

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

**MEETING DATE:** September 17, 2025

**MEETING PLACE:** City Commission Chambers

**1. CALL TO ORDER**

The meeting was called to order by Kelly Brandon, Assistant City Attorney at 5:02 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; Vlad Dumitrescu; Richard Kasser; Benjamin Baffer.

**Absent** None.

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

**3. ELECTION OF OFFICERS**

Ms. Brandon announced the next item on the agenda will be the Election of Officers and announced the process of electing officers.

Motion made by Chris Cabezas to nominate John Miller as Chairman and seconded by Peter Dwyer.

**Motion Carried 7-0**

Motion made by John Miller to nominate Chris Cabezas as Vice Chairman and seconded by Carol Perez.

**Motion Carried 7-0**

Motion made by Chris Cabezas to nominate Carol Peres as 2<sup>nd</sup> Vice Chairman and seconded by Richard Kasser.

**Motion Carried 7-0**

**4. APPROVAL OF AGENDA**

The agenda was reorganized so that Item 9A would be last on the agenda as Item 9C.

**Motion** to APPROVE the agenda for September 17, 2025, made by John Miller and seconded by Chris Cabezas.

**MOTION CARRIED 7-0**

**5. MIUNTES**

**Motion** to APPROVE May 7, 2025, minutes made by Chris Cabezas and seconded by Vlad Dumitrescu.

**Motion Carried 7-0**

**6. 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.

**7. COMMENTS FROM THE PUBLIC**

None.

**8. PRESENTATIONS**

None.

**9. QUASI-JUDICIAL HEARING ITEMS**

**A. Certificate of Appropriateness (HP96-2025):** Consideration of a Certificate of Appropriateness & Level 1 Site Plan Modification request associated with the material and color change for the roof of a contributing one-story structure.

**Address:** 19 S. Swinton Ave, Old School Square Historic District

**Owner/Applicant:** 19 S. Swinton, LLC

**Planner:** Michelle Hewett, Planner

**Exparte**

John Miller – None

Chris Cabezas – None

Carol Perez – None

Peter Dwyer – None

Vlad Dumitrescu – None

Richard Kasser – None

Benjamin Baffer – None

**Michelle Hewett, Planner,** entered file HP96-2025 into the record.

**Applicant**

Lee Cohen; 11 S Swinton Ave, presented through Microsoft PowerPoint Presentation.

**Staff Presentation**

Michelle Hewett, Planner, presented through Microsoft PowerPoint Presentation.

**Public Comment**

None.

**Rebuttal/Cross**

None.

**Board Comments**

Mr. Kasser inquired about the house color.

Mr. Cohen answered the house is a dull yellow; the owner's intention is to receive approval for the roof and to replace it before updating the exterior paint.

Mr. Baffer noted standing seam is acceptable but changes the historic character.

Mr. Cabezas asked if metal shingles were considered.

Mr. Cohen stated it wasn't an option that they were aware of until recently and didn't want to delay the process by changing the material in this application, but it is an option they would consider.

**Motion** to approve Certificate of Appropriateness (HP-000096-2025) & Level 1 Site Plan Application, for the property located at 19 S. Swinton Avenue, 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 was made by Peter Dwyer and seconded by Chris Cabezas, Vice Chair.

**MOTION CARRIED 7-0**

- B. Certificate of Appropriateness (HP30-2025):** Consideration of a Certificate of Appropriateness, for the replacement and installation of windows and doors on a contributing single-family structure.

**Address:** 321 NW 1st Avenue, Old School Square Historic District

**Owner/Applicant:** Karin Larson and Jason Bregman

**Planner:** Michelle Hewett, Planner

**Exparte**

John Miller - None

Chris Cabezas - None

Carol Perez - None

Peter Dwyer - None

Vlad Dumitrescu - None

Richard Kasser - None

Benjamin Baffer - None

**Michelle Hewett**, Planner, entered file HP30-2025 into the record.

**Applicant**

Jason Bregman; 227 Lake Terrace, presented through Microsoft PowerPoint Presentation.

**Staff Presentation**

Michelle Hewett, Planner, presented through Microsoft PowerPoint Presentation.

### **Public Comment**

Jim Chard - 401 SE 9<sup>th</sup> Ave, spoke in support of this project.

Annette Annechild - 300 N. Swinton, noted she is a neighbor and in support of this project.

### **Rebuttal/Cross**

Mr. Bregman noted that the historic drawing is accurate regarding the West façade, but this style is not offered with hurricane impact glass.

Ms. Hoyland noted that the property is currently a single-family home and would need to be converted to commercial use if it's primary use was not as a home.

### **Board Comments**

The Board discussed the use of Low-E tint on the windows and their concern over the color of the windows, can have a green tint.

Mr. Bregman noted the windows have already been ordered.

Mr. Dwyer inquired if the applicant would be open to changing the front façade doors and windows to gray.

