



**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 2<sup>nd</sup>. 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 2<sup>nd</sup>. Ayes all, unanimous.

**APPROVAL OF MINUTES:**

- A. January 14, 2026 Regular Meeting Minutes - E. DeRiso moves to approve as presented; E. LeBlanc 2<sup>nd</sup>; Ayes all, unanimous.
- B. February 11, 2026 Meeting Minutes - E. Deveaux moves to approve as presented; M. Huffman 2<sup>nd</sup>, 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 2<sup>nd</sup>.

**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 2<sup>nd</sup>.

**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 2<sup>nd</sup>.

**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