



CITY OF DELRAY BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

100 N.W. 1ST AVENUE • DELRAY BEACH • FLORIDA 33444 • (561) 243-7040



1993 • 2001 • 2017

HISTORIC PRESERVATION BOARD STAFF REPORT

209 NE 5th Street

Meeting

March 1, 2023

File No.

2023-001

Application Type

Certificate of Appropriateness

REQUEST

The item before the Board is consideration for a Certificate of Appropriateness (2023-001) request for construction of a new 2-story single-family residence on the property located at **209 NE 5th Street, Del Ida Park Historic District.**

GENERAL DATA

Owner: MJZ Properties LLC

Agent: Richard Brummer

Location: 209 NE 5th Street

PCN: N/A

Property Size: 0.15 Acres

Zoning: Multiple Family Residential (RL)

FLUM: Low Density Residential (LD)

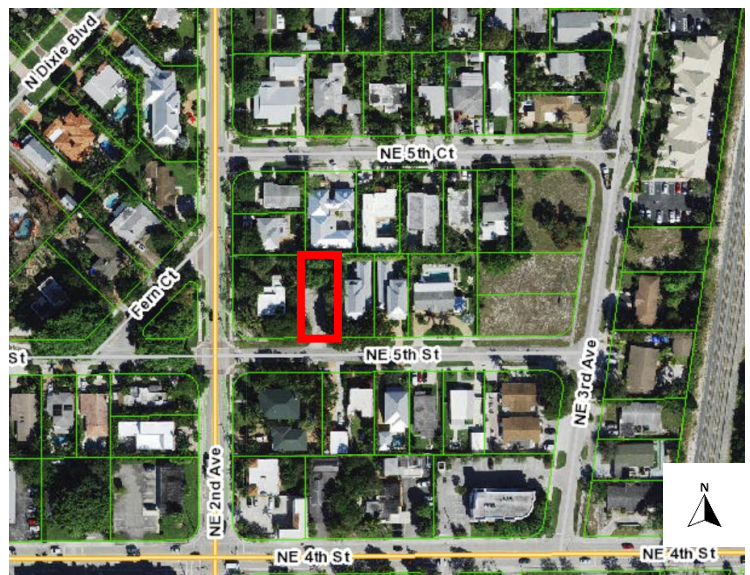
Historic District: Del Ida Park Historic District

Adjacent Zoning:

- RL (North)
- RL (East)
- RL (South)
- R-1-AA (West)

Existing Land Use: Vacant

Proposed Land Use: Residential



BACKGROUND AND PROJECT DESCRIPTION

The subject 0.15-acre property is located within the Locally Registered Del-Ida Park Historic District on Lots 5 and the east 5 feet of Lots 3 and 4 Block 8. Lot 5 of Block 8 was originally joined with lots 3 & 4 as one large lot located at 503 NE 2nd Avenue that contains a 1947 contributing residence in the Streamline Moderne style. Lot 5 is vacant and has been utilized for parking in the rear of the residence. In 2022, a request to separate Lot 5 from Lots 3 & 4 was submitted, which required a release of the unity-of-title and reconfiguration of the three lots. Subsequently, a plat exemption (2022-240), for Lots 3 and 4 of Block 8 was processed joining the those lots. The eastern 5' of Lots 3 & 4 was dedicated to Lot 5 of Block 8, the subject property. The requests were filed in order to facilitate construction of a new home on Lot 5 (209 NE 5th Street).

It is noted that the property owner owns both properties (the subject vacant lot and the contributing residence located to the west at 503 NE 2nd Avenue) and is in the process of rehabilitating the contributing residence via a building permit. Associated with the improvements to that structure is

Project Planner:

Katherina Paliwoda, Planner, paliwodak@mydelraybeach.com
Michelle Hewett, Planner, hewettm@mydelraybeach.com

Review Dates:

March 1, 2023

Attachments:

1. Plans, Survey, & Renderings
2. Photographs
3. Color & Materials
4. Justification Statements
5. Permits

Certificate of Appropriateness (2022-139), which was administratively approved for the construction of a new driveway on the front (south) side of the residence. The existing driveway for the property was located to the rear of the subject property of (Lot 5) and was required to be relocated onto Lots 3 and 4 so no non-conformities would be created when the lots were split.

