



HISTORIC RESOURCES PRESERVATION BOARD REPORT

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.

Meeting Date: March 11, 2026

Property Owner: White Sand Property Development LLC

Applicant: Brian Bullock; The Benedict Bullock Group

Address: 826 South Lakeside Drive

PCN: 38-43-44-27-01-024-0020

Size: ±0.31 acres / 13,742 sf

General Location: East side of South Lakeside Drive between 9th Avenue South and 8th 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 successfully integrates characteristic features of Coastal Contemporary style architecture and therefore is differentiated from surrounding historic structures as a new construction project. Staff has some concerns regarding the height and massing of the structure in relation to the surrounding neighborhood, especially in the context of the recently increased Base Flood Elevation requirements in this location, and has added conditions of approval to address this concern.

PROJECT DESCRIPTION

The applicant, The Benedict Bullock Group, on behalf of the property owners, White Sand Property Development LLC, are requesting approval for the construction of a new ±5,876 square foot single-family residence at 826 South Lakeside Drive. The applicant previously received approval for the proposed design in 2018 under HRPB 18-00100224, and demolished the non-contributing residence that was previously on the property at that time. 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 826 S Lakeside Drive currently consists of a vacant waterfront lot which previously featured a single-family residential structure. In 2018, the current property owner applied for and received approval under HRPB 18-00100224 for demolition of the single-family structure on the lot and new construction of a new single-family residence which was substantially similar to the currently proposed design. While the demolition was undertaken and the lot subsequently cleared, a building permit was never applied for or approved for the previously approved new single-family structure. Therefore, the previous approval is now expired and the applicant must again receive HRPB approval for the proposed design in order to proceed with new construction on the subject site.

The applicant's design team contacted the City's Historic Preservation staff in July of 2025 to discuss re-activating the previously approved plans for new construction on the property. At that time, Staff explained the process for submitting an updated COA request to the Board for review, as well as Base Flood Elevation (BFE) requirements for new construction. As the FEMA flood elevation maps for Palm Beach County were updated in December of 2024, the previous design was created at a lower BFE than the current requirement for the location. After a second meeting on February 12th, 2026, a complete COA application for HRPB review was received and the project was scheduled for the March HRPB 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 single-family structure is also consistent with Goal 3.1 which seeks to achieve a

supply of housing that offers a variety of residential unit types and prices for current and anticipated homeowners and renters in all household income levels by the creation and/or preservation of a full range of quality housing units.

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	13,742 sf
Lot Width (min)		50'	50'
Setbacks	Front	50' ¹	77.33'
	Rear	15'	62.25'
	Side	5'	5' (stairs extend into North setback and must be eliminated)
Impermeable Surface Coverage (max)		50% (6,871 sf)	49.6% (6,485 sf)
Structure Coverage (max)		30% (4,122 sf)	29% (3,817 sf)
Front Yard		75% permeable & landscaped	81% (estimated)
Building Height (max)		30' principal structure (2 stories) ²	26.3' principal; 32.5' to top of "architectural lantern" feature.
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 (6,183 sf)	0.44 (5,876 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 ... (c) the average height between eaves and ridge for gable, hip, and gambrel roofs, (d) the average height between high and low points for a shed roof... *The measurement of height shall not include decorative architectural elements, chimneys, mechanical equipment, church steeples and architecturally integrated signage, which may extend an additional ten (10) feet but cannot cover cumulatively more than ten (10) percent of the roof surface.*

Consistency with the Land Development Regulations – Historic Preservation

The proposed single-family residence is designed in a contemporary coastal style. This architectural style is not based on any historic typology but is appropriate for the coastal environment of South Florida.

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 or two story, with wide rectangular massing. The proposed new construction is two stories with an additional architectural feature extending above the second story. Due to the required base flood elevation and the proposed architectural lantern feature, the height of the structure is not entirely in keeping with the other structures in the district, and a condition has been added to address this and bring it more in alignment with the scale of other structures in the district.

- (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: While the width of the front elevation is in scale with the surrounding properties with similar lot widths, the two-story height and included architectural lantern feature of the proposed new construction creates a different relationship between the building's width and height than the surrounding structures. Most homes in the surrounding neighborhood are low, horizontally oriented one-story structures; some two story structures exist but were constructed at a much lower overall base elevation. As the architectural lantern and overall roof height are the features which overall lack visual compatibility with other structures in the district, staff recommends that the architectural lantern be eliminated and the overall height lowered by 2' at minimum to create a more appropriate visual relationship between width and height in keeping with the 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 full lite windows 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 and providing a rhythmic pattern of windows along the façade. The garage projects forward

and the second story slightly projects over the front entry porch, providing a degree of visual differentiation and interest.

- (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. While the structure has a proposed 77' front setback which is greater than the required 50' setback, the increased front setback will have a positive effect of reducing the perceived scale of the two-story structure given the overall height required by the updated Base Flood Elevation and in context with the surrounding structures. Furthermore, this allows for the establishment of a side loaded garage and parking court arrangement, which is appropriate in the context of a structure of this size.

