ARCHITECTURAL COMMISSION MEETING

TOWN OF PALM BEACH

JUNE 25, 2025

9:00 AM

TOWN HALL COUNCIL CHAMBERS, 2ND FLOOR | 360 SOUTH COUNTY RD | PALM BEACH, FL 33480

Jeffrey W. Smith, Chair
Richard F. Sammons, Vice Chair
K.T. Catlin, Member
Elizabeth Connaughton, Member
Kenn Karakul, Member
Betsy Shiverick, Member
Claudia Visconti, Member
Kathy Georgas, Alternate Member
Sue Patterson, Alternate Member
David Phoenix, Alternate Member

AGENDA

CALL TO ORDER AND ROLL CALL

PLEDGE OF ALLEGIANCE

MINUTES

1. Minutes of the May 28, 2025, Architectural Commission Meeting

APPROVAL OF CONSENT AGENDA

2. ARC-24-0098 301 POLMER PARK RD. The applicant, Patrick Carney, has filed an application requesting Architectural Commission review and approval for the construction of a new, split-level, two-story, single-family residence of over 10,000 square feet; with final hardscape, landscape and swimming pool improvements.

3. ARC-25-0021 995 S OCEAN BLVD. The applicant, Mary S. Conrad (SKA Architect representative) has filed an application requesting Architectural Commission review and approval for a second-story addition previously approved under ARC-23-146 with variances granted under ZON-23-119 to build within the required setbacks.

APPROVAL OF AGENDA

ADMINISTRATION OF THE OATH

COMMENTS

4. OFFICIALS

5. STAFF

6. PUBLIC - 3 MINUTE LIMIT

For those unable to attend in person: Submit a written comment Register to comment virtually

UNFINISHED BUSINESS

7. ARC-24-0129 288 QUEENS LANE The applicant, Steven Rosenberg, has filed an application requesting Architectural Commission review and approval for construction of a one-story addition on an existing single-family residence.

8. ARCS-24-0681 160 ROYAL PALM WAY (PALM HOUSE HOTEL) The applicant, LR Palm House LLC (Natalie Le Clerc, General Manager), has filed an application requesting ARCOM review and approval for signage on the hotel's front façade and for the approval of the design of the previously approved bolard lights in the rear courtyard.

9. ARC-24-0125 936 N LAKE WAY The applicant, Pamela Cline, has filed an application requesting Architectural Commission review and approval for new garage door and pedestrian gate designs, driveway material changes and landscape modifications.

10. ARC-24-0071 224 VIA MARILA The applicant, Adrian Tauro, has filed an application requesting Architectural Commission review and approval for construction of a new, two-story single-family residence and attached accessory structure with final hardscape, landscape and swimming pool.

NEW BUSINESS

11. ARC-25-0018 (ZON-25-0018) 164 SEMINOLE AVE (COMBO) The applicant, JPBK Properties #2, LLC (James G. Held, Manager), has filed an application requesting Architectural Commission review and approval for construction of a new, two-story, single-family residence and detached accessory structure with final landscape and hardscape improvements with variances requested as they pertain to angle of vision and cubic content ratio. Town Council shall review the application as it pertains to zoning relief/approval.

12. ARC-25-0023 (ZON-25-0029) 224 BARTON AVE (COMBO) The applicant, 224 Barton Land Trust (MHK Architecture), has filed an application requesting Architectural Commission review and approval for a one-story addition, new windows and doors, landscape and hardscape improvements with a variance to exceed allowable Cubic Content Ratio (CCR). Town Council shall review the application as it pertains to zoning relief/approval.

13. ARC-25-0024 (ZON-25-0030) 124 BRAZILIAN AVE (COMBO) The applicant, Gulf Stream Trust (Maura Ziska Representative, Kirchoff& Associates Architect), has filed an application requesting Architectural Commission review and approval for facade, roof and other architectural demolition, new additions and alterations that require variances along with associated hardscape and landscaping modifications. Town Council shall review the application as it pertains to zoning relief/approval.

14. ARC-25-0026 310 POLMER PARK The applicant, Oscannlain Sean J Trust (Environment Design Group), has filed an application requesting Architectural Commission review and approval for installation of entry columns, rear yard trellis and landscape and hardscape modifications.

15. ARC-25-0027 1436 N OCEAN WAY The applicants, Geoffrey & Casey Richards, have filed an application requesting Architectural Commission review and approval for modifications to the front façade and modifications to the existing landscape and hardscape at an existing two-story, single-family residence.

16. ARC-25-0028 (ZON-25-0031) 266 SOUTHLAND RD (COMBO) The applicant, Mr. & Mrs. Roberts

(Vintage Building and Design), has filed an application requesting Architectural Commission review and approval for fenestrations changes, landscape and hardscape modifications and a first-floor addition requiring a variance for a structure not meeting the required setback. Town Council shall review the application as it pertains to zoning relief/approval.

17. ARCS-25-0918 201 VIA LAS BRISAS The applicant, Phipps Estates HOA (Walsh Roofing Representative), has filed an application requesting Architectural Commission review and approval for replacement of existing concrete Spanish 'S tile' with clay Spanish 'S tile' at the entry structures to Phipps Estates. ***This item has been deferred to the July 23, 2025, meeting.***

18. EXTPLAN-25-0004 318 SEASPRAY AVE. The applicant, Robert and Elizabeth Russell (Wadia Associates, LLC), has filed an application requesting an Extension of Time for a previously issued Architectural Commission approval for construction of a new two-story single-family residence with final hardscape and landscape. (ORIGINALLY ARC-23-142 AND APPROVED AT THE JUNE 26, 2024 MEETING) ***This application has been withdrawn by the applicant.***

ANY OTHER BUSINESS

MEETING SCHEDULE

19. The next meeting will be on July 23, 2025.

ADJOURNMENT

Access this meeting video on the 'Public Meetings' page at www.townofpalmbeach.com.

If a person decides to appeal any decision made with respect to any matter considered at this meeting, they will need to ensure that a verbatim record of the proceedings is made for such purposes, which shall include the testimony and evidence upon which the appeal is to be based.

Disabled persons needing accommodations to participate in this meeting should contact the Town Clerk's Office at (561) 838-5416 at least one day prior to the meeting.

TOWN OF PALM BEACH

Minutes of the Architectural Commission Meeting
Held on May 28, 2025

CALL TO ORDER AND ROLL CALL

The meeting was called to order at 09:00 AM in the Town Council Chambers.

Members Present: Betsy Shiverick, Elizabeth Connaughton, Jeffery Smith, Kathy Georgas, Sue Patterson, David Phoenix, Richard Sammons, and Claudia Visconti (arrived at 9:02 a.m.)

Members Excused: Kenn Karakul

Staff Members Present: Sarah Pardue, Bradley Falco, Kelly Churney, and Town Attorney Lainey Franscisco

PLEDGE OF ALLEGIANCE

Chair Smith led the Pledge of Allegiance.

MINUTES

1. Minutes of the April 23, 2025, Architectural Commission Meeting

A motion was made by Ms. Shiverick and seconded by Ms. Catlin to approve the minutes of the April 23, 2025, meeting as presented. The motion was carried unanimously, 7-0.

APPROVAL OF AGENDA

A motion was made by Mr. Sammons and seconded by Ms. Shiverick to approve the agenda as presented. The motion was carried unanimously, 7-0.

ADMINISTRATION OF THE OATH

Ms. Churney swore in all those intending to speak and continued to do so throughout the meeting, as necessary.

COMMENTS

2. OFFICIALS

No one indicated a desire to speak.

3. STAFF

Town Attorney Lainey Francisco outlined the rules for order for quasi-judicial meetings and asked the commissioners to adhere to the new procedure as much as possible.

Mr. Smith stated that he would be allowing 10 minutes for presentations, including landscaping presentations.

4. PUBLIC - 3 MINUTE LIMIT

Fred Wright, 44 Cocoanut Row, discussed his history in town and stated he previously lived on Plantation Road. He discussed a larger home being built on Plantation Road that he believed was out of scale for the neighborhood. He presented pictures of the new house and asked the Commission to be prudent about what is approved in the future.

UNFINISHED BUSINESS

5. ARC-24-0090 (ZON-24-0046) 2720 – 2730 S OCEAN BLVD—EDGEWATER / AMBASSADOR SITE (COMBO). The applicant, Palm Beach Edgewater Fee Borrower LLC and Palm Beach Ambassador Fee Borrower LLC, has filed an application for Architectural Commission review and approval of a new multifamily, multibuilding residential development on the east and west sides of S Ocean Boulevard with a new multi-story residential building with five residential levels and a subterranean parking level and rooftop penthouse mechanical equipment to replace two existing five- and eight-story buildings on the east side of S Ocean Boulevard and to replace an existing three-story building on the west side of S Ocean Boulevard, to be demolished. This project includes multiple variances related to building height, building setbacks, building length, lot coverage, maximum amount of fill, rooftop generators, and rooftop mechanical equipment. This is a combination project that shall also be reviewed by Town Council as it pertains to zoning relief/approval.

Mr. James Murphy, Assistant Director of Planning, Zoning, and Building, provided staff comments and answered questions about the project.

Several members disclosed ex parte communications.

Nelo Freijomel of Spina O'Rourke + Partners introduced the project. Yusef Dennis of OMA discussed the adjustments to the design based on the Commissioners' comments made during the last presentation.

Ms. Shiverick was not impressed with the new design and did not believe the Aman brand was recognizable. She felt the design looked like an office building and lacked creativity.

Ms. Connaughton asked if the footprint and mass had changed since the last presentation, and was told they remained the same.

Mr. Sammons questioned the stone slabs supported by stone corbels, how the element would be fastened and supported, and whether it would last more than 10 years. He did not believe the design contributed to Palm Beach's charm.

Mr. Phoenix asked about the inspiration for the geometry and shape of the buildings. He thought the design was too monochromatic and suggested incorporating more variation. Mr. Phoenix asked about the wow factor that would identify this building as an Aman brand. Mr. Dennis responded.

Ms. Catlin challenged the architect by asking what the design would look like without a rectangle or a corner. Mr. Dennis responded.

Ms. Connaughton asked about the large plate-glass windows and wondered how the professional felt about the elements in this tropical climate. Mr. Dennis responded and explained the intent behind the design. Ms. Connaughton recommended larger overhangs on the south elevation.

Mr. Phoenix asked if a different shape or breaking up the buildings had been considered. Mr. Dennis discussed how the building was designed with consideration of the neighboring buildings.

Mr. Sammons commented that the building's units would be dark because of the design. He asked how the program of the building shaped the building. Mr. Dennis responded and commented on the design.

Ms. Georgas wondered if the window shapes could be changed. Mr. Dennis stated he could study that suggestion, but maximizing the views was an important direction in the design.

Ms. Connaughton asked about the setbacks and variances requested. Mr. Smith thought the question was premature because the commission was reviewing concepts and noted that staff had not reviewed any of the plans. Mr. Murphy confirmed this statement.

Mr. Smith thought the building looked more like an office building, which was enhanced by the many columns next to the glass. He was not in favor of placing stone on the ceiling, especially next to the ocean.

Ms. Visconti expected something more from the design and thought the Commission would be wowed. She thought the project needed to be entirely restudied. She thought the repetitiveness of the buildings was a mistake. She thought that there was a lack of special materials in the design. She recommended looking at the Mediterranean vernacular design and

walking through Palm Beach to understand the essence of the town. She thought the gold colors were hurting the design; she recommended using Florida coral. She questioned the terracotta columns and the concrete ceilings. She recommended working with landscape architects on the vertical elements.

Ms. Patterson preferred the previous design but liked the idea of opening the balconies.

Ms. Connaughton thought there was an unsuccessful attempt to break up the mass and thought the scale was overblown; she thought more buildings with courtyards or intimate spaces would be nicer than three large buildings. She thought the rectangular shape was fine. She thought more delineated buildings with gardens would be preferred. She was not in favor of the terracotta columns. She thought the ways the buildings presented themselves were all identical and suggested more creativity.

Mr. Sammons argued that the design was flawed and disconnected from the human scale and artistic intention. He thought the concrete slab design resembled Maison Dom-Ino. He thought the previous designs at the south end were a historical mistake and should not be repeated. He called for a complete restudy of the project.

Ms. Catlin agreed with Mr. Sammons that the buildings on the south end were boring. She wondered what could be built if the commission allowed the designer to design out of the box, different from what currently existed in the area. She predicted that many south end condominiums would soon be following suit.

Ms. Georgas recommended incorporating Moorish influences into the design.

Ms. Patterson agreed with Ms. Catlin's comments and thought the designer should have comments that provide direction.

Ms. Sammons thought the entire design was wrong and that an entire restudy should be given to the design.

Mr. Phoenix thought the opportunity to change the landscape of S. Ocean Blvd. was exciting. He recommended breaking up the design and possibly adding some wood materials to the design. He urged the professional to seek the WOW factor in the design.

Mr. Smith called for public comment.

Attorney Megan Wegerif, representing 2770 S. Ocean Blvd, provided general support for the aesthetics of the project.

Attorney Maura Ziska, representing Beach Point, provided general support of the project, deferring the architectural design to the Commission.

Cathy Hershcopf, 2773 S. Ocean Blvd., asked the Commission to provide real direction to the developers. She disagreed that the south end was a mistake.

A motion was made by Ms. Catlin and seconded by Ms. Shiverick to defer the project to the July 23, 2025, meeting for a complete restudy. The motion was carried 6-1, with Mr. Sammons dissenting.

6. ARC-24-0129 288 QUEENS LANE The applicant, Steven Rosenberg, has filed an application requesting Architectural Commission review and approval for construction of a one-story addition on an existing single-family residence.

Ms. Pardue provided staff comments on the project.

Several members disclosed ex parte communications.

Shilun Zhou of LUN Architects presented the proposed architectural plans.

Ms. Visconti asked about the previously proposed plans, to which Mr. Zhou stated he did not. She asked if landscape material would be added. Mr. Zhou stated plantings would be added under the tree. Ms. Visconti asked about the material for the walkway and how the home would appear differently from the street. Mr. Zhou responded.

Ms. Catlin asked for full renderings for the rear of the home without landscaping. Mr. Zhou responded.

Ms. Connaughton asked about the south tree and its proximity to the home. Mr. Zhou said it was 10 feet from the home.

Ms. Georgas asked about the floating square window on the side of the building. Mr. Zhou explained the design.

Ms. Connaughton was not against the addition, although she questioned its siting. She asked for more details to be added to the front of the building. She questioned the fenestration and thought the front windows should be restudied. She also questioned the form of the addition.

Mr. Phoenix thought the design missed the mark and questioned some of the design and functionality. He stated he could not support the project.

Ms. Shiverick thought the house was oddly shaped and thought the addition worked. She supported the design.

Ms. Patterson did not like the cut corner in the design, which she thought was odd. She also did not like the small bathroom window.

Ms. Catlin thought the addition needed to seem like an extension of the home without a connector. She thought more detailing was needed on the exterior. She requested to see previous designs along with the proposed ones, and added that at this time, she could not support the project.

Mr. Sammons thought the addition was harmless.

Mr. Smith agreed that the addition was harmless. He recommended finding a different location for the mechanical unit that could be seen in the glass connector.

A motion was made by Ms. Shiverick and seconded by Mr. Sammons to approve the project as presented. The motion failed 3-4, with Mses. Catlin, Connaughton, Visconti, and Mr. Phoenix dissenting.

A motion was made by Ms. Visconti and seconded by Ms. Catlin to defer the project to the June 25, 2025, meeting. The motion was carried 4-3, with Messrs. Smith, Sammons, and Ms. Shiverick dissenting.

7. ARC-24-0098 301 POLMER PARK RD. The applicant, Patrick Carney, has filed an application requesting Architectural Commission review and approval for the construction of a new, split-level, two-story, single-family residence of over 10,000 square feet; with final hardscape, landscape and swimming pool improvements.

Mr. Falco provided staff comments on the project.

Several members disclosed ex parte communications.

Patrick O'Connell of Patrick Ryan O'Connell Architects presented the architectural plans for the project.

Ms. Visconti asked about the change to the awning structure. Mr. O'Connell explained the changes.

Ms. Shiverick asked Mr. O'Connell if he considered a small water feature where the cabana bath had been proposed. Mr. O'Connell stated he would consider the suggestion.

Mr. Sammons asked about the setback of the windows from the frame. Mr. O'Connell stated the setback was six inches. Mr. Sammons asked if the finial width was wider than the column below, adding that they should not be wider.

Mr. Smith called for public comment.

M. Timothy Hanlon, attorney for many of the owners on Polmer Park Road, indicated that five items had been previously agreed upon with the developer, and he would like them included in the record. His clients also asked to be included in the construction management meetings.

Attorney Frank Lynch, representing the owner of 301 Polmer Park, agreed to the five conditions and stated that they had been read into the record at previous meetings. He stated that his client would make efforts to minimize the traffic to the site, but was confused about which road was the most important to Mr. Hanlon's clients.

Mr. Hanlon clarified that his clients were most concerned about access to North Lake Way during the season.

Town Attorney Lainey Francisco confirmed that the neighbors could be included at the construction management meeting if the Commissioners wanted to include that condition in their motion.

A motion was made by Ms. Catlin and seconded by Ms. Shiverick to approve the project as presented with the condition that the professional consider replacing the tree behind the pool with a small water feature, which should return to the June 25, 2025, meeting for approval. The motion was carried 6-1, with Mr. Sammons dissenting.

8. ARC-24-0128 (ZON-24-0093) 203 VIA VIZCAYA (COMBO) The applicant, PAUL Z. OKEAN (Trustee, under Trust Agreement dated 5/21/91 as the Paul Z. Okean Revocable Living Trust), has filed an application requesting Architectural Commission review for the design of a new, two-story, single- family residence with final hardscape, landscape and swimming pool improvements, with special exception approval required for redevelopment of a nonconforming parcel and a variance request for deficient landscape open space. Town Council shall review the application as it pertains to zoning relief/approval.

Mr. Falco provided staff comments on the project.

Mr. Phoenix disclosed ex parte communications.

Jonathan Parks of Solstice presented the architectural plans for the project and how he responded to the comments from the Commissioners.

Mr. Sammons asked about the setback of the windows from the stucco. Mr. Parks responded. Mr. Sammons recommended a larger setback to improve the expression of the building's mass.

Mr. Phoenix thought the facade had improved and supported the choice of sconces. He thought the fountain was still a little large, but better.

Ms. Connaughton thought the changes improved the design.

Catlin made a motion, seconded by Mr. Sammons, to approve the project as presented, with the condition that the architect may increase the setback of the windows. The motion was carried unanimously, 7-0.

Mr. Falco called for public comment. No one indicated a desire to speak.

9. ARCS-24-0681 160 ROYAL PALM WAY (PALM HOUSE HOTEL). The applicant, LR Palm House LLC (Natalie Le Clerc, General Manager), has filed an application requesting ARCOM review and approval for signage on the hotel’s front façade and for the approval of the design of the previously approved bollard lights in the rear courtyard.

Mr. Falco provided staff comments on the project.

Mses. Catlin and Visconti disclosed ex parte communications.

Sean McClendon of Cooper Carry presented the plans for the proposed signage.

Ms. Shiverick asked about the number in the signage and wondered if it was required. Mr. McClendon stated it was mandatory.

Ms. Visconti asked about the font and wondered if there was any consideration for a different font and spacing. Mr. McClendon responded and discussed the design.

Mr. Phoenix wondered if the professional considered centering it on the span of the overhang rather than up against the Porte Cochère. He thought it needed a backing and thought it lacked uniqueness. Mr. McClendon responded.

Ms. Patterson liked the idea of a bronze back panel. She wondered if the signage could be placed lower, but Mr. McClendon stated that it would be blocked by landscaping.

Ms. Connaughton agreed that it felt too pushed in next to the Porte Cochère.

Ms. Visconti recommended adding a bronze plaque that hangs below the Porte Cochère.

Mr. Smith called for public comment. No one indicated a desire to speak.

A motion was made by Ms. Visconti and seconded by Mr. Phoenix to defer the project to the June 25, 2025, meeting. The motion was carried 4-3, with Messrs. Sammons, Smith, and Ms. Catlin dissenting.

10. ARCS-24-0622 225 VIA LINDA. The applicant, John and Heather Rogers, have filed an application requesting Architectural Commission review and approval for window and door replacement.

Mr. Falco provided staff comments on the project.

Mses. Catlin, Georgas, and Mr. Phoenix disclosed ex parte communications.

Patrick Segraves of SKA Architect + Planner presented the architectural plans for the project.

Mr. Sammons asked if there were mullions on the four doors at the front elevation. Mr. Segraves responded.

Ms. Shiverick asked if the muntin on the bay window could be thinner. Mr. Segraves responded with the dimensions and said that graphically, they looked thicker.

Mr. Smith called for public comment. No one indicated a desire to speak.

A motion was made by Ms. Visconti and seconded by Mr. Phoenix to approve the project as presented. The motion was carried 6-1, with Ms. Connaughton dissenting.

11. ARC-24-0125 936 N LAKE WAY The applicant, Pamela Cline, has filed an application requesting Architectural Commission review and approval for new garage door and pedestrian gate designs, driveway material changes and landscape modifications. *This item has been deferred to the June 25, 2025, meeting.*

**Note: This item was deferred to the meeting on June 25, 2025, at the Approval of the Agenda.*

12. ARC-24-0071 224 VIA MARILA The applicant, Adrian Tauro, has filed an application requesting Architectural Commission review and approval for construction of a new, two-story single-family residence and attached accessory structure with final hardscape, landscape and swimming pool. *This item has been deferred to the June 25, 2025, meeting.*

**Note: This item was deferred to the meeting on June 25, 2025, at the Approval of the Agenda.*

13. ARC-25-0001 640 ISLAND DR. The applicant, 640 Florida Land Trust, has filed an application requesting Architectural Commission review and approval for fenestration changes, modification of entry gates with landscape and hardscape improvements. *This application has been removed from the agenda.*

**Note: This item was withdrawn from the meeting at the Approval of the Agenda.*

NEW BUSINESS

14. ARC-25-0015 12 VIA VIZCAYA. The applicant, County Down Trust (Environment Design Group), has filed an application requesting Architectural Commission review and approval for installation of a vehicular gate.

Ms. Pardue provided staff comments on the project.

Several members disclosed ex parte communications.

Dustin Mizell presented the plans for the vehicular gates for the site.

Ms. Shiverick raised the complaint from the neighbor, and Mr. Mizell responded.

Ms. Visconti wondered why the project was a new application. Mr. Mizell responded. She asked for confirmation that the landscape border between the two lots would remain the same. Mr. Mizell provided confirmation.

Mr. Sammons confirmed the gate width was still 12 feet, to which Mr. Mizell provided confirmation.

Mr. Smith called for public comment. No one indicated a desire to speak.

A motion was made by Ms. Visconti and seconded by Ms. Catlin to approve the project with the condition that the landscape is extended from the northeast corner to screen the proposed gate. The motion was carried unanimously, 7-0.

15. ARC-25-0019 318 SEASPRAY AVE. The applicants, Robert & Elizabeth Russell, have filed an application requesting Architectural Commission review and approval for modifications to the design of a previously approved new two-story residence and site improvements, including the incorporation of an attached cabana structure.

Mr. Falco provided staff comments on the project.

There was no disclosure of ex parte communications.

Daniel Clavijo of Wadia Associates presented the architectural plans, and Cory Meyer of Nievera Williams presented the site's landscape and hardscape plans.

Ms. Catlin asked if the cabana could be reduced in height. Mr. Clavijo stated that the proposed height was required by FEMA.

Ms. Visconti asked if the trellis was removed to meet the cubic content requirements. Mr. Clavijo responded and stated that it was part of the reason.

Mr. Smith called for public comment. No one indicated a desire to speak.

Ms. Connaughton did not have any issue with the design. She wondered about the detail of the roof design for the cabana, and asked Mr. Clavijo about the design. Mr. Clavijo responded and stated he could lower the element.

A motion was made by Ms. Catlin and seconded by Ms. Visconti to approve the project as presented. The motion was carried unanimously, 7-0.

ANY OTHER BUSINESS

Ms. Churney announced that Clauda Visconti had declared a conflict of interest for 147 Dunbar Road at the April 23, 2025, meeting and correctly filled out the required state form.

Ms. Catlin asked about the zoning code reform and wondered if it was close enough to be sent to the commission for their review. Mr. Falco stated that it was not ready to be reviewed. Ms. Catlin thought that the design commissions should have the ability to review the changes.

Ms. Connaughton stated that the historical districts in West Palm Beach do not allow low-E windows on street facades. She wondered if Palm Beach could entertain the suggestion, as she thought this element created an eyesore. A short discussion ensued about this element.

MEETING SCHEDULE

16. The next meeting will be on Wednesday, June 25, 2025.

ADJOURNMENT

A motion was made by Ms. Catlin and seconded by Mr. Phoenix to adjourn the meeting at 12:00 p.m. The motion was carried unanimously, 7-0.

Respectfully Submitted,

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Jeffery W. Smith, Chair

TOWN OF PALM BEACH

Information for Architectural Commission Meeting on: June 25, 2025

To: Architectural Commission

Via: Wayne Bergman, MCP, LEEP-AP
Director PZ&B

From: Planning, Zoning & Building

Re: ARC-24-0098 301 POLMER PARK RD. The applicant, Patrick Carney, has filed an application requesting Architectural Commission review and approval for the construction of a new, split-level, two-story, single-family residence of over 10,000 square feet; with final hardscape, landscape and swimming pool improvements.

Date: 6/18/2025

CONCLUSION:

Approval of the project will require one (1) motion to be made by the Architectural Commission:
(1) for the overall design of the project in accordance with Sec. 18-205 criteria, subject to any imposed conditions.

ATTACHMENTS

- PZB Staff Report
- Letter of Intent
- Plans

STRATEGIC PLAN

Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Community Preservation

FUNDING

No Fiscal Impact

TOWN OF PALM BEACH
Planning, Zoning & Building Department
360 South County Road
Palm Beach, FL 33480
www.townofpalmbeach.com

PLANNING, ZONING, & BUILDING DEPARTMENT
PZ&B Staff Memorandum: Architectural Commission

FROM: Wayne Bergman, MCP, LEED-AP
Director PZ&B

SUBJECT: ARC-24-0098 301 POLMER PARK RD

MEETING: JUNE 25, 2025 ARCOM

ARC-24-0098 301 POLMER PARK RD. The applicant, Patrick Carney, has filed an application requesting Architectural Commission review and approval for the construction of a new, split-level, two-story, single-family residence of over 10,000 square feet; with final hardscape, landscape and swimming pool improvements.

Applicant: Patrick Carney
Architecture: Patrick Ryan O'Connell Architect
Landscape: Environment Design Group (Dustin Mizell)
Representative: Frank Lynch

HISTORY:
The application was initially heard at the December 20, 2024 ARCOM hearing, and deferred for two months to the February 2025 meeting with direction for a complete restudy. At the written request of the applicant, the project was deferred an additional month to the March 2025 hearing to allow time for further study.

At the March 2025 hearing, the applicant presented a redesigned plan for a new residence on the parcel. Overall, the new design was well received by the commission and was deferred for one month the April 2025 hearing to allow for further study and refinement of architectural details and site plan elements. At the April 2025 hearing, the application was reviewed but deferred to the May 2025 hearing with comments related to architectural details, site plan details and features, and fenestration details.

At the May 2025 hearing the application was reviewed and overall well received, but was deferred for final refinements to site features.

THE PROJECT:
The applicant has submitted plans, entitled "PROPOSED FOUNTAIN AT: 301 POLMER PARK ROAD" as prepared by **Patrick Ryan O'Connell Architect**, uploaded June 09, 2025.

The following scope of work is proposed:

- Incorporation of a fountain to the new split-level, two-story, single-family residence of over 10,000+ square feet.

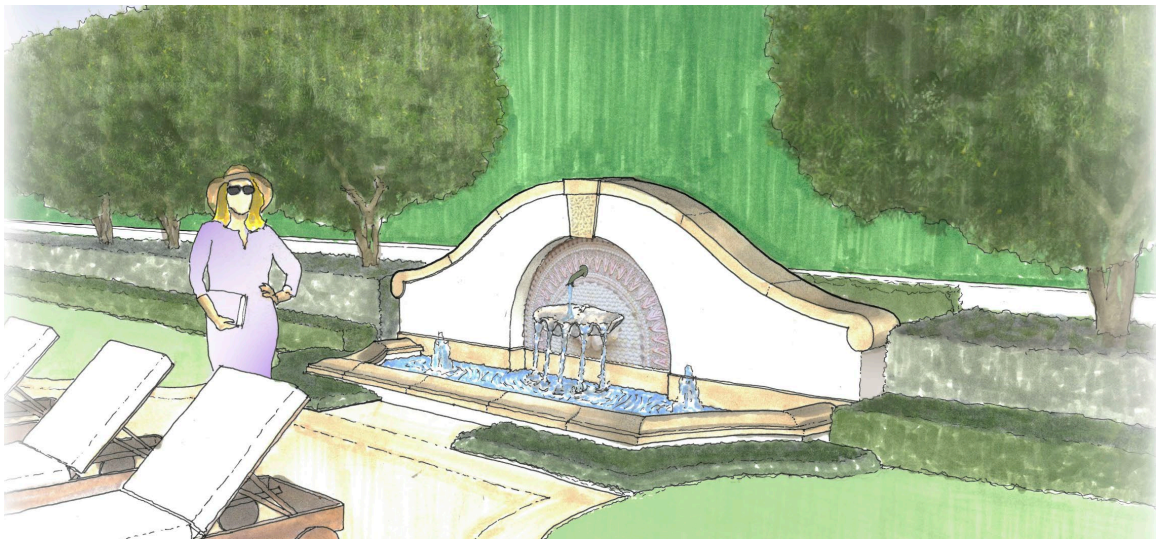
Site Data			
Zoning District	R-B	**Future Land Use**	SINGLE FAMILY

Lot Size	22,939 SF	**Crown of Road**	14.77' NAVD
Surrounding Properties / Zoning			
North	300 Cherry Ln | Residence / R-B		
South	300 Polmer Park Rd | Residence / R-B		
East	665 N Lake Way | Residence / R-B		
West	300 Polmer Park Rd | Residence / R-B		

STAFF ANALYSIS

The applicant is proposing the construction of a new, split-level, two-story residence with final hardscape, landscape, and swimming pool. A preliminary review of the project indicates that the application, as proposed, is consistent with the Town zoning code.

The subject property is a corner parcel located on the north side of Polmer Park Road on the western end of the street, with frontage on North Lake Way. The proposed house is sited in a L formation with the primary façade facing Polmer Park Road and North Lake Way. The northwest of the parcel features an outdoor garden area with swimming pool. A fountain is now proposed at the pool.



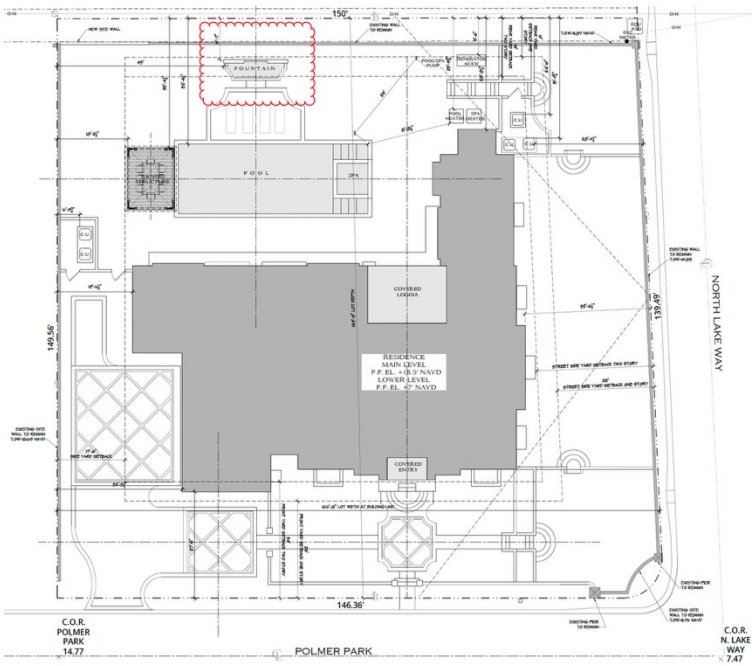
Proposed pool fountain.

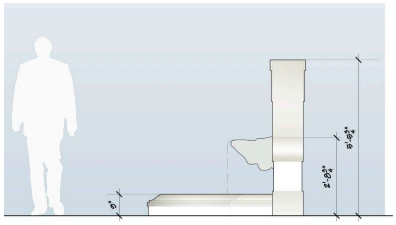
This application was originally heard at the December 2024 ARCOM hearing and deferred for two months, with direction from the commission to do a complete restudy of the proposed structure. The applicant requested an additional one-month deferral of the application to allow for further study and refinement of the design, and resubmitted plans in response to the comments of the commission. The March 2025 plan was well received by the commission overall, with direction to restudy some of the architectural elements and site plan features. In April 2025, the applicant resubmitted plans in response to the comments of the meeting including relocation of the detached cabana bath, relocation of spa, reorganization of pool equipment and generator, bay windows were added at the north and west of the structure, the cabana structure was redesigned, architectural details refined, a monitor added to the roof, and finishes adjusted. The application was further deferred to the May ARCOM hearing and the applicant resubmitted and presented plans which included the complete elimination of the cabana bath and rear yard fountain, revision of design of bay windows, addition of pilasters between triple windows on front elevation, adding double hung windows to east side elevation in lieu of fixed windows, adjusted height of awning structure, revised water table design, raised sill height for all oval windows, refinement of plinth design at

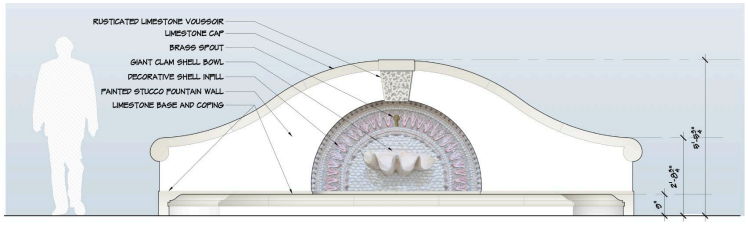
urns, and elimination of chimneys.

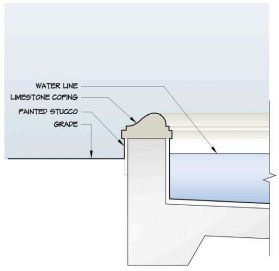
The architectural changes were well received, but the application was deferred for final refinements of site elements, namely for a fountain to be reincorporated to the swimming pool area.

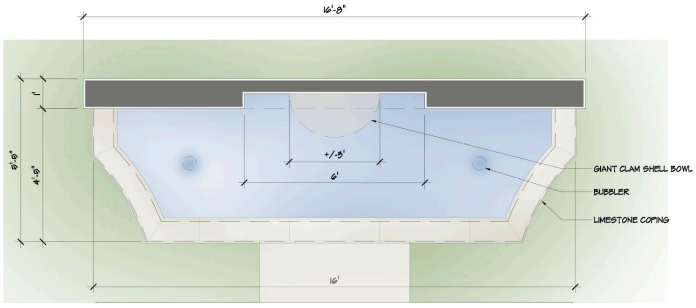
For the June 2025 meeting, the applicant introduced a new fountain which is comprised of an arched stucco wall with limestone cap, rusticated limestone voussoir and limestone fountain base and coping. Center on the fountain wall is a recessed semicircular decorative shell mosaic with brass emitter feeding a giant clamshell water collection bowl which spills into the base below. Flanking the spillover are two bubblers installed on the floor of the basin.











CONCLUSION:

Approval of the project will require one (1) separate motion to be made by the Architectural Commission:

(1) for the overall design of the project in accordance with Sec. 18-205 criteria, subject to any imposed conditions.

WRB:JGM:BMF

June 9, 2025

Town of Palm Beach Planning, Zoning & Building Department
360 South County Road
Palm Beach, FL 33480

Re: Narrative Response - 301 Polmer Park Road ARC 24-098

To Whom It May Concern:

We respectfully submit an application for an Architectural Commission Review to construct a new fountain to the previously approved plans. This letter addresses the fountain design as requested by ARCOM.

- Site Plan: The rear yard fountain has been added, centered on the pool and terrace as requested by ARCOM.
- Fountain Plans, Elevations, Perspective and Materials: See drawings.

In conclusion, the applicant seeks the Architectural Commission Review approval and believes the application has met the criteria set forth in the Town Code. We respectfully request your consideration of this application to the Town of Palm Beach. If you have any questions or comments, please do not hesitate to contact us.

Sincerely,



400 Royal Palm Way, Suite 206
Palm Beach, FL 33480

tel (561) 331-2048
e-mail patrick@proarchitect.com

FL License: AR98461
License: AA26003685

PROPOSED FOUNTAIN AT:

301 POLMER PARK ROAD

PALM BEACH, FL 33480

TOWN OF PALM BEACH, FLORIDA

ARC: 24-0098

"PRESENTATION"

PRESENTATION FILE: 06-09-2025

ARCOM DATE OF HEARING: 06-25-2025

INDEX OF DRAWINGS

ARCHITECTURE

1. COVER SHEET AND INDEX
2. PREVIOUSLY PROPOSED SITE PLAN
3. CURRENTLY PROPOSED SITE PLAN
4. FOUNTAIN PLAN AND ELEVATIONS
5. FOUNTAIN PERSPECTIVE RENDERING
6. FOUNTAIN INSPIRATION IMAGES AND MATERIALS

LANDSCAPE

L7.0 PROPOSED SITE PLAN
L7.1 SITE CALCULATIONS
L8.0 PROPOSED PLANTING PLAN
PROPOSED PLANT LIST AND LANDSCAPE LEGEND

SCOPE OF WORK

- PROJECT PREVIOUSLY APPROVED AT MAY ARCOM MEETING
- ARCOM REQUESTED THE ADDITION OF A FOUNTAIN AT THE REAR YARD CENTERED ON THE POOL AND TERRACE

ARCHITECT:	LANDSCAPE ARCHITECT:	GENERAL CONTRACTOR:	SURVEYOR:	CIVIL ENGINEER:
PATRICK RYAN O'CONNELL ARCHITECT 400 ROYAL PALM WAY, SUITE 206 PALM BEACH, FL 33480	ENVIRONMENTAL DESIGN GROUP 139 NORTH COUNTY RD. PALM BEACH, FL. 33480 561-832-4600	J5 CONSTRUCTION LLC. 842 IVY DRIVE WELLINGTON, FL 33414	WALLACE SURVEYING CORP. 5553 VILLAGE BLVD. WEST PALM BEACH, FL 33407 561-640-4551	GRUBER CONSULTING ENGINEERS, INC. 2475 MERCER AVE, SUITE 305 WEST PALM BEACH, FL 33401 561-312-2041

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PROPOSED RESIDENCE FOR:

301 POLMER PARK ROAD

301 POLMER PARK
PALM BEACH, FL 33480

Project #: 24-004
Drawn by: PRO,AR
Date(s):
19 AUG. PRE-APP SUBMITTAL
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10 MARCH REDESIGN SUBMITTAL
19 MARCH PRESENTATION
7 APRIL PRESENTATION
28 MAY PRESENTATION
25 JUNE FOUNTAIN PRESENTATION

SEAL

PATRICK RYAN OCONNELL

PROFESSIONAL CERTIFICATION:
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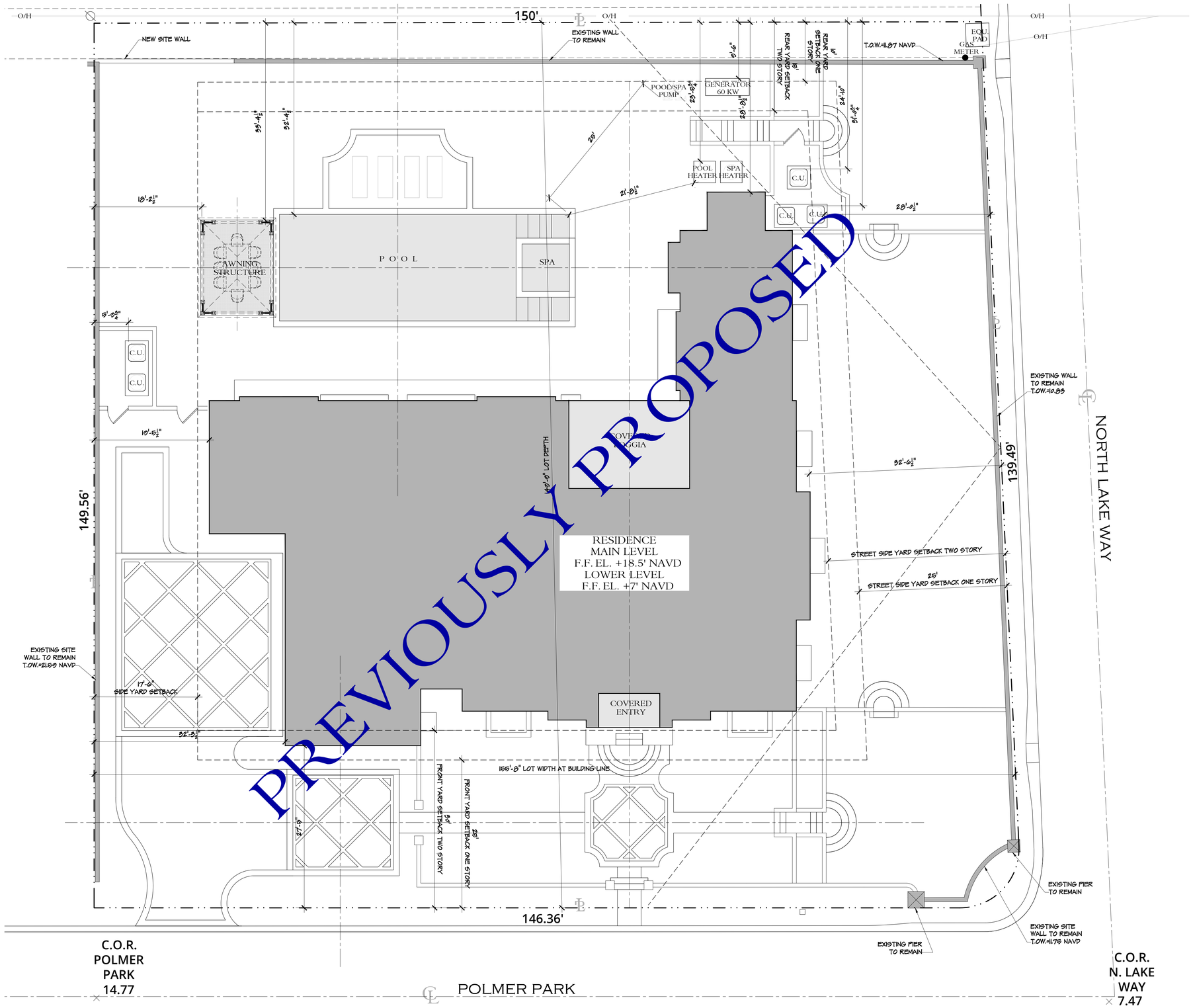