The request before the board is a Certificate of Appropriateness (2023-001) for the construction of a new Masonry Vernacular, 2-story single-family residence on Lot 5, Block 8. The COA request is now before the board.

REVIEW AND ANALYSIS

Pursuant to Land Development Regulation (LDR) Section 2.4.6(H)(5), prior to approval, a finding must be made that any Certificate of Appropriateness which is to be approved is consistent with Historic Preservation purposes pursuant to Objective 1.4 of the Historic Preservation Element of the Comprehensive Plan and specifically with provisions of Section 4.5.1, the Delray Beach Historic Preservation Design Guidelines, and the Secretary of the Interior's Standards for Rehabilitation.

ZONING USE AND REVIEW

Pursuant to LDR Section 4.4.5(F) – Low Density Residential (RL) Development Standards: The provisions for R-1-A shall apply for single-family detached dwellings. The proposed use is residential, which is a permitted use within the RL zoning district.

Pursuant to LDR Section 4.3.4(K), Development Standards, single family detached dwellings within RL zoning districts, shall be developed according to the requirements of the R-1-A zoning district and as noted in the chart below:

DEVELOPMENT STANDARDS	REQUIRED	EXISTING	PROPOSED
OPEN SPACE	25%	N/A	39.5%
SETBACKS (MINIMUM)			
FRONT (SOUTH)	25'	N/A	25' (1 st floor) 46'9" (2 nd floor)
SIDE INTERIOR (EAST)	7'-6"	N/A	7'7"
SIDE INTERIOR (WEST)	7'-6"	N/A	7'7"
REAR (NORTH)	10'	N/A	10' 1-3/8" (1 st floor) 20'7" (2 nd floor)
HEIGHT	35'(MAX)	N/A	26'-9 ¹⁵ / ₁₆ "
LOT DIMENSIONS			
LOT SIZE (MIN.)	7,500 sf	N/A	6,600 sf*
LOT WIDTH – INTERIOR (MIN.)	60'	N/A	55'*
LOT FRONTAGE – INTERIOR (MIN.)	60'	N/A	55'*
LOT DEPTH (MIN.)	100'	N/A	120'
FLOOR AREA (MIN.)	1,000 sf	N/A	4,298 sf

*The property is considered a Lot of Record and lot size is a result of the release of unity-of-title and plat exemption

Pursuant to LDR Section 4.1.4 – Use of lots of Records

The subject lot has been approved for a lot width of 55' through the Lot of Record process. Prior to the release of the unity-of-title and plat exemption Lot 5 was 50' wide, an additional 5' was dedicated from Lots 3 & 4, reducing an existing non-conformity.

Pursuant to LDR Section 4.6.15(G) Swimming Pool - Yard encroachment. Swimming pools, the tops of which are no higher than grade level, may extend into the rear, interior or street side setback areas but no closer than ten feet to any property line. Swimming pools shall not extend into the front setback area noted in Section 4.3.4(K).

A swimming pool with a paver deck is proposed on the rear/north side of the property. The pool will meet the requirements of this code section, but the paver deck surrounding the pool is proposed to be setback 3' from the property line, where 5' is required. An added site plan technical item is that the paver pool deck be setback 5' from the property line.

LDR SECTION 4.5.1

HISTORIC PRESERVATION: DESIGNATED DISTRICTS, SITES, AND BUILDINGS

Pursuant to LDR Section 4.5.1(E), Development Standards, all new development or exterior improvements on individually designated historic properties and/or properties located within historic districts shall, comply with the goals, objectives, and policies of the Comprehensive Plan, the Delray Beach Historic Preservation Design Guidelines, the Secretary of the Interior's Standards for Rehabilitation, and the Development Standards of this Section.

Pursuant to LDR Section 4.5.1E(2) – Major and Minor Development.

The subject application is considered "Major Development" as it involves "new construction within the RL zoning district."

Pursuant to LDR Section 4.5.1E(3) – Buildings, Structures, Appurtenances and Parking: Buildings, structures, appurtenances and parking shall only be moved, reconstructed, altered, or maintained, in accordance with this chapter, in a manner that will preserve the historical and architectural character of the building, structure, site, or district:

Appurtenances: Appurtenances include, but are not limited to, stone walls, fences, light fixtures, steps, paving, sidewalks, signs, and accessory structures.

