



HISTORIC RESOURCES PRESERVATION BOARD REPORT

HRPB Project Number 23-00100149: Consideration of a Certificate of Appropriateness (COA) to demolish the front of the principal structure to allow for the construction of a new front addition, to construct a new rear addition, to increase the total building lot coverage through the Sustainable Bonus Incentive Program, and to convert an existing garage to a cabana at **1405 South Palmway**. The subject property is a contributing resource to the South Palm Park District and is located in the Single-Family Residential (SFR) Zoning District.

Meeting Date: July 12, 2023

Property Owner/Applicant: Gustavo Biaggi/
Elisa Prieto

Address: 1405 South Palmway

PCN: 38-43-44-27-01-076-0100

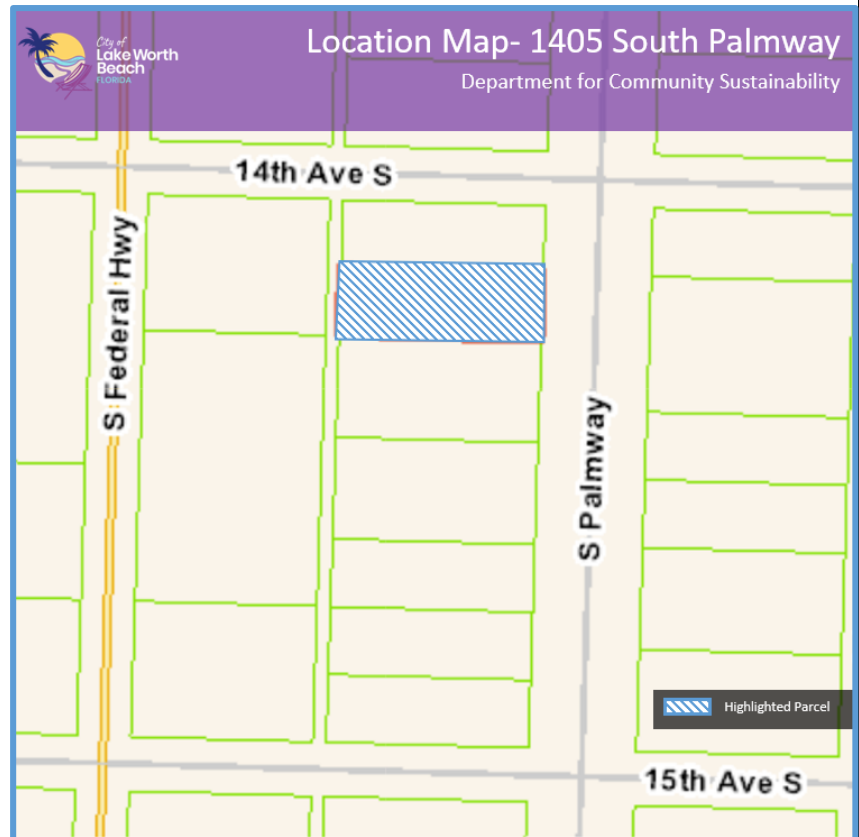
Lot Size: 0.17 acre /7500 sf

General Location: West side of South Palmway between 14th Avenue South and 15th Avenue South

Existing Land Use: Single Family Residential

Current Future Land Use Designation: Single Family Residential (SFR)

Zoning District: Single-Family (SFR)



RECOMMENDATION

The documentation and materials provided with the application were reviewed for compliance with the applicable guidelines and standards found in the City of Lake Worth Beach Land Development Regulations (LDRs) and Historic Preservation Design Guidelines, and for consistency with the Comprehensive Plan. Staff is recommending denial of the front addition. As proposed, the conversion of the garage to a cabana is not consistent with the Design Guidelines; however, staff contends that revisions to the proposed design could bring the cabana into compliance. Therefore, staff recommends approval with conditions for the cabana conversion. Staff recommends that the HRPB consider the proposed addition(s) to the primary structure separately from the proposed garage conversion.