PREVIOUSLY PROPOSED

1 PREVIOUSLY PROPOSED SITE PLAN
1/8" = 1'-0"

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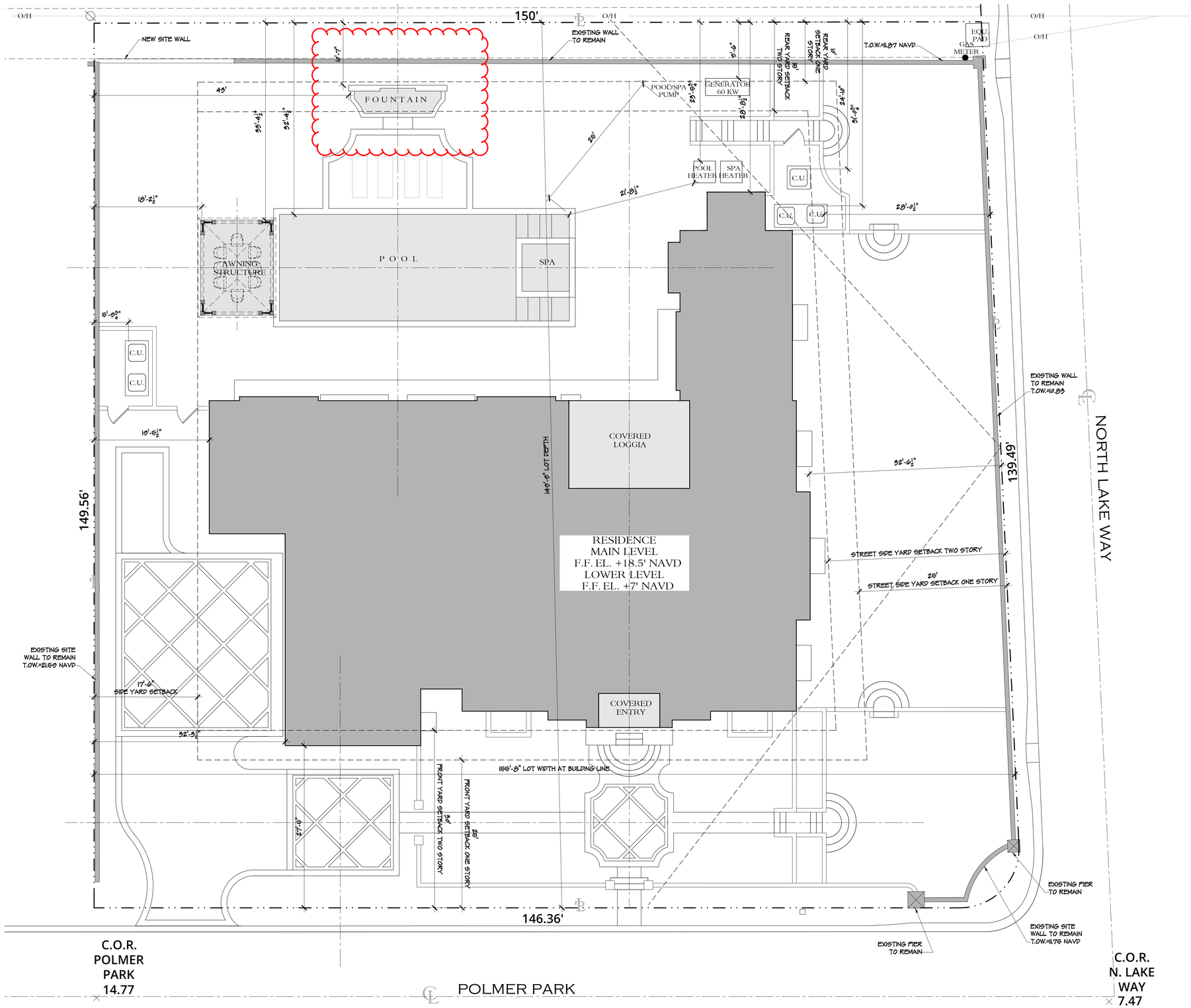

1 PROPOSED SITE PLAN
1/8" = 1'-0"

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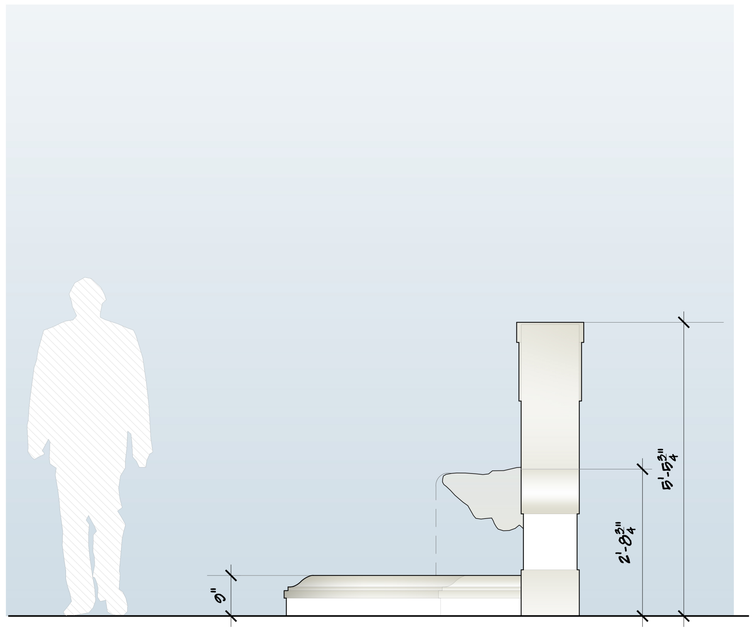
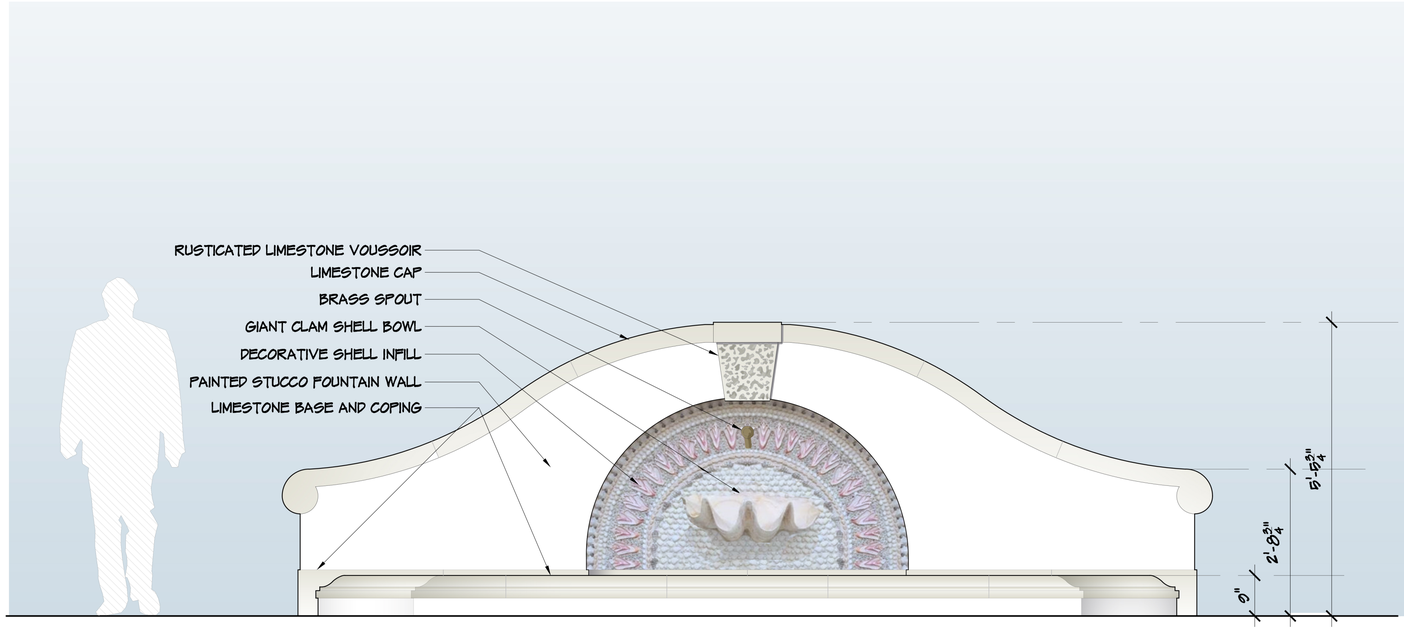
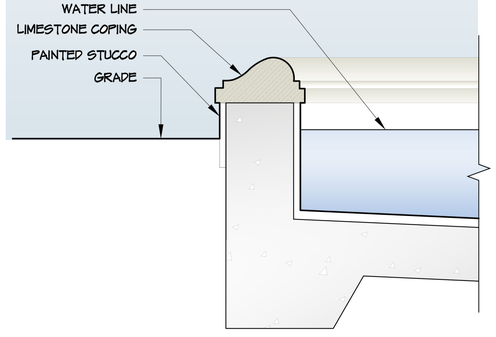


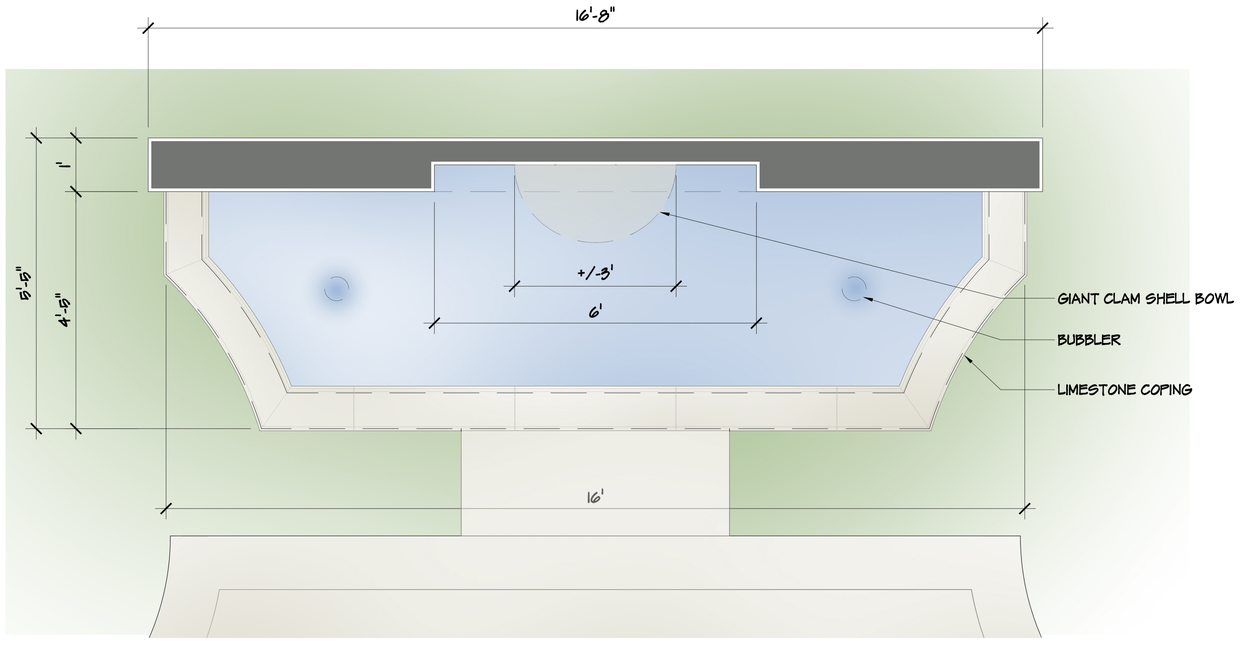
3 FOUNTAIN SIDE ELEVATION
3/4"=1'-0"



2 FOUNTAIN FRONT ELEVATION
3/4"=1'-0"



3 FOUNTAIN COPING SECTION
1 1/2"=1'-0"



1 FOUNTAIN PLAN
3/4"=1'-0"

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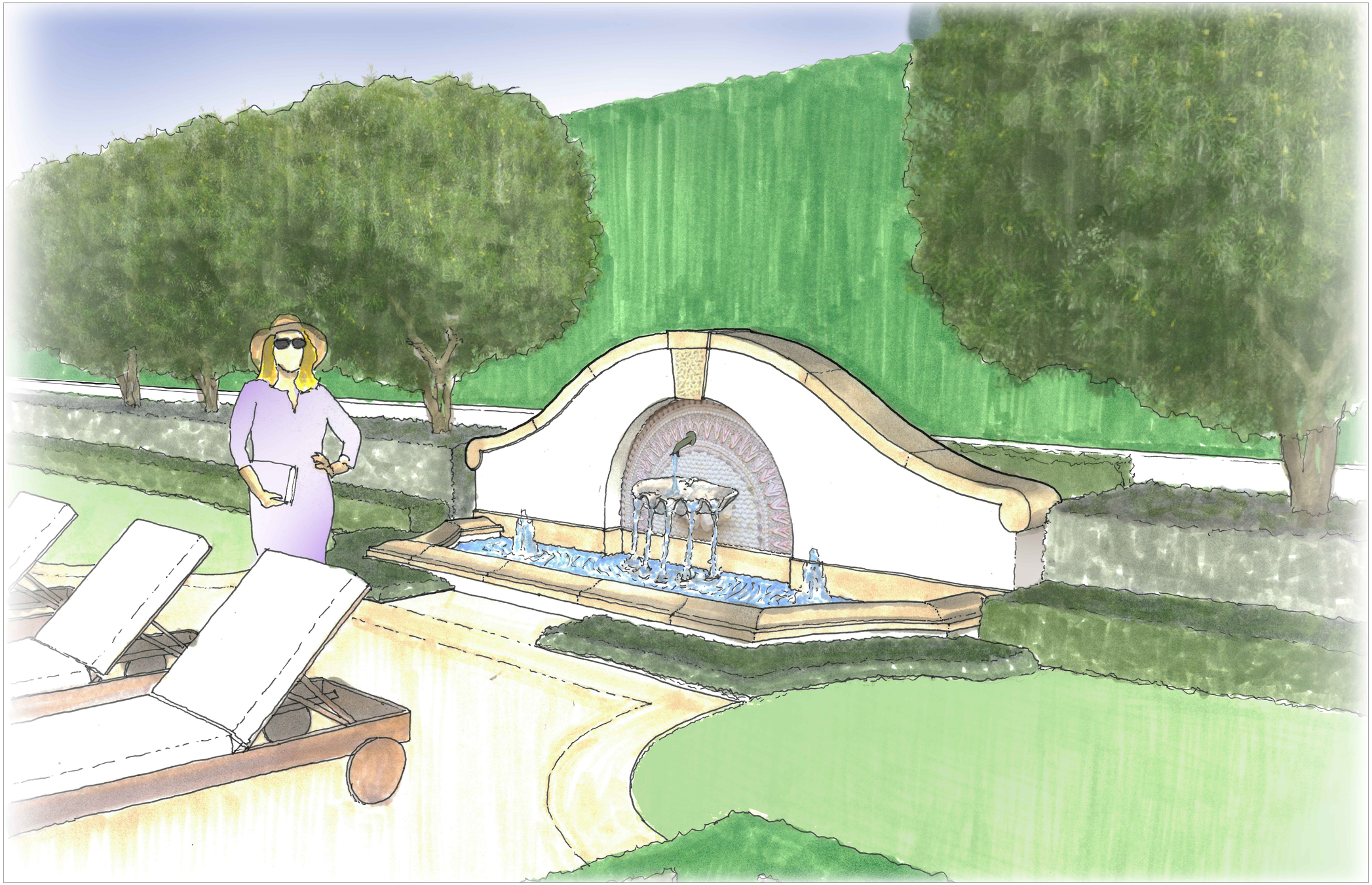

1 PERSPECTIVE RENDERING
N.T.S.

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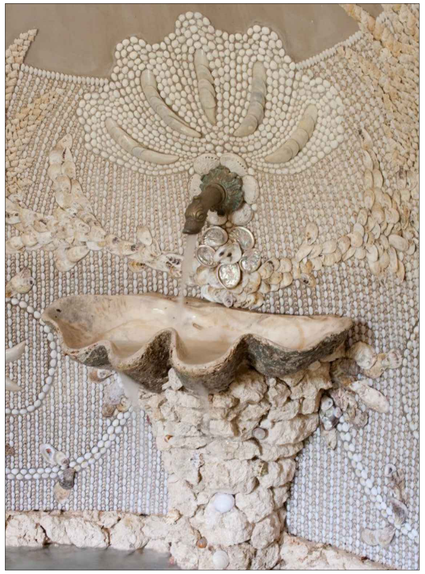

4 INSPIRATION IMAGES
N.T.S.



3 BRASS FOUNTAIN SPOUT
N.T.S.



2 LIMESTONE CAP AND COPING
N.T.S.

1 SHELL INFILL AND CLAM BOWL
N.T.S.

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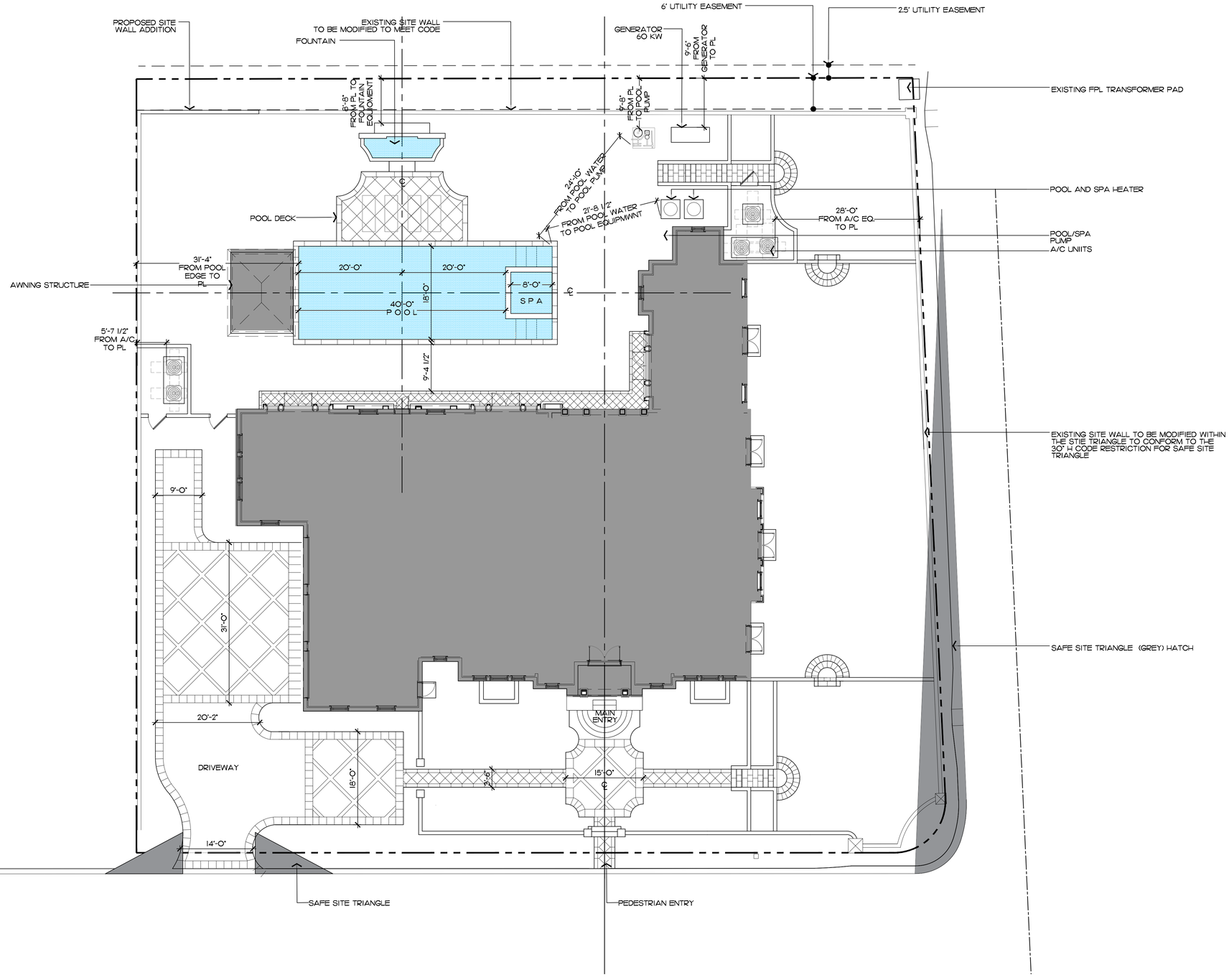
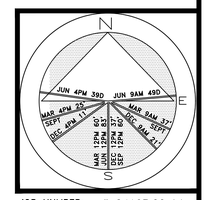


ENVIROMENT DESIGN GROUP
139 North County Road SR20-B Palm Beach, Fl. 33480
Phone 561.832.4600 Mobile 561.313.4424
Landscape Architecture
Land Planning
Landscape Management
Dustin M. Mizell, MLA RLA #6666784
DustinM@environmentdesigngroup.com

Private Resident
301 Polmer Park Rd
Palm Beach
FL



JOB NUMBER: # 24163.00 LA
DRAWN BY: Adam Mills
Erika Gottsegen
Matt Tollison

DATE: 09.05.2024
10.21.2024
10.29.2024
12.04.2024
01.29.2025
02.21.2025
02.24.2025
02.28.2025
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03.13.2025
04.05.2025
04.08.2025
05.04.2025

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48 HOURS BEFORE DIGGING
CALL TOLL FREE
1-800-432-4770
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

ARC-24-0098

Site Plan

SCALE IN FEET 0' 10' 20' 30'

100 sf.
AREA IN SQ.FT.

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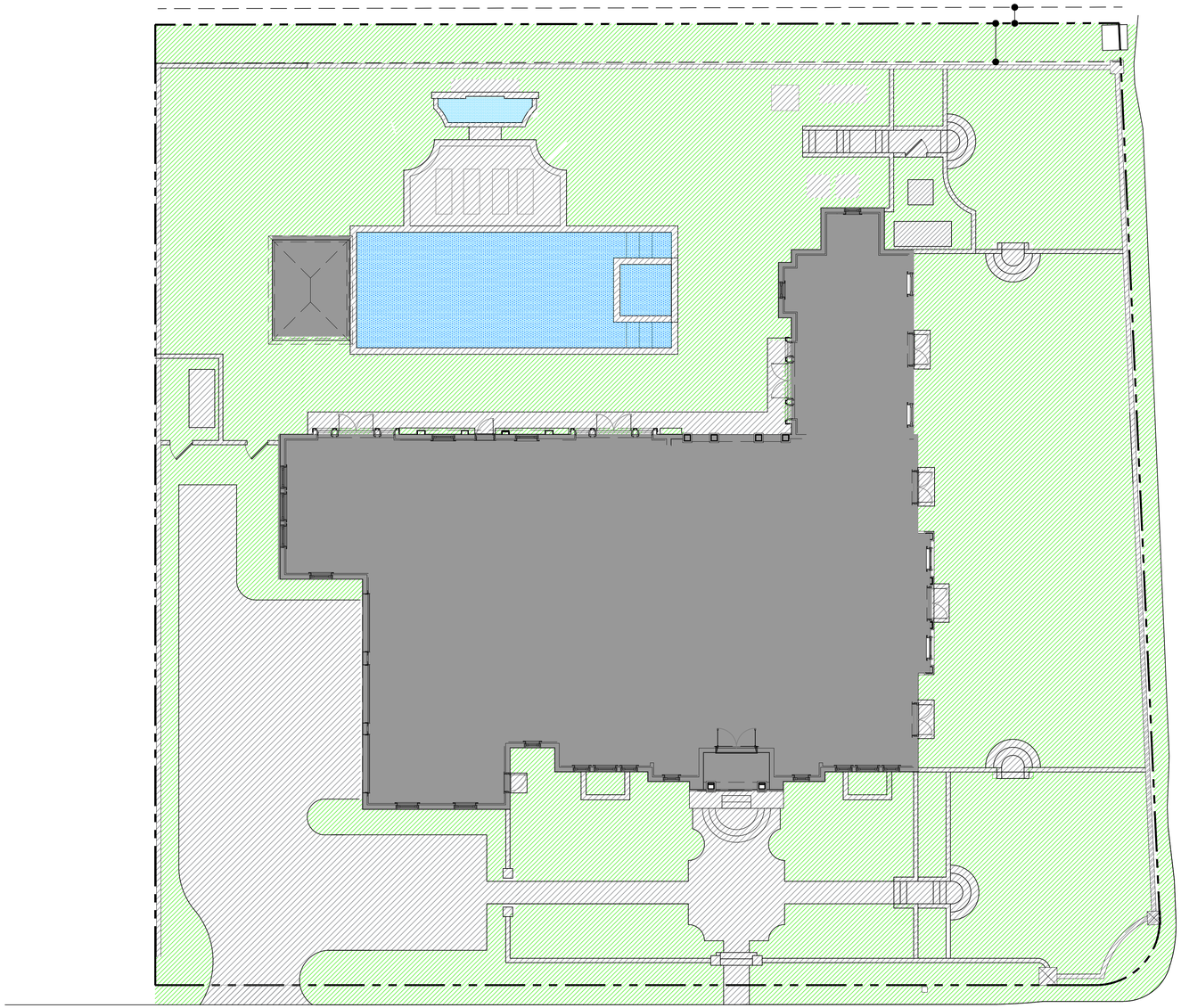
Phone 561.832.4600 Mobile 561.313.4424
Landscape Architecture
Land Planning
Landscape Management
Dustin M. Mizell, MLA RLA #6666784
Dustin@environmentdesigngroup.com

Private Resident
301 Polmer Park Rd
Palm Beach
FLORIDA

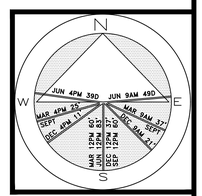
Legend

- IMPERVIOUS AREA (HOUSE/STRUCTURE)
- IMPERVIOUS AREA (HARDSCAPE)
- IMPERVIOUS AREA (WATER)
- PERVIOUS AREA / OPEN SPACE



Proposed Site Data

DESCRIPTION	REQUIRED	PROPOSED
LOT ZONE		R-B - LOW DENSITY RESIDENTIAL
LOT AREA	10,000 S.F. MINIMUM	22,939.12 S.F.
OPEN / PERMEABLE SPACE	MINIMUM 50% 11,469.56 S.F.	51.2% 11,738.12 S.F
FRONT YARD LANDSCAPE WITHIN 25' FRONT SETBACK	MINIMUM 45% OF FRONT YARD (3,882.9) 1,747.3 S.F.	58.9% 2,286.9 S.F
PERIMETER LANDSCAPE WITHIN 10' OF PROPERTY LINE	N/A	N/A



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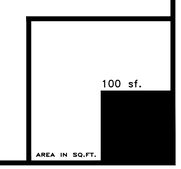
ARC-24-0098

Site Calculation/Lot Coverage Graphics

SCALE IN FEET 0' 10' 20' 30'



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FLORIDA

(12)TRACHELOSPERMUM JASMINOIDES
CONFEDERATE JASMINE VINE - 7 GAL., ON BAMBOO TRELLIS
UNRAVELLED ATTACHED TO WIRE ON WALL

(140 / 65 SF)TRACHELOSPERMUM ASIATICUM TICUM HOSNS. - JASMINE MINIMA
'SNOWNSUMMER', 1 GAL, 8" O.C

(8) COCCOLOBA DIVERSIFOLIA
PIGEON PLUM - 4" CT., 16' HT.

EXISTING CALOPHYLLUM HEDGE

(1)BURSERA SIMARUBA
GUMBO LIMBO
20' OA, FLORIDA FANCY

(90)TRADESCANTIA OHIENSIS
SPIDERWORT
1 GAL. 12" O.C

(20)FARFUGIUM JAPONICUM
GIGANTEUM
3 GAL. 18" O.C

EXISTING CLUSIA HEDGE

(4)ILEX X 'EAGLESTON'
EAGLESTON HOLLY
14' OA MIN. 4' CT FLORIDA FANCY

(30)PSYCHOTRIA NERVOSA
WILD COFFEE - 36" HT., 24" O.C.

(70)EVOLVULUS GLOMERATUS
'BLUE MY MIND' BLUE DAZE
1 GAL. 9" O.C

(7)TRACHELOSPERMUM JASMINOIDES
CONFEDERATE JASMINE VINE - 7 GAL. ON
BAMBOO TRELLIS UNRAVELLED ATTACHED
TO WIRE ON WALL

(203)PEPEROMIA OBTUSIFOLIA
BABY RUBBER PLANT
1 GAL., 9" O.C.

EXISTING CLUSIA HEDGE

(1)MYRCIANTHES FRAGRANS
SIMPSON STOPPER
10'-12'OA, FLORIDA FANCY

(5)PODOCRPUS MACROPHYLLIS
PODOCARPUS HEDGE
7 GAL. 24" O.C

(30)BOUGAINVILLEA 'MISS ALICE'
WHITE BOUGAINVILLA. KEEP AT 24" H
3 GAL. 18" O.C

(20)PODOCRPUS MACROPHYLLIS
PODOCARPUS HEDGE
7 GAL. 24" O.C

(4)TRACHELOSPERMUM JASMINOIDES
CONFEDERATE JASMINE VINE - 7 GAL., ON BAMBOO
TRELLIS UNRAVELLED ATTACHED TO WIRE ON WALL
DIAMOND PATTERN 18" DIAMETER

(60)ARACHIS GLABRATA
PERENNIAL PEANUT
1 GAL. 8" O.C

(110)BEGONIA ODORATA
WHITE BEGONIA 'ALBA'
3 GAL., 18" O.C.

(20) CALOPHYLLUM BRASILIENSE
CALOPHYLLUM TREES - 16' OA., 4' CT., 48" O.C.
TO FORM PLEACHED HEDGE

(30)CARISSA MICROCARPA
'EMERALD BLANKET' NATAL PLUM
7 GAL., 18" O.C.

(145)TRACHELOSPERMUM
'ASIATICUM'JASMINE MINIMA
1 GAL. 8" O.C

(451)BOUGAINVILLEA 'MISS ALICE'
WHITE BOUGAINVILLA. KEEP AT 24" H
3 GAL. 18" O.C

(1)MYRCIANTHES FRAGRANS
SIMPSON STOPPER
10'-12'OA, FLORIDA FANCY

(35)ANNUALS SPP
SEASONAL ANNUALS
1 GAL. 12" O.C

EXISTING FICUS NITIDA TREE

(1)ROYSTONEA REGIA, 16' CT FLORIDA FANCY

TRANSPLANTED FICUS NITIDA TREE

(45)BEGONIA ODORATA
WHITE BEGONIA 'ALBA'
3 GAL., 18" O.C.

(24)PENTAS LANCEOLATA
PINK PENTAS. COLOR TO BE APPROVED BY LA
1 GAL. 15" O.C

(440)TRACHELOSPERMUM
'ASIATICUM'JASMINE MINIMA
1 GAL, 8" O.C

(4)PHOENIX DACTYLIFERA 'MEDJOOL'
MEDJOOL PALM
14' CT, FLORIDA FANCY

(100)CARMONA MICROPHYLLACARMONA CLIPPED
HEDGE 15" HT. 15" O.C.

(8) CARMONA MICROPHYLLACARMONA SPHERE
24" X 24" CLIPPED SPHERE, MATCHING

(40)CONOCARPUS ERECTUS
VAR. SERICEUS
SILVER BUTTONWOD HEDGE
36"HT, 24" O.C

(37)PODOCRPUS MACROPHYLLIS
PODOCARPUS HEDGE
5' HT, 24" O.C

(25)HIBISCUS 'LITTLE KIM'
WHITE DWARF HIBISCUS
3 GAL. 18" O.C

(30) PARTHENOCISSUS QUINQUEFOLIA
VIRGINIA CREEPER
1 GAL. 12" O.C

(15)RHAPIS EXCELSA
LADY PALM- 6' HT., 36" O.C.

(4)TRACHELOSPERMUM
JASMINOIDES
CONFEDERATE JASMINE VINE
7 GAL. ON STEEL WIRE ,

(2)GARCINIA SPP
GARCINIA
CONICAL
6'-8" OA
FULL TO BASE
FLORIDA FANCY

(4)FICUS MICROCARPA
GREEN ISLAND FICUS SPHERE
24-30" IN D.

(53)PERPEROMIA OBTUSIFOLIA
BABY RUBBER PLANT - 1 GAL, 9" O.C.

(170)FICUS MICROCARPA
GREEN ISLAND FICUS
3 GAL. 12" O.C

(55)CARISSA MICROCARPA
'EMERALD BLANKET' NATAL PLUM
7 GAL., 18" O.C.

(190)TRACHELOSPERMUM
'ASIATICUM'JASMINE MINIMA
1 GAL, 8" O.C

(2)BOUGAINVILLEA SPP
BOUGAINVILEA STANDARD
5'-6'OA FLORIDA FANCY

(6)FICUS RUBIGINOSA
RUSTY FIG TREE
14'-16'OA, FLORIDA FANCY

(35)ANNUALS SPP
SEASONAL ANNUALS
1 GAL. 12" O.C

(110)BEGONIA ODORATA 'ALBA'
WHITE BEGONIA
3 GAL. 24" O.C

(200)TRACHELOSPERMUM
'ASIATICUM'JASMINE MINIMA
1 GAL. 8" O.C

(40)PODOCAPRUS MACROPHYLLUS
PODOCARPUS HEDGE
36" H 24" O.C

(72)CARISSA MICROCARPA
'EMERALD BLANKET' NATAL PLUM
7 GAL., 18" O.C.

(95)PENTAS LANCEOLATA
PINK PENTAS. COLOR TO BE APPROVED BY LA
IGAL. 15" O.C

(430)ARACHIS GLABRATA
PERENNIAL PEANUT
1 GAL. 8" O.C

(7)PODOCARPUS MACROPHYLLIS
PODOCAPRUS HEDGE
7 GAL. 24" O.C

(11)ROYSTONEA REGIA
ROYAL PALM
16' CT FLORIDA FANCY

(28)SALVIA LONGISPIKATA X FARINACEA\
SALVIA 'MYSTIC BLUE'
1 GAL. 9" O.C

(15)RHAPIS EXCELSA
LADY PALM- 6' HT., 36" O.C.

(1)BURSERA SIMARUBA
GUMBO LIMBO
20' OA, FLORIDA FANCY

(20)FARFUGIUM JAPONICUM
GIGANTEUM
3 GAL. 18" O.C

(55)FICUS REPENS
CREEPING FIG, 3 GAL. 30" O.C

(10)NEOMARICA CAERULA 'REGINA'
REGINA IRIS, 3 GAL. 18" O.C

(110)FICUS MICROCARPA
GREEN ISLAND FICUS
3 GAL. 12" O.C

(27)FARFUGIUM JAPONICUM
GIGANTEUM
3 GAL. 18" O.C

(3)PHOENIX CANARIENSIS
CANARY ISLAND DATE PALM
16' CT., MATCHING, FLORIDA FANCY

(56)SALVIA LONGISPIKATA X FARINACEA\
SALVIA 'MYSTIC BLUE'
1 GAL. 9" O.C

(35)FICUS MICROCARPA
GREEN ISLAND FICUS
3 GAL. 12" O.C

(2)CONOCARPUS ERECTUS
GREEN BUTTONWOOD TREE
18' OA, FLORIDA FANCY

EXISTING GREEN ISLAND FICUS AND
ON EAST SIDE OF WALL
BOUGAINVILLEA TO REMAIN

(6)ELAEOCARPUS DECIPIEN
JAPANESE BLUEBERRY STANDARD
14-16' OA., MATCHING, FLORIDA FANCY

EXISTING CALOPHYLLUM HEDGE
TO REMAIN

(240)PEPEROMIA OBTUSIFOLIA
BABY RUBBER PLANT
1 GAL., 12" O.C.

(150)CHRYSOBALANUS ICACO
HORIZONTAL GREEN COCOPLUM -
3 GAL. 18" O.C.

(50)PEPEROMIA OBTUSIFOLIA
BABY RUBBER PLANT
1 GAL., 9" O.C.

(56)SALVIA LONGISPIKATA X FARINACEA\
SALVIA 'MYSTIC BLUE'
1 GAL., 9" O.C.

(140)FICUS MICROCARPA
GREEN ISLAND FICUS
3 GAL. 12" O.C

(45) PARTHENOCISSUS QUINQUEFOLIA
VIRGINIA CREEPER
1 GAL. 12" O.C

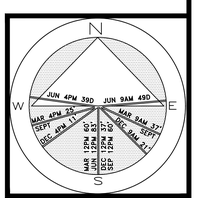
(20)FARFUGIUM JAPONICUM
GIGANTEUM
3 GAL. 18" O.C

(35)NERIUM OLEANDER 'PETITE PINK'
DWARF OLEANDER 3 GAL. 18 O.C.

EXISTING CANARY ISLAND DATE PALM

(33)HIBISCUS 'LITTLE KIM'
WHITE DWARF HIBISCUS
3 GAL., 18" O.C

EXISTING GREEN ISLAND FICUS TO REMAIN



JOB NUMBER: # 24163.00 LA
DRAWN BY: Adam Mills
Erika Gottsegen
Matt Tollison

DATE: 09.05.2024
10.21.2024
10.29.2024
12.04.2024
01.29.2025
02.21.2025
02.24.2025
02.28.2025
03.10.2025
03.13.2025
04.05.2025
05.04.2025
06.07.2025

SHEET L8.0

100 sf.
AREA IN SQ.FT.

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48 HOURS BEFORE DIGGING
CALL TOLL FREE
1-800-432-4770
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

ARC-24-0098

Landscape Plan

SCALE IN FEET 0' 10' 20' 30'

Trees & Palms

SYMBOL	PLANT NAME	QTY.	DESCRIPTION	NATIVE
				NO
	BOUGAINVILLEA SPP BOUGAINVILEA STANDARD	2	5'-6' OA FLORIDA FANCY	NO
	BURSERA SIMARUBA GUMBO LIMBO	2	20' OA, FLORIDA FANCY	YES
	CALOPHYLLUM BRASILIENSE CALPHYLLUM TREES	20	16' OA., 4' CT., 48" O.C. TO FORM PLEACHED HEDGE	NO
	COCCOLOBA DIVERSIFOLIA PIGEON PLUM	8	4' CT., 16' OA, FLORIDA FANCY	YES
	CONOCARPUS ERECTUS GREEN BUTTONWOOD TREE	2	18' OA, FLORIDA FANCY	YES
	FICUS RUBIGINOSA RUSTY FIG TREE	8	14'-16' OA., 4' CT MIN , MATCHING, FLORIDA FANCY	NO
	ELAEOCARPUS DECIPIEN JAPANESE BLUEBERRY STANDARD	8	14'-16' OA, MATCHING FLORIDA FANCY	NO
	ILEX X 'EAGLESTON' EAGELSTON HOLLY	4	14' OA MIN. 4' CT FLORIDA FANCY	YES
	MYRCIANTHES FRAGRANS SIMPSON STOPPER	2	10'-12' OA FLORIDA FANCY	NO
	PHOENIX CANARIENSIS CANARY ISLAND DATE PALM	3	16' CT., MATCHING, FLORIDA FANCY	NO
	PHOENIX DACTYLIFERA 'MEDJOOL' MEDJOOL PALM	4	14' CT., MATCHING, FLORIDA FANCY	NO
	ROYSTONEA REGIA ROYAL PALM	2	16' CT FLORIDA FANCY	YES

TOTAL:	65
NATIVE SPECIES:	20 (30.8%)

Groundcovers

SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	ARACHIS GLABRATA PERENIAL PEANUT	382 / 170 SF	1 GAL. 8" O.C	YES
	TRACHELOSPERMUM 'ASIATICUM JASMINE MINIMA	492 / 219 SF	1 GAL. 8" O.C	NO
	'TRACHELOSPERMUM ASIA TICUM 'HOSNS - JASMINE MINIMA 'SNOWSUMMER',	140 / 65 SF	1 GAL. 8" O.C	NO
	TRADESCANTIA OHIENSIS SPIDERWORT	90 / 90 SF	1 GAL. 12" O.C	YES
	PARTHENOCISSUS QUINQUEFOLIA VIRGINIA CREEPER	30 / 30 SF	1 GAL. 12" O.C	YES

TOTAL	1,134 / 574 SF
NATIVE SPECIES:	502 / 290 SF (50.5%)

Lawn & Mulch

SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION
LAWN	DIAMOND ZOYSIA LAWN/ ALT. CITRA ZOYSIA	AS NEEDED	SOD PALLETS
PLANTING BED	SHREDDED EUCALYPTUS MULCH	AS NEEDED	MULCH ALL BEDS 3" MIN. DEPTH

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1-800-432-4770
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

Shrubs & Vines

SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION	NATIVE
				NO
	BEGONIA ODORATA 'ALBA' WHITE BEGONIA	265	3 GAL., 18" O.C.	NO
	BOUGAINVILLEA 'MISS ALICE' WHITE BOUGAINVILLA	75	3 GAL. ,18" O.C., KEEP AT 24" H	NO
	CARISSA MICROCARPA 'EMERALD BLANKET' NATAL PLUM	157	7 GAL., 18" O.C.	NO
	CARMONA MICROPHYLLA CARMONA CLIPPED HEDGE	100	15" HT. 15" O.C.	NO
	CARMONA MICROPHYLLA CARMONA SPHERE	8	24" X 24" CLIPPED SPHERE, MATCHING	NO
	CHRYSOBALANUS ICACO HORIZONTAL GREEN COCOPLUM -	150	3 GAL. 18" O.C.	YES
	CONOCARPUS ERECTUS VAR. SERICEUS SILVER BUTTONWOD HEDGE	40	36"HT, 24" O.C	YES
	EVOLVULUS GLOMERATUS 'BLUE MY MIND' BLUE DAZE	70	1 GAL. 9" O.C	NO
	FARFUGIUM JAPONICUM GIGANTEUM LEOPARD PLANT	100	3 GAL. 18" O.C	NO
	FICUS MICROCARPA GREEN ISLAND FICUS SPHERE	4	24-30" IN D.	NO
	FICUS MICROCARPA GREEN ISLAND FICUS	455	3 GAL. 12" O.C	NO
	FICUS REPENS CREEPING FIG	55	3 GAL. 30" O.C.	NO
	GARCINIA SPP GARCINIA CONICAL	2	6'-8' OA FULL TO BASE.	NO
	HIBISCUS 'LITTLE KIM' WHITE DWARF HIBISCUS	58	3 GAL. 18"O.C.	NO
	NERIUM OLEANDER 'PETITE PINK' DWARF OLEANDER	35	3 GAL., 18" O.C	NO
	PERPEROMIA OBTUSIFOLIA BABY RUBBER PLANT	1,018	1 GAL., 9" O.C.	YES
	PODOCARPUS MACROPHYLLIS PODOCAPRUS HEDGE	110	7 GAL., 24" O.C., 36" H.	NO
	PSYCHOTRIA NERVOSA WILD COFFEE	30	36" HT., 24" O.C.	YES
	PENTAS LANCEOLATA PINK PENTAS. COLOR TO BE APPROVED BY LA	115	1 GAL., 15" O.C.	NO NO
	RHAPIS EXCELSA LADY PALM	15	6' HT, 36" O.C.	NO
	SALVIA LONGISPIKATA X FARINACEA\ SALVIA 'MYSTIC BLUE'	210	1 GAL., 9" O.C.	NO
	TRACELOSPERMUM JASMINOIDES CONFEDERATE JASMINE VINE	30	7 GAL. ON BAMBOO TRELLIS UNRAVELLED ATTACHED TO WIRE ON WALL	NO

TOTAL:	3,102
NATIVE SPECIES:	1,238 (39.0%)

Landscape Legend

PROPERTY ADDRESS:	301 POLMER PARK RD.	
LOT AREA (SQ FT)	22,939.13 SF	
	REQUIRED	PROPOSED
LANDSCAPE OPEN SPACE (LOS) (SQ FT AND %)	(50%) 11,469.561 SF	(51.5%) 11,817.00 SF
LOS TO BE ALTERED (SQ FT AND %)	N/A	N/A
PERIMTETER LOS (SQ FT AND %)	N/A	N/A
FRONT YARD LOS (SQ FT AND %)	(45% OF FRONT YARD) 1,747.3 SF	(58.9%) 2,286.9 SF
NATIVE TREES %	30%	30.8%
NATIVE SHRUBS & VINES %	30%	39.0%
NATIVE GROUNDCOVER %	30%	50.5%

ENVIRONMENT DESIGN GROUP
139 North County Road SJP20-B Palm Beach, Fl. 33480
Phone 561.832.4600 Mobile 561.313.4424
Landscape Architecture
Land Planning
Landscape Management
Dustin M. Mizell, MLA FLA #6666784
DustinM@environmentdesigngroup.com

Private Resident
301 Polmer Park Rd
Palm Beach
FL

JOB NUMBER: # 24163.00 LA
DRAWN BY: Adam Mills
Erika Gottsegen
Matt Tollison

DATE: 09.05.2024
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04.05.2025
05.04.2025

ARC-24-0098

TOWN OF PALM BEACH

Information for Architectural Commission Meeting on: June 25, 2025

To: Architectural Commission

Via: Wayne Bergman, MCP, LEEP-AP
Director PZ&B

From: Planning, Zoning & Building

Re: ARC-25-0021 995 S OCEAN BLVD. The applicant, Mary S. Conrad (SKA Architect representative) has filed an application requesting Architectural Commission review and approval for a second-story addition previously approved under ARC-23-146 with variances granted under ZON-23-119 to build within the required setbacks.

