



**MINUTES
CITY OF LAKE WORTH BEACH
HISTORIC RESOURCES PRESERVATION BOARD MEETING
CITY HALL COMMISSION CHAMBER
WEDNESDAY, JULY 09, 2025 -- 6:00 PM**

ROLL CALL and RECORDING OF ABSENCES Present were: Robert D'Arinzo, Chair; Nadine Heitz, Vice-Chair; Laura Devin; Elaine DeRiso; Edmund Deveaux. Absent: Edmond LeBlanc.

Also present: Anne Hamilton, Senior Preservation Planner; Yeneneh Terefe, Preservation Planner; Annie Greening, 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

APPROVAL OF MINUTES:

A. June 11, 2025 Meeting Minutes

Motion by L. Devlin to approve minutes as presented; N. Heitz 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) 230 N Lakeside Dr Proof of Publication

WITHDRAWALS / POSTPONEMENTS None

PUBLIC HEARINGS:

BOARD DISCLOSURE None

UNFINISHED BUSINESS:

A. Ordinance 2025-04: Consideration of an ordinance amending multiple sections of Chapter 23 "Land Development Regulations," to address several housekeeping items and minor changes for clarity, as well as amend and clarify use permit and site plan processes, clarify residential density in the AI district, specify regulations for residential development of nonconforming lots of record in Mixed Use districts, and revise the parking reductions for mixed use development and affordable housing. This item was continued from the June 11th HRPB meeting.

Staff: A. Greening reminds Board this was originally heard in June, Board members requested additional time to review. The Planning & Zoning Board suggested edits/ revisions as well, they will be hearing the item again in August.

Board: E. Deveaux- applicants get frustrated with Site Plan Review taking time. Can a time frame be put on Site Plan Review. Some cities cater to the applicant, accelerated permits.

Staff: Accelerated permit review is a larger discussion with other Departments and Divisions, Building, Water, Utilities. There is State law about review periods which governs time limits for approval or denial. There is nothing in City Ordinance about length of time for review. State statute is written for the protection of the applicant over the jurisdiction. Length of review time is always discussed at the pre-application meeting so the applicant is fully aware of time constraints. Board members asks where State Statutes can be found? Response: Online however staff can email the link.

Board: Objection to accessory structures in front setback in SFR and setting precedent. Why can't they add on to the existing structure?

Staff: This pertains only to a small area in South Palm Park with specific setbacks and no other area of the City. The addition to the front of a designated structure is strongly discouraged according to Historic Preservation principals whereas an accessory structure in the front setback (as the rear setback is small to non-existent) is preferable.

Board: What is rational for revision to parking requirements previously a 25% reduction now suggested to be 15%?

Staff: In recognizing that residential Mixed-Use parking requirements and retail parking requirements differ, the City Commission has requested that the incentives be adjusted from a 25% reduction to a 15% reduction. This will provide/require more parking in those Mixed-Use projects with residential and retail components. This change will require more on-site parking.

Public Comment: Wes Blackman 241 Columbia Dr- As a planner representing applicants he finds the distinction between the Major and Minor Site Plan to be very little. Would like the difference to be a greater distinction making the minor less onerous than the way they currently exist.

Staff: The types of development that require minor site plan were shifted to a minor site plan modification process; it is routed to fewer reviewers, typically reviewed concurrent with a building permit review

Public Comment: Todd Townsend 502 S. J Street- Against changing the parking reduction. Believes all street parking should go to the homeowners. Street parking should not go to the developers.

Staff: Only the spaces directly touching the property being developed could count as parking for the development. The on-street parking allocation is not changing, the developer will be required to provide more on-site parking.

Motion: L. Devlin moves to recommend approval of Ordinance 2025-04 to the City Commission; N. Heitz 2nd.

Vote: Motion passes 4/1; E. Deveaux dissenting.

NEW BUSINESS:

- A. HRPB Project Number 25-00100152:** Consideration of a Certificate of Appropriateness (COA) for Ad Valorem Preconstruction Tax Exemption, one variance from base flood elevation requirements of the Florida Building Code and one waiver for lot coverage associated with the construction of a new ±2,621 square foot addition to the existing single-family residence at 230 N Lakeside Drive. The subject property is located in the Single Family Residential (SFR) zoning district and has a future land use designation of Single Family Residential (SFR). The property is a contributing resource in the Old Lucerne Historic District. PCN #38-43-44-21-15-036-0080.

