



**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.

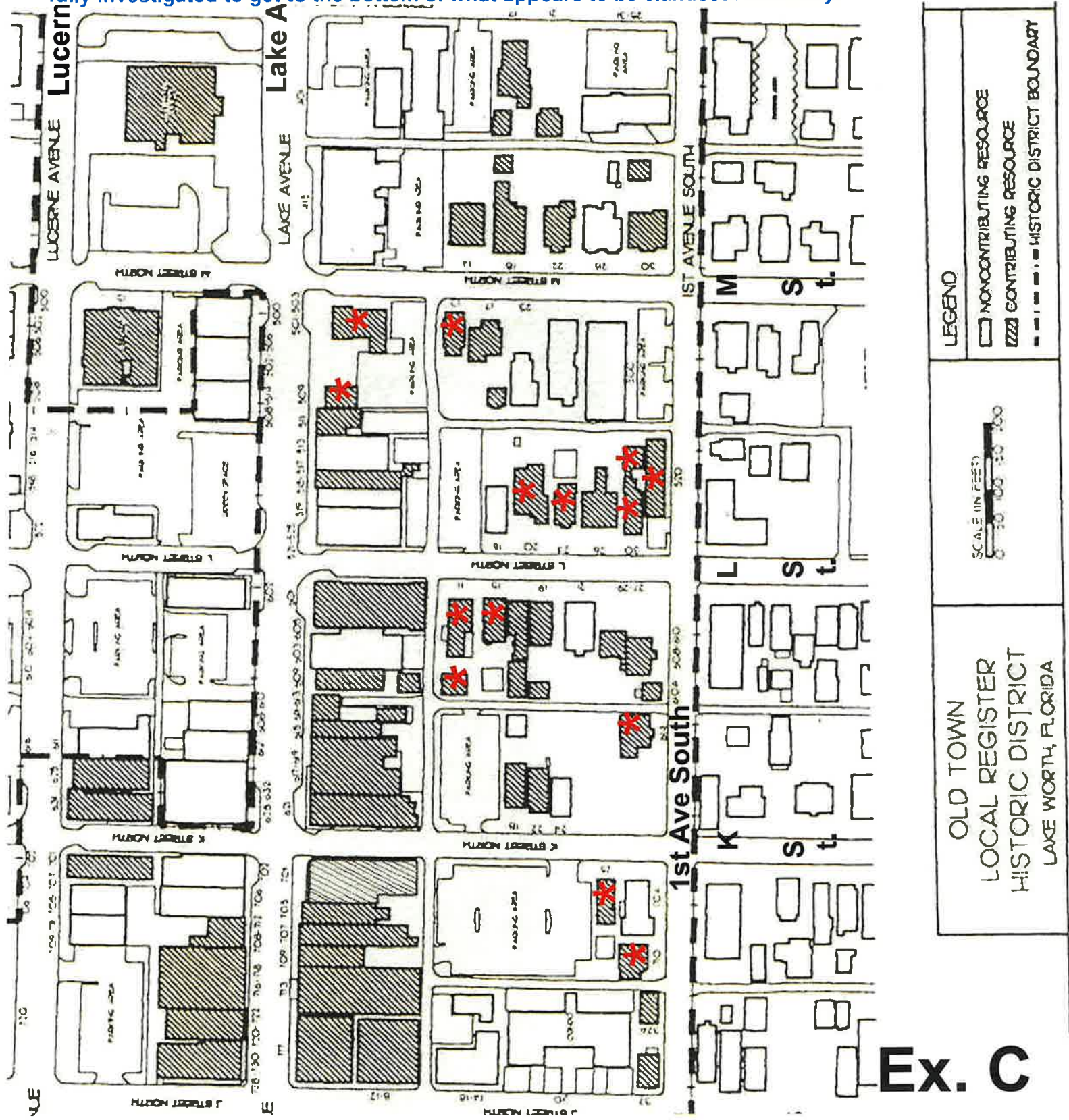
Since 1985, Florida Main Street has offered technical assistance to Main Street programs across the state. The program is a part of a network of over 40 nationally recognized programs throughout the country. Florida Main Street is administered by Division of Historical Resources under the Florida Department 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