Fences and Walls: The provisions of Section 4.6.5 shall apply, except as modified below:

- a. Chain-link fences are discouraged. When permitted, chain-link fences shall be clad in a green or black vinyl and only used in rear yards where they are not visible from a public right of way, even when screened by a hedge or other landscaping.
- b. Swimming pool fences shall be designed in a manner that integrates the layout with the lot and structures without exhibiting a utilitarian or stand-alone appearance.
- c. Fences and walls over four feet (4') shall not be allowed in front or side street setbacks.
- d. Non-historic and/or synthetic materials are discouraged, particularly when visible from a public right of way.
- e. Decorative landscape features, including but not limited to, arbors, pergolas, and trellises shall not exceed a height of eight feet (8') within the front or side street setbacks.

The proposal includes the installation of a 6' white vertical picket aluminum fence around the east, north, and west sides and rear of the property. A 6' masonry wall and 3' white aluminum gates are proposed on both the east and west sides of the property to enclose the yard. The proposed fencing, walls, and gates are considered appropriate to the historic district and meet the required regulations.

Garages and Carports:

- a. Garages and carports are encouraged to be oriented so that they may be accessed from the side or rear and out of view from a public right of way.

- b. The orientation of garages and carports shall be consistent with the historic development pattern of structures of a similar architectural style within the district.
- c. The enclosure of carports is discouraged. When permitted, the enclosure of the carport should maintain the original details, associated with the carport, such as decorative posts, columns, roof planes, and other features.
- d. Garage doors shall be designed to be compatible with the architectural style of the principal structure and should include individual openings for vehicles rather than two car expanses of doors. Metal two car garage doors are discouraged; however, if options are limited and metal is proposed, the doors must include additional architectural detailing appropriate to the building.

The proposed single-family residence includes a 2-car garage, located in the front of the property facing NE 5th Street. There is concern regarding the use of a 2-car expanse of doors and the garage's location, which is oriented towards the adjacent public right-of-way. The proposed garage door is aluminum with applied Azek (synthetic) decorative paneling and window openings, which does emulate two separate doors but is not designed as two individual openings. The board should consider requiring two separate garage doors rather than one large garage door.

Additionally, the orientation of the garage shall be consistent with the historic development pattern of structures within the district. Analyzing the 10 existing homes on this block of NE 5th Street, only 3 have garages facing the street. Two of which are directly east of the subject property, are newer construction, and have 1-car garages that are significantly recessed from the front wall plane of those structures. It is noted that there are no alleys in this district; thus, rear access is not possible for this property. Consideration should be given to the garage's location relative to its architectural style and surrounding properties. Solutions to reducing the impact of the street facing garage could be to recess the garage from the front façade and/or to incorporate design elements such as a pergola to aid in softening the appearance of garage (see photos below). Ultimately, the board will need to determine that the proposed configuration meets the requirements of the LDRs.



112 NE 7th Street – Del-Ida Park Historic District



215 NE 5th Street – Del-Ida Park Historic District

Parking: Parking areas shall strive to contribute to the historic nature of the properties/districts in which they are located by use of creative design and landscape elements to buffer parking areas from adjacent historic structures. At a minimum, the following criteria shall be considered:

- a. Locate parking adjacent to the building or in the rear.

- b. Screen parking that can be viewed from a public right-of-way with fencing, landscaping, or a combination of the two.
- c. Utilize existing alleys to provide vehicular access to sites.
- d. Construct new curb cuts and street side driveways only in areas where they are appropriate or existed historically.
- e. Use appropriate materials for driveways.
- f. Driveway type and design should convey the historic character of the district and the property.

The driveway is proposed to meet the 5' minimum setback from the property line, and utilizes pavers on sand, which can be considered an appropriate material for the historic district.

Pursuant to LDR Section 4.6.9(I)(2)(a) – Parking requirements for residential uses. Single family detached residences. Two spaces per dwelling unit. Tandem parking may be used in the Single Family (R-1) Residential Districts or Low Density Residential (RL) District. Required parking spaces shall not be located in the front setback or side street setback areas. For lots that are less than 60 feet wide and do not have alley access, one parking space may be located in either the front setback area or the side street setback area, provided that no more than 50 percent of the front and side street setback area may be improved for parking purposes.

The proposed garage is designed to accommodate two cars and not within the front setback. The proposal includes a driveway that is less than 50 percent of the front/side setback area, so one parking space could be located in the front setback area; thus, the proposal meets the requirements of this code section.

