

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

MEETING DATE: May 7, 2025

MEETING PLACE: City Commission Chambers

1. CALL TO ORDER

The meeting was called to order by John Miller, Vice Chair at 5:05 P.M.

2. ROLL CALL

A quorum was present.

Members present John Miller, Vice Chair; Chris Cabezas, 2nd Vice Chair; Peter Dwyer; Ezra Krieg. Jim Chard, Chair arrived at 5:37 P.M.

Absent Carol Perez; Vlad Dumitrescu.

Staff Present were Kelly Brandon, Assistant City Attorney; Michelle Hoyland, Principal Planner; Katherina Paliwoda, Senior Planner; Michelle Hewett, Planner; and Diane Miller, Board Secretary.

3. APPROVAL OF AGENDA

Motion to APPROVE the agenda for May 7, 2025, made by Ezra Krieg and seconded by Chris Cabezas.

MOTION CARRIED 4-0

4. MINUTES

Motion to APPROVE September 4, 2024, October 16, 2024, November 6, 2024, and December 4, 2024, minutes made by Peter Dwyer and seconded by Ezra Krieg.

MOTION CARRIED 4-0

5. SWEARING IN OF THE PUBLIC

John Miller, Vice 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

None

7. PRESENTATIONS

A. 2025 Historic Preservation Board Awards - In honor of National Historic Preservation Month.

B.

Michelle Hoyland, Principal Planner, presented the 2025 HPB awards through a PowerPoint presentation.

Ms. Hoyland presented the completed historic reconstruction and rehabilitation of the Seaboard Airline Rail Way Station located at 80 Depot Square, which is a city-owned property that is listed on both the Local and National Designated Registers of Historic Places.

The Historic Preservation Board Award for a Residential Contributing – Rehabilitation & Addition was presented to Tracy Picut, owner of 108 N. Swinton Avenue.

The Historic Preservation Board Award for a Residential Contributing – Rehabilitation & Accessory Structure was presented to Belinda Kessel, owner of 125 NE 1st Avenue.

The Historic Preservation Board Award for a Residential Contributing Addition was presented to Timothy McKinney, owner of 240 North Dixie Boulevard.

The Historic Preservation Board Award for a Commercial Contributing Rehabilitation was a tie and was presented to both Jaime Mayo & Michael Hanlon of HNM Architecture, owners of 143 S. Swinton Avenue and Ron Kurzman, owner of 202 N. Swinton Avenue.

8. QUASI-JUDICIAL HEARING ITEMS

A. Ad Valorem Tax Exemption (2025-161): Recommendation to the City Commission for a Historic Property Ad Valorem Tax Exemption request associated with additions and alterations to a contributing structure

Address: 310 NE 1st Avenue, Old School Square Historic District

Owner: Joe & Susan Wagman; joewagman@wagman.com

Planner: Michelle Hewett; hewettm@mydelraybeach.com

Exparte

Jim Chard - None

John Miller - None

Peter Dwyer - None

Chris Cabezas - None

Ezra Krieg – Drove by the site

Michelle Hewett, Planner, entered file 2025-142 into the record.

Applicant

Joe Wagman; 310 NE 1st Avenue, presented through Microsoft PowerPoint Presentation

Staff Presentation

Michelle Hewett, Planner presented through Microsoft PowerPoint Presentation.

Public Comment

None

Rebuttal/Cross

None

Board Comments

The Board spoke about their approval of the COA and the overall project.

Motion to recommend approval to the City Commission of the Historic Property Ad Valorem Tax Exemption Application (2025-161) for improvements to the property at 310 NE 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 John Miller and seconded by Chris Cabezas, 2nd Chair.

MOTION CARRIED 5-0

- B. Certificate of Appropriateness (2025-159):** Consideration of a Certificate of Appropriateness for exterior modifications to a contributing one-story single-family residence.

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

Owner: Sandra Amani; 108nw4th@gmail.com

Planner: Katherina Paliwoda; paliwodak@mydelraybeach.com

Katherina Paliwoda, Senior Planner, entered file 2025-159 into the record.

Exparte

Jim Chard – None

John Miller – None

Peter Dwyer – None

Chris Cabezas – None

Ezra Krieg – Visited the site

Applicant

Sandra Amani; 108 NW 4th Avenue, presented through a Microsoft PowerPoint Presentation.

Staff Presentation

Katherina Paliwoda, Senior Planner presented through Microsoft PowerPoint Presentation.

