



HISTORIC RESOURCES PRESERVATION BOARD REPORT

HRPB Project Number 26-00100026: Consideration of a Certificate of Appropriateness (COA) and one historic waiver for new construction of an accessory garage structure of approximately ±500 square feet at 1210 N J Street. The subject property is 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. PCN # 38-43-44-21-15-374-0030.

Meeting Date: June 10, 2026

Property Owner: PPG 1210 LLC

Applicant: Justin Pace

Address: 1210 N J Street

PCN: 38-43-44-21-15-374-0030

Lot Size: 0.16 acre / 6,750 sf

General Location: East side of North J Street between 12th Avenue North and 13th Avenue North

Existing Land Use: Duplex

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 recommend approval with conditions for the Certificate of Appropriateness for construction of a new accessory garage structure the associated historic waiver for the maximum accessory structure size.

PROJECT DESCRIPTION

The property owner, Nicolai Cara, is requesting one historic waiver and a certificate of appropriateness for construction of a new ±500 square foot accessory garage structure at 1210 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 must total less than 40% of the square footage of the existing primary structure and cannot exceed 1,000 SF. At 500 sf, the proposed garage structure is approximately 50% of the existing primary structure. The waiver, if approved, would allow the proposed structure to exceed the accessory structure square footage limitation.

PUBLIC COMMENT

Staff has received one letter in opposition to this proposal, included as **Attachment D**.

PROPERTY DEVELOPMENT HISTORY

The duplex structure at 1210 North J Street was constructed in 1960 in a Ranch architectural style. The property was previously registered as non-contributing when the Northeast Lucerne Historic District was established, however, the property was re-surveyed as contributing in the most recent non-adopted survey (included as **Attachment E**) and the applicant has elected to become a contributing structure pursuant to Sec. 23.5-4(e)(13). The certification letter is included as **Attachment C**.

According to available permit records, the existing structure has had only minor alterations over time, including a recent roof replacement in 2023.

A survey of the property is included as **Attachment A**, the submitted plans and justification statement for the new accessory garage structure 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 1210 North J Street is a two-family duplex, and the proposed accessory structure would not add or remove density from the property.

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, two-family structures are intended as a primary use in the SF-TF 14 district, and accessory garage structures are permitted by right as an accessory use. The property at 1210 North J Street features an existing duplex which is not proposed to be altered under the scope of this application. As an accessory garage is considered an expected accessory use within this district, the proposed accessory garage is appropriate and anticipated in the SF-TF 14 district.

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'	15'
	Side	5'	17'6", 12'6"
Maximum Impermeable Surface	Entire lot	55%	39% (2,690 sf)
	Building	35%	22% (1,486 sf)
Max Building Height		24'	12'
Maximum Wall Height at Side Setback (new structure)		18' @ 5' setback Up to 23' @ 10' setback	10'
Accessory Structure Area		Max. 40% of main structure ¹	50% (500sf)
Max Floor Area Ratio (FAR)		0.5 (3,375 sf)	0.22 (1,486 sf)
Parking		3 spaces	4 spaces

¹ Per LDR Section 23.3-8(c)(8), All accessory structures shall not exceed forty (40) percent of the gross floor area of the principal structure or one thousand (1,000) square feet whichever is less, excluding approved prefabricated metal storage buildings totaling no more than one hundred forty-four (144) square feet. If a property has both accessory structure/s and a secondary (accessory) dwelling unit, then the total area requirements in section 23.4-1 shall apply.

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
Single-family and two-family residential (Section 23.3-8(c)8.)	All accessory structures shall not exceed forty (40) percent of the gross floor area of the principal structure or one thousand (1,000) square feet whichever is less, excluding approved prefabricated metal storage buildings totaling no more than one hundred forty-four (144) square feet.	Proposed accessory garage structure is 50% 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 structure is in keeping with the appearance of other accessory garage structures in the Northeast Lucerne Historic District and the City as a whole. The location of the proposed accessory garage structure 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 garage 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 garage structure 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 garage structure on site while maintaining and preserving the existing duplex. Granting the waivers for the proposed structure would allow the applicant to construct an additional garage structure that can accommodate two vehicles without impact to the existing historic structure. 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 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 applicant to construct a traditionally sized two-car garage given the small size of the existing duplex on site. The applicant is proposing to

exceed the allowable square footage by approximately 100sf, where the existing primary duplex structure to be slightly larger the proposed accessory garage size would be allowed by-right. **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 B**.

