



**MEMORANDUM DATE:** June 9, 2021

**AGENDA DATE:** June 16, 2021

**TO:** Chair and Members of the Historic Resources Preservation Board

**RE:** **722 South Lakeside Drive**

**FROM:** Jordan Hodges, Senior Preservation Coordinator  
Abraham Fogel, Preservation Planner  
Department for Community Sustainability

**TITLE:** **HRPB Project Number 21-00100129:** Consideration of a Certificate of Appropriateness (COA) for the construction of a new ± 4,435 square foot single-family structure at **722 South Lakeside Drive**; PCN #38-43-44-21-15-114-0170. The subject property is located in the Single-Family Residential (SF-R) zoning district and the South Palm Park Local Historic District.

**OWNER:** Nils Mueller-Kronast, MD  
7429 Serrano Terrace  
Delray Beach, FL 33446

**PROJECT DESCRIPTION:**

The property owner, Nils Mueller-Kronast, is requesting approval for the construction of a new single-family residence. The subject property is a 50-foot wide platted lot of record located on the east side of South Lakeside Drive with frontage on the Intracoastal Waterway, between 6<sup>th</sup> Avenue South and 8<sup>th</sup> Avenue South, in Lake Worth Beach. A survey of the vacant property is included as **Attachment A**. Current photos of the site and surrounding streetscape are included as **Attachment B**. The unimproved parcel is located in the Single-Family Residential (SF-R) zoning district and retains a Future Land Use (FLU) designation of Single Family Residential (SFR).

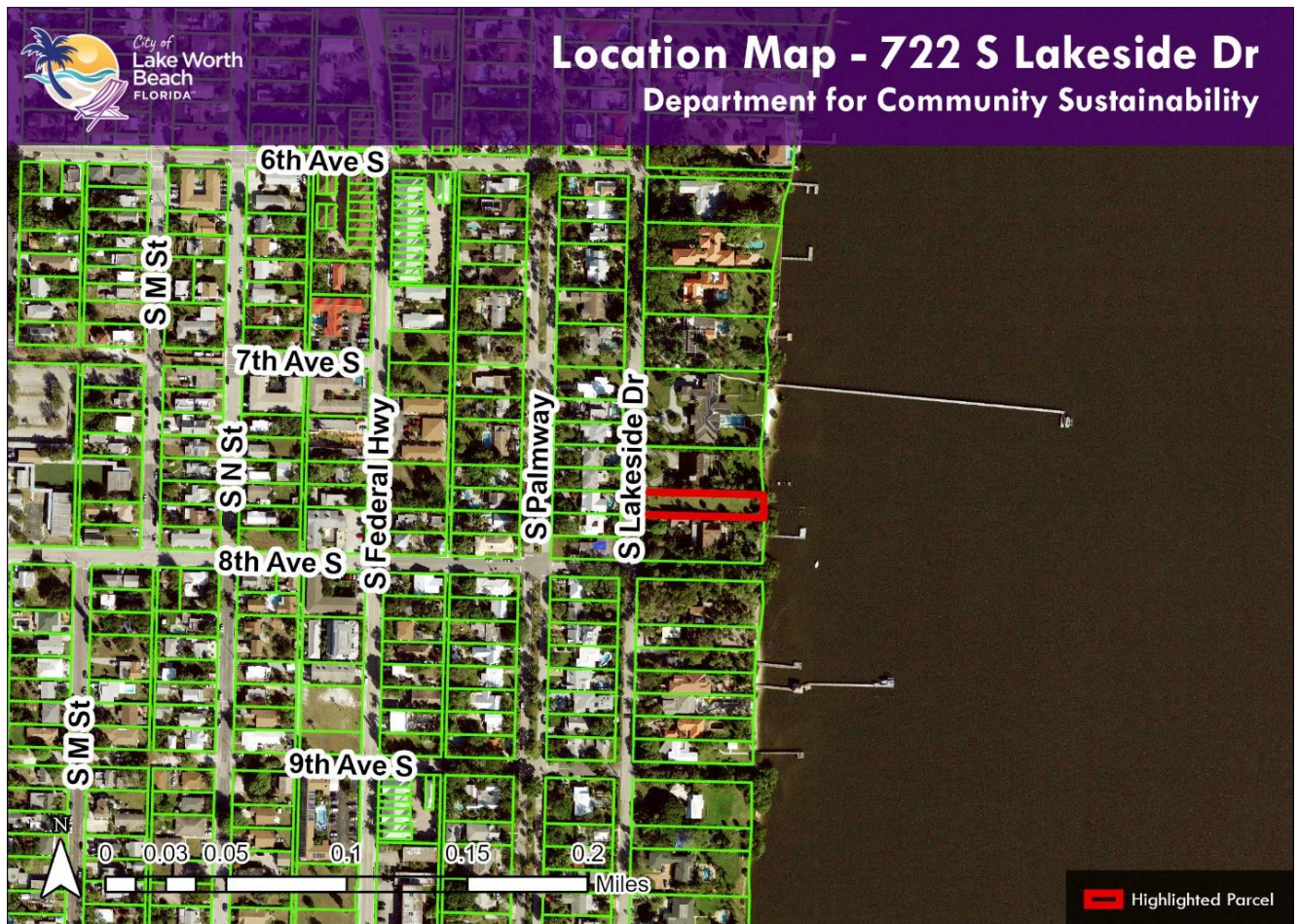
If approved, the subject application would allow construction of a new +/- 4,435 square foot single-family residence. The residence is designed in an Anglo-Caribbean architectural style. The application will require the following approval:

1. **COA** for the construction of a new ± 4,435 square foot single-family residence

**STAFF RECOMMENDATION:** Staff recommends approval with conditions as provided on pages 10 and 11.

**PROPERTY DESCRIPTION:**

Owner	Nils Mueller-Kronast
General Location	East side of South Lakeside Drive between 6 <sup>th</sup> Avenue South and 8 <sup>th</sup> Avenue South
PCN	38-43-44-27-01-015-0030
Zoning	Single-Family Residential (SF-R)
Existing Land Use	Vacant
Future Land Use Designation	Single Family Residential (SFR)





**SITE ANALYSIS:**

**Surrounding Properties**

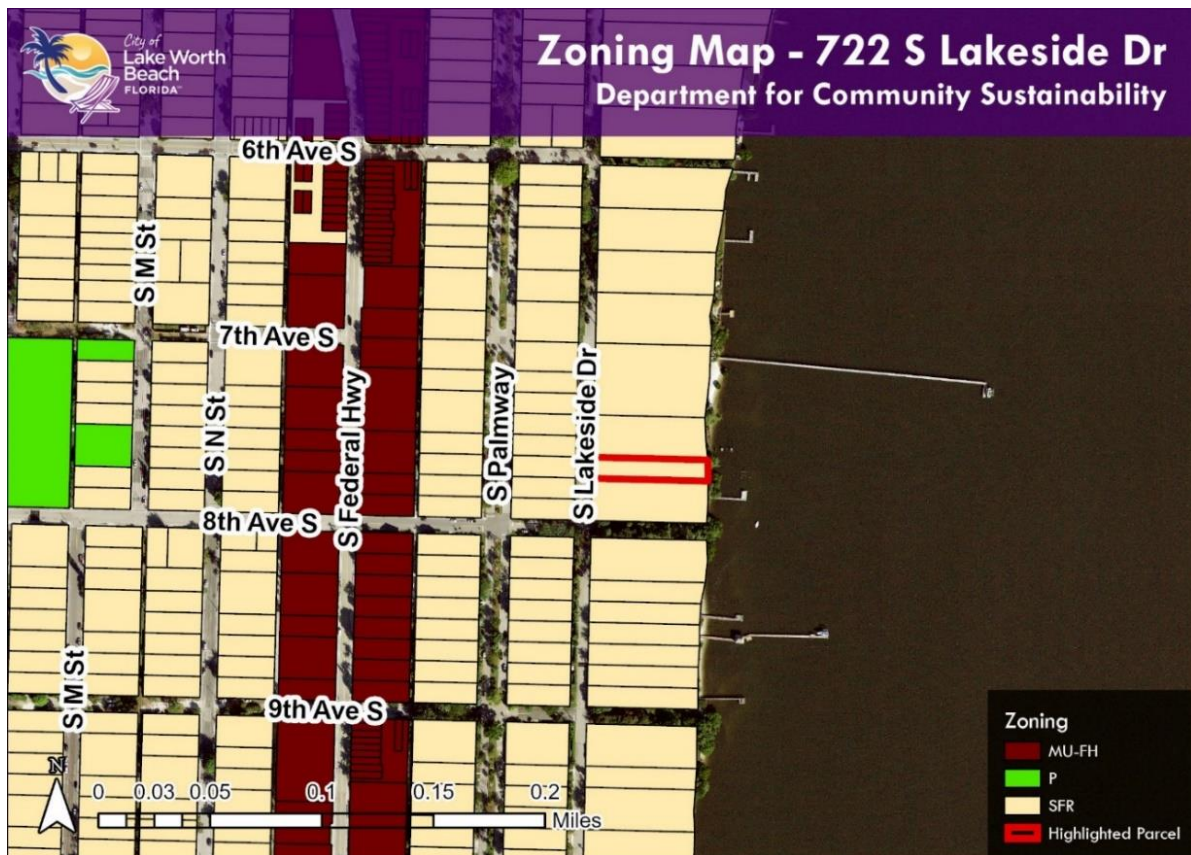
The site is surrounded by similar single-family residences with similar Zoning and FLU designations, and thus, are found to be compatible with the proposed residential use on the subject site. The following summarizes the nature of the surrounding properties adjacent to the subject site:

**NORTH:** Immediately north of the subject site is 714 South Lakeside Drive, a single-family residence. This parcel contains a FLU designation of SFR and a zoning designation of SF-R.

**SOUTH:** Immediately south of the subject site is 730 South Lakeside Drive, a single-family residence. This parcel contains a FLU designation of SFR and a zoning designation of SF-R.

**EAST:** East of the subject site is Lake Worth Lagoon.

**WEST:** West of the subject site across South Lakeside Drive is 722 South Palmway, a single-family residence. This area contains a FLU designation of SFR and a zoning designation of SF-R.



**Consistency with the Comprehensive Plan**

The subject is located in the Single Family Residential Future Land Use (FLU) designation. Per Policy 1.1.1.2 in the City’s Comprehensive, the FLU designation allows for a maximum density of 7 dwelling units per acre. The purpose for the Single-Family Residential designation is to permit the development of single-family structures designed for occupancy by one family or household. As the proposed structure is a single-family residence and has a proposed density of less than 7 units per acre, it 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. The project encourages architectural design that complements the City’s appearance, consistent with Objective 3.2.4.

**LAND DEVELOPMENT CODE REQUIREMENTS:**

Land Development Code Requirements		
Code References	<b>23.3-7 (SF-R); 23.4-10 (Off-street parking); Florida Building Code</b>	
	Required	Proposed
Lot Area	5,000 sf.	+/- 13,600 sf.
Lot Width	50'-0"	50'-0"
Height of Decorative Architectural Elements	May extend an additional 10 ft. but cannot cover cumulatively more than 10% of the roof surface (40 ft.)	30'-0" Top of Chimney 22'-6" Top of Parapet (decorative feature on north elevation)
Building Height	30'-0" (2 stories)	24'-1" Midpoint of Roof
Wall Height	Lots between 50 ft. and 100 ft. in width: 18 ft. wall height at 5'-0" setback up to 23 ft. wall height at 10'-0" setback	18'-0" Top of Wall
Setback - Front	50'-0"	50'-0"
Setback - Side	North: 5'-0" (10% of lot width) South: 5'-0" (10% of lot width)	North: 5'-0" (10% of lot width) South: 5'-9" (10% of lot width)
Setback - Rear	Primary Structure: 15'-0" (15 ft. or 10% of lot depth, whichever is less) Accessory Structure: 5'-0"	Primary Structure: 75'-4" Accessory Structure (Pool): 17'-8"
Impermeable Surface Total <sup>(1)</sup>	50% (6,800 sf.)	38% (5,277 sf.)
Front Yard Impermeable Surface Total	900 sf. or 75% pervious and landscaped	<b>35% (890 sf.)</b>
Maximum Building Coverage <sup>(1)</sup>	30% maximum (4,080 sf.)	26% (3,600 sf.)

