# CITY OF DELRAY BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

100 N.W. 1ST AVENUE ♦ DELRAY BEACH ♦ FLORIDA 33444 ♦ (561) 243-7040


Delray Beach Florida All-America City 1993 · 2001 · 2017

## HISTORIC PRESERVATION BOARD STAFF REPORT

**14 George Bush Boulevard**

| Meeting | File No. | Application Type |
|---|---|---|
| August 5, 2026 | HP-300-2025 & HP-304-2025 | Waivers |

### REQUEST

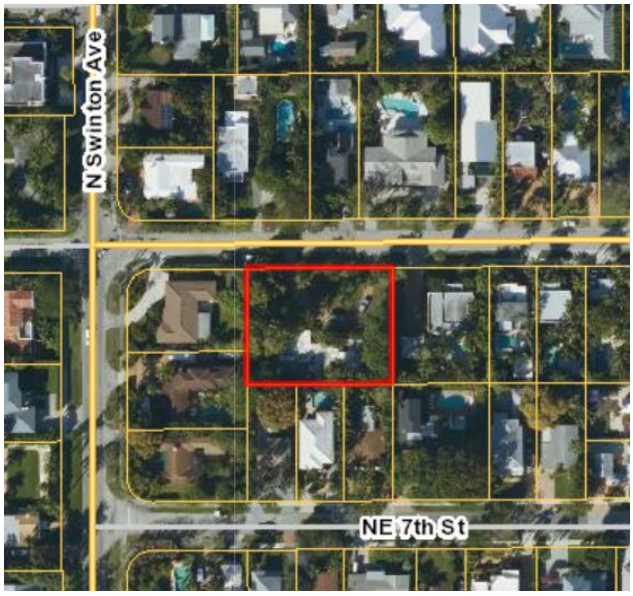
Provide a recommendation to the City Commission for Waivers to reduce the required lot size associated with the creation of two new lots for the subject property located at **14 George Bush Boulevard,** within the **Del-Ida Park Historic District**.

### GENERAL DATA

**Owner**: Continuum At Del Ida Park, LLC
**Applicant:** Kim and Peter Dwyer
**Location:** 14 George Bush Blvd.
**PCN:** 12-43-46-09-29-001-0200
**Property Size:** .41 Acres
**Zoning**: R-1-AA
**FLUM:** Low Density/ 0-5 DU/Acre.
**Historic District:** Del-Ida Park
**Adjacent Zoning:**

- R-1-A (North)
- R-1-AA (East)
- R-1-AA (South)
- R-1-AA (West)

**Existing Land Use:** Residential
**Proposed Land Use:** Residential




### BACKGROUND AND PROJECT DESCRIPTION

The subject 0.41-acre property is located on the south side of George Bush Blvd between North Swinton Avenue and NE 2nd Avenue and contains Lots 20 to 22, Block, 1 of the Del-Ida Park Plat. The property is zoned R-1-AA and is situated within the Del-Ida Park Historic District. The lot currently contains a 1948 contributing, single-family Ranch architectural style residence.

The proposal before the board is a recommendation to the City Commission for Waivers relating to a Minor Subdivision (PZ-795-2026) of the existing lot, which is proposed to be divided into two separate lots. If the lots are subdivided, each lot will not meet the minimum 95' lot as required per LDR Section 4.3.4(K).

It is noted that the subject Waivers are associated with Certificate of Appropriateness applications (HP-300-2025 & HP-304-2025) for the Demolition of the existing contributing structure and the construction

| Project Planners: | Meeting Date: | Attachments: |
|---|---|---|
| Katherina Paliwoda, Senior Historic Planner, paliwodak@mydelraybeach.com<br>Michelle Hoyland, hoylandm@mydelraybeach.com<br>Historic Preservation Planning Division | August 5, 2026 | 1. Plans, Survey, & Renderings<br>2. Photographs<br>3. Justification Statements |

of two new single-family homes. The Minor Subdivision will then be reviewed administratively, while the associated Certificate of Appropriate applications will be reviewed by the Historic Preservation Board, where a final decision will be made.

