

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

**MEETING DATE:** November 5, 2025

**MEETING PLACE:** City Commission Chambers

**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.

**Members present** John Miller, Chair; Chris Cabezas, Vice Chair; Carol Perez, 2<sup>nd</sup> Vice Chair; Peter Dwyer; Richard Kasser; and Vlad Dumitrescu.

**Absent** Benjamin Baffer.

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

**3. APPROVAL OF AGENDA**

Agenda Item 9B Legal Training was removed from the agenda.

**Motion** to APPROVE the agenda for October 15, 2025, made by Chris Cabezas and seconded by Richard Kasser.

**MOTION CARRIED 6-0**

**4. MIUNTES**

**Motion** to APPROVE October 15, 2025, minutes made by Richard Kasser and seconded by Chris Cabezas.

**Motion Carried 6-0**

**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**

None.

## **7. QUASI-JUDICIAL HEARING ITEMS**

### **A. Certificate of Appropriateness (HP168-2025) and Waiver (HP-257-2025):**

Consideration of a Certificate of Appropriateness & after-the-fact waiver for a free-standing sign at a non-contributing duplex structure.

**Address: 170-176 SE 1<sup>st</sup> Ave,** Old School Square Historic District

**Owner/Applicant: 130 SE 1st, LLC**

**Planner: Michelle Hewett, Senior Planner**

#### **Exparte**

John Miller – None

Chris Cabezas – None

Richard Kasser – Drove by the site

Peter Dwyer – None

Vlad Dumitrescu – None

Carol Perez – None

**Michelle Hewett**, Senior Planner, entered file HP168-2025 & HP257-2025 into the record.

#### **Applicant**

Gary Eliopoulos; 1040 E. Atlantic Ave, presented through Microsoft PowerPoint Presentation.

#### **Staff Presentation**

Michelle Hewett, Senior Planner, presented through Microsoft PowerPoint Presentation.

#### **Public Comment**

George Long – 46 N. Swinton Avenue, spoke in favor of the project.

#### **Rebuttal/Cross**

None.

#### **Board Comments**

Mr. Kasser asked who maintains the wall and landscape, on the thickness of the sign lettering, if there would be any sharp edges and the attachment method.

Mr. Eliopoulos explained that there will be an HOA maintaining common areas. Mr. Eliopoulos offered that the letters would be ¼" thick, there should not be any sharp edges and the letters will be attached by screwing through the wall into the back of the letters as well as with adhesive.

Mr. Cabezas spoke in favor of how the lettering establishes a sense of "place."

Mr. Dwyer and Mr. Miller expressed their approval of the sign and the wall height.

**Motion** to approve Certificate of Appropriateness (HP-168-2025) & Waiver (HP257-2025), for the property located at 170-176 SE 1<sup>st</sup> Ave, located within 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 subject to the following condition was made by Chris Cabezas and seconded by Vlad

Dumitrescu.

**MOTION CARRIED 6-0**

**8. LEGISLATIVE ITEMS – CITY INITIATED**

None.

**9. PRESENTATIONS**

- A.** Board Member Historic Preservation Training – Flood Adaptation  
Ms. Hoyland presented through Microsoft PowerPoint Presentation.

**10. REPORTS AND COMMENTS**

**A. Staff Comments**

Ms. Hoyland advised the board that the next board meeting is scheduled for December 3<sup>rd</sup>, 2025.

**B. City Attorney**

None.

**C. Board Comments**

None.

**11. ADJOURNED**

There being no further business to come before the Board, the meeting was adjourned at 6:34pm.

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 **November 5, 2025**, which were formally adopted and APPROVED by the Board on \_\_\_\_\_.

**ATTEST:**

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**CHAIR**

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**BOARD SECRETARY**

NOTE TO READER: If the Minutes you have received are not completed as indicated above, then this means that these are not the official Minutes of the Historic Preservation Board. They will become official minutes only after review and approval, which may involve some amendments, additions, or deletions.