

## AGENDA

**Date:** February 28, 2023  
**Time:** 5:00pm  
**Place:** Commission Chambers  
401 Clematis Street | West Palm Beach, FL 33401

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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 THE DAY OF THE MEETING**, 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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**1. Call to Order / Roll Call**

**2. Approval of...**

- a. Agenda for February 28, 2023
- b. Minutes for January 24, 2023

**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. 23-02                      434 26<sup>th</sup> Street**

Requested Action:	Ad Valorem Preconstruction – New Accessory Structure
Location:	434 26 <sup>th</sup> Street
Property Owner:	Elizabeth White
Applicant:	Elizabeth White
Commission District:	District 1, Commissioner Cathleen Ward
Historic District:	Old Northwood
Case Manager:	Friederike Mittner, City Historic Preservation Planner Ph: 561-822-1457; Email: <a href="mailto:fmittner@wpb.org">fmittner@wpb.org</a>

**6.2 Case No. 23-03 442 31<sup>st</sup> Street**  
Requested Action: Ad Valorem Preconstruction - Addition  
Location: 442 31<sup>st</sup> Street  
Property Owner: Robert Miller  
Applicant: Yianni Varnava  
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)

**6.3 Case No. 23-04 420 48<sup>th</sup> Street**  
Requested Action: Ad Valorem Preconstruction - Addition  
Location: 420 48<sup>th</sup> Street  
Property Owner: CPSPACE LLC  
Applicant: Carl Eubanks  
Commission District: District 1, Commissioner Cathleen Ward  
Historic District: Northwood Harbor  
Case Manager: Anne Hamilton, Historic Preservation Planner  
Ph: 561-822-1428; Email: [amhamilton@wpb.org](mailto:amhamilton@wpb.org)

**6.4 Case No. 23-05 313 Vallette Way**  
Requested Action: Ad Valorem Preconstruction - Addition  
Location: 313 Vallette Way  
Property Owner: 313 Vallette Way Owner LLC  
Applicant: Steve Yeckes  
Commission District: District 5, Commissioner Christina Lambert  
Historic District: Mango Promenade  
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. 22-120 2007 S. Olive Avenue**  
Requested Action: Addition  
Location: 2007 S. Olive Avenue  
Property Owner: Celia Terenzio and Rhonda Nasser  
Applicant: Celia Terenzio  
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)

## 8. New Business

**8.1 Case No. 23-08 1201 Florida Avenue**  
Requested Action: Class B Special Use for Accessory Structure  
Location: 1201 Florida Avenue  
Property Owner: Lisa Pack  
Applicant: Ron Pack  
Commission District: District 5, Commissioner Christina Lambert  
Historic District: Grandview Heights

- Case Manager: Anne Hamilton, Historic Preservation Planner  
Ph: 561-822-1428; Email: [amhamilton@wpb.org](mailto:amhamilton@wpb.org)
- 8.2 Case No. 22-109 1201 Florida Avenue**
- Requested Action: Ad Valorem Preconstruction Accessory Structure  
Location: 1201 Florida Avenue  
Property Owner: Lisa Pack  
Applicant: Ron Pack  
Commission District: District 5, Commissioner Christina Lambert  
Historic District: Grandview Heights  
Case Manager: Anne Hamilton, Historic Preservation Planner  
Ph: 561-822-1428; Email: [amhamilton@wpb.org](mailto:amhamilton@wpb.org)
- 8.3 Case No. 23-06 3703 North Flagler Drive**
- Requested Action: Alterations - roof  
Location: 3703 North Flagler Drive  
Property Owner: Dillon Steinman  
Applicant: Dillion Steinman  
Commission District: District 1, Commissioner Cathleen Ward  
Historic District: Northboro Park  
Case Manager: Anne Hamilton, Historic Preservation Planner  
Ph: 561-822-1428; Email: [amhamilton@wpb.org](mailto:amhamilton@wpb.org)
- 8.4 Case No. 23-07 311 North Sapodilla Avenue**
- Requested Action: Historic Designation  
Location: 311 North Sapodilla Avenue  
Property Owner: West Palm Beach CRA  
Applicant: Lachivenise St. Hilaire  
Commission District: District 5, Commissioner Christina Lambert  
Historic District: Northwest  
Case Manager: Friederike Mittner, City Historic Preservation Planner  
Ph: 561-822-1457; Email: [fmittner@wpb.org](mailto:fmittner@wpb.org)
- 8.5 Case No. 23-09 311 North Sapodilla Avenue**
- Requested Action: Ad Valorem Preconstruction  
Location: 311 North Sapodilla Avenue  
Property Owner: West Palm Beach CRA  
Applicant: Lachivenise St. Hilaire  
Commission District: District 5, Commissioner Christina Lambert  
Historic District: Northwest  
Case Manager: Friederike Mittner, City Historic Preservation Planner  
Ph: 561-822-1457; Email: [fmittner@wpb.org](mailto:fmittner@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.

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