

**MINUTES
HISTORIC PRESERVATION BOARD
CITY OF DELRAY BEACH**

MEETING DATE: June 4, 2025

MEETING PLACE: City Commission Chambers

1. CALL TO ORDER

The meeting was called to order by Jim Chard, Chair at 5:07 P.M.

2. ROLL CALL

A quorum was present.

Members present Jim Chard, Chair; John Miller, Vice Chair; Chris Cabezas, 2nd Vice Chair
Peter Dwyer; Carol Perez; Ezra Krieg; Vlad Dumitrescu.

Absent none

Staff Present were Kelly Brandon, Assistant City Attorney; Michelle Hoyland, Principal
Planner; Katherina Paliwoda, Senior Planner; Diane Miller, Board Secretary; and, Brittany
Welter, Board Secretary.

3. APPROVAL OF AGENDA

Motion to APPROVE the agenda for June 4, 2025, made by John Miller and seconded by Ezra
Krieg.

MOTION CARRIED 7-0

4. MINUTES

Motion to APPROVE January 15, 2025, minutes made by Chris Cabezas and seconded by
Vlad Dumitrescu.

MOTION CARRIED 7-0

5. SWEARING IN OF THE PUBLIC

Jim Chard, Chair, read the Quasi-Judicial Rules for the City of Delray Beach and Brittany
Welter swore in all who wished to give testimony.

6. COMMENTS FROM THE PUBLIC

None

7. PRESENTATIONS

None

8. QUASI-JUDICIAL HEARING ITEMS

- A. Ad Valorem Tax Exemption (2025-160):** 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 NW 4th Avenue, West Settlers Historic District

Owner: 108 NW 4th Avenue; 108nw4th@gmail.com

Planner: Michelle Hewett; hewettm@mydelraybeach.com

Katherina Paliwoda, Senior Planner entered file 2025-160 into the record.

Exparte

John Miller - None

Jim Chard - None

Chris Cabezas - None

Vlad Dumitrescu - None

Carol Perez – None

Ezra Krieg – Visited the site

Applicant

Sandra Amani, 108 NW 4th Avenue, presented through Microsoft PowerPoint presentation.

Staff Presentation

Katherina Paliwoda, Senior Planner, presented through Microsoft PowerPoint presentation.

Public Comment

Roger Cope, Cope Architects, 701 SE 1st Street, spoke in favor of this project.

Rebuttal/Cross

None

Board Comments

The Board discussed the process for the tax abatement and spoke in favor of the project.

MOTION to recommend approval to the City Commission of the Historic Property Ad Valorem Tax Exemption Application (2025-160) for improvements to the property at 108 NW 4th Avenue, West Settlers 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 was made by John Miller and seconded by Chris Cabezas.

MOTION CARRIED 7-0

- 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

Katherina Paliwoda, Senior Planner, entered file 2025-176 into the record.

Exparte

John Miller - None
Jim Chard - None
Chris Cabezas - None
Vlad Dumitrescu - None
Carol Perez – None
Ezra Krieg – Visited the site

Applicant

Roger Cope, Cope Architects, 701 SE 1st St, presented through Microsoft PowerPoint Presentation.

Staff Presentation

Katherina Paliwoda, Senior Planner, presented through Microsoft PowerPoint presentation.

Public Comment

None

Rebuttal/Cross

Mr. Cope noted that man-made materials are allowed in repair situations.
Ms. Hoyland commented that the Board determines the material that is allowed.

Board Comments

Mr. Dwyer stated his endorsement for using man-made siding and is in favor this project.

Mr. Cabezas, Mr. Krieg, Ms. Perez, and Mr. Dumitrescu felt they didn't have enough information to decide.

The Board discussed the extent of the siding replacement and code enforcement case.

Mr. Chard inquired if this project could be added to the next meeting's agenda.

Ms. Hoyland replied that it could be.

MOTION to continue with direction for Certificate of Appropriateness (2025-176) for the property at 49 Palm Square, Marina Historic District, to return after applicant and staff have gathered more information to present to the board with concerns of how much siding was replaced and where it was replaced was made by John Miller and seconded by Chris Cabezas.

