

AGENDA

Date: December 9, 2025
Time: 4:00 PM
Place: Commission Chambers
401 Clematis Street | West Palm Beach, FL 33401

1. Call to Order / Roll Call

2. Approval of...

- a. Agenda for December 9, 2025
- b. Minutes for October 28, 2025

3. Report by the Historic Preservation Planner

- a. General Communications: 2025 Ad Valorem Tax Exemptions, 2025 Certified Local Government Annual Report, Historic Preservation Podcast, Historic Structure Plaques, and updates to the Historic Preservation Division forms and submittal requirements

4. Remarks by the Chairperson / Declaration of Ex-Parte Communications

5. Public Comment / Swearing in of Speakers

6. Consent Items

6.1 25-91 3025 Vincent Road

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| Requested Action: | Ad Valorem Tax Exemption – Review of Completed Work |
| Location: | 3025 Vincent Road |
| Property Owner: | Claiborne Gregory and Meredith Gregory |
| Applicant: | Elizabeth Carpio, Smith Kellogg Architecture, Inc. |
| Commission District: | District 5, Commissioner Christina Lambert |
| Historic District: | Prospect/Southland Park |
| Case Manager: | Jordan Hodges, City Historic Preservation Planner Ph: 561-822-1457; Email: jhodges@wpb.org |

6.2 25-93 205 Greymon Drive

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| Requested Action: | Ad Valorem Tax Exemption – Review of Completed Work |
| Location: | 205 Greymon Drive |
| Property Owner: | David Thompson |
| Applicant: | David Thompson |
| Commission District: | District 5, Commissioner Christina Lambert |
| Historic District: | Prospect/Southland Park |
| Case Manager: | Jordan Hodges, City Historic Preservation Planner Ph: 561-822-1457; Email: jhodges@wpb.org |

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| 6.3 | 25-82 | 322 Marlborough Place |
| | Requested Action: | Additions/Alterations |
| | Location: | 322 Marlborough Road |
| | Property Owner: | Clay Asplundh |
| | Applicant: | Elizabeth Carpio, Smith Kellogg Architecture, Inc. |
| | Commission District: | District 5, Commissioner Christina Lambert |
| | Historic District: | Prospect/Southland Park |
| | Case Manager: | Anthony Mendez, Historic Preservation Planner |
| | | Phone: 561-822-1428; Email: rmendez@wpb.org |

7. Continued Items

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| 7.1 | 25-61 | 229 Plymouth Road |
| | Requested Action: | Additions/Alterations |
| | Location: | 229 Plymouth Road |
| | Property Owner: | Ocean Place Holdings LLC |
| | Applicant: | Zak Thornborough, Traktor Group |
| | Commission District: | District 5, Commissioner Christina Lambert |
| | Historic District: | Belair |
| | Case Manager: | Anthony Mendez, Historic Preservation Planner |
| | | Phone: 561-822-1428; Email: rmendez@wpb.org |

8. New Business Items

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| 8.1 | 25-79 | 3180 Washington Road |
| | Requested Action: | Demolition/New Construction |
| | Location: | 3180 Washington Road |
| | Property Owner: | Marc Fisher, 3180 Washington LLC |
| | Applicant: | Cesar Pierola, MP Design and Architecture |
| | Commission District: | District 5, Commissioner Christina Lambert |
| | Historic District: | Prospect/Southland Park |
| | Case Manager: | Anthony Mendez, Historic Preservation Planner |
| | | Phone: 561-822-1428; Email: rmendez@wpb.org |

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| 8.2 | 25-80 | 734 Ardmore Road |
| | Requested Action: | Additions/Alterations |
| | Location: | 734 Ardmore Road |
| | Property Owner: | Omar Ryab, 734 Ardmore Rd. Land Trust |
| | Applicant: | David Lawrence, David Lawrence Architecture |
| | Commission District: | District 5, Commissioner Christina Lambert |
| | Historic District: | Flamingo Park |
| | Case Manager: | Anthony Mendez, Historic Preservation Planner |
| | | Phone: 561-822-1428; Email: rmendez@wpb.org |

