility related to the perimeter Landscape requirements E. Deveau 2nd.

Vote: Ayes all, unanimous.

D. HRPB Project Number 25-00000023: Consideration of a Certificate of Appropriateness (COA) and planning/zoning application for installation of a mural at 1028 North Federal Highway. The subject site is zoned Mixed Use – Federal Highway (MU-FH) and has a future land use designation of Mixed Use - East (MU-E). The subject property is also a noncontributing resource in the Northeast Lucerne Historic District

Staff: Y. Terefe presents applicant request and case analysis. The artist has also designed the mural for the Bohemian. As the mural would be fronting on North Federal Hwy, Board must determine if the location is appropriate as murals are prohibited on elevations fronting major thoroughfares. Normally the rear or side of the building would be more appropriate.

Board: A question is raised about the artist not be a local artist. Staff relates as he has already completed one mural, he has experience working in the City.

Motion: E. Deveau moves to approve HRPB 25-00000023 with staff recommended conditions of approval as it meets the mural criteria based on the data and analysis in the staff report; N. Heitz 2nd.

Vote: Ayes all, unanimous.

E. HRPB Project Number 25-00100192: Consideration of a Certificate of Appropriateness (COA) for replacement windows at the property located at 30 South J Street 11B. The subject property is a non-contributing resource to the Old Town Historic District and is located in the Downtown (DT) Zoning District.

Staff: A. Hamilton presents case findings and analysis. The 16-unit non-contributing structure with awning windows went before the Board in 2017 for window replacement in Unit 30. At the time staff recommended denial for a variety of reasons but the Board approved with conditions. A condition for the HOA to provide a letter accepting the conditions for all units moving forward conflicts with the letter that was received by staff. To-date 11 of 16 units have replaced windows. Staff interpretations and permits over time have resulted in a mixture of window types however as the Development Order is legally binding, staff has been requiring horizontal sliders. This request for replacement with single-hung windows was denied at staff level and at staff suggestion is now before the Board for decision. Additionally the previously granted conditions of approval (2017) are in conflict with the best practices provided in the Design Guidelines. This proposal is generally more consistent with the Design Guidelines, if horizontal muntins were added, it would be a successful replication of the awning windows.

Applicant: Jeffrey Winn Wright's Impact Window – Clamshell awnings will be removed.

Motion: E. Deveau moves to approve HRPB 25-00100192 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 Resources requirements; L. Devlin 2nd.

Vote: Ayes all, unanimous.

F. HRPB Project Number 25-00100175: Consideration of a Certificate of Appropriateness (COA) to demolish the front of the principal structure and construction of a new front addition at 714 South Palmway. The subject property is a contributing resource to the South Palm Park District and is located in the Single-Family Residential (SFR) Zoning District.

Staff: A. Hamilton presents case findings and analysis of a request to demolish the front façade of the principal contributing structure for an addition. Staff does not find the request to be appropriate. The applicant is also requesting a variance from base flood elevation for the addition, however the contributing structure would not retain critical integral elements and character defining features. The retention of those characteristics is what would allow the variance to be utilized.

Based on City property files, and despite changes made over the years, the structure remains contributing as surveyed. If changes to the structure render it non-contributing, such as an addition to the front façade, it would then be ineligible for the variance to base flood elevation. Current floor elevation is 7.5 feet, FEMA now requires a 9 ft base elevation in the AE zone and Florida Building Code requires 12 inches above Base Flood Elevation bringing the slab to 10 feet.

Staff maintains the proposed 690 square foot addition does not preserve the historic character and would be irreversible, an addition to the rear could be appropriate. The proposed design does not comply with the Historic Preservation Design Guidelines, the City Historic Preservation Ordinance nor the Secretary of the Interior's Standards for Rehabilitation. With 52.5 feet of space between the existing rear façade and rear property line there is ample room for an addition even with the existing pool. As a dual frontage lot, setbacks could be met.

Other proposed features inconsistent with the Historic Preservation Ordinance and Design Guidelines are:

Relationships of solids to voids; the opening sizes are larger than the original openings and not in keeping with the masonry vernacular style nor visually compatible with the surrounding properties; a large front entry feature with double door entry; the streetscape rhythm would be interrupted with surrounding properties due to a reduced setback in the front from 50 feet to 29 feet.

Board: Is there a way to add to the front? **Staff response:** Not that it would allow it to continue being a contributing resource, it would be a false sense of history, the historic material would be lost. Staff also recommended denial of previous window change. The pool could be moved. **Board:** A member states the front was removed at some time in the past. It was approved by the Board, contrary to staff recommendation. **Staff response:** the Board would have made findings that the structure kept it's historic character.

