

## AGENDA

**Date:** February 24, 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 February 24, 2026
- b. Minutes for January 27, 2026

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

- a. General Communications:
  - i. Organizational Meeting: The annual organizational meeting of the HPB shall be held on the fourth Tuesday in March of each year immediately after the regular meeting.
  - ii. Resubmittal Deadlines for Continued Items:
    - 1. March 24, 2026, HPB Meeting: Submit by 12:00pm on March 4, 2026.
    - 2. April 28, 2026, HPB Meeting: Submit by 5:00pm on March 10, 2026.
  - iii. Downtown Master Plan Update Presentation

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

**5. Swearing In of the Speakers**

**6. Consent Items:**

**6.1 HPB 26-08 (COA-000427-2026) 823 Claremore Drive**

A request by Polly Daugherty of Paradelo Burgess Design Studio, on behalf of Audrey Cyrus, for a Certificate of Appropriateness for Exterior Alterations, specifically the replacement of existing siding with smooth stucco on a non-contributing single-family residence.

**Location:** The 0.14-acre site at 823 Claremore Drive is located within the Flamingo Park Historic District and is within Commission District No. 5 – Commissioner Christina Lambert.

**Case Manager:** Jordan Hodges, City Historic Preservation Planner  
**Phone:** 561.822.1457  
**E-mail:** [jhodges@wpb.org](mailto:jhodges@wpb.org)

**7. Continued Items:**

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

***\*This item will be continued to the March 24, 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 Christina Lambert.

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

***\*This item will be continued to the March 24, 2026, meeting by request of the applicant.***

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 Christina Lambert.

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**7.3 HPB 25-94 (COA-000393-2025) 501 Claremore Drive  
HPB 25-94-V (VAR-24120028) 501 Claremore Drive  
HPB 25-94-V2 (VAR-24120028) 501 Claremore Drive**

A request by Patrick Mayfield of Dailey Janssen Architects PA, on behalf of Roger Janssen of Clematis 400 Properties LLC, for a Certificate of Appropriateness for the demolition of a non-contributing structure and the construction of a new mixed-use development containing residential and office uses and requiring variances from loading space requirements and terminal landscape island dimensions.

Location: The 0.53-acre site at 501 Claremore Drive is located within the Flamingo Park Historic District and is within Commission District No. 5 – Commissioner Christina Lambert.

Case Manager: Gaisha (Anne Clerisse) Volcy, Planner  
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**7.4 HPB 25-89 (COA-000384-2025) 212 Dyer Road**

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 Christina Lambert.

Case Manager: R. Anthony Mendez, Historic Preservation Planner  
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**7.5 HPB 25-101 (COA-000403-2025) 246 Greenwood Drive**

A request by Carlos Rodriguez of Stofft Architectural Group, on behalf of 246 Greenwood LLC., for a Certificate of Appropriateness for the demolition of a non-contributing primary structure and a non-contributing accessory structure, and the construction of a new two-story single-family residence and the conversion of an existing non-contributing accessory structure into a detached garage.

Location: The 0.27-acre site at 246 Greenwood Drive is located within the Prospect/Southland Park Historic District and is within Commission District No. 5 – Commissioner Christina Lambert.

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**7.6 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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**7.7 HPB 25-107 (COA-000410-2025) 3608 Washington Road  
HPB 25-107-V (HPB-000409-2025) 3608 Washington Road  
HPB 25-107-V2 (HPB-000409-2025) 3608 Washington Road**

***\*This item will be continued to the March 24, 2026, meeting by request of the applicant.***

A request by Brian Laura of REG Architects and Valentina Broglia of Urban Design Studio, on behalf of Michael Marr, for a Certificate of Appropriateness for the construction of a new single-family residence and detached accessory structure requiring variances from the cumulative side (north) setback requirements and wall height setback requirements.

Location: The 0.14-acre site at 3608 Washington Road is located within the Prospect/Southland Park Historic District and is within Commission District No. 5 – Commissioner Christina Lambert.

Case Manager: R. Anthony Mendez, Historic Preservation Planner  
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## 8. New Business Items:

### 8.1 HPB 26-02 (COA-000428-2026) 305 Dyer Road

A request by Carol Barreto and Rafael Rodriguez of Studio SR Architecture + Design, on behalf of Elena Torres of Dollface Developer, LLC., for a Certificate of Appropriateness for the demolition of an existing non-contributing single-family residence and the construction of a new +/- 3,995 SF two-story single-family residence.

Location: The 0.2-acre site at 305 Dyer Road is located within the El Cid Historic District and is within Commission District No. 5 – Commissioner Christina Lambert.

Case Manager: R. Anthony Mendez, Historic Preservation Planner  
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### 8.2 HPB 26-06 (COA-000411-2025) 309 Central Drive HPB 26-06-V (VAR-26010042) 309 Central Drive

A request by Gisselle Meixner of Bader's Group, LLC. and Eric Dempsey of Eric Dempsey Architect, LLC., on behalf of La Palma Capital, LLC., for a Certificate of Appropriateness for Additions and Alterations for the rehabilitation of a two-story single-family residence, including the demolition and reconstruction of an attached garage and the construction of a second story addition, and a Variance from Cumulative Side Setback requirements.

Location: The 0.06-acre site at 309 Central Drive is located within the Central Park Historic District and is within Commission District No. 5 – Commissioner Christina Lambert.

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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