

City of Delray Beach

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



Minutes - Draft

Wednesday, February 4, 2026

5:01 PM

**City Commission Chambers or Watch on YouTube:
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Historic Preservation Board

1. CALL TO ORDER

The meeting was called to order by John Miller, Chair, at 5:03 P.M.

2. ROLL CALL

A quorum was present.

Members present John Miller, Chair; Chris Cabezas, Vice Chair; Carol Perez, 2nd Vice Chair; Peter Dwyer; Richard Kasser; Benjamin Baffer and Vlad Dumitrescu.

Absent none.

Staff Present were Kelly Brandon, Assistant City Attorney; Michelle Hoyland, Principal Planner; Katherina Paliwoda, Senior Planner; Michelle Hewett, Senior Planner; and Brittany Welter, Board Secretary.

Present: 7 - Benjamin Baffer, Carol Perez, Christopher Cabezas, Vlad Dumitrescu, Peter Dwyer, John Miller and Richard Kasser

3. APPROVAL OF AGENDA

Motion to APPROVE the agenda for February 4, 2026, made by Chris Cabezas and seconded by Richard Kasser.

Yes: 7 - Baffer, Perez, Cabezas, Dumitrescu, Dwyer, Miller and Kasser

4. MINUTES

Motion to APPROVE November 5, 2025, minutes made by Chris Cabezas and seconded by Peter Dwyer.

Yes: 7 - Baffer, Perez, Cabezas, Dumitrescu, Dwyer, Miller and Kasser

A. November 5, 2025

Sponsors: Development Services Department

Attachments: [2025-11-05-HPB Minutes-DRAFT](#)

5. SWEARING IN OF THE PUBLIC

John Miller, Chair, read the Quasi-Judicial Rules for the City of Delray Beach and Brittany Welter swore in all who wished to give testimony.

6. COMMENTS FROM THE PUBLIC

(NOTE: Comments on items that are NOT on the Agenda. Speakers will be limited to 3 minutes).

Roger Cope - 701 SE 1st St. spoke inviting the public to the 2nd Annual Build Delray Lego Event taking place in the Vintage Gym on February 21,

2026.

7. QUASI-JUDICIAL HEARING ITEMS

A. Variance (HP-311-2025): Variance request to maintain the existing finish floor elevation associated with a one-story, contributing single-family residence.

Address: 53 Palm Square, Marina Historic District

PCN: 12-43-46-16-11-000-0060

Owner/Applicant: KER Construction, LLC

Planner: Katherina Paliwoda, Senior Planner

Sponsors: Development Services Department

- Attachments:** [HPB SR-2026-02-04-53 Palm Square](#)
[Combined plans-2026-02-04-53 Palm Square](#)
[Justification statement-2026-02-04-53 Palm Square](#)
[Photographs-2026-02-04-53 Palm Square](#)

- Exparte
 John Miller - None
 Chris Cabezas - None
 Richard Kasser - None
 Peter Dwyer - None
 Vlad Dumitrescu - None
 Benjamin Baffer - None
 Carol Perez - None

Katherina Paliwoda, Senior Planner, entered File No. HP311-2025 into the record.

Applicant
 Essah Rahaman of KER Construction presented the applicant request.

Staff Presentation
 Katherina Paliwoda, Senior Planner, presented an overview and analysis of the request.

Public Comment
 None.

Rebuttal/Cross
 Ms. Hoyland noted the original application for exterior changes was approved February 27, 2024 and interior changes triggered the substantial improvements threshold thus requiring the variance.

Board Comments

Mr. Cabezas inquired if there were records of flooding at this property.
 Ms. Hoyland stated the Marina Historic District floods the most of any Historic District but there are no records of flooding for this property.
 Mr. Kasser asked what the home value and improvement amounts were.
 Mr. Rahaman replied that the house is valued at \$150,000.00 and the improvement amount is \$650,000.00
 The Board discussed options to mitigate flooding damage.
 Mr. Rahaman added there is a French drain system onsite.
 Mr. Dwyer inquired why the owner would spend \$650,000.00 and leave the property at its current elevation.
 Mr. Rahaman stated the cost of raising was prohibitive.

MOTION to approve Variance (HP-311-2025), for the property located at 53 Palm Square, Marina 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 was made by Carol Perez and seconded by Chris Cabezas.

MOTION CARRIED 6-1 with Peter Dwyer dissenting

Yes: 6 - Baffer, Perez, Cabezas, Dumitrescu, Miller and Kasser

No: 1 - Dwyer

B. Certificate of Appropriateness (HP-424-2026) Variance and Waiver: Certificate of Appropriateness, Variance, and Waiver request for the installation of artificial turf in association with the construction of a new 2-story duplex structure on the property.