## REVIEW AND ANALYSIS

**ZONING USE AND REVIEW**

**Pursuant to LDR Section 4.4.3 – Single Family Residential (R-1) Development Standards:** The provisions for the R-1-AA zoning District shall apply for single family detached dwellings. The existing use is residential, and the proposed use will remain the same, which is a permitted use within the R-1 zoning district.

**Pursuant to LDR Section 4.3.4(K) the minimum lot size for properties located within the R-1-AA zoning district is 9,500 square feet.**

The subject Certificate of Appropriateness applications include waiver requests to allow for the reduction of the minimum lot size from the required 9,500 square feet to 9,000 square feet for the two proposed lots.

**Pursuant to LDR Section 5.1.4(C) – Exemptions. The combination or recombination of portions of platted lots where no additional lots are created and the new lots conform to the development regulations for the applicable zoning district in which the properties are located.**

**Pursuant to LDR Section 5.1.6(A)(1), all subdivisions shall conform with, at least, the minimum zoning regulations applicable to the property being subdivided and a non-conforming situation cannot be created through the act of subdivision.**

The proposed subdivision of the existing 18,000 square feet lot would only allow for each lot to be a maximum 9,000 square feet, which does not meet the minimum lot size requirement as noted above. In order for the lots to be subdivided, there would have to be no non-conforming situations resulting from the division. Therefore, the waiver requests to allow the lot sizes at 9,000 square foot from the required 9,500 square feet, if approved the request could be considered to meet the subdivision requirements.

**Pursuant to LDR Section 2.4.8(C), A Minor Subdivision Plat creates new lots that meet all zoning district regulations, have access from an existing public or private right-of-way, do not require the extension of utilities or other infrastructure, and do not share common areas or facilities. A minor subdivision plat may also be used for a boundary plat, to delineate divided interests in an approved Master Development Plan, or to implement a qualifying certified Site Plan.**

The proposal includes Waivers to the lot size for the division of an existing lot to be subdivided into two lots prior to the administrative review of a Minor Subdivision Plat.

**LDR Section 5.1.3 – Applicability. Plat required. A plat is required for the subdivision of any lot, tract or parcel of land; and for the dedication, layout, opening or construction of any street, storm sewer, sanitary sewer, water main, or other facility for public use or for the common use of building occupants. The provisions of this section shall apply to all lands within the incorporated area of the City except as specifically exempted.**

Revisions in Chapter 2 of the city's Land Development Regulations allow for Minor Subdivision Plats to be reviewed and approved Administratively. The Plat (PZ-000795-2026) was submitted on 07/21/2026 and will be reviewed concurrently with full Certificate of Appropriateness (COA) applications (HP-293-2025) & (HP-304-2025). It is noted that the subject Waivers will be reviewed by the Historic Preservation Board for recommendation then reviewed by the City Commission prior to the administrative approval of the Plat and final review of the COAs by the Historic Preservation Board.

## WAIVER ANALYSIS

**Pursuant to LDR Section 2.4.11(B) A waiver involves the granting of partial or total relief from a specific development regulation. A waiver may be granted to the procedural and substantive provisions of these regulations. A waiver may be granted only for those substantive items within these regulations for which such provision is made. A waiver to substantive provisions may be granted only by the approving body with the final authority to approve or deny the related development application.**

**LDR Section 4.3.1(D) – Application of District Regulation. any lot or yard created after October 1, 1990, must comply with the minimum lot area and dimension for the zoning district, unless the City Commission approves a Waiver. In addition to the waiver standards, the City Commission must also find that it is necessary and appropriate to create such a nonconformity. A lot created prior to October 1, 1990, may be used without relief if it meets the definition of a Lot of Record.**

The subject Waiver request is associated with an existing 18,000 square feet lot proposed to be divided into two 9,000 square feet lots where the LDR requires a minimum lot size of 9,500 square feet. As the request creates a nonconformity, the City Commission is required to review and determine whether or not the relief meets the required LDR waiver findings and if it is "considered necessary and appropriate to create such a nonconformity".