Date: 6/18/2025

CONCLUSION:

Approval of the project will require one (1) motion to be made by the Architectural Commission:
(1) for the overall design of the project in accordance with Sec. 18-205 criteria, subject to any imposed conditions.

ATTACHMENTS

- PZB Staff Report
- Letter of Intent
- Plans

STRATEGIC PLAN

Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Quality of Life
Community Preservation

FUNDING

No Fiscal Impact

TOWN OF PALM BEACH
Planning, Zoning & Building Department
360 South County Road
Palm Beach, FL 33480
(561) 838-5431 • www.townofpalmbeach.com

PLANNING, ZONING, & BUILDING DEPARTMENT
PZ&B Combination Staff Combination Memorandum: Architectural Commission and Town Council

FROM: Wayne Bergman, MCP, LEED-AP
Director PZ&B

SUBJECT: ARC-25-0021 995 S OCEAN BLVD

MEETING: JUNE 25, 2025 ARCOM

ARC-25-0021 995 S OCEAN BLVD. The applicant, Mary S. Conrad (SKA Architect representative), has filed an application requesting Architectural Commission review and approval of a second-story addition previously approved under ARC-23-146 with variances granted under ZON-23-119 to build within the required setbacks.

Applicant: Mary S. Conrad
Professional: SKA Architect + Planner

HISTORY:
The two-story single-family residence was constructed in 1950. The project was first heard by ARCOM at the November 20, 2023 meeting and deferred with direction to restudy second-story addition. In December 2023, the applicant received approval from ARCOM (4-3) on the proposed design under case number ARC-23-146, this approval has now expired. On January 10, 2023, the applicant received Town Council approval for the four variances required to construct the project under case number ZON-23-119, which included:

(1) VARIANCE 1: Section 134-843(5) – A variance to permit a west front yard setback of 18.67 feet in lieu of the 35-foot front setback required.
(2) VARIANCE 2: Section 134-846(5) – A variance to permit a second-story front setback of 27 feet in lieu of the 35-foot front setback required.
(3) VARIANCE 3: Section 134-843(8) – A variance to permit a south side yard setback of 9.92 feet in lieu of the 15-foot side yard setback required.
(4) VARIANCE 4: Section 134-843(7)(a) –A variance to permit a building height plane setback of 27 feet in lieu of the 31.08-foot setback required.

These variances are valid until January 10, 2026, and hence not being presented again at this time.

THE PROJECT:
The applicant has submitted plans, entitled " CONRAD RESIDENCE 995 SOUTH OCEAN BOULEVARD", as prepared by **SKA Architect + Planner** and uploaded June 16, 2025.

The following is the scope of work for the project:

- Construction of a second-floor addition to a one-story portion of a two-story residence.

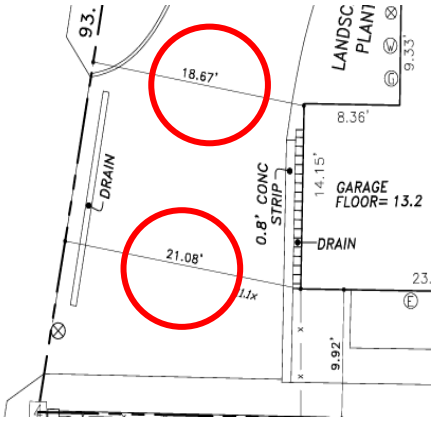
Site Data			
Zoning District	R-A	**Lot Size (SF)**	11,325 SF
Future Land Use	SINGLE FAMILY	**FEMA Zone**	VE
Landscape Open Space (LOS)	Existing: 5,889 SF (52%) Proposed: No Change Required: 50%	**Lot Coverage**	Existing: 2902.4 SF (25.6%) Proposed: No Change Permitted: 25%
Crown of Road (COR)	15.2' NAVD	**Finished Floor Elevation**	14.4' / 12.8'
Surrounding Properties / Zoning			
North	997 S Ocean Blvd / Single Family / R-A		
South	1015 S Ocean Blvd / Single Family / R-A		
East	Beach / Oceanfront		
West	1020 S Ocean Blvd / Single Family/ R-A		

STAFF ANALYSIS



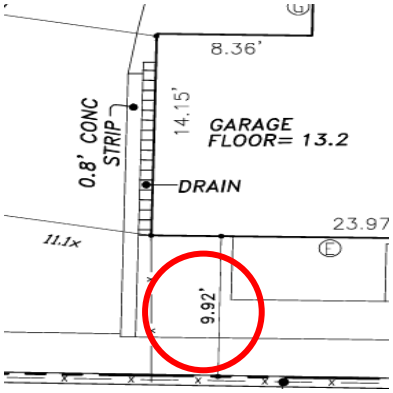
The existing two-story residence is an oceanfront lot at the end of Via Del Lago and South Ocean Boulevard. Currently the site is improved with a two-story residence with a one-story garage portion, street facing west. The attached garage currently has a nonconforming front setback of 21.08' (18.67' to the north) in lieu of the 35' required.





The applicant is seeking to add a second floor to the one-story garage. In order to do so, variances are required to further encroach on the front yard setback. The variance would be to (revest) reduce the front yard setback at the first floor varying from 18.67 to 21.08 where 35' is required **(variance #1)** and to reduce the front yard setback at the second floor varying from 27' where 35 is required (**variance #2**). The applicant has designed the second floor to be further setback from the street.

Both variances reflect the greater relief distance as the right of way is at an angle to the structure placement on the lot. The second-floor addition will contain approximately 215 SF of enclosed space and be utilized as an art studio to be added above an existing one-story area. Both the building height and the overall building height will be lower than the existing 2-story areas. The existing flat roof of the garage will be removed and a sloped roof with a lower eave line will replace it.

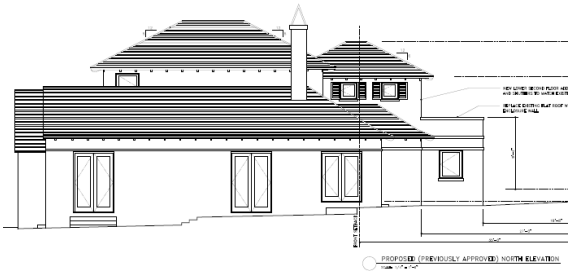


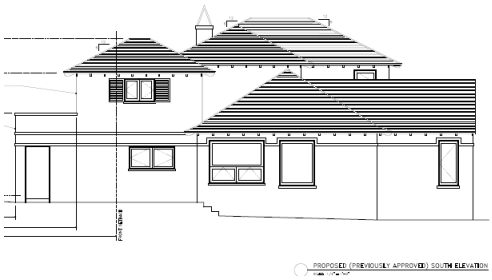
Similar to the nonconforming front setback, the existing structure has a south side setback of 9.92' where 15' is required. As such, the proposal setbacks a south side setback variance to revisit the existing nonconformity of the first-floor garage at 9.92 feet in lieu of the 15 feet required (**variance #3**).

In addition, due to the nonconforming setbacks and siting of the structure built in 1950, the proposed second floor addition does not comply with the building height plan requirements in its two locations (**variance #4**).

Following comments from ARCOM the applicant resubmitted and received approval of a change for a lower roof line of the garage. The existing flat roof of the garage will be removed and a terrace will replace it.. The proposed addition has been designed sensitively as it pertains to the existing 1950s structure.







CONCLUSION:

This application is presented to the Commission to consider whether all of the criteria in Sec. 18-205 have been met. Approval of the subject project will require one (1) motion to be made by the Architectural Review Commission:

(1) that the overall design of the project is in accordance with the criteria provided below, subject to any imposed conditions.

WRB:JGM:FHM

SKA

SKA
Architect + Planner

Re: ARC-25-0021
995 South Ocean Blvd
Palm Beach, FL 33480

May 12, 2025

We are pleased to submit the accompanying drawings for our project at 995 S Ocean Blvd in Palm Beach. We are requesting the following:

Section 18-205:

- A second story 214.7 sq. ft. art studio to be added above an existing flat roof one-story garage. Both the building height and the overall building height will be lower than the existing 2-story areas. his project was approved by ARCOM on 12/21/23 and expired on 12/21/24.
- The existing flat roof of the garage will be removed and a terrace will replace it.
- The homeowner is an artist that requires a dedicated space for her hobby. A second floor location was selected because a first floor addition would require lot coverage and landscape open space variances. The small second floor addition has minimal impact to the site.

The following Variances were presented and approved by Town Council on 1/11/24 (expires 1/11/27):

Variance 1: Section 134-843(5): Variance to permit a west front yard setback of 21.08 feet in lieu of the 35-foot front setback required.

Variance 2: Section 134-843(5): Variance to permit a second story front setback of 29.75 feet in lieu of the 35-foot front setback required.

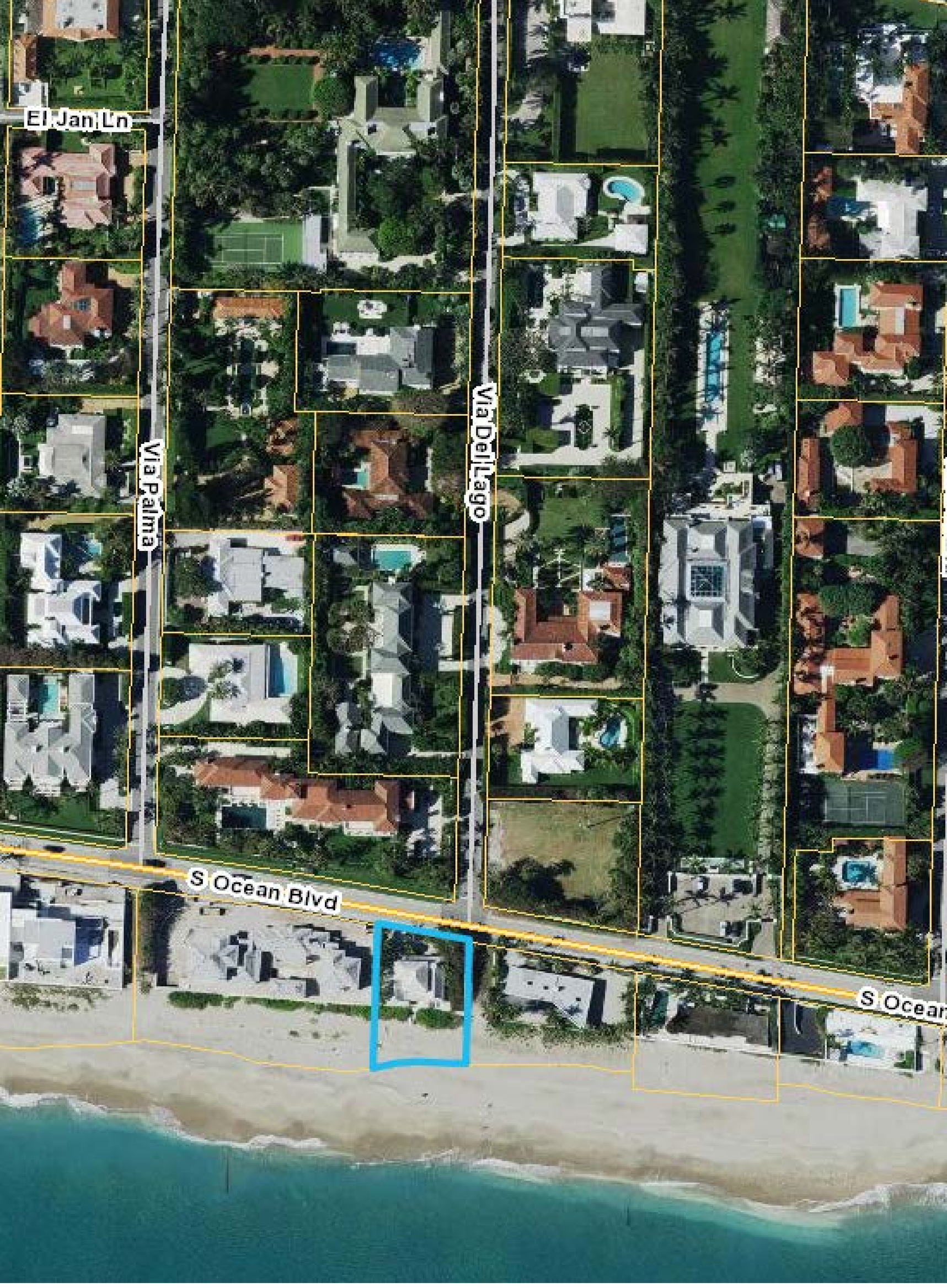
Variance 3: Section 134-843(8): Variance to permit a south side yard setback of 9.92 feet in lieu of the 15-foot side yard setback required.

Variance 4: Section 134-843(7): Variance to permit a building height plane setback of 27 feet in lieu of the 31.08 foot setback required.

Sincerely,



Jacqueline Albarran, Architect P.A.



FIRST SUBMITTAL ARC-25-0021 [PREV. APPROVALS ARC-23-146 (ZON 23-119)]

JOB # 0495
DATE: 05-12-25
SHEET NUMBER:

REVISIONS:

STATE OF FLORIDA
JACQUELINE ALBARRAN
REGISTERED ARCHITECT

CONRAD RESIDENCE
995 S. OCEAN BLVD.
PALM BEACH, FLORIDA

SKA
SKA ARCHITECT + PLANNER
324 ROYAL PALM WAY, SUITE 227, PALM BEACH, FLORIDA
TEL: 561.655.7676 FAX: 561.655.3533

INDEX OF DRAWINGS

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A0– COVER SHEET
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A2.2– PREVIOUSLY APPROVED SITE PLAN
A2.3– CONSTRUCTION SCREENING AND STAGING
A2.4– PHOTO KEY PLAN AND PHOTOS
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A4– PREVIOUSLY APPROVED FIRST FLOOR PLAN
A5– EXISTING SECOND FLOOR PLAN
A6– SECOND FLOOR DEMOLITION PLAN
A7– PREVIOUSLY APPROVED SECOND FLOOR PLAN
A8– EXISTING ROOF PLAN
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A10– EXISTING AND PREVIOUSLY APPROVED WEST ELEVATION
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A13– EXISTING AND PREVIOUSLY APPROVED SOUTH ELEVATION
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A15– EXISTING AND PREVIOUSLY APPROVED RENDERED LANDSCAPE PLAN
MATERIALS AND FINISHES INFORMATION
LP1– TRUCK LOGISTICS AND CONSTRUCTION TIMELINE

SURVEY

BOUNDARY, TOPOGRAPHIC AND EASEMENT SURVEY

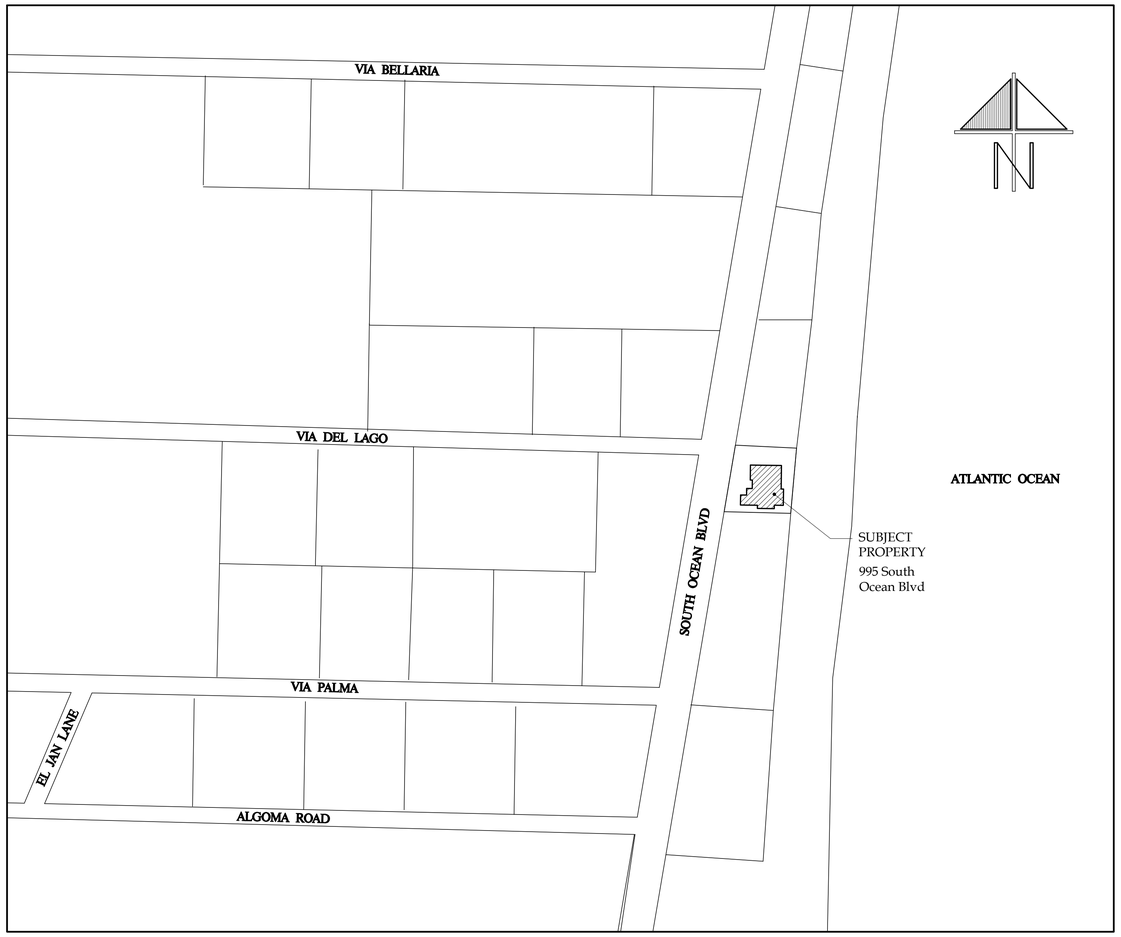
ARCHITECT:

SKA Architect + Planner
Attn: Jacqueline Albarran
324 Royal Palm Way
Suite 227
Palm Beach, Fl 33480
(561) 655–7676

SURVEYOR:

Survey Solutions
Attn: Christopher Henn
5878 NW 25th Terrace
Boca Raton, Fl 33496
(561) 245–5263

Line 0	ZONING LEGEND			
1	PROPERTY ADDRESS	995 SOUTH OCEAN BLVD, PALM BEACH, FL		
2	ZONING DISTRICT	R–A		
3	LOT SIZE (SQ. FT.)	11,325 SQ. FT.		
4	LOT WIDTH (W) & DEPTH (D)	92.52' +/– (W) & 122.4' +/– (D)		
5	STRUCTURE TYPE	SINGLE FAMILY		
6	FEMA FLOOD ZONE DESIGNATION	VE		
7	ZERO DATUM–PT. OF MEAS. (NAVD)	15.9' NAVD		
8	CROWN OF ROAD (COR) (NAVD)	15.2' NAVD (AT HIGHEST POINT)		
9		REQUIRED/ALLOWED	EXISTING	PROPOSED
10	LOT COVERAGE (SQ. FT.)	2,831.25 (25%)	2,902.4 (25.6%)	NO CHANGE
11	ENCLOSED SQUARE FOOTAGE		2,855 1st / 766 2nd	2,855 1st / 981 2nd
12	FRONT YARD SETBACK (1 STORY/2 STORY)	35.0'/35.0'	18.67'/35.0'	18.67'/27.0'
13	SIDE YARD SETBACK (1 STORY)	15.0' MIN.	5.48' (S) 26.08' (N)	NO CHANGE
14	SIDE YARD SETBACK (2 STORY)	15.0' MIN.	19.02' (S) 42.75' (N)	9.92' (S) 42.75' (N)
15	REAR YARD SETBACK	15.0' MIN.	43' (3' FROM BULKHD)	NO CHANGE
16	ANGLE OF VISION	100°	104°	NO CHANGE
17	BUILDING HEIGHT	25.0'	15.83'	NO CHANGE
18	OVERALL BUILDING HEIGHT	35.0'	21.83'	NO CHANGE
19	CUBIC CONTENT RATIO	N/A	N/A	N/A
20	MAX. AMOUNT OF FILL ADDED TO SITE			NONE
21	FINISH FLOOR ELEVATION (FFE) (NAVD)		14.4'/12.8'	NO CHANGE
22	BASE FLOOD ELEVATION (BFE) (NAVD)	7.0'	7.0'	7.0'
23	LANDSCAPE OPEN SPACE (LOS)	5,662.5 (50%)	5,889.0 (52%)	NO CHANGE
24	PERIMETER (LOS)	N/A	N/A	N/A
25	FRONT YARD (LOS)	5,096.2 (45%)	5,889.0 (52%)	NO CHANGE
26	NATIVE PLANT SPECIES %			NO CHANGE



PLOT PLAN
SCALE: N.T.S.

SCOPE OF WORK

- WE ARE PROPOSING TO ADD A SECOND–FLOOR ART STUDIO ABOVE AN EXISTING ONE–STORY FLAT–ROOFED GARAGE, TO AN EXISTING 2–STORY SINGLE FAMILY RESIDENCE.
- THE BUILDING HEIGHT AND ROOF HEIGHT OF THE ADDITION WILL BOTH BE LOWER THAN THOSE OF THE EXISTING SECOND FLOOR.
- A PORTION OF THE EXISTING FLAT ROOF ON THE GARAGE WILL BE REPLACED WITH AN OPEN TERRACE.
- VARIANCES WERE APPROVED FOR THE FRONT SETBACK, SIDE SETBACK AND BUILDING HEIGHT PLANE W/ AND EXPIRATION DATE OF 01–11–27.

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CONRAD RESIDENCE

995 SOUTH OCEAN BOULEVARD

FIRST SUBMITTAL ARC–25–0021
ARCOM HEARING 06–25–25
(PREVIOUS APPROVALS ARC–23–146 ZON–23–119)

STATE OF FLORIDA
JACQUELINE ALBARRAN
A.R.# 1010
01-11-27
REGISTERED ARCHITECT

DATE:
05–12–25

GENERAL NOTE:

THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DRAWINGS AND SPECIFICATION REQUIREMENTS WITH EXISTING CONDITIONS IN THE FIELD AND BRING ANY DISCREPANCIES TO THE ARCHITECT'S ATTENTION BEFORE PROCEEDING WITH THE WORK.
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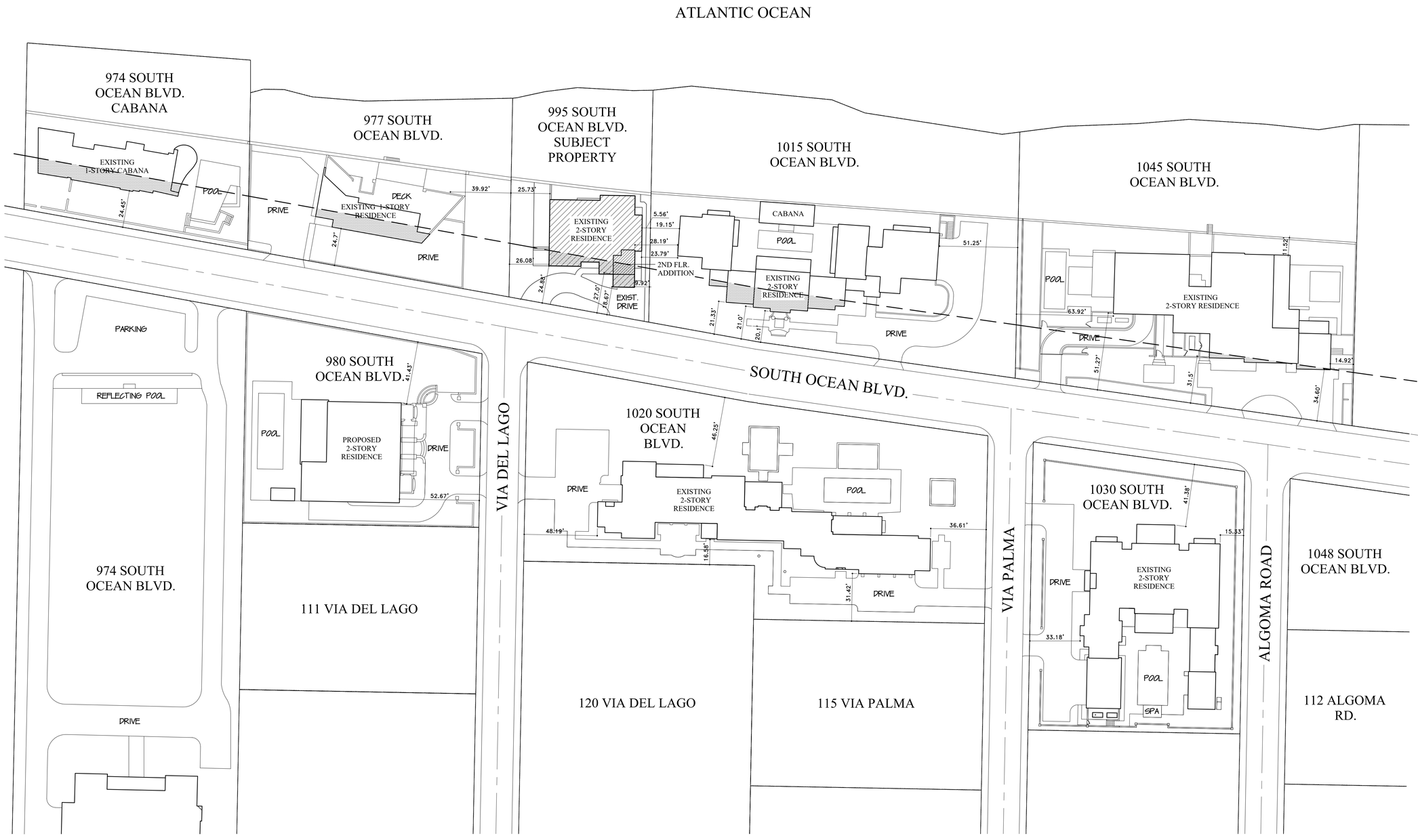

NEIGHBORHOOD MAP

SCALE: 1/32" = 1'-0"

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PALM BEACH, FLORIDA

JACQUELINE ALBARRAN, PA
REGISTERED ARCHITECT 11701

REVISIONS:

SHEET NUMBER: A1.1
DATE: 05-12-25
JOB # 0495

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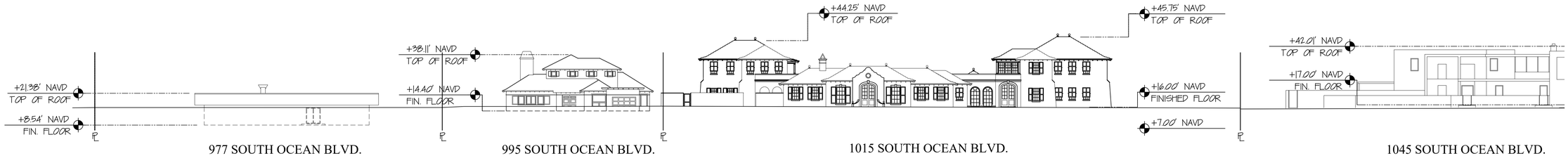
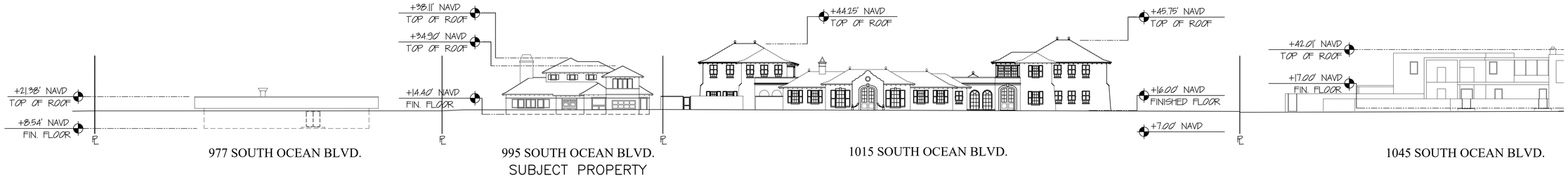


EXISTING STREETSCAPE LOOKING EAST (WEST ELEVATIONS)
SCALE: 3/64" = 1'-0"



PROPOSED (PREVIOUSLY APPROVED) STREETSCAPE LOOKING EAST (WEST ELEVATIONS)
SCALE: 3/64" = 1'-0"



EXISTING STREETSCAPE LOOKING WEST (EAST ELEVATIONS)
SCALE: 3/64" = 1'-0"

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JACQUELINE ALBARRAN, PA
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REVISIONS:
1

SHEET NUMBER:
A1.2
DATE:
05-12-25
JOB #
0495

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CBS WALL WITH 1' CONCRETE CAP
CONCRETE SLAB FOR TRASH PICK UP
PATIO STONE ON SEAWALL CAP
24.0'
24.0'
25' SUBJECT TO THE RIGHTS OF OWNERS OF PROPERTY ALONG VIA DEL LAGO, PER DEED
"NOT PLATTED"
3.25'
ALUMINUM & WOOD STAIRS
10.6'
25.0'
30.0'
30' EASEMENT BEING THE EXTENSION OF VIA DEL LAGO, PRIVATE ROAD PER ORB 7271, PAGE 1782
C/L VIA DEL LAGO (40' RIGHT OF WAY)
20.25'
x15.2
15.2x
119.39' S88°57'14"E
78.38' S88°57'14"E
90°00'00"
25' EASEMENT PER DEED BOOK 983, PAGE 634
26.08'
CONC TILE CURBING
25'-10 1/8"
CONC TILE STEPS
DRAIN
12.0x
24'-10 1/2"
CONCRETE TILE PATIO
43.76'
SIDE ENTRY EL.=14.4
SIDE ENTRY EL.=12.8
CONCRETE TILE STEP
1.75' CONCRETE SEAWALL
1' HIGH x 0.25 WIDE RAISED WALL
S06°31'23"W (BASIS OF BEARINGS)
92.92'
S10°14'15"W
LANDSCAPED ISLAND
35.0'
21.14'
LOT 35
CONC TILE DRIVE
LIMITS OF 2nd Fl.
2.93'
ENTRY EL. 14.4
33.17'
CONC TILE STEP
92.50'
BEACH
ATLANTIC OCEAN
MEAN HIGH WATER LINE NOT LOCATED FOR THE PURPOSE OF THIS SURVEY
92.92' S06°31'23"W
C/L SOUTH OCEAN BOULEVARD
(40' RIGHT OF WAY AS LAID OUT AND IN USE)
-6.59
TP T/C
x15.0
25'-5 1/4"
3.8' CONC TILE WALK
COVERED CONC TILE LANDING
11.95'
x13.9
TWO STORY CBS RESIDENCE
REAR ENTRY EL.=12.2
7.86'
LANDSCAPED PLANTER
9.33'
3.34'
11.1x
93.70'
18.67'
8.36'
DRAIN
0.8' CONC STRIP
14.15'
GARAGE FLOOR= 13.2
DRAIN
21.08'
11.1x
23.97'
23.02'
12.67'
41.2'
CONC AC PAD 4 AC UNITS
4.44'
4.88'
PLANTER
9.92'
23.84'
0.4' STEP DOWN
2.7' CONCRETE TILE WALK
5.48'
5.56'
15.0x
90°00'00"
CBS WALL WITH WOOD FENCING ON LINE
125.49' S88°57'14"E
CONC SHEET PILE SEAWAL
"NOT PLATTED"

EXISTING SITE PLAN
SCALE: 1/8" = 1'-0"



JACQUELINE ALBARRAN, PA
REGISTERED ARCHITECT 11701

REVISIONS:
1

SHEET NUMBER: A2.1
DATE: 05-12-25
JOB # 0495

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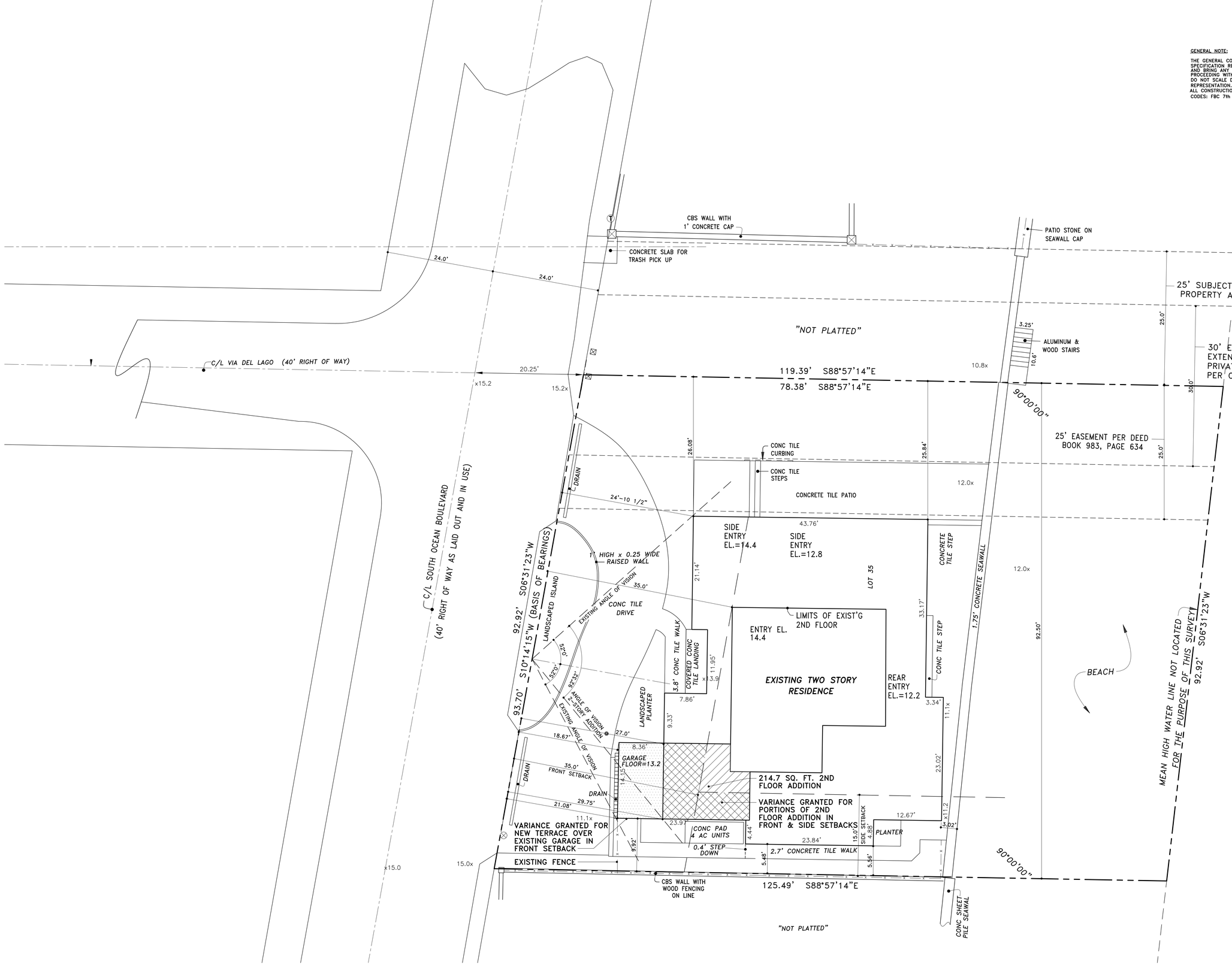

PROPOSED (PREVIOUSLY APPROVED) SITE PLAN
SCALE: 1/8" = 1'-0"

SKA
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CONRAD RESIDENCE
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JACQUELINE ALBARRAN, PA
REGISTERED ARCHITECT 11701

REVISIONS:
1

SHEET NUMBER: A2.2
DATE: 05-12-25
JOB # 0495

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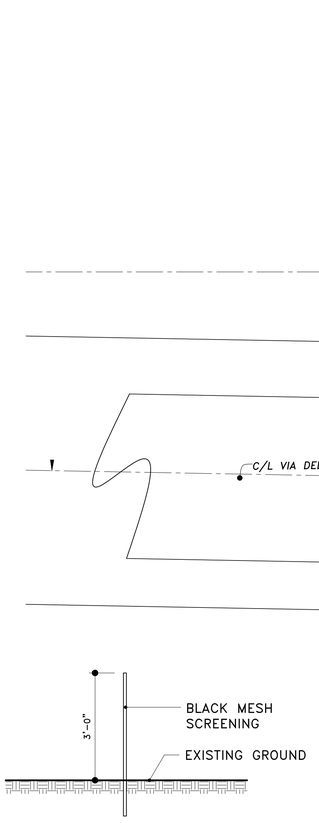
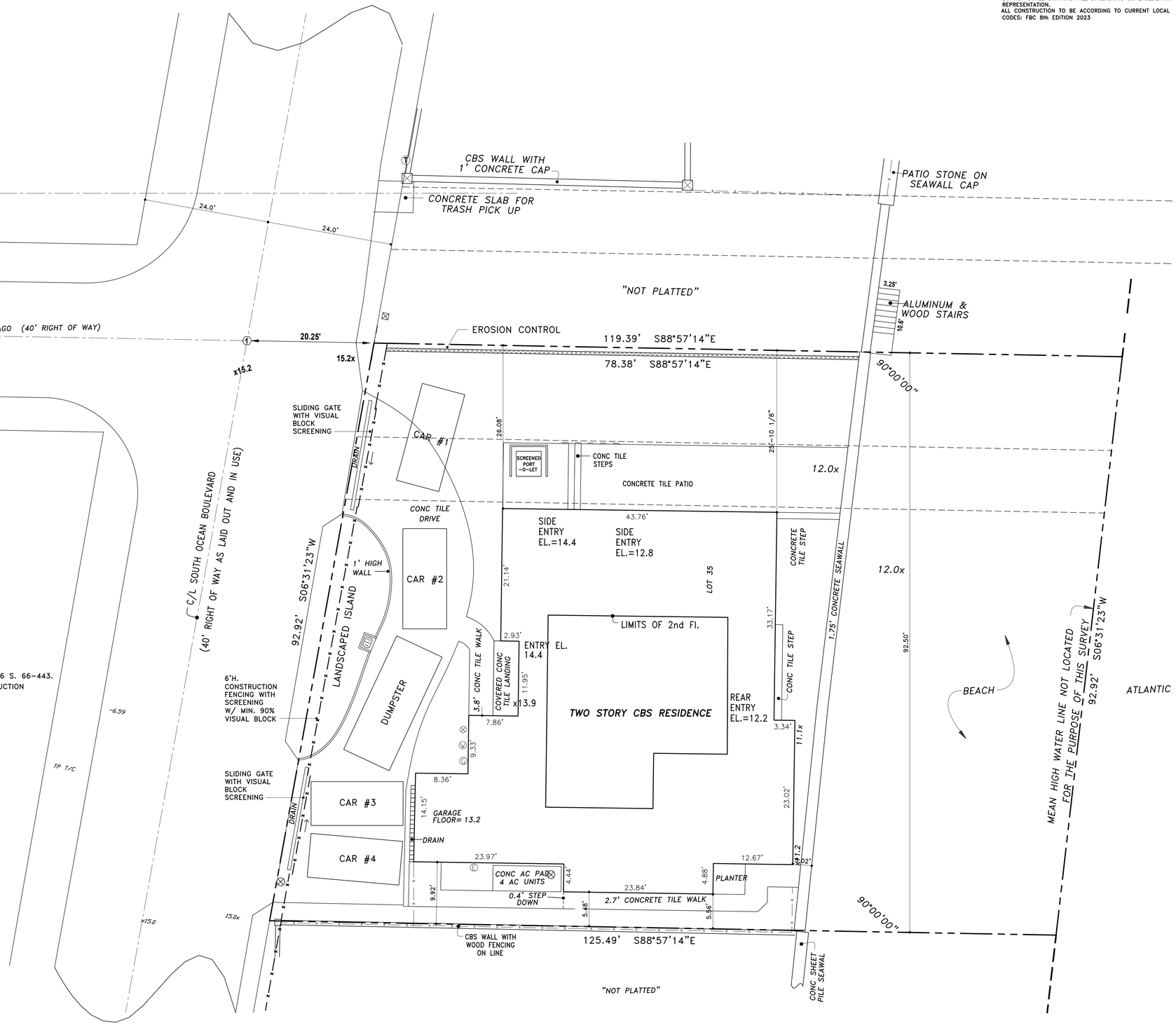


EROSION CONTROL DETAIL

GENERAL EROSION CONTROL NOTES:

-EROSION CONTROL TO BE ACCORDING TO TOWN CODE CH. 66 S. 66-443.
-EXISTING FENCING AND HEDGES TO REMAIN DURING CONSTRUCTION



PROPOSED (PREVIOUSLY APPROVED) CONSTRUCTION SCREENING AND STAGING PLAN
SCALE: 1/8" = 1'-0"

SKA
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PALM BEACH, FLORIDA



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REGISTERED ARCHITECT 11701

REVISIONS:
1

SHEET NUMBER: A2.3
DATE: 05-12-25
JOB # 0495

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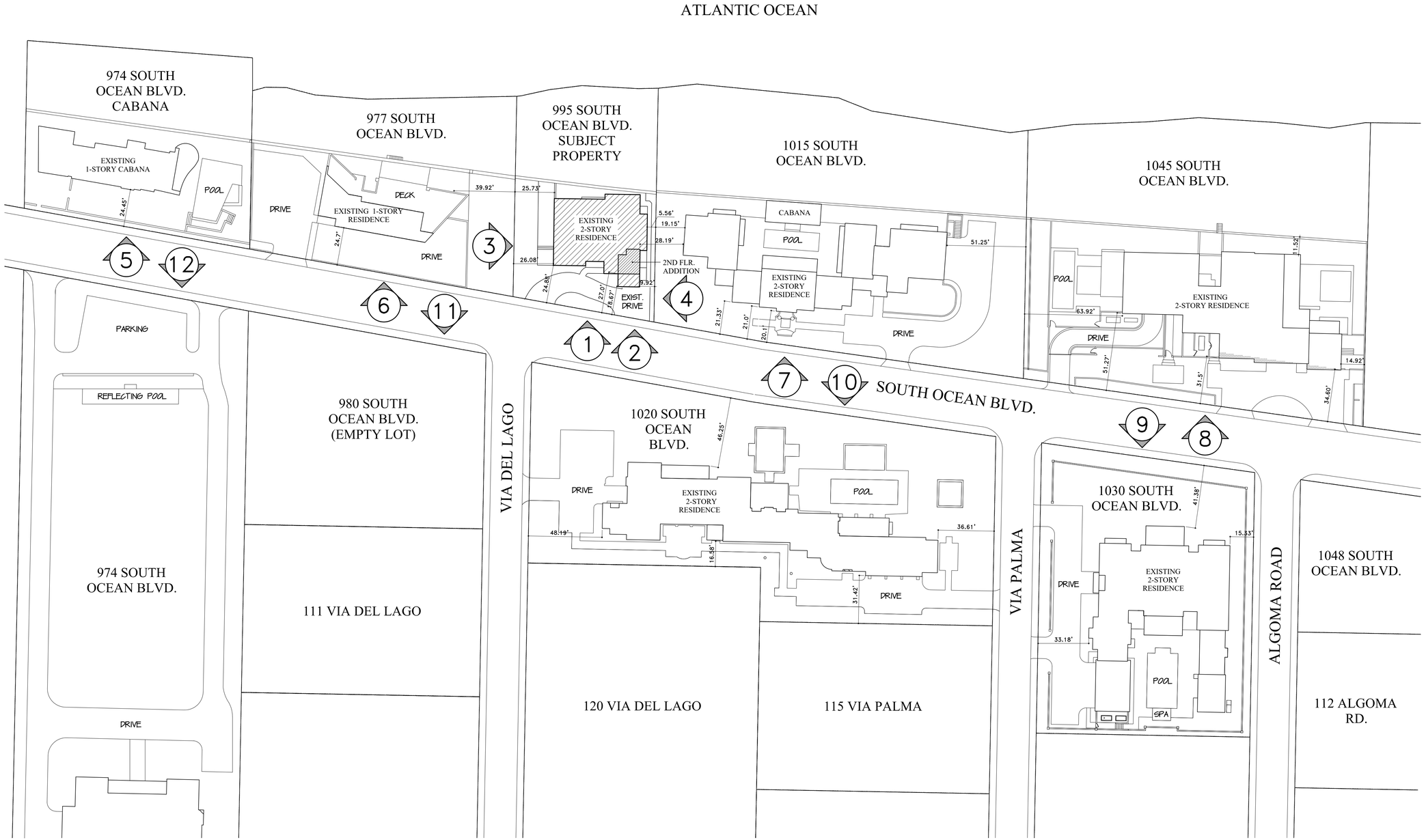

