



**MINUTES
CITY OF LAKE WORTH BEACH
HISTORIC RESOURCES PRESERVATION BOARD MEETING
CITY HALL COMMISSION CHAMBER
WEDNESDAY, AUGUST 21, 2024 -- 6:01 PM**

ROLL CALL and RECORDING OF ABSENCES Present were: Edmond LeBlanc; Nadine Heitz-Vice Chair; Laura Devlin; Elaine DeRiso; Edmund Deveaux (6:08). Absent: R. D'Arinzo. Also present were: Annie Greening, Principal Planner; Yeneneh Terefe, Preservation Planner; Anne Hamilton, Senior Preservation Planner; Scott Rodriguez, Assistant 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. July 10, 2024 Regular Meeting Minutes

L. Devlin moves to amend July 10, 2024 minutes -New Business-paragraph four (4) to read "it is the opinion of a Board member that the traffic is too heavy for on-street parking. Quad units are being built on these lots and there isn't sufficient parking on the lot"; E. LeBlanc 2nd.

Correct the adjournment time to 7:06 pm

Vote: Ayes all, unanimous.

CASES

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

PROOF OF PUBLICATION None required

WITHDRAWALS / POSTPONEMENTS None

CONSENT None

PUBLIC HEARINGS:

BOARD DISCLOSURE None

UNFINISHED BUSINESS: None

NEW BUSINESS:

- A. **HRPB Project Number 23-00100077:** Consideration of three historic waivers to the minimum required side setback, maximum impermeable surface coverage, and minimum front yard landscaping area for property located at 424 South K Street. The subject property is located within 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.

Staff: A. Greening provides background information and analysis of the project. Through various permit inspections it was discovered by the Building Official that renovations had gone beyond the scope of permitted work, specifically, over 50% of the structural members were replaced, interior structural work.

The property must now come into compliance with current building code and LDR's. A minor site plan to reduce non-conformities resulted in the need for waivers. The specific LDR's that are not met are side-setbacks, total impermeable percentages and front yard impermeable percentages. The waivers would address those three (3) issues.

As a contributing property in the Southeast Lucerne Historic District, the parcel is eligible to request the waivers. The property built in 1925 exceeds the wall height at the south side setback, this is unlikely to change and is minimal. The impermeable surface coverage if allowed to remain enables the multi-family property to meet required off-street parking requirements. All applicable Conditions remain from the Minor Site Plan Approval 23-01400029; the three waivers as granted are project specific, no exterior renovations are included in this approval. Any future exterior renovations will require a Certificate of Appropriateness (COA).

Nour Darwish - with Schmidt Nichols: The applicant is in agreement with all Conditions of Approval Board discussion on the wall height, impermeability and parking conformity.

Motion: E. Deveaux moves to approve HRPB 23-00100077 with staff recommended Conditions of Approval based on the competent substantial evidence in the staff report and pursuant to the City of Lake Worth Beach Land Development Regulation and Historic Preservation requirements; L. Devlin 2nd.

Vote: Ayes all, unanimous.

B. Ordinance 2024-11: Consideration of an ordinance amending Chapter 23 "Land Development Regulations," Article 4 "Development Standards," Section 23.4-25 "Micro-units" to provide minor changes to the development standards for Micro-Units.

Board Attorney reads Ordinance Title.

Staff: S. Rodriguez recaps the reason for the amendment to the Ordinance. Meetings with potential developers and according to real-world scenarios prompted the need for the changes as follows:

Line 59 – proposes that if a mix of uses are not provided, the interior shared common space shall be 15 %- a reduction from 20 % for new builds.

Exception H – Line 103 allows for existing structures to participate and proposes for the combination of shared interior and outdoor amenity be at 20%.

Board: Are they affordable units? **Response:** No, but it could be combined with that type of incentive.

Staff: Planning & Zoning Board recommended changes to the proposed amendment. In particular there were concerns with Exception H and the ability to provide the total percentage of shared space on the exterior of the building. They proposed a reduction to 15% with 10% interior and 5% exterior or other combination of interior/exterior but remained adamant about the requirement for interior space. The Board may choose to follow the PZB recommendation or propose their own change if desired.

Motion: E. Deveaux moves to recommend approval of Ordinance 2024-11 to the City Commission, mirroring the Planning & Zoning Board parameters, of Line 59 change to 15% and Line 109 h. Exception- to 10% interior shared common space and 5% exterior amenity; E. DeRiso 2nd.

Vote: Ayes all, unanimous.

PLANNING ISSUES:

S. Rodriguez advises the Board that City Commission has not directed staff to study or make changes to the Land Development Regulations. Discussions regarding the parking structure associated with the

WMODA project is separate and distinct from Land Development Regulation changes. E. Deveaux inquires if staff has to wait for direction? Staff: yes, although minor changes can be made to the Land Development Regulations, an overhaul of the entire parking LDR's would require direction from the City Commission.

E. Deveaux expresses appreciation for staff looking into his concern.

Staff informs Board that four items are projected to be heard at the September 11, 2024 meeting.

PUBLIC COMMENTS: (3 minute limit)

DEPARTMENT REPORTS:

- A. Notification of the condemnation of the principal structure and accessory structure at 523 South M Street. The subject property is a contributing resource in the Southeast Lucerne Local Historic District.

Staff: A. Greening advises this is a notification only, not a request to approve demolition. The structure has already been condemned by the City Building Official, Barry Schultz, and is subject to demolition proceedings.

Originally built in 1925 in the Mission/Mediterranean style and now owned by a bank. The property was in foreclosure for approximately 10 years and perhaps unsafe for nearly 50 years. It remained in the same family until the foreclosure. Photos by staff show the extent of the neglect and irreparable damage. The Banyan tree(s) may be mitigated; mitigation typically is species and size specific. There may also be protections available to the tree(s). At some point in the past the prohibition against demolition by neglect was enacted to no avail.

Board comments/recommendations include the sad, unfortunate state of what was once a structure of significant redeeming value. L. Devlin proposed the new owner preserve the trees to the extent possible; E. LeBlanc concurs/2nds the proposal.

BOARD MEMBER COMMENTS: Board inquired about Gulfstream Hotel progress and projected timeline for opening.

Staff advised that Phase I, including the addition, to the Historic Hotel is tentatively projected to be complete within 18 months of permit issuance. Phase II permits (which includes the parking garage) are anticipated to be issued by December 2024.

L. Devlin thanks staff for the work and effort that goes into preparing the presentations and staff reports for the Board meetings.

ADJOURNMENT 6:55 PM