



AGENDA
CITY OF LAKE WORTH BEACH
HISTORIC RESOURCES PRESERVATION BOARD MEETING
CITY HALL COMMISSION CHAMBER
WEDNESDAY, APRIL 08, 2026 -- 6:00 PM

ROLL CALL and RECORDING OF ABSENCES:

PLEDGE OF ALLEGIANCE:

ADDITIONS / DELETIONS / REORDERING AND APPROVAL OF THE AGENDA:

APPROVAL OF MINUTES:

- A. [March 11, 2026 Regular Meeting Minutes](#)

CASES:

SWEARING IN OF STAFF AND APPLICANTS

PROOF OF PUBLICATION

- 1) [1130 S Lakeside Drive](#)

WITHDRAWALS / POSTPONEMENTS

PUBLIC HEARINGS:

BOARD DISCLOSURE

UNFINISHED BUSINESS:

NEW BUSINESS:

- A.** [HRPB Project Number 26-00100048: Consideration of a Certificate of Appropriateness \(COA\) for new construction of a single-family structure of approximately ±7,828 square feet at 1130 S Lakeside Drive. The subject property is located in the SFR—Single Family Residential Zoning District and has a future land use designation of Single Family Residential \(SFR\). The property is non-contributing to the South Palm Park Historic District.](#)
- B.** [HRPB Project Number 26-00100056: Consideration of a Certificate of Appropriateness \(COA\) for Ad Valorem Tax Exemption, one Historic setback waiver and alteration of the commercial storefront at 716 Lake Avenue. The subject property is a contributing resource to the Old Town Historic District and is in the Downtown \(DT\) Zoning District.](#)
- C.** [Ordinance 2026-04: Consideration of an ordinance to update the City's 10-Year Water Supply Facilities Work Plan pursuant to Section 163.3177 \(6\) \(c\) of Florida Statutes.](#)

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)



MINUTES
CITY OF LAKE WORTH BEACH
HISTORIC RESOURCES PRESERVATION BOARD MEETING
CITY HALL COMMISSION CHAMBER
WEDNESDAY, MARCH 11, 2026 -- 6:00 PM

ROLL CALL and RECORDING OF ABSENCES: Present were: Laura Devlin; Edmond LeBlanc; Michelle Huffman; Edmund Deveaux; Elaine DeRiso (6:03 pm) Ken Gross (6:14 pm). **Absent:** Robert D'Arinzo. Also present were: Anne Hamilton, Senior Preservation Planner; Yeneneh Terefe, Preservation Planner; Lauren Pruss, Principal Planner; Scott Rodriguez, Asst. Director for Planning & Preservation; Elizabeth Lenihan, Board Attorney; Sherie Coale, Board Secretary.

Appointment of Acting Chair: E. Deveaux moves to appoint Laura Devlin; M. Huffman 2nd. Ayes all, unanimous.

PLEDGE OF ALLEGIANCE:

ADDITIONS / DELETIONS / REORDERING AND APPROVAL OF THE AGENDA:

Yeneneh Terefe, Historic Planner, is leaving the City for opportunities with a tech company.

M. Huffman moves to approve the agenda; E. DeRiso 2nd. Ayes all, unanimous.

APPROVAL OF MINUTES:

- A. January 14, 2026 Regular Meeting Minutes - E. DeRiso moves to approve as presented; E. LeBlanc 2nd; Ayes all, unanimous.
- B. February 11, 2026 Meeting Minutes - E. Deveaux moves to approve as presented; M. Huffman 2nd, 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) 109 South L Street
826 South Lakeside Drive
804 Lake Avenue

WITHDRAWALS / POSTPONEMENTS None

CONSENT None

PUBLIC HEARINGS:

BOARD DISCLOSURE None

UNFINISHED BUSINESS: None

NEW BUSINESS:

- A. HRPB Project Number 26-00500002: a request for a Conditional Use Permit to allow a Bar with Live Entertainment and Alcohol Distance Waiver to allow non-package sales of wine for on-site consumption at Latitude 26 Art Gallery & Wine Bar at 804 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: A. Hamilton- This item was previously heard by the Board for a different business owner (HP 24 00600001). The new business owner received a business license for an art gallery, the same type of business the previous owner held with the difference being there was a prohibition of live entertainment and bar without new Conditional Use approvals. The Use & Occupancy inspection revealed the applicant was operating outside the scope of the Business License approval.

Board: Suggests/proposes that the applicant not be constrained by regulations and be allowed to auction bottled wine to raise money for the business. **Staff:** Reminds Board that the liquor license type is COP and does not allow package sales.

Applicant: Kelly Absher appreciates the thought but mentions that raffles/auctions don't occur, only on-site consumption. Purchased the business in July of 2025.

Board: Does the applicant currently have live entertainment, and why no permit? **Applicant response:** Yes, applicant was not aware the approval obtained by the previous business owner did not transfer. Was advised by Code Compliance to remove the stage. Board advises any potential approval as of this meeting does not carry forward to any future business owner.

Motion: E. Deveaux moves to approve HRPB 26-00500002 with staff recommended Conditions of Approval allowing for a bar with live entertainment and Alcohol Distance waiver for non-package sales and on-site consumption based upon competent substantial evidence provided in the staff report and in the testimony at the public hearing; E. LeBlanc 2nd.

Vote: Ayes all, unanimous.

- B. **HRPB Project Number 26-00100034:** Consideration of a Certificate of Appropriateness (COA) for new construction of a single-family structure of approximately ±5,876 square feet at 826 S Lakeside Drive. The subject property is located in the SFR—Single Family Residential Zoning District and has a future land use designation of Single Family Residential (SFR). The property is non-contributing to the South Palm Park Historic District.

Staff: A. Hamilton-The site previously received an approval (2018-00100224). The design is substantially the same. The previous non-contributing structure was demolished and the lot has since been vacant. Applicants' could not meet the deadline set forth by the previous approval so they have re-applied. The style, Contemporary Coastal, is not one of the ten (10) recognized styles in the Design Guidelines; the setback is approximately 77 feet from the street, the required setback is 50 feet in this special zoning district. Stairs extending into the north setback would need to be removed. Of prominence is a lantern at the top of the roof. As the square footage is less than 10 percent of the overall roof area, it can be considered a feature, rather than an additional floor. Currently the FEMA Base floor elevation is ten (10) feet, this has increased since the previous approval. In a historic district, the front door should be a prominent feature rather than partially obscured by the garage. Staff is requesting the lantern be removed, the overall height be reduced by two feet and the front door shifted for more prominence on the facade.

Applicant: Brian Bullock, Architect – Discusses architecture of the structure and site plan including height. The applicant and architect are accepting of 12 of 15 conditions. Condition #1 is attributable to FEMA flood map and the height is five (5) feet below Code; Condition # 3 - the lantern is 5.7% of the roof area; Condition #5 the applicant welcomes a conversation with staff regarding the entrance door.

Board: Members generally appreciate the treatment given to the FEMA required increase in height with a gentle grade for the 7-foot increase; an example of responsible planning with respect to the neighbors.

The applicant offers the removal of the stairs exiting from the side of the building in the side setback with the solution being an increase in grade.

Staff: The request to remove the lantern plus an additional two-feet to provide a more compatible streetscape with the neighboring properties are Historic items related to scale and massing.

Board: Questions if the ceilings could be lowered from eleven (11) feet to something less?

Applicant: Does the Board have the ability to provide relief from FEMA regulation based on Historic construction? That would be the preferred solution. **Response:** No

After discussion the Conditions agreed upon are: 11 feet to 10 feet and eliminate six (6) inches from the lantern.

Motion: E. Deveaux moves to approve HRPB 26-00100034 with staff recommended Conditions of Approval and adding Condition #16 to address side stair area via grade. A revision to Condition #1 reducing the overall building height by 18 inches (building one foot, lantern six inches); Condition #3 to be eliminated; Condition #5 discuss with staff to revise entry; E. LeBlanc 2nd.

Vote: Ayes all, unanimous.

- C. **HRPB Project Number 26-00100035:** Consideration of a Certificate of Appropriateness request for one historic waiver for a swimming pool in the front yard for the property located at 109 South L Street. The subject property is located within the Medium Density Multi-Family Residential (MF-30) zoning district and has a future land use designation of High Density Residential (HDR). The property is a contributing resource in the Southeast Lucerne Historic District.

Staff: L. Pruss provides case findings and analysis. The configuration of the property creates constraints with modern living in South Florida. The applicant would like to increase the size of the domicile in the future. The historic contributing structure is set back on the lot; other non-conforming aspects include lot width, minimum square feet of living space and minimum lot area. The request does not comply with Code with respect to the location of a pool in the front yard. Code states side or rear yard should be the location of the pool however there is insufficient area to be located in the side or rear yard. The pool will meet the front setback as the house is setback 52 feet from the front of the lot; the pool will not be in the front setback.

Applicant: Peter Sowisdral - Initially thought the structure would need to be razed however the Building Official advised otherwise. The plans for the addition are under Administrative review. The wish was to know for certain the pool could be approved before proceeding through the addition process.

Board: This is very Key's-like in appearance. Will the pool be safe from passersby? **Response-** the fence, landscaping in addition to the retaining wall and locked gates will all contribute to the safety. All safety, building and code requirements will be met at time of construction.

