

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

MEETING DATE: January 31, 2024

MEETING PLACE: City Commission Chambers

1. CALL TO ORDER

The meeting was called to order by Jim Chard, Chair, at 6:00 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, Kristin Finn, and John Brewer.

Absent Ivan Heredia

Staff present were William Bennett, Assistant City Attorney; Michelle Hoyland, Principal Planner; Michelle Hewett, Planner; Katherina Paliwoda, Planner; and Diane Miller, Board Secretary.

3. APPROVAL OF AGENDA

Motion to APPROVE the agenda for January 31, 2024, made by John Miller and seconded by Chris Cabezas.

MOTION CARRIED 6-0

4. MINUTES

None

5. SWEARING IN OF THE PUBLIC

Jim Chard read the Quasi-Judicial Rules for the City of Delray Beach and Diane Miller swore in all who wished to give testimony.

6. COMMENTS FROM THE PUBLIC

None

7. PRESENTATION

None

8. QUASI-LEGISLATIVE ITEMS-CITY INITIATED

A. Historic Level 3 Site Plan, Certificate of Appropriateness, Landscape Plan, Architectural Elevations, Variance, and Waivers (2023-253): Consideration of a Level 3 Site Plan, Certificate of Appropriateness, Landscape Plan, Architectural Elevations, Variance, and Waivers for change of use and exterior modifications to structures within Block 61, 69, and 70 of the Sundry Village projects.

Address: Sundry Village, Old School Square Historic District

Owner/Applicant: Sundry Village West, LLC; jhochman@pebbcap.com

Agent: Covelli Design Associates, Inc.; mike@covellidesign.com

Planner: Michelle Hoyland; hoylandm@mydelraybeach.com

Planner: Katherina Paliwoda; paliwodak@mydelraybeach.com

NOTE: This Public Hearing item was originally scheduled and noticed for the January 17, 2024, Historic Preservation Board meeting and the item was continued at that meeting to a date certain for a special meeting on January 31, 2024, Historic Preservation Board meeting.

Michelle Hoyland, Principal Planner, entered the file 2023-253 into the record.

Exparte

Kristin Finn-None

John Brewer-None

John Miller-None

Jim Chard-None

Chris Cabezas-None

Peter Dwyer-None

Applicant

Mike Covelli, Covelli Designs. Mr. Covelli asked the board if they would consider allowing him to have 45 minutes for his presentation. He said that he would be presenting Block 61, 69 and 70 at the same time. The board was all in agreement to allow the extra time.

Staff Presentation

Michelle Hoyland, Principal Planner, presented through a Microsoft Power point presentation. Ms. Hoyland also presented and played a time lap of the project.

Public Comment

George Long – 46 N. Swinton Avenue – Mr. Long commented that the project looks good and some of the buildings look a little busy.

Rebuttal/Cross

Mike Covelli – On block #61, Michelle Hoyland mentioned that all the plans had been approved as restaurant. Building A on the first floor has already been approved for restaurant and Building B, first floor, is approved for restaurant and the second floor is office & Building F has also been approved for restaurant.

Regarding parking, Ms. Hoyland correctly said that any potential dining area needs to be parked.

Mr. Covelli added for clarification, that we are not moving any windows, only a stair shift. The cantilever on Block #69 is at its limit and we are not able to come out from the building any further. Michelle Hoyland commented that she does not disagree about the use of the historic structures, but some do have outdoor dining. To clarify to the board, this is outdoor dining during the day, but if a tenant comes through and request outdoor dining at night that would be a conditional use that would need to come back to the board.

Board Comments

John Brewer commented that the green space looked very good and that he was wondering if parallel parking was going to stay or could there be valet. Mr. Covelli said that because of the right of way they are not able to have parallel parking.

John Miller indicated that he liked the color but there is no variation. Mr. Covelli said that there is a possibility that tenants might for another color, but this will all have to come back to the board. Mr. Miller said that he was very excited about the cedar shake roof. Regarding the pathway, it does not seem like there is an alternative for the material. Ms. Hoyland said that it would be more the color than material that would change.

Mr. Miller said that quite a while ago there was going to be “24-7, 365” public easements where that alley was and asked if the alley was abandoned. Ms. Hoyland said that the alley was abandoned, and that the Via was to be available for access to the public through the property that was replated. Mr. Miller expressed that he was a little disappointed in the architectural style going from a business or residential use on Block #70, which looks gothic.

Kristin Finn indicated that she wanted to talk about the windows and the glass. Michelle Hoyland said to understand the color, the low E is coming with green, the clear is clear and the gray is gray with some slight shades of gray.

Peter Dwyer asked about the traffic analysis and indicated that it looks like additional trips were generated. Mr. Dwyer asked if Mr. Covelli could explain. Mr. Covelli said that every time there is an update, the traffic report must be updated, but that they are still ok with the level of service.

Jim Chard stated that some time ago there was an analysis of the Swinton/Atlantic intersection of cars going through at different hours. Mr. Chard stated that he was not sure of the parameters right now and that with the introduction of new traffic, what would that model say now. There's a parking garage that is entered on First Avenue, so people coming from the west are going to turn onto First Avenue and get into the garage.

John Miller clarified that Block 70 is going to be 100% office.

Chris Cabezas expressed that most of the changes with the buildings are good changes and that the materials, waivers and even the green tint windows are acceptable. Mr. Cabezas indicated that he really would have preferred a gray tint for the windows.

Jim Chard commented on the architecture of the building and going from all the details it had, it seems that there is less in the current renderings and that was part of the charm.

John Brewer asked is all the areas are restaurants, is there going to be an adequate trash removal plan. Mike Covelli mentioned at the last meeting a revision was brought to the Board regarding the west mechanical room, which was enlarged.

MOTION to APPROVE the Level 3 Site Plan, Certificate of Appropriateness (2023-253), Landscape Plan, Architectural Elevations, Variance, and Waivers for the property located at Sundy Village, Old Schol Square 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 made by John Miller and seconded by Kristin Finn.

MOTION CARRIED 6-0

9. REPORTS AND COMMENTS

A. Staff Comments

The next Historic Preservation Board meeting will be on February 7, 2024

We need to plan a discussion on windows; maybe look at March.

John Miller asked is there a timeline for the Atlantic Avenue Historic District. Ms. Hoyland said that we do not have a timeline, and that hopefully at the next City Commission meeting we will be addressing Frog Alley.

John Miller noticed that passing H & M Architects he noticed a PVC fence and asked if it was approved. Ms. Hoyland said yes, the board approved it.

Kristin Finn asked if there was any progress on the signs in Del-Ida Park. Ms. Hoyland said that the Delray Beach Preservation Trust has committed to funding some of the signs.

Ms. Hoyland also said that Staff is looking at the April meeting to discuss landscaping.

B. Attorney Comments

None

10. ADJOURN

There being no further business to come before the Board, the meeting was adjourned at 9:00 P.M.

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 **January 31, 2024**, which were formally adopted and APPROVED by the Board on _____.

DRAFT

ATTEST:

CHAIR

BOARD SECRETARY

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