PROJECT DESCRIPTION

The property owner, Elisa Prieto, is requesting a Certificate of Appropriateness to demolish the front of the principal structure to allow for the construction of a new front addition, to construct a new rear addition, to increase the total building lot coverage through the Sustainable Bonus Incentive Program, and to convert an existing garage to a cabana at the subject property. The proposed front addition will reconstruct the front façade of a contributing structure while expanding the foot-print of the structure towards the front of the property. The application as proposed would exceed maximum structure coverage allowance, which would require the approval of a sustainable bonus incentive. In addition, there is a code case on the property for altering the existing garage/accessory structure without a building permit. The applicant proposes to change the existing garage to a pool cabana by filling in the garage door openings, replacing the existing windows, and adding new entry doors to the structure.

PUBLIC COMMENT

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

PROPERTY DEVELOPMENT HISTORY

The existing single-family house at 1405 South Palmway was constructed c. 1945 in the Masonry Minimal Traditional style. The structure's defining architectural features are its stuccoed walls, dimensional asphalt shingle hipped roof, awning windows, and decorative stucco banding. The garage was built c. 1959, and has stuccoed walls, flat roof and awning windows.

The property owner first contacted staff to inquire about the contributing status of the property around late October 2022. Staff provided the homeowner with information about the contributing status of the property and the appropriate window replacement options. In November 2022, staff meet with the applicant again about replacing the garage windows and building an addition. On December 17, 2022, the owner/property was given a Stop Work Order (also known as a red tag) for work without a permit on the garage; the applicants had begun filling in the existing garage door openings. Photographs from the red tag site visit are included in **Attachment C**. The property owner and staff had a Zoom call on April 19, 2023 to discuss the garage, a new pool, and a front addition to the main structure. During the meeting, staff explained to the property owner that a front addition as propose is not consistent with the Historic Preservation Design Guidelines, specifically the section regarding new additions to historic structures. In the subsequent months, staff was in consistent contact with the property owner through emails and phone calls regarding zoning requirements and historic preservation design requirements. On June 16, 2023, Historic Preservation staff received a completed COA application for a front addition to the main structure and converting the garage to a pool cabana. The project was placed on the HRPB agenda for July 12, 2023.

The architectural plans and survey are included as **Attachment A**, and photographs of the site are included as **Attachment B**.

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 *“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. Implementing zoning districts are SF-7, MH-7 and NC.”*

Analysis: The proposed structure is a single-family residence, and is consistent with the intent of the Single-Family Residential designation. No change of use is proposed for the property. Based on the analysis above, the proposed development request is consistent with the goals, objectives, and policies of the City of Lake Worth Beach’s Comprehensive Plan.

Consistency with the Land Development Regulations – Zoning

Single-Family (SF-R): Per LDR Section 23.3-7(a), *the “ 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.”*

Per LDR Section 23.3-7(c)(6), for lots that are 7,500 square feet or greater, the maximum impermeable surface for all structures (building lot coverage) is thirty (30) percent. The proposed project has a building lot coverage of 32%. Per LDR Section 23.3-7(c)(6), medium and large lots may qualify for an additional five percent impermeable surface for all structures with the construction of a single family, single story house not to exceed 15'-0" in height. Applicants using this provision for existing structures pay Sustainable Bonus fees of \$7.50/square foot of excess structure coverage. The applicants have opted to use the Sustainable Bonus program to account for the excess structure coverage proposed at 1405 South Palmway.

Per LDR section 23.4-10(f)(1)(A), a single-family residential detached on a lot fifty (50) feet or greater shall have two parking spaces per unit, but the proposed conversion of the garage to a cabana reduces the existing parking on the property, and the new site plan proposes one side-loaded parking space in the front yard. Therefore, if the addition(s) are approved, an additional parking space will be required at building permit.

