

City of Delray Beach

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



Minutes - Draft

Wednesday, July 1, 2026

5:01 PM

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Historic Preservation Board

1. CALL TO ORDER

The meeting was called to order by John Miller, Chair, at 5:01 P.M.

2. ROLL CALL

A quorum was present.

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

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

3. APPROVAL OF AGENDA

MOTION to **approve** the agenda for July 1, 2026 made by Richard Kasser and seconded by Peter Dwyer.

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

4. MINUTES

A. June 3, 2026

Sponsors: Development Services Department

Attachments: [2026-06-03-HPB Minutes-DRAFT](#)

MOTION to **approve** the June 3, 2026 minutes made by Chris Cabezas and seconded by Jake Eliopoulos.

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

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).

George Long - 46 N Swinton Avenue, informed the Board of the City of Orlando's decision to suspend rules regarding historic properties for 3 years.

7. PRESENTATIONS

None.

8. QUASI-JUDICIAL HEARING ITEMS

- A. Conditional Use (PZ-492-2026):** Recommendation to the Planning and Zoning Board for a Conditional Use request to allow outdoor dining at night associated with five restaurants located with the five existing historic structures along South Swinton Avenue (Block 61) of Sundry Village.

Address: 14-44 S. Swinton Avenue; Old School Square Historic District

PCN: 12-43-46-16-Q6-001-0020

Owner/Applicant: Sundry Village West, LLC/Covelli Design Associates, Inc.

Planner: Katherina Paliwoda, Senior Historic Planner

Sponsors: Development Services Department

Attachments: [HPB SR-Conditional Use-Sundry Village-2026-07-01](#)

[Justification Statements-Sundry Village-2026-07-01](#)

[Photographs-Sundry Village-2026-07-01](#)

[Plans-Sundry Village-2026-07-01](#)

Exparte

Jake Eliopoulos - none

Benjamin Baffer - none

Richard Kasser - none

John Miller - none

Chris Cabezas - none

Carol Perez - none

Peter Dwyer - none

Katherina Paliwoda, Senior Planner, entered File No. HP-492-2026 into the record.

Applicant Presentation

Mike Covelli, of Covelli Design Associates Inc, presented the applicant request.

Staff Presentation

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

Public Comment

George Long - 46 N Swinton Avenue, commented in favor of this project and noted that as part of the entertainment district loud music and lights should be expected.

Rebuttal/Cross

None

Board Comments

Mr. Miller inquired if this Conditional Use included music or entertainment.

Ms. Paliwoda answered that its up for discussion and would be under the jurisdiction of existing noise ordinances.

Mr. Kasser asked if outdoor dining until midnight is in line with restaurants in the area.

Ms. Paliwoda replied that there is outdoor dining at night at several nearby Sundry and OSSHAD restaurants.

Mr. Kasser inquired if the Conditional Use is for the individual businesses or the location itself.

Ms. Hoyland added that if the occupant changes the Conditional Use can be reviewed by the board.

The Board discussed the location of the nearest residential uses and the proposals potential impact on such uses

MOTION to **recommend approval** to the Planning and Zoning Board for a Conditional Use request to allow outdoor dining at night associated with five restaurants located with the five existing historic structures along South Swinton Avenue (Block 61) of Sundry Village was made by Richard Kasser and seconded by Peter Dwyer.

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

B. Certificate of Appropriateness and Variance (HP-511-2026):
Certificate of Appropriateness and Variance request for exterior modifications and an addition to the rear of the existing contributing structure.

Address: 102 NE 7th Street, Del-Ida Park Historic District

PCN: 12-43-46-09-29-002-0181

Owner/Applicant: Eric and Rose Gilbert

Planner: Michelle Hewett, Senior Planner

Sponsors: Development Services Department

Attachments: [HPB SR-102 NE 7th Street-2026-07-01](#)

[Justification Statements-102 NE 7th Street-2026-07-01](#)

[Plans-102 NE 7th Street-2026-07-01](#)

[Survey-102 NE 7th Street-2026-07-01](#)

[Photographs-102 NE 7th Street-2026-07-01](#)

[Building Materials and Color-102 NE 7th Street-2026-07-01](#)

Exparte

Jake Eliopoulos - none

Benjamin Baffer - none
Richard Kasser - none
John Miller - none
Chris Cabezas - none
Carol Perez - none
Peter Dwyer - none

Michelle Hewett, Senior Planner, entered File No. HP-511-2026 into the record.

Applicant Presentation

Eric Gilbert, of 102 NE 7th Street, presented the applicant request.

Staff Presentation

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

Public Comment

None

Rebuttal/Cross

None

Board Comments

Mr. Cabezas noted that the modifications were tasteful and added his support of the standing seam metal roof style.

Mr. Dwyer commented that this project is a great example of rehabilitation.

Mr. Kasser asked clarifying questions regarding the paint colors.