Mr. Bregman answered in the affirmative.

The Board discussed window, placement, size, type, number of openings, and the front door and glass design.

Mr. Bregman stated the space may be used for an artist in residency in the future.

Mr. Baffer noted 3 windows and doors at the front façade with different colors would not be cohesive.

**Motion** to approve Certificate of Appropriateness (HP-000030-2025), for the property located at 321 NW 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, subject to the following condition:

1. That windows #13 & #2 have gray or clear tint and the front door is approved as noted with frosted glass, was made by Chris Cabezas, Vice Chair, and seconded by Peter Dwyer.

**MOTION CARRIED 7-0**

- C. Certificate of Appropriateness (2023-143):** Consideration of a Level 3 Site Plan, Certificate of Appropriateness, Landscape Plan, Architectural Elevations, Demolition, Relocation, Variances, Waivers, and Internal Adjustment request associated with an existing contributing multi-family residential property.

**Address: 139-143 SE 7th Avenue,** Marina Historic District

**Owner/Applicant: 139 143 SE 7th Avenue, LLC**

**Agent: Steve Siebert**

**Planner: Katherina Paliwoda;**

### **Exparte**

John Miller – Received emailed public comments.

Chris Cabezas – Received emailed public comments.

Carol Perez – Visited the site and received emailed public comments.

Peter Dwyer – Received emailed public comments.

Vlad Dumitrescu – Received emailed public comments.

Richard Kasser – Received emailed public comments.

Benjamin Baffer – Received emailed public comments.

**Michelle Hoyland**, Principal Planner, entered file 2023-143 into the record.

### **Applicant**

Simeon Kirilov, 1010 Gateway Blvd, presented through PowerPoint Presentation.

### **Staff Presentation**

Michelle Hoyland, Principal Planner, presented through PowerPoint Presentation.

### **Public Comment**

Grant Pothast - 140 Marine Way, stated his thoughts that all the buildings on the property were in the same state as the garage and that the property currently presents a concern for safety. He conveyed the neighbors opinion that they do not want multifamily residences and that the current structures should be demolished.

Roger Cope - 701 SE 1<sup>st</sup> St, spoke in favor of the project and applauded the work done so far.

Kim Pothast - 140 Marine Way, urged the board to view the property in its current state as there are rats, broken buildings, and garbage.

### **Rebuttal/Cross**

Mr. Kirilov confirmed there would be stucco on all building façades.

Ms. Hoyland stated a sidewalk is proposed and the property is not in violation of Code to Staff's knowledge.

### **Board Comments**

Mr. Kasser inquired if the property was always used as multi-family.

Mr. Kirilov confirmed they were rental units.

The Board discussed their dissatisfaction with the proposed colors.

Ms. Perez stated the existing patios need fencing and expressed satisfaction with the landscape plan.

Mr. Dumitrescu inquired why all the buildings were not being raised.

Mr. Kirilov stated all the buildings would be raised except for the 1950's concrete building as

raising it would damage it; The owner also wanted to keep this unit ADA accessible.

The Board discussed the FEMA standards as they related to the project.

Mr. Cabezas noted the lack of native landscaping.

Ms. Perez stated the plans were missing the native & drought tolerant ratings.

**Motion** Approve Level 3 Site Plan, Certificate of Appropriateness, Relocation, Variance, Waivers, and Internal Adjustment (2023-164), for the property located at 139-143 SE 7th Avenue, 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, subject to the following condition:

1. That Historically accurate materials are used for the driveway, landscaping and paint colors, was made by Chris Cabezas, Vice Chair, and Richard Kasser.

**MOTION CARRIED 7-0**

## **10. LEGISLATIVE ITEMS**

None.

## **11. REPORTS AND COMMENTS**

### **A. Staff Comments**

Ms. Hoyland advised the board that the next board meeting is scheduled for October 15, 2025.

Staff presented Mr. Kasser & Mr. Baffer with Board Training Manuals.

### **B. City Attorney**

Ms. Brandon encouraged the members of the Board to reach out to the Attorney's office regarding any questions and reminded that ethics analysis can be done prior to meeting if needed.

### **C. Board Comments**

Mr. Cabezas inquired on a past project the board saw regarding siding. Mr. Cabezas asked how long the review process takes. Mr. Cabezas noted that Appendix B at the end of Item 9.C is new as well.

Ms. Hoyland reported the restoration work has begun, advised that a project review table is now included at the end of each staff report, and that Item 9.B is considered a commercial project requiring review of Concurrency, therefore Appendix B is included for each such request.

## **12. ADJOURNED**

There being no further business to come before the Board, the meeting was adjourned at 7:54pm.

Minutes of the September 17, 2025, Historic Preservation Board

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 **September 17, 2025**, which were formally adopted and APPROVED by the Board on October 15, 2025.

ATTEST:

  
CHAIR

  
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.