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		SFR Zoning District	Provided
Lot Area (min)		5,000	7500
Lot Width (min)		50'	50'
Max. Density (units per acre)		7 du per acre	1 du
Building Setbacks	Front	20'	20'
	Rear	15'	78'
	Side	5'	5'8"
	Height	30' (two stories)	One story
Accessory Structure	Front	20'	n/a

Setbacks	Rear	5'	15'
	Side	5'	5'4"
	Height	24' (two stories)	n/a
Maximum Lot Coverage for all Buildings	Building	30%	32%
Maximum Impermeable Surface	Entire lot	50%	36%
	Front Yard	250 SF	222.09 SF
Maximum Wall Height at Side Setback		18' @ 5' setback Up to 23' @ 10' setback	n/a
Max Floor Area Ratio (FAR)		0.45 for lots 7,500 square feet and greater	0.31
Parking		2 spaces	1 space

Consistency with the Land Development Regulations – Historic Preservation

All exterior alterations to 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)2 – Additional guidelines for alterations and additions, contributing structures.

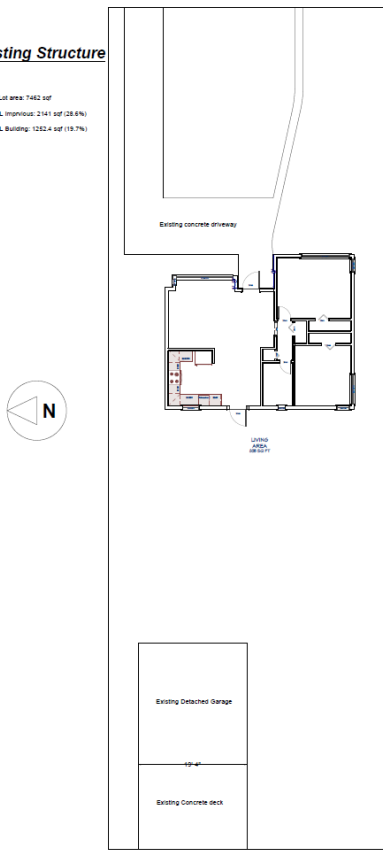
- A. Is every reasonable effort being made to provide a compatible use for a property that requires minimal alteration of the building, structure or site and its environment, or to use the property for its originally intended purpose?

Analysis:

- Additions: No, the proposed front addition is not an appropriate expansion according to the Historic Preservation Design Guidelines (see below). There is 72 feet of space between the existing rear façade of the structure and rear property line, which could allow for an addition and a pool without demolition of the front façade of the principal structure (see below). The applicants are proposing a small rear addition to the primary structure; staff contends that the full addition could be placed on this elevation, preserving the historic fabric of the front façade. Further, the proposed addition does not differentiate the proposed work from the historic building, and instead tries to falsify history by portraying the new addition as the historic front façade of the house. Finally, the location of the front addition is highly visible from South Palmway.

Existing Structure

Total Lot area: 7482 sqft
 TOTAL Impervious: 2141 sqft (28.6%)
 TOTAL Building: 1252.4 sqft (16.7%)



