

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

MEETING DATE: February 5, 2025

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; Chris Cabezas, 2nd Vice Chair; Carol Perez; Peter Dwyer; Vlad Dumitrescu; and Ezra Krieg.

Absent John Miller, Vice Chair.

Staff Present were Kelly Brandon, 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 February 5, 2025, made by Peter Dwyer and seconded by Chris Cabezas, 2nd Vice Chair.

MOTION CARRIED 6-0

4. MINUTES

None

5. SWEARING IN OF THE PUBLIC

Jim Chard, Chair, 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

Charlie Simmons; 1616 N. Swinton Avenue - presented photos and comments regarding the planned removal of four historical pillars and a mature fig tree on his property for a city sidewalk improvement project.

7. PRESENTATIONS

None

8. QUASI-LEGISLATIVE ITEMS-CITY INITIATED

A. Ad Valorem Tax Exemption (2025-107): Recommendation to the City Commission for

a Historic Property Ad Valorem Tax Exemption request associated with additions and alterations to a contributing structure.

Address: 300 SE 7th Avenue, Marina Historic District

Owner: Lisa Ruth & Robert Kubin; coachbob007@gmail.com

Planner: Michelle Hewett; hewettm@mydelraybeach.com

Michelle Hewett, Planner entered file 2025-107 into the record.

Exparte

Jim Chard - None

Chris Cabezas - None

Carol Perez - None

Peter Dwyer - None

Vlad Dumitrescu - None

Ezra Krieg - Drove past the property, but no communications

Applicant

Bob Kubin; 300 SE 7th Avenue

Staff Presentation

Michelle Hewett, Planner presented through a Microsoft PowerPoint presentation.

Public Comment

None

Rebuttal/Cross

None

Board Comments

Carol Perez and Vlad Dumitrescu had no comments.

Ezra Krieg confirmed he visited the site and the second story addition was not visible but had a question on what grounds could the Board of County Commissioners deny the application after the local board's vote. Michelle Hewett, Planner explained that the county uses similar deliberation requirements and typically expects projects to adhere to the approved plans. Deviations from the approved plans could be grounds for denial.

Michelle Hewett, Planner further clarified that tax exemptions associated with historic properties could be revoked under certain circumstances, such as the removal of an approved addition or if inappropriate renovations cause a building to lose its contributing status. In cases of revocation, the owner would be required to pay back the tax exemption from day one, as stipulated in a covenant. This covenant ties the owner to maintaining the building as approved for a ten-year period, even if the property is sold, as the tax exemption transfers with the property.

Peter Dwyer expressed their support for the project, commending the applicant's positive experience with staff and noting the benefits of the tax exemption program.

Chris Cabezas, 2nd Vice Chair supports the project.

Jim Chard, Chair supports the project and expressed hope that the applicant could undertake a project on another potentially at-risk historic house.

MOTION to Recommend approval to the City Commission of the Historic Property Ad Valorem Tax Exemption Application (2025-107) for improvements to the property at 300 SE 7th Avenue, 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 Chris Cabezas, 2nd Chair and seconded by Vlad Dumitrescu.

MOTION CARRIED 6-0

- B. Certificate of Appropriateness and Amendment to the Master Sign Program (2025-026):** Consideration of an after-the fact Certificate of Appropriateness and amendment to the existing Master Sign Program associated with the installation of a wall sign.

Address: 101 SE 1st Avenue, Old School Square Historic District

Owner: Jetport LLC; comptroller@zonelaw.com

Applicant: Delray Orthodontics; cwittke@mb2dental.com

Planner: Michelle Hewett; hewettm@mydelraybeach.com

Michelle Hewett, Planner, entered file 2025-026 into the record.

Exparte

Jim Chard - None

Chris Cabezas - None

Carol Perez - None

Peter Dwyer - None

Vlad Dumetrescu - Drove past the property, but no communications

Ezra Krieg - None

Applicant

Jennifer Pedrojeda, Delray Orthodontics, 101 SE 1st Avenue.

Staff Presentation

Michelle Hewett, Planner, presented through a Microsoft PowerPoint presentation.

Public Comment

None

Rebuttal/Cross

None

Board Comments

Vlad Dumetrescu asked about future electrical signage under the Master Sign Program amendment. Michelle Hewett explained that while indirect lighting is permitted, electrical signage would still need Board approval. She also mentioned that upward-facing lighting changes could be approved administratively. Vlad Dumetrescu then inquired about a

more visible blade sign, but Michelle Hewett noted potential right-of-way encroachment due to the property line's proximity.

Ezra Krieg, Carol Perez, Peter Dwyer, and Jim Chard, Chair thanked the applicant and supported the revised sign.

MOTION to Approve Certificate of Appropriateness and Amendment to the Master Sign Program (2025-026), for the property located at 101 SE 1st Avenue, Old School 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 Carol Perez and seconded by Chris Cabezas, 2nd Chair.

MOTION CARRIED 6-0

9. LEGISLATIVE ITEMS- CITY INITIATED

None

10. REPORTS AND COMMENTS

A. Staff Comments

Michelle Hoyland, Principal Planner noted that the next Historic Preservation Board meeting is scheduled for March 5th.

Ms. Hoyland provided an update from the December meeting regarding the Landscape and Natural Environment memorandum regarding adding historic plant lists to the city website, which was sent to the City Commission on December 5th. While the website already has plant list guides, the board's specific request is awaiting formal direction from the Commission.

Jim Chard, Chair also noted a City Commission workshop is scheduled for February 11th at 3 p.m. regarding the Cemetery and Atlantic Avenue. Mr. Chard said he was planning to speak about the board's memo during public comments to the City Commission.

Ms. Hoyland provided an update to the board's inquiry regarding the property at the northeast corner of NE 2nd Avenue and NE 4th Street. The owners submitted a COA after making changes, but the COA process stalled despite the owners hiring an attorney. They have active building permits for interior and exterior alterations, but some work exceeds the permit scope. Staff is working to re-engage the owners and guide them through the approval process, acknowledging the challenges of enforcement during the COA process. Peter Dwyer expressed concerns about the lack of compliance and potential safety issues if unpermitted work is being done. Kelly Brandon, Assistant City Attorney, reminded the board that the board may see an application in the future and that the code enforcement process was separate from a COA process.

Ms. Hoyland, Principal Planner, announced that the Delray Beach Historical Society is holding a lecture event called Segregated Shorelines on February 10th at 6 p.m. The event will cover post-war prosperity, civil rights influences, Delray's segregated neighborhoods and sundown law, Brown vs. Board of Education, NAACP activities, beach

demonstrations, tensions between city leaders and the community, televised mediation, and the path to integration in Delray Beach. Board members and city staff may be able to attend for free. Attending was recommended, especially given the upcoming Frog Alley Resource Survey.

B. Board Comments

None

C. Attorney Comments

None

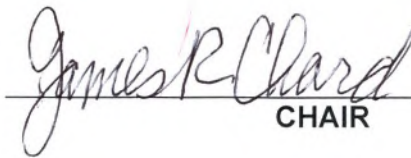
11. ADJOURNED

There being no further business to come before the Board, the meeting was adjourned at 6:15pm.

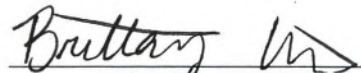
Minutes of the February 5, 2025, Historic Preservation Board

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 **February 5, 2025**, which were formally adopted and APPROVED by the Board on 7/2/2025.

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.