**Pursuant to LDR Section 4.3.4(K) The minimum lot size for single-family residential located in R-1-AA is 9,500 square feet.**

The subject property is located within the R-1-AA zoning district is adjacent to R-1-A and Low Density Residential (RL) zoning districts. Although the R-1-AA zoning requires a minimum lot size of 9,500 square feet, the adjacent R-1-A and RL (for properties utilizing single family zoning standards) zoning districts require a minimum lot size of only 7,500 square feet. Therefore, if the subject property were located within the adjacent zoning, the proposed relief would not be required.

**Pursuant to LDR Section 4.5.1I(5) – Standards and Guidelines: a historic site, building, structure, improvement, or appurtenance within a historic district shall only be altered, restored, preserved, repaired, relocated, demolished, or otherwise changed in accordance with the Secretary of the Interior's Standards for Rehabilitation, and the Delray Beach Historic Preservation Design Guidelines, as amended from time to time.** Standard 9 of the Secretary of the Interior's Standards for Rehabilitation is particularly applicable:

**Standard 9**

**New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.**

New development within historic districts should be compatible with the massing, size, scale, and architectural features of existing structures within the district, in order to protect the historic integrity of the property and its environment (historic district). The Delray Beach Visual Compatibility Standards include massing controls such as but not limited to Building Height Plane and Scale of a Building, to ensure new construction and additions will be compatible and in harmony with the historic district. These massing controls help to create articulation and detail for new structures. There is concern that the creation of an additional lot facilitates the construction of an additional residential structure along George Bush Boulevard, potentially affecting the historic streetscape. The Commission will need to make a determination that the Waiver request is "considered necessary and appropriate to create such nonconformity".

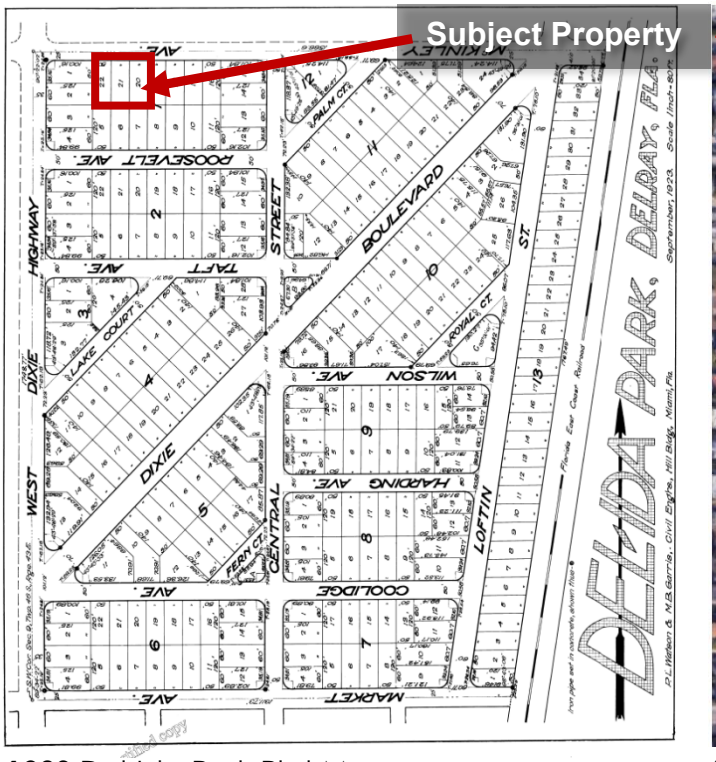
That the associated COA and Demolition requests will be reviewed by the Historic Preservation Board, where a final determination will be made relating to the required COA & Demolition findings and standards.

**Pursuant to LDR Section 2.4.11(B)(5) – <u>Findings</u>: The following findings must be made prior to approval of a waiver:**

**(a) Shall not adversely affect the neighboring area:**

The proposal involves Waivers for relief to allow reduced lot size/area for two new lots in order to facilitate the construction of two new single-family homes. The existing residence is situated on the subject 18,000 sq. ft. lot (150-feet wide by 120-feet deep). Associated Minor Subdivision and COA/Demolition applications have been submitted for the: subdivision of the property into two lots; demolition of the existing contributing residence; and, construction of two new single-family residences. Those requests are subject to a separate review by Development Services staff and HPB. With that said, the subject finding "shall not adversely affect the neighboring area" is applicable only to the Waiver requests.

