

## **CITY OF WEST PALM BEACH HISTORIC PRESERVATION BOARD**

### **AGENDA**

**Date:** May 27, 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 May 27, 2026
- b. Minutes for April 28, 2026

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

- a. 2026 Historic Preservation Awards Presentation
- b. Resubmittal Deadlines for Items Continued at the May 27, 2026, meeting:
  - 1. For Consideration at the June 26, 2026, meeting: Submit revised materials to the project case manager no later than 12:00pm (noon) on Wednesday, June 3, 2026.
  - 2. For Consideration at the July 28, 2026, meeting: Submit revised materials to the project case manager no later than 5:00pm on Monday, July 6, 2026.

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

**5. Swearing In of the Speakers**

**6. Consent Items:**

**6.1 HPB 26-19 (COA-000449-2026) 323 Dyer Road  
HPB 26-19 (COA-000455-2026) 323 Dyer Road**

A request by Susan Castro-Schell of Smith Kellogg Architecture, on behalf of Justin Peter Miller and Shelby Victoria Tom, for a Certificate of Appropriateness and a Historic Preservation Ad Valorem Tax Exemption (Pre-Construction) for the demolition of a 121 SF non-historic rear addition and the construction of a 2-story 1,076 SF rear addition.

**Location:** The 0.16-acre site at 323 Dyer Road is located within the El Cid Historic District and within Commission District No. 5 – Commissioner Stephen Sylvester.

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

**6.2 HPB 26-29 (COA-000458-2026) 317 Greymon Drive**

A request by David Gengler of Gengler Architects, Inc., on behalf of Falcon Endeavors, Inc., for the review of a Completed Work Application for a Historic Preservation Ad Valorem Tax Exemption and a recommendation to the City Commission.

Location: The 0.15-acre site at 317 Greymon Drive is located within the Prospect/Southland Park Historic District and within Commission District No. 5 – Commissioner Stephen Sylvester.

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

**6.3 HPB 26-34 (COA-000463-2026) 839 Claremore Drive  
HPB 26-34 (COA-000478-2026) 839 Claremore Drive**

A request by Paul Clippinger for a Certificate of Appropriateness and a Historic Preservation Ad Valorem Tax Exemption (Pre-Construction) for the construction of a +/- 435 square foot addition to the rear of the single-family residence.

Location: The 0.14-acre site at 839 Claremore Drive is located within the Flamingo Park Historic District and within Commission District No. 5 – Commissioner Stephen Sylvester.

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

**6.4 HPB 26-36 (COA-000467-2026) 529 Biscayne Drive  
HPB 26-36 (COA-000468-2026) 529 Biscayne Drive**

A request by Elizabeth Carpio of Smith Kellogg Architecture, on behalf of Brant and Lindsey Hively, for a Certificate of Appropriateness and a Historic Preservation Ad Valorem Tax Exemption (Pre-Construction) for the construction of a one-story residential addition to the east of the existing single-family residence, and the utilization of a Special Exception (D) for additional lot coverage.

Location: The 0.29-acre site at 529 Biscayne Drive is located within the Flamingo Park Historic District and within Commission District No. 5 – Commissioner Stephen Sylvester.

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

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

## **7.2 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 Stephen Sylvester.

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

## **8. New Business Items:**

### **8.1 CRC 26-03 Downtown Master Plan Update**

A city-initiated request for a text amendment to Chapter 94 – Zoning and Land Development Regulations, Article IV. – Downtown Master Plan Urban Design Regulations, to provide for an updated vision for the area and to address the new conditions and changes since the last Master Plan update adopted in 2007.

Location: The subject text amendment applies to the Downtown Master Plan boundary within Commission District No. 3 – Commissioner Christy Fox.

Case Manager: Claudia D. Ibaven, City Urban Designer  
Phone: 561.822.1402 | 800.955.8771  
E-mail: cibaven@wpb.org

### **8.2 HPB 26-30 (COA-000464-2026) 612 Park Place**

A request by Denise Cravy of LCA Architecture Inc., on behalf of Robert Ambrose Jr., for a Certificate of Appropriateness for Additions/Alterations related to the rehabilitation of a rear detached garage accessory structure, including partial demolition and reconstruction, and a Special Exception (C) for the continuation of a reduced side setback.

Location: The 0.14-acre site at 612 Park Place is located within the Flamingo Park Historic District and is within Commission District No. 5 – Commissioner Stephen Sylvester.

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

### **8.3 HPB 26-32 (HPB-000470-2026) 231 Lytton Court**

A request by Russell Rosicki and Walter Hyde III, of Design R Architects FL, LLP., on behalf of Carl McCaskill of RC Investment Properties, LLC., for a variance to reconstruct a previously altered historic masonry site wall within the front yard that exceeds maximum permitted height for a site wall within the front yard setback.

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 Stephen Sylvester

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

### **8.4 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, Historic Preservation Planner  
Phone: 561.822.1428  
E-mail: rmendez@wpb.org

### **8.5 HPB 26-37 (COA-000475-2026) 525 31<sup>st</sup> Street**

A request by Alan Ciklin of Jones Foster P.A., representing Brian Taylor (contract purchaser), with the consent of Daniel Becker of Daniel Becker Design & Build, LLC. (property owner), for a Certificate of Appropriateness for the Demolition of an existing two-story single-family residence, and a Waiver from the requirement to submit a simultaneous application for new construction due to substantial hardship.

Location: The 0.14-acre site at 525 31<sup>st</sup> 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

## **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 | May 16, 2026