



**AGENDA**  
**CITY OF LAKE WORTH BEACH**  
**HISTORIC RESOURCES PRESERVATION BOARD REGULAR MEETING**  
**CITY HALL COMMISSION CHAMBER**  
**WEDNESDAY, DECEMBER 07, 2022 -- 6:00 PM**

**ROLL CALL and RECORDING OF ABSENCES**

**PLEDGE OF ALLEGIANCE**

**ADDITIONS / DELETIONS / REORDERING AND APPROVAL OF THE AGENDA**

**APPROVAL OF MINUTES:**

**CASES**

**SWEARING IN OF STAFF AND APPLICANTS**

**PROOF OF PUBLICATION**

- 1) [Ordinance 2022-21](#)

**WITHDRAWALS / POSTPONEMENTS**

**CONSENT**

**PUBLIC HEARINGS:**

**BOARD DISCLOSURE**

**UNFINISHED BUSINESS:**

**NEW BUSINESS:**

- A. [Ordinance 2022-21 \(PZHP 22-03100006\): Consideration of an ordinance amending Chapter 23 "Land Development Regulations," Article 3 "Zoning Districts," Division 2 "Residential Districts," Section 23.3-7 "SFR – Single-family residential," Section 23.3-8 "SFTF – Single-family and two family residential," Section 23.3-10 "MF-20 – Multifamily residential," Section 23.3-11 "MF-30 – Medium density multi-family residential," and Section 23.312 "MF-40 – High density multi-family residential," to reduce the minimum side setback requirement for lots over 50 feet to a minimum of five \(5\) feet allowing additional flexibility in the placement of accessory structures and pools.](#)

**PLANNING ISSUES:**

**PUBLIC COMMENTS:** (3 minute limit)

**DEPARTMENT REPORTS:**

- A. [Notification of the condemnation and future demolition of an addition and accessory garage structure located at 1125 North K Street.](#)

**BOARD MEMBER COMMENTS:**

## **ADJOURNMENT**

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

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

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

THE  
LAKE WORTH HERALD

Published Once a Week

Lake Worth, Palm Beach County, Florida

STATE OF FLORIDA  
COUNTY OF PALM BEACH:

BEFORE the undersigned authority personally appeared MARK J EASTON, who on oath says that he is PRESIDENT of *The Lake Worth Herald*, a weekly newspaper published at Lake Worth in Palm Beach County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter of

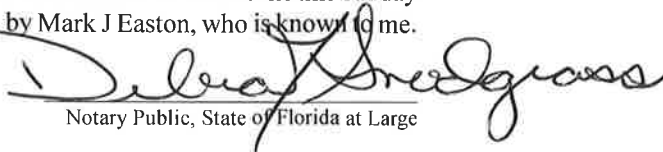
Notice of public meeting and hearing of the Lake Worth Florida Planning & Zoning Board to consider PZB Project No. 22-03100006 will be held on October 19 and November 9, 2022, in the City Hall Commission Chambers, 7 North Dixie Highway, Lake Worth, FL.

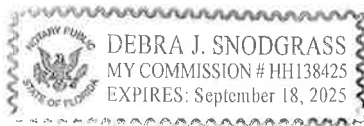
was published in said newspaper in the issue of  
October 6, 2022

Affiant further says that the said *The Lake Worth Herald* is a newspaper published at Lake Worth, in said Palm Beach County, Florida, and that the said newspaper has heretofore been continuously published in said Palm Beach County, Florida, each week and has been entered as second class mail matter at the post office in Lake Worth, in said Palm Beach County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

  
MARK J EASTON

SWORN TO AND SUBSCRIBED before me this 6th day of October, 2022, by Mark J Easton, who is known to me.

  
Notary Public, State of Florida at Large



Sent Via Email

OCT 24 2022

Finance Dept.