Address: 170-176 SE 1st Avenue (A.K.A Lot 1 - Magnolia Place), Old School Square Historic District

PCN: 12-43-46-16-R5-000-0010

Owner/Applicant: 130 SE 1st, LLC

Planner: Michelle Hewett, Senior Planner

Sponsors: Development Services Department

- Attachments:** [HPB SR-170-176 SE 1st Avenue-2026-02-04](#)
[Variance Justification-170-176 SE 1st Avenue-2026-02-04](#)
[Waiver Justification-170-176 SE 1st Avenue-2026-02-04](#)
[Plan-170-176 SE 1st Avenue-2026-02-04](#)
[EnviroDesign Letter-170-176 SE 1st Avenue-2026-02-04](#)
[Artificial Turf Specifications-170-176 SE 1st Avenue-2026-02-04](#)
[Photographs-170-176 SE 1st Avenue-2026-02-04](#)

Exparte

John Miller - Drove by the site and spoke with Kristen Fenn

Chris Cabezas - None

Richard Kasser - None
Peter Dwyer - Toured the site
Vlad Dumitrescu - None
Benjamin Baffer - None
Carol Perez - Walked by the site

Michelle Hewett, Senior Planner entered File No. HP-424-2026, HP-423-2026, HP-422-2026, HP-421-2026, HP-420-2026 into the record.

Applicant

Gary Eliopoulos of GE Architecture presented the applicant request.

Staff Presentation

Michelle Hewett, Senior Planner, presented an overview and analysis of the request.

Public Comment

Roger Cope - 701 SE 1st St, stated that artificial turf is in demand and spoke in support of this project.

Rebuttal/Cross

Ms. Hoyland stated the LDRs on artificial turf were created recently, with input from this board, and there are specifications for using it at a Historic Property.

Board Comments

Mr. Kasser asked how this work was permitted and if the applicant knew installing turf would require a variance.

Ms. Hoyland stated the previous approval was for sod.

Mr. Laudani added they didn't know the turf would require a variance.

Ms. Perez, Mr. Cabezas and Mr. Dwyer expressed support for the use of turf in this application.

Mr. Miller stated his dissatisfaction for the use of turf and noted its lack of authenticity and its unsuitability for use within Historic Districts.

MOTION to approve Certificate of Appropriateness, Variance, and Waiver (HP-424-2026), for the property located at 170-176 SE 1st Avenue, Old School Square 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 was made by Richard Kasser and seconded by Chris Cabezas.

MOTION CARRIED 6-1 with John Miller dissenting

Yes: 6 - Baffer, Perez, Cabezas, Dumitrescu, Dwyer and Kasser

No: 1 - Miller

C. Certificate of Appropriateness (HP-423-2026) Variance and Waiver : Certificate of Appropriateness, Variance, and Waiver request for the installation of artificial turf in association with the construction of a new 2-story duplex structure on the property.

Address: 160-166 SE 1st Avenue (A.K.A Lot 2 - Magnolia Place), , Old School Square Historic District

PCN: 12-43-46-16-R5-000-0020

Owner/Applicant: 130 SE 1st, LLC

Planner: Michelle Hewett, Senior Planner

Sponsors: Development Services Department

Attachments: [HPB SR-160-166 SE 1st Avenue-2026-02-04-Updated](#)

[Variance-160-166 SE 1st Avenue-2026-02-04](#)

[Waiver-160-166 SE 1st Avenue-2026-02-04](#)

[Plan-160-166 SE 1st Avenue-2026-02-04](#)

[EnviroDesign Letter-160-166 SE 1st Avenue-2026-02-04](#)

[Artificial Turf Specifications-160-166 SE 1st Avenue-2026-02-04](#)

[Photographs-160-166 SE 1st Avenue-2026-02-04](#)

This item was heard with 7.B

MOTION to approve Certificate of Appropriateness, Variance, and Waiver (HP-423-2026), for the property located at 160-166 SE 1st Avenue, Old School Square 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 was made by Chris Cabezas and seconded by Richard Kasser.

MOTION CARRIED 6-1 with John Miller dissenting

Yes: 6 - Baffer, Perez, Cabezas, Dumitrescu, Dwyer and Kasser

No: 1 - Miller

D. Certificate of Appropriateness (HP-422-2026) Variance and Waiver : Certificate of Appropriateness, Variance, and Waiver request for the installation of artificial turf in association with the construction of a new 2-story duplex structure on the property.

Address: 150-156 SE 1st Avenue (A.K.A Lot 3 - Magnolia Place), Old School Square Historic District

PCN: 12-43-46-16-R5-000-0030

Owner/Applicant: 130 SE 1st, LLC

Planner: Michelle Hewett, Senior Planner

Sponsors: Development Services Department

- Attachments:** [HPB SR-150-156 SE 1st Avenue-2026-02-04](#)
[Variance Justification-150-156 SE 1st Avenue-2026-02-04](#)
[Waiver Justification-150-156 SE 1st Avenue-2026-02-04](#)
[Plan-150-156 SE 1st Avnue-2026-02-04](#)
[EnviroDesign Letter-150-156 SE 1st Avenue-2026-02-04](#)
[Artificial Turf Specifications-150-156 SE 1st Avenue-2026-02-04](#)
[Photographs-150-156 SE1st Avenue-2026-02-04](#)

This item was heard with 7.B

MOTION to approve Certificate of Appropriateness, Variance, and Waiver (HP-422-2026), for the property located at 150-156 SE 1st Avenue, Old School Square 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 was made by Richard Kasser and seconded by Chris Cabezas.