SECRETARY OF THE INTERIORS STANDARDS

Pursuant to LDR Section 4.5.1I(5) – Standards and Guidelines: a historic site, building, structure, improvement, or appurtenance within a historic district shall only be altered, restored, preserved, repaired, relocated, demolished, or otherwise changed in accordance with the Secretary of the Interior's Standards for Rehabilitation, and the Delray Beach Historic Preservation Design Guidelines, as amended from time to time.

Standard 1

A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

Standard 2

The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

Standard 3

Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

Standard 4

Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

Standard 5

Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

Standard 6

Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

Standard 7

Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

Standard 8

Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

Standard 9

New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

Standard 10

New additions and adjacent or related new construction shall 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.

Standard 1 and 9, are applicable to this request. The proposal includes the construction of a new 2-story structure with a 2-car garage and pool on an existing vacant lot. The lot was originally a part of a larger property that included the two lots to the west. Regarding standard 1, the proposal is for a residential use, which is considered appropriate to the historic district and zoning. It is also important to note that the existing contributing Streamline Moderne structure to the west will remain, which is appropriate for the historic district.

The proposed architectural style is Masonry Vernacular which is an architectural style seen within the Del-Ida Park Historic District and other Delray Beach historic districts. Specifically, along NE 5th Street and adjacent to the subject property, there are Masonry Vernacular structures, which are considered newer construction. A 2-story structure can be considered appropriate for Masonry Vernacular structures.

Regarding standards 9, as this is new construction on a vacant lot, it is important that the new structure is compatible with the massing, size, scale, and architectural features of other structures within in the district to protect the historic integrity of the property and its environment. The Delray Beach Visual Compatibility Standards include massing controls such as, but not limited to Building Height Plane and Scale of a Building to ensure new construction and additions will be compatible and in harmony with the historic district. These massing controls help to create articulation and detail for new structures. There is concern regarding the size of the proposed residence relative to adjacent and other structures

within the historic district. While the adjacent structures are 2-story, their massing is considerably smaller compared to the proposal and those structures include front balconies, which aid in reducing their overall massing. The goal with new construction, is that in 50 years, the structure could be considered a future contributing resource to the Del-Ida Park Historic District, which ensures the longevity and continued authenticity of the district. The board will need to determine that the proposal meets the intent of the Secretary of the Interior's Standards.

Pursuant to LDR Section 4.5.1I(7) – Visual Compatibility Standards: new construction and all improvements to both contributing and noncontributing buildings, structures, and appurtenances thereto within a designated historic district or on an individually designated property shall be visually compatible. In addition to the Zoning District Regulations, the Historic Preservation Board shall apply the visual compatibility standards provided for in this Section with regard to height, width, mass, scale, façade, openings, rhythm, material, color, texture, roof shape, direction, and other criteria set forth elsewhere in Section 4.5.1. Visual compatibility for minor and major development as referenced in Section 4.5.1I(2) shall be determined by utilizing criteria contained in (a)-(m) below.

- a. **Height:** The height of proposed buildings or modifications shall be visually compatible in comparison or relation to the height of existing structures and buildings in a historic district for all major and minor development. For major development, visual compatibility with respect to the height of residential structures, as defined by 4.5.1I(2)(a), shall also be determined through application of the Building Height Plane.
- b. **Front Facade Proportion:** The front facade of each building or structure shall be visually compatible with and be in direct relationship to the width of the building and to the height of the front elevation of other existing structures and buildings within the subject historic district.
- c. **Proportion of Openings (Windows and Doors):** The openings of any building within a historic district shall be visually compatible with the openings exemplified by prevailing historic architectural styles of similar buildings within the district. The relationship of the width of windows and doors to the height of windows and doors among buildings shall be visually compatible within the subject historic district.
- d. **Rhythm of Solids to Voids:** The relationship of solids to voids of a building or structure shall be visually compatible with existing historic buildings or structures within the subject historic district for all development, with particular attention paid to the front facades.
- e. **Rhythm of Buildings on Streets:** The relationship of buildings to open space between them and adjoining buildings shall be visually compatible with the relationship between existing historic buildings or structures within the subject historic district.
- f. **Rhythm of Entrance and/or Porch Projections:** The relationship of entrances and porch projections to the sidewalks of a building shall be visually compatible with existing architectural styles of entrances and porch projections on existing historic buildings and structures within the subject historic district for all development.
- g. **Relationship of Materials, Texture, and Color:** The relationship of materials, texture, and color of the facade of a building and/or hardscaping shall be visually compatible with the predominant materials used in the historic buildings and structures within the subject historic district.
- h. **Roof Shapes:** The roof shape, including type and slope, of a building or structure shall be visually compatible with the roof shape of existing historic buildings or structures

within the subject historic district. The roof shape shall be consistent with the architectural style of the building.

