

**HISTORIC PRESERVATION BOARD MEETING  
AGENDA  
CITY OF WEST PALM BEACH  
Tuesday, August 23, 2022**

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*NOTICE REGARDING PUBLIC COMMENTS*

For those wishing to make public comment, you may do so in-person during the meeting, or submit your comments to the Planning Division **no later than 2:00pm on August 23rd, 2022**, via the following:

- Leaving a voicemail (not to exceed 3 minutes) at 561.320.3872;
- Sending an email or video recording (not to exceed 3 minutes) to [HPBPublicComment@wpb.org](mailto:HPBPublicComment@wpb.org); or
- Completing a form on the City's website at [www.wpb.org/publiccomments](http://www.wpb.org/publiccomments).

Please be sure to indicate the Case No. for the item you are submitting comments for.

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**TIME:** 5:00 p.m.

**PLACE:** Commission Chambers  
City Center, 401 Clematis Street

**1. Call to Order/Roll Call**

**2. Approval of**

- a. Agenda for August 23, 2022
- b. Minutes for July 26, 2022

**3. Report of the Historic Preservation Planner**

- a. Staff approvals (level 1, 2, zoning)
- b. General communications

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

**5. Public Comment/Swearing in of Speakers**

**6. Consent Cases**

**6.1 Case No. 22-75                      3016 S. Olive Avenue**

Requested Action:	Pre-construction New accessory, additions, alterations
Location:	3016 S. Olive Avenue
Property Owner:	Jordan Stein, Nicole Stein
Applicant:	David M Rosenthal Architect, Inc
Commission District:	District 5, Commissioner Christina Lambert
Historic District:	Prospect/Southland Park
Case Manager:	Anne Hamilton, Historic Preservation Planner Ph: 561-822-1428; Email: <a href="mailto:amhamilton@wpb.org">amhamilton@wpb.org</a>

- 6.2 Case No. 22-76 326 Kenilworth Boulevard**  
 Requested Action: New Construction  
 Location: 326 Kenilworth Boulevard  
 Property Owner: Thomas Curtis  
 Applicant: Thomas Curtis  
 Commission District: District 5, Commissioner Christina Lambert  
 Historic District: Central Park  
 Case Manager: Friederike Mittner, City Historic Preservation Planner  
 Ph: 561-822-1457; Email: [fmittner@wpb.org](mailto:fmittner@wpb.org)
- 6.3 Case No. 22-77 529 34<sup>th</sup> Street**  
 Requested Action: Addition  
 Location: 529 34<sup>th</sup> Street  
 Property Owner: 529 34<sup>th</sup> Street LLC  
 Applicant: Polly Daugherty  
 Commission District: District 1, Commissioner Cathleen Ward  
 Historic District: Old Northwood  
 Case Manager: Friederike Mittner, City Historic Preservation Planner  
 Ph: 561-822-1457; Email: [fmittner@wpb.org](mailto:fmittner@wpb.org)

## 7. Continued Cases

- 7.1 Case No. 22-17 2501 S. Flagler Drive**  
 Requested Action: New Construction  
 Location: 2501 S. Flagler Drive  
 Property Owner: 2501 S. Flagler Drive LLC  
 Applicant: Daniel A. Menard  
 Commission District: District 5, Commissioner Christina Lambert  
 Historic District: El Cid  
 Case Manager: Friederike Mittner, City Historic Preservation Planner  
 Ph: 561-822-1457; Email: [fmittner@wpb.org](mailto:fmittner@wpb.org)
- 7.2 Case No. 22-62 320 Sunset Road**  
 Requested Action: Demolition/New Construction  
 Location: 320 Sunset Road  
 Property Owner: 731 Price Lawyers LLC  
 Applicant: Sam Blake/Brian Brady  
 Commission District: District 5, Commissioner Christina Lambert  
 Historic District: El Cid  
 Case Manager: Anne Hamilton, Historic Preservation Planner  
 Ph: 561-822-1428; Email: [amhamilton@wpb.org](mailto:amhamilton@wpb.org)
- 7.3 Case No. 22-68 230 Argyle Road**  
 Requested Action: Additions  
 Location: 230 Argyle Road  
 Property Owner: Summit Argyle LLC  
 Applicant: Scott Baruch/J. Scott Baruch & Associates  
 Commission District: District 5, Commissioner Christina Lambert  
 Historic District: Prospect/Southland Park

Case Manager: Friederike Mittner, City Historic Preservation Planner  
Ph: 561-822-1457; Email: [fmittner@wpb.org](mailto:fmittner@wpb.org)