Legal Notice No 41058

**PLEASE TAKE NOTICE** that the City of Lake Worth Beach's Planning and Zoning Board (PZB) will conduct a meeting at 7 N Dixie Highway, Lake Worth Beach on **October 19, 2022 at 6:00 pm** or soon thereafter, and the Historic Resources Preservation Board (HRPB) will also conduct a meeting on **November 9, 2022 at 6:00 pm** or soon thereafter to consider the following ordinance:

**PZHP 22-03100006 - AN ORDINANCE OF THE CITY OF LAKE WORTH BEACH, FLORIDA, AMENDING CHAPTER 23 "LAND DEVELOPMENT REGULATIONS," ARTICLE 3 "ZONING DISTRICTS," DIVISION 2 "RESIDENTIAL DISTRICTS," SECTION 23.3-7 "SFR - SINGLE-FAMILY RESIDENTIAL," SECTION 23.3-8 "SFTF - SINGLE-FAMILY AND TWO FAMILY RESIDENTIAL," SECTION 23.3-10 "MF-20 - MULTIFAMILY RESIDENTIAL," SECTION 23.3-11 "MF-30 - MEDIUM DENSITY MULTI-FAMILY RESIDENTIAL," AND SECTION 23.3-12 "MF-40 - HIGH DENSITY MULTI-FAMILY RESIDENTIAL," TO REDUCE THE MINIMUM SIDE SETBACK REQUIREMENT FOR LOTS OVER 50 FEET TO A MINIMUM OF FIVE (5) FEET; AND PROVIDING FOR SEVERABILITY, CONFLICTS, CODIFICATION AND AN EFFECTIVE DATE**

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

Public comment will be accommodated in person at the meeting, or virtually prior to the meeting through the web portal: <https://lakeworthbeachfl.gov/virtual-meetings/>. If you are unable to access the web portal, please email [pzoning@lakeworthbeachfl.gov](mailto:pzoning@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 Planning and Zoning Division, 1900 2nd Avenue North, Lake Worth Beach, FL 33461 and must arrive before the hearing date to be included in the formal record.

**For additional information, please contact City Staff at 561-586-1687 or email [pzoning@lakeworthbeachfl.gov](mailto:pzoning@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 [pzoning@lakeworthbeachfl.gov](mailto:pzoning@lakeworthbeachfl.gov) no later than five (5) days before the hearing if assistance is required.**

Publish: The Lake Worth Herald  
October 6, 2022



DATE: October 12, 2022

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

FROM: William Waters, Director Community Sustainability

MEETING: October 19, 2022 and December 7, 2022

SUBJECT: **Ordinance 2022-21 (PZHP 22-03100006)**: Consideration of an ordinance amending Chapter 23 “Land Development Regulations,” Article 3 “Zoning Districts,” Division 2 “Residential Districts,” Section 23.3-7 “SFR – Single-family residential,” Section 23.3-8 “SF-TF – Single-family and two family residential,” Section 23.3-10 “MF-20 – Multifamily residential,” Section 23.3-11 “MF-30 – Medium density multi-family residential,” and Section 23.312 “MF-40 – High density multi-family residential,” to reduce the minimum side setback requirement for lots over 50 feet to a minimum of five (5) feet allowing additional flexibility in the placement of accessory structures and pools.

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**PROPOSAL / BACKGROUND/ ANALYSIS:**

The subject amendment to the City’s Land Development Regulations (LDR) was drafted to reduce the side setback for accessory structures and pools for lots greater than 50 feet to a minimum of five (5) feet to allow for additional flexibility in their placement. Additional flexibility would also benefit the placement of accessory dwelling units (ADU), which are permitted in the multi-family residential and SF-TF - single-family and two-family residential zoning district.

The proposed amendments would add a new section to the LDR in Chapter 23 of the City’s Code of Ordinances:

- Article 3 “Zoning Districts,” Section 23.3-7 - SFR – Single-family residential
- Article 3 “Zoning Districts,” Section 23.3-8- SF-TF – Single-family and two family residential
- Article 3 “Zoning Districts,” Section 23.3-10 - MF-20 – Multifamily residential
- Article 3 “Zoning Districts,” Section 23.3-11 -MF-30 – Medium density multi-family residential
- Article 3 “Zoning Districts,” Section 23.312 -MF-40 – High density multi-family residential

**STAFF RECOMMENDATION:**

Staff recommends that the Planning and Zoning Board and Historic Resources Preservation Board recommend that the City Commission adopt Ordinance 2022-21.