Motion: M. Huffman moves to approve HRPB 26-00100035 with staff recommended Conditions of Approval for the Historic waiver, based upon the competent substantial evidence in the staff report, City of Lake Worth Beach Land Development Regulations and Historic Preservation requirements. E. DeRiso 2nd.

Vote: Ayes all, unanimous.

Public Comment: Alex Schultz (undisclosed address) Has concerns that the rear addition plans are not shown or available (HRPB 26-00100035 is for consideration of a pool in the front yard).

The following comments are read into the record and attached hereto:

- Flooding in the alley with an addition exacerbating the flooding;
- additional structures increasing the risk of a fire storm to nearby wooden structures;
- if rear addition is two stories, the view of the sky is reduced;

- possible parking issues;
- increased noise to surrounding properties due to the pool;
- Lastly the City has corruptly concealed the destruction of up to 14 structures from CLG program and never provided review to the State of Florida Dept of Interior, Historic Preservation Division. Family members have fought wars but the populace cannot be saved from the elected and appointed officials of the City, City employees and members of the Historic Preservation Board, Community Sustainability, Planning & Zoning. States his courtesy notice was not received until “around 5:00 pm on March 3, 2026” denying him ADA accommodation of time to reply. The written reply was received by staff on March 10, 2026 via email.

PLANNING ISSUES: Board question about whether the museum will be heard by Board again? **Staff:** A presentation about the garage the City will be constructing will be heard by Board; the museum itself will not. Board already heard and approved the museum including off site parking. The garage will provide parking for the museum. The re-location of the building where the museum will be located will be heard by the Board. **Board:** E. Deveaux asks who is financing the garage? Staff advises to listen/participate with the City Commission. The City has no money to build the garage. The museum is connected to the garage. **Staff:** The garage is a City project. One structure (17 S M Street) is being relocated the other will most likely not be moved.

PUBLIC COMMENTS: (3 minute limit) Alex Schultz - Why Main Street Matters- violating of free speech and violation of the Americans with Disabilities Act, and failure to do not accommodate the disabilities of the aged children of World War II veterans.

DEPARTMENT REPORTS: None

BOARD MEMBER COMMENTS: None

ADJOURNMENT: 7:53 PM

Thanks

*part of
New Business
3*

Alex Schultz

Delivery has failed to these recipients or groups:

historicpreservation@lakeworthbeachflgov *email address incorrect*

Your message wasn't delivered because the recipient's mailbox is undergoing maintenance and can't accept messages now. Please try resending the message later.

From: Alexander Schultz <schultz-law@hotmail.com>

Sent: Tuesday, March 10, 2026 6:18 AM

To: historicpreservation@lakeworthbeachflgov <historicpreservation@lakeworthbeachflgov>

Subject: HRPB Project Number 26-00100035

Disability Accommodation Request

Here are my comments and exhibits regarding HRPB Project Number 26-00100035. If the comments are not read at the proceeding, considering the late mailing of the notice, I will treat it as a violation of the Americans with Disabilities Act, violations of Federal, State and local laws, and a basis to seek damages under 42 U.S.C. §1983 against the elected and appointed officials, and employees of the City of Lake Worth Beach, including the Historic Resources Preservation Board.

The elected and appointed officials, and employees of the City of Lake Worth Beach, including the Historic Resources Preservation Board, consistently violate Federal, State and local preservation laws, deny Due Process and other Constitutional rights, violate 42 U.S.C. § 1983, violate the Americans with Disabilities Act by repeatedly taking actions that do not accommodate the disabilities of the aged children of World War II Veterans, such as approving WMODA, which further injures us, and not timely providing advance notice, and NOT providing details such as the details on the "new rear addition." *← NOT BEING REVIEWED*

Please email me a copy of the "new rear addition."

The following notice was received around 5 pm on March 3, 2026, denying ADA accommodation to individuals like me, because it does not give adequate time to reply.

The Historic Resources Preservation Board will consider HRPB Project Number 26-00100035: A waiver request to locate a pool in front of the primary structure at 109 S L Street, associated with the construction of a new rear addition. The subject property is a contributing resource within the Southeast Lucerne Historic District and is located in the Medium density multi-family residential (MF-30) zoning district. The future land use designation is the High Density Residential (HDR).

You highlight the pool, but did NOT show the rear addition.

The project should be denied for the following reasons:

1. Properties in the alley flood, and the addition exacerbates the flooding directly injuring the neighbors.
2. Additional structures increase the risk of a fire storm to the neighborhood wooden structures, particularly considering nearby WMODA has already received fire safety waivers.
3. If the rear addition is two stories, it takes away the view of the sky from houses up to three lots away. In the past you have greatly injured many neighbors.
4. There may be parking issues.
5. The pool will increase noise to the surrounding properties.
6. The City corruptly concealed the destruction of many of the 14 structures in Exhibit B and Exhibit C, and made misrepresentations to the Certified Local Government program office, and to my knowledge, never from review from the Compliance and Review Section of the Bureau of Historic Preservation, for the destruction of these 14 contributing structures, and for WMODA. The City destroyed in a clandestine manner nearby Historic First Avenue South, and this only exacerbates the destruction.

Our fathers and uncles, (Exhibit E), fought off the Nazis, including off our Palm Beach coast, but could not save us from the elected and appointed officials, and employees of the City of Lake Worth Beach, including the Historic Resources Preservation Board, and the Department for Community Sustainability Planning and Zoning Division, which should be called the " Department of Historic Devastation."

First Avenue South looks like bombed out Gaza.

Alex Schultz

*unrelated to project
Public Comment*

Why Main Street Matters?

In the past, the word "downtown" brought to mind an image of a bustling center of commerce and activity. Too often today, the images are of vacant, deteriorating buildings. In Florida, communities like DeLand, St. Petersburg and Ocala have discovered that with the help of Florida Main Street, downtown can thrive again. Florida Main Street encourages economic development and is dedicated to bringing jobs, dollars and people back to Florida's historic districts.

42 U.S.C. § 1983 Claims: Elements, Defenses, and Remedies

A 42 U.S.C. § 1983 claim lets a person sue state or local officials for violating federal constitutional or statutory rights. The main points to consider are what the statute requires, who counts as a state actor, typical defenses like qualified immunity, timing rules and procedural steps, the types of relief a court may order, and the kinds of proof a claimant will need.

Below are plain explanations of those topics with examples and references to major statutes and cases that commonly guide courts.

Statutory basis and core elements

Section 1983 is a federal law that creates a private cause of action for the deprivation of rights secured by the Constitution or federal law when the deprivation is caused by someone acting under color of state law. A successful claim generally requires proof of two things: first, that a right protected by the Constitution or federal law was violated; second, that the violation was committed by a person acting under color of state law. Courts use familiar tests and precedents to decide whether these boxes are checked.

Element	What to show	Example sce
Protected right	That a federal right—like free speech or due process—was infringed	

State action

That the defendant was a government official or acted jointly with the state

A city employee enforces an unlawful policy that harms a resident

Causation

That the defendant's act caused the loss or injury

612 2nd Ave South

You guys willfully concealed WMODA and the Destruction of Historic First Avenue South from them:

Compliance and Review

Who We Are & What We Do

The Compliance and Review Section of the Bureau of Historic Preservation reviews development projects of all types and provides technical assistance to ensure compliance with state and federal preservation laws mandating consideration of a project's impact on historic and archaeological properties. The Compliance and Review Section also assists in the preparation of historic preservation elements for state land management plans and reviews the historic preservation aspects of local government comprehensive plans.



Contact Information

CompliancePermits@dos.fl.gov

Address

R. A. Gray Building
500 S. Bronough Street, Room
423
Tallahassee, FL 32399-0250
850.245.6333

What is Florida Main Street?

Florida Main Street is a technical assistance program with the goal of revitalizing historic downtowns and encouraging economic development within the context of historic preservation.