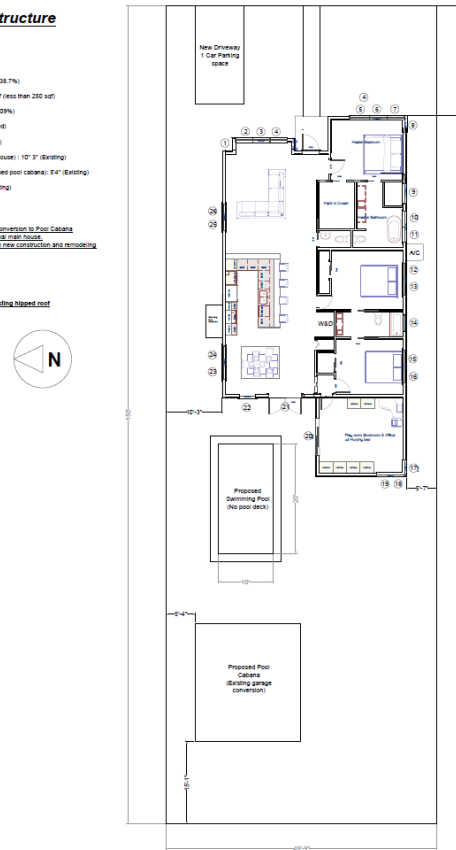
Proposed Structure

Total Lot area: 7506 sqft
 TOTAL Impervious: 2884 sqft (38.7%)
 Front Yard Impervious: 223 sqft (less than 250 sqft)
 TOTAL Building: 2334 sqft (31.09%)
 Front setback: 20' 1" (Proposed)
 Back setback: 15' 1" (Existing)
 North side setback (to Main House): 10' 3" (Existing)
 North Side setback (to Proposed pool cabana): 54' (Existing)
 South side setback: 67' (Existing)

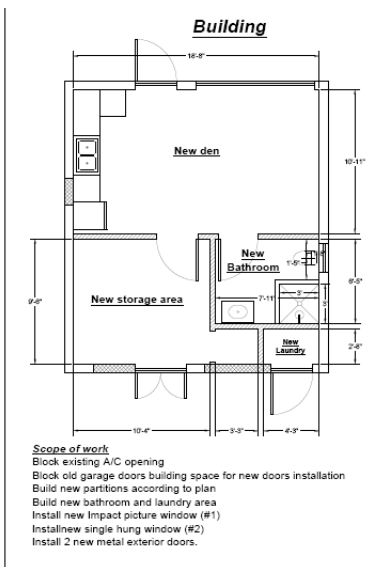
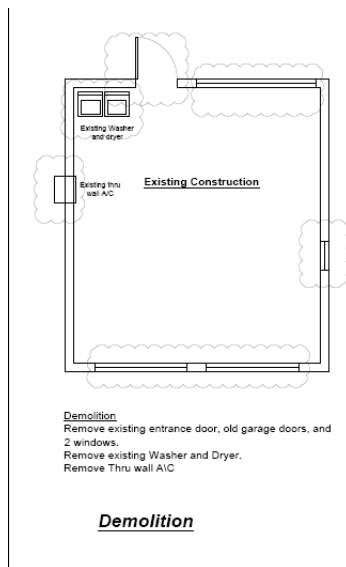
SCOPE OF WORK

- New 1,144 sqft addition
- 218 sqft existing garage conversion to Pool Cabana
- Total of 131.8 sqft to the Reg main house
- Total of 233.4 sqft to be new construction and remodeling
- New Master Bedroom
- New Master Bedroom
- New Bath
- New Living Room
- New area pool house

New roof will match the existing hipped roof



- Cabana: No, the proposed filling in of the original garage door openings is not appropriate according to the Historic Preservation Design Guidelines. In general, all windows and doors are should be installed in their existing openings; the Design Guidelines discourage filling in existing openings to accommodate alternately sized products. The proposed alterations will not imitate the appearance of a garage, nor will they leave a recessed area to exemplify the historic function of the space.



- B. Are the distinguishing original qualities or character of a building, structure or site and its environment being destroyed? The removal or alteration of any historic material or distinctive architectural features shall be avoided whenever possible.

Analysis:

- Addition: Yes, the original qualities and characteristics of the building will be destroyed in the proposed front addition. The applicants propose to tear down and rebuild the front façade, which is the most prominent elevation of the structure and has distinctive architectural features indicative of the Masonry Minimal Traditional architectural style. Furthermore, reconstruction of the front façade is meant to be a last resort for preservation. The existing façade is not in such a state of disrepair that reconstruction is required to preserve the structure. Staff contends that the historic character-defining features of the building can be best maintained if additions to the structure are placed to the rear of the property and are differentiated from the historic building.
- Cabana: Yes, the original qualities and characteristics of the garage are being destroyed by incompatible alterations to the historic garage door openings. Garage door openings are one of the most character-defining features of a garage structure; the proposed alterations will fill in the garage door openings without any recessed area to indicate the historic function of the structure as a garage.