**7.4 Case No. 22-74 326 Edgewood Drive**

Requested Action: Class B - accessory apartment lot width waiver  
Location: 326 Edgewood Drive  
Property Owner: Ysmael Nuno and Molly Greene  
Applicant: Ysmael Nuno and Molly Greene  
Commission District: District 5, Commissioner Christina Lambert  
Historic District: Prospect/Southland Park  
Case Manager: Anne Hamilton, Historic Preservation Planner  
Ph: 561-822-1428; Email: [amhamilton@wpb.org](mailto:amhamilton@wpb.org)

**7.5 Case No. 22-56 309 Edgewood Drive**

Requested Action: Alterations - Porch Enclosure  
Location: 309 Edgewood Drive  
Property Owner: Lane Fraum  
Applicant: Carlos Gonzalez  
Commission District: District 5, Commissioner Christina Lambert  
Historic District: Prospect/Southland Park  
Case Manager: Anne Hamilton, Historic Preservation Planner  
Ph: 561-822-1428; Email: [amhamilton@wpb.org](mailto:amhamilton@wpb.org)

**8. New Business**

**8.1 Case No. 22-78 1409 Georgia Avenue**

Requested Action: Variance - side setback  
Location: 1409 Georgia Avenue  
Property Owner: Jonathan Burgess and Lindsay Scherr  
Applicant: Polly Daugherty  
Commission District: District 5, Commissioner Christina Lambert  
Historic District: Grandview Heights  
Case Manager: Friederike Mittner, City Historic Preservation Planner  
Ph: 561-822-1457; Email: [fmittner@wpb.org](mailto:fmittner@wpb.org)

**8.2 Case No. 22-79 1409 Georgia Avenue**

Requested Action: Ad valorem Preconstruction - Alterations/Additions  
Location: 1409 Georgia Avenue  
Property Owner: Jonathan Burgess and Lindsay Scherr  
Applicant: Polly Daugherty  
Commission District: District 5, Commissioner Christina Lambert  
Historic District: Grandview Heights  
Case Manager: Friederike Mittner, City Historic Preservation Planner  
Ph: 561-822-1457; Email: [fmittner@wpb.org](mailto:fmittner@wpb.org)

- 8.3 Case No. 22-80 721 Kanuga Drive**
- Requested Action: Additions/Alterations  
Location: 721 Kanuga Drive  
Property Owner: Kanuga Drive Development LLC  
Applicant: Sam Fisch  
Commission District: District 5, Commissioner Christina Lambert  
Historic District: Flamingo Park  
Case Manager: Anne Hamilton, Historic Preservation Planner  
Ph: 561-822-1428; Email: [amhamilton@wpb.org](mailto:amhamilton@wpb.org)
- 8.4 Case No. 22-81 622 Westwood Road**
- Requested Action: New Construction  
Location: 622 Westwood Road  
Property Owner: Malfredo LLC  
Applicant: The Benedict Bullock Group, PA  
Commission District: District 5, Commissioner Christina Lambert  
Historic District: Sunshine Park  
Case Manager: Anne Hamilton, Historic Preservation Planner  
Ph: 561-822-1428; Email: [amhamilton@wpb.org](mailto:amhamilton@wpb.org)
- 8.5 Case No. 22-82 415 58<sup>th</sup> Street**
- Requested Action: Alterations  
Location: 415 58<sup>th</sup> Street  
Property Owner: Jam Wellington Properties LLC  
Applicant: Aaron Menitoff  
Commission District: District 1, Commissioner Cathleen Ward  
Historic District: Old Northwood  
Case Manager: Anne Hamilton, Historic Preservation Planner  
Ph: 561-822-1428; Email: [amhamilton@wpb.org](mailto:amhamilton@wpb.org)
- 8.6 Case No. 22-83 5510 Spruce Avenue**
- Requested Action: Alterations  
Location: 5510 Spruce Avenue  
Property Owner: Aaron Menitoff, Julie Larson  
Applicant: Aaron Menitoff  
Commission District: District 1, Commissioner Cathleen Ward  
Historic District: Old Northwood  
Case Manager: Anne Hamilton, Historic Preservation Planner  
Ph: 561-822-1428; Email: [amhamilton@wpb.org](mailto:amhamilton@wpb.org)

## 9. Adjournment of Meeting

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 are made, which record includes the testimony and evidence upon which that 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 working days prior to any proceeding, contact the City Clerk's office, 401 Clematis Street, West Palm Beach, Florida 33401, (561) 822-1200.

Exact legal descriptions of the property involved may be obtained from the City of West Palm Beach Planning Department.

PUBLISH: The Palm Beach Post, **Sunday, August 7, 2022**