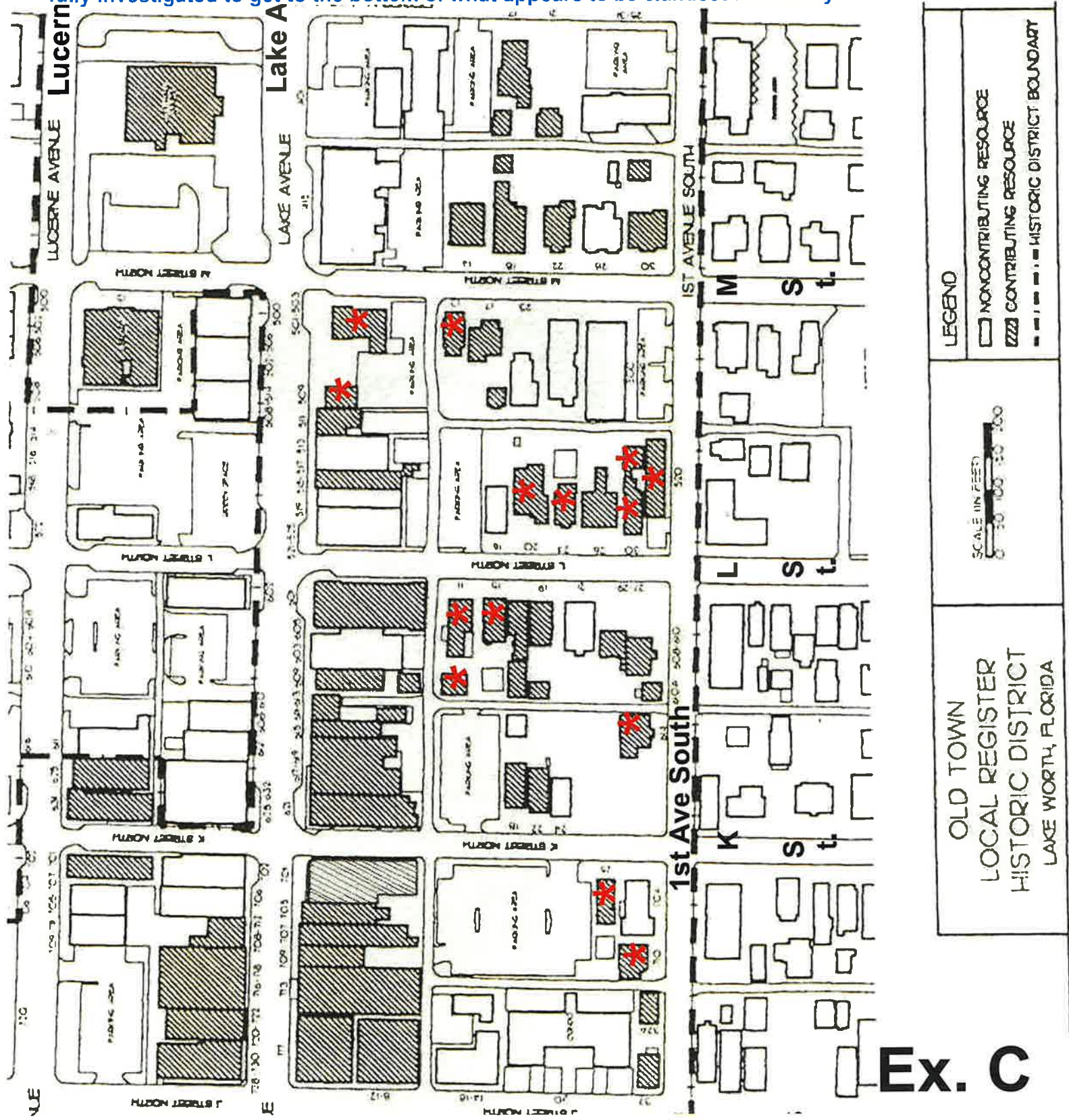
Since 1985, Florida Main Street has offered technical assistance to Main Street programs across the state. The program is a part of a network of over 40 nationally recognized programs throughout the country. Florida Main Street is administered by Division of Historical Resources under the Florida Department of State. The program is affiliated with the National Main Street Center and utilizes the National Main Street Center's Four-Point Approach[®] which offers a framework for community-based revitalization initiatives.



Exhibit D

* - Contributing Structures Demolished by Lake Worth Officials, Decimating the Historic Distict South of Lake to 1st Ave South

Often the City acquired the properties, did not protect the historic structures, and let them fall into disrepair so they could have a basis to demolish history. The demolition of each structure must be fully investigated to get to the bottom of what appears to be clandestine activity.



Ex. C

19 Building Demolitions NOT Disclosed & Even Showing Most Currently Existing on October 24, 2025 CLG Report

← **CLG Report...** 📄 ⋮

October 24, 2025

Tyler J. Smith
 Certified Local Govnment
 (CLG) Coordinator
 Bureau of Historic Preservation
 Florida Department of State
 R.A. Gray Building
 500 South Bronough Street
 Tallahassee, FL 32399-0250
 RE: City of Lake Worth Beach
 2024-2025 CLG Annual Report

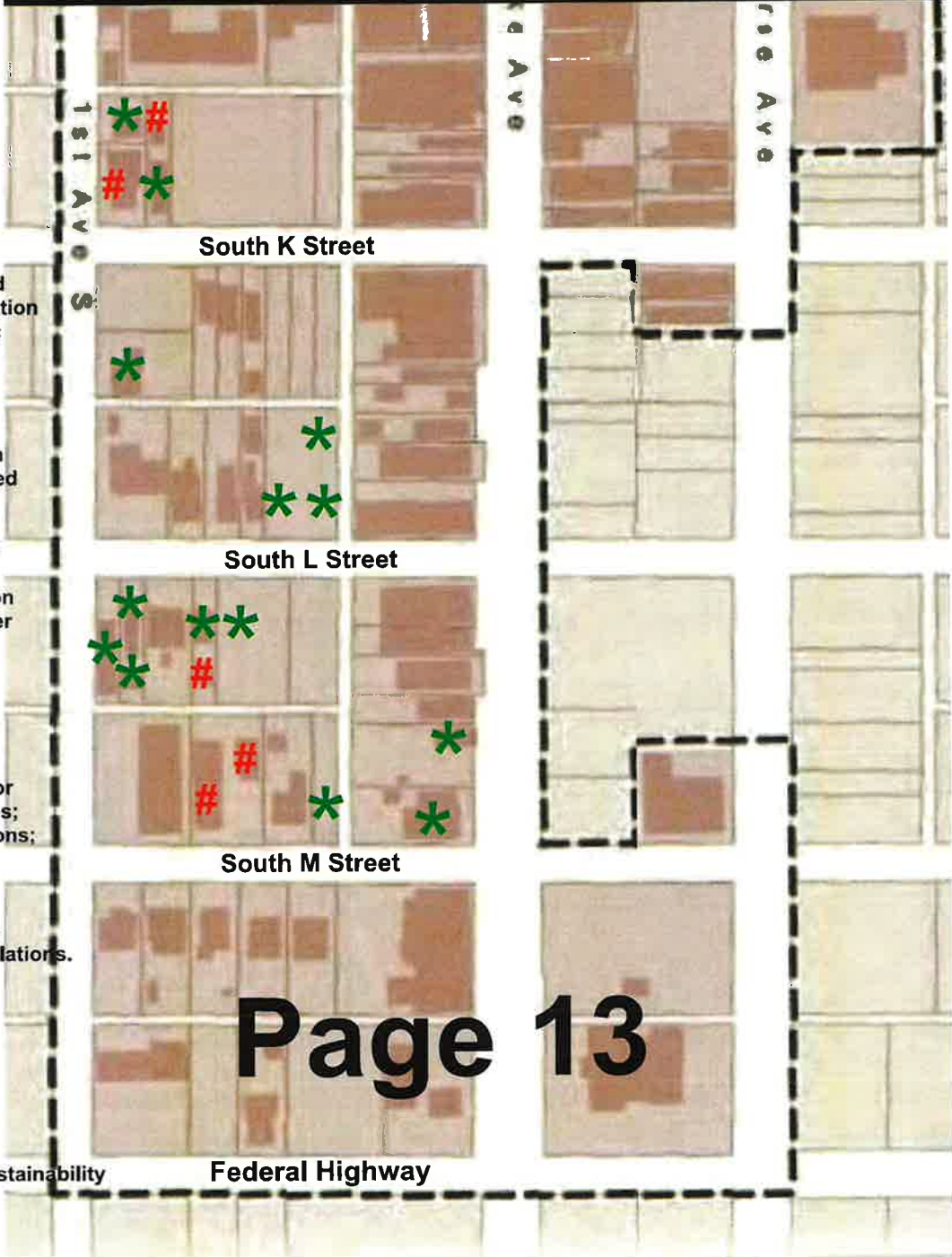
Dear Mr. Smith,

Pursuant to our participation in the Certified Local Government program, the City of Lake Worth Beach is pleased to submit the enclosed report, which provides information pertaining to the City's historic preservation activities from October 1, 2024, through September 30, 2025.

The City's historic preservation staff have been actively engaged in reviewing Certificates of Appropriateness to ensure the continued protection of the City's historic resources. The Historic Resources Preservation Board has been very active over the past year, hearing over thirty-five items including new construction of single-family houses, multi-family buildings, accessory dwelling units, and museum buildings; additions to single-family houses; exterior alterations to historic structures; demolitions; structure relocations; variances; historic waivers to the zoning code; rezonings; zoning use approvals; mural installations; and amendments to the Land Development Regulations.

.....

Sincerely,
 William Waters,
 AIA, NCARB, LEED AP BD+C,
 GGP, ID, SEED
 Director |
 Department for Community Sustainability



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*** - 14 Contributing Resources Demolished & NOT Disclosed on FY 2024-2025 CLG Report**
- 5 Other Buildings Demolished & NOT Disclosed on FY 2024-2025 CLG Report

Ex. B

Old Town Historic District



Retirement ID



U.S. Navy photo

- Born Nov. 4, 1903

- Entered the U.S. Navy, July 26, 1922, discharged July 24, 1926.
- Coast Guard - Accepted Pittsburgh PA - 12-30-1926.
- On Feb. 19, 1927, assigned to American Brown Boveri Corp. for entry of CGC Vigilant IV into service, & 20 years later after various assignments, assigned CBM of Vigilant IV on Jan. 17, 1947, probably fulfilling the dream of a new recruit of one day becoming the Chief of the new cutter you were first assigned to.
- 6/6/38 Commended by HQ in connection with rescue of 26 survivors of the MANDALAY in Narrows. New York Harbor, 28 May, 1938. Commendation signed by Treasury Secretary Morgenthau & New York Mayor LaGuardia.
- Served in Florida ports after the start of World War II.
- See service on JOSEPH T. DICKMAN for further commendations. Served with credit aboard the USS JOSEPH T. DICKMAN DURING the initial invasion of Okinawa, April 1-9, 1945.
- Returned to Miami, Florida.
- CGC Vigilant, Ft. Pierce, FL. Tr 1-17-47, CBM
- Detached 9-30-48 & departed for home address 15 Southwest 12th Ave., Miami, FL.
- Died less than 5 years later at the age of 49 on June 21, 1953, at Jackson Memorial Hospital. Buried Woodlawn North Park Cemetery, Sec. 11, Lot 116, 3280 SW 8th St., Miami, FL. "He was working driving his own taxi in Miami." No flag was on his grave for Memorial Day.