**POTENTIAL MOTION:**

I move to RECOMMEND/NOT RECOMMEND TO THE CITY COMMISSION **TO ADOPT** the proposed LDR text amendments included in Ordinance 2022-21.

**Attachments**

- A. Draft Ordinance 2022-21

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3       **ORDINANCE 2022-xx - AN ORDINANCE OF THE CITY OF LAKE**  
4       **WORTH BEACH, FLORIDA, AMENDING CHAPTER 23 “LAND**  
5       **DEVELOPMENT REGULATIONS,” ARTICLE 3 “ZONING DISTRICTS,”**  
6       **DIVISION 2 “RESIDENTIAL DISTRICTS,” SECTION 23.3-7 “SFR –**  
7       **SINGLE-FAMILY RESIDENTIAL,” SECTION 23.3-8 “SF-TF – SINGLE-**  
8       **FAMILY AND TWO FAMILY RESIDENTIAL,” SECTION 23.3-10 “MF-20**  
9       **– MULTIFAMILY RESIDENTIAL,” SECTION 23.3-11 “MF-30 – MEDIUM**  
10       **DENSITY MULTI-FAMILY RESIDENTIAL,” AND SECTION 23.3-12 “MF-**  
11       **40 – HIGH DENSITY MULTI-FAMILY RESIDENTIAL,” TO REDUCE THE**  
12       **MINIMUM SIDE SETBACK REQUIREMENT FOR LOTS OVER 50 FEET**  
13       **TO A MINIMUM OF FIVE (5) FEET; AND PROVIDING FOR**  
14       **SEVERABILITY, CONFLICTS, CODIFICATION AND AN EFFECTIVE**  
15       **DATE**

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17       **WHEREAS**, the City of Lake Worth Beach, Florida (the “City”), is a duly constituted  
18       municipality having such power and authority conferred upon it by the Florida Constitution  
19       and Chapter 166, Florida Statutes; and  
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21       **WHEREAS**, as provided in Section 2(b), Article VIII of the Constitution of the State  
22       of Florida, and Section 166.021(1), Florida Statutes, the City of Lake Worth Beach (the  
23       “City”), enjoys all governmental, corporate, and proprietary powers necessary to conduct  
24       municipal government, perform municipal functions, and render municipal services, and  
25       may exercise any power for municipal purposes, except as expressly prohibited by law;  
26       and  
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28       **WHEREAS**, as provided in Section 166.021(3), Florida Statutes, the governing  
29       body of each municipality in the state has the power to enact legislation concerning any  
30       subject matter upon which the state legislature may act, except when expressly prohibited  
31       by law; and  
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33       **WHEREAS**, the City wishes to amend Chapter 23 “Land Development  
34       Regulations,” Article 3 “Zoning Districts,” Division 2 “Residential Districts,” Section 23.3-  
35       7 “SFR – Single-family residential,” Section 23.3-8 “SF-TF – Single-family and two family  
36       residential,” Section 23.3-10 “MF-20 – Multifamily residential,” Section 23.3-11 “MF-30 –  
37       Medium density multi-family residential,” and Section 23.312 “MF-40 – High density multi-  
38       family residential,” to reduce the minimum side setback requirement for lots over 50 feet  
39       to a minimum of five (5) feet allowing additional flexibility in the placement of accessory  
40       structures and pools; and  
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42       **WHEREAS**, the Planning and Zoning Board, in its capacity as the local planning  
43       agency, considered the proposed amendments at a duly advertised public hearing; and  
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45       **WHEREAS**, the Historic Resources Preservation Board, in its capacity as the local  
46       planning agency, considered the proposed amendments at a duly advertised public  
47       hearing; and  
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49 WHEREAS, the City Commission finds and declares that the adoption of this  
50 ordinance is appropriate, and in the best interest of the health, safety and welfare of the  
51 City, its residents and visitors.

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53 NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE  
54 CITY OF LAKE WORTH BEACH, FLORIDA, that:

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56 **Section 1:** The foregoing “WHEREAS” clauses are ratified and confirmed as  
57 being true and correct and are made a specific part of this ordinance as if set forth herein.

