



City of Delray Beach

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

Advisory Board Agenda Historic Preservation Board

Wednesday, May 7, 2025

5:01 PM

City Commission Chambers

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF AGENDA

4. MINUTES

A. September 4, 2024

Attachments: [09-04-2024 HPB Minutes FINAL DRAFT](#)

B. October 16, 2024

Attachments: [10-16-24 HPB Minutes FINAL DRAFT](#)

C. November 6, 2024

Attachments: [11-06-24 HPB Minutes FINAL DRAFT](#)

D. December 4, 2024

Attachments: [12-04-24 HPB Minutes FINAL 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. PRESENTATIONS

A. 2025 Historic Preservation Board Awards - In honor of National Historic Preservation Month Recognition of the award winners for the Historic Preservation Board meeting of May 7, 2025

Attachments: [HP Award Memo 2025-05-07](#)

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

Attachments: [HPB SR-310 NE 1st Avenue-2025-05-07](#)
[Certificate of Occupancy-310 NE 1st Avenue-2025-05-07](#)
[Most Recent Tax Bill-310 NE 1st Avenue-2025-05-07](#)
[Plans-310 NE 1st Avenue-2025-05-07](#)
[Warranty Deed-310 NE 1st Avenue-2025-05-07](#)
[After Photographs-310 NE 1st Avenue-2025-05-07](#)
[After Survey-310 NE 1st Avenue-2025-05-07](#)
[Application-310 NE 1st Avenue-2025-05-07](#)
[Before Photographs-310 NE 1st Avenue-2025-05-07](#)
[Before Survey-310 NE 1st Avenue-2025-05-07](#)

- 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

Attachments: [HPB SR-108 NW 4th Avenue-2025-05-07](#)
[Plans-108 NW 4th Ave](#)
[Proposed shutter color-108 NW 4th Ave](#)
[Description and Justification Statement-108 NW 4th Ave](#)
[Photographs-108 NW 4th Ave](#)

- 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

Attachments: [HPB SR-403 N. Swinton Avenue-2025-05-07](#)
[Elevation \(North\)-403 N. Swinton Avenue-2025-05-07](#)
[Building Materials and Color Sample-403 N. Swinton Avenue-2025-05-07](#)
[Photographs-403 N. Swinton Avenue-2025-05-07](#)
[Justification Statements-403 N. Swinton Avenue-2025-05-07](#)

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

Attachments: [HPB SR-2 N. Dixie Boulevard-2025-05-07](#)
[Survey-2 N. Dixie Boulevard-2025-05-07](#)
[Building Color and Material-2 N. Dixie Boulevard-2025-05-07](#)
[Justification Statements-2 N. Dixie Boulevard-2025-05-07](#)
[Mover Documents-2 N. Dixie Boulevard-2025-05-07](#)
[Photographs-2 N. Dixie Boulevard-2025-05-07](#)
[Plans-2 N. Dixie Boulevard-2025-05-07](#)

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

Attachments: [SR HPB- In-Lieu Parking-Swinton Social-2025-05-07](#)
[Approved color renderings-27 S. Swinton Ave-2025-05-07](#)
[Certified Plans-27 S. Swinton Ave-2025-05-07](#)
[Justification Statements-27 S. Swinton Ave-2025-04-29](#)

- 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

Attachments: [HPB SR-103 NW 5th Ave-2025-05-07](#)
[Project Narrative-103 NW 5th Ave-2025-05-07](#)
[Plans-103 NW 5th Ave-2025-05-07](#)
[Justification Statements-103 NW 5th Ave-2025-05-07](#)
[Color and Materials-103 NW 5th Ave-2025-05-07](#)
[Waiver Justification Statement-103 NW 5th Ave-2025-05-07](#)

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.