



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: June 10, 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 HRPB meeting.

At the April 8th, 2026 HRPB meeting, the applicant presented their plans to the HRPB. After discussion, the HRPB moved to continue the application to the June 10, 2026 meeting and provided guidance to the applicant that the proposed plans would need to be adjusted. In particular, the HRPB indicated concerns with the massing and height of the structure in context with the surrounding neighborhood, the contemporary architectural style in context with the surrounding neighborhood, and the overall flood mitigation strategies employed by the applicant in relation to the required FEMA Base Flood Elevation.

The applicant provided updated plans on June 2, 2026, which incorporate minor changes to the proposed design to address some of the Board's concerns. Of note, updated drawings were provided which incorporate an additional triple vertical window on the front elevation, and a slight additional step back was added from the parapet to lower the overall height.

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.

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	25’4”
Maximum Wall Height at Side Setback		18’ @ 5’ setback up to 23’ @ 10’ setback	13’8”
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. The incorporated vertical windows on the garage and left side of the front elevation appropriately break up what would otherwise be an expanse of blank façade.

- (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 wall height at the proposed 7.5' side setback should be clearly indicated on the provided plans and site data table.
- 2) 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.
- 3) 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.
- 4) The windows shall be recessed a minimum of two inches (2") in the wall, and shall not be installed flush with the exterior wall.
- 5) 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.
- 6) Formal and complete review for compliance with the City's Land Development Regulations will be conducted at building permit review.
- 7) All improved surfaces shall be setback a minimum of 18" from property lines to allow for adequate water runoff within the property boundary.
- 8) All mechanical equipment shall be located behind the front façade of the structure and outside of all required setbacks.
- 9) 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
- E. April 8th, 2026 Submittal