



HISTORIC RESOURCES PRESERVATION BOARD REPORT

HRPB Project Number 25-00100311: Consideration of a Certificate of Appropriateness (COA) for Ad Valorem Tax Exemption and one waiver for maximum Accessory Dwelling Unit size associated with the construction of a new ±798 square foot Accessory Dwelling Unit at 1022 N J Street. The subject property is located in the Single Family and Two Family Residential (SF-TF-14) zoning district and has a future land use designation of Medium Density Residential (MDR). The property is a contributing resource in the Northeast Lucerne Historic District.

Meeting Date: January 14, 2026

Property Owner: Nicolai Cara

Applicant: Nicolai Cara

Address: 1022 N J Street

PCN: 38-43-44-21-15-308-0060

Lot Size: 0.16 acre / 6,750 sf

General Location: East side of North J Street between 10th Avenue North and 11th Avenue North

Existing Land Use: Single Family Residential

Current Future Land Use Designation:
Medium Density Residential (MDR)

Zoning District: Single Family and Two Family Residential (SF-TF-14)

Location Map



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) and for consistency with the Comprehensive Plan. Staff recommends approval with conditions for the Certificate of Appropriateness for construction of a new Accessory Dwelling Unit (ADU), Ad Valorem Tax Exemption and one historic waiver for the maximum accessory structure size.

PROJECT DESCRIPTION

The property owner, Nicolai Cara, is requesting one historic waiver and Ad Valorem Tax Exemption for construction of a new ±798 square foot accessory dwelling unit (ADU) at 1022 N J Street.

The accessory structure as proposed does not comply with the current LDRs due to the size of the structure. According to the Land Development regulations, all accessory structures on the property, including the proposed accessory dwelling unit and the existing laundry/storage shed, must total less than 60% of the square footage of the existing primary structure and cannot exceed 1,000 SF. The waiver, if approved, would allow the proposed structure to exceed the accessory structure square footage limitation.

PUBLIC COMMENT

Staff has not received any letters of support or opposition for this application.

PROPERTY DEVELOPMENT HISTORY

The single-family house and rear accessory structure at 1022 North J Street were constructed in 1940 in the Minimal Traditional architectural style. According to available permit records, the existing structures have had only minor alterations over time, including recent window replacements and minor alterations to rear window openings within the last year.

Staff has been working with the applicant since June of 2025 to resolve code violation issues that were inherited from a previous owner related to unpermitted window replacements. In October of 2025, staff met with the applicant to discuss the possibility of adding an ADU to the rear of the property. At that time, staff had concerns regarding the square footage of the proposed accessory dwelling unit, which at the time was proposed to be 840 square feet. After discussion, the applicant agreed to redesign the proposed ADU to lessen the proposed square footage and staff recommended that they could explore a waiver in order to exceed the allowable square footage for an accessory dwelling unit. After further discussions with the applicant, the project was placed on the HRPB agenda for January 14, 2026.

A survey of the property is included as **Attachment A**, the submitted plans for the new accessory dwelling unit are included as **Attachment B**.

ANALYSIS

Consistency with the Comprehensive Plan

The subject site has a Future Land Use (FLU) designation of Medium Density Residential (MDR). Per policy 1.1.1.3, the Medium Density Residential FLU *“is intended primarily to permit development of two-family and multi-family structures. Two-family structures are those that provide two principal dwelling units, each for occupancy by one family or household. Multi-family structures are those that contain three or more principal dwelling units, each for occupancy by one family or household.”*

Analysis: The Medium Density Residential FLU is primarily intended to permit the development of two-family and multi-family structures. The existing structure at 1022 North J Street is a single-family house with a proposed accessory dwelling unit, which would accommodate a total of two families on the property.

The proposal 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.

Based on the analysis above, the proposed development request is consistent with the goals, objectives, and polices of the City of Lake Worth Beach's Comprehensive Plan.