PHOTO KEY

SCALE: 1/32" = 1'-0"

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REGISTERED ARCHITECT 11701

REVISIONS:

SHEET NUMBER: A2.4
DATE: 05-12-25
JOB # 0495



1 - STREET VIEW

SUBJECT PROPERTY



2 - GARAGE DETAIL



3- NORTH ELEVATION



4 - SOUTH ELEVATION



5 - 974 S OCEAN CABANA

NEIGHBORING PROPERTIES



6 - 977 S OCEAN



7 - 1015 S OCEAN BLVD



8 - 1045 S OCEAN BLVD



9 - 1030 S OCEAN



10 - 1020 S OCEAN

NEIGHBORING PROPERTIES



11 - 980 S OCEAN BLVD (EMPTY LOT)



12 - 974 S OCEAN BLVD

GENERAL NOTE:

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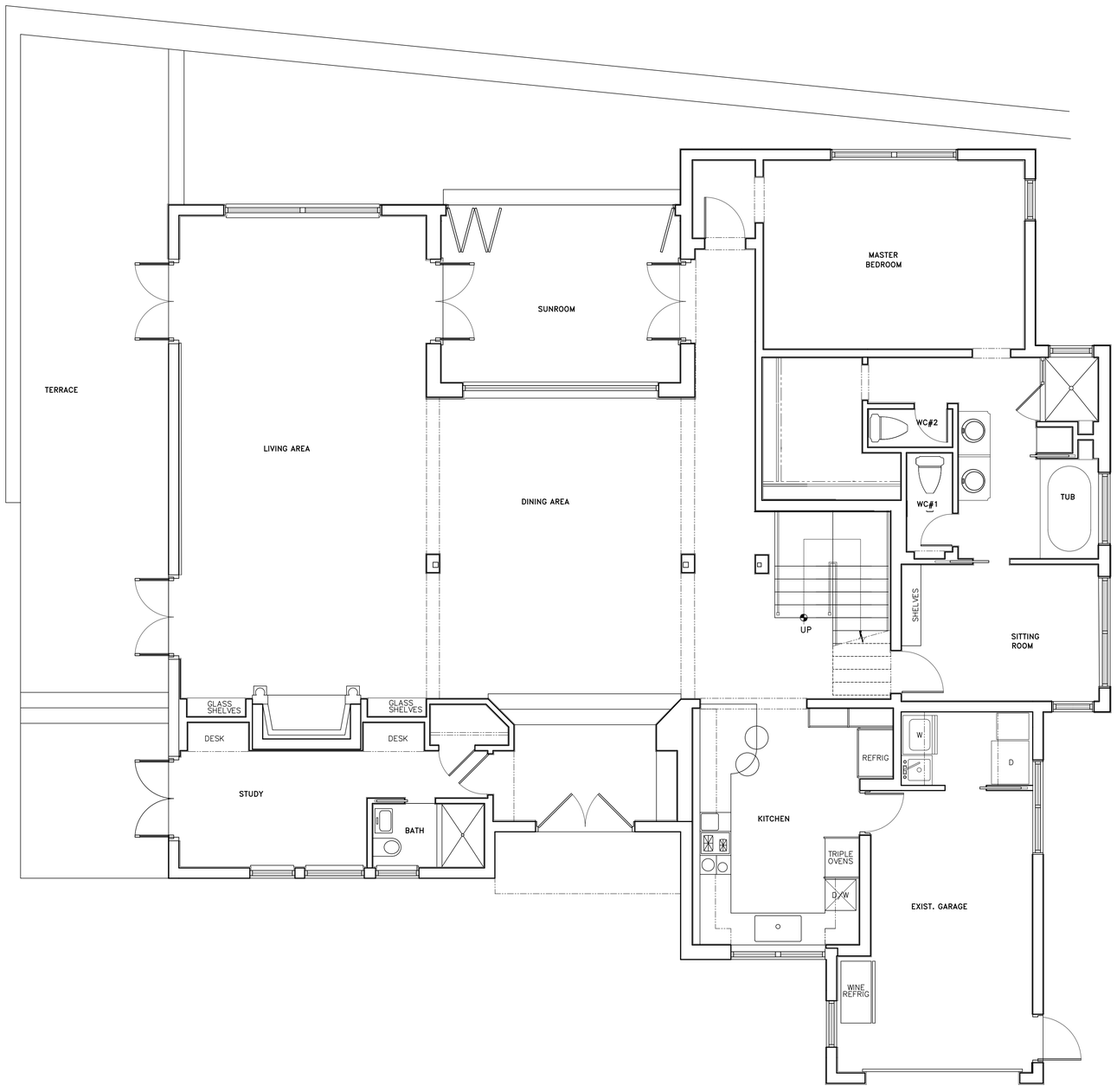

EXISTING FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

SKA
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324 ROYAL PALM WAY, SUITE 227, PALM BEACH, FLORIDA
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CONRAD RESIDENCE
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PALM BEACH, FLORIDA



JACQUELINE ALBARRAN, PA
REGISTERED ARCHITECT 11701

REVISIONS:
1

SHEET NUMBER:
A3
DATE:
05-12-25
JOB #
0495

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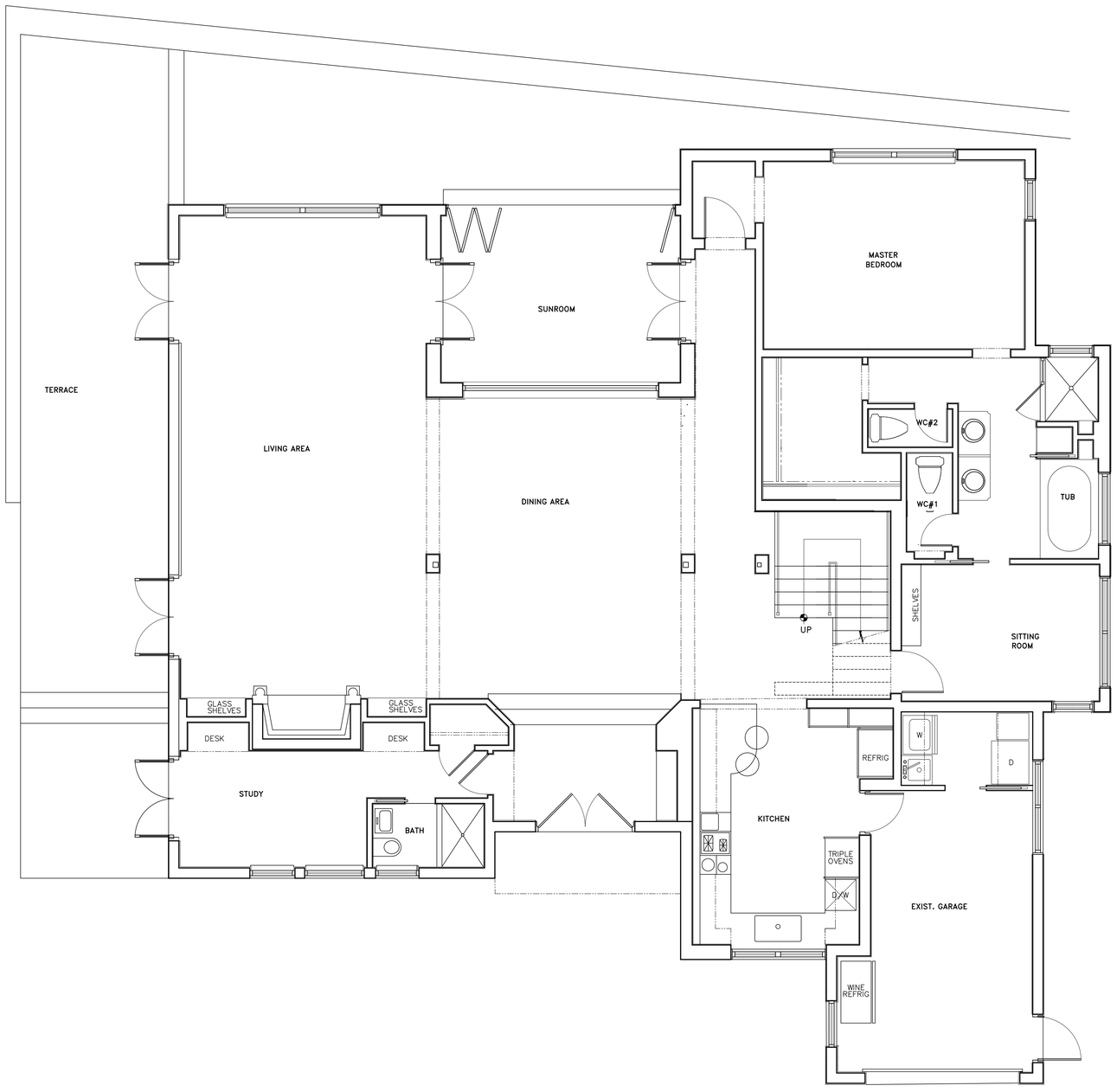

PROPOSED (PREVIOUSLY APPROVED) FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0" (NO CHANGE)

SKA
SKA ARCHITECT + PLANNER
324 ROYAL PALM WAY, SUITE 227, PALM BEACH, FLORIDA
TEL: 561.655.7676 FAX: 561.655.5533

CONRAD RESIDENCE
995 SOUTH OCEAN BLVD.
PALM BEACH, FLORIDA



JACQUELINE ALBARRAN, PA
REGISTERED ARCHITECT 11701

REVISIONS:
1

SHEET NUMBER: A4
DATE: 05-12-25
JOB # 0495

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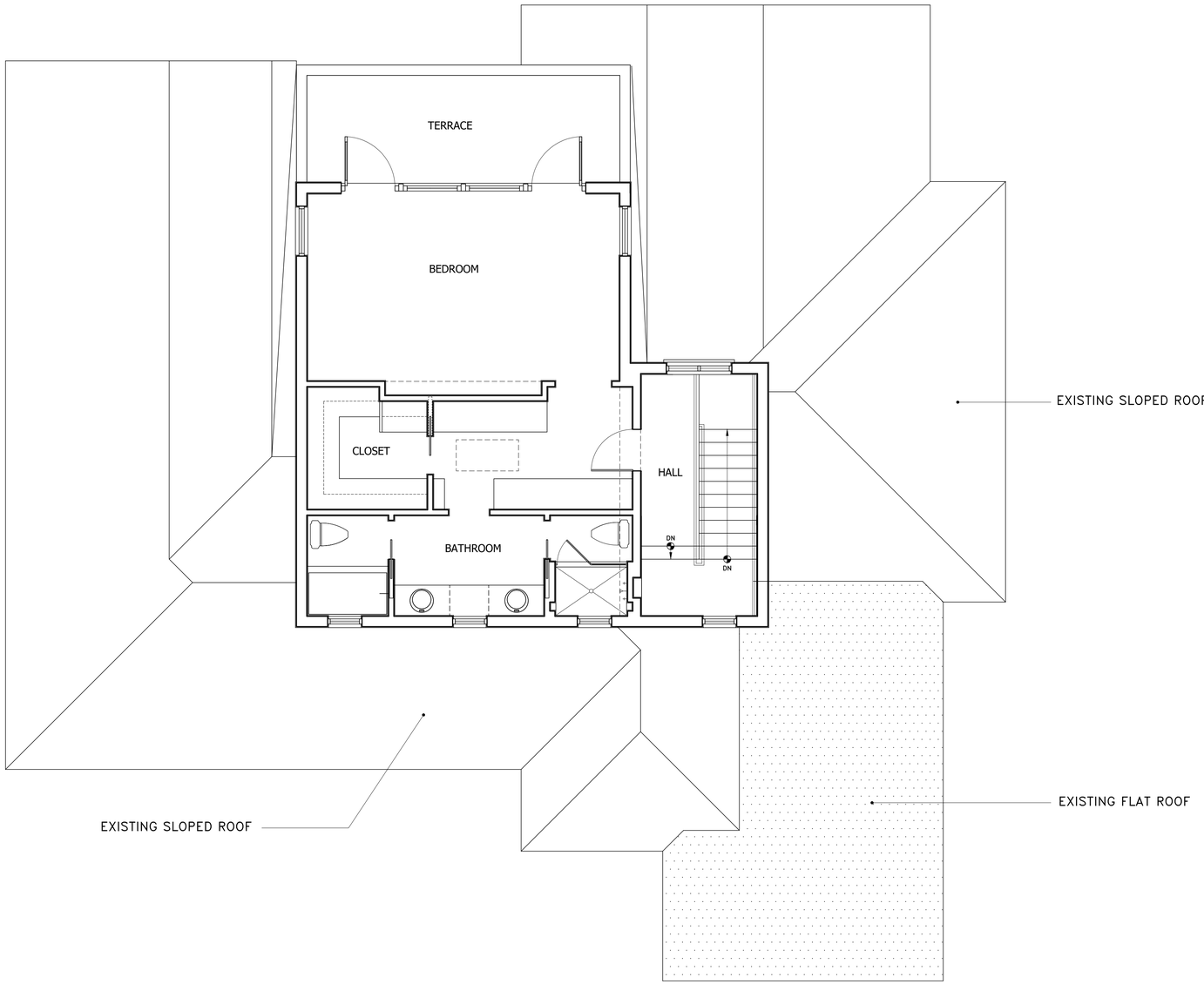

EXISTING SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

SKA
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324 ROYAL PALM WAY, SUITE 227, PALM BEACH, FLORIDA
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PALM BEACH, FLORIDA

JACQUELINE ALBARRAN, PA
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REVISIONS:
1

SHEET NUMBER:
A5
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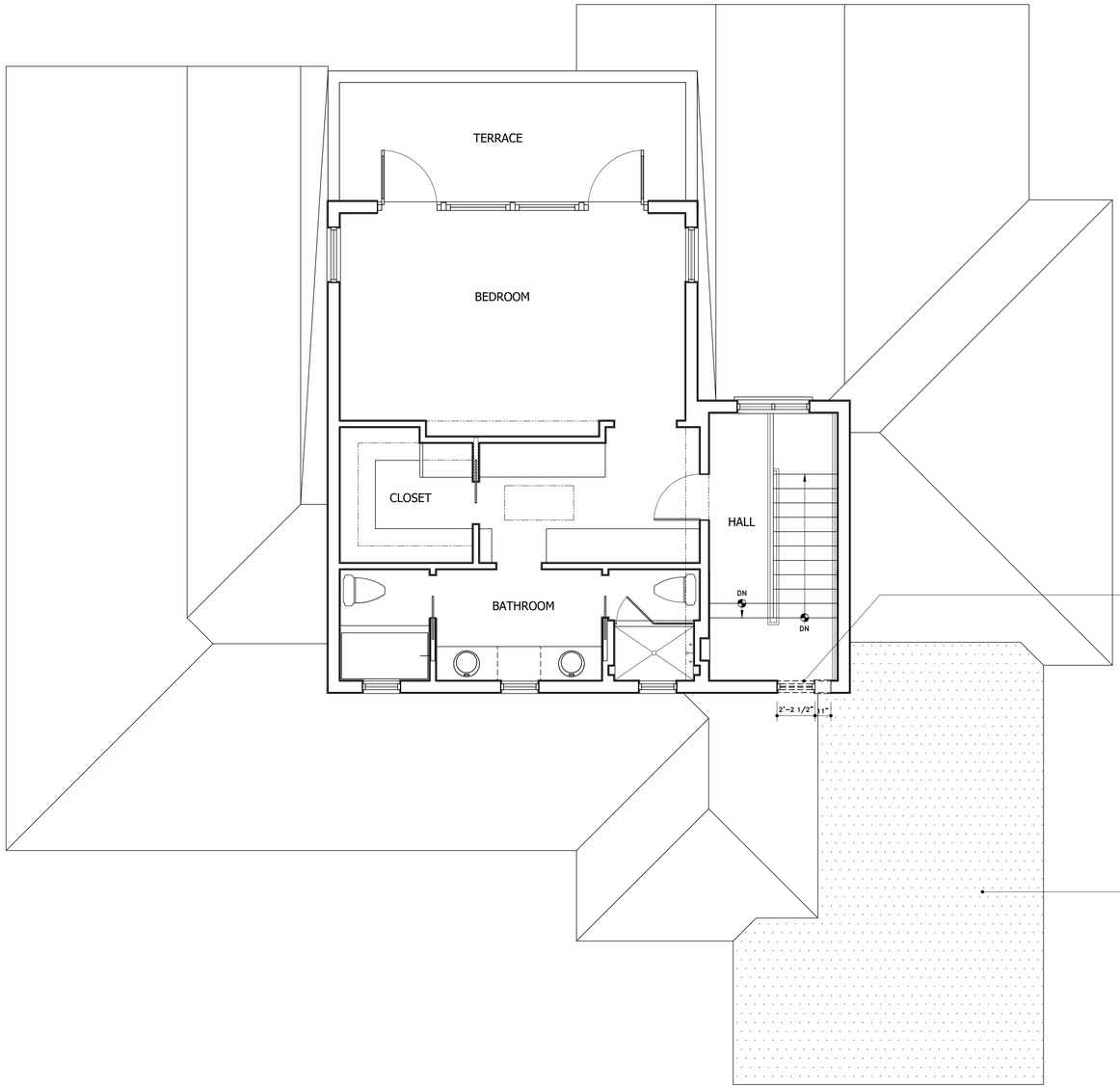

PROPOSED (PREVIOUSLY APPROVED) SECOND FLOOR DEMOLITION PLAN
SCALE: 1/4" = 1'-0"

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324 ROYAL PALM WAY, SUITE 227, PALM BEACH, FLORIDA
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PALM BEACH, FLORIDA

JACQUELINE ALBARRAN, PA
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REVISIONS:
1

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A6
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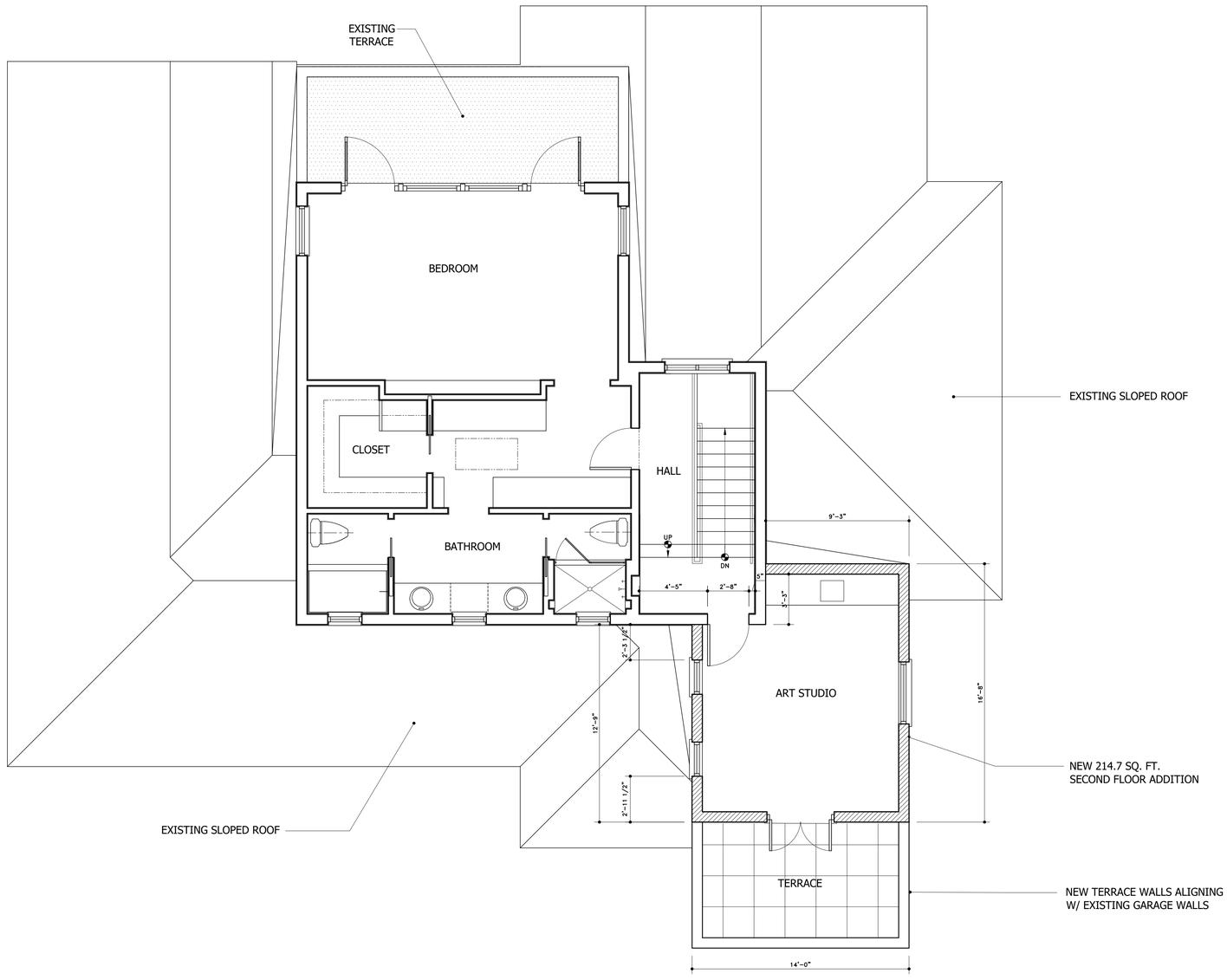

PROPOSED (PREVIOUSLY APPROVED) SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

SKA
SKA ARCHITECT + PLANNER
324 ROYAL PALM WAY, SUITE 227, PALM BEACH, FLORIDA
TEL: 561.655.7676 FAX: 561.655.3533

CONRAD RESIDENCE
995 SOUTH OCEAN BLVD
PALM BEACH, FLORIDA



JACQUELINE ALBARRAN, PA
REGISTERED ARCHITECT 11701

REVISIONS:
1

SHEET NUMBER:
A7
DATE:
05-12-25
JOB #
0495

GENERAL NOTE:

THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DRAWINGS AND SPECIFICATION REQUIREMENTS WITH EXISTING CONDITIONS IN THE FIELD AND BRING ANY DISCREPANCIES TO THE ARCHITECT'S ATTENTION BEFORE PROCEEDING WITH THE WORK.
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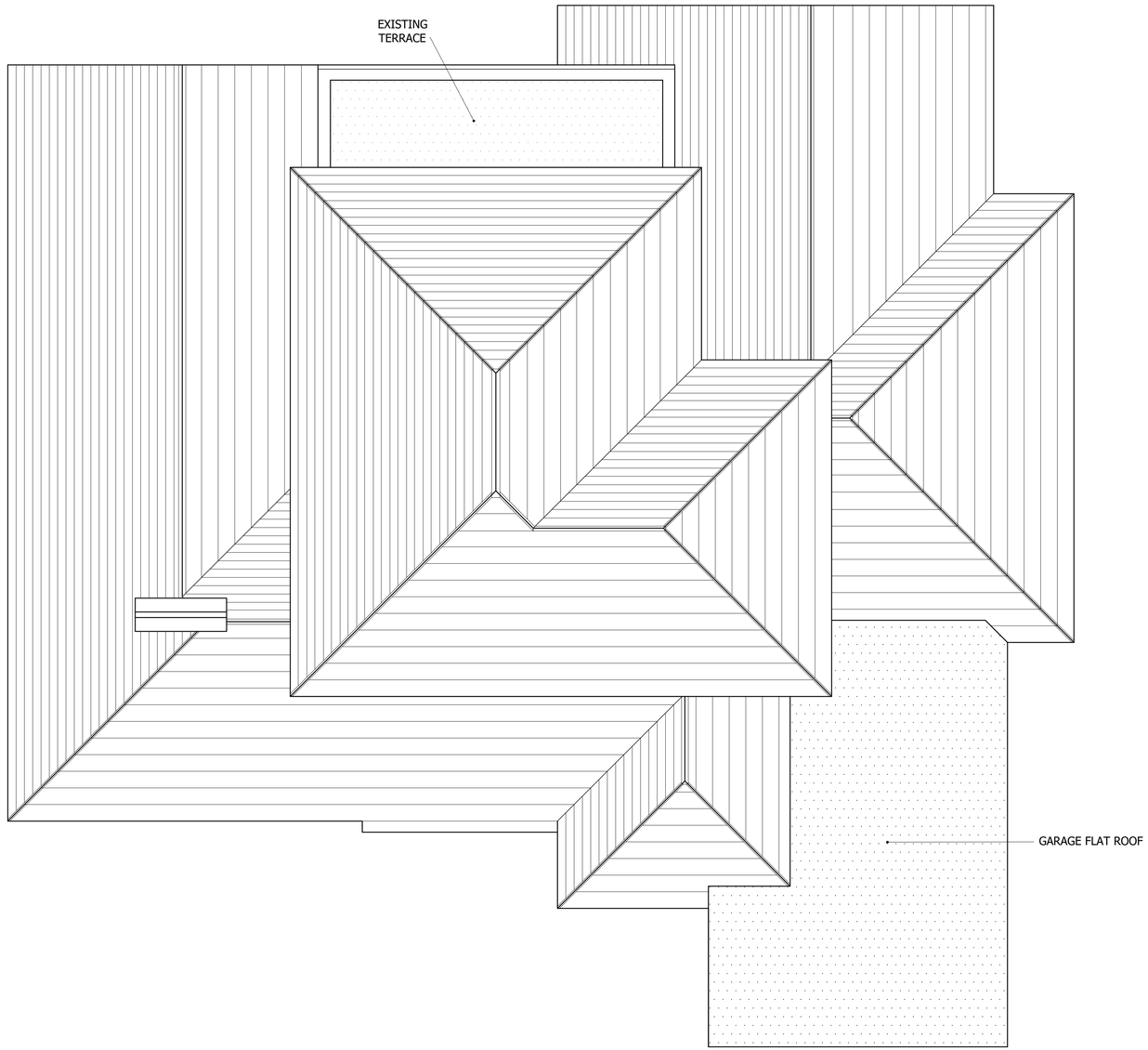

EXISTING ROOF PLAN
SCALE: 1/4" = 1'-0"

SKA
SKA ARCHITECT + PLANNER
324 ROYAL PALM WAY, SUITE 227, PALM BEACH, FLORIDA
TEL: 561.655.7676 FAX: 561.655.3533

CONRAD RESIDENCE
995 SOUTH OCEAN BLVD
PALM BEACH, FLORIDA

STATE OF FLORIDA JACQUELINE ALBARRAN A.R. # 11701 REGISTERED ARCHITECT

JACQUELINE ALBARRAN, PA
REGISTERED ARCHITECT 11701

REVISIONS:
1

SHEET NUMBER:
A8
DATE:
05-12-25
JOB #
0495

GENERAL NOTE:

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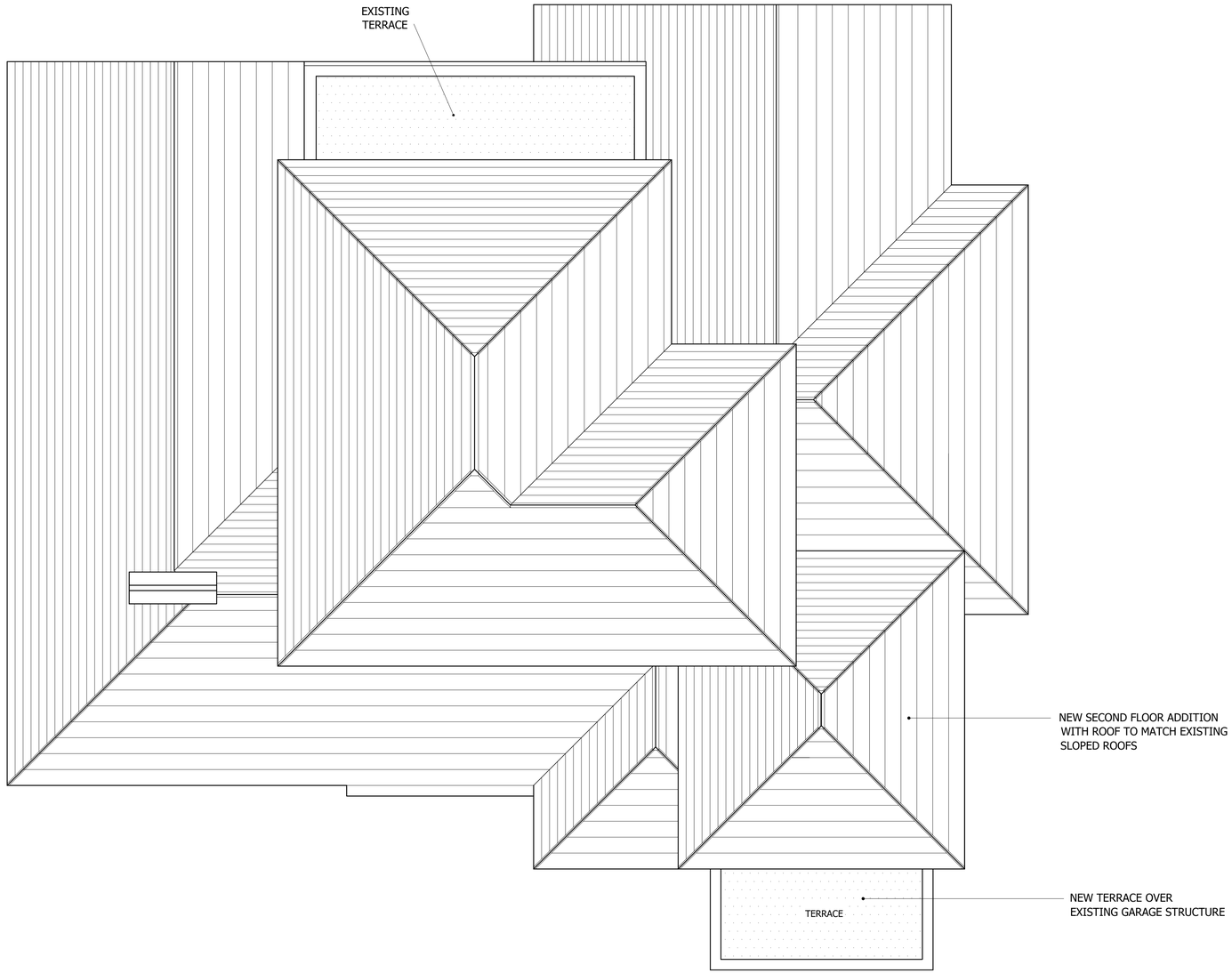

PROPOSED (PREVIOUSLY APPROVED) ROOF PLAN
SCALE: 1/4" = 1'-0"

SKA ARCHITECT + PLANNER
324 ROYAL PALM WAY, SUITE 227, PALM BEACH, FLORIDA
TEL: 561.655.7676 FAX: 561.655.5533

CONRAD RESIDENCE
995 SOUTH OCEAN BLVD
PALM BEACH, FLORIDA

JACQUELINE ALBARRAN, PA
REGISTERED ARCHITECT 11701

REVISIONS:
1

SHEET NUMBER:
A9
DATE:
05-12-25
JOB #
0495

GENERAL NOTE:

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EXISTING WEST ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED (PREVIOUSLY APPROVED) WEST ELEVATION
SCALE: 1/4" = 1'-0"

SKA ARCHITECT + PLANNER
324 ROYAL PALM WAY, SUITE 227, PALM BEACH, FLORIDA
TEL: 561.655.7676 FAX: 561.655.3533

CONRAD RESIDENCE
995 SOUTH OCEAN BLVD
PALM BEACH, FLORIDA



JACQUELINE ALBARRAN, PA
REGISTERED ARCHITECT 11701

REVISIONS:
1

SHEET NUMBER:
A10
DATE:
05-12-25
JOB #
0495

GENERAL NOTE:

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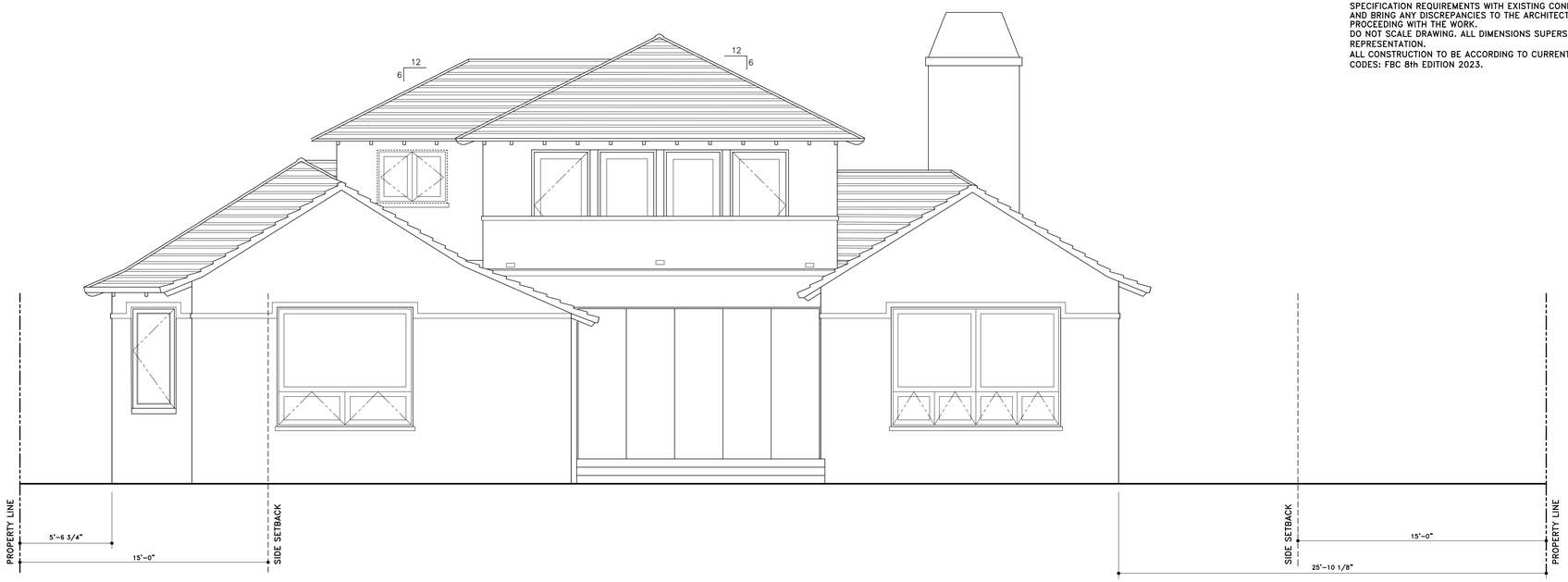

EXISTING EAST ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED (PREVIOUSLY APPROVED) EAST ELEVATION
SCALE: 1/4" = 1'-0"

SKA
SKA ARCHITECT + PLANNER
324 ROYAL PALM WAY, SUITE 227, PALM BEACH, FLORIDA
TEL: 561.655.7676 FAX: 561.655.3533

CONRAD RESIDENCE
995 SOUTH OCEAN BLVD
PALM BEACH, FLORIDA



JACQUELINE ALBARRAN, PA
REGISTERED ARCHITECT 11701

REVISIONS:
1

SHEET NUMBER:
A11
DATE:
05-12-25
JOB #
0495

GENERAL NOTE:

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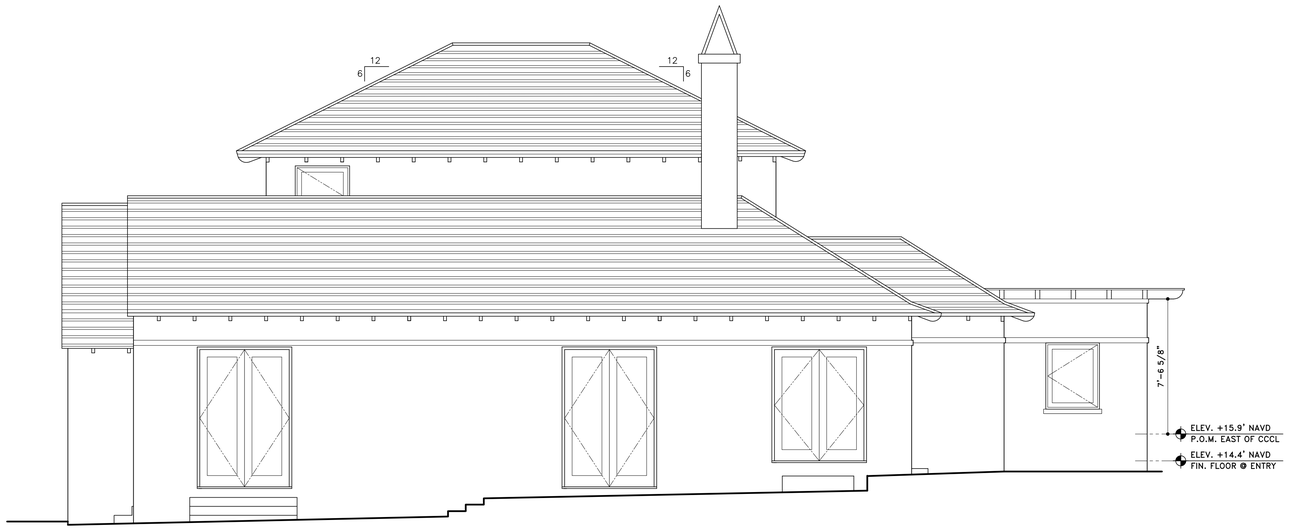
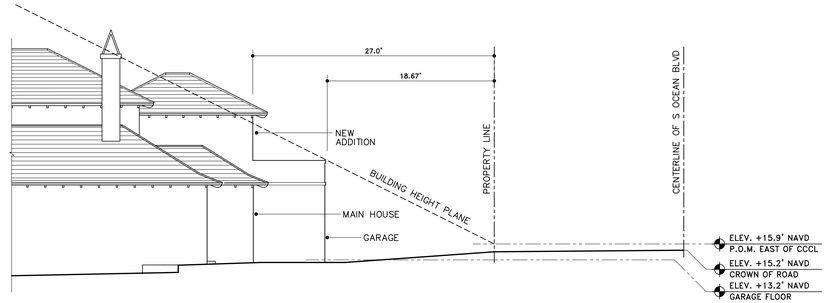
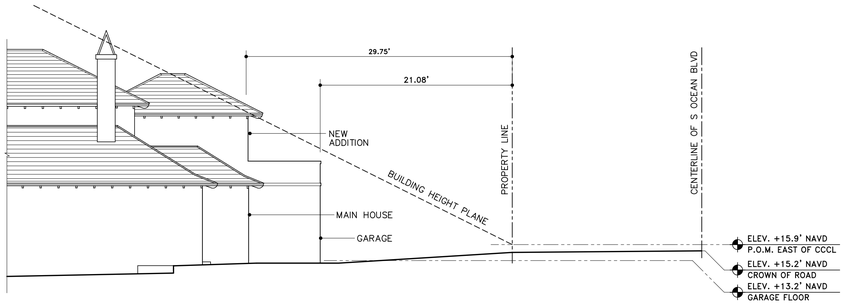


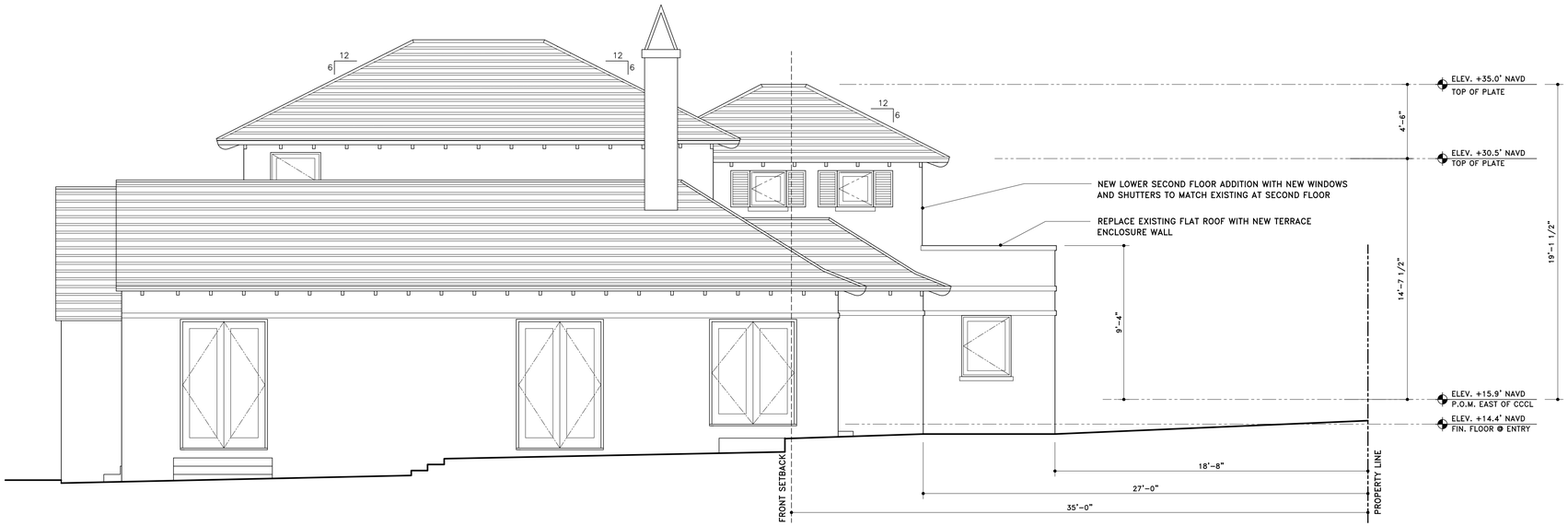
EXISTING NORTH ELEVATION
SCALE: 1/4" = 1'-0"



BUILDING HEIGHT PLANE DIAGRAM A
WHERE ADDITION IS CLOSET TO PROPERTY LINE SCALE: 1/8" = 1'-0"



BUILDING HEIGHT PLANE DIAGRAM B
WHERE ADDITION IS FURTHEST FROM PROPERTY LINE SCALE: 1/8" = 1'-0"



PROPOSED (PREVIOUSLY APPROVED) NORTH ELEVATION
SCALE: 1/4" = 1'-0"

SKA
SKA ARCHITECT + PLANNER
324 ROYAL PALM WAY, SUITE 227, PALM BEACH, FLORIDA
TEL: 561.655.7676 FAX: 561.655.3533

CONRAD RESIDENCE
995 SOUTH OCEAN BLVD
PALM BEACH, FLORIDA



JACQUELINE ALBARRAN, PA
REGISTERED ARCHITECT 11701

REVISIONS:
1

SHEET NUMBER:
A12
DATE:
05-12-25
JOB #
0495

GENERAL NOTE:

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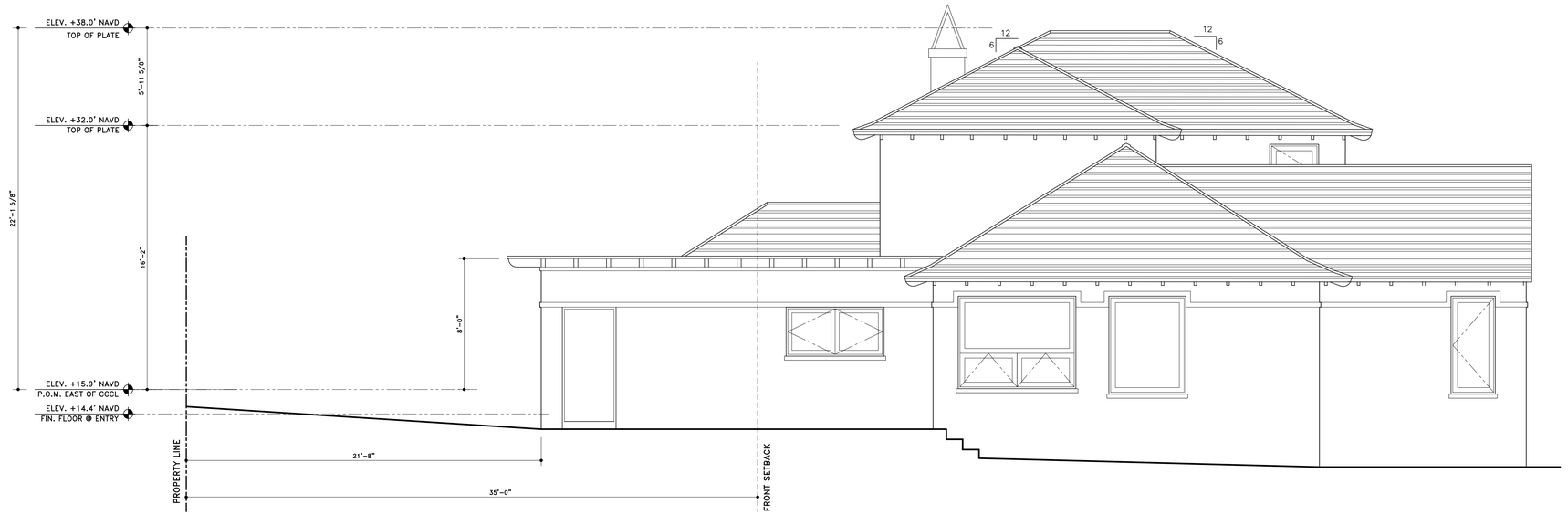
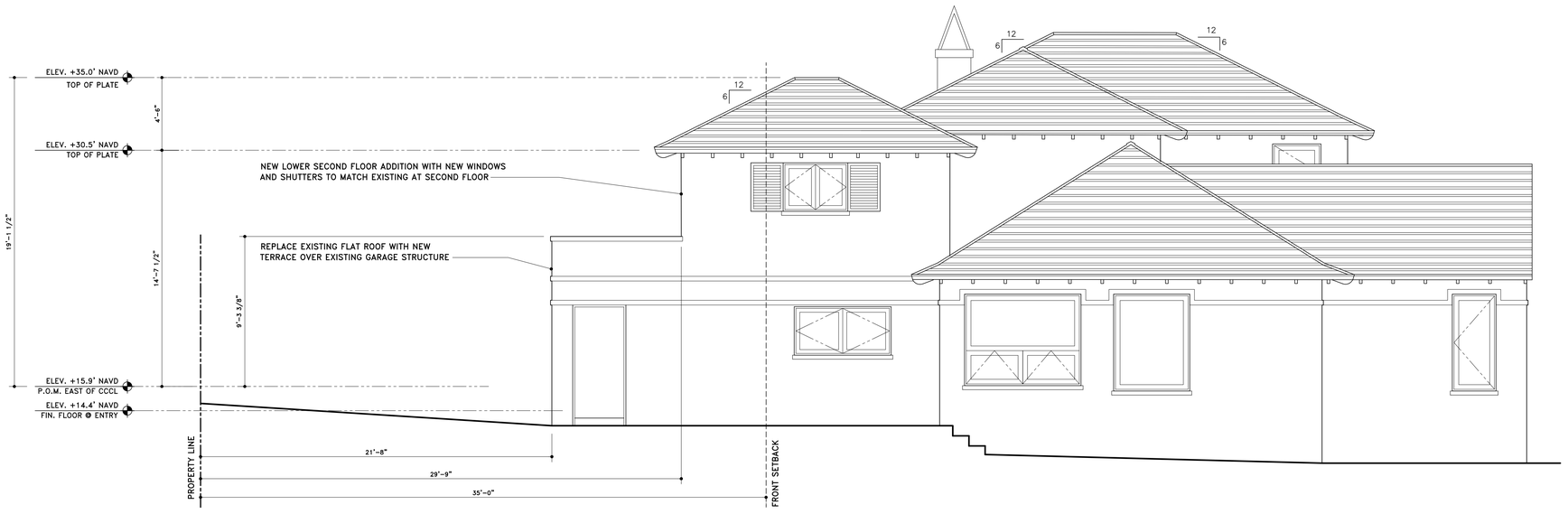


EXISTING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED (PREVIOUSLY APPROVED) SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

SKA
SKA ARCHITECT + PLANNER
324 ROYAL PALM WAY, SUITE 227, PALM BEACH, FLORIDA
TEL: 561.655.7676 FAX: 561.655.3533

CONRAD RESIDENCE
995 SOUTH OCEAN BLVD
PALM BEACH, FLORIDA



JACQUELINE ALBARRAN, PA
REGISTERED ARCHITECT 11701

REVISIONS:
1

SHEET NUMBER:
A13
DATE:
05-12-25
JOB #
0495



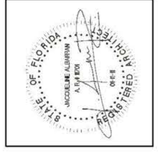
PREVIOUSLY APPROVED WEST ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0"

SKA
SKA ARCHITECT + PLANNER
324 ROYAL PALM WAY, SUITE 227, PALM BEACH, FLORIDA
TEL: 561.655.7676 FAX: 561.655.3533

CONRAD RESIDENCE
995 SOUTH OCEAN BLVD
PALM BEACH, FLORIDA



JACQUELINE ALBARRAN, PA
REGISTERED ARCHITECT 11701

REVISIONS:
1

SHEET NUMBER:
A14
DATE: 05-12-25
JOB # 0495

FINISHES OF ADDITION TO MATCH EXISTING

WHITE ALUMINUM WINDOWS

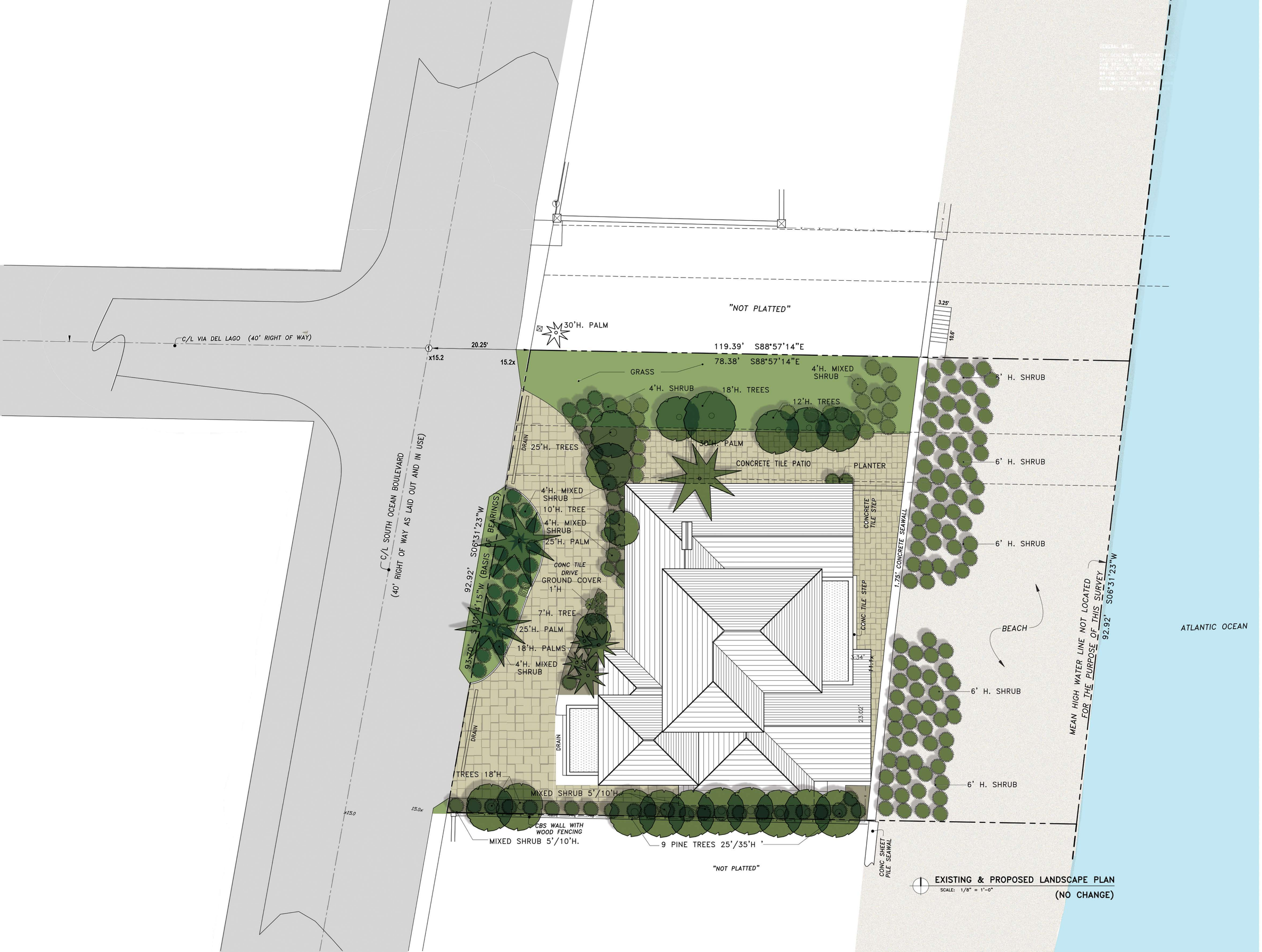
LIGHT GRAY CONCRETE TILE ROOF

LIGHT BLUE SHUTTERS



WHITE SMOOTH STUCCO WALLS

995 S. OCEAN BLVD.



EXISTING & PROPOSED LANDSCAPE PLAN

SCALE: 1/8" = 1'-0"

(NO CHANGE)

SKA
SKA ARCHITECT + PLANNER
324 ROYAL PALM WAY, SUITE 227, PALM BEACH, FLORIDA
TEL: 561.655.7676 FAX: 561.655.3353

CONRAD RESIDENCE
995 S. OCEAN BLVD.
PALM BEACH, FLORIDA

JACQUELINE ALBARRAN
A.R.# 10701
REGISTERED ARCHITECT
STATE OF FLORIDA
09-5-5

REVISIONS:
1

SHEET NUMBER: A15
DATE: 05-12-25
JOB # 0495

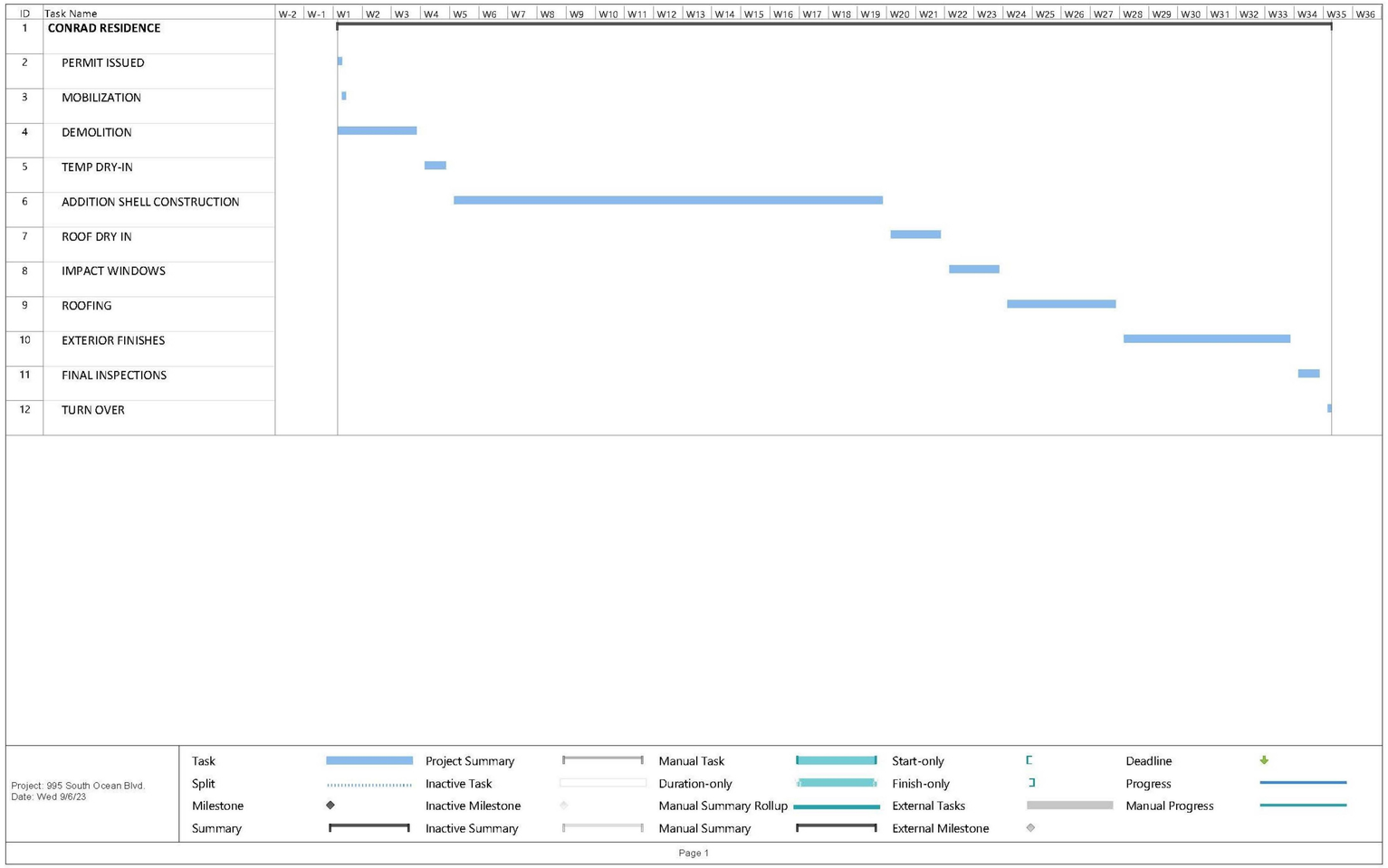
CONRAD RESIDENCE
CONSTRUCTION LOGISTICS PLAN

MAXIMUM TRUCK SIZE THAT CAN TRAVERSE THE STREETS TO ACCESS THE PROPERTY: 55' TRACTOR TRAILER

BEST ROUTE TO THE PROPERTY:
From the Southern Boulevard Bridge turn LEFT/ NORTH on SOUTH OCEAN BLVD., the property is located approx. 1/3 mile on the RIGHT.

MAXIMUM NUMBER OF TRUCK TRIPS TO THE PROPERTY (ESTIMATED):

DEMO = 3
CONCRETE = 1
ROOF = 1
MISC. = 3



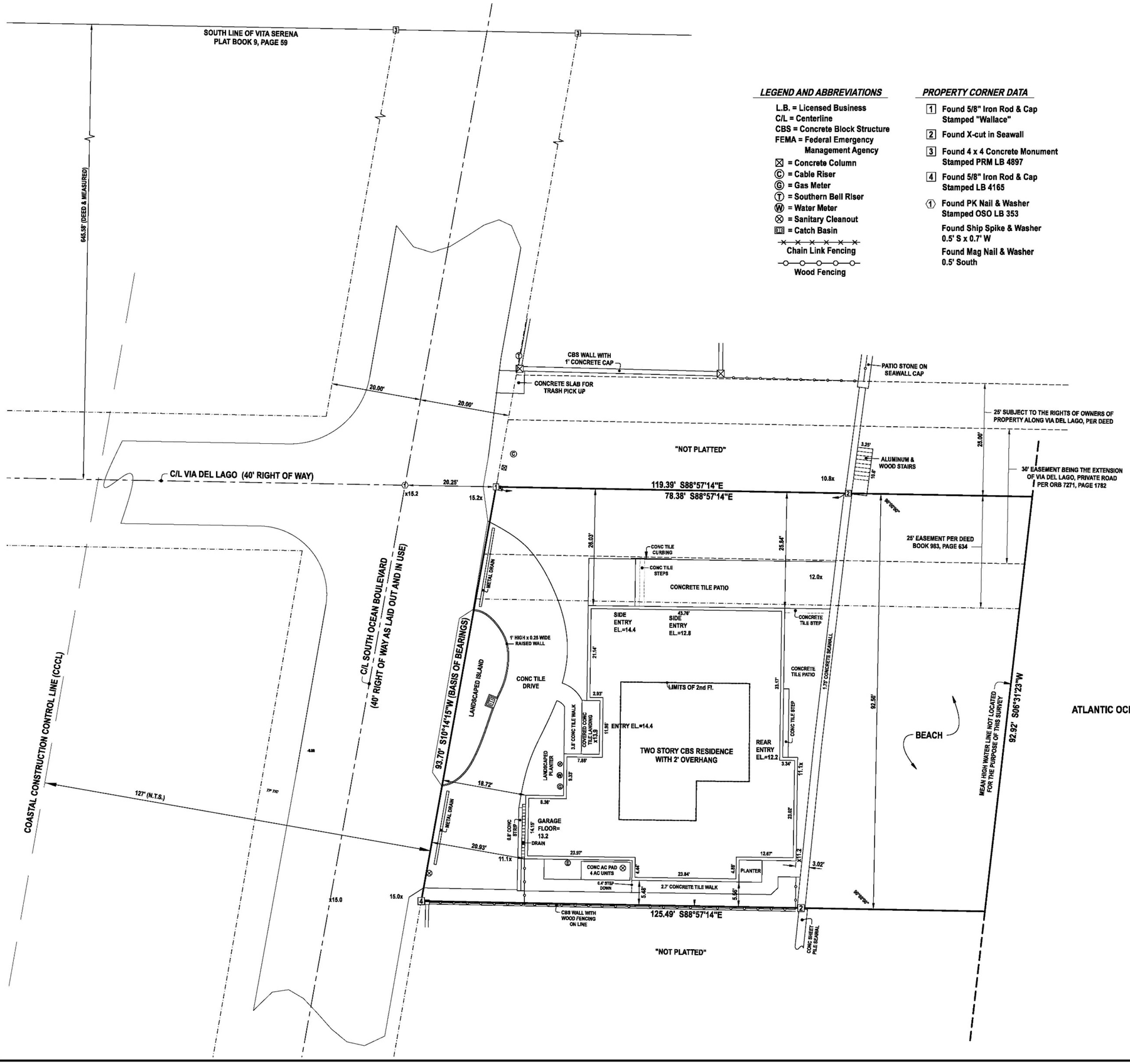
LOGISTICS PLAN AND CONSTRUCTION TIMELINE
NO SCALE

SKA ARCHITECT + PLANNER
204 PHIPPS PLAZA
PALM BEACH, FLORIDA
TEL: 561.655.7676
FAX: 561.655.5533

CONRAD RESIDENCE
995 SOUTH OCEAN BLVD
PALM BEACH, FLORIDA

REVISIONS:
1

SHEET NUMBER:
LP1
DATE:
05-12-25
JOB #
0495

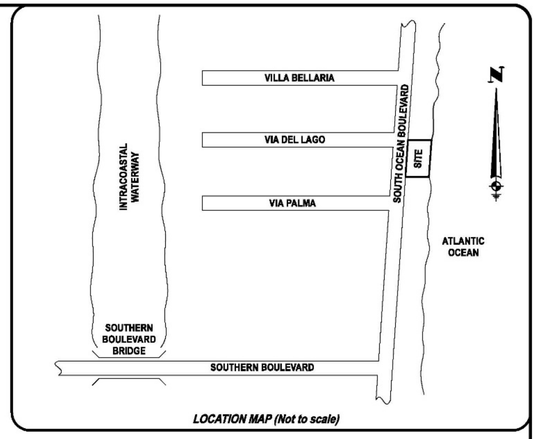


LEGEND AND ABBREVIATIONS

L.B. = Licensed Business
C/L = Centerline
CBS = Concrete Block Structure
FEMA = Federal Emergency Management Agency
⊠ = Concrete Column
Ⓒ = Cable Riser
Ⓖ = Gas Meter
Ⓣ = Southern Bell Riser
Ⓦ = Water Meter
⊗ = Sanitary Cleanout
CB = Catch Basin
Chain Link Fencing
Wood Fencing

PROPERTY CORNER DATA

1 Found 5/8" Iron Rod & Cap Stamped "Wallace"
2 Found X-cut in Seawall
3 Found 4 x 4 Concrete Monument Stamped PRM LB 4897
4 Found 5/8" Iron Rod & Cap Stamped LB 4165
① Found PK Nail & Washer Stamped OSO LB 353
Found Ship Spike & Washer 0.5' S x 0.7' W
Found Mag Nail & Washer 0.5' South



LOCATION MAP (Not to scale)

LEGAL DESCRIPTION PER ORB 13833, PAGE 374

The Tract of land in Government Lot 2, of Section 35, Township 43 South, Range 43 East, bounded as follows:

On the West by the Ocean Boulevard, a public street in the Town of Palm Beach, Florida; on the North by a line parallel to and 645.48 feet South of, measured at right angles to, the South line of Vita Serena, according to the plat thereof recorded in Plat Book 9, Page 59, Public Records of Palm Beach County, Florida, on the East by the Atlantic Ocean and on the South by a line parallel to and 92.5 South of, measured at right angles to the North boundary.

Together with such littoral rights as may appertain thereto.

SURVEYOR'S NOTES

1. The current and expected use of the site is Residential.
2. The overall Property contains 11,325 square feet/ 0.26 acres more or less.
3. Foundations, Footers and other Underground Facilities not located, unless otherwise shown.
4. Encroachments as shown: Wood fencing along South Property line.
5. Existing easements and rights-of-way as shown hereon are per Description, unless otherwise shown.
6. A search of the Public Records was provided to this Surveyor in the form of Title Commitment, File No: 1062-40688 dated 12/18/2020. All survey related matters contained within said policy have been shown hereon.
7. Distances and angles/bearings shown hereon are per plat and agree with the survey measurement unless otherwise specified.
8. Bearing Base: The West Property line is taken to bear S10°14'15"W and all other bearings are relative thereto.
9. Property lies in Flood Zone VE. B.F.E. Elevation 10 per FEMA's Flood Insurance Rate Map, Community Panel Number 12099C0591 F, dated 10/05/2017
10. This survey cannot be transferred or assigned, unless written permission from Christopher Henn, P.S.M.
11. Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
12. Coastal Control Construction line as recorded August 22, 1997 in Plat Book 80, pages 137-155, Palm Beach County, Florida lies West of the Right of for South Ocean Boulevard.
13. Benchmark Reference: Brass Disk "K-310" Elevation = 18.632 NGVD 1929 per Palm Beach County Department of Engineering. Elevations shown were converted NAVD'88 using VERTCON.

SURVEY PREPARED FOR:

MARY STEPHANIA CONRAD

Christopher Henn, LS, PSM
Digitally signed by Christopher Henn, LS, PSM
Date: 2023.07.10 14:14:29 -04'00'

CHRISTOPHER HENN,
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATION NO. 6608

DATE OF SURVEY: June 1, 2023

SURVEY SOLUTIONS
CHRISTOPHER HENN, P.S.M.
CONSULTING SURVEYORS & MAPPERS
Florida Certificate LB No. 7885
5878 NW 25th Terrace
Boaca Raton, Florida 33496
Telephone: (561) 245-5263
info@titlesurvey.com

BOUNDARY SURVEY OF:
995 SOUTH OCEAN BOULEVARD
PALM BEACH, FLORIDA 33480

REFERENCE: F60557	REVISIONS:	SCALE: 1"=10'
OFFICE: CH		DWG. NUMBER: 03-005.7
CHECKED:		SHEET 1 OF 1

TOWN OF PALM BEACH

Information for Architectural Commission Meeting on: June 25, 2025

To: Architectural Commission

Via: Wayne Bergman, MCP, LEEP-AP
Director PZ&B

From: Planning, Zoning & Buidling

Re: ARC-24-0129 288 QUEENS LANE The applicant, Steven Rosenberg, has filed an application requesting Architectural Commission review and approval for construction of a one-story addition on an existing single-family residence.

Date: 6/18/2025

CONCLUSION:
Approval of the project will require one (1) motion to be made by the Architectural Commission:
(1) for the overall design of the project in accordance with Sec. 18-205 criteria, subject to any imposed conditions.

ATTACHMENTS
PZB Staff Report
Letter of Intent
Plans

STRATEGIC PLAN

Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Quality of Life
Community Preservation

FUNDING
No Fiscal Impact

TOWN OF PALM BEACH
Planning, Zoning & Building Department
360 South County Road
Palm Beach, FL 33480
www.townofpalmbeach.com

PLANNING, ZONING, & BUILDING DEPARTMENT
PZ&B Staff Memorandum: Architectural Commission

FROM: Wayne Bergman, MCP, LEED-AP
Director PZ&B

SUBJECT: ARC-24-0129 288 QUEENS LANE

MEETING: JUNE 25, 2025

ARC-24-0129 288 QUEENS LANE. The applicant, Steven Rosenberg, has filed an application requesting Architectural Commission review and approval for construction of a one-story addition on an existing two-story residence.

Applicant: Steven Rosenberg
Architecture: Lun Architects

HISTORY:

The two-story single-family residence located at the western end of Queens Lane was built in 1963. In 2023, an application was submitted to the Architectural Review Commission (ARCOM) for the replacement of the front door but was denied (7-0) under case number ARC-23-055. The current application was presented at the March 26, 2025 ARCOM meeting, where the project was deferred (6-1). The Commission directed the applicant to restudy the overall design to ensure it is more compatible with the existing residence. The applicant resubmitted the application, which was reheard at the May 28, 2025 ARCOM meeting. A motion to approve failed with a vote of 3-4, after which a second motion to defer the application passed with a vote of 4-3.

THE PROJECT:

The applicant has submitted plans, entitled "ROSENBERG RESIDENCE" as prepared by **Lun Architects**, uploaded June 8, 2025.

The following scope of work is proposed:

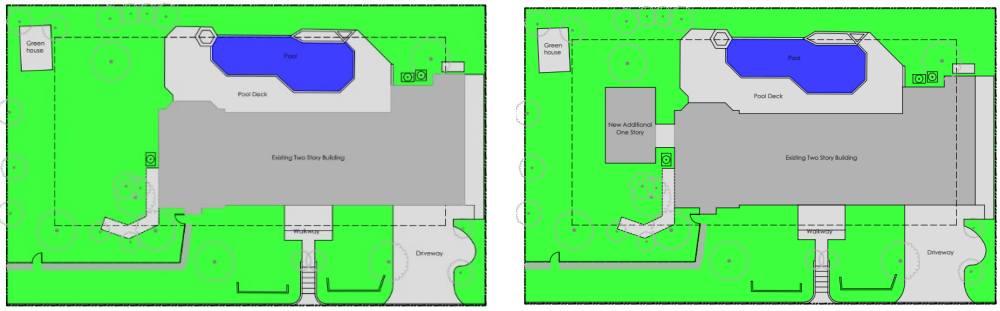
- Construction of a new one-story 384 SF one-story addition.

Site Data			
Zoning District	R-B	**Future Land Use**	SINGLE-FAMILY
Lot Size	14,100 SF	**Crown of Road**	3.4’ NAVD
Lot Depth	94’	**Lot Width**	150’
Lot Coverage	Existing: 22% Proposed: 25%	**Enclosed Square Footage**	Existing: 5,232 SF Proposed: 5,616 SF
Cubic Content Ratio (CCR)	Permitted: 3.96 Existing: 3.3 Proposed: 3.57	**Overall Landscape Open Space**	Required: 45% Existing: 60% Proposed: 56%
Surrounding Properties / Zoning			
North	279 Queens Lane | Residence / R-B		
South	285 Colonial Lane | Residences / R-B		

East	272 Queens Lane | Residence / R-B
West	300 Queens Lane | Residence / R-B

STAFF ANALYSIS

The applicant proposes constructing a 384 SF addition, connected to the two-story main house via a covered walkway towards the eastern portion of the site . Designed as a studio space for the homeowner, the addition will include a full bathroom with all existing landscaping to be preserved. The vegetation along the front property line will remain, ensuring the addition remains screened from view from the right-of-way.



The rectilinear lot is 150'-0" in width and the small addition will be located approsimately 50'-0" setback from the front property line and is not competeing with the primary façade. The first proposed design had no façade ornamentation or window openings on the street facing façade, but contained a nana-wall like system to open up the studio space to the rear yard. Last months proposal added a front facing window and corned the second set of french doors to angle facing the existing pool.



PREVIOUSLY PROPOSED ***CURRENTLY PROPOSED***



The applicant has resubmitted plans considering comments from the meeting. They have added an additional window to the front facing façade. The existing air conditioning unit has been moved to create and open air and unobstructed walkway between the existing home and the addition.



CONCLUSION:

Approval of the project will require one (1) motion to be made by the Architectural Commission:

(1) for the overall design of the project in accordance with Sec. 18-205 criteria, subject to any imposed conditions.

WRB:JGM:SCP

June 8th, 2025

Town of Palm Beach

Planning, Zoning and Building Department

360 South County Road

Palm Beach, Florida 33480

RE: 288 Queens Lane, Palm Beach, Florida 33480

To Whom it May Concern,

Please allow this letter as confirm that we are proposing a new one-story addition connect with an open walkway to the east of the main house. The addition will be used as studio and include one bathroom. The new addition has the same architectural language alone with the existing building such as the same exterior finish, same proportion of the doors and same roof line. All the landscape will be preserved within the property and the landscape alone the street will block the visibility and noise from the public. The style of the addition and main house are distinct from the neighborhood but also suit for the community.

The project is required to be reviewed by the Architectural Commission per Section 18-205

(a) It is our opinion that the proposed addition is consistent with the existing building and previously approved designs. The elevations are balanced and feature detailing which is consistent the existing building and the existing built environment located within the Town of Palm Beach.

(1) The plan for the proposed addition to the existing building conforms to good taste and traditional design. In general, the addition compliments the image of the Town as a place of beauty, spaciousness, balance, taste, fitness, charm, and high quality.

(2) The plan for the proposed addition has been designed in a manner which the structures are protected from external and internal noise, vibrations, and other factors which can make the environment less desirable.

(3) The finish materials on the exterior and detailing is in keeping with the character and quality of the existing building and the surrounding built environment.

(4) The composition and massing of the proposed addition is in keeping with the surrounding built environment.

(5) The 1-story addition is not excessively similar to any other structure.

a. Apparently visibly identical front or side elevations;

b. Substantially identical size and arrangement of either doors, windows, porticos or other openings or breaks in the elevation facing the street, including reverse arrangement; or

c. Other significant identical features of design such as, but not limited to, material, roof line and height of other design elements.

(6) The proposed addition to the existing building is not overly dissimilar to the surrounding built environment.

a. The addition has minimal roof height to hide from the public visibility.

b. The proposed materials are in keeping with the existing structure. The proposed detailing includes proportion of the window and roof details which match the existing building in order to not compete but complement the existing structure.

c. The components of the proposed addition have been coordinated to be consistent with the existing and adjacent structures.

d. The proposed addition respects the location of the existing structure and the setbacks of the adjacent properties.

e. The proposed addition will be hidden by the existing landscape elements.

f. The proposed addition complimentary the size and massing of adjacent properties.

g. The proposed addition will avoid the appearance of mass though improper proportions.

h. The proposed addition does not impact the privacy of neighboring properties.

(7) The proposed addition is one story and incorporates detailing that is compatible to the style and massing of the existing structure.

(8) The proposed addition incorporates detailing which is compatible with the existing structure and consistent with the surrounding built environment.

(9) The proposed addition requires no Variances.

(10) The proposed addition does not impact the surrounding unique site characteristics

and is more consistent with adjacent properties

(b) If the above criteria are met, the application shall be approved. Conditions may be applied when the proposed building or structure does not comply with the above criteria and shall be

such as to bring such building or structure into conformity. If an application is disapproved, the architectural commission shall detail in its findings the criterion or criteria that are not met. The action taken by the architectural commission shall be reduced to writing, and a copy thereof shall be made available to the applicant upon request.

(c) A decision or order of the commission or the planning, zoning and building department director or his/her designee shall not become effective until the expiration of ten working days after the date upon which a ruling of the commission or the planning, zoning and building department director or his/her designee has been made.

The revised design updated the landscape by eliminating the random shrub and trees surrounded by the addition. Adding planters around the two main trees. Relocating the window location to create a picture frame for the new landscape on north and south side. Cutting the northeast corner of the addition. The 45-degree wall tie the new addition with the existing pool to create visual connection. Adding trims and dutch roof to match the main house's characteristics.

The revised design added one window to the south elevation and make the south elevation symmetric. Reducing the size of the window to a better proportion. Open the connecting corridor to break up the long elevation and move the ac unit to the west of the addition. Removing the decking and bathroom window on east and west elevations.

Respectfully Submitted

Shilun Zhou

LUN Architects

President and Owner

Signature:

Notarized:

NOTARY PUBLIC STATE OF FLORIDA

Bryan Calderin
Comm.: HH 645177
Expires: Feb. 26, 2029
Notary Public - State of Florida

DATE: June 8th 2025

ROSENBERG RESIDENCE

STUDIO ADDITION

288 QUEENS LANE, PALM BEACH, FL 33480

FINAL SUBMITTAL

Scope of Work

- New studio addition

Sheet Index

SHT	DESCRIPTION	FIRST SUBMITTAL 11/25/2024	SECOND SUBMITTAL 02/05/2025	FINAL SUBMITTAL 03/03/2025	FINAL SUBMITTAL 05/05/2025	FINAL SUBMITTAL 06/08/2025
A-1	Maps	●	●	●	●	●
A-2	Site Photos	●	●	●	●	●
A-3	Site Photos	●	●	●	●	●
A-4	Site Photos	●	●	●	●	●
A-5	Site Photos		●	●	●	●
A-6	Open Space Diagram		●	●	●	●
A-7	Zoning	●	●	●	●	●
A-8	Cubic Content Ratio &Angle of Vision		●	●	●	●
A-9	Site Plan	●	●	●	●	●
A-10	Floor Plan	●	●	●	●	●
A-11	Elevations	●	●	●	●	●
A-12	Elevation & Section	●	●	●	●	●
A-13	Construction Screen & Staging Plan	●	●	●	●	●
A-14	Rendering	●	●	●	●	●
A-15	Rendering	●	●	●	●	●
A-16	Rendering	●	●	●	●	●
A-17	Rendering	●	●	●	●	●
A-18	Rendering	●	●	●	●	●
A-19	Rendering				●	●
A-20	Rendering				●	●

LUN ARCHITECTS

11027 NW 86th Terrace
Miami, FL 33178
786.309.0891

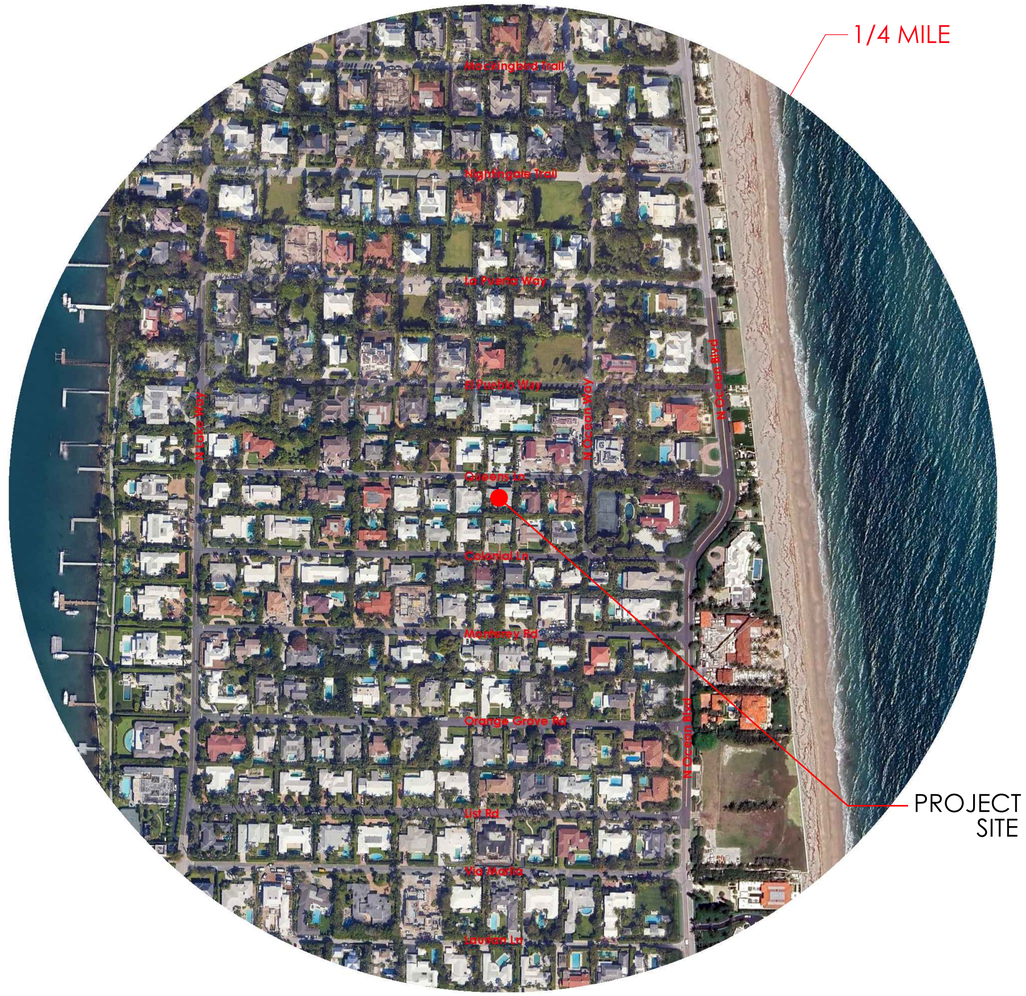
Registration Number:
AR 101921

Project Number:
ARC-24-0129
Submittal Date
06/08/2025
Hearing Date
06/25/2025



NORTH

1 Vicinity Location Map
NTS



2 Location Plan
NTS

FINAL SUBMITTAL

ROSENBERG RESIDENCE ADDITION

ARCOM#: 24-0129

288 Queens Lane,
Palm Beach, FL 33480

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Shilun Zhou
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Registration Seal
AR 101921

Address
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T + 1 (786) 309 0891

Issued/Revised

Drawing Title

Maps

Scale	As Noted
Date	Nov 26th, 2024
Drawn By	SZ
Project No.	
Drawing No.	A-1



1 300 Queen Lane



2 300 Queen Lane



3 288 Queen Lane



4 Photo Key Plan
NTS

FINAL SUBMITTAL

ROSENBERG RESIDENCE ADDITION

ARCOM#: 24-0129

288 Queens Lane,
Palm Beach, FL 33480

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Drawing Title

Site Photos

Scale	As Noted
Date	Nov 26th, 2024
Drawn By	SZ
Project No.	
Drawing No.	A-2



1 288 Queen Lane



2 272 Queen Lane



3 272 Queen Lane



4 Photo Key Plan
NTS

FINAL SUBMITTAL

ROSENBERG RESIDENCE ADDITION

ARCOM#: 24-0129

288 Queens Lane,
Palm Beach, FL 33480

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Drawing Title

Site Photos

Scale	As Noted
Date	Nov 26th, 2024
Drawn By	SZ
Project No.	
Drawing No.	A-3



1 291 Queen Lane



2 279 Queen Lane



3



4 Photo Key Plan
NTS

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ROSENBERG RESIDENCE ADDITION

ARCOM#: 24-0129

288 Queens Lane,
Palm Beach, FL 33480

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Drawing Title

Site Photos

Scale	As Noted
Date	Nov 26th, 2024
Drawn By	SZ
Project No.	
Drawing No.	A-4



1 Backyard



2 Backyard



3 Backyard



4 Photo Key Plan
NTS

FINAL SUBMITTAL

ROSENBERG RESIDENCE ADDITION

ARCOM#: 24-0129

288 Queens Lane,
Palm Beach, FL 33480

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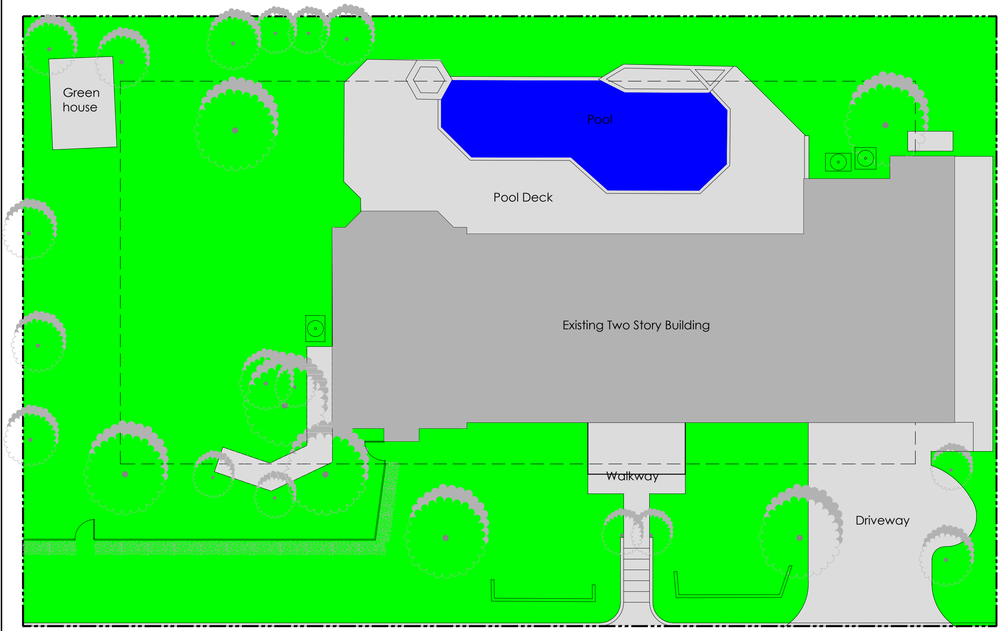
Drawing Title

