



City of Delray Beach

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

Advisory Board Agenda Historic Preservation Board

Wednesday, July 1, 2020

6:00 PM

Virtual Meeting

Pursuant to Executive Order 20-69, during the COVID-19 State of Emergency, Advisory Board meetings may be held virtually. Members of the public wishing to view Advisory Board meetings should log into the City's website, <https://www.delraybeachfl.gov/i-want-to/watch/city-meetings>, where the meeting will be live-streamed for the public.

Due to the closure of City Hall, members of the public wishing to participate may do so by submitting their comments via voicemail. Any member of the public wishing to comment publicly on any matter, including public comment or public hearing items, may submit their comments for the **HISTORIC PRESERVATION BOARD** meeting by dialing **(561) 243-7559** and leaving a voicemail message that will be played during the Board meeting and made a part of the public record:

1. State your full name
2. State your address
3. Leave a comment no longer than 3 minutes.

Comments and Inquiries on Non-Agenda and Agenda Items (Excluding Quasi- Judicial Hearing and Public Hearing Items) from the Public: Public comments will be accepted until 3:00 p.m. on the day of the meeting.

Quasi-Judicial and Public Hearing Items: Public comment on quasi-judicial items and items that have been set for a formal public hearing shall only be made during the presentation of the item. After the Advisory Board has heard from the applicant and the City, the Advisory Board will take a recess in order to afford the public an opportunity to comment on the specific agenda item. After the recess, comments from the public will be played into the record for the Advisory Board's consideration.

General Rules: All public comments must be addressed to the Advisory Board as a body and not to individual Board members or staff. Personal verbal attacks upon Board members and/or staff will not be tolerated. Members of the public shall refrain from making comments that are impertinent, obscene, personally insulting, defamatory, or slanderous remarks. If any member of the public requires additional information about making public comments, please contact:

Michelle Hoyland, Principal Planner
City of Delray Beach, Development Services Department
100 NW 1st Avenue, Delray Beach, Florida 33444
hpbagendacomments@mydelraybeach.com

1. CALL TO ORDER**2. ROLL CALL****3. APPROVAL OF AGENDA****4. MINUTES****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**8. QUASI-JUDICIAL HEARING ITEMS**

- A. Certificate of Appropriateness (2020-192):** recommendation to the City Commission for a Historic Property Ad Valorem Tax Exemption

Address: 777 N. Ocean Boulevard, Individually Listed to the Local Register of Historic Places

Owner/Applicant: William & Stephanie McCauley; wpmccauley@gmail.com

Agent: Roger Cope; copearchitectsinc@gmail.com

Attachments: [HPB Staff Report-777 N Ocean Blvd-2020-07-01](#)

[Ad Valorem Tax Exemption Application-777 N Ocean Blvd-2020-07-01](#)

[Certificate of Occupancy-777 N. Ocean Blvd.-2020-07-01](#)

[Warranty Deed & Tax Bill- 777 N. Ocean Blvd-2020-07-01](#)

[Photographs-777 N. Ocean Blvd. -2020-07-01](#)

[Site Plan Elevations-777 N. Ocean Blvd. -2020-07-01](#)

[City Approval Letter-777 N. Ocean Blvd.-2020-07-01](#)

- B. Certificate of Appropriateness (2020-188):** Recommendation to the City Commission for a request to individually list "The Wellbrock House" located at 22 N. Swinton Avenue to the Local Register of Historic Places.

Address: 22 N. Swinton Avenue, Old School Square Historic District

Owner: Delray Beach Community Redevelopment Agency

Agent: Tara Toto, Redevelopment Manager - CRA; toto@mydelraybeach.com

Attachments:

[HPB Staff Report-22 N Swinton Ave-2020-07-01](#)

[Wellbrock House Designation Report-22 N. Swinton Avenue-2020-07-01](#)

[Photographs-22 N. Swinton Avenue- 2020-07-01](#)

[Historic Building Plans-22 N. Swinton Avenue-2020-07-01](#)

[Survey-215 NE 7th Avenue-22 N. Swinton Avenue-2020-07-01](#)

[Survey and Draft Site Plan-22 N. Swinton Avenue-2020-07-01](#)

- C. Certificate of Appropriateness (2020-119):** Consideration of a Certificate of Appropriateness and Variance request for the installation of a swimming pool and exterior improvements.

Address: 222 SE 7th Avenue, Marina Historic District

Owner/Applicant: Thomas P. Bloch & Jessica Wolfe; tom@samuelsre.com

Agent: Carol Perez; carol@agtland.com

Attachments:

[HPB Staff Report-222 SE 7th Ave-2020-07-01](#)

[Justification Statement-222 SE 7th Avenue-2020-07-01](#)

[Site Plans-222 SE 7th Avenue-2020-07-01](#)

[Photographs-222 SE 7th Avenue-2020-07-01](#)

- D. Certificate of Appropriateness (2018-089):** Consideration of a Certificate of Appropriateness request associated with the demolition and reconstruction of the existing contributing garage.