Exhibit E

The fourth Vigilant, a 125-foot, steel-hulled, twin-screw, diesel-powered Coast Guard cutter, was completed in 1927 at Camden, N.J., by the American Brown Boveri Electric Corp. and was placed in service at Camden on 3 March 1927. After operating out of the Coast Guard base at Stapleton, N.J., into the spring of 1933, Vigilant shifted to Norfolk on 6 June, and, in 1935, to Ft. Pierce, Fla. The Navy took over Coast Guard vessels in the summer of 1941 for duty during the national emergency, but the Coast Guard cutter was still based at Ft. Pierce at the time of the Japanese attack against Pearl Harbor on 7 December 1941.

Legal Notice

PLEASE TAKE NOTICE that the City of Lake Worth Beach's Historic Resources Preservation Board (HRPB) will conduct a meeting at 7 North Dixie Highway, Lake Worth Beach on **April 8, 2026 at 6:00 pm** or soon thereafter to consider the following:

HRPB Project #26-00100048: Consideration of a Certificate of Appropriateness (COA) for new construction of a single family structure of approximately ±7,828 square feet at 1130 S Lakeside Drive. The subject property is located in the SFR—Single Family Residential Zoning District and has a future land use designation of Single Family Residential (SFR). The property is a non-contributing resource in the South Palm Park Historic District. PCN # 38-43-44-27-01-051-0010.

The public can view the meeting via YouTube, <https://www.youtube.com/c/CityofLakeWorthBeach>. The agenda and back-up materials are available: <https://lakeworthbeachfl.gov/government/advisory-board-agendas-and-minutes/>

Public comment will be accommodated in person at the meeting, or virtually through the web portal: <https://lakeworthbeachfl.gov/virtual-meetings/>. If you are unable to access the web portal, email historicpreservation@lakeworthbeachfl.gov for a comment to be read into the record by a staff member. Written responses or comments can be sent to the Department for Community Sustainability PZHP Division, 1900 2nd Avenue North, Lake Worth Beach, FL 33461 and must arrive before the hearing date to be included in the formal record.

Affected parties, as defined in Section 23.1-12 of the Lake Worth Beach Code of Ordinances, who are interested in participation must notify the City of their status at least five (5) days before the hearing. Failure to follow the process will be considered a waiver of the right to participate as affected party in the hearing, but does not preclude the party from making public comment. Affected parties shall submit the evidence they wish the Historic Resources Preservation Board to consider a minimum of one (1) full business day prior to the date of the meeting. Affected parties, whether individually or collectively and irrespective of the number of affected parties, shall have the right to request one (1) continuance provided that the request is to: address neighborhood concerns or new evidence, hire legal counsel or a professional services consultant, or is unable to be represented at the hearing. For additional information, please contact City staff at 561-586-1687 or historicpreservation@lakeworthbeachfl.gov.

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 (FS 286.0105). In accordance with the provisions of the American with Disabilities Act (ADA) this document may be requested in an alternative format. Persons in need of special accommodation to participate in this proceeding are entitled to the provision of certain assistance. Please call 561-586-1687 or email historicpreservation@lakeworthbeachfl.gov no later than five (5) days before the hearing if this assistance is required.

Sherie Coale
City of Lake Worth Beach
561-586-1687



HISTORIC RESOURCES PRESERVATION BOARD REPORT

HRPB Project Number 26-00100048: Consideration of a Certificate of Appropriateness (COA) for new construction of a single-family structure of approximately $\pm 7,828$ square feet at 1130 S Lakeside Drive. The subject property is located in the SFR—Single Family Residential Zoning District and has a future land use designation of Single Family Residential (SFR). The property is non-contributing to the South Palm Park Historic District.

Meeting Date: April 8, 2026

Property Owner: LWB Development LLC

Applicant: Wes Blackman; CWB Associates

Address: 1130 South Lakeside Drive

PCN: 38-43-44-27-01-051-0010

Size: ± 0.47 acres / 20,675 sf

General Location: East side of South Lakeside Drive between 11th Avenue South and 12th Avenue South

Existing Land Use: Vacant Residential Lot

Current Future Land Use Designation: Single Family Residential (SFR)

Zoning District: Single Family Residential (SFR)



RECOMMENDATION

The documentation and materials provided with the application request were reviewed for compliance with the applicable guidelines and standards found in the City of Lake Worth Beach Land Development Regulations (LDRs), the Historic Preservation Design Guidelines, and for consistency with the Comprehensive Plan. The proposed new single-family structure is consistent with the City's Land Development Regulations. As proposed, the structure's design is consistent with the Historic Preservation Ordinance and the Historic Preservation Design Guidelines' requirements for new construction. The proposed design falls under Contemporary style architecture and therefore is differentiated from surrounding historic structures as a new construction project.

PROJECT DESCRIPTION

The applicant, CWB Associates, on behalf of the property owner, LWB Development LLC, is requesting approval for the construction of a new ±7,828 square foot single-family residence at 1130 South Lakeside Drive. The applicant previously received approval for the demolition of the existing structure on the property in 2020 under HRPB 20-00100030, and subsequently split the lot into two 75 ft wide lots under approval number HP 20-01200001. A survey of the property is included in **Attachment A**. The parcel is located in the Single Family Residential (SFR) zoning district and has a Future Land Use (FLU) designation of Single Family Residential (SFR).

PUBLIC COMMENT

Staff has not received any letters of support or opposition for this application.

BACKGROUND

The property at 1130 S Lakeside Drive currently consists of a vacant 75 ft wide waterfront lot. In 2020, approval was granted under HRPB 20-00100030 for demolition of the structures on the lot and under HP 20-01200001 for a subdivision request in order to split the lot into two 75 ft wide parcels, now addressed separately as 1120 S Lakeside Drive and 1130 S Lakeside Drive. Construction was approved and has commenced on the northern lot (1120 S Lakeside Drive) which was split from the subject parcel; the applicant is now requesting approval for a new single family structure on the southern parcel at 1130 S Lakeside Drive.

The applicant's design team contacted the City's Historic Preservation staff in December of 2025 to discuss their proposal for new construction at the subject property. Staff was generally supportive of the proposed design, and discussed the required Base Flood Elevation (BFE) for new construction. After receiving a complete application package in March of 2026, Staff scheduled the project for the April HPRB meeting.

ANALYSIS

Consistency with the Comprehensive Plan

The subject site has a Future Land Use (FLU) designation of Single Family Residential (SFR). Per policy 1.1.1.2, the Single-Family Residential category is *"intended primarily to permit development of single-family structures at a maximum of 7 dwelling units per acre. Single-family structures are designed for occupancy by one family or household. Single-family homes do not include accessory apartments or other facilities that permit occupancy by more than one family or household. Residential units may be site-built (conventional) dwellings, mobile homes or modular units."*

Analysis: The proposed structure is a single-family residence and is consistent with the intent of the Single-Family Residential designation. The proposed floorplan does indicate two oven or range units being installed under the current proposal. The LDRs only permit one kitchen per dwelling unit. As such, staff has added a condition of approval in order to address this.

Consistency with the Land Development Regulations – Zoning

Single-Family Residential (SFR): Per LDR Section 23.3-7(a), *the "SF-R single-family residential district" is intended primarily to permit development of one (1) single-family structure per lot. Provision is made for a limited number of nonresidential uses for the convenience of residents. These nonresidential uses are compatible by reason of their nature*

and limited frequency of occurrence with an overall single-family residential character. The "SF-R single-family residential district" implements the "single-family residential" land use category of the Lake Worth Comprehensive Plan.

The proposed new construction project appears to be consistent with all site data requirements in the City's Land Development Regulations. Formal and complete review for compliance with the City's Land Development Regulations, including landscaping, will be conducted at building permit review. The proposed site plan and architectural drawings are included in this report in **Attachment A**.

Development Standard		Single Family Residential (SFR)	Provided
Lot Size (min)		5,000 sf	20,672 sf
Lot Width (min)		50'	75'
Setbacks	Front	50' ¹	50.16'
	Rear	15'	69.83'
	Side	7.5'	7.5'
Impermeable Surface Coverage (max)		50% (10,366 sf)	41% (8,449 sf)
Structure Coverage (max)		30% (6,201 sf)	29% (5,987 sf)
Front Yard		75% permeable & landscaped	76% (estimated)
Building Height (max)		30' principal structure (2 stories) ²	Not correctly measured on plans (condition added to address)
Maximum Wall Height at Side Setback		18' @ 5' setback up to 23' @ 10' setback	Not provided on plans (condition added to address)
Floor Area Ratio (FAR) (max)		0.45 (9,302 sf)	0.38 (7,828 sf)
Parking		2 spaces	3 spaces (garage)

¹ Per LDR Section 23.3-7(d)(1)(A), The following special setbacks and restrictions are hereby established in these several areas in the SF-R district: South Lakeside Drive. Setback from the street on the east side of South Lakeside Drive from 13th Avenue South, more specifically described as Lot 1, Block 60, Addition No. 1, to 5th Avenue South, further described as Lot 10, Block 5, Addition No. 1, shall not be less than fifty (50) feet from such street and the front of such lots and residences shall be on South Lakeside Drive.