- (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 entrance on the front elevation but somewhat obstructs the line-of-sight of the entry from the street by the projection of the garage in front of it. Staff is therefore somewhat concerned with the lack of hierarchy and visual prominence given to this entry feature and has added a condition that the applicant should revise the design to slightly shift the entry feature and give it more visibility.

- (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 and longboard cladding as the exterior finish materials. While decidedly modern in style, this mix of textures creates visual differentiation in the massing of the structure and the longboard cladding provides a horizontal line that counters the vertical lines of the windows and structure, bringing an element of scale and proportion.

- (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 hipped roof surfaced with a standing seam metal material. Hipped roofs are a common architectural feature within the surrounding district, however, standing seam metal roofs are not typically seen on historic structures. This feature adequately differentiates this proposal as new construction. Staff has recommended a condition of approval that the applicant may consider adjusting the proposed roofing material to a flat white concrete tile roof, as conditioned in the original 2018 approval, but is open to the applicant retaining the metal roof.

- (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 a mix of one and two story structures constructed at a much lower overall elevation. The proportions of window and door openings are visually compatible with the surrounding neighborhood.

(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, however, this streetscape rendering does not appear to have been updated to take into account the increased Base Flood Elevation effective as of December 2024, which underemphasizes the scale of the proposed new construction by approximately 2'. The building's height and mass are more substantial than the majority of the immediately neighboring properties and will exceed the scale of even relatively recent two-story new construction such as 818 S Lakeside Drive. The applicant should therefore lower the overall height of the structure by 2' and eliminate the architectural lantern feature.

(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 a parking court area and the proposed side-loaded garage. The proposed site plan is visually in keeping with the patterning of driveways along South Lakeside Drive; while large parking courts are not typical throughout the city, they are prevalent in the surrounding vicinity of larger lakefront lots and appropriate for the scale of the proposed new construction.

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 Coastal Contemporary style architecture, featuring rectangular massing, varied exterior finish material including smooth stucco and horizontal longboard cladding and symmetrical fenestration patterning on the primary façade.

The structure proposes a hipped roof over the structure and the lantern feature. Staff has conditioned the removal of the lantern feature in order to lower the overall height. Staff suggests that the roofing material be adjusted to a flat white concrete tile roof as conditioned in the original HRPB approval, but is open to the applicant retaining the proposed standing seam metal roof as well.

The scale of the proposed new construction is somewhat out of character for the surrounding neighborhood. As described in the Historic Preservation Design Guidelines, *“Few things can disrupt a historic street and district more than new construction that is out of scale, too tall, and simply overwhelms its lot. ... Even if the zoning code allows a two-story structure; on a street made of one-story historic structures, a two-story structure may not be appropriate.”* The proposed new construction is two stories and is required to provide an overall Base Flood Elevation + 1’ additional freeboard of 10’ NAVD for the finished first floor elevation. The surrounding properties, as well as most structures in the district are much lower in scale, having been constructed under various different FEMA floodplain regulations depending on the date of construction. However, the width of the structure is generally in keeping with those structures in the surrounding vicinity, and the structure is set back 77’ rather than the typical 50’ setback. This provides some relief to the massing and creates a more appropriate scale. Furthermore, staff has recommended a condition for the overall height of the structure to be reduced by 2’ overall and the architectural lantern feature eliminated.

The proposed new construction application 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 successfully creates a Contemporary Coastal style home 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 overall building height shall be lowered by a minimum of 2’ to more closely align with surrounding structures.
- 2) The wall height at the proposed 5’ side setback should be clearly indicated on the provided plans and site data table.
- 3) The architectural lantern feature shall be eliminated to reduce the overall height of the structure.
- 4) The structure may feature a flat white concrete tile roof as requested by staff in the HRPB 18-00100224 approval conditions or a standing seam metal roof as proposed.
- 5) The applicant shall work with staff to revise the front door location in order to provide a more prominent entry location which is visible from the street.

- 6) All decorative outlookers shall be composed of true wood material.
- 7) 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.
- 8) 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.
- 9) The windows shall be recessed a minimum of two inches (2") in the wall, and shall not be installed flush with the exterior wall.
- 10) 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.
- 11) The structure shall utilize smooth stucco and longboard cladding as depicted in the provided elevations.
- 12) Formal and complete review for compliance with the City's Land Development Regulations will be conducted at building permit review.
- 13) All improved surfaces shall be setback a minimum of 18" from property lines to allow for adequate water runoff within the property boundary.
- 14) All mechanical equipment shall be located behind the front façade of the structure and outside of all required setbacks.
- 15) 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 26-00100034 with staff recommended conditions for the construction of a new single-family structure at **826 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 26-00100034 for a Certificate of Appropriateness (COA) for the construction of a new single-family structure at **826 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