Density/Number of Units	1 dwelling Unit	1 dwelling unit
Floor Area Ratio <sup>(1)</sup>	0.45 maximum (6,120 sf.)	0.29 (3,974 sf.)
Living Area	800 sf. minimum	3,974 sf.
Parking	2 space	2 spaces
Parking Dimensions	9'18' perpendicular or angled 9'x22' parallel	9'x18'
Base Flood Elevation	12"-0" NAVD (Zone VE) (BFE 11'-0" + 12" Freeboard)	12'-0" NAVD

(1)- Large lot (lots 7,500 square feet or greater)

The proposed new construction project is consistent with all site data requirements in the City's zoning code with the exception of the front yard impermeable surface total. Pursuant to LDR Section 23.3-7(c)(5)(D), the lesser of 900 square feet or 75% of the front yard area shall remain **pervious and be landscaped**. Although pervious/permeable pavers are proposed, which receive a 50% lot coverage credit, the material does not supersede the requirement of maintaining 75% of front yard pervious and landscaped. Staff has included a condition of approval that the improved surfaces in the front yard shall not exceed 25% of the front yard area.

The application, as proposed, meets the minimum off-street parking requirements and complies with all impermeable surface requirements, building coverage allotments, and required building setbacks. The proposed site plan and architectural drawings are included in this report as **Attachment C**. A landscape plan was also provided in the application, provided as **Attachment D**. The landscape design will undergo final review by the City horticulturist for compliance with the City's landscape requirements at permitting. The applicant has also submitted a Justification Statement for the project, provided in this report as **Attachment E**.

**HISTORIC PRESERVATION ANALYSIS:**

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 proposed single-family residence is designed in a modernized Anglo-Caribbean architectural style, which is gaining prominence in new construction throughout South Florida. The style borrows elements and design features from the 18<sup>th</sup> century British, French, and Dutch colonial settlements found throughout the Caribbean, most notably in the Bahamas and greater West Indies. These elements include lime washed stucco walls, decorative Flemish gables, broad gable and hipped roofs, tall vertically oriented casement and hung windows, exterior staircases, and cantilevered balconies. The characteristic massing elements of this style include balanced facades and two-story construction with an emphasis on

verticality. Due to the style's tropical vernacular building materials and construction type, it is naturally suited for South Florida climates.

The residence proposed for 722 South Lakeside Drive features an L shaped plan with a two-story garage placed at the required 50'-0" front setback. The garage is connected to the residence by a covered breezeway on an elevated patio. Although both the house and the garage are two stories, the base flood elevation requirements for finished living space places the first floor of the residence significantly higher than the elevation required for the garage space. By placing the garage forward of the residence, the additional foundation height required for the main house is offset when viewed from South Lakeside Drive, which assists in maintaining visual consistency amongst neighboring properties that were constructed with shorter foundations. The difference in required floor heights for inhabitable and uninhabitable space, as required in the Florida Building Code, is best illustrated on the section drawings provided in the architectural plan set, page 9 of **Attachment C**.

Per the streetscape elevation, page 5 of **Attachment C**, the proposed residence is designed to be at similar heights to the structures to the north and south. The front (west) facade of the two-story garage features a broad and simplified Flemish gable, compatibly sized casement windows, and a projecting cantilevered balcony with a vertically seamed metal shed roof. Composite wood colonial shutters and copper gutters and downspouts are also used to add functional ornament and interest to the building. The front (west) facade of the primary mass of the building utilizes a pair of Flemish gables at either end with a broad gable roof connecting the two while creating a covered balcony on the second floor. The fenestration rhythm and opening sizes are appropriate for the scale of the building.

#### **Section 23.5-4(k)(3)(A) – Review/Decision**

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.

**Staff Analysis:** The proposed building is consistent with the height of neighboring two-story buildings flanking the property, and is in harmony with the height of other two-story historic properties 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.

**Staff Analysis:** The building is taller than most buildings on 50'-0 wide parcels, but the increase in height is largely due to the increase in finish floor height requirements in the Florida Building Code. All new construction within flood prone areas within the city's historic districts will have to be constructed at higher elevations than previously required.