² Per LDR Section 23.1-12, Building height: The vertical distance measured from the minimum required floor or base flood elevation or twelve (12) inches above the crown of the road, whichever is greater, to ... (e) the average height of a parapet.

Consistency with the Land Development Regulations – Historic Preservation

The proposed single-family residence is designed in a contemporary style. This architectural style is not based on any historic typology but is appropriate in form as the proposed design takes design inspiration from projects in the surrounding vicinity.

All new construction within a designated historic district shall be visually compatible. New buildings should take their design cues from the surrounding existing structures, using traditional or contemporary design standards and elements that relate to existing structures that surround them and within the historic district as a whole. Building design styles, whether contemporary or traditional, should be visually compatible with the existing structures in the district. The visual compatibility criteria for new construction within the city's historic districts is located in [Section 23.5-4\(k\)\(3\)\(A\)](#) in the LDRs. Staff has reviewed the criteria and provided an analysis in the section below. The applicant has also submitted a Justification Statement, provided in this report as **Attachment D**.

Section 23.5-4(k)3.A – Additional Guidelines for New Construction: In approving or denying applications for certificates of appropriateness for new construction, the City shall also, at a minimum, consider the following additional guidelines which help to define visual compatibility in the applicable property's historic district:

- (1) *The height of proposed buildings shall be visually compatible and in harmony with the height of existing buildings located within the historic district.*

Analysis: The surrounding structures in the general vicinity of this property are generally one story, with horizontal massing. The proposed new construction is two stories, which is distinct from the surrounding one story properties but is in line with the new construction next door at 1120 S Lakeside Drive. The proposed new construction steps down in height from the height proposed for the neighboring property, providing a visual transition to the surrounding one story heights and successfully avoids overwhelming these surrounding structures despite the required increase in Base Flood Elevation.

- (2) *The relationship of the width of the building to the height of the front elevation shall be visually compatible and in harmony with the width and height of the front elevation of existing buildings located within the district.*

Analysis: Many of the existing structures in the vicinity along South Lakeside Drive are wide, single-story, horizontally oriented Ranch-style homes. While the subject property and its neighbor at 1120 S Lakeside Drive are two story, the massing of the proposed design is horizontal, rather than vertically oriented. It therefore is proportionally designed in harmony with the existing surrounding properties.

- (3) *For landmarks and contributing buildings and structures, the openings of any building within a historic district should be visually compatible and in harmony with the openings in buildings of a similar architectural style located within the historic district. The relationship of the width of the windows and doors to the height of the windows and doors in a building shall be visually compatible with buildings within the district.*

Analysis: The proposed design is new construction and therefore will not be a landmarked or contributing building. The proposed structure features generally appropriate fenestration, with tall rows of full lite windows across the second story of the front façade lending an element of verticality to the structure and an appropriate spacing of openings.

- (4) *The relationship of solids to voids in the front facade of a building or structure shall be visually compatible and in harmony with the front facades of historic buildings or structures located within the historic district. A long, unbroken facade in a setting of existing narrow structures can be divided into smaller bays which will complement the visual setting and the streetscape.*

Analysis: The front elevation of the structure successfully avoids expanses of blank façade by staggering the planes of the façade, providing a deep overhang of the second story roofed balcony and providing a pleasing arrangement of windows along the façade. While “Option 1” features a blank façade along the garage facing South Lakeside Drive, “Option 2” provides a break by incorporating 3 small vertical windows.

- (5) *The relationship of a building to open space between it and adjoining buildings shall be visually compatible and in harmony with the relationship between buildings elsewhere within the district.*

Analysis: The proposed building adheres to the special 50’ setback requirement within the Single Family Residential zoning regulations for structures located along South Lakeside Drive and is spaced appropriately in relation to neighboring buildings.

- (6) *The relationship of entrance and porch projections to sidewalks of a building shall be visually compatible and in harmony with the prevalent architectural styles of entrances and porch projections on buildings and structures within the district.*

Analysis: The proposed design places the front entryway centered on the front elevation and gives appropriate visual prominence to the primary entry feature of the structure.

- (7) *The relationship of the materials, texture and color of the façade of a building shall be visually compatible and in harmony with the predominant materials used in the buildings and structures of a similar style located within the historic district.*

Analysis: The proposed structure will have a mixture of smooth stucco, vertical wood siding and stone as the exterior finish materials. While decidedly modern in style, this mix of textures creates visual differentiation in the massing of the structure, and smooth stucco is a common exterior finish material on structures in the surrounding district.

- (8) *The roof shape of a building or structure shall be visually compatible and in harmony with the roof shape of buildings or structures of a similar architectural style located within the historic district.*

Analysis: The structure proposes to use a flat roof, which are common on structures located within the surrounding historic district of various architectural styles.

- (9) *Appurtenances of a building, such as walls, wrought iron, fences, evergreen, landscape masses and building facades, shall, if necessary, form cohesive walls of enclosures along a street to ensure visual compatibility of the building to the buildings and places to which it is visually related.*

Analysis: The site features are appropriate for the structure and its context in the neighborhood.

- (10) *The size and mass of a building in relation to open spaces, the windows, door openings, porches and balconies shall be visually compatible and in harmony with the buildings and places to which it is visually related.*

Analysis: As previously discussed, the size and mass of the proposed building are more substantial than the majority of the neighboring properties, which are low one-story structures, but are still in harmony as the size and mass are similarly horizontally oriented. The second story of the front façade does have more glazing than most other structures in the vicinity but is in keeping with the structure under construction at 1120 S Lakeside Drive.

- (11) *A building shall be visually compatible and in harmony with the buildings and places to which it is visually related in its directional character: vertical, horizontal or non-directional.*

Analysis: The applicant has provided a streetscape showing the building in relation to those properties on either side. The proposed structure is slightly smaller in scale and massing than the related new construction at 1120 S Lakeside Drive, and incorporates an appropriate “stepped down” massing in context with the adjacent unimproved right-of-way and horizontal one-story massing of the structure at 1202 S Lakeside Drive.

- (12) *The architectural style of a building shall be visually compatible with other buildings to which it is related in the historic district, but does not necessarily have to be in the same style of buildings in the district. New construction or additions to a building are encouraged to be appropriate to the style of the period in which it is created and not attempt to create a false sense of history.*

Analysis: The proposed new structure is designed as a contemporary style which avoids creating a false sense of development in the area; the structure is clearly identifiable as being new construction and appropriate to the period in which it is created.

(13) *In considering applications for certificates of appropriateness to install mechanical systems which affect the exterior of a building or structure visible from a public right-of-way, the following criteria shall be considered:*

(a) *Retain and repair, where possible, historic mechanical systems in their original location, where possible.*

Analysis: This requirement is not applicable to the new construction project.

(b) *New mechanical systems shall be placed on secondary facades only and shall not be placed on, nor be visible from, primary facades.*

Analysis: In the submitted site plan, all mechanical equipment is placed outside the required setbacks and is situated in such a way that it cannot be seen from the public right-of-way. Any additional proposed mechanical equipment shall be subject to review at the time of building permitting.

(c) *New mechanical systems shall not damage, destroy or compromise the physical integrity of the structure and shall be installed so as to cause the least damage, invasion or visual obstruction to the structure's building materials, or to its significant historic, cultural or architectural features.*

Analysis: This requirement is not applicable to the new construction project.

(14) *The site should take into account the compatibility of parking facilities, utility and service areas, walkways and appurtenances. These should be designated with the overall environment in mind and should be in keeping visually with related buildings and structures.*

Analysis: The site plan proposes to provide a one-car driveway leading to the proposed three-car side-loaded garage. The proposed site plan is visually in keeping with the patterning of driveways along South Lakeside Drive.

Consistency with the Historic Preservation Design Guidelines

Per the Lake Worth Beach Historic Guidelines, *“New construction can be designed utilizing the architectural language of one of the 10 defined primary styles, or an alternative yet compatible style. It is very important that new construction not hybridize the styles, borrowing pieces from one and another. This approach creates confusion and dilutes the intrinsic value of the historic structures and styles. The best approach is to choose one style of architecture, and to design a structure that utilizes the common characteristics, proportions, and materials of that style.”*

Analysis: New construction in the City's historic districts is not limited to any particular architectural style, but typically should align with one architectural style consistently rather than utilizing elements from many different styles. The proposed design is generally in keeping with Contemporary style architecture, featuring rectangular massing, varied exterior finish material including smooth stucco, vertical siding and stone finishes and wide expanses of glazing on the primary façade.

While construction of wholly contemporary architecture within historic districts is generally discouraged, the proposed new construction features sensitive massing, height and scale and provides visual texture and interest in such a way to adequately blend in with the surrounding historic structures. Staff is therefore supportive of the proposed new construction design.

