

**MINUTES
HISTORIC PRESERVATION BOARD
CITY OF DELRAY BEACH
REGULAR MEETING**

MEETING DATE: September 16, 2015

MEETING PLACE: City Commission Chambers

MEMBERS PRESENT: Ronald Brito, Andrea Sherman, John Miller, Price Patton, Rhonda Sexton, Angela Budano and Bill Bathurst

MEMBERS ABSENT: None

STAFF PRESENT: Amy Alvarez-Senior Planner, Lynn Van Duyne Historic Preservation Planner, Stephanie Spritz (Staff Assistant City Attorney), Diane Miller, Board Secretary.

I. CALL TO ORDER

The meeting was called to order by Stephanie Spritz, (*Staff Assistant City Attorney*) as we needed to vote in a new chairman.. Upon roll call it was determined that a quorum was present.

II.ROLL CALL

III. ELECTIONS

Stephanie Spritz open floor for nominations for Chairman of the HPB Board.

Price Patton nominated John Miller, seconded by Rhonda Sexton, Passed 6-0 (*Andrea Harden – New Member not attending yet*)

Rhonda Sexton, nominated Price Patton for Vice Chairman of the HPB Board, seconded by Angela Budano, Passed 6-0

Price Patton nominated Rhonda Sexton for 2nd Vice Chairman of the HPB Board, seconded by Bill Bathurst, Passed 6-0

IV.APPROVAL OF AGENDA - Approved

V.COMMENTS FROM THE PUBLIC – None

(NOTE: Comments on items that are NOT on the Agenda will be taken immediately prior to Public Hearing Items.) Speakers will be limited to 3 minutes.

VI. PRESENTATION

Amy Alvarez presented a certificate of appreciation to Sam Spear and Ronald Brito.

VII. ACTION ITEMS

A. 348 NE 1st Avenue, Old School Square

COA File # (2015-224)

Consideration of the COA and waiver associated with improvements to the residence home.

Exparte Communication

Price Patton – Drive by

Lynn Van Duyne, Historic Preservation Planner, presented the item through a review of the staff report with recommendation of approval.

Applicant Presentation – Omar Ghanchi, G&B Builders

I concur with staff and I am here for any questions that you might have for me. In regards to the fence, it does not go all the way back. And the 3ft. setback, if you want it to have any landscaping we can put that in.

Bill Bathurst – He commented that with the new LDRs we discourage losing parking garages. But with that said it is getting done. The garage is about 700sq.ft and what are you going to doing with that.

Omar Ghanchi – We are going to put a bar, sliding glass pass through windows, couch, tv.

Bill Bathurst – He asked to have it confirmed that there was 220 in the area and that the area looks like an efficiency or apartment.

Jill Hazelman – 348 NE 1st Avenue

This is a foreclosure and was an illegal safe house/sober house and our intent is to improve the house.

Price Patton – He asked if on the long side of the house that a window might be put in.

Omar Ghanchi – He said that it was discussed and they will put in a window.

Public Comments - None

Board Discussion

John Miller – He asked if a landscape plan was submitted with the package and is it required. Lynn said that no, not required.

Bill Bathurst – In regards to parking regulations, is 8ft. wide our standard? Lynn said that for parallel parking standard size is 8'x22'.

Angela Budano – She thought that the 3ft. area near the fence there could be more than sod put there.

Motion was made by Price Patton and seconded by Angela Budano to **approve** the Certificate of Appropriateness (2015-224) with one condition from staff report.

MOTION APPROVED 6-0

Motion was made by Rhonda Sexton and seconded by Angela Budano to approve the Waiver (2015-224)

MOTION APPROVED 6-0

VIII. REPORTS AND COMMENTS

Board Comments

John Miller – On NE 5th Ct., the house is not getting any better. What is happening with that house? Lynn responded that the applicant is working on the house and we are waiting on the attorney's office and appraisal. This is a new process so we are working through it all.

Lynn Van Duynes – Next meeting is October 7th

ADJOURNED

There being no further business to come before the Board, the meeting was adjourned at **7:00p.m.**

The undersigned is the Secretary of the Historic Preservation Board and the information provided herein is the Minutes of the meeting of said body for **September 16, 2015** which were formally adopted and approved by the Board on _____.

Diane Miller

If the Minutes you have received are not completed as indicated above, then this means that these are not the official Minutes. They will become so after review and approval, which may involve some changes.

(These notes are abbreviated version of this meeting. The full dialog is available in audio at City Hall for anyone that would like the full information)