

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

MEETING DATE: March 6, 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 Ivan Heredia.

Absent John Brewer

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

3. APPROVAL OF AGENDA

Motion to APPROVE the agenda for March 6, 2024, made by John Miller and seconded by Chris Cabezas.

MOTION CARRIED 6-0

4. MINUTES

Motion to APPROVE the November 1, 2023, and December 6, 2023, minutes were made by Kristin Finn and seconded by Chris Cabezas.

Motion Carried 6-0

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. Certificate of Appropriateness and Relocation (2024-083): Consideration of a Certificate of Appropriateness and Relocation for the temporary vertical elevation to the existing structure.

Address: Building G, Sundy Village, Old School Square Historic District

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

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

Planner: Michelle Hewett; hewettm@mydelraybeach.com

Michelle Hewett, Planner, entered file 2024-083 into the record.

Experte

Kristin Finn-None

Ivan Heredia -None

John Miller-None

Jim Chard-None

Chris Cabezas-None

Peter Dwyer-None

Applicant

Mike Covelli, Covelli Design Associates; 1209 S Swinton Avenue, Delray Beach, FL 33444

Staff Presentation

Michelle Hewett, Planner, presented through a Microsoft Power point presentation.

Public Comment

None.

Rebuttal/Cross

None.

Board Comments

John Miller voiced support for the requested Certificate of Appropriateness, emphasizing that other historic structures within the Sundy Village development have been granted similar approvals. Mr. Miller highlighted the necessity of extensive renovations for the commercial utilization of the building, expressing interest in the timeline for interior renovations once a suitable tenant is secured.

Chris Cabezas expressed his support of the request.

Peter Dwyer raised questions about the interior condition of the structure, to which Mr. Covelli assured that a comprehensive gutting and rebuilding process would be undertaken to accommodate the increased live load as the structure will be utilized for a commercial use. Mr. Dwyer also brought attention to the inclusion of hurricane bracing in the roofing plans to enhance the structure's resilience.

Ivan Heredia inquired about necessary modifications for handicap accessibility, with Mr. Covelli confirming that the inclusion of handicap ramps on decks and patios would facilitate access to this structure along with other historic structures within the Sundry Village Development.

Jim Chard expressed concerns about the sandy surface where the structures are located and sought clarification regarding the proposed foundation's structural integrity. Mr. Covelli explained that a concrete slab would evenly distribute the structure's weight. Mr. Chard emphasized the importance of proper bracing during relocation, staff outlined the process for assessing any potential damage resulting from the relocation, including the involvement of City Staff to determine the extent of damage and the possible initiation of the applicant's bond.

MOTION to APPROVE Certificate of Appropriateness and Relocation (2024-083), for the property located at 44 S. Swinton Avenue – Building G, Sundry 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, was made by Chris Cabezas and seconded by Kristin Finn.

MOTION CARRIED 6-0

9. REPORTS AND COMMENTS

A. Staff Comments

Michelle Hoyland noted that on March 5, 2024, the City Commission approved the Site Plan and Plat for the Magnolia Place Development overturning the initial denial by the Historic Preservation board in a 3-2 vote.

The Frog Alley Historic Resource Survey was discussed at the City Commission Workshop on February 20, 2024. It was noted that during the historic survey a Resolution from 1935 was discovered making reference to racial segregation of property ownership within the City. The City Commission provided direction to repeal the Resolution, staff will reach out to the Community to determine how best to proceed, an ultimate determination as to how to proceed with be made after the upcoming municipal election.

In an upcoming meeting, Staff will present comprehensive landscape updates to the Board, enabling the Board to provide strategic guidance on the way forward.

B. Board Comments

John Miller commended City Staff on their thorough presentations regarding both the Frog Alley Historic Resource Survey and the Magnolia Place development. However, he expressed disappointment that the Commission did not reach a decision on the Frog Alley situation. Mr. Miller suggested organizing a training session for City Commissioners to enhance their understanding of the review and approval process regarding development projects within a historic district.

Kristin Finn praised the staff for their efforts during the City Commission Workshop focusing on Frog Alley. She echoed Mr. Miller's concern about the lack of a definitive decision regarding the Atlantic Avenue Historic Designation.

Jim Chard raised questions about Frog Alley, emphasizing the community's desire for a historic district designation. He expressed worry regarding past demolition of properties within Frog Alley by the Community Redevelopment Agency to tackle blight. Mr. Chard sought clarification from staff on potential actions the Board could take to advance the designation. Staff explained that despite delays beyond their control, they would persist in community outreach efforts and prioritize the Atlantic Avenue Historic Designation among other projects.

John Miller shared insights from his discussions with Frog Alley residents, stressing the importance of acknowledging the area's history. Mr. Miller highlighted a potential gap in understanding among residents regarding the implications of historic designations.

Chris Cabezas sought updates on the historic reconstruction of the Seaboard Airline Railway Station, with staff confirming plans for its utilization as a municipal facility.

C. Attorney Comments

None.

10. ADJOURN

There being no further business to come before the Board, the meeting was adjourned at 7:00 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 **March 6, 2024**, which were formally adopted and APPROVED by the Board on _____.

DRAFT

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.