Public Comment

None

Rebuttal/Cross

None

Board Comments

Mr. Cabezas and Mr. Miller spoke of their approval of the absence of the railings.

Mr. Chard asked if the color is historic.

Ms. Amani states she chose the color based on similar colors in the neighborhood.

Mr. Dwyer commented on his approval of this item.

Mr. Chard inquired if the roof had been replaced.

Ms. Amani confirmed the roof was replaced per the original approval.

Motion to approve Certificate of Appropriateness (2025-159) for 108 NW 4th Avenue, West Settlers 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 Ezra Krieg.

MOTION CARRIED 5-0

- C. Certificate of Appropriateness and Level 1 Application (2025-153):** Consideration of a Certificate of Appropriateness and Level 1 Application for exterior modifications to a contributing commercial structure

Address: 403 N. Swinton Avenue, Del-Ida Park Historic District

Owner: Platt Daddy LLC; alexjplatt1@gmail.com

Agent: Katelyn Tompkins; kate.tompkins@compass.com

Planner: Michelle Hewett; hewettm@mydelraybeach.com

Michelle Hewett, Planner entered file 2025-153 into the record.

Exparte

Jim Chard - None

John Miller - None

Peter Dwyer - None

Chris Cabezas - None

Ezra Krieg – Visited the site

Applicant

Katelyn Tompkins; presented through Microsoft PowerPoint Presentation.

Staff Presentation

Michelle Hewett, Planner presented through a Microsoft PowerPoint Presentation.

Public Comment

Elliott Hinkas, 102 Dixie asked what the building would be used for.

Ms. Tompkins replied that the building will be used as an office.

Rebuttal/Cross

None

Board Comments

The Board discussed the use of a metal shingle roof, window design, the proposed color scheme and the surrounding properties.

Motion to approve Certificate of Appropriateness (2025-153) for 403 N. Swinton Avenue, Del-Ida Park 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 subject to the following condition: that the new windows contain a muntin pattern similar to existing was made by John Miller and seconded by Peter Dwyer.

MOTION CARRIED 5-0

D. Certificate of Appropriateness, Relocation, and Variances (2024-257):

Consideration of a Certificate of Appropriateness, Relocation, and Variances for exterior modifications and one-story addition associated with an existing contributing one-story single-family residence

Address: 2 N. Dixie Boulevard, Del-Ida Park Historic District

Owner: Edward Hazard & Elizabeth Polsinelli; hazard.edward@gmail.com

Applicant/Agent: Roger Cope; copearchitectsinc@gmail.com

Planner: Michelle Hewett; hewettm@mydelraybeach.com

Michelle Hewett, Planner entered file 2024-257 into the record.

Applicant

Roger Cope, Cope Architects; presented through Microsoft PowerPoint Presentation.

Staff Presentation

Michelle Hewett, Planner presented through a Microsoft PowerPoint Presentation.

Public Comment

George Long - 46 N Swinton Ave, spoke in support of the project.

Kim Dwyer - 109 Dixie Boulevard, spoke in favor of removing the garage and turning the home.

Tanya Olive - 116 Dixie Boulevard, spoke in favor of turning the building.

Robert Osinoff - 101 Dixie Boulevard, spoke in favor of turning the building.

Rebuttal/Cross

Mr. Cope rebutted comments that the home would sustain damage if lifted and moved. He assured the board should anything happen they would immediately contact City Staff. Additionally, he noted his Clients are willing to change the driveway if needed to better serve the community.

Ms. Hoyland commented on landscape vehicles driving through the sidewalk into the cul-

de-sac as well as highlighted the note regarding relocation in the staff report.

Board Comments

Mr. Miller voiced concerns over the variance on the east side and garage.

Mr. Cabezas noted that he liked the overall composition of the proposed structure but had concerns about the large windows.

Mr. Dwyer spoke in support of the project but had concerns regarding the transom windows.

Mr. Krieg expressed concern about the variances and the front elevation as proposed.

Mr. Chard commented that the new construction looks like it's hiding the historic portion and has concerns over the windows and variance.

The Board discussed the variance and setbacks as well as the design and look of the proposed structure.

Mr. Cabezas inquired if the rest of the homes on this street have the same setback.

Ms. Hoyland replied in the affirmative.

The Board discussed the setback requirements for this lot and the windows.

Motion to approve Certificate of Appropriateness (2025-257) for 2 N. Dixie Boulevard, Del-Ida Park 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 subject to the following conditions: that the transom windows on the addition on the Northwest elevation are either reduced in height by half or eliminated was made by John Miller and seconded by Peter Dwyer.

