

City of Delray Beach

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



Minutes - Draft

Wednesday, June 3, 2026

5:01 PM

**City Commission Chambers or Watch on YouTube:
<https://www.youtube.com/@cityofdelraybeachfl/streams>**

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: 6 - Benjamin Baffer, Carol Perez, Peter Dwyer, John Miller, Richard Kasser and Jake Eliopoulos

Absent: 1 - Christopher Cabezas

3. APPROVAL OF AGENDA

Item 8A was withdrawn by the applicant

Item 8B to become 8A

Item 8C to become 8B

MOTION to **approve** the agenda as amended for June 3, 2026 made by Richard Kasser and seconded by Carol Perez.

Yes: 6 - Baffer, Perez, Dwyer, Miller, Kasser and Eliopoulos

Absent: 1 - Cabezas

4. MINUTES

MOTION to **approve** the May 6, 2026 minutes made by Peter Dwyer and seconded by Jake Eliopoulos.

Yes: 6 - Baffer, Perez, Dwyer, Miller, Kasser and Eliopoulos

Absent: 1 - Cabezas

A. May 6, 2026

Sponsors: Development Services Department

Attachments: [2026-05-06-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).

None.

7. PRESENTATIONS

None.

8. QUASI-JUDICIAL HEARING ITEMS

- A. Certificate of Appropriateness (HP-603-2026) :** Certificate of Appropriateness request associated with the material and color change for the roof of a contributing structure.
Address: 1122 Nassau Street, Nassau Park Historic District
PCN: 12-43-46-16-27-000-0161
Owner/Applicant: Ewa Wieruszewska
Planner: Michelle Hewett, Senior Planner

Sponsors: Development Services Department

- Attachments:** [HPB SR-1122 Nassau Street-2026-06-03](#)
[Photographs-1122 Nassau Street-2026-06-03](#)
[Roofing Material-1122 Nassau Street-2026-06-03](#)
[Color Brochure-1122 Nassau Street-2026-06-03](#)
[Justification Statements-1122 Nassau Street-2026-06-03](#)
[Shingle NOA-1122 Nassau Street-2026-06-03](#)

Item withdrawn by the applicant.

- B. Level 1 Site Plan and Certificate of Appropriateness (HP-540-2026):** Level 1 Site Plan and Certificate of Appropriateness request for exterior modifications to an existing historic structure known as Buildings B & F located within Block 61 portion of Sundy Village.
Address: 40 S. Swinton Avenue; Old School Square Historic District
PCN: 12-43-46-16-Q6-001-0020
Owner/Applicant: Sundy Village West, LLC/Covelli Design Associates, Inc.
Planner: Katherina Paliwoda, Senior Historic Planner

Sponsors: Development Services Department

Attachments: [HPB Staff Report-Sundy Village-Maman-2026-06-03](#)
[Sundy Village Project History-2026-04-29](#)
[Color and Materials-Sundy Village-2026-06-03](#)
[Narrative and Justification Statement-Sundy Village-2026-06-03](#)
[Photos Buildings B & F-Sundy Village-2026-06-03](#)
[Plans-Sundy Village-2026-06-03](#)

Exparte

Jake Eliopoulos - none
Benjamin Baffer - none
Richard Kasser - none
John Miller - none
Carol Perez - none
Peter Dwyer - none

Katherina Paliwoda, Senior Planner, entered File No. HP-540-2026 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

None

Rebuttal/Cross

None

Board Comments

Mr. Kasser commented that adaptive reuse can be challenging, and that he views the rear as more visually important.

Ms. Perez & Mr. Dwyer agreed that if the surrounding matched the roof material it may be more visually appealing.

Mr. Baffer voiced concerns over the longevity of using wood.

MOTION to **approve** the Level 1 Site Plan Modification and Certificate of Appropriateness (HP-540-2026), for the property located at **Sundy Village - Buildings B & F, Old Schol 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 conditions that the applicant use

materials and stain to match the roof as closely as possible or paint to match the building with Staff direction.