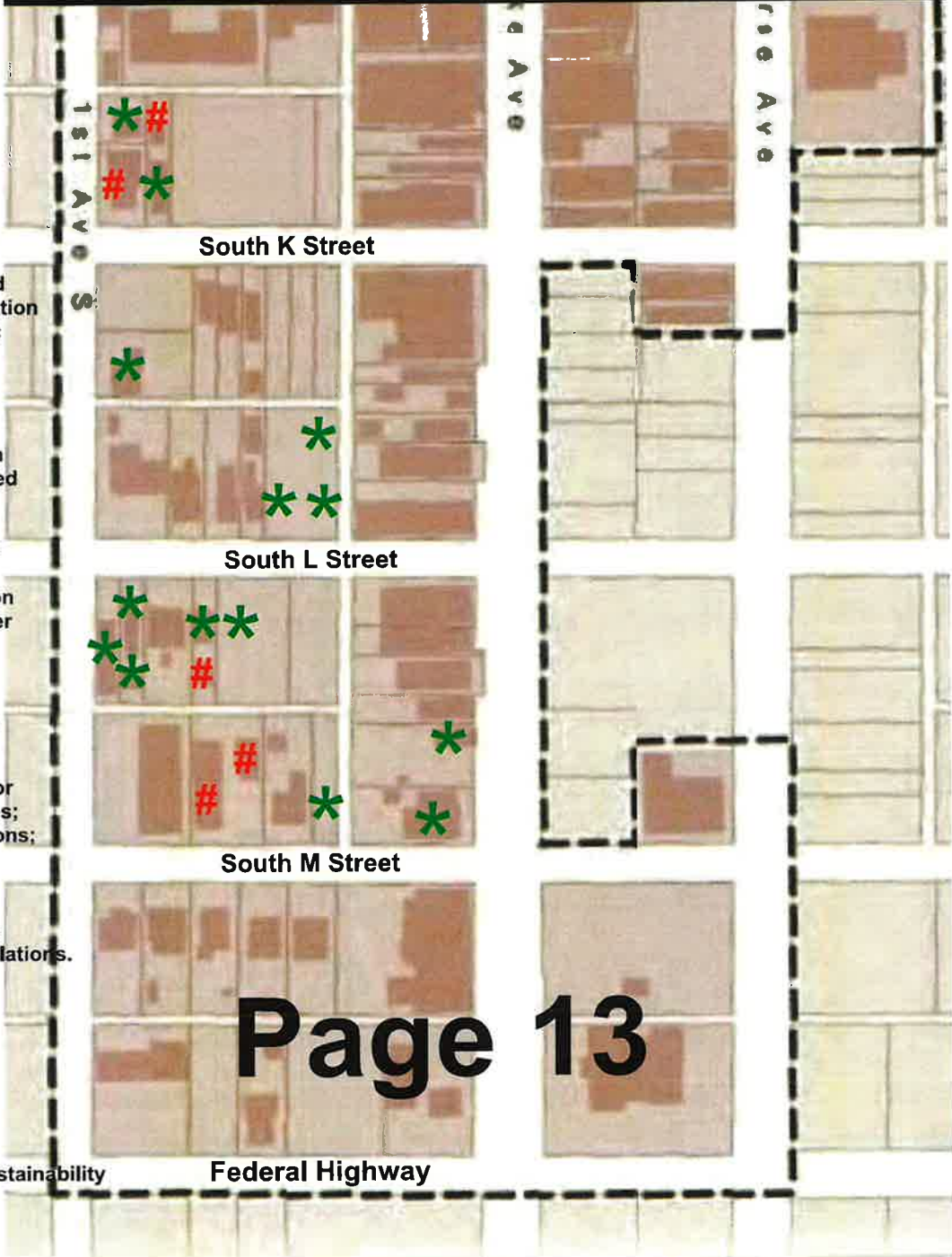
Dear Mr. Smith,

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



Page 13

*** - 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.