- C. Is the change visually compatible with the neighboring properties as viewed from a primary or secondary public street?

Analysis:

- Addition: No, the front addition is not visually compatible with the neighboring properties since it will remove and alter the primary façade of the historic structure. Furthermore, the proposed front addition will interrupt the rhythm and consistency of the neighborhood by altering the front setback at 1405 South Palmway. The west side of the 1400 block of South Palmway has a consistent front setback amongst all the houses; the proposed front addition would make 1405 South Palmway's front façade closer to the street than the rest of the houses on the block.
- Cabana: Not applicable. The accessory structure is not visible from a public right-of-way.

- D. When a certificate of appropriateness is requested to replace windows or doors the HRPB or development review officer, as appropriate, may permit the property owner's original design when the city's alternative design would result in an increase in cost of twenty-five (25) percent above the owner's original cost. The owner shall be required to demonstrate to the city that:

1. The work to be performed will conform to the original door and window openings of the structure; and

Analysis:

- Addition: Not applicable - The front façade of the structure is proposed for demolition and the applicant is proposing to replicate the historic front façade.
- Cabana: Not applicable - The applicant is proposing to substantially modify door opening sizes.

2. That the replacement windows or doors with less expensive materials will achieve a savings in excess of twenty-five (25) percent over historically compatible materials otherwise required by these LDRs. This factor may be demonstrated by submission of a written cost estimate by the proposed provider of materials which must be verified by city staff; and

Analysis:

- Addition: Not applicable - The applicant is proposing window designs consistent with the Historic Preservation Design Guidelines, and has not proposed windows that are less expensive than those that are compliant with the Design Guidelines.
- Cabana: Not applicable - The applicant is proposing to substantially modify the original door opening sizes.

3. That the replacement windows and doors match the old in design, color, texture and, where possible, materials where the property is significant for its architectural design or construction.

Analysis:

- Addition: Not applicable – The applicant is proposing window designs consistent with the Historic Preservation Design Guidelines.
 - Cabana: Not applicable - The applicant is proposing to substantially modify the original window and door opening sizes.
4. If the applicant avails himself of this paragraph the materials used must appear to be as historically accurate as possible and in keeping with the architectural style of the structure.

Analysis:

- Addition: Not applicable. The applicant has not requested to be availed of this paragraph.
- Cabana: Not applicable. The applicant has not requested to be availed of this paragraph.

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:

- Addition: the proposed addition is one story tall, as are many other buildings in the surrounding historic district.
- Cabana: This requirement is not applicable as the height of the structure is not being altered.

- (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:

- Addition: The proposed addition is one story tall and reconstruction of the front façade. As it would recreate the width and height of the historic front elevation, the new front elevation would be visually compatible and in harmony with the width and height of existing buildings located within the district.
- Cabana: This requirement is not applicable as the height of the structure is not being altered.

- (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:

- Addition: This requirement is not applicable. The proposed addition is rebuilding the front façade windows with identical width and height dimensions as the original façade.
- Cabana: The applicant is proposing to substantially modify the original garage door opening sizes. While the sizes of the proposed entry doors may be in harmony with entry doors throughout the district, the enclosure of the garage doors is not a compatible alteration.

- (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:

- Addition: This requirement is not applicable. The proposed addition is rebuilding the front façade with identical windows as the original façade.
- Cabana: Not applicable since front façade of accessory structure is not visible from a public right-of-way.

(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:

- Addition: The proposed building adheres to setback requirements within the current zoning code but does not meet total structural coverage or parking requirements in the LDRS, or the Historic Preservation Design Guidelines for additions.
- Cabana: This requirement is not applicable since the footprint will remain identical.

(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:

- Addition: The proposed front addition will recreate the historic front entrance of the house; the original front entrance is visually compatible and in harmony with surrounding structures.
- Cabana: This requirement is not applicable since the opening locations are not changing, and the rear garage structure does not have a primary entrance/porch projection.