Within the block, six properties exist (including the subject property) along the south side of George Bush Boulevard and 4 of those properties exceed the minimum 9,500 sq. ft. lot area requirement (lot areas ranging between 10,500 sq. ft. and 18,000 sq. ft.). Two lots do not meet the minimum lot area requirement, as they are 50-foot wide lots that each contain a lot area of 6,000 sq. ft. The Del-Ida Park plat was recorded in September 1923 as the city's first subdivision with standard sized lots containing either 50 feet or 60 feet in width and many corner lots that contained more area. As the subdivision developed, homes were built on both small and larger combination of lots.




1923 Del-Ida Park Plat Map

2026 Del-Ida Park Historic District Aerial Map

The existing homes within the block are generally small in stature and scale with large yards. This mix of lot sizes represents the historic development pattern of the street and the district as a whole. Particularly, since this same lot and home configuration exists throughout the district, for example along Dixie Boulevard. With that said, the Waiver requests would allow the establishment of two lots that do not meet the minimum lot size/area requirements per the LDR and would facilitate the construction of two new homes where one currently exists. Thus, the waivers could result in an adverse impact upon the historic streetscape and the Del-Ida Park Historic District through the removal of a historic resource to create larger new development.

**(b) Shall not significantly diminish the provision of public facilities;**
The Waiver request would allow the creation of an additional residential lot, but the proposal is not anticipated to diminish the provisions of public facilities.

**(c) Shall not create an unsafe situation; and,**
The request is not anticipated to cause any unsafe situations.

**(d) Does not result in the granting of a special privilege in that the same waiver would be granted under similar circumstances on other property for another applicant or owner.**
Restraints exist due to the subject lot size and R-1-AA zoning district requirements in relation to lot area compared to the properties within the adjacent R-1-A zoning district. These restraints are applicable to other properties in the surrounding area, specifically within the four-blocks immediately south of the subject property. Further, there are other similar circumstances in the subject area and other historic districts where structures are situated on a large lot that could be subdivided in the same manner. Staff's concern with the request's ability to meet this finding, is that the goal of historic districts is not only to preserve historic structures and their form, but to also preserve the form, integrity, and authenticity of a historic neighborhood. Such creates a sense of place, one that continues to exist from the time of original development of each neighborhood. The Commission would need to make a determination that the request does not result in granting of a special privilege, in that the same waiver would be granted for other properties where similar circumstances exist.

The property owner has submitted justification statements for each of the requests (attached).

## COMPREHENSIVE PLAN

**Pursuant to the Historic Preservation Element (HPE), Objective 1.4, Historic Preservation Planning: Implement appropriate and compatible design and planning strategies for historic sites and properties within historic districts.**
The objective shall be met through continued adherence to the City's Historic Preservation Ordinance, the Delray Beach Historic Preservation Design Guidelines and the Secretary of the Interior's Standards for Rehabilitation.

**HPE Policy 1.4.1 - Continue to require that the Historic Preservation Board make findings that any land use or development application for a historic structure, site or within a historic district, is consistent with the provisions of the Secretary of the Interior's Standards for Rehabilitation, the Land Development Regulations, and Delray Beach Historic Preservation Design Guidelines.**
With respect to the adjacent land uses, the property contains a single-family structure and is in an area surrounded by residential uses including single-family residential homes and other residential based uses.

The Delray Beach Historic Preservation Design Guidelines state:

*History is a continuum, where today's contributions will at some time in the future, be judged for their impact. Without a clear distinction between what is historic and what is contemporary, development patterns become blurred and the outcome can create a false sense of historical development.* The guidelines allow for a wide range of interpretation. Some communities that apply these standards have taken a very conservative approach in handling the design for new additions/ construction. They have maintained that by the subtle differentiation of surface textures, or the simplification or stylization of ornament, that a distinction can be made and still be in compliance with the intent of the Standards.

