

## AGENDA

**Date:** April 28, 2026  
**Time:** 4:30 pm  
**Place:** Commission Chambers  
401 Clematis Street | West Palm Beach, FL 33401

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**1. Call to Order / Roll Call**

**2. Approval of Agenda and Minutes:**

- a. Agenda for April 28, 2026
- b. Minutes for March 24, 2026

**3. Report by the City Historic Preservation Planner**

- a. Reminder – May HPB meeting will occur on *Wednesday*, May 27, 2026
- b. May is [National Historic Preservation Month](#)
- c. 2026 West Palm Beach Historic Preservation Awards – Call for Nominations
- d. Resubmittal Deadlines for Continued Items at the April 28, 2026, meeting:
  - 1. To be heard at the May 27, 2026, HPB meeting: Resubmit to your case manager by 12:00pm (noon) on Wednesday, May 6, 2026.
  - 2. To be heard at the June 23, 2026, HPB meeting: Resubmit to your case manager by 5:00pm on Friday, May 15, 2026.

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

**5. Swearing In of the Speakers**

**6. Consent Items:**

**6.1 HPB 26-19 (COA-000449-2026) 323 Dyer Road**

***\*This item will be continued to the May 27, 2026, meeting due to missed Public Noticing.***

A request by Susan Castro-Schell of Smith Kellogg Architecture, on behalf of Justin Peter Miller and Shelby Victoria Tom, for a Certificate of Appropriateness for the demolition of a 121 SF non-historic rear addition and the construction of a new 2-story 1,076 SF rear addition and the pre-construction review of a Historic Preservation Ad Valorem Tax Exemption.

**Location:** The 0.16-acre site at 323 Dyer Road is located within the El Cid Historic District and within Commission District No. 5 – Commissioner Stephen Sylvester.

**Case Manager:** R. Anthony Mendez, Historic Preservation Planner  
**Phone:** 561.822.1428  
**E-mail:** [rmendez@wpb.org](mailto:rmendez@wpb.org)

**6.2 HPB 26-21 (COA-000450-2026) 1914 Lake Avenue**

A request by Duane Burrowes of AW Architects, Inc., on behalf of Joseph and Leslie Meyer, for a Certificate of Appropriateness for exterior alterations for the rehabilitation of a two-story contributing resource.

Location: The 0.05-acre site at 1914 Lake Avenue is located within the Flamingo Park Historic District and within Commission District No. 5 – Commissioner Stephen Sylvester.

Case Manager: Jordan Hodges, City Historic Preservation Planner  
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**7. Continued Items:**

**7.1 HPB 25-61 (COA-000344-2025) 229 Plymouth Road**

***\*This item will be continued to the May 27, 2026, meeting by request of the applicant.***

A request by Zak Thornborough of Traktor LLC., on behalf of Ocean Place Holdings LLC., for a Certificate of Appropriateness for the construction of a second story addition.

Location: The 0.14-acre site at 229 Plymouth Road is within the Belair Historic District and Commission District No. 5 – Commissioner Stephen Sylvester.

Case Manager: R. Anthony Mendez, Historic Preservation Planner  
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**7.2 HPB 25-89 (COA-000384-2025) 212 Dyer Road**

***\*This item will be continued to the May 27, 2026, meeting by request of the applicant.***

A request by Russell Rosicki of Design R Architects FL LLP., on behalf of Aletha Shepley, for review of a Historic Preservation Ad Valorem Tax Exemption Pre-Construction application and a Certificate of Appropriateness for exterior alterations and the construction of a second story addition.

Location: The 0.24-acre site at 212 Dyer Road is located within the El Cid Historic District and is within Commission District No. 5 – Commissioner Stephen Sylvester.

Case Manager: R. Anthony Mendez, Historic Preservation Planner  
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**7.3 HPB 25-79 (COA-000370-2025) 3180 Washington Road**

A request by Michael Perry and Cesar Pierola of MP Design and Architecture Inc., on behalf of 3180 Washington LLC., for a Certificate of Appropriateness for the demolition of a non-contributing single-family residence and the construction of a new two-story single-family residence.

Location: The 0.625-acre site at 3180 Washington Road is located within the Prospect/Southland Park Historic District and within Commission District No. 5 – Commissioner Stephen Sylvester.

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**7.4 HPB 25-105 (COA-000407-2025) 410 49<sup>th</sup> Street**

A request by David Lawrence of David Lawrence Architecture, on behalf of Caled Hamed for review of a Certificate of Appropriateness for Additions and Alterations, including the construction of a rear two-story addition and the construction of a detached single-bay garage.

Location: The 0.12-acre site at 410 49<sup>th</sup> Steet is located within the Northwood Harbor Historic District and is within Commission District No. 1 – Commissioner Cathleen Ward.

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**7.5 HPB 26-10 (COA-000435-2026) 511 Upland Road**

A request by Russell Rosicki of Design R Architects FL, LLP., on behalf of Alana Pardell, for a Certificate of Appropriateness for the demolition of a contributing accessory structure.

Location: The 0.17-acre site at 511 Upland Road is located within the Flamingo Park Historic District and is within Commission District No. 5 – Commissioner Stephen Sylvester.

Case Manager: Jordan Hodges, City Historic Preservation Planner  
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**8. New Business Items:**

**8.1 HPB 26-22 (COA-000451-2026) 215 Wenonah Place  
HPB 26-22 (COA-000461-2026) 215 Wenonah Place**

A request by Geoffrey Harris, of Geoffrey B Harris Architect, on behalf of Deborah Deely, for a Certificate of Appropriateness for Additions and Alterations for the construction of a +/- 531 SF single-story addition to an existing single-story residence and the pre-construction review of a Historic Preservation Ad Valorem Tax Exemption.

Location: The 0.16-acre site at 215 Wenonah Place is located within the Central Park Historic District and is within Commission District No. 5 – Commissioner Stephen Sylvester.

Case Manager: Jordan Hodges, City Historic Preservation Planner  
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**8.2 HPB 26-25 (COA-000457-2026) 228 Walton Boulevard**

A request by Noe Guerra and Mariam Alkowni of NXG Studio, on behalf of David and Sydney Cooke, for a Certificate of Appropriateness for the construction of a +/- 625 square foot single-story addition to the primary structure and for the on-site relocation of a detached accessory structure.

**Location:** The 0.12-acre site at 228 Walton Boulevard is located within the Central Park Historic District and is within Commission District No. 5 – Commissioner Stephen Sylvester.

Case Manager: Jordan Hodges, City Historic Preservation Planner  
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## 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.

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