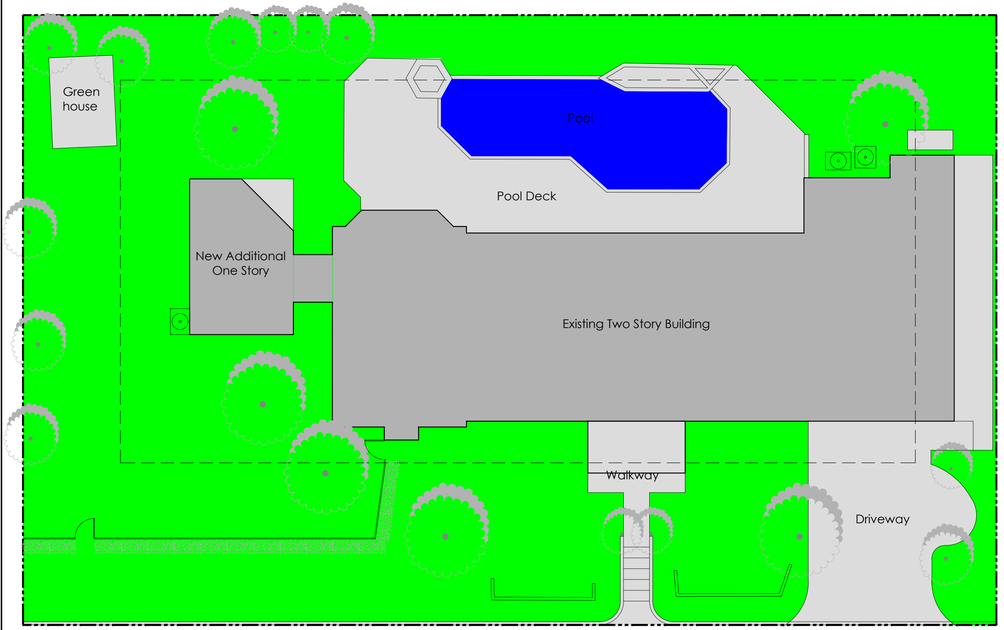
Site Photos

Scale	As Noted
Date	Nov 26th, 2024
Drawn By	SZ
Project No.	
Drawing No.	A-5



Structures: 3,095 SF
Hardscape: 2,697 SF
Green space: 7,738 SF
Pool: 570 SF

1 Open Space Diagram - Existing
NTS



Structures: 3,492 SF
Hardscape: 2,595 SF
Green space: 7,443 SF
Pool: 570 SF

2 Open Space Diagram - Propose
NTS

FINAL SUBMITTAL

ROSENBERG RESIDENCE ADDITION
ARCOM#: 24-0129

288 Queens Lane,
Palm Beach, FL 33480

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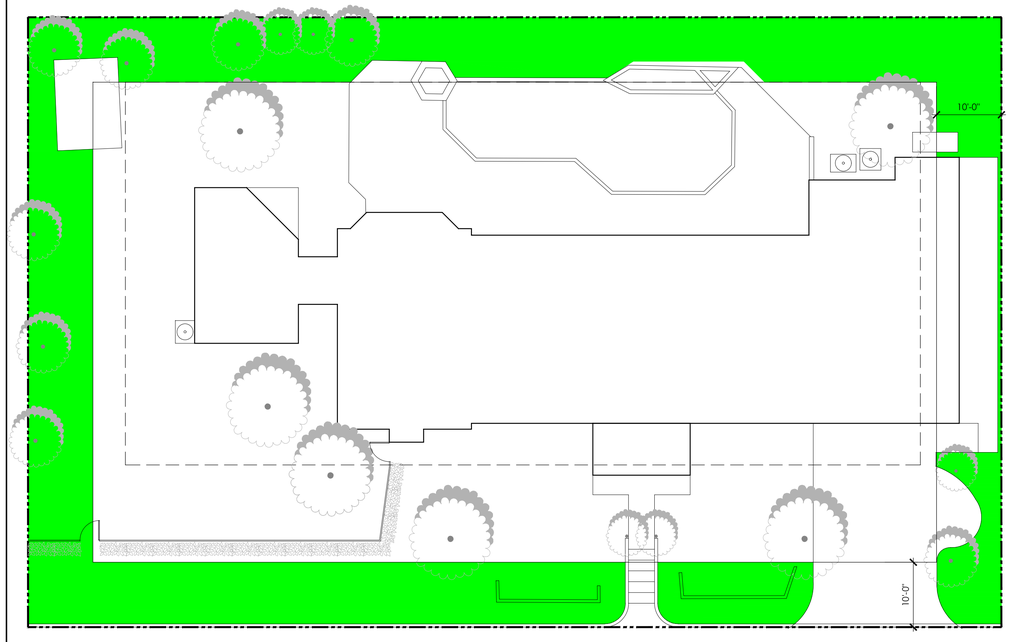
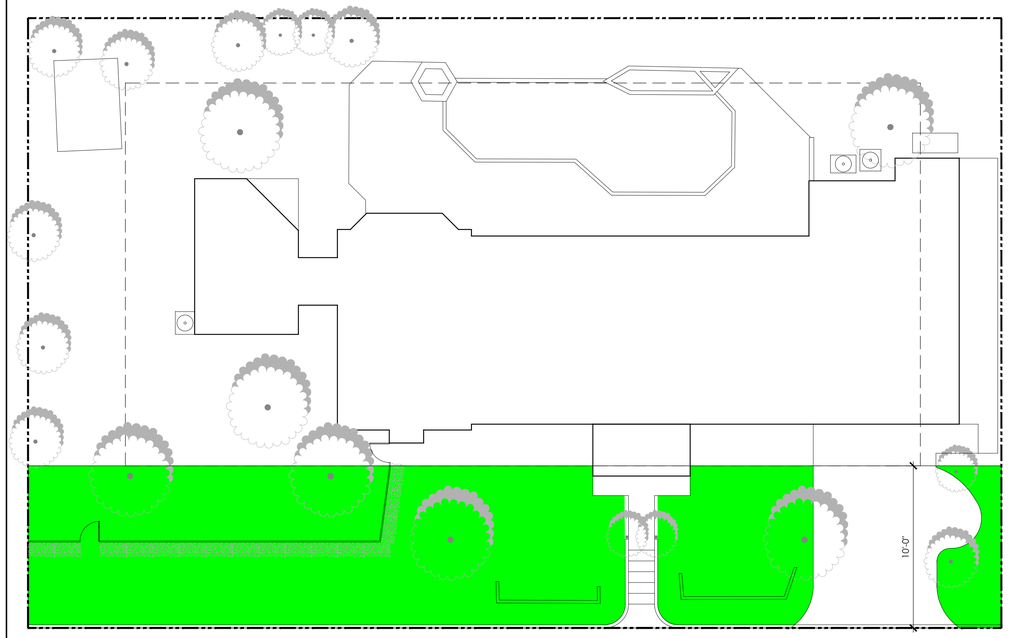
Drawing Title
Open Space Diagram

Scale	As Noted
Date	Nov 26th, 2024
Drawn By	SZ
Project No.	
Drawing No.	A-6



1 Perimeter LOS Diagram
NTS



2 Front Yard LOS Diagram
NTS

Town of Palm Beach
Planning Zoning and Building
360 S County Rd
Palm Beach, FL 33480
www.townofpalmbeach.com

Zoning Legend

Line #				
1	**Property Address:**	288 QUEENS LANE		
2	**Zoning District:**	R-B		
3	**Lot Area (sq. ft.):**	14,100 SF		
4	**Lot Width (W) & Depth (D) (ft.):**	150'X94'		
5	**Structure Type:** (Single-Family, Multi-Family, Comm., Other)	Single Fmaily		
6	**FEMA Flood Zone Designation:**	AE&X		
7	**Zero Datum for point of meas. (NAVD)**	6.76'		
8	**Crown of Road (COR) (NAVD)**	3.4'		
9		REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq Ft and %)	4,230 SF	3,095 SF	3,479 SF
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc)		5,232 SF	5,616 SF
12	*Front Yard Setback (Ft.)	25'-0"	30'-6"	30'-6"
13	* Side Yard Setback (1st Story) (Ft.)	12'-6"	47'-8"	17'-0"
14	* Side Yard Setback (2nd Story) (Ft.)	15'-0"	47'-8"	47'-8"
15	*Rear Yard Setback (Ft.)	10'-0"	25'-0"	25'-0"
16	Angle of Vision (Deg.)	100	114	114
17	Building Height (Ft.)	22'-0"	18'-2"	18'-2"
18	Overall Building Height (Ft.)	30'-0"	28'-9"	28'-9"
19	Cubic Content Ratio (CCR) (R-B ONLY)	3.96	3.3	3.57
20	** Max. Fill Added to Site (Ft.)	1.58'	1.12'	1.12'
21	Finished Floor Elev. (FFE)(NAVD)	6.76'	6.76'	6.76'
22	Base Flood Elevation (BFE)(NAVD)	6'	6'	6'
23	Landscape Open Space (LOS) (Sq Ft and %)	6,345 SF(45%)	8,505 SF (60%)	7,885 SF(56%)
24	Perimeter LOS (Sq Ft and %)	2,240 SF(50%)	3,432 SF (77%)	3,432 SF (77%)
25	Front Yard LOS (Sq Ft and %)	1,500 SF (40%)	2,920 SF (78%)	2,920 SF (78%)
26	*** Native Plant Species %	*Please refer to TOPB Landscape Legend.*		

** Indicate each yard area with cardinal direction (N,S,E,W)*

*** Difference of Fin. Floor Elev. (FFE) and highest Crown of Rd (COR) divided by two. (FFE - COR) / 2 = Max. Fill [(Sec. 134-1600)]*

**** Provide Native plant species info per category as requited by [Ord. 003-2023] on separate TOPB Landscape Legend*

Enter N/A if value is not applicable.
Enter N/C if value is not changing.

REV BF 20230626

3 Zoning Legend
NTS

FINAL SUBMITTAL

ROSENBERG RESIDENCE ADDITION
ARCOM#: 24-0129

288 Queens Lane,
Palm Beach, FL 33480

ARCHITECTS
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Shilun Zhou
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Date: 2025.06.08 16:06:57 -04'00'

Registration Seal
AR 101921

Address
11027 NW 86th Terrace Doral, FL 33178
T+1 (786) 309 0891

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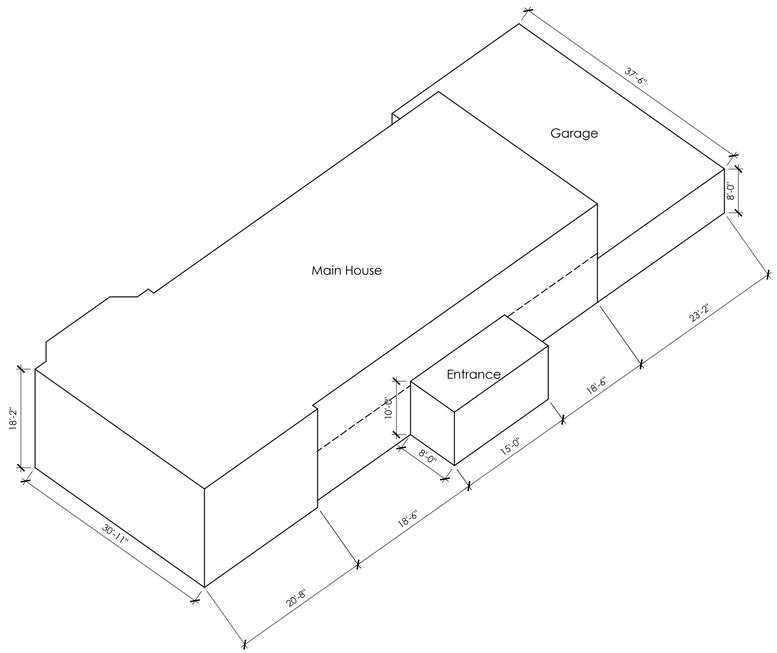
Drawing Title
Zoning

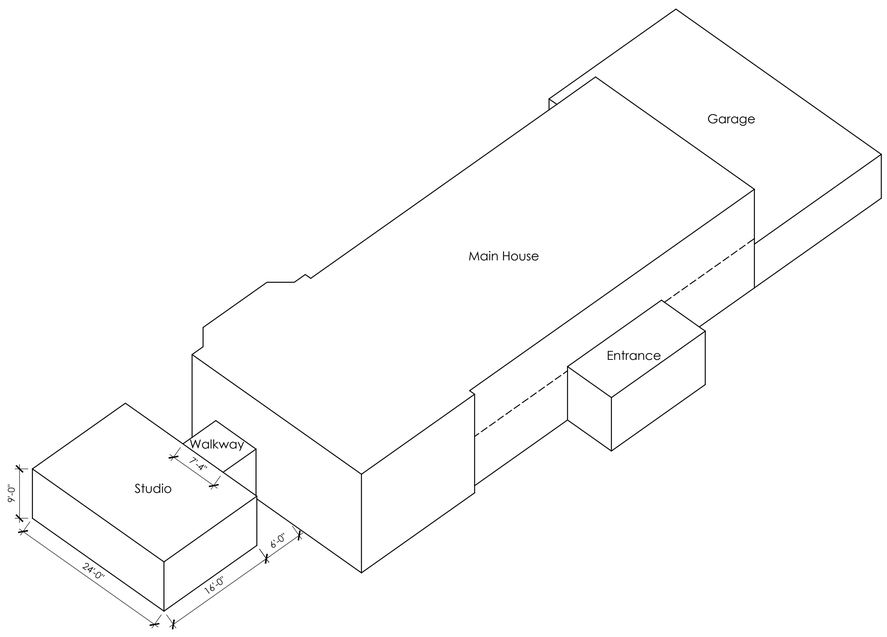
Scale As Noted
Date Nov 26th, 2024
Drawn By SZ
Project No.
Drawing No. A-7



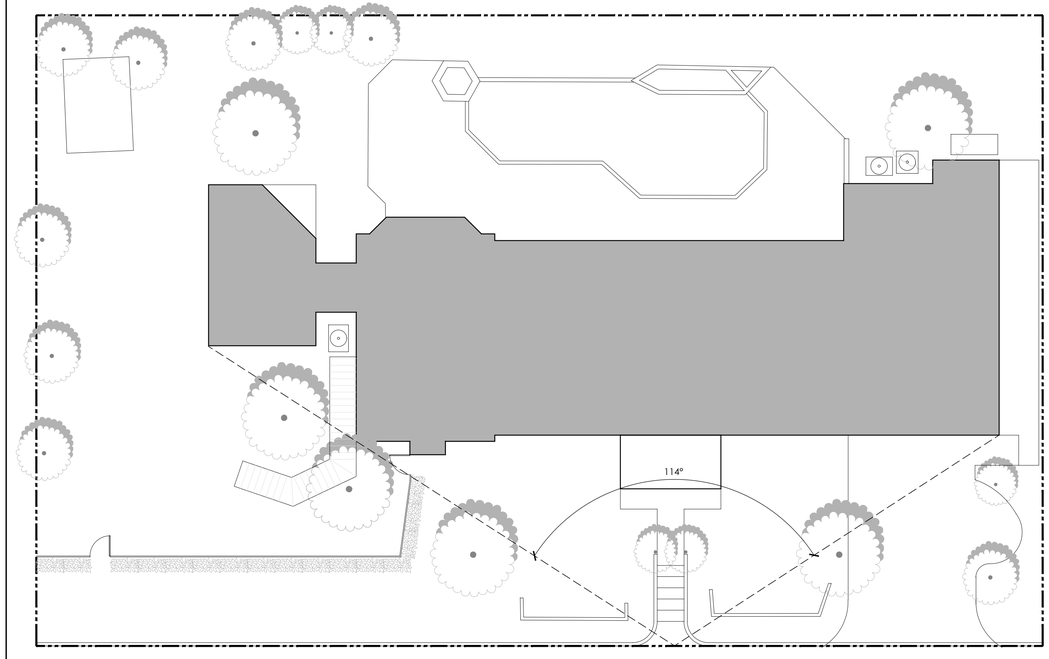
1 Cubic Content Ratio Diagram - Existing
NTS

Allowable Cubic Content Ratio		3.5+[(60,000-14,100)/50,000x0.5]=3.959
Lot Area		X14,100 SF
Allowable Cubic Content		55,822 CF
	Existing Condition	Proposed
Main House	2,200 SF X 18.16' = 39,952 CF	2,200 SF X 18.16' = 39,952 CF
Garage	870 SF X 8' = 6,960 CF	870 SF X 8' = 6,960 CF
Entrance (Unenclosed)	120 SF X10' = 1,200 CF	120 SF X10' = 1,200 CF
Studio		384 SF X9' = 3,456 CF
Walkway (Unenclosed)		44 SF X9' = 396 CF
Exclusion: Unenclosed covered patio (Up to 5% allowable cubic content 2,791 CF)	1,200 CF	1,596 CF
Total Cubic Content	46,912 CF	50,368 CF
Total CCR	3.3	3.57

3 Cubic Content Ratio (CCR)
NTS



2 Cubic Content Ratio Diagram - Proposed
NTS



4 Angle of Vision
NTS

FINAL SUBMITTAL

ROSENBERG RESIDENCE ADDITION

ARCOM#: 24-0129

288 Queens Lane,
Palm Beach, FL 33480

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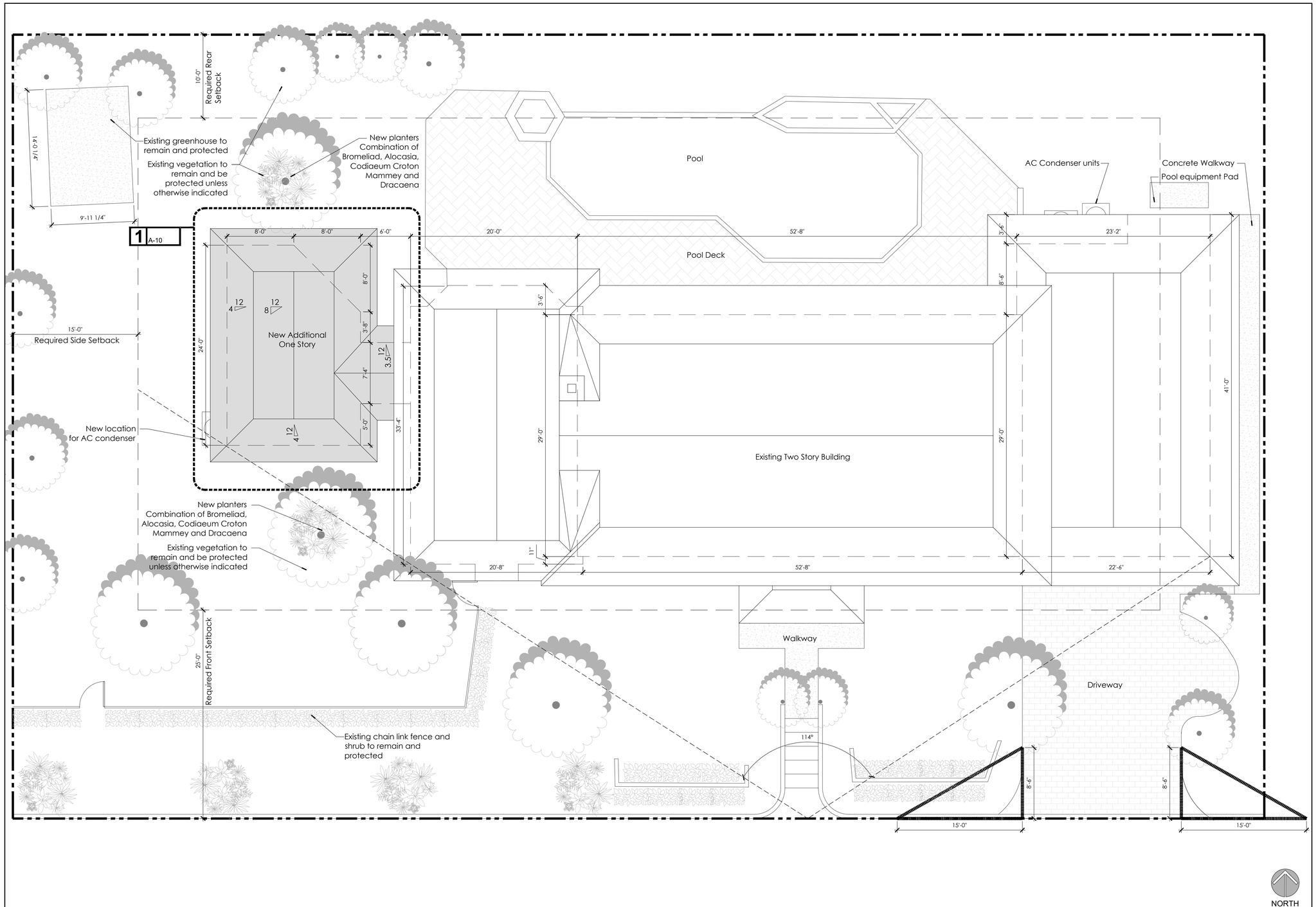
Drawing Title

Cubic Content Ratio & Angle of Vision

Scale	As Noted
Date	Nov 26th, 2024
Drawn By	SZ
Project No.	
Drawing No.	A-8



1 Site Plan
3/16" = 1' - 0"

FINAL SUBMITTAL

ROSENBERG RESIDENCE ADDITION

ARCOM#: 24-0129

288 Queens Lane,
Palm Beach, FL 33480

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Shilun Zhou
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AR 101921

Address
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T+1 (786) 309 0891

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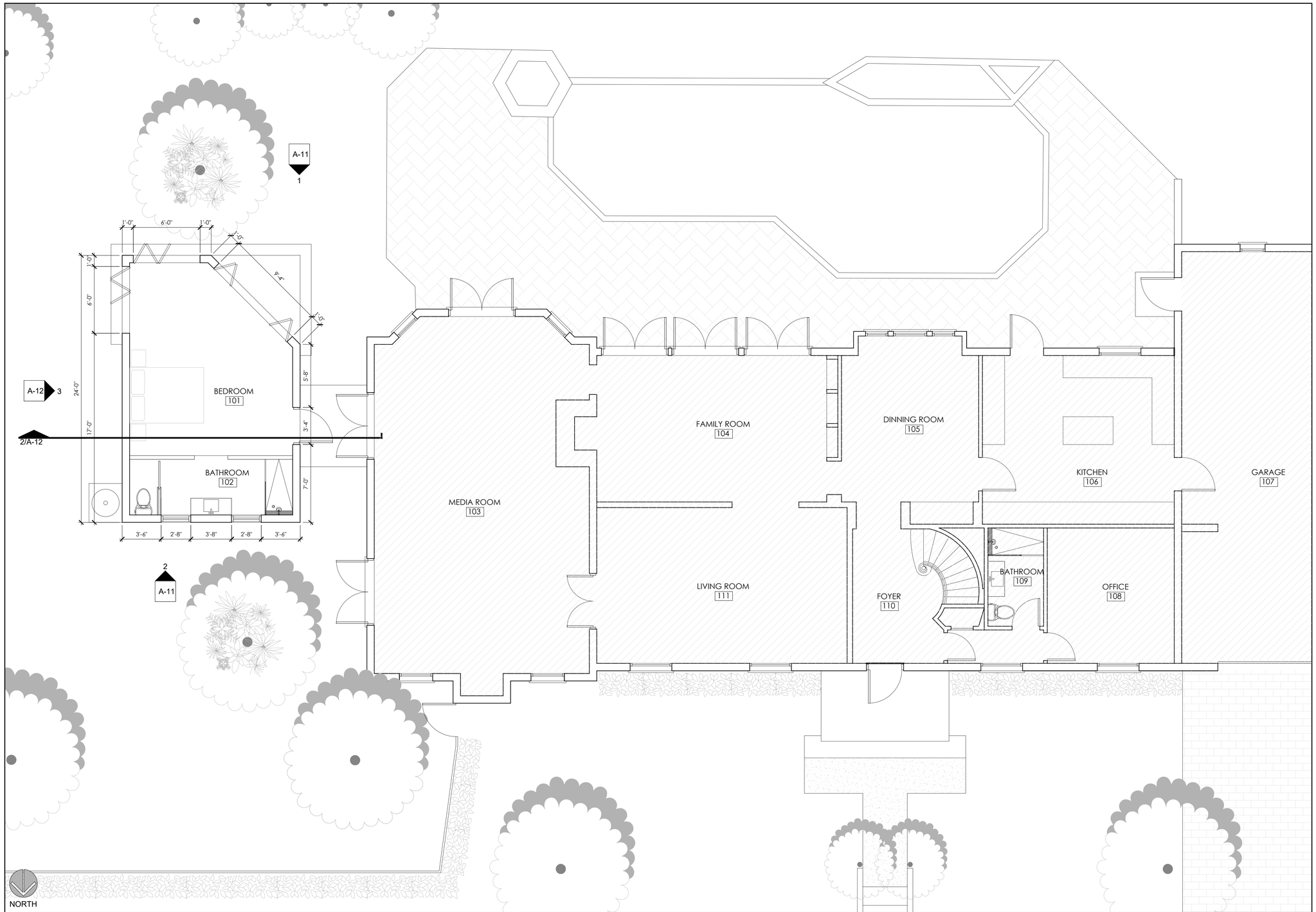
Drawing Title

Site Plan

Scale	As Noted
Date	Nov 26th, 2024
Drawn By	SZ
Project No.	
Drawing No.	A-9



1 Floor Plan
1/4" = 1' - 0"

FINAL SUBMITTAL

ROSENBERG RESIDENCE ADDITION

ARCOM#: 24-0129

288 Queens Lane,
Palm Beach, FL 33480

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Drawing Title

Floor Plan

Scale	As Noted
Date	Nov 26th, 2024
Drawn By	SZ
Project No.	

Drawing No.

A-10



1 South Elevation
3/16" = 1' - 0"



2 North Elevation
3/16" = 1' - 0"

FINAL SUBMITTAL

ROSENBERG RESIDENCE ADDITION

ARCOM#: 24-0129

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Palm Beach, FL 33480

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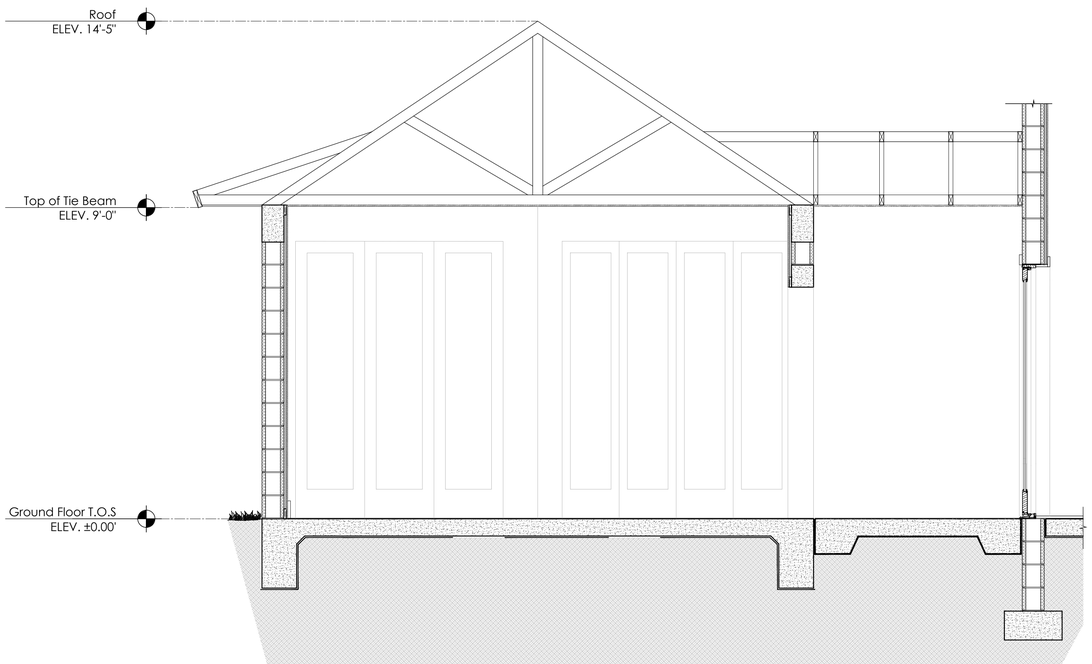
Drawing Title

Elevations

Scale	As Noted
Date	Nov 26th, 2024
Drawn By	SZ
Project No.	
Drawing No.	A-11



1 North Elevation
1/4" = 1' - 0"



2 Section
1/2" = 1' - 0"

FINAL SUBMITTAL

ROSENBERG
RESIDENCE
ADDITION

ARCOM#: 24-0129

288 Queens Lane,
Palm Beach, FL 33480

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Shilun
Zhou

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Shilun Zhou
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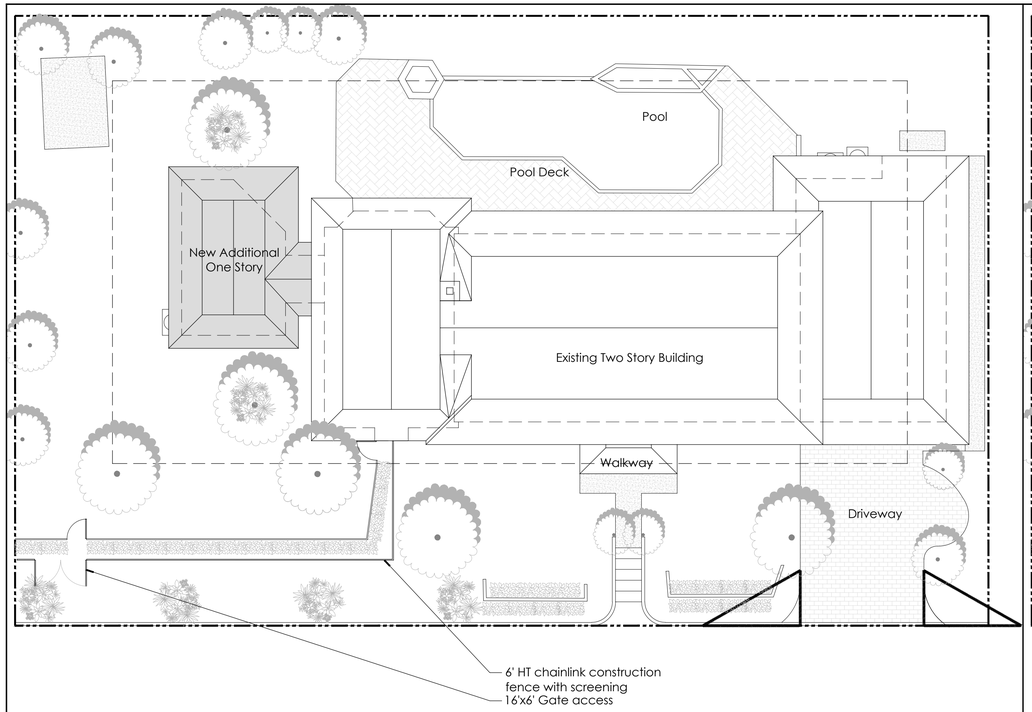
Drawing Title

Elevation
Section

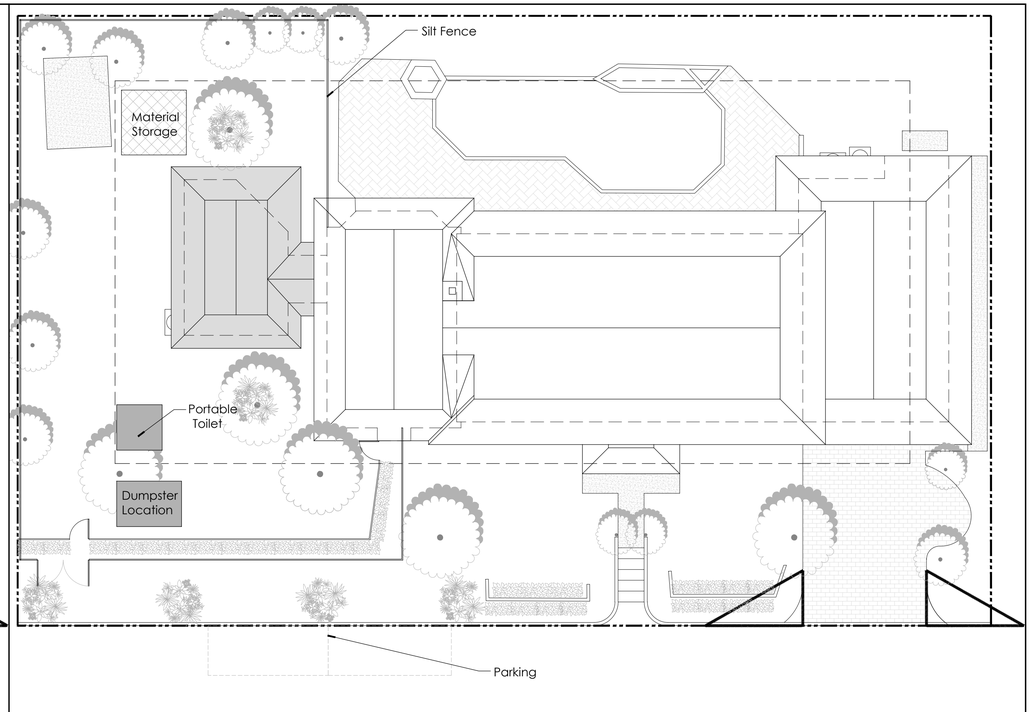
Scale	As Noted
Date	Nov 26th, 2024
Drawn By	SZ
Project No.	
Drawing No.	A-12



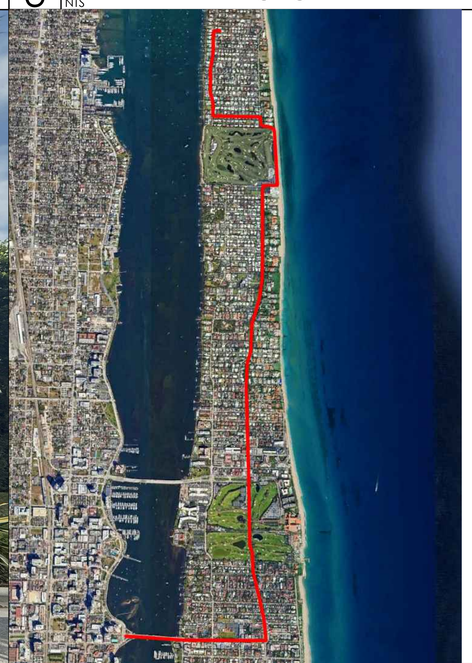
1 Construction Screen Plan
NTS



2 Construction Screen
NTS



3 Construction Staging Plan
NTS



Route to the property:
-East on Okeechobee Blvd.
-Straight onto Royal Park Bridge
-Continue onto Royal Plam Way
-Left onto N County Rd.
-Continue onto N County Rd
-Right onto N Ocean Blvd.
-Lefe onto Jamaica Ln
-Right onto N Lake Wy
-Right onto Queens Ln

FINAL SUBMITTAL

ROSENBERG RESIDENCE ADDITION

ARCOM#: 24-0129

288 Queens Lane,
Palm Beach, FL 33480

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Drawing Title

Construction Screen & Staging Plan

Scale	As Noted
Date	Nov 26th, 2024
Drawn By	SZ
Project No.	

Drawing No.

A-13



FINAL SUBMITTAL

ROSENBERG
RESIDENCE
ADDITION

ARCOM#: 24-0129

288 Queens Lane,
Palm Beach, FL 33480

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Issued/Revised

Drawing Title

Rendering

Scale	As Noted
Date	Nov 26th, 2024
Drawn By	SZ
Project No.	
Drawing No.	A-14



FINAL SUBMITTAL

ROSENBERG RESIDENCE ADDITION

ARCOM#: 24-0129

288 Queens Lane,
Palm Beach, FL 33480

ARCHITECTS
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Shilun Zhou
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AR 101921

Address
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Issued/Revised

Drawing Title

Rendering

Scale	As Noted
Date	Nov 26th, 2024
Drawn By	SZ
Project No.	
Drawing No.	A-15



FINAL SUBMITTAL

ROSENBERG
RESIDENCE
ADDITION

ARCOM#: 24-0129

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Palm Beach, FL 33480

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Listening to your needs

Shilun Zhou
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Date: 2025.06.08 16:10:05 -04'00'

Registration Seal
AR 101921

Address
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Issued/Revised

Drawing Title

Rendering

Scale	As Noted
Date	Nov 26th, 2024
Drawn By	SZ
Project No.	
Drawing No.	A-16



ROSENBERG RESIDENCE ADDITION

ARCOM#: 24-0129

288 Queens Lane,
Palm Beach, FL 33480

ARCHITECTS
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Shilun Zhou

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Registration Seal
AR 101921

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Issued/Revised

Drawing Title

Rendering

Scale	As Noted
Date	Nov 26th, 2024
Drawn By	SZ
Project No.	
Drawing No.	A-17

FINAL SUBMITTAL



1 Previous Design



2 Previous Design



3 Current Design

FINAL SUBMITTAL

ROSENBERG RESIDENCE ADDITION

ARCOM#: 24-0129

288 Queens Lane,
Palm Beach, FL 33480

ARCHITECTS
Listening to your needs

Shilun Zhou

Digitally signed by Shilun Zhou
Date: 2025.06.08 16:10:51 -04'00'

Registration Seal
AR 101921

Address
11027 NW 86th Terrace Doral, FL 33178
T +1 (786) 309 0891

Issued/Revised

Drawing Title

Rendering

Scale	As Noted
Date	Nov 26th, 2024
Drawn By	SZ
Project No.	
Drawing No.	A-18



1 Previous Design



2 Previous Design



3 Current Design

FINAL SUBMITTAL

ROSENBERG RESIDENCE ADDITION

ARCOM#: 24-0129

288 Queens Lane,
Palm Beach, FL 33480

ARCHITECTS
Listening to your needs

Shilun Zhou

Digitally signed by Shilun Zhou
Date: 2025.06.08 16:11:16 -04'00'

Registration Seal
AR 101921

Address
11027 NW 86th Terrace Doral, FL 33178
T +1 (786) 309 0891

Issued/Revised

Drawing Title

Rendering

Scale	As Noted
Date	Nov 26th, 2024
Drawn By	SZ
Project No.	
Drawing No.	A-19



1 Interior Design



2 Interior Design



3 Interior Design

FINAL SUBMITTAL

ROSENBERG RESIDENCE ADDITION

ARCOM#: 24-0129

288 Queens Lane,
Palm Beach, FL 33480

ARCHITECTS
Listening to your needs

Shilun Zhou
Digitally signed by Shilun Zhou
Date: 2025.06.08 16:11:38 -04'00'

Registration Seal
AR 101921

Address
11027 NW 86th Terrace Doral, FL 33178
T +1 (786) 309 0891

Issued/Revised

Drawing Title

Rendering

Scale	As Noted
Date	Nov 26th, 2024
Drawn By	SZ
Project No.	
Drawing No.	A-20

TOWN OF PALM BEACH

Information for Architectural Commission Meeting on: June 25, 2025

To: Architectural Commission

Via: Wayne Bergman, MCP, LEEP-AP
Director PZ&B

From: Planning, Zoning & Building

Re: ARCS-24-0681 160 ROYAL PALM WAY (PALM HOUSE HOTEL) The applicant, LR Palm House LLC (Natalie Le Clerc, General Manager), has filed an application requesting ARCOM review and approval for signage on the hotel's front façade and for the approval of the design of the previously approved bolard lights in the rear courtyard.

Date: 6/18/2025

CONCLUSION:
Approval of the project will require one (1) motion to be made by the Architectural Commission:
(1) for the overall design of the project in accordance with Sec. 18-205 criteria, subject to any imposed conditions.

ATTACHMENTS
- PZB Staff Report
- Letter of Intent
- Plans

STRATEGIC PLAN

Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Community Preservation
Quality of Life

FUNDING
No Fiscal Impact

TOWN OF PALM BEACH
Planning, Zoning & Building Department
360 South County Road
Palm Beach, FL 33480
www.townofpalmbeach.com

PLANNING, ZONING, & BUILDING DEPARTMENT
PZ&B Staff Combination Memorandum: Architectural Commission and Town Council

FROM: Wayne Bergman, MCP, LEED-AP
Director PZ&B

SUBJECT: ARCS-24-0681 160 ROYAL PALM WAY – PALM HOUSE HOTEL

MEETING: JUNE 23, 2025

ARCS-24-0681 160 ROYAL PALM WAY (PALM HOUSE HOTEL). The applicant, LR Palm House LLC (Natalie Le Clerc, General Manager), has filed an application requesting ARCOM review and approval for signage on the hotel's front façade and for the approval of the design of the previously approved bollard lights in the rear courtyard.

Applicant: LR Palm House LLC (Natalie Le Clerc, General Manager)
Architecture: Cooper Carry (M. Sean McLendon)
Legal Rep.: Maura Ziska, Esq.

HISTORY:
An application (B-063-2020) for renovation of the previously vacant Palm House Hotel structure and site received partial ARCOM approval (6-1) at the December 18, 2020 ARCOM hearing with remaining items approved (6-1) at the December 17, 2021 ARCOM hearing. Town Council approved the corresponding application (Z-20-00289) for special exception, site plan review, and variance(s) at the March 3, 2021 hearing. An application (ARC-23-002) for modification to the previously approved renovation was partially approved 7-0 at the January 15, 2023 ARCOM hearing and the remaining portion of the application was withdrawn at the October 25, 2023 hearing. Town Council approved a corresponding application (ZON-23-015) at the February 15, 2023 hearing, with the condition that ARCOM must approve the bollard lighting at the pool. On November 21, 2024 PZB staff performed a preliminary design inspection of the site for compliance with approved plans. Staff discovered that some features of the project did not receive ARCOM approval as required. The unapproved features were removed and this application (ARCS-24-0681) was subsequently applied for. At the February 26, 2025 ARCOM hearing, the applicant presented plans for the sign and courtyard bollard lighting. The application was deferred by ARCOM to March hearing and was deferred twice by the applicant to the May 2025 meeting and the applicant has eliminated the previously proposed bollard lighting from the scope of the this application.

The application was heard again at the May 2025 hearing and was deferred (4-3) for further study of the proposed signage.

THE PROJECT:
The applicant has submitted plans, entitled "THE PALM HOUSE" as prepared by **Cooper Carry** uploaded June 05, 2025.

The following scope of work is proposed:

- Façade signage.

Site Data			
Zoning District	C-B	**Future Land Use:**	COMMERCIAL
Surrounding Properties			
North	255 S County Rd | Wells Fargo Bank / C-TS 151 Royal Palm Way | Gunster Building / C-B		
South	163 Brazilian Ave | Parking Lot / C-TS 159 Brazilian Ave (Vacant), 155 Brazilian Ave (Residence), 149 Brazilian Ave (Vacant) / R-B		
East	140 Royal Palm Way | Palma Plaza Commercial Condos / C-B		
West	180 Royal Palm Way | First Horizon Bank / C-TS		

STAFF ANALYSIS

The subject property is a hotel (Palm House) in the C-B zoning district. The applicant is requesting approval for zoning compliant business identification signage on the front (north) façade. The applicant has resubmitted plans for signage including a new location for the sign and the incorporation of the hotel logo into the design. Two options are proposed, one featuring letters mounted directly on the center of the porte cochere and the other featuring the letters and logo on a bronze plaque. Staff will note that a slight modification will be required for zoning compliance in that the logo is not permitted to exceed 1 square foot in area, where it is currently exceeding that size as proposed.



ENLARGED PORTE COCHERE ELEVATION WITH HOTEL LOGO SIGNAGE _ OPTION A

PROPOSED HOTEL LOGO SIGNAGE AT PORTE COCHERE _ OPTION A

Sign Option A



ENLARGED PORTE COCHERE ELEVATION WITH HOTEL LOGO SIGNAGE _ OPTION B

PROPOSED HOTEL LOGO SIGNAGE AT PORTE COCHERE OPTION B

Sign Option B

If this proposal is acceptable to the commission, staff would ask that the motion for approval include the following conditions for clarity.

1. Sign Option A (or Sign Option B) is selected for approval.
2. The size of the logo shall be reduced to meet zoning compliance.

CONCLUSION:

Approval of the project will require one (1) separate motion(s) to be made by the Architectural Commission:

1. For the overall design of the project in accordance with Sec. 18-205 criteria, subject to any imposed conditions.

WRB:JGM:BMF

09 JUNE 2025

COOPER CARRY

Town of Palm Beach
360 S. County Road
Palm Beach, FL 33480

Letter of Intent
Hotel Signage on the Front Elevation
160 Royal Palm Way
ARCS-24-0681

Based upon the Town of Palm Beach ARCOM Meeting on 28 May 2025, we are pleased to resubmit the accompanying drawing updates for ARCOM review and approval of exterior signage for the Palm House Hotel.

Please note the scope of this resubmission is limited only to exterior signage. The ownership has decided not to pursue the installation of bollard lights at the rear courtyard lawn space.

Project Overview:

ARCOM has previously approved all aspects of the currently operating Hotel except the following item that need to be reviewed and approved:

Hotel Signage on the Front Elevation

- The proposed Building ID signage area is 18.75 SF, which does not exceed the 20 SF maximum allowed. The location for the Building ID Signage is relocated from the left side to the center of the Porte Cochere cornice band.
- A dark bronze shield with the Palm House Logo is centered directly over the center column of the Porte Cochere cornice. Individual letters are centered within each stone panel to the left and right side of the shield.
- The proposed Building ID signage is non-illuminated.
- Proposed finish: Dark Bronze Patina brass with Brushed Brass highlights; The proposed dark bronze color is consistent with other metal finishes of the Hotel.
- We have provided an alternative Building ID signage solution (Option B) utilizing a Dark Bronze metal back panel with brass lettering and logo. This solution allows a conventional font layout and avoids conflicts with the vertical cornice reveals.
- New signage added at the east service drive to denote Service Entrance. There are no additional modifications to the Service Entrance signage in this resubmission.

We consider the proposed modifications/improvements to be consistent with the existing architecture in the Town of Palm Beach as follows:

1. We consider the proposed signage to be in conformity with good taste and traditional design principles, and in general contributes to the image of the Town as a place of beauty, spaciousness, balance, taste, fitness, charm and high quality.
2. The plan for the proposed signage will not impact external and internal noise, vibrations, and other factors that may tend to make the environment less desirable.

