

AGENDA

Date: January 27, 2026
Time: 4:30 pm
Place: Commission Chambers
401 Clematis Street | West Palm Beach, FL 33401

1. Call to Order / Roll Call

2. Approval of Agenda and Minutes:

- a. Agenda for January 27, 2026
- b. Minutes for December 9, 2025

3. Report by the City Historic Preservation Planner

- a. General Communications:
 - i. Introduction of Katie Jacob, HPB Alternate Member
 - ii. State Review of Certified Local Government Annual Report

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

5. Swearing In of the Speakers

6. Consent Items:

6.1 HPB 25-99 (COA-000401-2025) 313 Vallette Way

A request by Frampton Swann, on behalf of 313 Vallette Way Owner LLC., for review of a Historic Preservation Ad Valorem Tax Exemption Completed Work Application.

Location: The .11-acre site at 313 Vallette Way is located within the Mango Promenade Historic District and Commission District 5 – Commissioner Christina Lambert.

Case Manager: Jordan Hodges, City Historic Preservation Planner

Phone: 561.822.1457

E-mail: jhodges@wpb.org

6.2 HPB 25-103 (COA-000405-2025) 509 N Street

A request by James Laquidara, on behalf of 509 WPB LLC., for review of a Historic Preservation Ad Valorem Tax Exemption Pre-Construction Application for a previously approved addition.

Location: The .11-acre site at 509 N Street is located within the Grandview Heights Historic District and Commission District 5 - Commissioner Christina Lambert.

Case Manager: Jordan Hodges, City Historic Preservation Planner

Phone: 561.822.1457

E-mail: jhodes@wpb.org

6.3 HPB 25-106 (COA-000408-2025) 520 30th Street

A request by Genesis Bruno of RS Mannino Architecture, on behalf of Simon Bindloss, for review of a Certificate of Appropriateness for the construction of a single-story addition to an existing detached rear garage.

Location: The 0.15-acre site at 520 30th Street is located within the Old Northwood Historic District and is within Commission District No. 1 – Commissioner Cathleen Ward.

Case Manager: Gaisha (Anne Clerisse) Volcy, Planner
Phone: 561.822.1552
E-mail: avolcy@wpb.org

7. Continued Items:

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

****This item will be continued to the February 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
Phone: 561.822.1428
E-mail: rmendez@wpb.org

7.2 HPB 25-79 (COA-000370-2025) 3180 Washington Road

****This item will be continued to the February 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.

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

**7.3 HPB 25-81 (COA-000-372-2025) 333 Greenwood Drive
HPB 25-81-V (HPB-000374-2025) 333 Greenwood Drive**

****The variance portion of this application has been withdrawn by the applicant.***

A request by Daniel Tanner, of Project and Property LLC., on behalf of Ann Breeden, for a Certificate of Appropriateness and a side (east) yard setback Variance for the construction of one and two-story additions to the north and east of the existing residence.

Location: The 0.15-acre site at 333 Greenwood Drive is located within the Prospect/Southland Park Historic District and Commission District No. 5 – Commissioner Christina Lambert.

Case Manager: Jordan Hodges, City Historic Preservation Planner
Phone: 561.822.1457
E-mail: jhodges@wpb.org

7.4 HPB 25-85 (COA-000377-2025) 349 Plymouth Road

A request by Robert Tanner of Cavendish Builders Inc., on behalf of Abigail M. Maglaris, for a Certificate of Appropriateness for partial demolition, exterior alterations, and the construction of a two-story addition.

Location: The 0.137-acre site at 349 Plymouth Rd. is located within the Belair Historic District and Commission District No. 5 – Commissioner Christina Lambert.

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

**7.5 HPB 25-86-V (VAR-25100038) 110 Westminster Road
HPB 25-86-V2 (VAR-25100038) 110 Westminster Road**

****This application has been withdrawn by the applicant.***

A request by David Gengler of Gengler Architects, Inc., on behalf of Kaci Kelsay, for the construction of a detached pergola requiring two (2) variances: a side (south) yard accessory structure setback variance, and a side (south) yard structural intrusion (roof overhang) variance.

Location: The 0.16-acre site at 110 Westminster Road is located within the Prospect/Southland 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

**7.6 HPB 25-87 (COA-000381-2025) 365 Plymouth Road
HPB 25-87-V (HPB-000383-2025) 365 Plymouth Road**

A request by Russell Rosicki of Design R Architects FL LLP, on behalf of Marissa Lanteri, for the review of a Certificate of Appropriateness for exterior alterations and the construction of ground-floor and second-floor additions, and a Variance from the cumulative side (east) yard setback requirements.

Location: The 0.14-acre site at 365 Plymouth Road is located within the Belair 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: jhodes@wpb.org

8. New Business Items:

8.1 HPB 25-88 (COA-000385-2025) 516 28th Street

A request by Russell Rosicki of Design R Architects FL LLP, on behalf of Chad Delk and Sophie Moore, for review of a Historic Preservation Ad Valorem Tax Exemption Pre-Construction application and Certificate of Appropriateness for the construction of new ground floor and second story additions.

Location: The 0.33-acre site at 516 28th Street is located within the Old Northwood Historic District and is within Commission District No. 1 – Commissioner Cathleen Ward.

Case Manager: Jordan Hodges, City Historic Preservation Planner

Phone: 561.822.1457

E-mail: jhodes@wpb.org

8.2 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

Phone: 561.822.1552

E-mail: avolcy@wpb.org

8.3 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

Phone: 561.822.1428

E-mail: rmendez@wpb.org

8.4 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.

Case Manager: Jordan Hodges, City Historic Preservation Planner
Phone: 561.822.1457
E-mail: jhodges@wpb.org

8.5 HPB 25-104 (COA-000406-2025) 412 30th Street

A request by Joseph Cagney of Stepbrothers Contracting Group LLC., on behalf of Ekta Solanki and Vishesh Pathak, for review of a Certificate of Appropriateness for the construction of a new two-story single-family residence.

Location: The 0.15-acre site at 412 30th Street is located within the Old Northwood Historic District and is within Commission District No. 1 – Commissioner Cathleen Ward.

Case Manager: Jordan Hodges, City Historic Preservation Planner
Phone: 561.822.1457
E-mail: jhodges@wpb.org

8.6 HPB 25-105 (COA-000407-2025) 410 49th Street

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

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

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

8.7 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

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
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.

PUBLISH: The Palm Beach Post | January 17, 2026