



City of Delray Beach

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

Advisory Board Agenda Historic Preservation Board

Wednesday, August 3, 2022

6:00 PM

City Commission Chambers

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF AGENDA

4. MINUTES

A. October 6, 2021 Minutes

Attachments: [HPB Minutes \(DRAFT\)](#)

B. November 3, 2021 Minutes

Attachments: [HPB Minutes \(DRAFT\)](#)

C. December 1, 2021 Minutes

Attachments: [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. PRESENTATIONS

8. QUASI-JUDICIAL HEARING ITEMS

- A. Certificate of Appropriateness (2022-154):** Consideration of a Certificate of Appropriateness request for a 465 square-foot rear addition and exterior modifications to an existing contributing, one-story, duplex structure.

Address: 219 N. Swinton Avenue, Old School Square Historic District

Owner: Joseph and Mary E Larrivee

Agent: Simeon Kirilov, Steve Seibert Architecture; simeonk@stevesiebert.com

Planner: Michelle Hewett, Planner; hewettm@mydelraybeach.com

Attachments: [HPB SR-219 N. Swinton Ave-2022-08-03](#)
[Color and Materials-219 N. Swinton Ave-2022-08-03](#)
[Justification Statement-219 N. Swinton Ave-2022-08-03](#)
[Plans and Photographs - 219 N. Swinton Avenue - 2022-08-03](#)

- B. CBD Waiver (2022-060):** Recommendation to the City Commission for a CBD Waiver request associated with a Class V Site Plan and Certificate of Appropriateness to allow the use of the Porch frontage type instead of the required Storefront frontage type for a new 3-story structure on the subject property.

Address: 10 N. Swinton Avenue & 37 W. Atlantic Avenue, Old School Square Historic District

Owner/Applicant: MDG Banyan Delray Partners, LLC; smichael@banyangroupe.com

Agent: Neil Schiller & John Szerdi; nschiller@govlawgroup1.com & john@ldgfla.com

Planner: Michelle Hoyland, Principal Planner; hoylandm@mydelraybeach.com

Attachments: [HPB Waiver Staff Report-City Center-2022-08-03](#)
[Justification Statement-City Center-2022-08-03](#)
[DDA Approval Letter-City Center-2022-08-03](#)
[Plans-City Center-2022-08-03](#)

- C. In Lieu of Parking (2022-060):** Consideration of an In-Lieu of parking request associated with a Class V Site Plan Modification and Certificate of Appropriateness to allow 25 In-Lieu of Parking Spaces for the proposed commercial project.

Address: 10 N. Swinton Avenue & 37 W. Atlantic Avenue, Old School Square Historic District

Owner/Applicant: MDG Banyan Delray Partners, LLC; smichael@banyangroupe.com

Agent: Neil Schiller & John Szerdi; nschiller@govlawgroup1.com & john@ldgfla.com

Planner: Michelle Hoyland, Principal Planner; hoylandm@mydelraybeach

Attachments: [HPB In-Lieu of Parking-HPB SR-City Center-2022-08-03](#)
[DDA Approval Letter-City Center-2022-08-03](#)
[Justification Statement-City Center-2022-08-03](#)
[Plans-City Center-2022-08-03](#)

- D. Conditional Use (2022-126):** Recommendation to the Planning and Zoning Board for a Conditional Use request to allow outdoor dining which operates at night and which is the principal use or purpose of the restaurant associated with the proposed commercial project.

Address: 10 N. Swinton Avenue & 37 W. Atlantic Avenue, Old School Square Historic District

Owner/Applicant: MDG Banyan Delray Partners, LLC;
smichael@banyangroupe.com

Agent: Neil Schiller & John Szerdi: nschiller@govlawgroup1.com & john@ldgfla.com

Planner: Michelle Hoyland, Principal Planner & Katherina Paliwoda, Planner;
hoylandm@mydelraybeach.com & paliwodak@mydelraybeach.com

Attachments: [HPB Conditional Use-Staff Report-2022-08-03](#)

[Justification Statement-City Center Delray-2022-08-03](#)

[PBC TPS Letter-City Center Delray-2022-08-03](#)

[DDA Approval Letter-City Center-2022-08-03](#)

[Plans-City Center Delray-2022-08-03](#)

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 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.