- i. **Walls of Continuity:** Walls, fences, evergreen landscape masses, or building facades, shall form cohesive walls of enclosure along a street to ensure visual compatibility with historic buildings or structures within the subject historic district and the structure to which it is visually related.
- j. **Scale of a Building:** The size of a building and the building mass in relation to open spaces, windows, door openings, balconies, porches, and lot size shall be visually compatible with the building size and mass of historic buildings and structures within a historic district for all development. To determine whether the scale of a building is appropriate, the following shall apply for major development only:
 - a. For buildings wider than sixty percent (60%) of the lot width, a portion of the front façade must be setback a minimum of seven (7) additional feet from the front setback line:
 - b. For buildings deeper than fifty percent (50%) of the lot depth, a portion of each side façade, which is greater than one story high, must be setback a minimum of five (5) additional feet from the side setback line:
- k. **Directional Expression of Front Elevation:** A building shall be visually compatible with the buildings, structures, and sites within a historic district for all development with regard to its directional character, whether vertical or horizontal.
- l. **Architectural Style:** All major and minor development shall consist of only one (1) architectural style per structure or property and not introduce elements definitive of another style.
- m. **Additions to individually designated properties and contributing structures in all historic districts:** Visual compatibility shall be accomplished as follows:
 1. Additions shall be located to the rear or least public side of a building and be as inconspicuous as possible.
 2. Additions or accessory structures shall not be located in front of the established front wall plane of a historic building.
 3. Characteristic features of the original building shall not be destroyed or obscured.
 4. Additions shall be designed and constructed so that the basic form and character of the historic building will remain intact if the addition is ever removed.
 5. Additions shall not introduce a new architectural style, mimic too closely the style of the existing building nor replicate the original design but shall be coherent in design with the existing building.
 6. Additions shall be secondary and subordinate to the main mass of the historic building and shall not overwhelm the original building.

With regard to **Height and scale**, the proposal is for construction of a new 2-story residence. Relative to the height of adjacent properties, this structure is larger and taller, however there are other 2-story structures within the district of similar size. As previously mentioned, there is concern regarding the massing and scale of the proposed structure. While the height can be seen as comparable to other new structures within the district, the size of the structure is larger than the adjacent structures and other 2-story structures within Del-Ida Park. The proposal has incorporated balconies on the rear as well as setback the second floor from the front façade to mitigate the massing, but the pitch of the roof is significant. The **front façade** of the proposed structure has the same width in comparison to the adjacent structures, but the garages of the adjacent structures are recessed from the front wall plane and are only 1-car garages. The front of the structure contains a small ground floor **porch**, which is seen on adjacent properties and aides in the **directional expression** of the front façade. This particular

style of Masonry Vernacular expresses more vertical character than the surrounding properties, which are more horizontally oriented. Consideration should be given to the proposed vertical design.

The **rhythm of solids to voids** is appropriate for the district, adjacent properties, and architectural style, as there are no large blank expanses of wall on each floor and comparatively between each level. The structure itself is placed appropriately, regarding **rhythm of building on streets**, most structures are placed closer to the front property line than the rear. Additionally, a majority of structures along the street are placed relatively equidistant from the property line, which this project proposes as well.