Staff: A. Hamilton provides background of request and history of property development. The addition would be to the side and rear of the structure with 2-story above garage, most would be one story. Concern is height of 2nd floor addition window height otherwise staff finds the height & massing and style to be compatible. The new roofing material of standing seam will match the existing as corrugated since 1976 and occasionally utilized on frame vernacular. The sidelight and transom to the addition entrance appears to give too much prominence to this entrance and detracts from the true front entrance.

The tax-exemption allows for a 100% exemption on the assessed increased value for a period of ten (10) years. It is a two-part approval process, this is the pre-construction approval and there will be a post construction approval by the Board as well.

Building lot coverage is the only criteria not met, applicant is requesting a waiver to allow the impermeable surface to be exceeded by 200 sq. feet or 2%. The Board may waive area requirements. The waiver criterion is met.

A variance from the Florida Building Code Flood Hazard Zone is also requested. As a contributing structure that will remain so with the addition, the property is eligible for the variance as it is not considered a substantial improvement.

Board: It appears the original look has been well-maintained/honored and the applicant has done a really good job. Request to further explain the Ad-Valorem tax-exemption. Had the building not been a contributing structure, the variance would not have been available and the flood maps would have required a ten (10) foot floor elevation. The variance shall be recorded with PBC Clerk of Court and attached to the title of the parcel.

Architect for Applicant: Caleb Loutz -The conditions of approval are acceptable except #5 and #4. The windows on the second floor are intended to minimize the height of the overall structure. The other solution would be to change the roof pitch.

Board asks if it is the aesthetics or something else? **Response:** aesthetics.

There is a general consensus among Board and staff for maintaining the existing roof pitch and not changing to accommodate lowered windows.

Architect: With regard to Condition #4, the applicant prefers additional light in the entryway of the addition. The transom could be removed and the applicant is willing work with staff to resolve. French doors may work well as opposed to sidelights.

Public Comment: Wes Blackman-241 Columbia Dr- While thinking about the waiver, there is a Right-of-Way to the north and the lot backs to the golf course so there is a feeling of more land.

Board: Clarification as to whether it is a considered a one-story home or two-story. **Response:** With the proposed substantial addition over the garage, it will be a two-story home.

Motion: N. Heitz moves to approve HRPB 25-00100152 with staff recommended Conditions of Approval, striking Condition #5 and modifying Condition #4 (elimination of the 2nd sentence) for a Certificate of Appropriateness, Ad Valorem Pre-Construction Tax Exemption, Variance from the Base Flood Elevation requirements from the Florida Building Code, and Waiver for lot coverage based upon the competent, substantial evidence in the staff report pursuant to the City of Lake Worth Beach Land Development Regulations and Historic Preservation requirements; L. Devlin 2nd.

Vote: Ayes all, unanimous.

B. Ordinance 2025-08: Consideration of an ordinance amending Chapter 23, Article 5, Section 23.5-1(d)(8) "Signs on streets."

Staff: A. Greening – A late addition to the Summer LDR changes. For City signs in the Right-of-Ways, the City Manager would be the approving body. Signs must serve a public purpose. For Non-City signs, such as neighborhood welcome signs, the City Commission would need to approve any signage on unimproved Right-of-Ways. The non-city signs would be subject to a revocable permit.

Board: L. Devlin inquires as to who decides what a public purpose is?

Attorney: The City Commission would be the body that decides.

Motion: L. Devlin moves to recommend approval of Ordinance 2025-08; E. Deveaux 2nd.

Vote: Ayes all, unanimous.

PLANNING ISSUES: The WMODA project will be heard by this Board on July 16, 2025 at 6:00 pm.. It will include COA's, Planned Development recommendations and Rezoning.

PUBLIC COMMENTS: (3 minute limit) None

DEPARTMENT REPORTS: Later this summer/fall there will be another round of LDR changes.

BOARD MEMBER COMMENTS: None

ADJOURNMENT 7:15 PM