CONCLUSION AND CONDITIONS

The proposed new construction application is consistent with the City's Land Development Regulations as well as with the Historic Preservation Ordinance and the Historic Preservation Design Guidelines' requirements for new construction. The proposed design successfully creates a Contemporary style design and will be generally compatible with the

surrounding neighborhood and South Palm Park Historic District as a whole with the alterations as conditioned by staff. If the HRPB moves to approve the new construction request, staff has drafted conditions of approval below.

Conditions of Approval:

- 1) The provided "Option 2" with vertical windows on the garage structure shall be approved rather than "Option 1".
- 2) The second range in the "Butler's pantry" shall be eliminated as only one range is permitted per single family property.
- 3) The wall height at the proposed 7.5' side setback should be clearly indicated on the provided plans and site data table.
- 4) The overall height shall be measured on plans from the minimum required floor or base flood elevation or twelve (12) inches above the crown of the road, whichever is greater, to the average height of the parapet. This shall be clearly delineated on elevations.
- 5) The front door and bathroom windows may utilize clear glass, frosted glass, or glass with a Low-E coating (60% minimum VLT). Tinted, highly reflective, grey, colored, etched, or leaded glass shall not be used.
- 6) The windows and doors (excluding the bathroom windows and front door) shall utilize glazing that is clear, non-reflective, and without tint. Low-E (low emissivity) is allowed but the glass shall have a minimum 60% visible light transmittance (VLT) measured from the center of glazing. Glass tints or any other glass treatments shall not be combined with the Low-E coating to further diminish the VLT of the glass.
- 7) The windows shall be recessed a minimum of two inches (2") in the wall, and shall not be installed flush with the exterior wall.
- 8) All divided light patterns shall be created utilizing exterior raised applied muntins with a pyramid or ogee profile. Exterior flat muntins or "grids between the glass" shall not be used.
- 9) Formal and complete review for compliance with the City's Land Development Regulations will be conducted at building permit review.
- 10) All improved surfaces shall be setback a minimum of 18" from property lines to allow for adequate water runoff within the property boundary.
- 11) All mechanical equipment shall be located behind the front façade of the structure and outside of all required setbacks.
- 12) In addition to a Landscape Plan, a tree survey and disposition plan shall also be required at building permit. Trees that are removed must be replaced on site and/or mitigated, and a tree removal permit shall be required. Landscaping shall be reviewed for compliance with the City's landscape requirements at building permit.

BOARD POTENTIAL MOTION:

I MOVE TO **APPROVE** HRPB Project Number 26-00100048 with staff recommended conditions for the construction of a new single-family structure at **1130 South Lakeside Drive**, 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.

I MOVE TO **DISAPPROVE** HRPB Project Number 26-00100048 for a Certificate of Appropriateness (COA) for the construction of a new single-family structure at **1130 South Lakeside Drive**, because the Applicant has not established by competent substantial evidence that the application complies with the City of Lake Worth Beach Land Development Regulation and Historic Preservation requirements.

Consequent Action: *The Historic Resources Preservation Board's decision will be final decision for the new construction. The Applicant may appeal the Board's decision to the City Commission.*

ATTACHMENTS

- A. Plan Set and Survey
- B. Photos
- C. Historic Preservation Design Guidelines – New Construction

D. Applicant's Justification Statement



HISTORIC RESOURCES PRESERVATION BOARD REPORT

HRPB Project Number 26-00100056: Consideration of a Certificate of Appropriateness (COA) for Ad Valorem Tax Exemption, one Historic setback waiver and alteration of the commercial storefront at **716 Lake Avenue**. The subject property is a contributing resource to the Old Town Historic District and is in the Downtown (DT) Zoning District.

Meeting Date: April 8, 2026

Applicant: Joshua Robins; SRC Properties LLC

Owner: Cimaglia Holdings Number Eight LLC

Address: 716 Lake Avenue

PCN: 38-43-44-21-15-508-0120

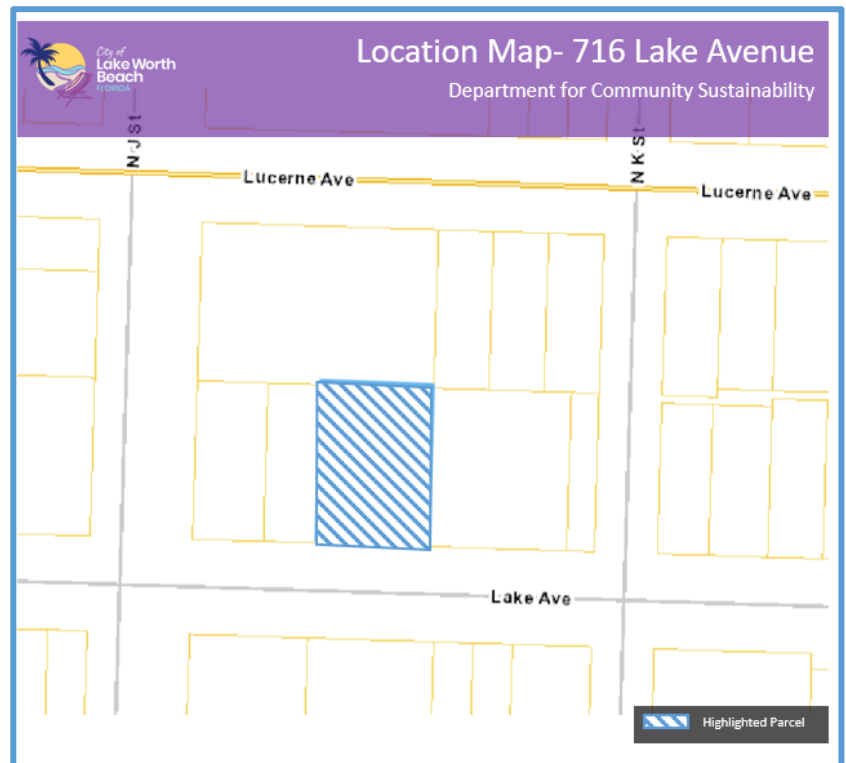
Lot Size: 0.16 acres /7,000 sf

General Location: North side of Lake Avenue between North J Street and North K Street

Existing Land Use: Vacant Commercial

Current Future Land Use Designation: Downtown Mixed Use (DMU)

Zoning District: Downtown (DT)



RECOMMENDATION

The documentation and materials provided with the application request were reviewed for compliance with the applicable guidelines and standards found in the City of Lake Worth Beach Land Development Regulations (LDRs) and Historic Preservation Design Guidelines. Staff recommends that the Board approve the requested Ad Valorem Preconstruction application for front façade alterations and the historic waiver request.

PROJECT DESCRIPTION

The applicant, Joshua Robins of SRC Properties LLC, on behalf of the property owner, Cimaglia Holdings Number Eight LLC, is requesting a Certificate of Appropriateness for Ad Valorem Preconstruction approval of alterations to the existing storefront, including one Historic Waiver for the minimum required front setback for the property located at 716 Lake Avenue. The subject property is a contributing resource to the Old Town Historic District.

PUBLIC COMMENT

Staff has not received any letters in support of or opposition to the COA request.

PROPERTY DEVELOPMENT HISTORY

The commercial structure at 716 Lake Avenue was constructed c. 1946 in a Masonry Vernacular architectural style. Available documentary evidence, including business license records and photos in the City's property file show that the property has operated as various retail establishments over time, including most recently a series of antique malls since the 1990s. Over time, the structure has undergone alterations to the front of the storefront, which removed previous display vitrines which extended to the front property line.

In February of 2026, the applicant's design team contacted historic preservation staff regarding the possibility of alterations to the front façade of the structure, including reconfiguring the front openings from two to four entrances and pushing back the front façade in order to permit additional outdoor dining. Staff expressed concerns regarding the proposed alterations and the impact they would pose on the character defining features of the property.

Staff subsequently met with the applicant and their design team on March 5th, 2026 and March 25th 2026 to discuss the proposed design and the impact of the alterations to the front façade. Staff again reiterated concerns regarding pushing the front façade back from its original location on shown on the blueprints available in the City's property file, as well as the removal of the existing side window display features. Staff was generally supportive of the request to divide the retail space into 4 bays and reconfigure the entry feature to feature 4 doors as shown on the original blueprints.

The applicant subsequently provided a historic reference photo of the subject property, which showed the existence of additional storefront display vitrines which have subsequently been removed. Staff proposed an alternate design, in which the former display cases would be replicated through the incorporation of a knee wall feature and the façade shifted back, therefore somewhat replicating the historic appearance of the structure. The applicant was further advised that they would need a setback waiver in order to construct the knee wall as proposed, and was advised to apply for the Ad Valorem Tax Exemption for their project.

A complete COA application was submitted on March 27th, 2026, and the applicant was scheduled for the next available HRPB meeting on April 8th.

Architectural plans and a survey of the property are included as **Attachment A**. The applicant's justification statement is included in **Attachment B**.

ANALYSIS

Consistency with the Land Development Regulations, Major Thoroughfare Design Guidelines and Historic Preservation Design Guidelines

All exterior alterations to structures within a designated historic district are subject to visual compatibility criteria. Staff has reviewed the documentation and materials provided in this application and outlined the applicable guidelines and standards found in the City's Historic Preservation Ordinance, detailed in the section below. The Alterations section of the City's Historic Preservation Design Guidelines is included as **Attachment C**.