191 PEACHTREE STREET NE, SUITE 2400 TEL 404 237 2000
ATLANTA, GEORGIA 30303-1770 FAX 404 237 0276

3. The signage materials and detailing proposed is consistent with the quality and character of the surrounding structures.
4. The proposed composition and massing of the proposed signage is consistent with other buildings on Royal Palm Way;
5. The proposed signs are not excessively dissimilar to the surrounding structures.
6. The proposed signage is not excessively dissimilar to the surrounding structures in respect to one or more of the following features of exterior design and appearance:
    a. Height of building or height of roof.
    b. Other significant design features including, but not limited to, materials or quality of architectural design.
    c. Architectural compatibility.
    d. Arrangement of the components of the structure.
    e. Diversity of design that is complimentary with size and massing of adjacent properties.
    f. Design features that will avoid the appearance of mass through improper proportions.
    g. Design elements that protect the privacy of neighboring property.
7. The proposed modifications do not impact the surrounding unique site characteristics and is consistent with adjacent structures along Royal Palm Way. Proposed changes in this application will improve the project appearance and provide discreet signage for the Hotel.

We hope ARCOM will look favorably upon our application. In the meantime, please feel free to contact us with any questions.

Sincerely,

COOPER CARRY, INC.



M. Sean McLendon, AIA
Principal

CC: Maura A. Ziska, Esq

191 PEACHTREE STREET NE, SUITE 2400 TEL 404 237 2000
ATLANTA, GEORGIA 30303-1770 FAX 404 237 0276

THE PALM HOUSE

160 ROYAL PALM WAY
PALM BEACH, FLORIDA 33480

RECOMMENDATIONS FOR
IMPROVEMENTS AND COMPLETION

ARCOM SUBMITTAL
JUNE 9TH, 2025



REFER TO A107.E FOR SERVICE SIGNAGE DETAIL AT THE SIDE OF THE PIER

REFER TO A107.D1 FOR HOTEL LOGO SIGNAGE DETAIL

OVERALL NORTH ELEVATION - PROPOSED SIGNAGE OPTION A

0 2 4 8 16



OVERALL NORTH ELEVATION - ARCOM APPROVED

0 2 4 8 16

EXTERIOR ELEVATIONS - NORTH - SIGNAGE OPTION A

A107.B1

LR HOTELS

The Palm House Hotel

160 Royal Palm Way

STATE OF FLORIDA · MICHAEL SEAN MCLENDON · AR95062 · REGISTERED ARCHITECT

COOPER CARRY

License N° AA26000496 | ARCS-24-0681

JUNE 9TH, 2025 | ZON-22-015



OVERALL NORTH ELEVATION - PROPOSED SIGNAGE OPTION B

0 2 4 8 16



OVERALL NORTH ELEVATION - ARCOM APPROVED

0 2 4 8 16

EXTERIOR ELEVATIONS - NORTH - SIGNAGE OPTION B

A107.B2

The Palm House Hotel

160 Royal Palm Way

STATE OF FLORIDA · MICHAEL SEAN MCLENDON · AR95062 · REGISTERED ARCHITECT

COOPER CARRY

License N° AA26000496 | ARCS-24-0681

JUNE 9TH, 2025 | ZON-22-015

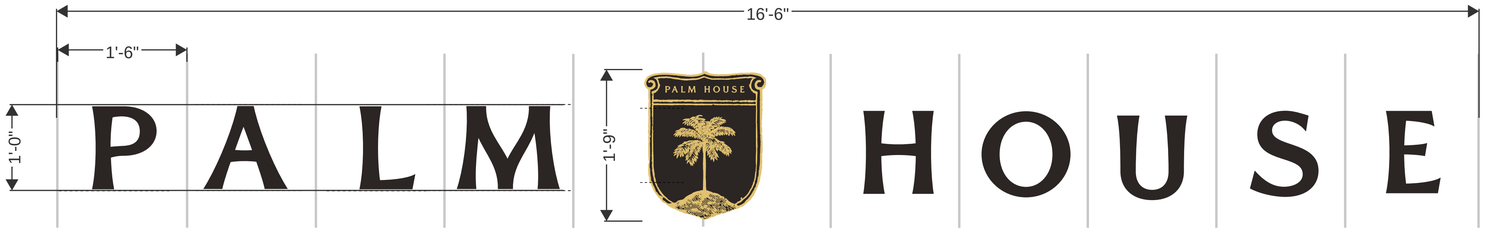
HOTEL LOGO SIGNAGE DETAIL - OPTION A

3mm Thick Aluminium Powder Coated RAL Colour To Be Specified / 3mm Thick Brushed Brass Logo With Applied Detail To Face To Create Design
Brand Logo As Provided, Proposed Centralised But Breaks All Brand Guidelines.

COLOUR REFERENCES

BRUSHED BRASS

DARK BRONZE PATINA BRASS



1 - Face View



2 - Side View

PROPOSED SIGNAGE AREA = 18.75 SF
MAXIMUM ALLOWABLE SIGNAGE AREA = 20 SF



ENLARGED PORTE COCHERE ELEVATION WITH HOTEL LOGO SIGNAGE _ OPTION A



PROPOSED HOTEL LOGO SIGNAGE AT PORTE COCHERE _ OPTION A

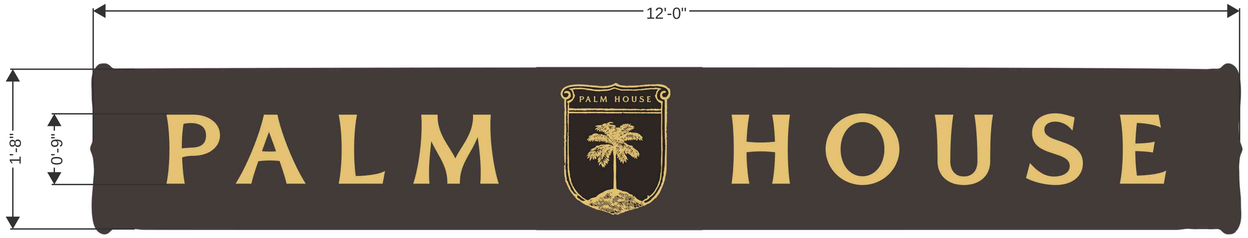
HOTEL LOGO SIGNAGE DETAIL - OPTION B

50mm Deep Aluminium Tray Panel Powder Coated RAL Colour To Be Specified, With Applied Logo in Brushed Brass To Face.
Brand Logo As Provided, Shaped Panel With Design Detail Cue Taken From Full Logo Sheild / Crest For Shape

COLOUR REFERENCES

BRUSHED BRASS

DARK BRONZE PATINA BRASS



1 - Face View



2 - Side View

PROPOSED SIGNAGE AREA = 18.75 SF
MAXIMUM ALLOWABLE SIGNAGE AREA = 20 SF



ENLARGED PORTE COCHERE ELEVATION WITH HOTEL LOGO SIGNAGE _ OPTION B



PROPOSED HOTEL LOGO SIGNAGE AT PORTE COCHERE _ OPTION B

SERVICE ENTRANCE SIGNAGE DETAIL

Dark Bronze Patina Plaque With Brass Lettering To Face
Font: EB Garromond Regular / Numerals Proportional Lining / Zero Proportional Oldstyle
All VHB Tape Flush Mounted To Surface

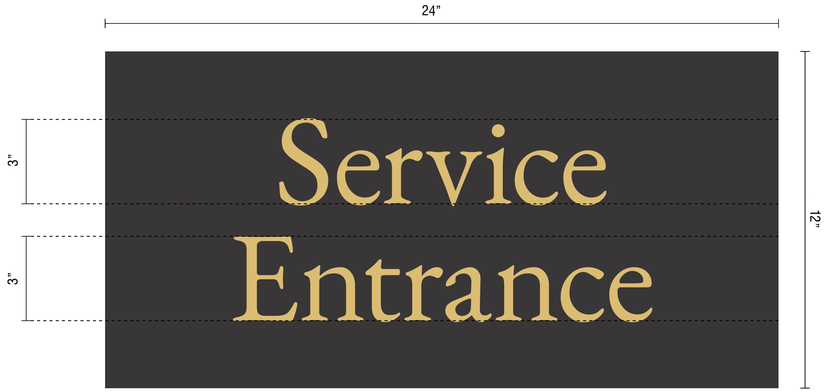
COLOUR REFERENCES

BRUSHED BRASS

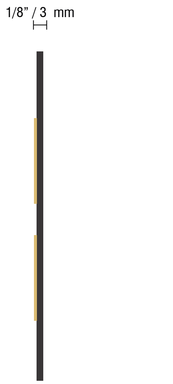
DARK BRONZE PATINA BRASS



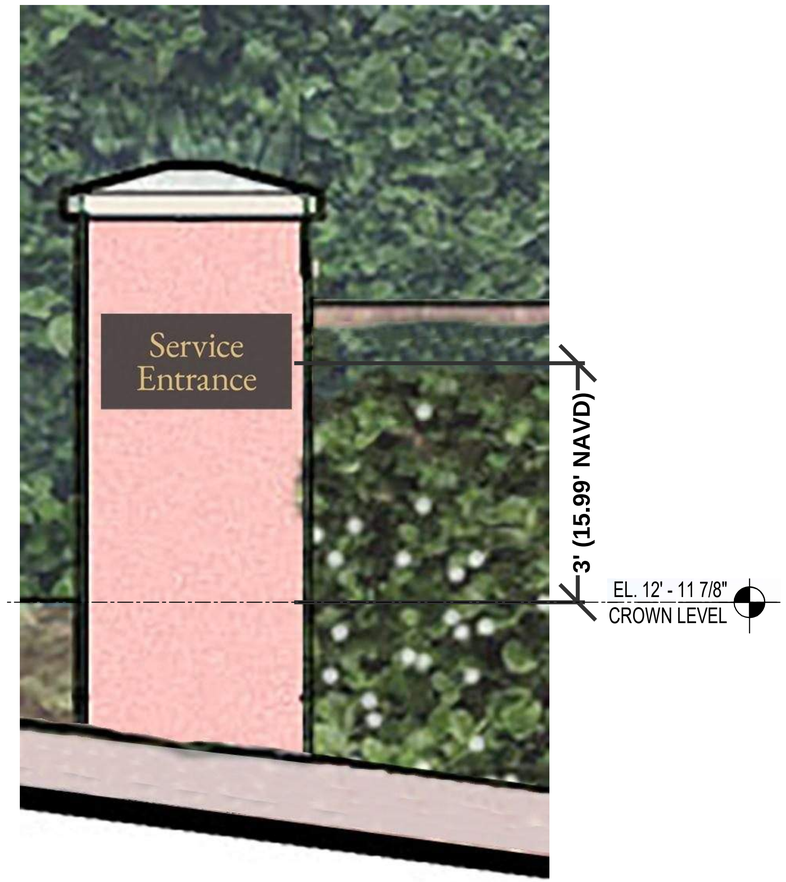
PROPOSED SERVICE ENTRANCE SIGNAGE AT PIER



1 - Face View (1no Required)



2 - Side View



ENLARGED PIER ELEVATION_ SERVICE ENTRANCE SIGNAGE

TOWN OF PALM BEACH

Information for Architectural Commission Meeting on: June 25, 2025

To: Architectural Commission

Via: Wayne Bergman, MCP, LEEP-AP
Director PZ&B

From: Planning, Zoning & Building

Re: ARC-24-0125 936 N LAKE WAY The applicant, Pamela Cline, has filed an application requesting Architectural Commission review and approval for new garage door and pedestrian gate designs, driveway material changes and landscape modifications.

Date: 6/18/2025

CONCLUSION:

Approval of the project will require one (1) motion to be made by the Architectural Commission:
(1) for the overall design of the project in accordance with Sec. 18-205 criteria, subject to any imposed conditions.

ATTACHMENTS

- PZB Staff Report
- Letter of Intent
- Plans

STRATEGIC PLAN

Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Quality of Life
Community Preservation

FUNDING

No Fiscal Impact

TOWN OF PALM BEACH
Planning, Zoning & Building Department
360 South County Road
Palm Beach, FL 33480
www.townofpalmbeach.com

PLANNING, ZONING, & BUILDING DEPARTMENT
PZ&B Staff Memorandum: Architectural Commission

FROM: Wayne Bergman, MCP, LEED-AP
Director PZ&B

SUBJECT: ARC-24-0125 936 N LAKE WAY

MEETING: JUNE 25, 2025 ARCOM

ARC-24-0125 936 N LAKE WAY The applicant, Michael and Pamela Line, have filed an application requesting Architectural Commission review and approval for new garage door and pedestrian gate designs, driveway material changes and landscape modifications.

Applicant: Michael & Pamela Line
Architect: MP Design & Architecture

HISTORY:
The single-family residence at 936 N Lake Way, originally constructed in 2000, underwent significant updates in 2021 under application B-051-2021. The approved modifications included a second-floor addition, a new pool, a pool cabana, and comprehensive landscape and hardscape alterations across the property. The application received approval with a 5-2 vote.

Subsequently, at the February 22, 2023, ARCOM meeting, a request under application ARC-23-027 for fenestration changes and the addition of a rear covered loggia was approved (6-1). The application was initially heard at the January 29, 2025 meeting and was deferred for further review. The applicant requested additional time to revise the plans and has since resubmitted the application for consideration at the April 23, 2025 hearing.

THE PROJECT:
The applicant has submitted plans, entitled "Existing 2 Story Residence at 936 N Lake Way" as prepared by **MP Design & Architecture**, dated June 9, 2025.

The following scope of work is proposed:

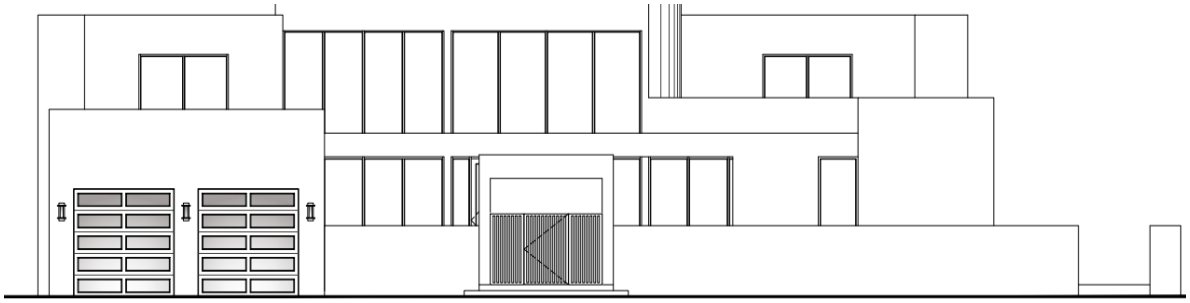
- New garage door design.
- New pedestrian gates.
- Modifications to driveway material.
- Landscape and hardscape modifications.

Site Data			
Zoning District	R-B	**Future Land Use**	Single-Family
Lot Size	25,060 SF	**Crown of Road**	18.8’ NAVD
Lot Depth	210.5’	**Lot Width**	116.8’
Lot Coverage	Permitted: 30% Existing: 24.6% Proposed: 29%	**Enclosed Square Footage**	Existing: 7,119 SF Proposed: 8,033 SF

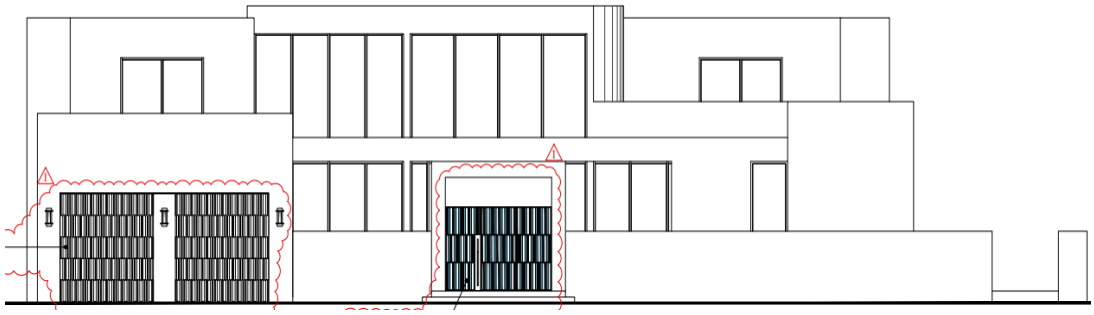
Finished Floor Elevation	Existing: 7' Proposed: N/C	**FEMA Flood Zone**	AE 6
Overall Landscape Open Space	Required: 45% Existing:48% Proposed: 46%	**Front Yard Landscape Open Space**	Required: 40% Existing: 64% Proposed: 47%
Surrounding Properties / Zoning			
North	940 N Lake Way | Vacant Lot / R-B		
South	920 N Lake Way | Residence / R-B		
East	937 N Lake Way | Residence / R-B		
West	Intracoastal Waterway		

STAFF ANALYSIS

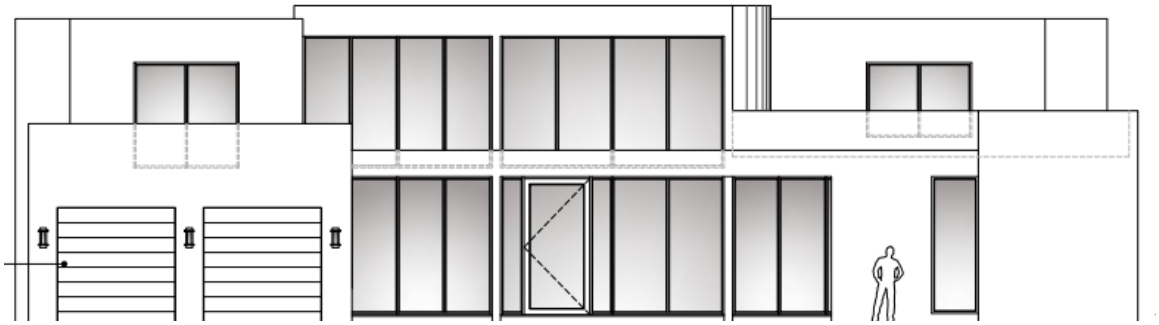
A preliminary review of the project indicates that the application, as proposed, is consistent with the Town zoning code. The current request is for approval of a new front facing garage door design and new entry gate to access the front door. The application was heard at the January 29, 2025 and the April 23, 2024 ARCOM meeting and received a unanimous deferral at both hearings with direction to restudy the design of the garage doors and entry gate.



PREVIOUSLY APPROVED BY ARCOM



PREVIOUSLY PROPOSED

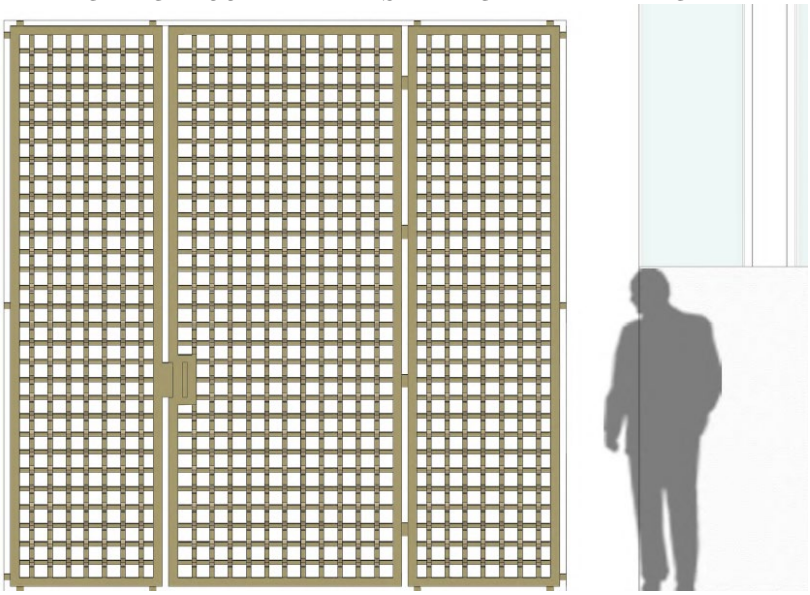


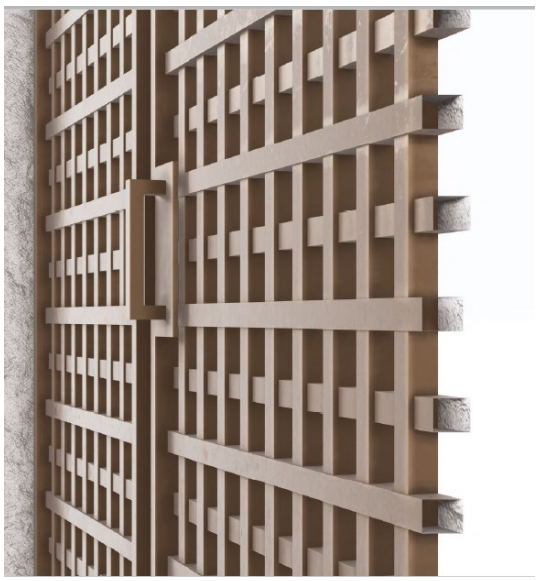
CURRENTLY PROPOSED

The original garage door design featured a slat pattern with recessed areas backed by a mirrored finish, and the surrounding façade was finished in white painted stucco to match the existing residence. The applicant now proposes a new horizontal panel design on both garage doors. In addition, the front gate has been redesigned with a grid pattern and is now 10'6" tall at the front entry. After comments regarding the entry gate the applicant has submitted two design options for consideration.

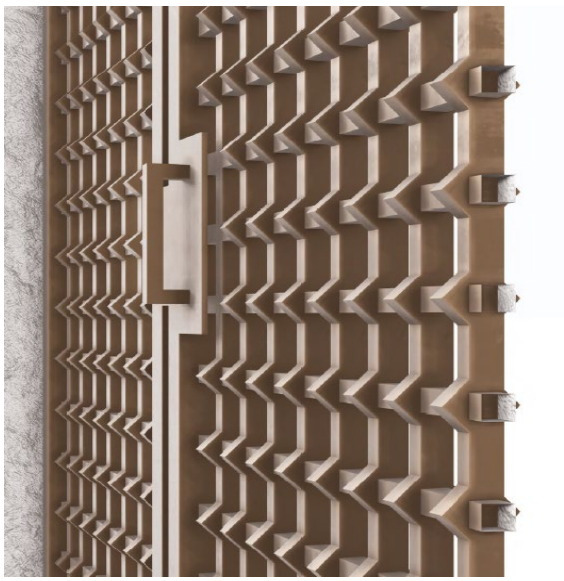


GARAGE DOOR AND PEDESTRIAN GATE RENDERING





OPTION 1



OPTION 2



The original tabby concrete driveway with sod joints will be removed and replaced with a cobblestone paver driveway and a white limestone border in the same configuration.

CONCLUSION:

Approval of the project will require one (1) motion to be made by the Architectural Commission:

(1) for the overall design of the project in accordance with Sec. 18-205 criteria, subject to any imposed conditions.

WRB:JGM:SCP

MP Design & Architecture, Inc.
217 Peruvian Avenue, Suite 4
Palm Beach, Florida 33480
AA#26001667
T: 561833.7575 INFO@MPDAINC.COM F: 561833.0575

Town of Pam Beach
360 S. County Rd.
Palm Beach, FL 33480

November 26, 2024

Re: 936 N Lake Way Palm Beach, FL 33480
ARC-24-0125

We are submitting the attached drawings and application for the review of our project at 936 N Lake Way Palm Beach, FL 33480. The scope of work consists of modification to previously approved front facing garage doors and pedestrian gate design including some minor landscape and hardscape changes. This project is under construction with previous ARCOM approval #B-052-2021. (June 2021 meeting) & ARC-23-027 (February 2023 meeting)

Please note the following:

A. LANDMARK PRESERVATION COMMISSION – Sections 54-122 & 54-161
Not applicable.

B. ARCHITECTURAL REVIEW – Section 18-205
New design for previously approved front facing garage doors and pedestrian gate.
Site calculations were revised to reflect the modified pool terrace layout. A step was added to the pool terrace. Two planter areas were removed, and the planter adjacent to the pool cabana was widened. Path material labeled white limestone.
The proposed driveway material was changed to cobble stone paver with an 18” x 36” white limestone border.
Relocated the existing Ficus tree to the north-east border of the property line.
Shifted Seagrape tree north-east of its previous proposed location due to drainage conflict.
Modified number of plants per removed planters, expanded planter size adjacent to pool cabana, and adjusted a few plantings spacing.

C. ARCHITECTURAL REVIEW – Section 18-206
There will be no demolition on site.

MP Design & Architecture, Inc.
217 Peruvian Avenue, Suite 4
Palm Beach, Florida 33480
AA#26001667
T: 561833.7575 INFO@MPDAINC.COM F: 561833.0575

D. SPECIAL EXCEPTION – Section 134-22
Not applicable

E. SITE PLAN REVIEW – Section 134-329
Not applicable

F. VARIANCE – Section 134-201
Not applicable

G. OTHER
Not applicable.

Respectfully,



Michael Perry

EXISTING 2 STORY RESIDENCE AT

936 N LAKE WAY

PALM BEACH, FL 33480

ARC-24-0125

6/09/2025 FINAL SUBMITTAL

6/25/2025 ARCOM MEETING

DESIGN & ARCHITECTURE

ARCHITECTURE

MP DESIGN & ARCHITECTURE

LANDSCAPE ARCHITECT

NIEVERA + WILLIAMS DESIGN

SCOPE OF WORK

- New design for approved front facing garage doors.
- New design for approved front pedestrian gate.
- Fenestration modifications on south elevation.
- Site calculations were revised to reflect the modified pool terrace layout. A step was added to the pool terrace. Two planter areas were removed, and the planter adjacent to the pool cabana was widened. Path material labeled white limestone.
- The proposed driveway material was changed to cobble stone paver with an 18” x 36” white limestone border.
- Relocated the existing Ficus tree to the north-east border of the property line.
- Shifted Seagrape tree north-east of its previous proposed location due to drainage conflict.
- Modified number of plants per removed planters, expanded planter size adjacent to pool cabana, and adjusted a few plantings spacing.

SHEET INDEX

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A003	ZONING LEGEND
A004	AREA MAP
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AP02	PHOTOS OF NEIGHBORS
A202	ARCOM APPROVED & PROPOSED EAST ELEVATION
A202.2	PROPOSED GARAGE DOOR DETAILS
A203	ARCOM APPROVED & PROPOSED SOUTH ELEVATION
EL1	ARCOM APPROVED & PROPOSED LANDSCAPE ELEV.
EL1.1	ARCOM APPROVED & PROPOSED LANDSCAPE ELEV.
D7.2	GATE DETAILS - COLOR
D7	GATE DETAILS - COLOR
	COLOR RENDERINGS
D7	GATE DETAILS
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LP1	LANDSCAPE PLAN
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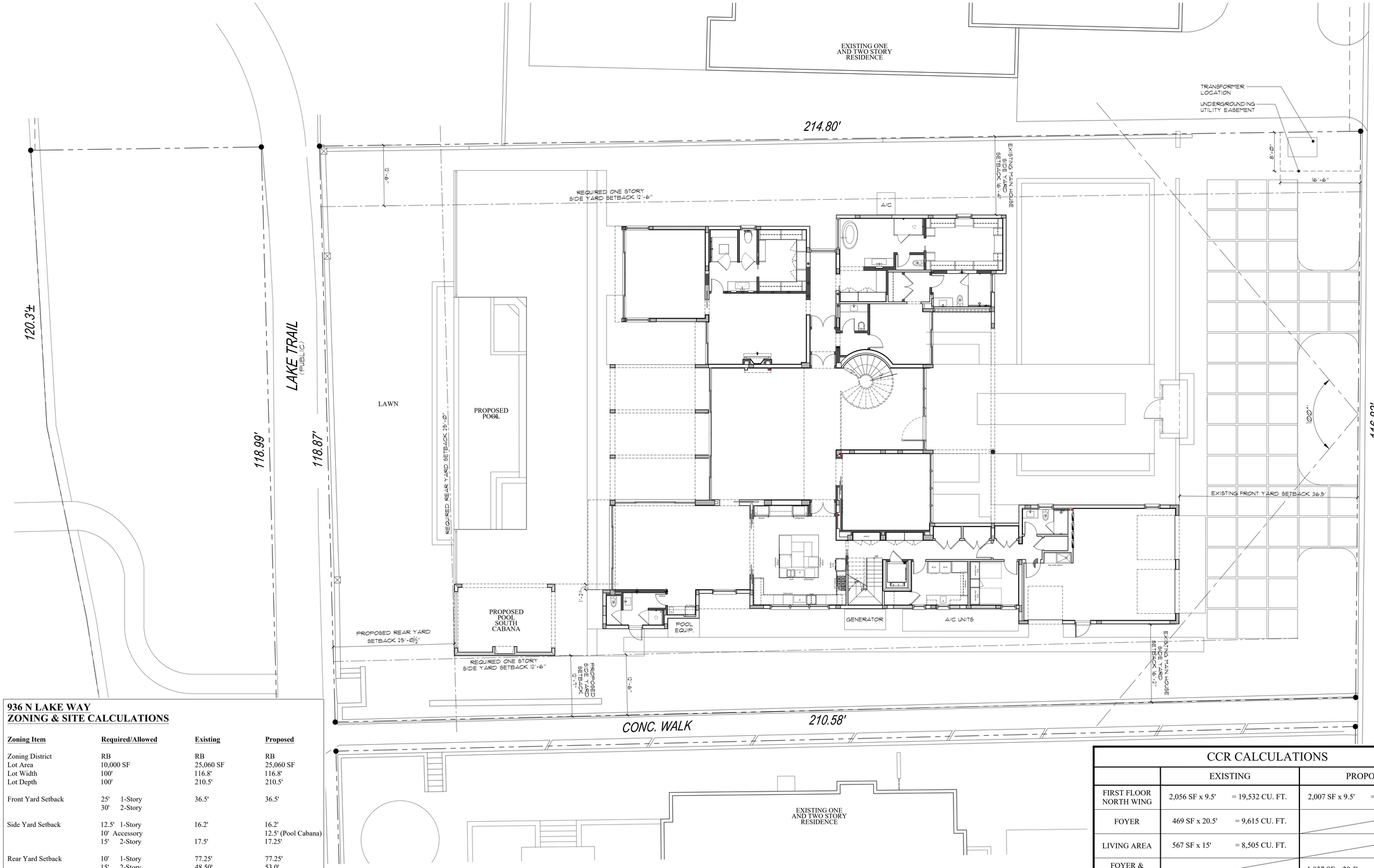
D1	DETAIL - COLOR
D1	DETAIL
OS2	OPEN SPACE CALCULATIONS



936 N LAKE WAY
ZONING & SITE CALCULATIONS

Zoning Item	Required/Allowed	Existing	Proposed
Zoning District	RB	RB	RB
Lot Area	10,000 SF	25,060 SF	25,060 SF
Lot Width	100'	116.8'	116.8'
Lot Depth	100'	210.5'	210.5'
Front Yard Setback	25' 1-Story 30' 2-Story	36.5'	36.5'
Side Yard Setback	12.5' 1-Story 10' Accessory 15' 2-Story	16.2' 17.5'	16.2' 12.5' (Pool Cabana) 17.25'
Rear Yard Setback	10' 1-Story 15' 2-Story	77.25' 48.50'	77.25' 53.0'
Maximum Building Height	14' 1-Story 22' 2-Story	12.0' 21.75'	12.0' 21.75'
Maximum Overall Height	25'	24.0'	24.0'
Lot Coverage	30% 2-Story	24.6% (6,159 SF)	29% (7,263 SF)
Landscape Open Space	45% (11,277 SF)	48% (12,060 SF)	46% (11,462 SF)
Required Front Yard	40% (1,171 SF)	64% (1,876 SF)	47% (1,388 SF)
Cubic Content Ratio	4.5	3.31	4.16
Angle of Vision	100 Degrees	100 Degrees	100 Degrees
Areas		**Existing**	**Proposed**
1st Floor (A/C)		5,143 SF	5,077 SF
Covered Terrace		170 SF	87 SF
Covered Entry		69 SF	- - - -
Garage		778 SF	809 SF
2nd Floor (A/C)		1,976 SF	2,961 SF
Pool Gazebo South		- - - -	303 SF
Total Square Footage		**8,136 SF**	**9,237 SF**

ARCOM Approved Site Plan - B-052-2021 & ARC-23-027

Scale 1/8" = 1'-0"

CCR CALCULATIONS

	EXISTING	PROPOSED
FIRST FLOOR NORTH WING	2,056 SF x 9.5' = 19,532 CU. FT.	2,007 SF x 9.5' = 19,067 CU. FT.
FOYER	469 SF x 20.5' = 9,615 CU. FT.	
LIVING AREA	567 SF x 15' = 8,505 CU. FT.	
FOYER & LIVING AREA		1,037 SF x 20.5' = 21,259 CU. FT.
FIRST FLOOR SOUTH WING	2,066 SF x 10' = 20,660 CU. FT.	2,033 SF x 9.5' = 19,314 CU. FT.
GARAGE	778 SF x 10' = 7,780 CU. FT.	809 SF x 10' = 8,090 CU. FT.
COVERED ENTRY	69 SF x 10' = 690 CU. FT.	
COVERED PATIO	171 SF x 10' = 1,710 CU. FT.	84 SF x 9.5' = 798 CU. FT.
SECOND FLOOR NORTH WING		1,004 SF x 9' = 9,036 CU. FT.
SECOND FLOOR SOUTH WING	1,804 SF x 8' = 14,432 CU. FT.	1,952 SF x 9' = 17,568 CU. FT.
SECOND FLOOR NORTH TERRACE		121 SF x 9' = 1,089 CU. FT.
POOL CABANA SOUTH		303 SF x 9' = 2,727 CU. FT.
COVERED LOGGIA		566 SF x 9.5' = 5,377 CU. FT.
TOTAL	82,924 CU. FT. EXISTING C.C.R. = 3.31	104,325 CU. FT. PROPOSED C.C.R. = 4.16

COMM NO.
2029

DATE
4/4/2025

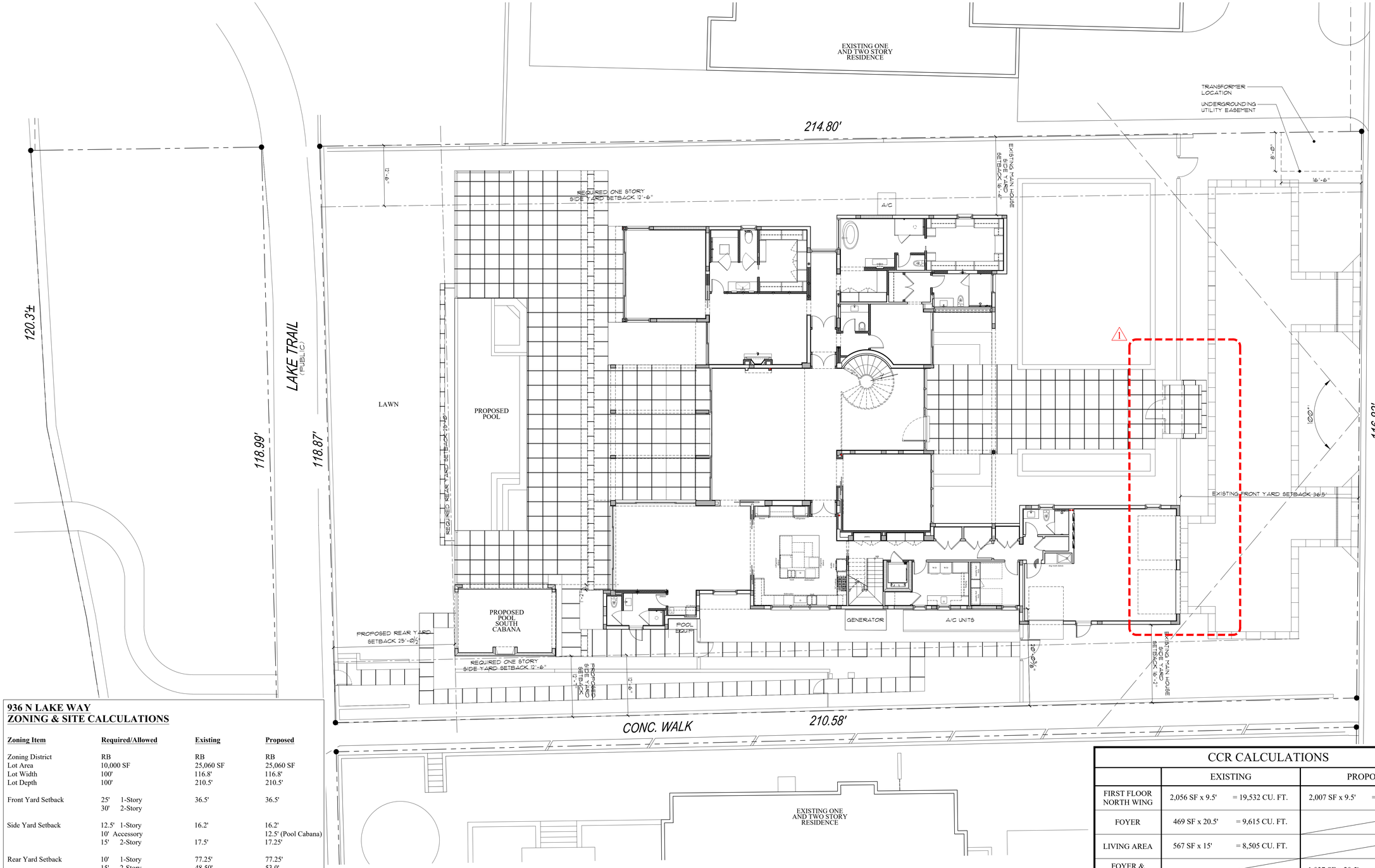
REVISIONS

Renovations to
Cline Residence
936 North Lake Way
Palm Beach FL 33480

MP DESIGN & ARCHITECTURE, INC
217 PERUVIAN AVENUE, SUITE 4
PALM BEACH, FLORIDA 33480
561.833.7575
AA26001667

ARC-24-0125

SHEET NO.
A001



936 N LAKE WAY
ZONING & SITE CALCULATIONS

Zoning Item	Required/Allowed	Existing	Proposed
Zoning District	RB	RB	RB
Lot Area	10,000 SF	25,060 SF	25,060 SF
Lot Width	100'	116.8'	116.8'
Lot Depth	100'	210.5'	210.5'
Front Yard Setback	25' 1-Story 30' 2-Story	36.5'	36.5'
Side Yard Setback	12.5' 1-Story 10' Accessory 15' 2-Story	16.2' 17.5'	16.2' 12.5' (Pool Cabana) 17.25'
Rear Yard Setback	10' 1-Story 15' 2-Story	77.25' 48.50'	77.25' 53.0'
Maximum Building Height	14' 1-Story 22' 2-Story	12.0' 21.75'	12.0' 21.75'
Maximum Overall Height	25'	24.0'	24.0'
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Angle of Vision	100 Degrees	100 Degrees	100 Degrees
Areas		**Existing**	**Proposed**
1st Floor (A/C)		5,143 SF	5,077 SF
Covered Terrace		170 SF	87 SF
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Garage		778 SF	809 SF
2nd Floor (A/C)		1,976 SF	2,961 SF
Pool Gazebo South		- - - -	303 SF
Total Square Footage		**8,136 SF**	**9,237 SF**

Revised Site Plan

Scale 1/8" = 1'-0"

CCR CALCULATIONS

	EXISTING	PROPOSED
FIRST FLOOR NORTH WING	2,056 SF x 9.5' = 19,532 CU. FT.	2,007 SF x 9.5' = 19,067 CU. FT.
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TOTAL	82,924 CU. FT. EXISTING C.C.R. = 3.31	104,325 CU. FT. PROPOSED C.C.R. = 4.16

ARC-24-0125

DESIGN & ARCHITECTURE

COMM NO.
2029

DATE
4/4/2025

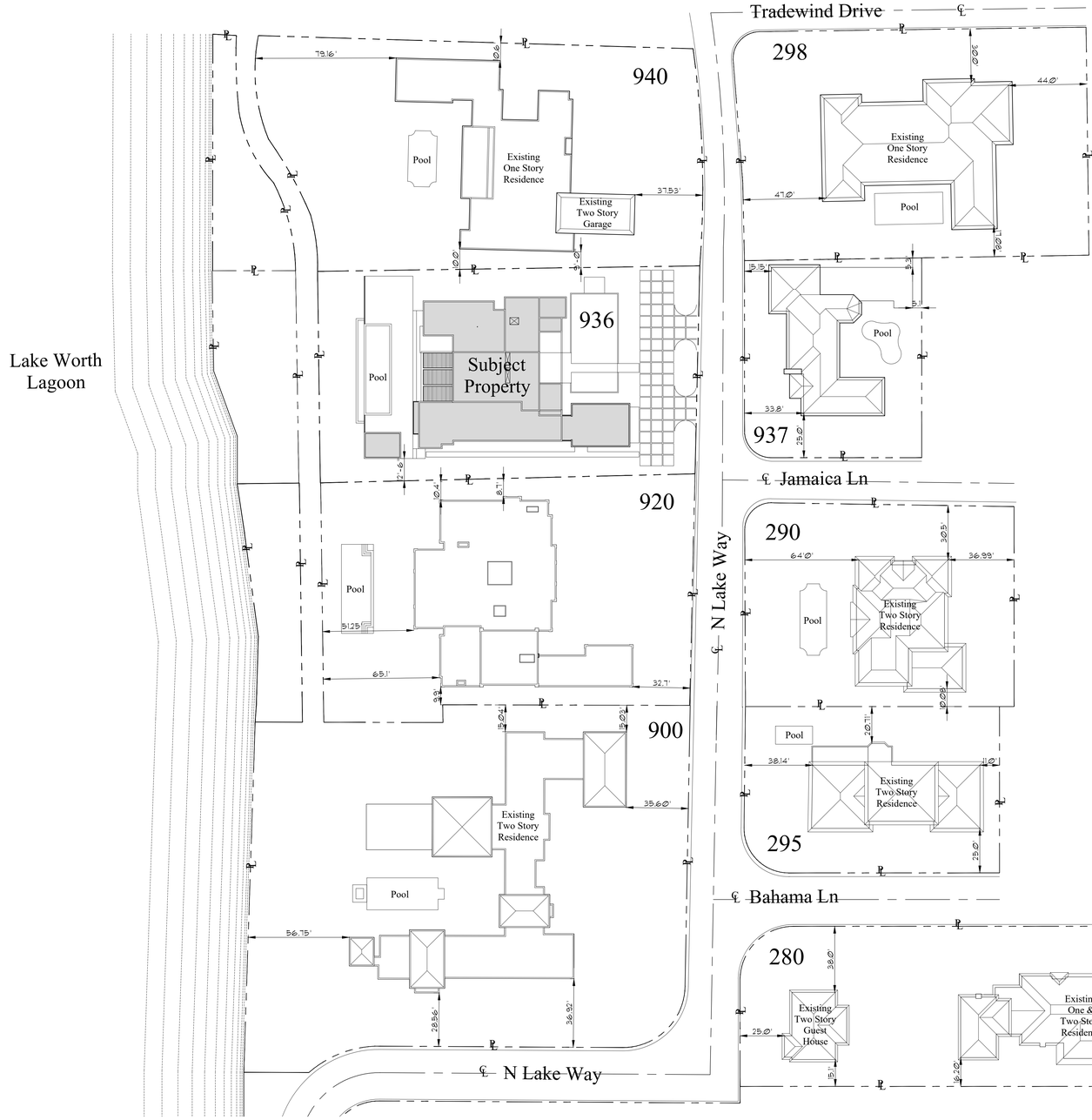
REVISIONS
1 Area Or Work

Renovations to
Cline Residence
936 North Lake Way
Palm Beach FL 33480

STATE OF FLORIDA
ANGELO L. DAVILA
AR0016639
REGISTERED ARCHITECT
ANGELO DAVILA R.A.
FLORIDA REG. ARCH.
#AR0016639

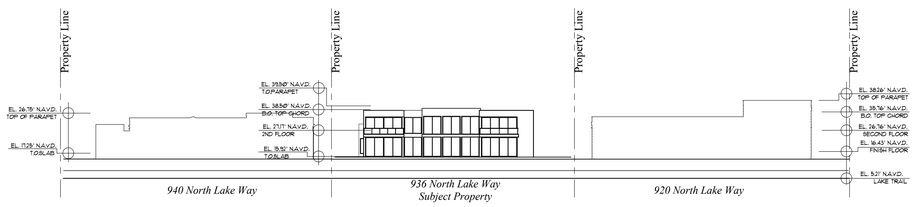
MP DESIGN & ARCHITECTURE, INC
217 PERUVIAN AVENUE, SUITE 4
PALM BEACH, FLORIDA 33480
561.833.7575
AA26001667

SHEET NO.
A001.1



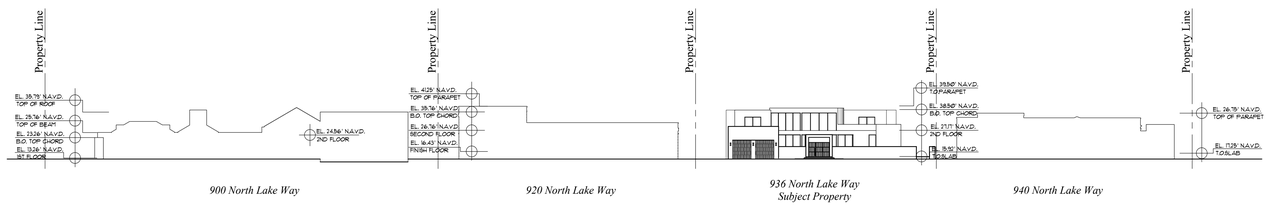
Sitescape

Scale 1" = 30'



Street Scape - Lake Trail

Scale 1" = 30'



Street Scape West Side of North Lake Way

Scale 1" = 30'

MP DESIGN & ARCHITECTURE, INC
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ANGELO MANILLA, R.A.
FLORIDA REG. ARCH.
#AR0016639

COMM NO.
2029

DATE
4/4/2025

REVISIONS

Renovations to
Cline Residence
936 North Lake Way
Palm Beach FL 33480

SHEET NO.
A002

ARC-24-0125

Town of Palm Beach
Planning Zoning and Building
360 S County Rd
Palm Beach, FL 33480
www.townofpalmbeach.com

Line #	Zoning Legend			
1	**Property Address:**	936 N Lake Way, Palm Beach FL 33480		
2	**Zoning District:**	RB		
3	**Lot Area (sq. ft.):**	25,060 SF		
4	**Lot Width (W) & Depth (D) (ft.):**	Width 116.8' & Depth 210.5'		
5	**Structure Type:** (Single-Family, Multi-Family, Comm., Other)	2 Story, Single Family		
6	**FEMA Flood Zone Designation:**	AE Elev. 6		
7	**Zero Datum for point of meas. (NAVD)**			
8	**Crown of Road (COR) (NAVD)**	15.80' NAVD		
9		REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq Ft and %)	30% (7,518 SF)	24.6% (6,159 SF)	29% (7,263 SF)
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc)		7,119 SF	8,033 SF
12	*Front Yard Setback (Ft.)	25'	36.5'	36.5'
13	* Side Yard Setback (1st Story) (Ft.)	12.5'	16.2'	16.2'
14	* Side Yard Setback (2nd Story) (Ft.)	15'	17.5'	17.5'
15	*Rear Yard Setback (Ft.)	25'	25'	25'
16	Angle of Vision (Deg.)	100°	100°	100°
17	Building Height (Ft.)	22'	21.75'	21.75'
18	Overall Building Height (Ft.)	25'	24'	24'
19	Cubic Content Ratio (CCR) (R-B ONLY)	4.5	3.31	4.16
20	** Max. Fill Added to Site (Ft.)	N/A	N/A	N/A
21	Finished Floor Elev. (FFE)(NAVD)		15.92' NAVD	15.92' NAVD
22	Base Flood Elevation (BFE)(NAVD)		7' NAVD	7' NAVD
23	Landscape Open Space (LOS) (Sq Ft and %)	45% (11,277 SF)	- - -	46% (11,510 SF)
24	Perimeter LOS (Sq Ft and %)	N/A	- - -	N/A
25	Front Yard LOS (Sq Ft and %)	40% (1,171 SF)	- - -	47% (1,388 SF)
26	*** Native Plant Species %	*Please refer to TOPB Landscape Legend.*		

** Indicate each yard area with cardinal direction (N,S,E,W)*

*** Difference of Fin. Floor Elev. (FFE) and highest Crown of Rd (COR) divided by two. (FFE - COR) / 2 = Max. Fill (Sec. 134-1600)*

**** Provide Native plant species info per category as requited by Ord. 003-2023 on separate TOPB Landscape Legend*

Enter N/A if value is not applicable.
Enter N/C if value is not changing.