Consistency with the Land Development Regulations - Zoning

Single-Family and Two-Family Residential (SF-TF-14): Per LDR Section 23.3-8(a), *The "SF-TF 14 single-family and two-family residential district" is intended primarily to permit development of one (1) single-family structure, a single-family primary structure and an accessory dwelling unit, or one (1) two-family structure per lot. Single-family structures are those which provide a dwelling unit for one (1) family or household; an accessory dwelling unit shall not exceed the maximum height or unit size of the primary structure. Two-family structures are those which provide two (2) principal dwelling units, each for occupancy by one (1) family or household. 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 character. The "SF-TF 14 single-family and two-family residential district" implements the "medium-density multiple-family residential" land use category of the Lake Worth Comprehensive Plan.*

Per LDR Section 23.3-8, one single-family structure and a separate accessory dwelling unit may be established on a platted lot of record in the SF-TF-14 zoning district. The property at 1022 North J Street consists of one platted lot of record and therefore has the density to allow two dwelling units on the property. As such, the property is permitted by right to have a single-family residential structure with an accessory dwelling unit.

Development Standard		Required	Provided
Lot Area (min)		5,000 sf	6,750 sf
Lot Width (min)		50	50'
Max. Density		14 units/ac x 0.2 ac = 2 units	2 units
Accessory Structure Setbacks	Front	n/a	n/a
	Rear	5'	10' 8"
	Side	5'	5'
Maximum Impermeable Surface	Entire lot	55%	40% (2,760 sf)
	Building	35%	29.7% (2,607 sf)
Max Building Height		24'	Estimated 9'
Maximum Wall Height at Side Setback (new structure)		18' @ 5' setback Up to 23' @ 10' setback	±8' @ 5' setback
Accessory Structure Area		Max. 60% of main structure	96% (798 (ADU) + 150 (Accessory Structure))
Max Floor Area Ratio (FAR)		0.45 (3,948 sf)	0.5 (2,607 sf)
Minimum Unit Size		750 sf (2 bedroom)	798 sf
Parking		3 spaces	3 spaces*

*Proposed alley space must meet minimum parallel parking dimensions of 9 x 22 and proposed driveway with tire strips must be dimensioned

Section 23.4-1 Secondary (Accessory Dwelling Unit) Design Standards for Accessory Dwelling Unit: All secondary dwelling units shall conform to the following standards:

- 1) Existing development on lot. A single-family dwelling must currently exist on the lot or will be constructed in conjunction with the secondary unit.

Analysis: Yes, there is currently an existing single-family residential structure.

- 2) Number of secondary units per parcel. Only one (1) secondary dwelling unit shall be allowed for each parcel.

Analysis: The applicant is proposing only one secondary dwelling unit.

- 3) Unit size:

(a) The habitable floor area for secondary units shall not exceed sixty (60) percent of the habitable floor area of the primary residence with a maximum unit size of 1,000 sf unless a waiver is granted to this subsection for the purpose of providing affordable / workforce housing, or to allow for an accommodation for accessibility. However, in no case shall a waiver related to these purposes allow the size of the secondary dwelling unit to exceed the size of the principal structure. See Section 23.2-27.

Analysis: The proposed square footage of the accessory dwelling unit in combination with the existing accessory structure is 96% percent of the habitable floor area of the primary residence, which is greater than the allowed maximum sixty (60) percent. The applicant has requested a waiver from this requirement. The proposed secondary dwelling unit does not exceed the size of the principal structure.

(b) The minimum unit size shall be a minimum of four hundred (400) square feet for an efficiency, six hundred (600) square feet for 1 bedroom, seven-hundred and fifty (750) square feet for 2 bedrooms, and nine hundred (900) square feet for 3 bedrooms.

Analysis: The proposed accessory dwelling unit is a 798 SF two-bedroom unit, exceeding the required minimum seven-hundred and fifty (750) square feet.

- 4) Accessory Structure/s Maximum Total Area. The total area of all accessory structures for properties with both detached accessory structure/s and a secondary dwelling unit shall not exceed 60% of the total area of the primary building, including any attached structures having a roof.

Analysis: The total area of all accessory structures on the property (proposed ADU and existing accessory structure) is 96% percent of the total area of the primary building. The applicant has requested a waiver from this requirement, the waiver if approved will allow the applicant to preserve the existing primary structure and accessory structure in their entirety. The applicant has indicated the proposed 798 square foot accessory dwelling unit is the smallest design which can feasibly feature two bedrooms, which allows them to expand their livable space on the property while avoiding an addition to the primary structure.