MOTION CARRIED 4-1

- E. In Lieu of Parking (2025-134):** Recommendation to the City Commission for an In-Lieu of Parking request to allow 20 In-Lieu of Parking request to allow 20 In-Lieu of Parking Spaces for the proposed commercial project.

Address: 27 S. Swinton Avenue, A.K.A Swinton Social, Del-Ida Park Historic District

Owner: Icon Development Holdings II LLC; anthony@iconrecapital.com

Planner: Katherina Paliwoda; paliwodak@mydelraybeach.com

Katherina Paliwoda, Senior Planner, entered file 2025-134 into the record.

Exparte

Jim Chard - None

John Miller - None

Peter Dwyer - None

Chris Cabezas - None

Ezra Krieg – Visited the site

Applicant

Jennifer Ferrara, Icon Development Group presented through Microsoft PowerPoint Presentation.

Staff Presentation

Katherina Paliwoda, Senior Planner presented through Microsoft PowerPoint Presentation.

Public Comment

George Long - 46 N Swinton Ave spoke in favor of the In-Lieu of Parking.

Rebuttal/Cross

Ms. Ferrara commented that the land-use planner they used to draw the parking area did not adhere to proper spacing.

Anthony Schaffer noted they meet every regulation and are attempting to blend in with the community.

Ms. Hoyland stated when the owners bought the property, they inherited a code violation from a previous fire and worked to restore the property and satisfy the violation.

Board Comments

Mr. Krieg spoke in favor of recommendation.

Mr. Cabezas spoke in favor and inquired about the parking garage across the street.

Ms. Hoyland explained it's a public/private garage.

Motion to recommend approval to the City Commission for In-Lieu Parking (2025-134) request, for the project known as Swinton Social – 27 S. Swinton 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 Chris Cabezas and seconded by John Miller.

MOTION CARRIED 4-0

F. Level 2 Site Plan Modification, Certificate of Appropriateness, and Waiver

(2024-164): Consideration of a Level 2 Site Plan Modification, Certificate of Appropriateness, and Waiver request associated with alterations and construction of an addition to an existing one-story non-contributing commercial structure

Address: 103 NW 5th Avenue, West Settlers Historic District

Owner: Romau LLC; mrh@thepheonixboxing.com

Agent: Gareth Dunn; archtelier15@gmail.com

Planner: Katherina Paliwoda; paliwodak@mydelraybeach.com

Katherina Paliwoda, Senior Planner, entered file 2025-164 into the record.

Exparte

Jim Chard - None

John Miller - None
Chris Cabezas - None
Ezra Krieg – Visited the site

Applicant

Gareth Dunn, Archtelier Inc., presented through a Microsoft PowerPoint Presentation.

Staff Presentation

Katherina Paliwoda, Senior Planner presented through Microsoft PowerPoint Presentation.

Public Comment

None

Rebuttal/Cross

Ms. Paliwoda clarified that the waiver is needed for the North Side.

Board Comments

Mr. Chard inquired about the support structure for the second story and the governing body for the Arcade.

Ms. Hoyland clarified that the arcade is in the public ROW and is governed by form ball code.

Mr. Krieg & Mr. Miller spoke in favor of the project.

Mr. Chard asked if the structure is non-contributing and that there are no parking requirements.

Ms. Hoyland confirmed both.

The Board discussed the parking requirements for 2 and 3 story buildings.

Mr. Cabezas inquired if the boxing gym would return and spoke in support.

Mr. Dunn confirmed the gym would return.

Motion to approve Certificate of Appropriateness and Waiver (2025-164) for 103 NW 5th Avenue, West Settlers 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 Ezra Krieg.

MOTION CARRIED 4-0

9. LEGISLATIVE ITEMS- CITY INITIATED

None

10. REPORTS AND COMMENTS

A. Staff Comments

Ms. Hoyland advised the board that their next board meeting is scheduled for June 4, 2025.

Additionally, there was an update on Frog Alley given at the City Commission meeting on May 6, 2025.

B. Board Comments

Mr. Miller asked about the replacement of the Del-Ida Park Monument and asked that it not be put on the corner of 8th & 2nd.

Ms. Hoyland confirmed that everything is in place to provide 2 markers, but it may take some time to produce.

11. ADJOURNED

There being no further business to come before the Board, the meeting was adjourned at 9:30pm.

Minutes of the May 7, 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 **May 7, 2025**, which were formally adopted and APPROVED by the Board on 9/17/2025.

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.

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