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59 **Section 2:** Chapter 23 “Land Development Regulations,” Article 3 “Zoning  
60 Districts,” Division 2 “Residential Districts,” Section 23.3-7 “SF-R – Single-family  
61 residential,” is hereby amended to read as follows:  
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63 **Sec. 23.3-7. SFR – Single-family residential.**

64 c) *Development regulations for uses permitted by right*

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66 *portion of table omitted for brevity.*

Setback	Front	20 ft.
	Rear	15 ft. or 10% of lot depth for primary structures, whichever is less. 5 ft. for accessory structures.
	Side	10% lot width, minimum of 3 ft. up to a minimum of 10 ft. for lots over 100 ft. in width.
		Two story buildings shall be set back a minimum of 5 ft.
		Roof overhangs not to exceed more than 2 ft.
	Accessory	A. 10% lot width, minimum side setback of 3 ft. up to a minimum of 5 ft. for lots over 50 ft. in width. B. Minimum rear setback of five (5) feet
	Bonus Height	N/A

67 *portion of table omitted for brevity.*

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69 3. *Minimum setbacks.*

70 B. Minimum side setback:

- 71 (1) Ten (10) percent of lot width, with a minimum of three (3) feet up to a  
72 minimum of ten (10) feet for lots over one hundred (100) feet in width.
- 73 (2) Two-story buildings shall have side set back of five (5) feet minimum.
- 74 (3) Roof overhangs shall not project more than two (2) feet into the setback.
- 75 (4) Accessory structures and pools shall have a side setback of 10% of lot  
76 width, with a minimum setback of three (3) feet up to a minimum of five  
77 (5) feet for lots over 50 ft. in width.

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79 **Section 3:** Chapter 23 “Land Development Regulations,” Article 3 “Zoning  
80 Districts,” Division 2 “Residential Districts,” Section 23.3-8 “SF-TF – Single-family and  
81 two-family residential,” is hereby amended to read as follows:  
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83 **Sec. 23.3-8. SF-TF – Single-family and two-family residential.**

84 c) *Development regulations for uses permitted by right.*

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*portion of table omitted for brevity.*

Setback	Front	20 ft.
	Rear	15 ft. or 10% of lot depth for primary structures, 5 ft. for accessory structures
	Side	10% of lot width, minimum of 3 feet up to a minimum of 10 ft. for lots over 100 ft. in width.
		Two story buildings shall be set back a minimum of 5 ft.
		Roof overhangs not to exceed more than 2 ft.
	Accessory	A. <u>10% lot width, minimum side set back of 3 ft. up to a minimum of 5 ft. for lots over 50 ft. in width.</u> B. <u>Minimum rear set back of five (5) feet</u>
High Rise	N/A	

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*portion of table omitted for brevity.*

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3. *Minimum setbacks.*

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B. Minimum side setback:

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(1) Ten (10) percent of lot width, with a minimum of three (3) feet and a minimum of ten (10) feet for lots over one hundred (100) feet in width.

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(2) Two-story buildings shall have side set back of five (5) feet minimum.

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(3) Roof overhangs shall not project more than two (2) feet into the setback.

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(4) Accessory structures and pools shall have a side setback of 10% of lot width, with a minimum setback of three (3) feet up to a minimum of five (5) feet for lots over 50 ft. in width.

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**Section 4:** Chapter 23 “Land Development Regulations,” Article 3 “Zoning Districts,” Division 2 “Residential Districts,” Section 23.3-10 “MF-20 – Multi-family residential,” is hereby amended to read as follows:

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**Sec. 23.3-28. MF-20 – Multi-family residential.**

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c) *Development regulations for uses permitted by right.*

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*portion of table omitted for brevity.*

Setback	Front	20 ft.
	Rear	15 ft. or 10% of lot depth. 5 ft. for accessory structures.
	Side	10% of lot width, minimum of 3 ft. up to a minimum of 10 ft. for lots over 100 ft. in width.
		Two-story buildings shall be set back a minimum of 5 ft.
		Roof overhangs shall not exceed more than 2 feet.
	Accessory	A. <u>10% lot width, minimum side set back of 3 ft. up to a minimum of 5 ft. for lots over 50 ft. in width.</u> B. <u>Minimum rear set back of five (5) feet</u>
High Rise	N/A	

