

CITY OF WEST PALM BEACH HISTORIC PRESERVATION BOARD

AGENDA

Date: August 25, 2026
Time: 4:30 pm
Place: Commission Chambers
401 Clematis Street | West Palm Beach, FL 33401

Staff reports will be available on the Friday before the meeting is held.

1. Call to Order / Roll Call
2. Approval of Agenda and Minutes:
 - a. Agenda for August 25, 2026
 - b. Minutes for July 28, 2026
3. Report by the City Historic Preservation Planner
 - a. Resubmittal Deadlines for Items Continued at the August 25, 2026, meeting:
 1. For Consideration at the September 22, 2026, meeting: Submit revised materials to the project case manager via email no later than 12:00pm (noon) on Wednesday September 2, 2026.
 2. For Consideration at the October 27, 2026, meeting: Submit revised materials to the project case manager via email no later than 12:00pm (noon) on Monday September 21, 2026.
4. Remarks by the Chairperson / Declaration of Ex-Parte Communication
5. Swearing In of the Speakers
6. Consent Items:
 - 6.1 HPB 26-52 (COA-000492-2026) 110 Westminster Road
HPB 26-52 (COA-000523-2026) 110 Westminster Road

A request by David Gengler of Gengler Architects, Inc., on behalf of Kaci Kelsay for review of a Certificate of Appropriateness for the construction of a +/- 412 sf second story addition to an accessory structure and a Historic Preservation Ad Valorem Pre-Construction Application.

Location: This ≈0.16-acre site at 110 Westminster Road is located within the Prospect/Southland Park Historic District, within Commission District No. 5 – Commissioner Stephen Sylvester.

Case Manager: Stephanie Gregory, Planning & Zoning Administrator
Phone: 561.822.1455
E-mail: stgregory@wpb.org

6.2 HPB 26-62 (COA-000508-2026) 515 30th St.

A request by Kim Lopez of Surfside Contracting Inc., on behalf of Kathryn McMahon, for review of a Certificate of Appropriateness entailing the demolition of a non-contributing 160 sqft accessory structure and the new construction of a ~471 sqft accessory structure.

Location: This ≈0.16-acre site at 515 30th St. is located within the Old Northwood Historic District, within Commission District No. 1 – Commissioner Cathleen Ward.

Case Manager: R. Anthony Mendez, Interim City Historic Preservation Planner
Phone: 561.822.1428
E-mail: rmendez@wpb.org

7. Continued Items:

7.1 HPB 26-43 (COA-000470-2026) 511 Upland Rd. HPB 26-43 (COA-000493-2026) 511 Upland Rd.

A request by Dr. Russell Rosicki of Design R Architects FL, LLP., on behalf of Alana Pardell, for a Certificate of Appropriateness for Additions/Modifications for the construction of +/- 1,931 SF of ground floor and second-story additions, the utilization of Special Exception (F) for increased Floor Area Ratio, and the Preconstruction review of a Historic Preservation Ad Valorem Tax Exemption.

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

Case Manager: Ana Maria Aponte, Development Services Director
Phone: 561.822.1439
E-mail: aaponte@wpb.org

7.2 HPB 26-44 (COA-000486-2026) 203 Lakeland Dr.

A request by Russell Rosicki of Design R Architects FL, LLP, on behalf of Alina and Sergiu Rosea, for review of a Certificate of Appropriateness entailing the following:

1. New construction of a 2-story residence
2. Selective demolition of non-historic additions at the existing structure
3. Replacement of all windows
4. Utilization of Special Exception Bonuses under Sec. 94-85(e) and (f)

Location: This ≈0.29-acre site at 203 Lakeland Dr. is located within the Central Park Historic District, within Commission District No. 5 – Commissioner Stephen Sylvester.

Case Manager: R. Anthony Mendez, Interim City Historic Preservation Planner
Phone: 561.822.1428
E-mail: rmendez@wpb.org

8. New Business:

8.1 HPB 26-31(COA-000466-2026) 490 52nd St.

A request by David Lawrence of David Lawrence Architecture, on behalf of Johnathan Lisnoff of Flamingo Properties 4105 LLC., for a Certificate of Appropriateness for the construction of a new two-story single-family residence and detached garage accessory structure.

Location: This ≈0.17-acre site at 490 52nd St. is located within the Northwood Harbor Historic District, within Commission District No. 1 – Commissioner Cathleen Ward.

Case Manager: Stephanie Gregory, Planning & Zoning Administrator
Phone: 561.822.1455
E-mail: stgregory@wpb.org

8.2 HPB 26-55(COA-000496-2026) 700 Upland Rd.

A request by Dr. Russell Rosicki of Design R Architects FL, LLP on behalf of Green Toro Upland LLC., for a Certificate of Appropriateness entailing the following:

- Two proposed second-story additions
- A proposed first and second-story addition
- A proposed first and second-story addition to the accessory structure
- Special exception requests under Sec. 94-85(e) and (f)

Location: This ≈0.22-acre site at 700 Upland Road is located within the Flamingo Park Historic District, within Commission District No. 5 – Commissioner Stephen Sylvester.

Case Manager: R. Anthony Mendez, Interim City Historic Preservation Planner
Phone: 561.822.1428
E-mail: rmendez@wpb.org

8.3 HPB 26-57(COA-000501-2026) 610-616 Douglass Ave.

A request by Leslie Olson of District Planning Group on behalf of the West Palm Beach CRA for a Certificate of Appropriateness review entailing the following:

- Demolition of 616 Douglass Ave,
- Reconstruction of 610-616 Douglass Ave.

Location: This ≈0.14-acre site at 610-616 Douglass Ave. is located within the Flamingo Park Historic District, within Commission District No. 3 – Commissioner Christy Fox.

Case Manager: R. Anthony Mendez, Interim City Historic Preservation Planner
Phone: 561.822.1428
E-mail: rmendez@wpb.org

8.4 HPB 26-59 (COA-000506-2026) 912 14th St.

A request by Architectural Solutions LLC for review of a Certificate of Appropriateness for the construction of a +/- 1,782 sqft single-family residence on an empty lot in the Northwest Historic District with a special exception request under Sec. 94-85(g) for alternative minimum floor area for very small or constrained lots.

Location: This ≈0.08-acre site at 912 14th St. is located within the Northwest Historic District, within Commission District No. 1 – Commissioner Cathleen Ward.

Case Manager: R. Anthony Mendez, Interim City Historic Preservation Planner
Phone: 561.822.1428
E-mail: rmendez@wpb.org

8.5 HPB 26-61 (COA-000505-2026) 401 Division Ave.

A request by Holly Benitez of Habitat for Humanity of Greater PBC Inc., for review of a Certificate of Appropriateness for the construction of a +/- 1,552 sqft single-family residence.

Location: This ≈0.17-acre site at 401 Division Ave. is located within the Northwest Historic District, within Commission District No. 1 – Commissioner Cathleen Ward.

Case Manager: R. Anthony Mendez, Interim City Historic Preservation Planner
Phone: 561.822.1428
E-mail: rmendez@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.

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