

## AGENDA

**Date:** March 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 March 24, 2026
- b. Minutes for February 24, 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. April 28, 2026 HPB Meeting: Submit by 12:00pm on Friday, April 3, 2026.
    - 2. May 27, 2026 HPB Meeting: Submit by 5:00pm on Tuesday, April 14, 2026.

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

**5. Swearing In of the Speakers**

**6. Consent Items:**

**6.1 HPB 26-11 (COA-000438-2026) 309 Valencia Road**

A request by Kenneth Weitz on behalf of Danielle Leiner, for a Certificate of Appropriateness for the construction of a +/- 254 square foot second-floor addition over the existing garage of the non-contributing single-family residence.

**Location:** The 0.14-acre site at 309 Valencia 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](mailto:rmendez@wpb.org)

**6.2 HPB 26-15 (COA-000431-2026) 322 Dyer Road**

A request by Rafael Rodriguez and Carol Barreto of Studio SR Architecture and Design, on behalf of Frank and Gayle Moore, for a Certificate of Appropriateness to permit the construction of ground floor, second story, and two-story additions and exterior alterations to the existing two-story single-family residence.

Location: The 0.27-acre site at 322 Dyer Road is located within the El Cid Historic District and is within Commission District No. 5 – Commissioner Christina Lambert.

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 April 28, 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 April 28, 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 25-89 (COA-000384-2025) 212 Dyer Road**

*\*This item will be continued to the April 28, 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 Christina Lambert.

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

*\*This item will be continued to the April 28, 2026, meeting by request of the applicant.*

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 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**

*\*HPB 25-107-V2 (Wall Height Variance) has been withdrawn by 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 26-07 (COA-000425-2026) 185 Almeria Road**

A request by John Roach and Jack Rice of Gunster and Daniel Kahan of Smith and Moore Architects LLC, on behalf of Jerome and Cynthia Canty, for a Certificate of Appropriateness for Additions and Alterations, including the construction of a two-story addition to the west of, and a second-floor addition above, an existing one-story single-family house, and the Pre-Construction review of a Historic Preservation Ad Valorem Tax Exemption.

Location: The 0.28-acre site at 185 Almeria Road is located within the El Cid Historic District and is within Commission District No. 5 – Commissioner Christina Lambert.

Case Manager: Jordan Hodges, City Historic Preservation Planner  
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**8.2 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 Christina Lambert.

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**8.3 HPB 26-11-V (HPB-000436-2026) 231 Lytton Court  
HPB 26-11-V2 (HPB-000436-2026) 231 Lytton Court**

A request by Russell Rosicki of Design R Architects FL, LLP., on behalf of RC Investment Properties, LLC., for two (2) variances to retroactively permit an existing masonry site wall and gates within the front yard that exceed the maximum permitted height, and to allow hardscape improvements within the front yard that reduce the landscape area below the required minimum.

Location: The 0.15-acre site at 231 Lytton Court 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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