- 5) Setbacks for detached secondary dwelling units. Secondary units higher than one (1) story shall provide side yard setbacks of five (5) feet and rear yard setbacks of ten (10) feet. The distance between buildings on the same lot must be a minimum of ten (10) feet. Secondary dwelling units are not eligible for variances or waivers for setbacks or minimum building separation.

Analysis: The proposed accessory dwelling unit meets all setback requirements, and the proposed accessory dwelling unit maintains more than a 10' foot separation from both the existing primary structure and the existing accessory storage structure.

- 6) In zoning districts where secondary dwelling units are currently permitted, a waiver of land development regulations related to the construction of an accessory dwelling unit may be granted as part of a certificate of appropriateness to allow for the conversion of a contributing accessory structure in a designated historic district or landmark accessory structure to a secondary dwelling unit, or to allow for a larger newly constructed

secondary dwelling unit in support of preservation of all sides of a contributing or landmark principal structure. See applicable waiver sections 23.2-27 and 23.5-4 of these LDRs.

Analysis: The applicant is requesting a waiver from Section 23.4-1(d)4 which limits the combined square footage of all accessory structures to the lesser of 60% of the square footage of the primary structure or 1,000 SF. The requested waiver will allow for a larger newly constructed secondary dwelling unit of 798 SF while also allowing for the preservation of the entirety of the existing principal structure and accessory structure in their historic configuration.

- 7) Secondary dwelling units shall comply with the more restrictive of either the requirements in this section or the regulating zoning district unless otherwise stated.

Analysis: Not Applicable

- 8) Design. The design of the secondary unit shall relate to the design of the primary residence by use of the similar exterior wall materials, window types, door and window trims, roofing materials and roof pitch, and shall be compatible in architectural style.

Analysis: The existing principal structure was built in the Minimal Traditional style; the proposed ADU is designed in such a way to mimic the Minimal Traditional style in a contemporary fashion. The exterior wall finishes, fenestration and roof design all take their cues from the existing primary structure and are therefore visually compatible with the historically contributing structures on the property.

- 9) Minimum housing code. All secondary dwelling units shall meet the city's established minimum housing code requirements.

Analysis: The proposed accessory dwelling unit will be reviewed to ensure the dwelling space meets or exceeds the City's minimum housing code requirements at building permit.

Section 23.5-4(r)2. Waiver or Modification of Certain Land Development Regulations

Pursuant to City of Lake Worth Beach LDR Sec. 23.5-4(r) *Incentives for improvements to designated landmark and contributing properties:*

*2. In addition, the HRPB may waive or modify certain land development regulation requirements. Waiver or modification may occur concurrently with issuance of a certificate of appropriateness or upon initial designation of a landmark or of a historic district. Waivers may include setbacks, lot width, **area requirements**, height limitations, open space requirements, vehicular parking and circulation requirements, design compatibility requirements and similar development regulations. No waiver shall be permitted for permitted land uses, density or environmental and health standards.*

Waiver Requests		
LDR Citation	Required	Proposed
Secondary (Accessory) Dwelling Unit (Section 23.4-1(d)4.)	The total area of all accessory structures for properties with both detached accessory structure/s and a secondary dwelling unit shall not exceed sixty (60) percent of the total area of the primary building, including any attached structures having a roof.	Existing accessory structure and proposed ADU combined is 96% of the habitable floor area of the principal structure.

Pursuant to City of Lake Worth Beach LDR Sec. 23.5-4(r)(2), the HRPB may grant historic waivers if the requests meet the criterion listed in the section below. Staff has listed each criterion and provided responses for the historic waiver request. Due to the existing building's contributing status to the Northeast Lucerne Local Historic District, the application is eligible for relief from the land development requirements of Section 23.4-1(d)4, should the Board determine that the criterion is sufficiently met. The applicant has provided a Justification Statement for the requests and has provided responses for each request. The applicant's justification statement is included in **Attachment D**.

