



AGENDA
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

PLEDGE OF ALLEGIANCE

ADDITIONS / DELETIONS / REORDERING AND APPROVAL OF THE AGENDA

APPROVAL OF MINUTES:

CASES

SWEARING IN OF STAFF AND APPLICANTS

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

PUBLIC HEARINGS:

BOARD DISCLOSURE

UNFINISHED BUSINESS:

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.
- 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.
- 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."

D. HRPB Project Number 25-0000023: 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

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.

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.

PLANNING ISSUES:

PUBLIC COMMENTS: (3 minute limit)

DEPARTMENT REPORTS:

BOARD MEMBER COMMENTS:

ADJOURNMENT

If a person decides to appeal any decision made by the board, agency or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. (F.S. 286.0105)

NOTE: ALL CITY BOARDS ARE AUTHORIZED TO CONVERT ANY PUBLICLY NOTICED MEETING INTO A WORKSHOP SESSION WHEN A QUORUM IS NOT REACHED. THE DECISION TO CONVERT THE MEETING INTO A WORKSHOP SESSION SHALL BE DETERMINED BY THE CHAIR OR THE CHAIR'S DESIGNEE, WHO IS PRESENT AT THE MEETING. NO OFFICIAL ACTION SHALL BE TAKEN AT THE WORKSHOP SESSION, AND THE MEMBERS PRESENT SHOULD LIMIT THEIR DISCUSSION TO THE ITEMS ON THE AGENDA FOR THE PUBLICLY NOTICED MEETING. (*Sec. 2-12 Lake Worth Code of Ordinances*)

Note: One or more members of any Board, Authority or Commission may attend and speak at any meeting of another City Board, Authority or Commission.