Yes: 6 - Baffer, Perez, Dwyer, Miller, Kasser and Eliopoulos

Absent: 1 - Cabezas

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-2026-06-03](#)

[Plans-46 Marine Way-2026-06-03](#)

[Survey-46 Marine Way-2026-06-03](#)

[Variance Justifications-46 Marine Way-2026-06-03](#)

[Waiver Justifications-46 Marine Way-2026-06-03](#)

[Demolition Justification-46 Marine Way-2026-06-03](#)

[Engineers Letter-46 Marine Way-2026-06-03](#)

[Relocation Justification-46 Marine Way-2026-06-03](#)

[Modern Movers- 46 Marine Way-2026-06-03](#)

[Movers Letter-46 Marine Way-2026-06-03](#)

[Building Materials and Colors-46 Marine Way-2026-06-03](#)

Exparte

Jake Eliopoulos - visited the site with the applicant

Benjamin Baffer - received letters

Richard Kasser - received letters and looked at the site on Google Maps

John Miller - received letters, spoke with Kristen Fenn, Dan and Kay

Edwards, Julie Casale, Jim Chard, Anthea Gianniotis and Michelle

Hoyland

Carol Perez - received letters and spoke with Kristen Fenn

Peter Dwyer - received letters and visited the site with the applicant

Michelle Hoyland, Principal Planner, entered File No. HP-544-2026 into the record.

Applicant Presentation

Kay Edwards, home owner, presented the applicant request.

Staff Presentation

Michelle Hewett presented an overview and analysis of the request.

Michelle Hoyland presented an overview and analysis of the request.

Public Comment

Greg Snyder - 2234 Lakeview Drive, noted the amount of relief requested and stated the project does not meet the LDRs.

Julian Ray - 24 Marine Way, stated his grandmother sent her public comment in favor of this project, and stated his own favor for this project.

George Long - 46 N Swinton Avenue, referenced a nearby home that was built on a mound to reach the FEMA regulations and added that the garage on this project is a good solution.

Price Patton - 33483, commented on the scope and massing being overwhelming and notes that the rendering doesn't accurately portray that.

Jim Chard - 33483, noted that while he served on the Historic Preservation Board, it was common to increase a property by 200-300% and spoke in support of this project.

Sandy Zeller - 209 NW 12th Street, spoke in opposition of this project adding that the new structure is massive and violates the Secretary of the Interior's Standards.

Cross/Rebuttal

Mr. Edwards noted the project was reduced by 33% and that the existing structure is only 900 square feet.

Ms. Hoyland added that the rear structure was on the 1949 Sanborn Map and was altered in the 1980's. She also commented on the LDRs highlighting that regular maintenance is needed to prevent demolition by neglect.

Board Comments

Mr. Eliopoulos offered that the project is asking for a lot and the massing is overwhelming.

Mr. Baffer added that the scale and amount of relief being requested is the most he's seen while serving on the board.

Mr. Kasser noted his agreement with the previous statements and inquired what type of barrier would enclose the pool.

Marianna Wood replied that there would be a 4' fence with landscaping.

Mr. Kasser asked about the roof access, noted the massing and scale, and commented that the bedrooms could be rearranged.

Ms. Wood added that the roof access is only to access a drain on the roof to perform regular maintenance.

Ms. Perez noted the massing is an issue and offered that the ceilings could be lowered.

The Board Discussed ceiling heights.

Mr. Dwyer commented that the site is challenging and that Historic districts shouldn't be frozen in amber, he added that the project is not perfect but is a good solution for the site.

Mr. Miller added that the variance for the pool is self-inflicted and noted his support for this project.

The Board discussed the applicant's options if the application was continued or denied.

MOTION to continue with direction on the massing, pool & pool barrier, windows, and blank walls.

Yes: 6 - Baffer, Perez, Dwyer, Miller, Kasser and Eliopoulos

Absent: 1 - Cabezas

9. LEGISLATIVE ITEMS - CITY INITIATED

None.

10. REPORTS AND COMMENTS

A. Staff

- Meeting Dates
- Project Updates

Ms. Hoyland noted that some board terms will be ending this year and those board members who are still interested in serving will need to apply. She added that Board Members should mind absences, as there are a maximum number of absences permitted. She continued that the next HPB meeting would be July 1st and if members had any conflicts to let her know and she could arrange for an alternate date. She concluded by introducing Sofia Iregui, the Historic Team Planner-in-Training.

B. Board Comments

Mr. Dwyer inquired on what projects were upcoming.

Ms. Hoyland assured the Board that many projects are in the queue and staff is busy fielding phone calls and emails from applicants.

Mr. Baffer asked for an update on Doc's.

Ms. Hoyland noted she attended the special magistrate and there were some maintenance and code issues. She added that the Plat needs to be completed before the permits can be approved.

11. ADJOURN

There being no further business to come before the Board, the meeting was adjourned at 7:43 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 may be in attendance.