Regarding the visual compatibility standard of **Relationship of Materials, Texture, and Color**, the finish of the existing structure is stucco with a smooth stucco finish on the 1st floor and a simulated Board & Batton finish on the 2nd floor. The exterior walls will be painted "SW7005 Pure White". Although, wood siding is common in Vernacular structures, in the past the board has directed applicants to utilize Hardiboard siding rather than simulated stucco. All windows, doors, shutters, wood fascia, smooth trims, and aluminum railings are also proposed to be the same color as the walls, which can be seen as appropriate to the structure due to its neutral shade. The proposal does include the use of Azek material for the garage door and the entry columns in a finish that appears to look like wood. There are some architectural features proposed such as upper floor decorative brackets where the specific material is not called out on the architectural elevations. An added site plan technical item is that all building materials be specified on the architectural elevation plan sheets. Fencing is proposed to be smooth stucco, masonry, walls with aluminum side yard entry gates, and white aluminum fencing along the perimeter of the side and rear yards. The wood front door is proposed to be stained, while the other materials are to be painted pure white. The proposed roof material is Cedar shake styled, gray flat cement tile, which is a common roof material for vernacular style structures. Overall, the proposed materials are in direct relation to materials utilized within the Del-Ida Park Historic District.

All new **windows and doors** are to be impact resistant, with the windows being either single hung or fixed with dimensional muntins. Window frames will be white aluminum with glass to be clear, non-reflective. Other than the wood stained front door, all doors are proposed to be white aluminum, some with clear glass panels. With new construction, aluminum is commonly utilized, particularly for windows, doors, and railings. Overall, the use of authentic materials guarantees the longevity and authenticity of the district, ensuring there will be future resources that will contribute to the architectural and historical context of the historic district.

For ground level improvements/modifications, there is a new paver deck proposed in the rear of the property for the proposed pool, as well as a paver driveway for the new garage on the east or front side of the new structure. A new 6' white, aluminum fence is proposed to surround the side and rear yard of the property. Along the sides of the structure, 6' smooth stucco masonry walls are proposed with 3' aluminum entry gates. These materials and heights are considered appropriate to the structure and district.

Regarding **Roof Shapes**, a gable roof is proposed. Relative to the architectural style and adjacent structures, the roof shape can be considered appropriate. Although, the pitch of the roof is larger than typical for this historic district. With regards to **Architectural Style**, the requirements state that all major and minor development shall consist of only one architectural style per structure or property and not introduce elements definitive of another style. The proposed architectural style is Masonry Vernacular, which is a style seen throughout the Del-Ida Park historic district.

SITE PLAN TECHNICAL ITEMS

1. That the paver pool deck be setback 5' from the property line.
2. That all building materials be specified on the architectural elevation plan sheets.

COMPREHENSIVE PLAN

Pursuant to the Historic Preservation Element (HPE), Objective 1.4, Historic Preservation Planning: Implement appropriate and compatible design and planning strategies for historic sites and properties within historic districts.

The objective shall be met through continued adherence to the City's Historic Preservation Ordinance and, where applicable, to architectural design guidelines through the following policies:

HPE Policy 1.4.1

Continue to require that the Historic Preservation Board make findings that any land use or development application for a historic structure, site or within a historic district, is consistent with the provisions of the Secretary of the Interior's Standards for Rehabilitation, the Land Development Regulations, and Delray Beach Historic Preservation Design Guidelines.

The development proposal involves the new construction of a 2-story single family residence. There are no concerns with respect to soil, topographic or other physical considerations. With respect to the adjacent land uses, the property is in an area surrounded by various single family structures. The board will need to make a determination that the proposal can be found to be consistent with the requirements of this policy.

ALTERNATIVE ACTIONS

- A. Move to continue with direction.
- B. Approve Certificate of Appropriateness and Variances (2023-001), for the property located at **209 NE 5th Street, Del Ida Park Historic District**, by finding that the request and approval thereof is consistent with the Comprehensive Plan and meets the criteria set forth in the Land Development Regulations.
- C. Approve Certificate of Appropriateness and Variances (2023-001), for the property located at **209 NE 5th Street, Del Ida Park Historic District**, by finding that the request and approval thereof is consistent with the Comprehensive Plan and meets the criteria set forth in the Land Development Regulations, subject to the following conditions:
- D. Deny Certificate of Appropriateness and Variances (2023-001), for the property located at **209 NE 5th Street, Del Ida Park Historic District**, by finding that the request is inconsistent with the Comprehensive Plan and does not meet the criteria set forth in the Land Development Regulations.

PUBLIC AND COURTESY NOTICES

☒ Courtesy Notices were provided to the following, at least 5 working days prior to the meeting: Del-Ida Park Historic Neighborhood Association	☒ Public Notices are not required for this request. ☒ Agenda was posted on 2/21/23, 5 working days prior to meeting.
--	---