**Infill Buildings**

All new construction should complement the historic architecture of the district. The relationship of that new construction adjacent to the significant historic resources can either enhance or detract from the historic setting of the district. New construction (infill) should not create a false sense of historical development by utilizing conjectural features of stylistic elements taken from other buildings.

- The horizontal rhythms between the buildings also should be maintained.

The Secretary of the Interior's Standards and Guidelines for Rehabilitation note the following:

**SETTING (DISTRICT / NEIGHBORHOOD)**

| RECOMMENDED | NOT RECOMMENDED |
|---|---|
| **Alterations and Additions for a New Use** | |
| Designing new features (such as parking areas, access ramps, or lighting), when required by a new use, so that they are as unobtrusive as possible, retain the historic relationships between buildings and the landscape in the setting, and are compatible with the historic character of the setting. | Locating parking areas directly adjacent to historic buildings where vehicles may cause damage to buildings or landscape features or when they negatively impact the historic character of the setting if landscape features and plant materials are removed. |
| Designing new exterior additions to historic buildings or adjacent new construction that are compatible with the historic character of the setting that preserve the historic relationship between the buildings and the landscape. | Introducing new construction into historic districts which is visually incompatible or that destroys historic relationships within the setting, or which damages or destroys important landscape features. |
| Removing non-significant buildings, additions, or landscape features which detract from the historic character of the setting. | Removing a historic building, a building feature, or landscape feature which is important in defining the historic character of the setting. |

Further, Goal 1 of the Always Delray Comprehensive Plan includes a performance measure to increase the number of historic resources rather than to decrease resources:

**Performance Measure:** Success in addressing Objectives and Policies of **GOAL HPE 1** shall be measured utilizing the following performance indicators:

- Increase in the number of historic resources listed in the Local and/or National Register of Historic Places;

The Commission will need to make a determination that the proposal can be found to be consistent with the requirements of the Comprehensive Plan, the Secretary of the Interior's Standards for Rehabilitation, the LDR, as well as the Delray Beach Historic Preservation Design Guidelines.

## SITE PLAN TECHNICAL ITEMS

The following items must be addressed prior to scheduling for review by City Commission:

1.

## OPTIONS FOR BOARD ACTION

A. Move to continue with direction.

B. Recommend approval of Waivers (HP-300-2025 & HP-304-2025), for the property located at **14 George Bush Boulveard, Del-Ida Park Historic District,** by finding that the request and approval thereof is consistent with the Comprehensive Plan and meets the criteria set forth in the Land Development Regulations.

C. Recommend denial of Waivers (HP-300-2025 & HP-304-2025), for the property located at **14 George Bush Boulveard, Del-Ida Park Historic District,** by finding that the request is inconsistent with the Comprehensive Plan and does not meet the criteria set forth in the Land Development Regulations.

| PUBLIC AND COURTESY NOTICES | |
|---|---|
| ☑ Courtesy Notices were provided to the following, at least 5 working days prior to the meeting:<br><br>Marina Historic District Homeowners Association | ☑ Public Notice was not required for this request.<br>☑ Agenda was posted on 7/29/26, at least 5 working days prior to meeting. |

| COA & Waiver TAC Timeline Table | | | | | | |
|---|---|---|---|---|---|---|
| **HP-298-2025 & HP-300-2025** | | | **HP-293-2025 & HP-304-2025** | | | **Board Meeting** |
| **Review No.** | **Submittal Date** | **TAC Comments Transmitted** | **Review No.** | **Submittal Date** | **TAC Comments Transmitted** | **Date** |
| **1** | **2/17/2026** | **3/13/2026** | **1** | **2/17/2026** | **3/13/2026** | **N/A** |
| **2** | **4/13/2026** | **5/08/2026** | **2** | **4/13/2026** | **5/08/2026** | **N/A** |
| **3** | **6/26/2026** | **7/13/2026** | **3** | **06/30/2026** | **07/24/2026** | **N/A** |
| **4** | **7/23/2026** | **Waivers Determined Board Ready 7/23/2026** | **4** | **Pending** | **Waivers Determined Board Ready 7/23/2026** | **Review of Waivers HPB - 8/05/2026 CC - 8/18/2026**<br><br>**Review of COA TBD** |