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*portion of table omitted for brevity.*

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3. *Minimum setbacks.*

B. Minimum side setback:

- (1) Ten (10) percent of lot width, with a minimum of three (3) feet and a minimum of ten (10) feet for lots over one hundred (100) feet in width.
- (2) Two-story buildings shall have a side set back of five (5) feet minimum.
- (3) Roof overhangs shall not project more than two (2) feet into the setback.
- (4) Accessory structures and pools shall have a side setback of 10% of lot width, with a minimum setback of three (3) feet up to a minimum of five (5) feet for lots over 50 ft. in width.

**Section 5:** Chapter 23 “Land Development Regulations,” Article 3 “Zoning Districts,” Division 2 “Residential Districts,” Section 23.3-11 “MF-30 – Medium density multi-family residential,” is hereby amended to read as follows:

**Sec. 23.3-28. MF-30 – Medium density multi-family residential.**

c) *Development regulations for uses permitted by right.*

*portion of table omitted for brevity.*

Setback	Front	20 ft.	
	Rear	15 ft. or 10% of lot depth. 5 ft. for accessory structures.	
	Side	10% of lot width, minimum of 3 ft. up to a minimum of 10 ft. for lots over 100 ft. in width.	
		Two-story buildings shall be set back minimum of 5 ft.	
		Roof overhangs shall not exceed more than 2 feet.	
	Accessory	A. <u>10% lot width, minimum side set back of 3 ft. up to a minimum of 5 ft. for lots over 50 ft. in width.</u> B. <u>Minimum rear set back of five (5) feet</u>	
	Bonus Height and Stories	For all stories above the second story, both the front façade and rear façade must be set back an additional distance beyond the minimum.	
		A. Front façade for third story must have front setback of eight (8) to twelve (12) feet in addition to minimum.	
		B. Rear façade for third floor must have rear setback of eight (8) to twelve (12) feet in addition to minimum.	

*portion of table omitted for brevity.*

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3. *Minimum setbacks.*

B. Minimum side setback:

- (1) Ten (10) percent of lot width, with a minimum of three (3) feet and a minimum of ten (10) feet for lots over one hundred (100) feet in width.
- (2) Two-story buildings shall have a side set back of five (5) feet.
- (3) Roof overhangs shall not project more than two (2) feet into the setback.
- (4) Minimum street side setback: Ten (10) feet up to a maximum of twenty-two (22) feet.



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(5) Accessory structures and pools shall have a side setback of 10% of lot width, with a minimum setback of three (3) feet up to a minimum of five (5) feet for lots over 50 ft. in width.

**Section 6:** Chapter 23 “Land Development Regulations,” Article 3 “Zoning Districts,” Division 2 “Residential Districts,” Section 23.3-10 “MF-40 – High density multi-family residential,” is hereby amended to read as follows:

149 **Sec. 23.3-28. MF-40 – High density multi-family residential.**

150 c) *Development regulations for uses permitted by right.*

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*portion of table omitted for brevity.*

Setback	Front	10 ft.
	Rear	15 ft. or 10% of lot depth when next to a residential district. 10 ft. in general. 5 ft. for accessory structure
	Side	Street lot side - 10 ft. minimum up to a maximum of 22 ft.
		Interior lot side - 10% of width, minimum of 3 ft. up to a minimum of 10 ft. for lots over 100 ft. in width.
		Two-story buildings shall be set back minimum of 5 ft.
		Roof overhangs shall not exceed more than 2 feet.
	Accessory	A. <u>10% lot width, minimum side set back of 3 ft. up to a minimum of 5 ft. for lots over 50 ft. in width.</u> B. Minimum rear set back of five (5) feet
	Bonus Height and Stories	For all stories above the second story, both the front façade and rear façade must be set back an additional distance beyond the minimum.
		A. Front façade for third story must have front setback of eight (8) to twelve (12) feet in addition to minimum.
		B. Rear façade for third floor must have rear setback of eight (8) to twelve (12) feet in addition to minimum.
C. Façades facing major thoroughfares must have setbacks of eight (8) to twelve (12) feet in addition to minimum for third story and above.		

