



# City of Delray Beach

100 N.W. 1st Avenue  
Delray Beach, FL 33444

## Advisory Board Agenda Historic Preservation Board

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Wednesday, July 2, 2025

5:01 PM

City Commission Chambers or Watch on  
YouTube:

[https://www.youtube.com/channel/UCc2j0JhnR8  
Hx0Hj13RhCJag/streams](https://www.youtube.com/channel/UCc2j0JhnR8Hx0Hj13RhCJag/streams)

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### 1. CALL TO ORDER

### 2. ROLL CALL

### 3. APPROVAL OF AGENDA

### 4. MINUTES

#### A. February 5, 2025

Attachments: [2025-02-05-HPB Minutes-Draft](#)

#### B. March 5, 2025

Attachments: [2025-03-05-HPB Minutes-DRAFT](#)

#### C. April 2, 2025

Attachments: [2025-04-02-HPB Minutes-DRAFT](#)

### 5. SWEARING IN OF THE PUBLIC

### 6. COMMENTS FROM THE PUBLIC

(NOTE: Comments on items that are NOT on the Agenda. Speakers will be limited to 3 minutes).

### 7. PRESENTATIONS

### 8. QUASI-JUDICIAL HEARING ITEMS

- A. Ad Valorem Tax Exemption (2025-184):** Recommendation to the City Commission for a Historic Property Ad Valorem Tax Exemption request associated with additions and alterations to a contributing structure

**Address:** 108 N. Swinton Avenue, Old School Square Historic District

**Owner:** Tracy Picut; trpicut@yahoo.com

**Planner:** Michelle Hewett; hewettm@mydelraybeach.com

**Attachments:**      [HPB SR-108 N. Swinton Avenue-2025-07-02](#)  
[Before Photographs-108 N. Swinton Avenue-2025-07-02](#)  
[After Photographs-108 N. Swinton Avenue-2025-07-02](#)  
[Application-108 N. Swinton Avenue-2025-07-02](#)  
[Plans-108 N. Swinton Avenue-2025-07-02](#)  
[Before-108 N. Swinton Avenue-2025-07-02](#)  
[After-108 N. Swinton Avenue-2025-07-02](#)  
[Certificate of Occupancy-108 N. Swinton Avenue-2025-07-02](#)  
[Warranty Deed-108 N. Swinton Avenue-2025-07-02](#)  
[Tax Bill-108 N. Swinton Avenue-2025-07-02](#)

- B. Certificate of Appropriateness (2025-176):** Consideration of a Certificate of Appropriateness for an after-the-fact siding replacement on a contributing single-family structure

**Address:** 49 Palm Square, Marina Historic District

**Owner:** Noel Smith; noelstime@gmail.com

**Applicant/Agent:** Roger Cope; copearchitectsinc@gmail.com

**Planner:** Michelle Hewett; hewettm@mydelraybeach.com

**Attachments:**      [HPB SR-49 Palm Square-2025-07-02](#)  
[Elevations-49 Palm Square-2025-06-04](#)  
[Photographs-49 Palm Square-2025-06-04](#)  
[Survey-49 Palm Square-2025-06-04](#)  
[Azek Bevel Siding NOA-49 Palm Square-2025-06-04](#)  
[Justification Statements-49 Palm Square-2025-06-04](#)

- C. Comprehensive Plan Text Amendment (File No. 2025-067):** Provide a recommendation to the Planning and Zoning Board on Ordinance No. 08-25, a privately initiated amendment to the Always Delray Comprehensive Plan, by adopting a text amendment to the Historic Preservation Element and Neighborhoods, Districts, and Corridors Element to support adaptive reuse of historic places of worship as a residential use.

**Applicant/ Owner:** 200 SE 7th Ave, LLC

**Agent:** Jeff Costello, JC Planning Solutions; jcostello@jcplanningsolutions.com

**Planner:** Rebekah Dasari, Principal Planner; dasarir@mydelraybeach.com

**Attachments:**      [Staff Report, Comprehensive Plan Text Amendment \(Ord. No. 08-25\)](#)  
[Applicant Justification Statement](#)  
[Ordinance No. 08-25, Proposed Comprehensive Plan Amendment](#)  
[Exhibit A, Ordinance No. 08-25 \(Historic Preservation Element\)](#)  
[Exhibit B, Ordinance No. 08-25 \(Neighborhoods, Districts, and Corridors Element\)](#)

- D. Amendment to the Land Development Regulations (File No. 2025-066):** Provide a recommendation to the Planning and Zoning Board on Ordinance No. 07-25, a privately initiated amendment to Section 4.4.21, "Community Facilities (CF) Zone District" of the Land Development Regulations to allow adaptive reuse of historic places of worship as a residential use by establishing it as a principal use category and to adopt regulations for the use, and by amending Appendix A - "Definitions" to adopt definitions Places of Worship and Historic Places of Worship.

**Applicant/ Owner:** 200 SE 7th Ave, LLC

**Agent:** Jeff Costello, JC Planning Solutions; jcostello@jcplanningsolutions.com

**Planner:** Rebekah Dasari, Principal Planner; dasarir@mydelraybeach.com

**Attachments:**      [Staff Report, Amendment to the LDR \(Ord. No. 07-25\)](#)  
[Ordinance No. 07-25](#)  
[Applicant Justification Statement](#)

## 9. LEGISLATIVE ITEMS - CITY INITIATED

## 10. REPORTS AND COMMENTS

### A. Staff

- Meeting Dates
- Project Updates

### B. Board Comments

## 11. ADJOURN

The City shall furnish appropriate auxiliary aids and services where necessary to afford an individual with a disability an equal opportunity to participate in and enjoy the benefits of a service, program, or activity conducted by the City. Please contact the Human Resources Department at (561) 243-7125 at least 24 hours prior to the program or activity for the City to reasonably accommodate your request. Adaptive listening devices are available for meetings in the Commission Chambers. If a person decides to appeal any decision made by the Board with respect to any matter considered at this meeting or hearing, such persons will need a record of these proceedings, and for this purpose such persons may need to ensure that a verbatim record of the proceedings is made. Such record includes the testimony and evidence upon which the appeal is to be based. The City does not provide or prepare such record. Two or more City Commissioners may be in attendance.