Mr. Gilbert answered that the brick and wood around the door would be white.

MOTION to **approve** Certificate of Appropriateness (HP-511-2026) and Variance request, for the property located at 102 NE 7th Street, 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 was made by Chris Cabezas and seconded by Carol Perez.

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

C. Certificate of Appropriateness (HP-544-2026), Demolition, Relocation, Variances, and Waivers: Certificate of Appropriateness,

Demolition, Relocation, Variances, & Waivers in association with the vertical relocation, alteration and additions to the existing main contributing structure and demolition of the accessory contributing structure.

Address: 46 Marine Way, Marina Historic District

PCN: 12-43-46-16-34-000-0642

Owner/Applicant: Catherina Craig

Planner: Michelle Hewett, Senior Planner

Sponsors: Development Services Department

Attachments: [HPB SR-46 Marine Way-2026-07-01](#)

[Plans-46 Marine Way-2026-07-01](#)

[Survey-46 Marine Way-2026-07-01](#)

[Waiver Justifications-46 Marine Way-2026-07-01](#)

[Variance Justifications-46 Marine Way-2026-07-01](#)

[Demolition Justification-46 Marine Way-2026-07-01](#)

[Engineers Letter-46 Marine Way-2026-07-01](#)

[Modern Movers- 46 Marine Way-2026-07-01](#)

[Movers Letter-46 Marine Way-2026-07-01](#)

[Relocation Justification-46 Marine Way-2026-07-01](#)

[Building Materials and Colors-46 Marine Way-2026-07-01](#)

Exparte

Jake Eliopoulos - Spoke with Kay Edwards and Jim Chard.

Chris Cabezas - Spoke with Price Patton, Jim Chard and Kristen Finn, and visited the property.

Benjamin Baffer - None.

Richard Kasser - None.

John Miller - Spoke with Jim Chard, Winnie Edwards and Kristen Finn.

Carol Perez - Received an Email from Kay Edwards and spoke to Price Patton.

Peter Dwyer - Spoke with Kristen Finn and texted Price Patton.

Michelle Hewett, Senior Planner, entered File No. HP-544-2026 into the record.

Applicant Presentation

Catherine Craig, of 101 NW 17th St., presented the applicant request.

Staff Presentation

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

Public Comment

Jim Chard - 401 SE 4th Avenue, gave a letter to the Board Members and highlighted a section of the Secretary of the Interiors Standards which discussed economic feasibility of a project.

Sandy Zeller - 209 NW 12th Street, reaffirmed his opposition noting that the plans submitted by the applicant continue to be non-compliant with the LDRs.

George Long - 46 N. Swinton Avenue, commented that he expects a 3 story building to go in this space and that other than the size and massing the rendering doesn't look bad.

Rebuttal/Cross

Ms. Hoyland reminded the Board that the Secretary of the Interiors Standards have 10 standards that must be met. She added that economic feasibility is not a standard the Board considers.

Board Comments

Mr. Dwyer noted the reduced scale of the project and adjustment to the pool and windows and stated his support.

Mr. Eliopoulos added that the overall massing makes the existing structure secondary to the addition and stated he was not in favor of this project.

Mr. Baffer commented that there were improvements made but that there are still too many non conformities.

Mr. Kasser noted the applicant considered Board comments in the new design and added his support for this project.

Mr. Cabezas commented that the massing is still an issue and stated he was not in support.

Mr. Miller added that anything built on this site will be within the building height plane as the existing structure already is, and noted that the addition is in the rear of the property making it subordinate, stating he was in support of the project.

Ms. Perez added that the massing is still an issue.

The Board discussed the process of demolition of a historic structure

MOTION to **approve** Certificate of Appropriateness (HP-544-2026), Demolition, Relocation, Variances, and Waivers for the property located at 46 Marine Way, 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 Richard Kasser and seconded by Peter Dwyer.

The Board voted 4 (no) to 3 (yes) - the motion failed.

At 7:07 pm the meeting took a recess.

At 7:19 pm the meeting resumed.

MOTION to **deny** Certificate of Appropriateness (HP-544-2026), Demolition, Relocation, Variances, and Waivers for the property located at 46 Marine Way, Marina 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 was made by Chris Cabezas and seconded by Jake Eliopoulos.

Yes: 4 - Baffer, Perez, Cabezas and Eliopoulos

No: 3 - Dwyer, Miller and Kasser

9. LEGISLATIVE ITEMS - CITY INITIATED

None.

10. REPORTS AND COMMENTS

- A. Staff
- Meeting Dates
 - Project Updates

Ms. Hoyland noted that the next meeting will be August 5th and reminded Board Members whose term may be expiring to reapply with the Clerk's Office.

- B. Board Comments

None.

11. ADJOURN

There being no further business to come before the Board, the meeting was adjourned at 7:22 PM

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 Board Members or City Commissioners may be in attendance.