(A) The waiver or modification is in harmony with the general appearance and character of the neighborhood or district.

Analysis: The proposed accessory dwelling unit is designed in a compatible architectural style to the existing historic structures on site and in the Northeast Lucerne Historic District as a whole. The location of the proposed accessory dwelling unit is consistent with the predominant development pattern of accessory structures within the surrounding area, and meets all current required setbacks. The accessory structure's size is comparable to many rear accessory structures established during the City's early development which are common within the surrounding neighborhood and the Northeast Lucerne Historic District. Therefore, the proposed accessory dwelling unit is in harmony with the general appearance and character of the district. **Meets Criterion.**

(B) The project is designed and arranged in a manner that minimizes aural and visual impact on adjacent properties while affording the owner reasonable use of the land.

Analysis: The project proposes to construct a new accessory dwelling unit on site while maintaining and preserving the existing historic buildings. Granting the waivers for the proposed structure would allow the applicant to construct an accessory dwelling unit while avoiding any alterations or impact to the existing historic structures on site. As the applicant is required to provide parking for any new dwelling unit and the site is constrained by the existing primary and accessory structures as well as the required accessory structure setbacks, the proposed location of the accessory dwelling unit is the only reasonable arrangement that allows the owner full use of the land. Furthermore, the design and arrangement of the building does not have a substantial aural or visual impact on adjacent properties; the proposed structure meets all required setbacks and other similar rear accessory structures exist within close proximity to the structure. **Meets Criterion.**

(C) The waiver or modification will not injure the area or otherwise be detrimental to the public health, safety or welfare.

Analysis: Constructing the accessory structure in the proposed location and at the proposed size will not be detrimental to public health, safety, or welfare. **Meets Criterion.**

(D) The waiver or modification is the minimum necessary to allow reasonable use of the property while preserving its historical attributes.

Analysis: The historic waivers requested are the minimum adjustment necessary to allow the proposed reasonable use of the existing accessory building and primary structure while maintaining their historic attributes and allowing for the construction of a new accessory dwelling unit. While the applicant could add on to the existing structure or rear accessory structure by right (subject to approval by the HRPB and/or Historic Preservation staff), they are instead choosing to construct the accessory dwelling unit as a new, separate, stand-alone structure which allows for the minimum possible impact to both existing structures. The applicant is requesting a waiver to construct a ±798 SF accessory dwelling unit. The allowable square footage of 60% of the existing ±986 sf SF primary structure must also take into account the existing 150 sf rear accessory structure which is currently utilized for laundry and storage, which leaves a remainder of 441 SF for an accessory dwelling unit by right. The applicant has indicated that this does

not allow for their desired scheme in constructing a two bedroom ADU as the minimum two bedroom unit size is 750 sf and are therefore requesting a waiver to allow for a larger living space without making alterations to the existing structure. **Meets Criterion.**

Consistency with the Land Development Regulations – Historic Preservation

All new structures within a designated historic district are subject to visual compatibility criteria. Staff has reviewed the documentation and materials provided in this application and outlined the applicable guidelines and standards found in the City's Historic Preservation Ordinance, detailed in the section below. The applicant has also submitted a Justification Statement, provided in this report in **Attachment D**.

Section 23.5-4(k)3.A – Additional guidelines for new construction and for additions; visual compatibility: *In approving or denying applications for certificates of appropriateness for new construction and additions, 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 proposed accessory dwelling unit will be one story tall and will not be visible behind the existing primary structure, this is in keeping with the height of similar accessory structures within 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: The relationship of the width and height of the proposed structure is visually compatible and in harmony with the existing principal structure on the property.

- (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 windows and doors on the new structure are generally compatible in proportion to architecturally related buildings (Minimal Traditional Style) in the Northeast Lucerne Historic District and the existing historic primary structure, which also features single hung windows.

- (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 proposed structure maintains an appropriate rhythm of solids to voids along the majority of the facades of the structure, with the exception of the proposed front elevation. While this façade will be located behind the existing primary structure and therefore is not visible from the public right-of-way, the proportions of the proposed window are not visually appropriate and should be adjusted to a paired single hung window to maintain visual continuity across the structure.