Address: 145 NE 6th Avenue, Individually Listed to the Local Register of Historic Places

Owner/Applicant: Allision Turner & Nancy Turner; allison@bcosf.com

Agent: Chuck Halberg; chuckh@StuartandShelby.com

NOTE: This Public Hearing item was originally scheduled and noticed for the March 4, 2020 Historic Preservation Board meeting and the item was continued at that meeting to a date certain for the July 1, 2020 Historic Preservation Board meeting.

Attachments: [HPB Board Memorandum-145 NE 6th Avenue-2020-07-01](#)
 [HPB Staff Report-145 NE 6th Ave-2020-03-04](#)
 [Justification Statement-145 NE 6th Ave-2020-07-01](#)
 [Demolition Report-145 NE 6th Ave-2020-07-01](#)
 [Property Appraisal -145 NE 6th Ave-2020-07-01](#)
 [Site Plan Elevations from 1-15-20 HPB-145 NE 6th Ave-2020-07-01](#)
 [Updated Site Plan Elevations-145 NE 6th Avenue-2020-07-01](#)
 [Photographs-145 NE 6th Ave-2020-07-01](#)

- E. Certificate of Appropriateness (2019-212):** Consideration of a Certificate of Appropriateness, Variance, and Waiver requests associated with the construction of a new 2-story single-family residence.

Address: 53 SE 7th Ave, Marina Historic District

Owner/Applicant: 53 SE 7, LLC; steve@bellahomes.us

Agent: Richard Jones; rich@rjarchitecture.com

Attachments: [HPB Staff Report-53 SE 7th Avenue-2020-07-01](#)
 [Justification Statements-53 SE 7th Avenue-2020-07-01](#)
 [Materials-53 SE 7th Avenue-2020-07-01](#)
 [Site Plan Elevations- 53 SE 7th Avenue-2020-07-01](#)

- F. Doc's Place (2020-137, 2020-138):** Provide a recommendation to the Planning and Zoning Board on Ordinance No. 34-20 for a small-scale Land Use Map Amendment from Historic Mixed Use (HMU) to Commercial Core (CC), and on Ordinance No. 35-20 for a rezoning from Old School Square Historic Arts District (OSSHAD) to Central Business District (CBD) with associated amendments to the Land Development Regulations (LDR) for two parcels totaling approximately 0.57 acres.

Address: Unaddressed Parking Lot and 37 West Atlantic Avenue (Block 60, Lots 13-15), Old School Square Historic District

Agent: John W. Szerdi, Architect for Banyan Fund, LLC; john@ldgfla.com

Planner: Amy Alvarez, Principal Planner; alvarez@mydelraybeach.com

Attachments: [Doc's Place: Staff Report](#)
[Doc's Place: Location Map](#)
[Doc's Place: Land Use justification](#)
[Doc's Place: Rezoning justification](#)
[Doc's Place: Ordinance No. 34-20 Land Use](#)
[Doc's Place: Ordinance No. 35-20 Rezoning](#)
[Docs Place: Renderings](#)

- G. Concept Plan Review (2019-139)** - Conceptual Plan Review discussion regarding the potential to amend the code to allow digital signage on the Old School Square property.

Address: 51 N. Swinton Avenue - Old School Square, Old School Square Historic District

Applicant: Shannon Eadon; seadon@oldschool.org

Note: This review is non-binding and no action shall be taken by the Board nor shall there be any written report resulting from discussions at the meeting which may be construed to be preliminary approval of the development concept.

Attachments: [Concept Review Request Letter-51 N. Swinton Avenue-OSS-2020-07-01](#)
[Site Plan-51 N. Swinton Avenue-OSS-2020-07-01](#)

9. LEGISLATIVE ITEMS - CITY INITIATED

- A. Restaurant-Bar Hybrid LDR Amendment (2020-126):** Provide a recommendation to the Planning and Zoning Board on Ordinance No. 33-20 regarding an amendment to the Land Development Regulations (LDR) to establish a Restaurant-Bar Hybrid Use and associated criteria and requirements.

Location: Central Business District (CBD), Central Core Sub-district

Applicant: Tin Roof Acquisition Company, LLC

Agent: Matthew Scott, Esq, Dunay, Miskel & Backman, LLP;
mscott@dmbblaw.com

Planner: Amy Alvarez, Principal Planner; alvarez@mydelraybeach.com

Attachments: [Restaurant Bar Hybrid LDR: Staff Report](#)

[Restaurant-Bar Hybrid LDR: Request Letter](#)

[Restaurant-Bar Hybrid LDR: Central Core Map](#)

[Restaurant-Bar Hybrid LDR: Proposed Ordinance](#)

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 City Manager at (561) 243-7015 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 Historic Preservation 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.