(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:

- Addition: The proposed addition will replicate the demolished historic façade, which is visually compatible in materials, texture, and color.
- Cabana: Not applicable since the exterior wall surfaces shall remain unchanged.

(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:

- Addition: The proposed addition utilizes a hip roof with dimensional shingles, which is a compatible with the existing roof and roof type as well as the roof shape and material for many architectural styles within the South Palm Park historic district.
- Cabana: Not applicable. The roof will be unchanged and will remain flat, which is compatible with the existing structure and many styles within the district.

(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:

- Addition: This requirement is not applicable; no appurtenances are proposed.
- Cabana: This requirement is not applicable; no appurtenances are proposed.

(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:

- Addition: As the proposed addition is seeking to replicate the 1-story façade of the historic structure, it is in keeping with the massing of the original façade, while expanding the size of the building.

- Cabana: This requirement is not applicable as the proposed scope of work is to modify window and door openings and to convert the structure to a pool cabana.

(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:

- Addition: The applicant has provided a streetscape showing the building in relation to those to either side of it, as viewed from South Palmway. The building is similar in height to existing one-story homes in the neighborhood, however, as previously mentioned the proposed front addition will interrupt the rhythm and consistency of the neighborhood by altering the front setback at 1405 South Palmway. The west side of the 1400 block of South Palmway has a consistent front setback amongst all the houses; the proposed front addition would make 1405 South Palmway's front façade closer to the street than the rest of the houses on the block.
- Cabana: This requirement is not applicable.

(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:

- Addition: Per the Historic Design Guidelines, the proposed front addition is not appropriate since it will destroy character-defining features, and duplicate the exact form, material, style and detailing of the historic building so that the new addition will appear to be part of the historic building.
- Cabana: This requirement is not applicable.

(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:

- Addition: The applicant has not provided mechanical plans for staff review. Staff will review mechanical system locations at building permit.
- Cabana: This requirement is not applicable to the proposed cabana; any new mechanical systems will not be visible from the public right-of-way.

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

Analysis:

- Addition: The applicant has not provided mechanical plans for staff review. Should the HRPB move to approve the additions, staff will recommend a condition that all mechanical systems shall not be visible from the public right-of-way or placed on primary facades.
- Cabana: This requirement is not applicable to the proposed cabana.

(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:

- Addition: The applicant has not provided mechanical plans for staff review. Should the HRPB move to approve the additions, staff will recommend a condition that all mechanical systems shall be installed so as to cause the least damage to the structure's historic fabric.

- Cabana: The proposed cabana conversion, based on the plans provided, appears to have minimal alteration to the historic fabric to accommodate new mechanical systems.

(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:

- Addition: The site plan includes one parking space. The parking space is side-loaded, and meets the size requirements. However, the minimum parking requirement for a 50-foot wide lot is 2 parking spaces. Therefore, if the addition(s) are approved, an additional parking space will be required.
- Cabana: The conversion of the garage to a cabana reduces the existing parking on the property. However, the existing front driveway can accommodate the 2 required parking spaces. If both the garage conversion and additions are approved, the proposed new front driveway can only accommodate 1 parking space.

Consistency with the Historic Preservation Design Guidelines

The City's Historic Preservation Design Guidelines provide standards and recommendations for rehabilitation of historic buildings, including new additions. ***New additions should be designed and constructed so that the character defining features of the historic building are not radically changed, obscured, damaged, or destroyed in the process.*** New additions should be differentiated from, yet compatible with, the old so that the addition does not appear to be part of the historic fabric as shown in **Attachment D**. The Minimal Traditional architectural 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 E**.