- (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 setback requirements within the current zoning code 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: As proposed, the entrances of the accessory dwelling unit are oriented toward the North property line and rear yard of the primary structure respectively, and cannot be seen from the right-of-way on North J Street. The proposed entrance configuration is in keeping with the proposed structure's use as a secondary dwelling unit, and does not create a false sense that the proposed structure is the primary structure on the property.

- (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 submitted plans propose a smooth Hardie plank exterior. This material is in keeping with the exterior finish on the existing historic structure, which is siding, and is visually compatible with other exterior finish materials within the Northeast Lucerne district and the City at-large.

- (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 plans propose a gabled roof in a similar pitch and orientation to the roofline of the existing primary structure and accessory structure. Gable roofs are appropriate for the Minimal Traditional architecture style.

- (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 largely 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: The size and mass of the new structure is in harmony with the existing principal structure and other nearby residential properties. The one-story mass of the structure is entirely hidden by the primary structure and is therefore appropriately sized in relation to the rest of the site features.

- (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 proposed new structure will be entirely blocked from view on the public right-of-way by the existing one (1) story principal structure. The building is similar in height and massing to existing accessory structures in the neighborhood and to other structures in the general vicinity.

- (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 design successfully incorporates Minimal Traditional architectural design elements to echo the design of the existing primary structure, while incorporating elements to differentiate the new construction from the historic structures on the property. The use of Hardie plank siding and one over one lend contemporary styling that while compatible with the architectural style of the historic primary structure do not attempt to create a false sense of history.

(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 construction of the new structure; the mechanical systems for the existing historic structure will not be affected.

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

Analysis: The mechanical equipment for the new structure, as shown on the site plan, is proposed to be located outside of all required setbacks and is situated so as to not be visible from any primary or secondary street frontage as designed.

(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 this project.

(14)The site should consider 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: Per LDR Section 23.4-10, the property is required to provide three off-street parking spaces: two spaces for the existing single-family home as the property is greater than 50 ft wide, and one additional space for the ADU. The site plan depicts three parking spaces: two parallel spaces along the alley in the rear and one space in the front designed with tire strips. This provides the required parking for the property, however, the applicant should revise their notations to clearly dimension that both parallel spaces are 9 x 22 and provide the dimensions of the front space. A condition has been added to address this.

Historic Preservation Ad Valorem Tax Exemption

As part of the Tax Exemption requirements, the HRPB must approve the scope of work prior to the commencement of construction and all work must comply with the Secretary of the Interior's Standards for Rehabilitation. While the applicant has commenced construction, their improvements were previously approved by the Historic Resources Preservation Board and deemed to meet the Secretary of the Interior's Standards for Rehabilitation and the City's Historic Preservation Design Guidelines.

Pursuant to Section 23.5-5 of the historic preservation ordinance, in the review of preconstruction applications for the Historic Ad Valorem Tax Exemption program, the HRPB is required to make findings pursuant to three criteria and determine the following:

- 1) Whether the property for which the proposed exemption is requested satisfies section 196.1997(11)(a), Florida Statutes.

Analysis: The subject property is designated as a contributing historic resource in the Northeast Lucerne Historic District. **Meets Criterion.**

- 2) Whether the proposed improvements are consistent with the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (revised 1990), U.S. Department of the Interior, National Park Service, which are hereby incorporated by reference in this section, and the criteria specified in Chapter 1A-38, F.A.C.

Analysis: As outlined and discussed during the review of the Certificate of Appropriateness (COA) for the new accessory garage structure and waiver, the proposal is compatible with the historic character of the existing building and will not have an adverse effect on the historic integrity of the property. Of particular note are the Secretary of the Interior's Standards 9 and 10 *"New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment; New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired."* As outlined above, the proposed ADU is situated in such a way to have no visual impact on the existing historic structure and allows the applicant to add on to the property without altering the character of the historic primary structure. The proposed alterations are therefore in keeping with the intent of both the Secretary of the Interior's Standards and the Guidelines for Rehabilitating Historic Buildings. **Meets Criterion.**

- 3) For applications submitted under the provisions of section 196.1998, Florida Statutes, whether the improvements meeting the criteria Rule 1A-38.001(3) and (4), F.A.C.

