

CITY OF WEST PALM BEACH HISTORIC PRESERVATION BOARD

AGENDA

Date: June 23, 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 June 23, 2026
- b. Minutes for May 27, 2026

3. Report by the City Historic Preservation Planner

- a. Historic Preservation Program Updates
 - 1. Vacancy
 - 2. New Review Schedule
- b. 2026 Historic Preservation Awards Announcement
- c. Resubmittal Deadlines for Items Continued at the May 27, 2026, meeting:
 - 1. For Consideration at the July 28, 2026, meeting: Submit revised materials to the project case manager no later than 12:00pm (noon) on Monday, July 6, 2026.
 - 2. For Consideration at the August 25, 2026, meeting: Submit revised materials to the project case manager no later than 12:00pm (noon) on Monday, August 3, 2026.

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

5. Swearing In of the Speakers

6. Consent Items:

6.1 HPB 26-42 (COA-000484-2026) 808 Park Pl.

A request by Russell Rosicki of Design R Architects FL, LLP, on behalf of Turner Barringer, for review of a Certificate of Appropriateness entailing the construction of a second-story 63 sqft addition and request of a special exception under Sec. 94-85(c) for minimum side setback.

Location: This ≈0.15-acre site at 808 Park Pl. 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

6.2 HPB 26-40 (COA-000479-2026) 1310 N. Sapodilla Ave.

A request by Kamal Ahmed on behalf of Moon 714 LLC., for review of a Certificate of Appropriateness for exterior alterations, including siding replacement, window and door replacement, and the modification of existing window openings.

Location: The 0.15-acre site at 1310 N Sapodilla Avenue is located within the Northwest Historic District and Commission District No. 1 – Commissioner Cathleen Ward.

Case Manager: Angella Jones-Vann, Development Services Assistant Director
Phone: 561.822.1441
E-mail: ajonesva@wpb.org

7. Continued Items:

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

A request by Zak Thornborough of Traktor LLC., on behalf of Ocean Place Holdings LLC., for a Certificate of Appropriateness for the following:

1. An approximately 545 square foot addition at the second story
2. Special exceptions (Sec. 94-85) for (b) wall height and (c) side setback

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, Interim City Historic Preservation Planner
Phone: 561.822.1428
E-mail: rmendez@wpb.org

7.2 HPB 26-35 (COA-000465-2026) 740 Flamingo Drive

A request by Denise Cravy of LCA Architecture, Inc., on behalf of Fantastic Flamingo LLC, for a Certificate of Appropriateness for the Additions/Modifications for the construction of a +/- 974 square foot addition to the rear of the existing single-family residence.

Location: The 0.15-acre site at 740 Flamingo Drive is located within the Flamingo Park Historic

District and is 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 Items:

8.1 HPB 26-39 (COA-000474-2026) 600 14th St.

A request by Jennifer Gardner of Habitat for Humanity of Greater PBC Inc., for a Certificate of Appropriateness for the construction of a new +/- 1,641 SF single-family residence.

Location: The 0.15-acre site at 600 14th Street is located within the Northwest Historic District and 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 26-46 (COA-000488-2026) 500 Flamingo Drive, 502 Flamingo Drive & 500 Biscayne Dr.

A request by Camille Swanson of Insite Studio on behalf of Jeff Greene of The Greene School Health Academy for review of a Certificate of Appropriateness for the Demolition of two non-contributing structures previously approved for demolition (HPB 18-27) and the Construction of four tennis courts, two shade pavilions, masonry site walls, fencing, gates, outdoor lighting, and hardscape improvements.

Location: The 1.55-acre site at 500 Flamingo Drive, 502 Flamingo Drive, and 500 Biscayne Drive is located within the Flamingo Park Historic District and Commission District No. 5 – Commissioner Stephen Sylvester.

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

8.3 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

8.4 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

8.5 HPB 26-45 (COA-000487-2026) 281 Granada Rd.

A request by Solenne Simon of Smith Kellogg Architecture, on behalf of Barry and Lynne Day as individuals and Trustees of the Barry Day Revocable Trust, for review of a Certificate of Appropriateness entailing the following:

1. Demolition of existing non-contributing, two-story primary structure and one-story accessory structure
2. New construction of a 4,050 sqft two-story primary residence and 450 sqft accessory structure

Location: This ≈0.22-acre site at 281 Granada Rd is located within the El Cid 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

8.6 HPB 26-41 (COA-000482-2026) 421 51st St.

This case has been continued to the July 28th meeting.

A request by Rick Calpitano of Oasis Builders, LLC., on behalf of the Laura M. and Anthony D. Marolla Joint Revocable Trust, for review of a Certificate of Appropriateness entailing an exterior finish material change from lap siding to stucco with a lap siding profile.

Location: This ≈0.24-acre site at 421 51st St. is located within the Northwood Harbor 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

8.7 HPB 26-47 (COA-000489-2026) 530 Clematis St.

An application by William Strominger, on behalf of Jeff Greene of 11022 Santa Monica Boulevard Limited Partnership, for a Certificate of Appropriateness requesting the partial demolition (rear 106 linear feet) of the Sewell Hardware Company commercial building and the construction of a new flat roof system, rear masonry wall, and dumpster enclosure.

Location: The 0.22-acre site at 530 Clematis Street is located within the Clematis Street Historic District and Commission District No. 3 – Commissioner Christy Fox.

Case Manager: Ana Maria Aponte, Development Services Director

Phone: 561.822.1439

E-mail: aaponte@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.

PUBLISHED: The Palm Beach Post | June 13, 2026