Analysis:

- Addition: The proposed front addition is not compatible with the Historic Preservation Design Guidelines standards and recommendations for new additions. The proposed front addition will destroy the front façade of a contributing structure, falsify history by rebuilding the front façade, and the proposed addition does not attempt to distinguish the addition from the historical structure.
- Cabana: The proposed cabana is not compatible with the Historic Preservation Design Guidelines standards for windows and doors, as the existing garage door openings will be filled in to accommodate alternatively sized products. Furthermore, the proposed alterations to the garage door openings will not leave any visual references to the historic function of the space. Staff recommends that garage enclosures in historic districts leave the existing garage door(s) in place, create faux garage door(s), or leave a recessed area in the exterior wall to show where the garage doors once existed. For the project at 1405 South Palmway, staff recommends that the applicants revise the designs to leave recessed areas (no greater than 6 inches deep) to show where the garage doors once stood.

CONCLUSION AND CONDITIONS

The proposed front addition is not consistent with the Historic Preservation Design Guidelines requirements, since it will contribute to the loss of historic character by destroying character-defining features, proposes reconstruction for a structure that is in good condition, and is highly visible from a public right-of-way. The proposed front addition could be constructed in the back of the structure (west elevation) since there is 72 feet of space between the rear elevation and the property line. This space could allow for a rear addition while leaving enough space for future pool in the backyard. Therefore, staff recommends denial of the front addition to the principal structure. As staff is recommending denial, no conditions of approval have been provided for the addition.

Staff recommends that the HRPB separately review the cabana since it has an active code case. The garage conversion, as proposed, complies with the Land Development Regulations. Staff contends that revisions to the design, including leaving two recessed areas where the garage door openings were, can bring the proposed garage conversion into compliance with the Design Guidelines. Therefore, staff recommends approval with conditions for the garage/cabana.

Conditions of Approval for Cabana:

1. The enclosed garage door openings shall be recessed up to 6 inches, showing the areas where the garage doors previously existed.
2. The exterior doors shall be single-light French doors, five-light French doors, or three panel doors, as described in the Masonry Minimal Traditional section of the Design Guidelines.
3. Window 1 shall be a fixed picture window with horizontal muntins to imitate an awning window.
4. Window 2 shall be clear single-single hung windows with four horizontal lights to imitate an awning window.



Single Hung Window with Four Horizontal Lights

5. All divided light patterns shall be created utilizing exterior raised applied muntins. Exterior flat muntins or “grids between the glass” shall not be used.
6. 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.
7. Original window trim, window sills, and mullions shall be retained. Where original trim and surrounds need to be replaced due to severe deterioration, the replacement elements shall match what is being removed in profile, design, shape, size, configuration, and location.
8. All windows and doors shall be installed recessed in the jambs and shall not be installed flush with the exterior wall.

BOARD POTENTIAL MOTION:

I MOVE TO **APPROVE** a portion of HRPB Project Number 23-00100149 for a Certificate of Appropriateness (COA) with conditions for the conversion of the existing garage to a cabana for the property located at **1405 South Palmway**, 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; and,

TO **DENY** the demolition of the front of the principal structure to allow for the construction of a new front addition, to construct a new rear addition, and to increase the total building lot coverage through the Sustainable Bonus Incentive Program for the property located at **1405 South Palmway**, 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.

I MOVE TO **DENY** HRPB Project Number 23-00100149 for a Certificate of Appropriateness (COA) for the demolition of the front of the principal structure to allow for the construction of a new front addition, to construct a new rear addition, to increase the total building lot coverage through the Sustainable Bonus Incentive Program, and to convert an existing garage to a cabana for the property located at **1405 South Palmway**, 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 **APPROVE** HRPB Project Number 23-00100149 for a Certificate of Appropriateness (COA) for the demolition of the front of the principal structure to allow for the construction of a new front addition, to construct a new rear addition, to increase the total building lot coverage through the Sustainable Bonus Incentive Program, and to convert an existing garage to a cabana for the property located at **1405 South Palmway**, because [Board member please state reasons].

ATTACHMENTS

- A. Plans and Survey
- B. Photos
- C. Code Photos
- D. New Addition to Historic Building
- E. Minimal Traditional Design Guidelines
- F. Application and Justification Statement