



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

ROLL CALL and RECORDING OF ABSENCES Present were: Robert D’Arinzo, Chair; Edmund Deveaux, Edmond LeBlanc, Elaine DeRiso. Absent: Laura Devlin Also present: Anne Hamilton, Senior Preservation 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. November 12, 2025 Regular Meeting Minutes

Motion: E. Deveaux Moves to accept the November 2025 minutes as presented; E. DeRiso 2nd.

Vote: Ayes all, unanimous.

NEW BUSINESS:

A. Ordinance 2025-29: Consideration of an ordinance amending Chapter 23 “Land Development Regulations,” Article 4 “Development Standards,” Section 23.4-10 – Off-Street Parking.

Staff: S. Rodriguez states that as a result of Senate Bill 1084 the City is now precluded from requiring EV charging stations, it will now become an option.

Board: Could not find the fee amount in Ordinance 2025-29, and couldn’t find it in the 2021 fee schedule.

Staff: The fee was previously located in the code and now can be found in the fee schedule. It indicates it is 25K per space for the fee in lieu of.

Board: Clarification that it can only be used for off-street parking on City or public owned property.

Staff: It is for the Core area, downtown in the off-street parking section of code.

Motion: E. DeRiso moves to recommend adoption of Ordinance 2025-29 to the City Commission; E. LeBlanc 2nd.

Vote: Ayes all, unanimous.

B. Ordinance 2025-30: Consideration of an ordinance amending multiple sections of Chapter 23 “Land Development Regulations” to establish definitions, regulations, and performance standards for manufacturing and processing facilities with apparatus.

Staff: S. Rodriguez presents the proposed amended sections to the LDR's. It will establish a manufacturing and processing facilities with apparatus use in the Industrial Park of Commerce (IPOC) zoning district. Generally it add definitions; creates the use in the Use table; establishes office space as an accessory use; corrects the Sustainable Bonus Incentive height and standard hours of operation for the zoning district; creates regulations and performance standards; adds standard parking dimensions for oversized vehicles and revises requirements for total use area as opposed to enclosed use area space; addresses Conditional Uses and Administrative Uses among other additions/changes.

Board: E. Deveaux believes that the term "apparatus" can include many things.

Staff: The presentation was also heard and reviewed by the other LPA, Planning & Zoning Board. The uses are confined to the IPOC zoning district.

Motion: E. LeBlanc moves to recommend adoption of Ordinance 2025-30 to the City Commission for approval; E. DeRiso 2nd.

Vote: Ayes all, unanimous.

PLANNING ISSUES: New Board members will be sworn in, along with orientation and variance training at the January meeting.

PUBLIC COMMENTS: (3 minute limit) None

DEPARTMENT REPORTS: None

BOARD MEMBER COMMENTS: Newly appointed Board member Ken Gross was recognized as being present at this meeting.

ADJOURNMENT 6:15 PM