MOTION CARRIED 6-1 with John Miller dissenting

Yes: 6 - Baffer, Perez, Cabezas, Dumitrescu, Dwyer and Kasser

No: 1 - Miller

E. Certificate of Appropriateness (HP-421-2026) Variance and Waiver

: Certificate of Appropriateness, Variance, and Waiver request for the installation of artificial turf in association with the construction of a new 2-story duplex structure on the property.

Address: 140-146 SE 1st Avenue (A.K.A Lot 4 - Magnolia Place), Old School Square Historic District

PCN: 12-43-46-16-R5-000-0040

Owner/Applicant: 130 SE 1st, LLC

Planner: Michelle Hewett, Senior Planner

Sponsors: Development Services Department

- Attachments:** [HPB SR-140-146 SE 1st Avenue-2026-02-04](#)
[Variance Justification-140-146 SE 1st Avenue-2026-02-04](#)
[Waiver Justification-140-146 SE 1st Avenue-2026-02-04](#)
[Plan-140-146 SE1st Avenue-2026-02-04](#)
[EnviroDesign Letter-140-146 SE 1st Avenue-2026-02-04](#)
[Artificial Turf Specifications-140-146 SE 1st Avenue-2026-02-04](#)
[Photographs-140-146 SE 1st Avenue-2026-02-04](#)

This item was heard with item 7.B

MOTION to approve Certificate of Appropriateness, Variance, and Waiver

(HP-421-2026), for the property located at 140-146 SE 1st Avenue, Old School Square 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 was made by Chris Cabezas and seconded by Peter Dwyer.

MOTION CARRIED 6-1 with John Miller dissenting

Yes: 6 - Baffer, Perez, Cabezas, Dumitrescu, Dwyer and Kasser

No: 1 - Miller

- F. Certificate of Appropriateness (HP-420-2026) Variance and Waiver :** Certificate of Appropriateness, Variance, and Waiver request for the installation of artificial turf in association with the construction of a new 2-story duplex structure on the property
Address: 130-136 SE 1st Avenue (A.K.A Lot 5 - Magnolia Place), Old School Square Historic District
PCN: 12-43-46-16-R5-000-0050
Owner/Applicant: 130 SE 1st, LLC
Planner: Michelle Hewett, Senior Planner

Sponsors: Development Services Department

Attachments: [HPB SR-130-136 SE 1st Avenue-2026-02-04](#)
[Variance Justification-130-136 SE 1st Avenue-2026-02-04](#)
[Waiver Justification-130-136 SE 1st Avenue-2026-02-04](#)
[Plan-130-136 SE 1st Avenue-2026-02-04](#)
[EnviroDesign Letter-130-136 SE 1st Avenue-2026-02-04](#)
[Artificial Turf Specifications-130-136 SE 1st Avenue-2026-02-04](#)
[Photographs-130-136 SE 1st Avenue-2026-02-04](#)

This item was heard with 7.B

MOTION to Approve Certificate of Appropriateness, Variance, and Waiver (HP-420-2026), for the property located at 130-136 SE 1st Avenue, Old School Square 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 was made by Chris Cabezas and seconded by Richard Kasser.

MOTION CARRIED 6-1 with John Miller dissenting

Yes: 6 - Baffer, Perez, Cabezas, Dumitrescu, Dwyer and Kasser

No: 1 - Miller

8. PRESENTATIONS

- A.** Legal Training - City Attorney's Office

Sponsors: Development Services Department and City Attorney Department

Ms. Brandon presented through Microsoft PowerPoint Presentation.

9. LEGISLATIVE ITEMS - CITY INITIATED

None.

10. REPORTS AND COMMENTS

A. Staff

- Meeting Dates
- Project Updates

Ms. Hoyland advised the board that the next board meeting is scheduled for March 4th 2026 and that tours of Sundry Village are being conducted and are open to Board Members.

B. Board Comments

Mr. Dumitrescu announced that tonight's meeting would be the last he would be attending as he will be traveling abroad.

Mr. Miller inquired if there were any applications for the land clearing near the McKinney property.

Ms. Hoyland answered with there are no Planning & Zoning applications submitted at this time.

11. ADJOURN

There being no further business to come before the Board, the meeting was adjourned at 7:04pm.

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 Human Resources Department at (561) 243-7125 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 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.