MOTION CARRIED 7-0

C. Certificate of Appropriateness, Relocation, Variances and Waivers (2024-133):

Consideration of Certificate of Appropriateness Relocation, Variances and Waivers in association with the vertical relocation and alteration of the existing contributing structures (1,328 two-story main structure & 296 sq ft one-story guest cottage & - 1,644 sq. ft. overall), and construction of additions containing 3,814 sq. ft. (5,457 sq. ft. overall building).

Address: 46 Marine Way, Marina Historic District
Owners: Daniel E. Edwards; dinastav@comcast.net
Applicant/Agent: Catherine Edwards; kayedwards321@aol.com
Planner: Michelle Hewett; hewettm@mydelraybeach.com

Michelle Hoyland, Principal Planner entered file 2024-133 into the record.

Exparte

John Miller – Received emails; Spoke to Larry Buitell, Woody Edwards, and Kristen Finn
Jim Chard – Visited site; Received letters
Chris Cabezas – Received Emails
Peter Dwyer – Visited the site
Vlad Dumitrescu – Received Emails
Carol Perez – Emailed applicant; Received Letters
Ezra Krieg – Met with the applicant; Visited the site; Emailed applicant; Received letters

Applicant

Catherine Craig, agent, presented through a Microsoft PowerPoint presentation.

Staff Presentation

Michelle Hoyland, Principal Planner, presented through a Microsoft PowerPoint presentation.

Public Comment

Roger Cope, Cope Architects – 701 SE 1st Street, representing 48 Marine Way, AJ Rotonde, formally opposing building forward or East of the existing home. Mr. Cope also emailed public comment on behalf of his client AJ Rotonde.

Eugenia Duponte – 24 Marine Way, emailed public comment expressing dissatisfaction with the variances requested.

Claudia Willis – 42 Palm Square, emailed public comment noting concern with massing, size, scale, and disregard for the protections in place for Historic Preservation.

Rebuttal/Cross

Dan Edwards, property owner, 46 Marine Way, is willing to reduce the front porch.

Board Comments

Mr. Miller said he was in favor of the project.

Ms. Perez spoke positively of the visual changes but expressed dissatisfaction with the addition of more variances and the third floor.

Mr. Cabezas expressed concern regarding the massing, scale, and variances.

Mr. Dwyer spoke in favor of the project.

Mr. Dumetrescu appreciated the changes but expressed concern regarding the third floor.

Commented [MH1]: Is it standard practice to note emailed comments? I ask bc I don't think we've done so in the past.

Mr. Krieg spoke in favor of the project and noted that once the other homes on the street are raised this home won't look out of place.

The Board discussed the height of the contributing structure and the FEMA Flood Plan requirements.

The Board discussed the Historic Pool House, the building massing, and the non-conforming aspects.

MOTION to approve Certificate of Appropriateness, Relocation, Variances and Waivers (2024-133) for the property at 46 Marine Way, Marina 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 was made by John Miller and seconded by Peter Dwyer, subject to the following condition:

1. That the south side setback adjacent to the proposed front porch meet the setback requirements of the LDRs.

MOTION CARRIED 4-3

9. LEGISLATIVE ITEMS – CITY INITIATED

None

10. REPORTS AND COMMENTS

Ms. Hoyland announced the next board meeting would take place July 2, 2025.

The board discussed their availability at upcoming meetings, and it was determined that a quorum would be present for the next 2 meetings.

11. ADJOURN

There being no further business to come before the Board, the meeting was adjourned at 7:50pm.

The undersigned is the Secretary of the Historic Preservation Board and the information provided herein is the Minutes of the meeting of said body for **June 4, 2025**, which were formally adopted and APPROVED by the Board on _____.

Minutes of the June 4, 2025, Historic Preservation Board

ATTEST:

CHAIR

BOARD SECRETARY

NOTE TO READER: If the Minutes you have received are not completed as indicated above, then this means that these are not the official Minutes of the Historic Preservation Board. They will become official minutes only after review and approval, which may involve some amendments, additions, or deletions.