



City of Delray Beach

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

Advisory Board Agenda Historic Preservation Board

Wednesday, October 19, 2022

6:00 PM

City Commission Chambers

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF AGENDA

4. MINUTES

A. September 7, 2022

Attachments: [09-07-2022-HPB Minutes-In 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. **Ad Valorem Tax Exemption (2022-288):** Recommendation to the City Commission for a Historic Property Ad Valorem Tax Exemption request associated with additions and alterations a contributing structure.

Address: 105 NE 6th Street, Del-Ida Park Historic District

Owner/Applicant: Tracy Jansen; gigcsllc@gmail.com

Planner: Michelle Hewett; hewettm@mydelraybeach.com

Attachments: [HPB SR-105 NE 6th Street - 2022-10-19](#)
[Historic Tax Exemption Application-105 NE 6th Street-2022-10-19](#)
[Plans-105 NE 6th Street-2022-10-19](#)
[Before & After Photographs-105 NE 6th Street-2022-10-19](#)
[Before & After Surveys-105 NE 6th Street-2022-10-19](#)
[Tax information & Warranty Deed-105 NE 6th Street-2022-10-19](#)
[Certificate of Occupancy-105 NE 6th Street-2022-10-19](#)

- B. Ad Valorem Tax Exemption (2022-296):** Recommendation to the City Commission for a Historic Property Ad Valorem Tax Exemption (2022-296) request associated with additions and alterations a contributing structure.

Address: 1120 Nassau Street, Nassau Park Historic District

Owner/Applicant: Charles & Catherine Luciano; chuckandkaty@comcast.net

Planner: Michelle Hewett; hewettm@mydelraybeach.com

Attachments:

[HPB SR-1120 Nassau Street - 2022-10-19](#)

[Ad Valorem Tax Exemption Application - 1120 Nassau Street - 2022-10-19](#)

[Approved Plans - 1120 Nassau Street - 2022-10-19](#)

[Before and After Surveys - 1120 Nassau Street - 2022-10-19](#)

[Before and After Photographs - 1120 Nassau Street - 2022-10-19](#)

[Certificate of Occupancy - 1120 Nassau Street - 2022-10-19](#)

[Tax information and Warranty Deed - 1120 Nassau Street - 2022-10-19](#)

- C. Certificate of Appropriateness (2022-254):** Consideration of a Certificate of Appropriateness request for the construction of a 350 square foot detached guest cottage to the rear of contributing single-family structure

Address: 240 Dixie Boulevard, Del-Ida Park Historic District

Owner/Applicant: Tim Mckinney; fiesta1043@aol.com

Agent: Julian Charry; julian@stevesiebert.com

Planner: Katherina Paliwoda, Planner; paliwodak@mydelraybeach.com

Attachments:

[HPB Staff Report-240 Dixie Blvd-2022-10-19](#)

[Plans-240 Dixie Blvd-2022-10-19](#)

[Color and Materials-240 Dixie Blvd-2022-10-19](#)

[Justification Statement-240 Dixie Blvd-2022-10-19](#)

D. Certificate of Appropriateness, Demolition, Waiver, and Variances (2022-170):

Consideration of a Certificate of Appropriateness, Demolition, Waiver, and Variances associated with additions and exterior modifications to a contributing structure.

Address: 303 SE 7th Avenue, Marina Historic District

Owner/Applicant: Bianca & Donald Pucci; biancapucci@outlook.com

Agent: Gareth Dunn; archtelier15@gmail.com

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

Attachments: [HPB SR-303 SE 7th Avenue-2022-10-19](#)
[Plans-303 SE 7th Avenue-2022-10-19](#)
[Survey-303 SE 7th Avenue-2022-10-19](#)
[Color & Materials-303 SE 7th Avenue-2022-10-19](#)
[Photographs-303 SE 7th Avenue-2022-10-19](#)
[Project Relief Justification Statements-303 SE 7th Avenue-2022-10-19](#)
[Historic Justification Statements-303 SE 7th Avenue-2022-10-19](#)
[Owners letter-303 SE 7th Avenue-2022-10-19](#)
[Rendering-303 SE 7th Ave-2022-10-19](#)
[Permit 310-87-303 SE 7th Avenue-2022-10-19](#)
[Permit 6780-87M-303 SE 7th Avenue-2022-10-19](#)
[Original Construction Plans 3278-54-303 SE 7th Avenue-2022-10-19](#)

E. Class V Site Plan, Certificate of Appropriateness, Demolition, Landscape Plan, & Architectural Elevations (2022-060): Consideration of a Class V Site Plan, Certificate of Appropriateness, Demolition, Landscape Plan, and Architectural Elevations for the commercial project known as City Center (Doc's).

Address: City Center (Doc's), 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 SR-CLV & COA-City Center-2022-10-19](#)
[Architectural Plans-City Center-2022-10-19](#)
[Survey-City Center-2022-10-19](#)
[Civil Plans-City Center-2022-10-19](#)
[Landscape Plans-City Center-2022-10-19](#)
[Historic Justification-City Center-2022-10-19](#)
[DDA Approval Letter-City Center-2022-10-19](#)

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.