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 garage structure will be one story tall and will be set to the rear of the lot and situated 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 garage doors are sized appropriately in context of the scale of the garage structure and are not substantially larger than a typical garage door within the surrounding district.

- (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 most of the facades of the structure. While the South and North elevations do not feature fenestration and feature a blank expanse of wall, this is generally appropriate for a garage structure, which does not typically feature large amounts of fenestration.

- (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 and corresponds to the siting of other accessory garage structures.

- (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 garage doors of the proposed accessory structure are appropriately oriented toward the alley to provide rear parking access. The proposed design provides rear access through a door oriented toward the existing duplex. The proposed entrance configuration is in keeping with the proposed structure's use as a rear garage 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 submitted plans propose that the accessory garage structure is a prefabricated metal structure with horizontal siding. This material is visually in keeping with the exterior finish with other exterior finish materials such as wood siding 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 low pitched gabled roof. The existing structure features a hipped roof, however, gable roofs are frequently seen in the surrounding district as a whole.

- (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 appropriate in context to the existing 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: As previously stated, the proposed new structure will be designed in orientation and mass to be appropriately situated and in keeping with other accessory garage structures in the general vicinity. The accessory garage structure is designed in a manner to appear subservient to the existing primary structure and is sited appropriately to the rear of the lot.

- (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 accessory garage structure is visually in keeping with the existing structure on the site, but is visually differentiated as new construction. The structure is designed with metal material but features horizontal siding and a gable roof which are in keeping with other historic architectural styles in the district.

(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: No new mechanical equipment is proposed under the subject scope of work.

(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 for the existing two-family home as the property is greater than 50 ft wide. The site plan depicts two existing front parking spaces; the construction of the subject accessory garage will allow the property owner to provide the required 3 parking spaces for the property.

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.

Analysis: The proposed new structure is designed in a manner that is compatible with the subject property as well as the surrounding historic district. While the structure features different finish materials by virtue of being constructed of metal and features siding and a metal roof rather than the stucco and shingle featured on the main structure, the visual appearance is still in keeping with other historic accessory garage structures in the surrounding district.

CONCLUSION AND CONDITIONS

The proposed new accessory garage structure at 1210 North J Street is in keeping with the recommendations provided within the City's Historic Preservation Design Guidelines and is appropriately scaled and designed in relation to the existing duplex structure. Staff recommend approval for the request for a Certificate of Appropriateness for the construction of a new accessory garage structure and the associated historic waiver 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 allows the property owner to provide additional parking on-site for the existing duplex.

Conditions of Approval:

1. The historic waiver to allow the new structure to exceed 40% 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 galvanized aluminum roof shall utilize a standing seam design and shall be adjusted to a galvanized aluminum finish.
3. All impervious or semi-pervious surfaces such as the proposed gravel shall feature a minimum 18" setback.
4. The proposed accessory structure shall only be utilized as a garage and shall not at any point in the future be utilized as or converted to an accessory dwelling unit (ADU).
5. All doors shall be impact rated garage doors or flush panel doors.
6. The windows shall be recessed a minimum of two inches (2") in the wall, and shall not be installed flush with the exterior wall.
- 7.

BOARD POTENTIAL MOTION:

I MOVE TO **APPROVE** HRPB Project Number 26-00100026 with staff recommended conditions of approval for a Certificate of Appropriateness for new construction of a new Accessory Structure and one historic waiver to exceed the accessory structure size limitation at 1210 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 26-00100026 for a Certificate of Appropriateness for new construction of a new Accessory Structure and one historic waiver to exceed the accessory structure size limitation at 1210 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 and waiver. The Applicant may appeal the Board's decision to the City Commission.*

ATTACHMENTS

- A. Property Survey
- B. Plan Set, Application and Justification Statement
- C. Certification Letter Designating Property as Contributing
- D. Public comment letter
- E. 2020 Survey of Northeast Lucerne district