Section 23.5-4(K)(1) General guidelines for granting certificates of appropriateness

1. *In general.* In approving or denying applications for certificates of appropriateness, the city shall, at a minimum, consider the following general guidelines:

A. What is the effect of the proposed work on the landmark or the property upon which such work is to be done?

Staff Analysis: The proposed work will incorporate a series of low knee wall features along the front of the property, reconfigure the front façade to feature 4 entry doors in order to more closely replicate the original design of the structure, incorporate operable glass walls in the storefront, and increase the depth of the front façade in order to provide outdoor seating areas. While this constitutes a substantial alteration to the front façade of the structure, the proposed alterations generally align the structure more closely with the historic design as shown in the provided reference image. Staff recommends several conditions of approval which would more closely align the proposed design with the historic appearance of the property, including squaring off the knee wall features and raising them an additional 1ft, incorporation of awning features underneath the façade overhang, and installation of faux mullion features in order to replicate the storefront window configuration.

B. What is the relationship between such work and other structures on the landmark site or other property in the historic district?

Staff Analysis: The proposed change to the front facade will have no direct physical effect on any surrounding properties within the Old Town Historic District.

C. To what extent will the historic, architectural, or archaeological significance, architectural style, design, arrangement, texture, materials and color of the landmark or the property be affected?

Staff Analysis: While the proposed alterations will alter the front façade of the structure, the alterations will not affect any remaining historic materials as previous alterations have removed much of the original materials on the front façade. The front façade will incorporate new window design and an increased setback behind the proposed front knee walls, but the incorporation of the proposed knee walls will re-introduce an architectural element which has previously been removed.

D. Would denial of a certificate of appropriateness deprive the property owner of reasonable beneficial use of his property?

Staff Analysis: No, denial of the COA would not deprive the applicant of reasonable use of the property.

E. Are the applicant's plans technically feasible and capable of being carried out within a reasonable time?

Staff Analysis: Yes, the applicant's plans can be completed in a reasonable timeframe.

F. Are the plans (i) consistent with the city's design guidelines, once adopted, or (ii) in the event the design guidelines are not adopted or do not address the relevant issue, consistent as reasonably possible with the

applicable portions of the United States Secretary of the Interior's Standards for Rehabilitation then in effect?

Staff Analysis: The Secretary of the Interior has released multiple preservation briefs regarding the rehabilitation of historic storefronts, provided as **Attachment D**. These briefs generally encourage evaluation of previous alterations to historic storefronts and incorporation of sensitive rehabilitation which promotes the retention or restoration of key character defining features while allowing for new uses on the interior. Accordingly, the proposed plans do generally comply with the intent of the Secretary of the Interior's Standards for rehabilitation.

- G. What are the effects of the requested change on those elements or features of the structure which served as the basis for its designation, and will the requested changes cause the least possible adverse effect on those elements or features?

Staff Analysis: The structure is a contributing resource within the Old Town National Register Historic District. As a contributing structure, the historic review of front façade alterations aims to promote architecturally appropriate alterations over time, including restoring the property to its historic appearance which is the basis of a contributing structure's designation status. While the alteration of the front façade setback does somewhat change an element that was the basis for the property's designation, the applicant proposes to incorporate removed historic features and therefore restores previously removed character defining features of the structure.

Section 23.5-4(k)(2) Additional guidelines for alterations and additions, landmark and contributing structures.

- A. Is every reasonable effort being made to provide a compatible use for a property that requires minimal alteration of the building, structure or site and its environment, or to use the property for its originally intended purpose?

Staff Analysis: Yes, the property is proposed to retain its current commercial use. As the property is currently vacant, the proposed alterations will allow the applicant to divide the storefront into multiple commercial bays and provide for additional flexibility in use while somewhat restoring the original appearance of the structure.

- B. Are the distinguishing original qualities or character of a building, structure or site and its environment being destroyed? The removal or alteration of any historic material or distinctive architectural features shall be avoided whenever possible.

Staff Analysis: As proposed, the applicant is retaining the essential form of distinctive architectural features and restoring a character defining feature of the property by incorporating knee walls to replicate the historic storefront appearance. Staff recommends incorporating additional features to replicate the historic features of the structure, including squaring off the knee wall features, adding an awning and faux mullions to more closely replicate the original appearance of the structure. A condition has been added to address this.

- C. Is the change visually compatible with the neighboring properties as viewed from a primary or secondary public street?

Staff Analysis: The proposed alteration would be generally visually compatible with surrounding properties as viewed from Lake Avenue. The reduced setback and incorporation of the knee wall will not extend beyond the existing overhang, and will generally align with the neighboring storefronts on either side.

- D. When a certificate of appropriateness is requested to replace windows or doors the HRPB or development review officer, as appropriate, may permit the property owner's original design when the city's alternative design would result in an increase in cost of twenty-five (25) percent above the owner's original cost. The owner shall be required to demonstrate to the city that:
1. The work to be performed will conform to the original door and window openings of the structure; and
 2. That the replacement windows or doors with less expensive materials will achieve a savings in excess of twenty-five (25) percent over historically compatible materials otherwise required by these LDRs. This factor may be demonstrated by submission of a written cost estimate by the proposed provider of materials which must be verified by city staff; and
 3. That the replacement windows and doors match the old in design, color, texture and, where possible, materials where the property is significant for its architectural design or construction.
 4. If the applicant avails himself of this paragraph the materials used must appear to be as historically accurate as possible and in keeping with the architectural style of the structure.

Staff Analysis: Not applicable; the applicants have not chosen to avail themselves of this paragraph

Section 23.5-4(r)2. Waiver or Modification of Certain Land Development Regulations

Pursuant to City of Lake Worth Beach LDR Sec. 23.5-4(r) Incentives for improvements to designated landmark and contributing properties:

2. *In addition, the HRPB may waive or modify certain land development regulation requirements. Waiver or modification may occur concurrently with issuance of a certificate of appropriateness or upon initial designation of a landmark or of a historic district. Waivers may include setbacks, lot width, area requirements, height limitations, open space requirements, vehicular parking and circulation requirements, design compatibility requirements and similar development regulations. No waiver shall be permitted for permitted land uses, density or environmental and health standards.*

Waiver Requests		
LDR Citation	Required	Proposed
Minimum setbacks for buildings along Lake Avenue east of the FEC right-of-way (Section 23.3-14(d)(4)(A)(2))	5' front setback	0' front setback

Pursuant to City of Lake Worth Beach LDR Sec. 23.5-4(r)(2), the HRPB may grant historic waivers if the requests meet the criterion listed in the section below. Staff has listed each criterion and provided responses for the historic waiver request. Due to the building's contributing status to the Old Town Historic District, the application is eligible for relief from the land development requirements of Section 23.4-1(d)4, should the Board determine that the criterion is sufficiently met. The applicant has provided a Justification Statement for the requests and has provided responses for each request. The applicant's justification statement is included in **Attachment B**.

- (A) The waiver or modification is in harmony with the general appearance and character of the neighborhood or district.

Analysis: The proposed waiver to allow a 0' front setback is in keeping with the general arrangement of properties along Lake Avenue. The proposed setback is not an increase beyond the depth of the existing roof overhang and will closely align with neighboring properties which also feature a nonconforming front storefront setback. Therefore, the proposed waiver is in harmony with the general appearance and character of the district.
Meets Criterion.

- (B) The project is designed and arranged in a manner that minimizes aural and visual impact on adjacent properties while affording the owner reasonable use of the land.

Analysis: The proposed alterations and waiver to the front setback will not impact adjacent properties and will not extend the front setback beyond the existing overhead overhang. **Meets Criterion.**

- (C) The waiver or modification will not injure the area or otherwise be detrimental to public health, safety or welfare.

Analysis: Waiving the front setback requirement will not be detrimental to public health, safety, or welfare. **Meets Criterion.**

- (D) The waiver or modification is the minimum necessary to allow reasonable use of the property while preserving its historical attributes.

Analysis: The historic waiver requested for a 0' front setback off Lake Avenue is the minimum adjustment necessary to restore the historic appearance of the property and incorporate new knee wall features to replicate the historic appearance of the display vitrines that were previously incorporated into the front facade. While the applicant could feasibly use the property as a commercial property without incorporating these features, the proposal restores the visual appearance of a historic feature which has been lost and therefore promotes the appropriate rehabilitation of the property as proposed. **Meets Criterion.**

Historic Preservation Ad Valorem Tax Exemption

As part of the Tax Exemption requirements, the HRPB must approve the scope of work prior to the commencement of construction, and all work must comply with the Secretary of the Interior's Standards for Rehabilitation. Pursuant to Section 23.5-5 of the historic preservation ordinance, in the review of preconstruction applications for the Historic Ad Valorem Tax Exemption program, the HRPB is required to make findings pursuant to three criteria and determine the following:

- 1) Whether the property for which the proposed exemption is requested satisfies section 196.1997(11)(a), Florida Statutes.

Analysis: The subject property is designated as a contributing historic resource in the Old Town Historic District. **Meets Criterion.**

- 2) Whether the proposed improvements are consistent with the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (revised 1990), U.S. Department of the Interior, National Park Service, which are hereby incorporated by reference in this section, and the criteria specified in Chapter 1A-38, F.A.C.