Applicant Jerney Hanlon considered an addition to the rear of the structure but states that would not be possible.

Agent for the applicant: Wes Blackman – character defining features are not being changed.

Public Comment: Anthony Segrich 601 S Palmway- Supports the applicant. He is maintaining the character and quality and the façade. The historic preservation is in the district as a whole, not in the individual properties. Diversity of styles and variations, not particular properties. Disputes the rhythm of setbacks. Previous alterations have already destroyed the character. Dept of Interior does not mention setbacks. Encourages Board members to review the State of Florida, Dept of Interior position on setbacks in historic districts, Board members must follow the direction, not the opinion of staff which is not always correct. It would be cheaper to knock it down and build new as well as being cheaper.

Staff: As a contributing property, it is not eligible to be razed as that would require a condemnation by the building official, which would not be recommended or supported.

Board: Can a homeowner "opt out" of the historic district? **Staff:** 25 years ago a homeowner may have been able to refute the designation but not been able to opt out of the district. Public participation was part of the designation process. The City has the ability to create districts, both zoning and historic.

The state certified historic surveyor makes the discerning determinations/judgements based upon experience (with degrees in architectural history, building permit records), training and adherence to Dept. of Interior regulations and guidelines, age of structure (50 years minimum age). Has the structure been altered beyond recognition? If not, what are those discerning features and qualities.

Board: Regarding the flood elevation variance, it seems to be a Catch-22. **Staff:** Determinations would have to be made and stated as to how the structure is able to maintain defining characteristics and contributing status with any proposed alterations. Contributing structures have the ability to ask for the variance whereas non-contributing structures are not eligible.

Board: Is there a way to architecturally do something to the structure to make it the same. Is it the way it looks, placement. **Staff:** Many times it is in the materials used to fabricate the home. The age of the material itself is giving the value. **Board:** The new construction should also show the differentiation from the old structure, not re-created to look old. Board member(architecture): Years ago the trend was to differentiate to the extreme whereas now it is important to blend. It is a difficult thing to do, favorably judged is new and old blended in the same style.

Applicant: States he cannot build in the back near the pool, to move the pool equipment is costly. Can't build anywhere near the pool.

Board: It's a cost matter.

Builder: John-Gentle Builders 4329 Hammock Rd Lake Worth- water, sewer, gas utilities come in from Lake at a diagonal through the yard.

Staff: The pool is not considered a hardship nor contributing. Landscaping is never a mitigating factor as it can be easily removed. There are portions of the rear that are not original and would not be as impactful. Reversibility is also a factor in historic preservation and can the change be reversed.

Board: Each property is individual and must be judged on its own merits. Members receive much more information than is presented here; reads excerpt from Design Guidelines explaining what qualifies as historic and maintaining the façade, with detailed explanation as to how to clean and preserve. A new addition in the front doesn't do that. Additions are not part of the dialogue.

Member and applicant states the structure was altered circa 1966. **Staff:** the structure was surveyed in 2000, the alteration was taken into account and the surveyor most likely considered it reversible.

Chair leaves dias 8:27-8:29pm

Wes Blackman for the applicant: The decision by the surveyor has lasting ramifications. Suggests that there is precedent in the area for the floor plan, setback. Look at the design features proposed; applicant may agree to change design features at the front.

Board Attorney: Should Board want to approve, state for the record how each criteria is met.

Board: That would be nearly 17 criteria to meet in order to approve.

Wes Blackman suggests a tabling of the item. He would be willing to address each criteria.

Staff: Would need a fully new proposal. Looking to approve based on the standards, not stretch the envelope.

Board: Not interested in another presentation simply refuting staff recommendations, applicant may not get all the features he wants.

Motion: E. Deveaux moves to table the item to the October 10 meeting; L. Devlin 2nd.

Vote: Ayes all, unanimous

Staff: Does the Board wish to give the applicant any direction? Board is trying to help the applicant as well as do their jobs.

PLANNING ISSUES: None

PUBLIC COMMENTS: (3 minute limit) None

DEPARTMENT REPORTS: There are 2 demolition notices, 218 South K St and 216 South L St; both accessory structures. Both were condemned in August by the Building Official.

The summer LDR's have encountered a difficulty: The State of Florida, Senate Bill 180, states municipalities cannot make any changes to LDR's that would make development more onerous until October 2027. This will change the reduction in parking (allows less parking) and integrated fuel generators will be allowed.

BOARD MEMBER COMMENTS: Has staff been apprised of the addition of any new Board members?
Response: Not to date.

ADJOURNMENT 8:45 PM