- (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.

**Staff Analysis:** The proposal is new construction and not an addition to a landmarked or contributing building, but the openings are appropriately sized and in harmony with visually related buildings.

- (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.

**Staff Analysis:** Each façade features a rhythm of solids to voids with window and door openings that avoid long, unbroken walls.

- (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.

**Staff Analysis:** The proposed building adheres to setback requirements within the current zoning code.

- (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.

**Staff Analysis:** The proposed design partially obscures the front entrance porch as the garage structure is placed in front of the main massing of the residence. Although this is an atypical configuration for structures within the historic district, the placement of the garage in front of the building helps mask the substantial increases in floor height from neighboring parcels.

- (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.

**Staff Analysis:** The building will be concrete block finished with stucco and will utilize a vertically seamed metal roof, which is typical for the style and utilized independently on structures throughout the 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.

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**Staff Analysis:** The Flemish gable roofs are consistent for contemporary interpretations of Anglo-Caribbean residential architecture.

- (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 insure visual compatibility of the building to the buildings and places to which it is visually related.

**Staff Analysis:** The new wood fences are setback from the front façade, which creates visual compatibility with the new structure and overall streetscape.

- (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.

**Staff Analysis:** The size, massing, and other visual qualities of the proposed new construction are compatible and in harmony with visually related properties.

- (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.

**Staff Analysis:** The applicant has provided a streetscape showing the building in relation to those to either side of it. The building's height and massing are compatible with other residential structures on the block.

- (12) 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.

**Staff Analysis:** This requirement is not applicable to the new construction project on a vacant property.

- (b) New mechanical systems shall be placed on secondary facades only and shall not be placed on, nor be visible from, primary facades.

**Staff Analysis:** Staff has conditioned that mechanical equipment shall not be visible from primary facades.

- (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.

**Staff Analysis:** Staff has conditioned that mechanical equipment shall not be visible from primary facades.

(13)The site should take into account the compatibility of landscaping, parking facilities, utility and service areas, walkways and appurtenances. These should be designed with the overall environment in mind and should be in keeping visually with related buildings and structures.

**Staff Analysis:** The proposal includes an extensive landscape plan, included in this report as **Attachment D**. The driveway for the structure is side-loaded to the south and the garage bays are located on the south side of the structure, obscuring its prominence.

B. In considering certificates of appropriateness for new buildings or structures, which will have more than one primary facade, such as those on corner lots facing more than one street, the HRPB shall apply the visual compatibility standards to each primary facade.

**Staff Analysis:** Not applicable, the subject property only has street frontage on South Lakeside Drive.

#### **Historic Preservation Design Guidelines**

Each historic district in Lake Worth Beach is made of many architectural styles. These buildings and homes were built over time, with different hands, and in a manner or style that was in favor at the time. The historic districts of Lake Worth Beach are authentic and showcase a diversity of architectural styles. New construction within the districts should take the primary styles into consideration when contemplating the design of a new building. While it is understood that new buildings will not be built exactly the same way their historic neighbors were, there should be a conscious effort to be compatible with and take inspiration from the historic fabric. Pursuant to page 216 of the City's Historic Preservation Design guidelines, **new construction can be designed utilizing the architectural language of one of the 10 defined primary styles, or an alternate 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. Additionally, this approach will result in mediocre architecture at best. **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.**

**Staff Analysis:** The proposed design utilizes elements commonly found in the Anglo-Caribbean architectural style. As this architectural style is not covered in the City's Design Guidelines, staff has included an excerpt from the Jensen Beach Architectural Standards that discusses Anglo-Caribbean architecture (**Attachment F**). The document was created by Treasure Coast Regional Planning Council, the same consultant that developed the City's Historic Preservation Design Guidelines. This document is meant to be purely educational.

The structure's design utilizes elements found in the Anglo-Caribbean architectural style, such as a smooth stucco finish, simple wood or wood-look detailing (columns, rafters, and shutters), and Flemish gable roofs. Windows and doors with divided-light patterns are also utilized which are common features of Anglo-Caribbean architecture. The roofing material is currently proposed as a metal roof in white, which is consistent with contemporary interpretations of the style, as traditional Anglo-Caribbean homes featured wood shingles and lime-washed tile roofs.

