



City of Delray Beach

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

Advisory Board Agenda Historic Preservation Board

Wednesday, February 4, 2026

5:01 PM

City Commission Chambers

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF AGENDA

4. MINUTES

A. November 5, 2025

Attachments: [2025-11-05-HPB Minutes-DRAFT](#)

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. QUASI-JUDICIAL HEARING ITEMS

A. **Variance (HP-311-2025):** Variance request to maintain the existing finish floor elevation associated with a one-story, contributing single-family residence.

Address: 53 Palm Square, Marina Historic District

PCN: 12-43-46-16-11-000-0060

Owner/Applicant: KER Construction, LLC

Planner: Katherina Paliwoda, Senior Planner

Attachments: [HPB SR-2026-02-04-53 Palm Square](#)
[Combined plans-2026-02-04-53 Palm Square](#)
[Justification statement-2026-02-04-53 Palm Square](#)
[Photographs-2026-02-04-53 Palm Square](#)

- B. Certificate of Appropriateness (HP-424-2026) Variance and Waiver:** Certificate of Appropriateness, Variance, and Waiver request for the installation of artificial turf in association with the construction of a new 2-story duplex structure on the property.

Address: 170-176 SE 1st Avenue (A.K.A Lot 1 - Magnolia Place), Old School Square Historic District

PCN: 12-43-46-16-R5-000-0010

Owner/Applicant: 130 SE 1st, LLC

Planner: Michelle Hewett, Senior Planner

Attachments: [HPB SR-170-176 SE 1st Avenue-2026-02-04](#)
 [Variance Justification-170-176 SE 1st Avenue-2026-02-04](#)
 [Waiver Justification-170-176 SE 1st Avenue-2026-02-04](#)
 [Plan-170-176 SE 1st Avenue-2026-02-04](#)
 [EnviroDesign Letter-170-176 SE 1st Avenue-2026-02-04](#)
 [Artificial Turf Specifications-170-176 SE 1st Avenue-2026-02-04](#)
 [Photographs-170-176 SE 1st Avenue-2026-02-04](#)

- C. Certificate of Appropriateness (HP-423-2026) Variance and Waiver :** Certificate of Appropriateness, Variance, and Waiver request for the installation of artificial turf in association with the construction of a new 2-story duplex structure on the property.

Address: 160-166 SE 1st Avenue (A.K.A Lot 2 - Magnolia Place), , Old School Square Historic District

PCN: 12-43-46-16-R5-000-0020

Owner/Applicant: 130 SE 1st, LLC

Planner: Michelle Hewett, Senior Planner

Attachments: [HPB SR-160-166 SE 1st Avenue-2026-02-04-Updated](#)
 [Variance-160-166 SE 1st Avenue-2026-02-04](#)
 [Waiver-160-166 SE 1st Avenue-2026-02-04](#)
 [Plan-160-166 SE 1st Avenue-2026-02-04](#)
 [EnviroDesign Letter-160-166 SE 1st Avenue-2026-02-04](#)
 [Artificial Turf Specifications-160-166 SE 1st Avenue-2026-02-04](#)
 [Photographs-160-166 SE 1st Avenue-2026-02-04](#)

- D. Certificate of Appropriateness (HP-422-2026) Variance and Waiver :** Certificate of Appropriateness, Variance, and Waiver request for the installation of artificial turf in association with the construction of a new 2-story duplex structure on the property.

Address: 150-156 SE 1st Avenue (A.K.A Lot 3 - Magnolia Place), Old School Square Historic District

PCN: 12-43-46-16-R5-000-0030

Owner/Applicant: 130 SE 1st, LLC

Planner: Michelle Hewett, Senior Planner

Attachments: [HPB SR-150-156 SE 1st Avenue-2026-02-04](#)
 [Variance Justification-150-156 SE 1st Avenue-2026-02-04](#)
 [Waiver Justification-150-156 SE 1st Avenue-2026-02-04](#)
 [Plan-150-156 SE 1st Avenue-2026-02-04](#)
 [EnviroDesign Letter-150-156 SE 1st Avenue-2026-02-04](#)
 [Artificial Turf Specifications-150-156 SE 1st Avenue-2026-02-04](#)
 [Photographs-150-156 SE 1st Avenue-2026-02-04](#)

- E. Certificate of Appropriateness (HP-421-2026) Variance and Waiver :** Certificate of Appropriateness, Variance, and Waiver request for the installation of artificial turf in association with the construction of a new 2-story duplex structure on the property.

Address: 140-146 SE 1st Avenue (A.K.A Lot 4 - Magnolia Place), Old School Square Historic District

PCN: 12-43-46-16-R5-000-0040

Owner/Applicant: 130 SE 1st, LLC

Planner: Michelle Hewett, Senior Planner

Attachments: [HPB SR-140-146 SE 1st Avenue-2026-02-04](#)
 [Variance Justification-140-146 SE 1st Avenue-2026-02-04](#)
 [Waiver Justification-140-146 SE 1st Avenue-2026-02-04](#)
 [Plan-140-146 SE 1st Avenue-2026-02-04](#)
 [EnviroDesign Letter-140-146 SE 1st Avenue-2026-02-04](#)
 [Artificial Turf Specifications-140-146 SE 1st Avenue-2026-02-04](#)
 [Photographs-140-146 SE 1st Avenue-2026-02-04](#)

- F. Certificate of Appropriateness (HP-420-2026) Variance and Waiver :** Certificate of Appropriateness, Variance, and Waiver request for the installation of artificial turf in association with the construction of a new 2-story duplex structure on the property

Address: 130-136 SE 1st Avenue (A.K.A Lot 5 - Magnolia Place), Old School Square Historic District

PCN: 12-43-46-16-R5-000-0050

Owner/Applicant: 130 SE 1st, LLC

Planner: Michelle Hewett, Senior Planner

Attachments: [HPB SR-130-136 SE 1st Avenue-2026-02-04](#)
[Variance Justification-130-136 SE 1st Avenue-2026-02-04](#)
[Waiver Justification-130-136 SE 1st Avenue-2026-02-04](#)
[Plan-130-136 SE 1st Avenue-2026-02-04](#)
[EnviroDesign Letter-130-136 SE 1st Avenue-2026-02-04](#)
[Artificial Turf Specifications-130-136 SE 1st Avenue-2026-02-04](#)
[Photographs-130-136 SE 1st Avenue-2026-02-04](#)

8. PRESENTATIONS

- A. Legal Training - City Attorney's Office

9. LEGISLATIVE ITEMS - CITY INITIATED

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 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. If a person decides to appeal any decision made by the 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.