

# City of Delray Beach

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



## Minutes - Draft

Wednesday, May 6, 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 5:02 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:** 5 - Benjamin Baffer, Christopher Cabezas, John Miller, Richard Kasser and Jake Eliopoulos

**Absent:** 2 - Carol Perez and Peter Dwyer

**3. APPROVAL OF AGENDA**

Motion to APPROVE the agenda for May 6, 2026 made by Chris Cabezas and seconded by Richard Kasser.

**Yes:** 5 - Baffer, Cabezas, Miller, Kasser and Eliopoulos

**Absent:** 2 - Perez and Dwyer

**4. MINUTES**

Motion to APPROVE the April 15, 2026 minutes made by Chris Cabezas and seconded by Jake Eliopoulos.

**Yes:** 5 - Baffer, Cabezas, Miller, Kasser and Eliopoulos

**Absent:** 2 - Perez and Dwyer

**A. April 15, 2026**

**Sponsors:** Development Services Department

**Attachments:** [2026-04-15-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. QUASI-JUDICIAL HEARING ITEMS**

**A. Level 1 Site Plan and Certificate of Appropriateness**

**(HP-446-2026):** Level 1 Site Plan and Certificate of Appropriateness request for exterior modifications to an existing historic structure known as Building A-The Rectory located within Block 61 portion of Sundry Village.

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

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

**Owner/Applicant:** Sundry Village West, LLC/MW Land Planning, LLC

**Planner:** Katherina Paliwoda, Senior Historic Planner

Sponsors: Development Services Department

- Attachments:
- [HPB Staff Report-Sundry Village-Taco Stand-2026-05-06](#)
  - [Sundry Village Project History-2026-04-29](#)
  - [Plans-Sundry Village Bldg A-2026-05-06](#)
  - [Photographs-Sundry Village Bldg A-2026-05-06](#)
  - [Project Narrative and Justification Statement-Sundry Village Bldg A-2026-05-06](#)
  - [Screening and window details-Sundry Village Bldg A-2026-05-06](#)
  - [Building Materials and Colors Form-Sundry Village Bldg A-2026-05-06](#)

**Exparte**

- John Miller - None
- Chris Cabezas - None
- Richard Kasser - Walked the site
- Jake Eliopoulos - None
- Benjamin Baffer - None

**Katherina Paliwoda**, Senior Planner, entered File No. HP-446-2025 into the record.

**Applicant Presentation**

Mckenna West of MW Land Planning 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 inquired if the screening will fully cover the equipment on the terrace.

Ms. West confirmed.

Mr. Kasser asked if the existing landscaping covers the windows.

Ms. West replied that they don't currently cover the windows.

Mr. Baffer noted his approval of the chimneys but added his concerns regarding the terrace and recommended vertical fenestration.

Mr. Cabezas offered that the rendering may not show the terrace as accurately as the black and white drawing and that having the terrace differentiated from the original shows it's an addition to the historic structure. He also added the option of adding a light to the covered window on the north side.

Mr. Eliopoulos noted the screening matches the existing characteristics of the building and is not in the public right of way and noted his favor for approving.

Mr. Miller inquired why this application came before the Board as anything interior is not in their purview.

Ms. Hoyland explained that when a window changes functions and no longer operates as a window that must come before the Board.

**Motion** to APPROVE the Level 1 Site Plan Modification and Certificate of Appropriateness (HP-446-2026), for the property located at Sundy Village - Building A (The Rectory), 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 the condition that lighting be added to the north side window.

**Yes:** 5 - Baffer, Cabezas, Miller, Kasser and Eliopoulos

**Absent:** 2 - Perez and Dwyer

**8. LEGISLATIVE ITEMS - CITY INITIATED**

None.

**9. PRESENTATIONS**

- A.** 2026 Historic Preservation Board Awards - In honor of National Historic Preservation Month, recognition of the award winners for the Historic Preservation Board meeting of May 6, 2026.

**Sponsors:** Development Services Department

**Attachments:** [HP Award Memo 2026-05-06](#)

Ms. Hoyland presented the winners of the Historic Preservation Board Awards their certificates.

Residential Contributing Additions and Rehabilitation - 198 NW 4th Avenue

Residential Contributing Exterior Alterations - 503 NE 2nd Avenue

Residential Non-Contributing Additions, New Construction, and Rehabilitation - 209 NE 5th Street

Commercial Exterior Alterations and Rehabilitation - 403 N Swinton Avenue

Commercial/Multi-Family Residential Non-Contributing Additions, New Construction, and Rehabilitation - 98 NW 5th Avenue

Commercial-Individually Designated Addition and/or Rehabilitation - 142 S Ocean Boulevard & 525 E Atlantic Avenue

Ms. Hoyland gave a presentation on the 100-year anniversary of The Colony Hotel.

Ms. Hoyland gave an update and showed a time-lapse video of the construction of Sundry Village.

## 10. REPORTS AND COMMENTS

- A. Staff
  - Meeting Dates
  - Project Updates

None.

- B. Board Comments

Mr. Miller informed the public that there will be vacancies on the Board towards the end of summer and encouraged them to apply for the Board.

Mr. Baffer added that there was a story in the Wall Street Journal about the Paul Rudolph house that quoted Ms. Hoyland.

## 11. ADJOURN

There being no further business to come before the Board, the meeting was adjourned at 6:29pm.

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.