



City of Delray Beach

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

Advisory Board Agenda Historic Preservation Board

Wednesday, December 6, 2023

6:00 PM

City Commission Chambers

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF AGENDA

4. MINUTES

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. Certificate of Appropriateness (2023-276):** Consideration of a Certificate of Appropriateness request for additions and exterior modifications to a contributing 1-story single-family residence.

Address: 108 NW 4th Avenue, West Settlers Historic District

Owner/Agent: Niki Mercedes, Mark Teufel, & Sandra Amani;
108nw4th@gmail.com

Planner: Michelle Hewett, hewettm@mydelraybeach.com

Attachments: [HPB SR-108 NW 4th Avenue-2023-12-06](#)

[Plans-108 NW 4th Avenue-2023-12-06](#)

[Survey-108 NW 4th Avenue-2023-12-06](#)

[Building Color and Material-108 NW 4th Avenue-2023-12-06](#)

[Renderings-108 NW 4th Avenue-2023-12-06](#)

[Justification Statements-108 NW 4th Avenue-2023-12-06](#)

- B. Certificate of Appropriateness and Relocation (2023-267):** Consideration of a Certificate of Appropriateness and Relocation associated with a vertical elevation of a contributing one-story single-family residence.

Address: 1019 Nassau Street, Nassau Park Historic District

Owner: Mark and LaRonda Denkler; larondadenkler@aol.com

Agent: Roy Simon; roy@roysimonarchitect.com

Planner: Katherina Paliwoda, paliwodak@mydelraybeach.com

Attachments: [HPB SR-1019 Nassau Street-2023-12-06](#)
 [Plans-1019 Nassau Street-2023-12-01](#)
 [Approved Plans-1019 Nassau Street-2023-04-19](#)
 [Photographs-1019 Nassau Street-2023-12-01](#)
 [Relocation and Demolition Narrative-1019 Nassau Street-2023-12-01](#)
 [Structural Assessment-1019 Nassau Street-2023-12-01](#)
 [Engineering Report-1019 Nassau Street-2023-12-01](#)

- C. Level 1 Site Plan Modification and Certificate of Appropriateness (2023-181):** Consideration of a Level 1 Site Plan, Landscape Plan, Architectural Elevations, and Certificate of Appropriateness request for exterior modifications, landscape, and hardscape alterations to the approved new commercial structures within the Block 61 portion of the Sundy Village Project.

Address: Sundy Village - Block 61, Old School Square Historic District

Owner: Sundy Village West, LLC., jhochman@pebbcap.com

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

Planner: Katherina Paliwoda, paliwodak@mydelraybeach.com

Attachments: [HPB Staff Report-Sundy Village-2023-12-06](#)
 [Plans-Sundy Village-2023-12-06](#)

- D. Level 2 Site Plan Modification and Certificate of Appropriateness (2023-213):** Approval of a Level 2 Site Plan Modification, Landscape Plan, Architectural Elevations, and Certificate of Appropriateness for the installation of a generator and site improvements to the Delray Beach City Marina.

Address: City Marina - 159 Marine Way, Marina Historic District

Owner: City of Delray Beach, barlettomydelraybeach.com

Agent: WGI, mason.shutt@wginc.com

Planner: Katherina Paliwoda, paliwodak@mydelraybeach.com

Attachments: [HPB Staff Report-159 Marine Way-2023-08-06](#)
 [Plans-159 Marine Way-2023-12-06](#)
 [Photographs-159 Marine Way-2023-12-06](#)
 [Color and Materials-159 Marine Way-2023-12-06](#)
 [Renderings-159 Marine Way-2023-12-06](#)
 [Video Marine Way-North of SE 1st St-](#)

9. LEGISLATIVE ITEMS - CITY INITIATED

- A. Amendment to the Land Development Regulations (2024-029): Provide a recommendation to the City Commission on a City-initiated amendment to Section 4.4.13(l)(2), "Minimum number of off-street parking spaces," of the Land Development Regulations to extend the exemption for existing commercial buildings within the West Atlantic Neighborhood Sub-district with a change of use, and existing commercial buildings with an outdoor use area, from providing additional on-site parking, through December 31, 2026, as proposed in Ordinance No. 53-23.

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

Attachments: [Staff Report-W. Atlantic Parking Exemption](#)
[Ordinance No. 53-23-West Atlantic Parking Exemption](#)

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 City Manager at (561) 243-7015 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 Historic Preservation 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.