

City of Delray Beach

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Minutes - Draft

Tuesday, February 11, 2025

3:00 PM

Workshop Meeting at 3:00 PM

Delray Beach City Hall or Watch on YouTube:

<https://www.youtube.com/channel/UCc2j0JhnR8Hx0Hj13RhCJag/s>
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City Commission

Mayor Thomas F. Carney, Jr.

Vice Mayor Juli Casale

Deputy Vice Mayor Rob Long

Commissioner Tom Markert

Commissioner Angela Burns

Pursuant to Section 3.12 of the Charter of the City of Delray Beach, the Mayor has instructed me to announce a Workshop Meeting of the City Commission to be held for the following purposes:

**WS.1. DELRAY BEACH MEMORIAL GARDENS MUNICIPAL CEMETERY
HISTORIC RESOURCE SURVEY PRESENTATION**

Sponsors: Development Services Department

Attachments: [Agenda Cover Report](#)

[Delray Beach Municipal Cemetery Report_DRAFT FINAL_082924](#)

The February 11, 2025, City Commission Workshop was called to order at 3:07 p.m. City Clerk, Alexis Givings, called the role, and the following were present:

Terrence Moore - City Manager
Lynn Gelin - City Attorney

Present: 5 - Commissioner Angela Burns, Commissioner Tom Markert, Vice Mayor Juli Casale, Deputy Vice Mayor Rob Long and Mayor Thomas F. Carney Jr.

Michelle Hoyland, Senior Planner, presented information from the Commission Meeting held on May 17, 2022. During that meeting, the Commission approved the submission of an application to the State of Florida Historical Resources for a Small Matching Grant (SMG) to complete a historic resource survey of the Delray Beach Memorial Gardens Municipal Cemetery. Since the City has maintained its status as a Certified Local Government (CLG), it was not required to provide matching funds for this grant. Other grants were funded by the Florida Legislature, the Historic Preservation Fund, and a grant administered by the National Park Service.

Ms. Hoyland mentioned that for the first time, a city's application for a small grant was funded by a federal grant, which was a testament to the project's goodness. She discussed what the Historic Survey covered on the northeastern corner of the cemetery, which evaluated areas that were 50 years or older to determine whether the cemetery qualified for a historic designation. Achieving this designation would make the City eligible for grants to improve the historical section of the cemetery. Many individuals buried in this graveyard were pioneers from diverse families.

Ms. Hoyland concluded her presentation by summarizing the report's recommendations. She outlined the criteria for historical eligibility, stating that the City met all of the necessary requirements. Additionally, she noted there were numerous grants available to cemeteries that satisfied these criteria.

On January 15, 2025, the Historic Resource Survey was presented to the Historic Preservation Board. The board recommended listing the historic section of the Delray Beach Memorial Gardens Municipal Cemetery on the Local Register of Historic Places and suggested continuing the research identified in the report to gather more information.

Ms. Hoyland asked the Commission for guidance on proceeding with the designation of the cemetery and whether they should continue seeking grants to enrich the community further. There was a consensus among the Commission to pursue both local and national grants, as well as to enhance research efforts for future reports.

The Commission thanked Ms. Hoyland and her team for their efforts.

WS.2.**ATLANTIC AVENUE HISTORIC RESOURCE SURVEY**

Sponsors: Development Services Department

Attachments: [Agenda Cover Report](#)
[2022-02-14-FINAL](#)

Anthea Gianniotis, Development Services Director, provided an overview of the Atlantic Avenue Historic Resource Survey. She stated in 2015, the City Commission established the Historic Preservation Task Force, with the aim of finding ways to enhance historic preservation in Delray Beach. The Task Force delivered its recommendations in 2017, which included the creation of three new historic districts: Atlantic Avenue, North Swinton Avenue and Frog Alley.

She mentioned that in 2020, the Task Force recommendations were included in the Always Delray Comprehensive Plan. Ms. Gianniotis indicated that the period of significance ranged from 1903-1968, excluding properties that were already part of historic districts. She illustrated the department's methodology for public outreach regarding the survey and symposium held in 2023.

She stated that staff had begun researching the concept of a Conservation District, which was a way to protect a neighborhood as a Local Historic Designation and could protect an area from inappropriate development by instituting regulations with regard to scale, character, massing, alterations, lot sizes, and rights-of-ways, as well as limited protection from demolition.

She noted that a resolution from the Delray Beach Preservation Trust Designation strongly urged that Veterans Park be listed on the Local Register of Historic Places.

WS.3. PUBLIC COMMENTS

Mayor Carney opened the floor to anyone who wished to speak on this item.

Joyce Mauney, 516 NE 8 Avenue, Delray Beach

Expressed her support for the Historic Designation of the discussed areas and highlighted the issue of affordable housing in relation to developers.

