

City of Delray Beach

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



Minutes - Draft

Wednesday, April 15, 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 5:02 P.M.

2. ROLL CALL

A quorum was present.

Staff Present: Daniela Vega, Assistant City Attorney; Michelle Hoyland, Principal Planner; and Brittany Welter, Board Secretary.

Present: 6 - Benjamin Baffer, Carol Perez, Christopher Cabezas, Peter Dwyer, John Miller and Jake Eliopoulos

Absent: 1 - Richard Kasser

3. APPROVAL OF AGENDA

Motion to APPROVE the agenda for April 15, 2026 made by Carol Perez and seconded by Chris Cabezas.

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

Absent: 1 - Kasser

4. MINUTES

Motion to APPROVE the March 4, 2026 minutes made by Chris Cabezas and seconded by Peter Dwyer.

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

Absent: 1 - Kasser

A. March 4, 2026

Sponsors: Development Services Department

Attachments: [2026-03-04-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

A. 2026 Historic Preservation Board Awards - In honor of National Historic

Preservation Month

Selection of winners to be recognized at the Historic Preservation Board meeting of May 6, 2026.

Sponsors: Development Services Department

Attachments: [2026 HPB Award Memo-2026-04-15](#)
[2026 HPB Awards Ballot-2026-04-15](#)

Michelle Hoyland, Principal Planner, presented the nominees in the Residential Contributing Additions and Rehabilitation category.

The board discussed and asked questions regarding the nominees.

Ms. Hoyland answered the board's questions regarding the nominees.

Motion to APPROVE 108 NW 4th Avenue as the winner of the 2026 Historic Preservation Board Award for the category Residential Contributing Additions and Rehabilitation was made by Chris Cabezas and seconded by Peter Dwyer.

Motion Carried 6-0

Michelle Hoyland, Principal Planner, presented the nominees in the Residential Contributing Exterior Alterations category.

The board discussed and asked questions regarding the nominees.

Ms. Hoyland answered the board's questions regarding the nominees.

Motion to APPROVE 503 NE 2nd Avenue as the winner of the 2026 Historic Preservation Board Award for the category Residential Contributing Exterior Alterations was made by Chris Cabezas and seconded by Carol Perez.

Motion Carried 6-0

Michelle Hoyland, Principal Planner, presented the nominees in the Residential Non-Contributing Additions, New Construction, and Rehabilitation category.

The board discussed and asked questions regarding the nominees.

Ms. Hoyland answered the board's questions regarding the nominees.

Motion to APPROVE 209 NE 5th Street as the winner of the 2026 Historic Preservation Board Award for the category Residential Non-Contributing

Additions, New Construction and Rehabilitation was made by Chris Cabezas and seconded by Carol Perez.

Motion Carried 6-0

Michelle Hoyland, Principal Planner, presented the nominees in the Commercial Exterior Alterations and Rehabilitation category.

The board discussed and asked questions regarding the nominees.

Ms. Hoyland answered the board's questions regarding the nominees.

Motion to APPROVE 403 N. Swinton Avenue as the winner of the 2026 Historic Preservation Board Award for the category Commercial Exterior Alterations and Rehabilitation was made by Jake Eliopoulos and seconded by Chris Cabezas.

Motion Carried 6-0

Michelle Hoyland, Principal Planner, presented the nominees in the Commercial/Multi-Family Non-Contributing Additions, New Construction, and Rehabilitation category.

The board discussed and asked questions regarding the nominees.

Ms. Hoyland answered the board's questions regarding the nominees.

Motion to APPROVE 98 NW 5th Avenue as the winner of the 2026 Historic Preservation Board Award for the category Commercial/Multi Family Non-Contributing Additions, New Construction and Rehabilitation was made by Chris Cabezas and seconded by Benjamin Baffer.

Motion Carried 6-0

Michelle Hoyland, Principal Planner, presented the nominees in the Commercial Individually Designated Additions and/or Rehabilitation category.

The board discussed and asked questions regarding the nominees.

Ms. Hoyland answered the board's questions regarding the nominees.

Motion to APPROVE 142 S. Ocean Boulevard and 525 E Atlantic Avenue as the winners of the 2026 Historic Preservation Board Award for the category Commercial Individually Designated Additions and/or

Rehabilitation was made by Chris Cabezas and seconded by Benjamin Baffer.

Motion Carried 6-0

8. QUASI-JUDICIAL HEARING ITEMS

None.

9. LEGISLATIVE ITEMS - CITY INITIATED

None.

10. REPORTS AND COMMENTS

A. Staff

- Meeting Dates
- Project Updates

Ms. Hoyland advised the board that the next meeting is scheduled for May 6, 2026 where the winners will be honored. She also noted the May 5, 2026 City Commission meeting will announce a Proclamation highlighting Historic Preservation Month.

B. Board Comments

Mr. Miller noted that The Colony Hotel is celebrating it's 100th year of operation this year and his eagerness to recognize the owners.

11. ADJOURN

There being no further business to come before the Board, the meeting was adjourned at 6:42pm.

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 City Commissioners or board members may be in attendance.