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| 8.3 | 25-81 25-81V | 333 Greenwood Drive |
| | Requested Action: | Additions/Alterations Variance |
| | Location: | 333 Greenwood Drive |
| | Property Owner: | Ann Breeden |
| | Applicant: | Daniel Tanner, Project and Property LLC |

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| | Commission District: Historic District: Case Manager: | District 5, Commissioner Christina Lambert Prospect/Southland Park Jordan Hodges, City Historic Preservation Planner Ph: 561-822-1457; Email: jhodges@wpb.org |
| 8.4 | 25-83 | 707 Kanuga Drive |
| | Requested Action: Location: Property Owner: Applicant: Commission District: Historic District: Case Manager: | Additions/Alterations 707 Kanuga Drive Gus Renny, Falcon Endeavors Inc. Taylor Smith, Smith Kellogg Architecture, Inc. District 5, Commissioner Christina Lambert Flamingo Park Jordan Hodges, City Historic Preservation Planner Ph: 561-822-1457; Email: jhodges@wpb.org |
| 8.5 | 25-84 | 275 Flamingo Drive |
| | Requested Action: Location: Property Owner: Applicant: Commission District: Historic District: Case Manager: | Additions/Alterations & Relocation 275 Flamingo Drive James and Nancy Bolton Taylor Smith, Smith Kellogg Architecture, Inc. District 5, Commissioner Christina Lambert El Cid Jordan Hodges, City Historic Preservation Planner Ph: 561-822-1457; Email: jhodges@wpb.org |
| 8.6 | 25-85 | 349 Plymouth Road |
| | Requested Action: Location: Property Owner: Applicant: Commission District: Historic District: Case Manager: | Additions/Alterations 349 Plymouth Road Abigail Tanner Robert Tanner, Cavendish Builders, Inc. District 5, Commissioner Christina Lambert Belair Anthony Mendez, Historic Preservation Planner Phone: 561-822-1428; Email: rmendez@wpb.org |
| 8.7 | 25-86V 25-86VII | 110 Westminster Road |
| | Requested Action: Location: Property Owner: Applicant: Commission District: Historic District: Case Manager: | (2) Variances 110 Westminster Road Kaci Kelsay David Gengler Architects, Inc. District 5, Commissioner Christina Lambert Prospect/Southland Park Jordan Hodges, City Historic Preservation Planner Ph: 561-822-1457; Email: jhodges@wpb.org |

**8.8 25-87 365 Plymouth Road
 25-87V**

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| Requested Action: | Additions/Alterations Variance |
| Location: | 365 Plymouth Road |
| Property Owner: | Marissa Lanteri |
| Applicant: | Russell Rosicki, Design R Architects FL, LLP |
| Commission District: | District 5, Commissioner Christina Lambert |
| Historic District: | Belair |
| Case Manager: | Jordan Hodges, City Historic Preservation Planner Ph: 561-822-1457; Email: jhodges@wpb.org |

9. Adjournment

All interested parties may appear at the above Public Hearing at the stated time and place and be heard with respect thereto. Please be advised that should any interested person seek to appeal any decision made by the Historic Preservation Board with respect to any matter considered at such hearing, such person will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which an appeal is to be based. The hearing may be continued from time to time, which may be necessary.

In accordance with the provisions of the Americans with Disabilities Act (ADA), persons in need of a special accommodation to participate in this proceeding shall, within three (3) working days prior to any proceeding, contact the City Clerk's office, 401 Clematis Street, West Palm Beach, Florida 33401, (561) 822-1210.

Exact legal descriptions of the property involved may be obtained from the Planning Division of the City of West Palm Beach.

PUBLISH: The Palm Beach Post | November 29, 2025