Linda Oxford, 148 Coconut Road, Delray Beach

Discussed maintaining the charm of Delray Beach.

Price Patton, 102 Tamarind Road

Discussed the role of the Delray Beach Preservation Trust as it relates to the preservation of historic areas in Delray Beach.

Joy Howell, 25 NW 24 Court, Delray Beach

Discussed preserving Atlantic Avenue and maintaining property values through the creation of Conservation Districts.

Stephaine Immelman, Chamber of Commerce, Delray Beach

Supports keeping the charm of Delray Beach and the Historic District.

Irene Rivelas, 331 East Atlantic Avenue, Delray Beach

Discussed the boundaries of a Conservation/Heritage District and acknowledged the diversity of each historic building.

Michael Weiner, Esq., 44 East Atlantic Avenue, Delray Beach

Supports charm and eclectic style.

Sandy Zeller, 209 NW 12 Street, Delray Beach

Discussed the designation of Veteran's Park as a Historic District and suggested strengthening deed restrictions on nearby properties.

Kelly Barrette, 1201 Seaspray Avenue, Delray Beach

Requested the Commission, especially the newly elected members, to uphold their campaign promise in support of the Atlantic Avenue Historic District.

John Miller, 1502 Fenton Drive, Delray Beach

Requested the Commission consider the merits of the opinions expressed by all stakeholders involved.

Laura Simon, Executive Director of the Downtown Development Authority

Requested that the Downtown Development Authority participate in

discussions about preserving Delray Beach's East Atlantic Avenue historic charm. She noted that property and business owners encounter challenges when their parcels are designated as historic due to the City's processes.

Greg Snyder, 3324 Lakeview Drive, Delray Beach

Expressed his support for maintaining a Historic District, acknowledging its role in stimulating economic spending within the city.

George Long, 46 North Swinton Avenue, Delray Beach

Stated he supported maintaining a Historic District.

Jim Chard, 401 SE 4 Avenue, Delray Beach

Suggested adding incentives to encourage residents to support the establishment of a Historic/Heritage District.

David Harden, 1395 NW 22 Avenue, Delray Beach

Stated his first choice would be to have a Historic District, and if that weren't possible, he would support having a Conservation District.

Matt Gracey, 255 NE 255 6 Avenue, Delray Beach

Expressed his concern about property rights for people who live in the downtown area.

He referenced the Atlantic Crossings Project.

Steve Cohen, 1140 Bauhinia Road, Delray Beach

Stated the town was functioning well and the Commission should not interfere with the property owners.

Mayor Carney closed public comments.

Ms. Gianniotis noted that with the success of the City's software improvements, applications for projects have accelerated. She emphasized that the City only accepts complete project applications, and every communication regarding the process was documented.

The Commission engaged in a discussion regarding the presentation.

Vice Mayor Casale :

Emphasized that Conservation Districts should function as a zoning tool but should only be implemented in cities that have experienced a significant loss of historic structures due to inappropriate alterations. She pointed out that the City has not reached that point and highlighted the many advantages of maintaining Historic Districts within a city.

Commissioner Burns:

Thanked the staff for their excellent work on this matter. She acknowledged that the City's Code maintains safeguards on what was allowable and suggested looking into a Conservation District as an option. She mentioned the importance of a demolition review process.

Mayor Carney:

Emphasized the importance of preserving the scale, charm, and ambiance of Atlantic Avenue along with the need to protect everyone's interests.

He noted that evidence supporting property values often pertains to residential neighborhoods. He also mentioned suggesting stricter guidelines for Conservation Districts, asserting that such measures protect property rights. He proposed involving aggregation in property matters, granting the Commission control over the facades, and tightening the guidelines regarding demolition. Mayor Carney stated that the only way to ensure Veteran's Park remains a park is through a deed restriction.

Commissioner Markert:

Stated that he campaigned extensively and heard from residents that they overwhelmingly support the Historic District. He added that the time has come to approve the Historic Designation, and there shouldn't be any leeway moving forward.

Deputy Vice Mayor Long:

Recognized the staff, residents, and advocates for their dedicated efforts on this important issue. He proposed the creation of a Conservation District as a fair compromise for all parties involved. He pointed out that the primary concern was aggregation, which permitted developers to construct large, monolithic structures in the downtown area. Establishing a Conservation District would enable the City to address ongoing design issues effectively.

Mayor Carney concluded the meeting by directing staff to begin developing plans for a Conservation District/Ordinance, which he, Commissioner Burns, and Deputy Vice Mayor Long supported.

There being no further business to discuss, Mayor Carney adjourned the meeting at 5:03 p.m.

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.