**PUBLIC COMMENT:**

At the time of publication of the agenda, Staff has received no public comment.

**CONCLUSION:**

The proposed application is consistent with the City's Land Development Regulations, as conditioned, and the structure's design is generally consistent with the Anglo-Caribbean architectural style and the Historic Preservation Design Guidelines requirements on site considerations. Therefore, staff recommends approval with conditions, as listed below.

**Conditions of Approval**

- 1) The windows and doors shall be wood, wood-clad, aluminum, vinyl, or fiberglass, and the windows shall utilize a historically compatible sill detail, subject to Staff review at permitting. All proposed exterior entry doors shall be compatible with the Anglo-Caribbean architectural style, and shall be subject to staff review at permitting.
- 2) All paired windows shall utilize a 4" to 6" wide mullion between windows. Wood trim, fiber-cement trim, or simulated stucco trim shall be utilized to replicate the appearance of historic window details.
- 3) The windows shall be recessed a minimum of two inches (2") in the wall, and shall not be installed flush with the exterior wall.
- 4) All divided-light patterns shall be created utilizing exterior raised applied triangular muntins. Exterior flat muntins or "grills between the glass" shall not be permitted.
- 5) The windows shall utilize glazing that is clear, non-reflective, and without tint. Low-E (low emissivity) is allowed but the glass shall have a minimum 70% 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.
- 6) The doors may utilize clear glass, frosted, obscure glass, or glass with a Low-E coating (70% minimum VLT). Tinted, highly reflective, grey, colored, etched, or leaded glass shall not be used.
- 7) A window and door schedule shall be submitted at permitting that includes product types, glazing, frame finish and dimensions.
- 8) The structure shall utilize a smooth stucco exterior finish.
- 9) All exterior detailing such as rafter tails, trim, sills, railings, posts, beams, bracketed overhangs, and faux vents shall be constructed out of wood or a wood-look material and shall be compatible with the Anglo-Caribbean architectural style and shall be subject to staff review at permitting.
- 10) The metal roof panels shall have a white or mill finish.
- 11) The metal panel seams shall not exceed 1-inch in height.
- 12) The garage door design shall be compatible with the Anglo-Caribbean architectural style and shall be subject to staff review at permitting.
- 13) Detailed square footage calculations shall be submitted to indicate the project complies with the building lot coverage maximum and floor area ratio (FAR), subject to staff review at permitting.

- 14) All improved surfaces shall be setback a minimum of 1'-0" from property lines to allow for adequate water runoff within the property boundary.
- 15) The improved surfaces in the front yard shall not exceed 25% of the front yard area, subject to staff review at permitting.
- 16) The pavers shall have a percolation rate of at least 50% relative to the ground percolation rate.
- 17) The living space above the garage shall not be granted an additional utility meter from the Public Utilities Department and shall not be issued a separate rental license from the Lake Worth Beach Business License Division.
- 18) The applicant shall submit a complete site plan for permitting, subject to staff review, that includes but is not limited to: location of the property line and rights-of-way; location and dimensions of driveways, pools, walls, walkways, mechanical equipment (pool equipment and condensing units) and all site features; the outlines of all proposed buildings showing their setbacks; location, dimensions and detail of all perimeter treatment (public sidewalks, curb cuts, and street names); and layout and location of all off-street parking as consistent with the City's Land Development Regulations.

**POTENTIAL MOTION:**

I MOVE TO **APPROVE** HRPB Project Number 21-00100129 with staff recommended conditions for a Certificate of Appropriateness (COA) for the new construction of a +/- 4,435 square foot single-family residence at **722 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 **DENY** HRPB Project Number 21-00100129 for a Certificate of Appropriateness (COA) for the new construction of a +/- 4,435 square foot single-family residence at **722 South Lakeside Drive**, because the Applicant has not established by competent substantial evidence that the application is in compliance with the City of Lake Worth Beach Land Development Regulation and Historic Preservation requirements.

**ATTACHMENTS:**

- A. Property Survey
- B. Current Photos
- C. Architectural Plans
- D. Landscape Plan
- E. Applicant Justification Statement
- F. Jensen Beach Architectural Standards