Analysis: The building is not intended to be used for non-profit or governmental purposes. **Not applicable.**

Consistency with the Historic Preservation Design Guidelines

The City's Historic Preservation Design Guidelines provide standards and recommendations for new additions and new construction within historic districts. New structures on properties with existing historic structures should be differentiated from, yet compatible with, the historic structure. The Minimal Traditional style is covered as a primary style in the Lake Worth Beach Historic Preservation Design Guidelines, and that chapter is included in this report as **Attachment C.**

Analysis: The proposed new structure is designed with materials and detailing that are consistent with the Minimal Traditional architectural style, such as siding and single hung windows. The proposed architectural style is compatible with the subject property as well as the surrounding historic district.

The structure is proposed to have smooth Hardie Plank siding as a wall finish; siding is typical for Minimal traditional styled homes. The proposed gable roof is also both traditional for the proposed architectural style and in keeping with the pitch and design of the gable roof on both the existing historic primary structure and accessory garage.

The fenestration design includes one-over-one single hung windows, one horizontal roller window and full lite French doors. Staff recommends that the applicant removes the proposed horizontal roller window, which is not appropriate for a Minimal Traditional style structure, and a condition of approval has been added to address this recommendation.

The proposed new accessory dwelling unit at 1022 North J Street is in keeping with the recommendations provided within the City's Historic Preservation Design Guidelines and echoes the Minimal Traditional architectural style of the existing structure. Staff recommends approval for the request for a Certificate of Appropriateness for the construction of a new accessory dwelling unit, for the historic waiver, and for the ad valorem tax exemption as requested, as the contributing structure meets the eligibility requirements for these requests. The proposed new construction would not preclude the continuation of the structure's contributing designation, and in fact allows the property owner to add usable square footage to the property while avoiding alterations to the existing structure.

Conditions of Approval:

1. The historic waiver to allow the new structure to exceed 60% of the primary structure's square footage shall be project specific, and shall only apply to the scope of work approved under this application. Should any structures on the parcel be destroyed, moved, or demolished, any future development for the parcel shall adhere to the current City of Lake Worth Beach Land Development Regulations.
2. The Ad Valorem approval shall serve as the required pre-construction approval of the application as outlined in Sec. 23.5-5. Upon completion of construction and issuance of a Certificate of Occupancy for the structure, the applicant shall submit for post-construction approval by the Historic Resources Preservation Board in a timely manner.
3. The applicant shall revise their notations for the rear parallel parking spaces—they are drawn on the plans to scale at 9 x 22 but one space is marked at 9 x 18.
4. All siding shall be Hardie Plank siding and shall have a smooth finish.
5. The current accessory structure shall not at any point in the future be utilized as or converted to an accessory dwelling unit (ADU).
6. The proposed horizontal roller window shall be revised to two paired single hung windows.
7. All windows shall be impact rated single hung windows in a one over one configuration.
8. All doors shall be impact rated full lite French doors.
9. All glazing shall be 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.
10. All windows and/or doors shall be install recessed in the jambs and shall not be installed flush with the exterior wall.

BOARD POTENTIAL MOTION:

I MOVE TO **APPROVE** HRPB Project Number 25-00100311 with staff recommended conditions for a Certificate of Appropriateness for Ad Valorem Preconstruction approval of a new Accessory Dwelling Unit and one historic waiver to exceed the accessory structure size limitation at 1022 North J Street, 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 25-00100311 with staff recommended conditions for a Certificate of Appropriateness for Ad Valorem Preconstruction approval of a new Accessory Dwelling Unit and one historic waiver to exceed the accessory structure size limitation at 1022 North J Street, 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 [Board Member Please State Reasons]

Consequent Action: *The Historic Resources Preservation Board's decision will be final decision for the COA, Ad Valorem and waiver. The Applicant may appeal the Board's decision to the City Commission.*

ATTACHMENTS

- A. Property Survey
- B. Plan Set
- C. Minimal Traditional Design Guidelines
- D. Application and Justification Statement