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*portion of table omitted for brevity.*

155 **3. Minimum setbacks.**

156 **B. Minimum side setback:**

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- (1) Minimum street side setback: Ten (10) feet up to a maximum of twenty-two (22) feet.
- (2) Minimum interior side setback: Ten (10) percent of lot width, with a minimum of three (3) feet and a minimum of ten (10) feet for lots over one hundred (100) feet in width.
- (3) Two-story buildings shall have a side set back of at least five (5) feet.
- (4) Roof overhangs shall not project more than two (2) feet into the setback.

(5) Accessory structures and pools shall have a side setback of 10% of lot width, with a minimum setback of three (3) feet up to a minimum of five (5) feet for lots over 50 ft. in width.

**Section 7: Severability.** If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

**Section 8: Repeal of Laws in Conflict.** All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

**Section 9: Codification.** The sections of the ordinance may be made a part of the City Code of Laws and ordinances and may be re-numbered or re-lettered to accomplish such, and the word "ordinance" may be changed to "section", "division", or any other appropriate word.

**Section 10: Effective Date.** This ordinance shall become effective 10 days after passage.

The passage of this ordinance on first reading was moved by \_\_\_\_\_, seconded by \_\_\_\_\_, and upon being put to a vote, the vote was as follows:

- Mayor Betty Resch
- Vice Mayor Christopher McVoy
- Commissioner Sarah Malega
- Commissioner Kimberly Stokes
- Commissioner Reinaldo Diaz

The Mayor thereupon declared this ordinance duly passed on first reading on the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

The passage of this ordinance on second reading was moved by \_\_\_\_\_, seconded by \_\_\_\_\_, and upon being put to a vote, the vote was as follows:

- Mayor Betty Resch
- Vice Mayor Christopher McVoy
- Commissioner Sarah Malega
- Commissioner Kimberly Stokes
- Commissioner Reinaldo Diaz

212 The Mayor thereupon declared this ordinance duly passed on the \_\_\_\_\_ day of  
213 \_\_\_\_\_, 2022.

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LAKE WORTH BEACH CITY COMMISSION

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By: \_\_\_\_\_

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Betty Resch, Mayor

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221 ATTEST:

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Melissa Ann Coyne, City Clerk

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**City Of Lake Worth**  
**Department for Community Sustainability**  
**Planning, Zoning and Historic Preservation Division**  
1900 Second Avenue North · Lake Worth · Florida 33461 · Phone: 561-586-1687

DATE: November 30, 2022

TO: Members of the Historic Resources Preservation Board

FROM: Anne Greening, Senior Preservation Planner  
Yeneneh Terefe, Preservation Planner  
Department of Community Sustainability

MEETING: December 7, 2022

SUBJECT: Notification of the condemnation and future demolition of an addition and accessory garage structure located at 1125 North K Street. The subject property is a contributing resource within the Northeast Lucerne Local Historic District.

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**PROPOSAL / BACKGROUND:**

The subject property is a contributing resource in the Northeast Lucerne Local Historic District, built c. 1949 in the Wood Frame Minimal Traditional style. The garage structure at the rear of the property was built c. 1951, and an addition on the west (rear) side of the home was built in 2005. After visiting the site on October 28, 2022, the City's Building Official declared the garage and addition as unsafe due to extensive termite damage, rot, and water damage.

Pursuant to Land Development Regulation (LDR) Section 23.5-4(m), Exceptions to certificates of appropriateness:

3. *City condemnation. A certificate of appropriateness shall not be required when a designated city landmark or a contributing building within a designated local historic district has been condemned by the city.* A demolition permit, however, shall not be issued until the HRPB has been notified and given an opportunity to comment, as provided in subsection I). A certificate of appropriateness shall be required prior to demolition by the city of a landmark listed on the National Register or of any contributing structure within a historic district listed on the National Register.

**BOARD COMMENT:**

[Board members may provide comment on the condemnation and proposed demolition.]

**Attachments**

- A. Declaration of Unsafe Conditions
- B. Photographs