Analysis: As outlined and discussed during the review of the Certificate of Appropriateness (COA) for the exterior alterations, the proposal is compatible with the historic character of the existing building and will not have an adverse effect on the historic integrity of the property. Of particular note are the Secretary of the Interior's Standards 9 and 10 *"New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment; New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity*

of the historic property and its environment would be unimpaired.” While the alteration of the front façade depth somewhat alters the spatial relationships that characterize the property, the incorporation of knee wall features successfully replicates the original spatial relationship of the display vitrines which were present at the property. The increased façade depth could in the future be reduced and the retention of the overhang feature ensures that the historic form of the property is largely unimpaired. The proposed alterations are therefore in keeping with the intent of both the Secretary of the Interior’s Standards and the Guidelines for Rehabilitation of Historic Buildings. **Meets Criterion.**

- 3) For applications submitted under the provisions of section 196.1998, Florida Statutes, whether the improvements meeting the criteria Rule 1A-38.001(3) and (4), F.A.C.

Analysis: The building is not intended to be used for non-profit or governmental purposes. **Not applicable.**

CONCLUSION AND CONDITIONS

The proposed front façade alterations at 716 Lake Avenue are generally in keeping with the recommendations provided within the City’s Historic Preservation Design Guidelines and allow for adaptive reuse of the existing structure while incorporating character defining features of the historic structure which have been removed. Staff recommends approval for the request for a Certificate of Appropriateness for the front façade alterations, for the historic waiver, and for the ad valorem tax exemption as requested, as the contributing structure meets the eligibility requirements for these requests.

If the Board moves to approve the applicant’s request, staff has drafted conditions of approval:

Conditions of Approval:

1. The historic waiver to allow the new knee walls to feature a 0’ front setback shall be project specific and shall only apply to the scope of work approved under this application. Should any structures on the parcel be destroyed, moved, or demolished, any future development for the parcel shall adhere to the current City of Lake Worth Beach Land Development Regulations.
2. The Ad Valorem approval shall serve as the required pre-construction approval of the application as outlined in Sec. 23.5-5. Upon completion of construction and issuance of a Certificate of Occupancy for the structure, the applicant shall submit for post-construction approval by the Historic Resources Preservation Board in a timely manner.
3. The applicant shall include faux mullions to replicate the historic appearance of the storefront vitrines.
4. The proposed knee wall shall be raised an additional 1 ft and squared off to a more rectangular shape in order to more closely align with the historic appearance of the storefront.
5. City staff recommends incorporating ceiling fans underneath the overhang to provide conditioning for the proposed outdoor space.
6. Either a true awning or faux striped metal awning shall be incorporated under the overhang to better replicate the historic appearance of the storefront.
7. The four new door openings shall be spaced to correspond to the door openings on the original blueprint plans.
8. All windows shall be operable folding glass walls or fixed windows.
9. All doors shall be full lite French doors with decorative detailing applied to replicate the original doors.
10. All glazing shall be clear, non-reflective and without tint. Low-E (low emissivity) is allowed but the glass shall have a minimum 60% visible light transmittance (VLT) measured from the center of glazing. Glass tints or any other glass treatments shall not be combined with the Low-E coating to further diminish the VLT of the glass.
11. All windows and/or doors shall be installed, recessed in the jambs and shall not be installed flush with the exterior wall.

BOARD POTENTIAL MOTION:

I MOVE TO **APPROVE** HRPB Project Number 26-00100056 with staff recommended conditions for a Certificate of Appropriateness for Ad Valorem Preconstruction approval of front façade alterations and one historic waiver for the minimum required front setback at 716 Lake Avenue, 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.

I MOVE TO **DISAPPROVE** HRPB Project Number 26-00100056 for a Certificate of Appropriateness for Ad Valorem Preconstruction approval of front façade alterations and one historic waiver for the minimum required front setback at 716 Lake Avenue, because the applicant has not established by competent substantial evidence that the application complies with the City of Lake Worth Beach Land Development Regulation and Historic Preservation requirements [Board Member Please State Reasons]

Consequent Action: The Historic Resources Preservation Board's decision will be final decision for the COA, Ad Valorem and waiver. The Applicant may appeal the Board's decision to the City Commission.

ATTACHMENTS

- A. Plans and Property Survey
- B. Applicant's Justification Statement
- C. Historic Preservation Design Guidelines
- D. Reference: Historic Storefront Preservation Briefs
- E. Historic Reference Photos and Blueprints



DATE: March 13, 2026

TO: Members of the Planning & Zoning and Historic Resources Preservation Boards

FROM: Lance Lilly, AICP, Planning Consultant
On behalf of William Waters, Director Community Sustainability

MEETING: April 1 and April 8, 2026

SUBJECT: **Ordinance 2026-04:** Consideration of an ordinance to update the City's 10-Year Water Supply Facilities Work Plan pursuant to Section 163.3177 (6) (c) of Florida Statutes.

REQUEST:

The City of Lake Worth Beach has prepared the update of the 10-Year Water Supply Facilities Work Plan (Water Supply Plan) to comply with state statutory requirements and to demonstrate the City's ability to meet existing and projected potable water demands within its service area. The Water Supply Plan evaluates available water supply sources, treatment capacity, and supporting infrastructure over the required planning horizon and confirms consistency with regional water supply planning efforts.

The proposed Water Supply Plan will comply with Chapters 163 and 373 of Florida Statutes and amend associated policies from City's Comprehensive Plan.

BACKGROUND:

The State of Florida is divided into five (5) water management districts that are responsible for the administration of water resources. The five (5) water management districts are as follows:

- Northwest Florida Water Management District
- Suwannee River Water Management District
- St. Johns River Water Management District
- Southwest Florida Water Management District
- South Florida Water Management District

Palm Beach County and the City are located within the South Florida Water Management District (SFWMD). Pursuant to Chapters 163 and 373, Florida Statutes, the City of Lake Worth Beach is required to update and adopt a Water Supply Facilities Work Plan within 18 months of the South Florida Water Management District's (SFWMD) approval of a Regional Water Supply Plan update.

SFWMD's Regional Water Supply Plan update for the Lower East Coast (LEC) was approved on September 23, 2024, establishing a compliance deadline of March 23, 2026. A draft of the Water Supply Work Plan was previously transmitted to the SFWMD for review and comment. The final draft being presented for consideration incorporates the City's response to those comments and will be transmitted to the Florida Department of Commerce following approval by City Commission.

The City's existing Water Supply Work Plan was adopted in 2020. The proposed Water Supply Plan was prepared to meet Florida statutory requirements. Ordinance 2026-04 and supporting documentation were prepared to comply with Chapters 163 and 373, Florida Statutes.

ANALYSIS:

The Water Supply Work Plans are required to be developed by local governments to identify specific water supply planning needs. These Work Plans are subsequently coordinated with amendments to the local government's Comprehensive Plan and must be updated every five (5) years to align with the five-year updates to the South Florida Water Management District's (SFWMD) Lower East Coast (LEC) Regional Water Supply Plan.

The proposed Water Supply Plan includes five (5) sections as follows:

- Introduction
- Overview of Lake Worth Beach's Existing Water Supply System
- Potable Water Needs Assessment
- Capital Improvements Program
- Comprehensive Plan Goals, Objectives, and Policies (GOPs)

This update demonstrates that the City's existing and permitted potable water supply sources, including alternative water supply strategies, are adequate to meet projected demands through the year 2045.

The Water Supply Plan does not alter current utility operations, service areas, or water use practices. Instead, it serves as a long-range planning document intended to support Comprehensive Plan consistency, capital improvement planning, and intergovernmental coordination.

The updated Water Supply Plan is proposed for adoption by reference and is accompanied by amendments to the Infrastructure Element of the City's Comprehensive Plan. The updated policies associated with the Water Supply Plan are amended as follows:

- Policy 4.1.7.3: The City will maintain a water supply facilities work plan that is coordinated with SFWMD's ~~2018~~ 2024 Lower East Coast Regional Water Supply Plan and Palm Beach County by updating its own work plan within 18 months of an update to SFWMD's ~~2018~~ 2024 Lower East Coast Regional Water Supply Plan.
- Policy 4.1.7.4: By March ~~2027~~ 2026, the City shall coordinate with SFWMD and update the City's 10-year water supply facilities work plan considering the Lower East Coast (LEC) Regional Water Supply Plan. The City hereby adopts by reference the "City of Lake Worth Beach ~~2020~~ 2026 10-Year Water Supply Facilities Work Plan." The City shall send a letter to SFWMD which identifies projects for future water supply needs of the City. Projects must be selected from the LEC Regional Water Supply Plan or must be approved prior by SFWMD.

STAFF RECOMMENDATION:

Staff recommends that the Planning and Zoning Board and Historic Resources Preservation Board, in their capacity as the Local Planning Agency, recommend that the City Commission transmit and adopt Ordinance 2026-04.

POTENTIAL MOTION:

I move to **RECOMMEND/NOT RECOMMEND** TO THE CITY COMMISSION TO ADOPT the proposed Comprehensive Plan text amendments included in Ordinance 2026-04.

Attachments

- A. Draft Ordinance 2026-04
- B. Draft Water Supply Work Plan