REV BF 20230626

COMM NO.
2029

DATE
4/4/2025

REVISIONS

Renovations to
Cline Residence
936 North Lake Way
Palm Beach FL 33480

STATE OF FLORIDA
ANGELO DAVILA, A.R.A.
FLORIDA REG. ARCH.
#AR0016639

MP DESIGN & ARCHITECTURE, INC
217 PERUVIAN AVENUE, SUITE 4
PALM BEACH, FLORIDA 33480
561.833.7575
AA26001667

ARC-24-0125

SHEET NO.
A003

DOROTHYJACKS CFA, AAS
Palm Beach County Property Appraiser



COMM NO.
2029

DATE
4/4/2025

REVISIONS

Renovations to
Cline Residence
936 North Lake Way
Palm Beach FL 33480

ANGELO DAVILA, R.A. LA FLORIDA REG. ARCH. #AR0016639

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ARC-24-0125

SHEET NO.
A004



Lake Trail



Lake Trail



Concrete Walk at Jamaica Lane



958 N Lake Way

COMM NO.
2029

DATE
4/4/2025

REVISIONS

Renovations to
Cline Residence
Palm Beach FL 33480

936 North Lake Way

STATE OF FLORIDA
ANGELO DAVILA
REGISTERED ARCHITECT
ARO016639
ANGELO DAVILA, LA.
FLORIDA REG. ARCH.
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ARC-24-0125

SHEET NO.
AP03



940 N Lake Way



937 N Lake Way



290 Jamaica Lane



299 Tradewind Dr.

COMM NO.
2029

DATE
4/4/2025

REVISIONS

Renovations to
Cline Residence
Palm Beach FL 33480

936 North Lake Way

STATE OF FLORIDA
ANGELO DAVILA
REGISTERED ARCHITECT
ARO016639
ANGELO DAVILA, A.A. LA.
FLORIDA REG. ARCH.
#ARO016639

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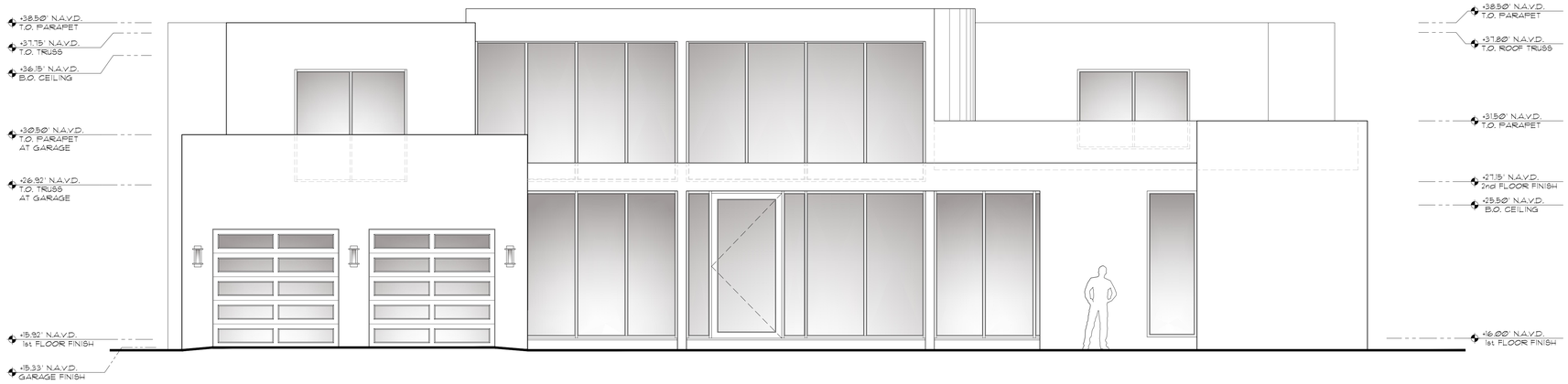
AA26001667

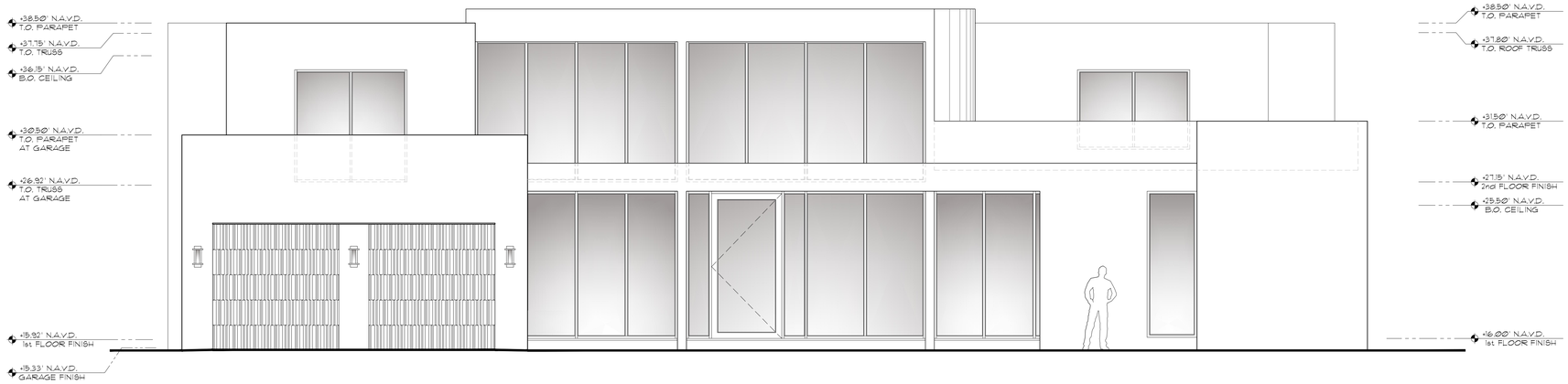
ARC-24-0125

SHEET NO.
AP04



Previously ARCOM Approved East Elevation - B-052-2021 & ARC-23-027

Scale 1/4" = 1'-0"



Previously Proposed East Elevation - 1/29/2025

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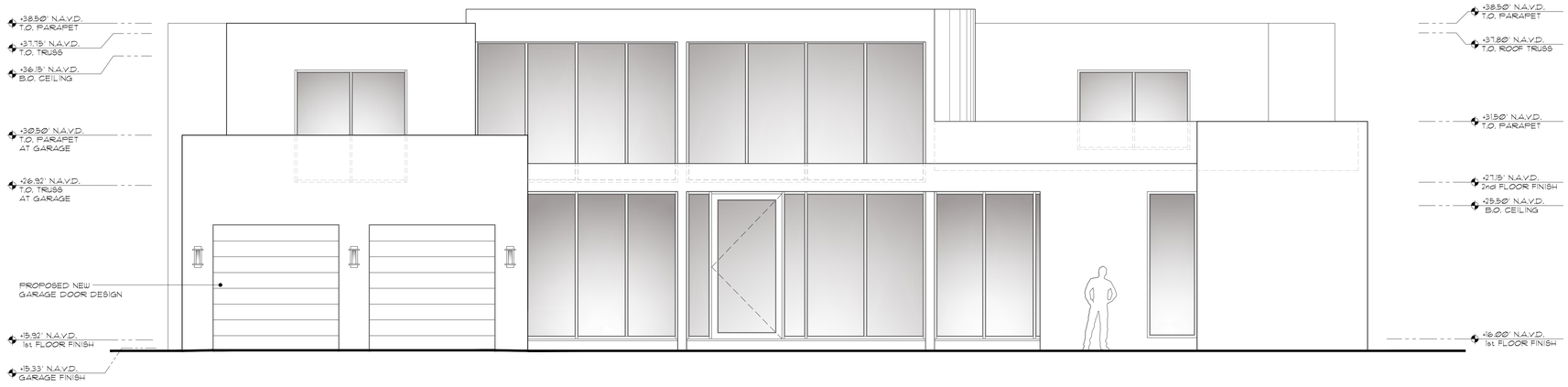

Proposed Revised East Elevation

Scale 1/4" = 1'-0"

MP DESIGN & ARCHITECTURE

COMM NO.
2029

DATE
5/9/2025

REVISIONS
1 Area Or Work

Renovations to
Cline Residence
936 North Lake Way
Palm Beach FL 33480

MP DESIGN & ARCHITECTURE, INC
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PALM BEACH, FLORIDA 33480
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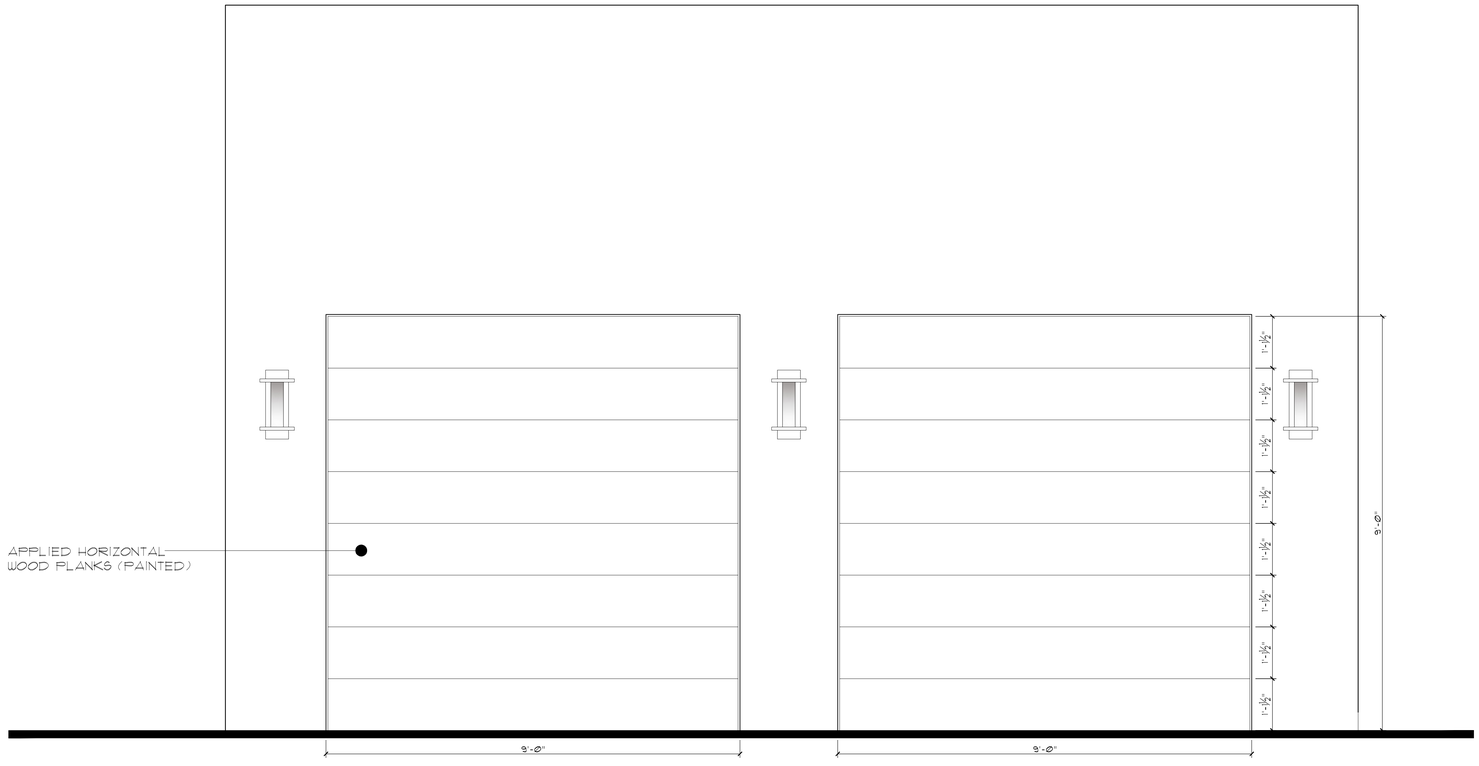
STATE OF FLORIDA — ANGELO DAVILA — AR0016639 — REGISTERED ARCHITECT
ANGELO DAVILA, A.I.A.
Florida Reg. Arch.
#AR0016639

SHEET NO.
A202

ARC-24-0125



Enlarged Garage Door Elevation

Scale 3/4" = 1'-0"

COMM NO.
2029

DATE
5/9/2025

REVISIONS

Renovations to
Cline Residence
936 North Lake Way
Palm Beach FL 33480

ANGELO DAVILA & LA.
FLORIDA REG. ARCH.
#AR0016639

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PALM BEACH, FLORIDA 33480
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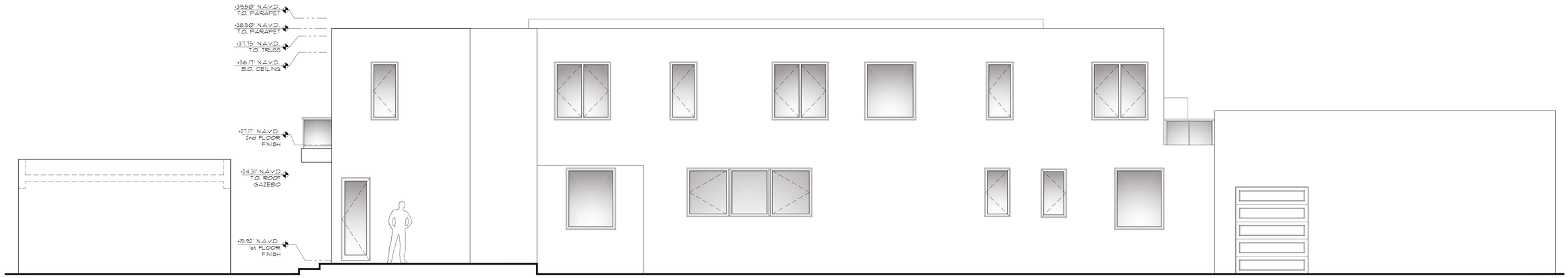
AA26001667

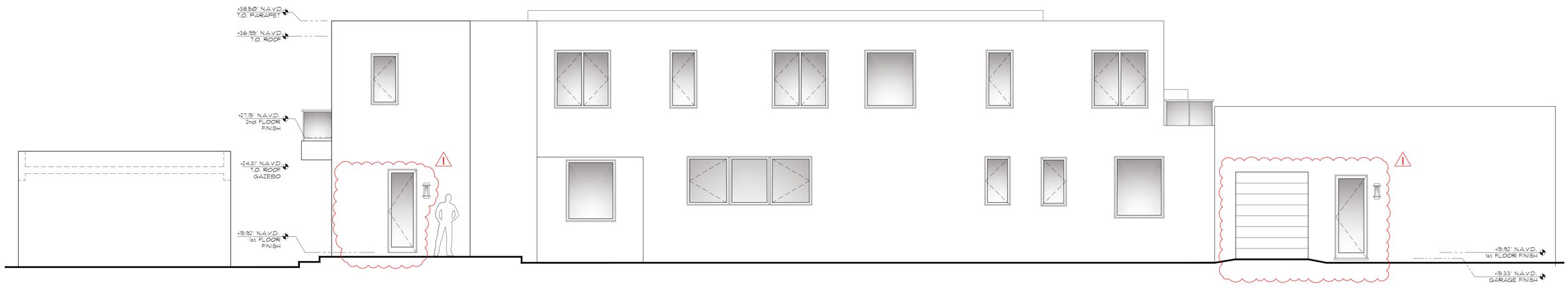
ARC-24-0125

SHEET NO.
A202.2



Previously ARCOM Approved South Elevation - B-052-2021 & ARC-23-027

Scale 1/4" = 1'-0"



Proposed Revised South Elevation

Scale 1/4" = 1'-0"

COMM NO.
2029

DATE
5/9/2025

REVISIONS
1 Area Or Work

Renovations to
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Angelo Davila A.I.A.
Florida Reg. Arch.
#AR0016639

ARC-24-0125

SHEET NO.
A203



EL1.1 PREVIOUSLY APPROVED - FRONT (EAST) ELEVATION - INTERIOR VIEW
SCALE: 1/4"=1'-0"



1 EL1.1 CURRENTLY PROPOSED - FRONT (EAST) ELEVATION - INTERIOR VIEW
SCALE: 1/4"=1'-0"

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

FRONT (EAST) ELEVATION - INTERIOR VIEW

PRIVATE RESIDENCE

936 N LAKE WAY, PALM BEACH, FL.

SEE AS NOTED

05 MAY 2025
10 APR 2025
08 APR 2025
04 APR 2025
24 MAR 2025
11 FEB 2025
31 JAN 2025
10 JAN 2025

NIEVERA WILLIAMS
DESIGN

223 Sunset Avenue
Suite 150
Palm Beach, Florida 33480
P: 561-659-2820
F: 561-659-2113

NIEVERAWILLIAMS.COM

EL1.1



EL1 PREVIOUSLY APPROVED - FRONT (EAST) ELEVATION - EXTERIOR VIEW
SCALE: ¼"=1'-0"



1 EL1 CURRENTLY PROPOSED - FRONT (EAST) ELEVATION - EXTERIOR VIEW
SCALE: ¼"=1'-0"

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

SEE AS NOTED

FRONT (EAST) ELEVATION - EXTERIOR VIEW

PRIVATE RESIDENCE

936 N LAKE WAY, PALM BEACH, FL.

05 MAY 2025
10 APR 2025
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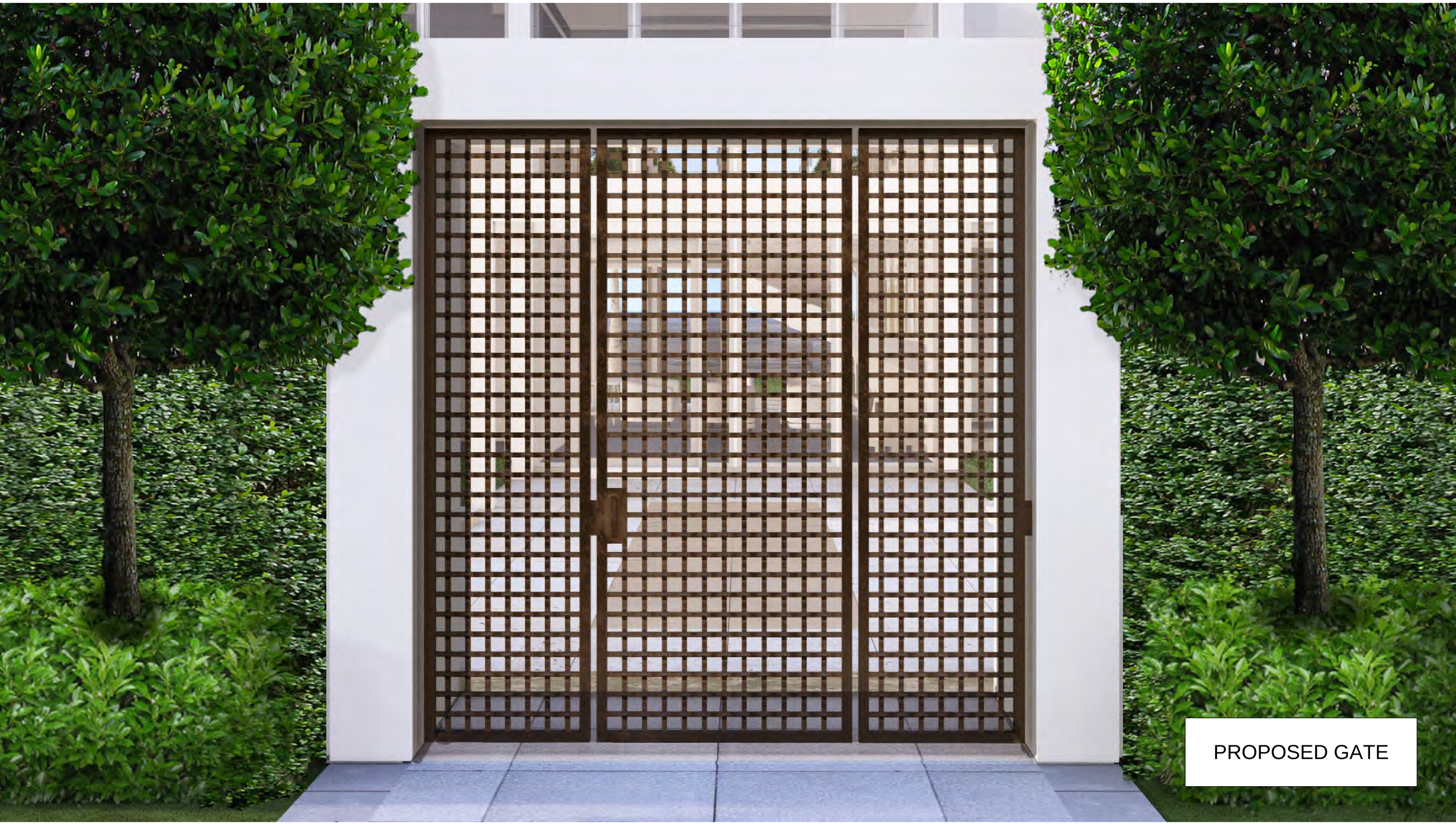
NIEVERAWILLIAMS.COM

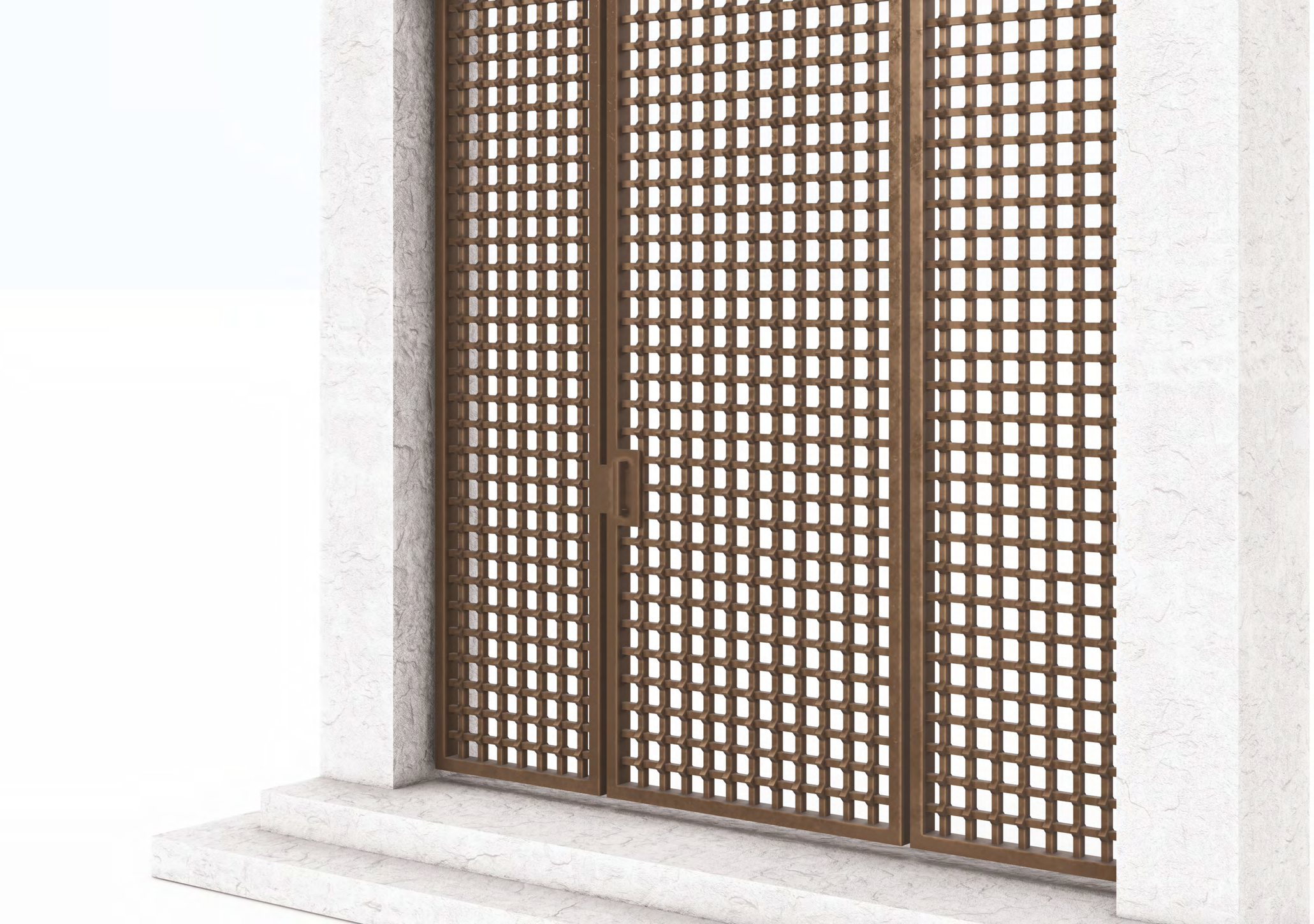
EL1



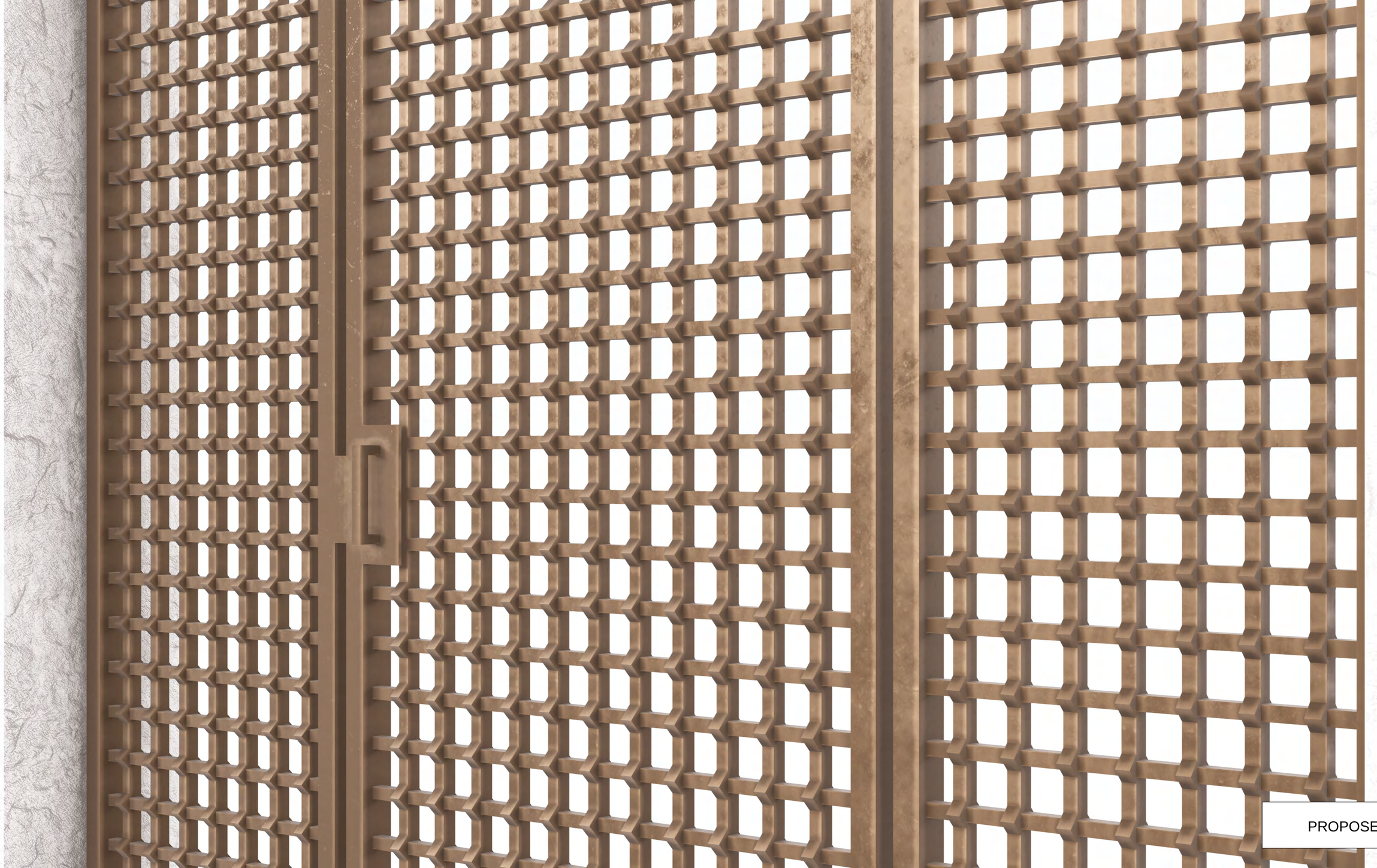




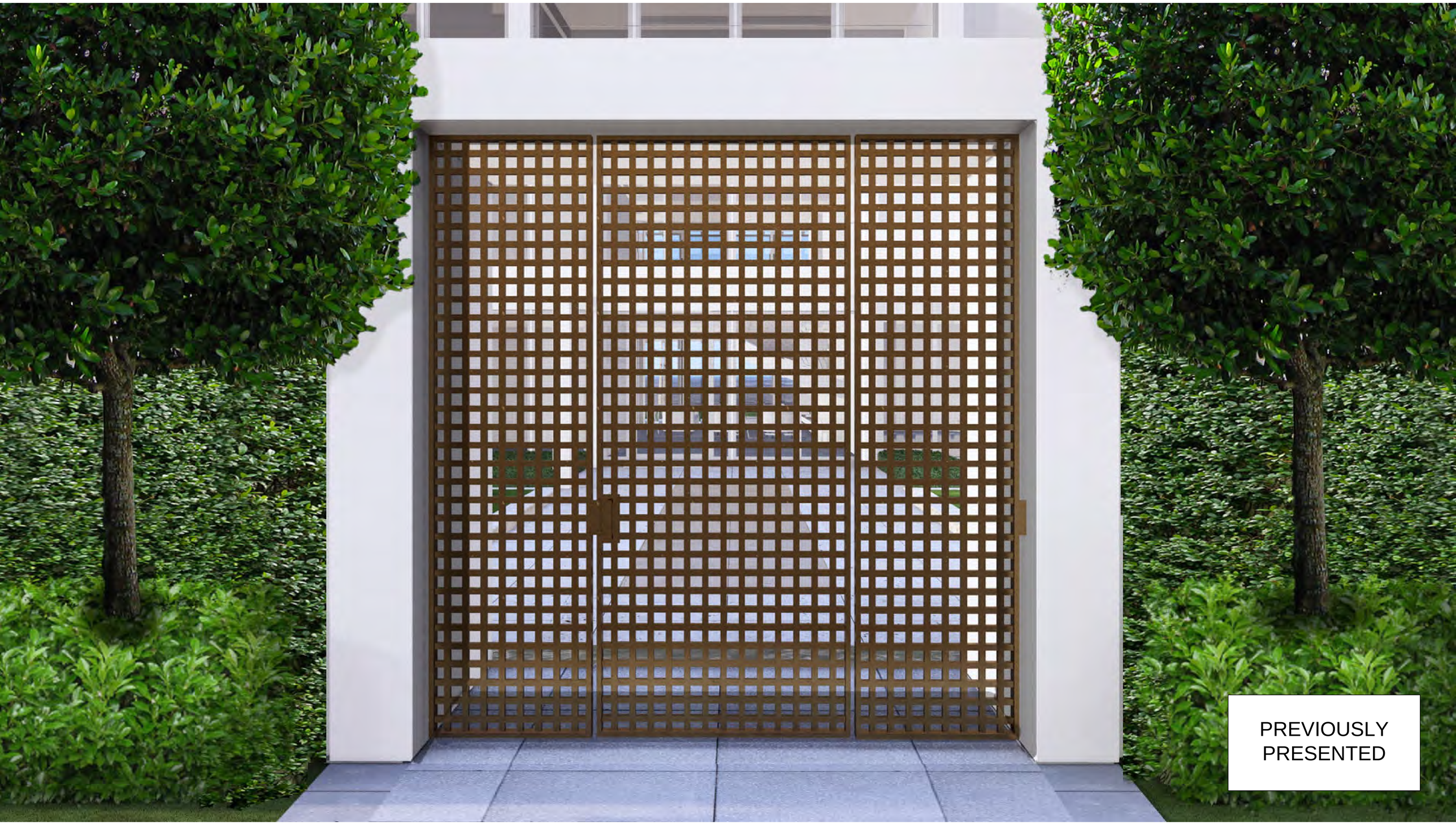
PROPOSED GATE



PROPOSED GATE



PROPOSED GATE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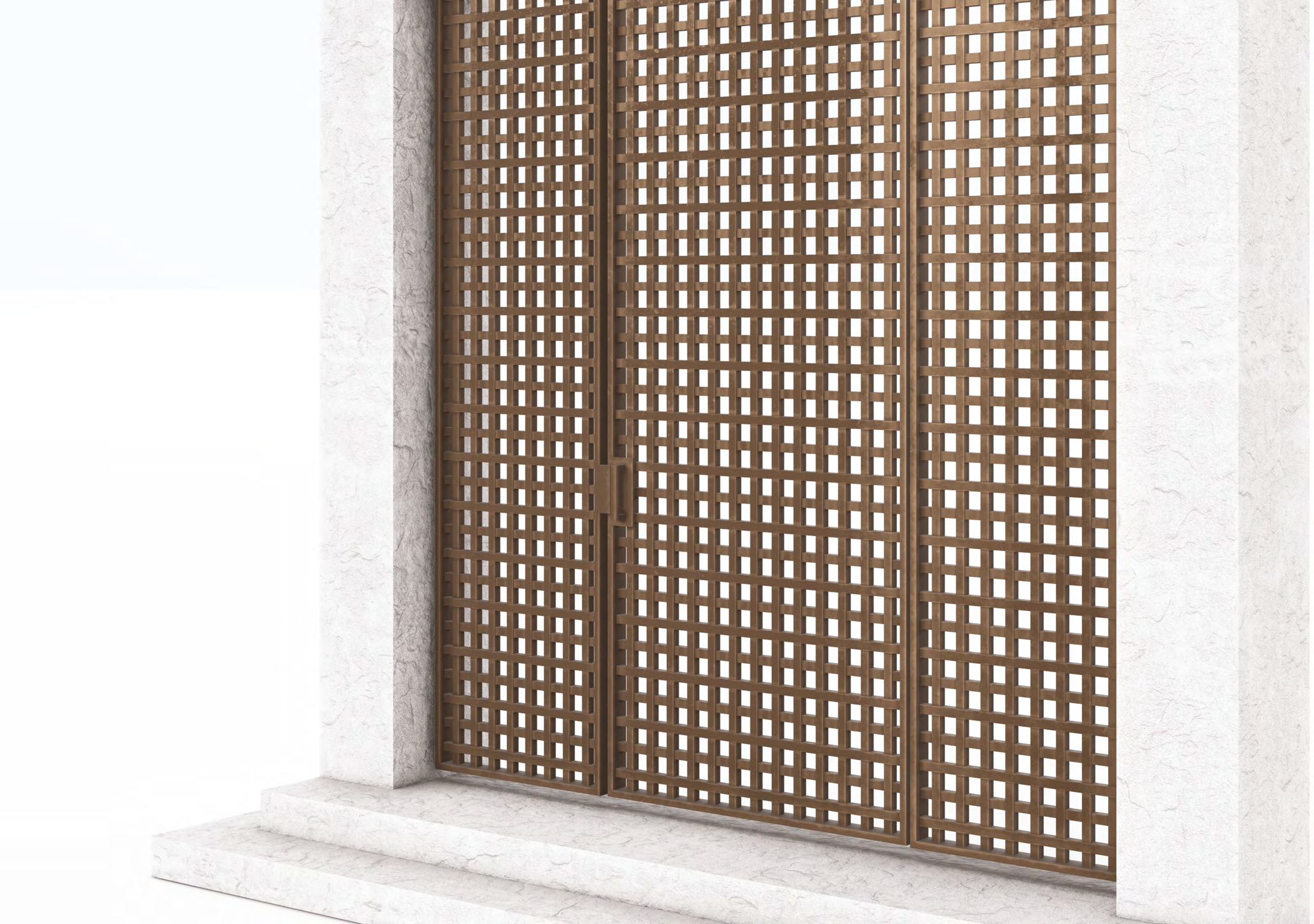
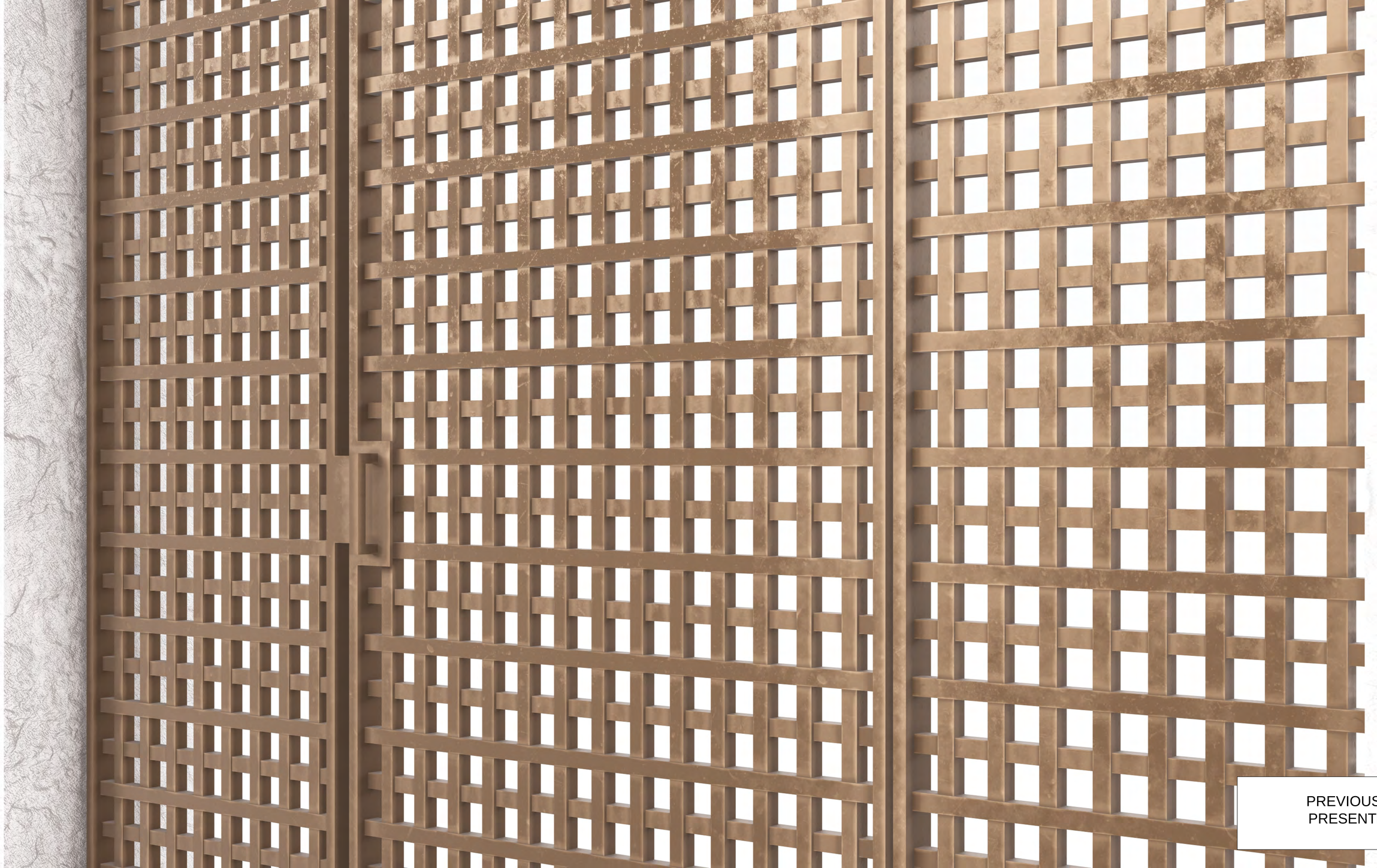
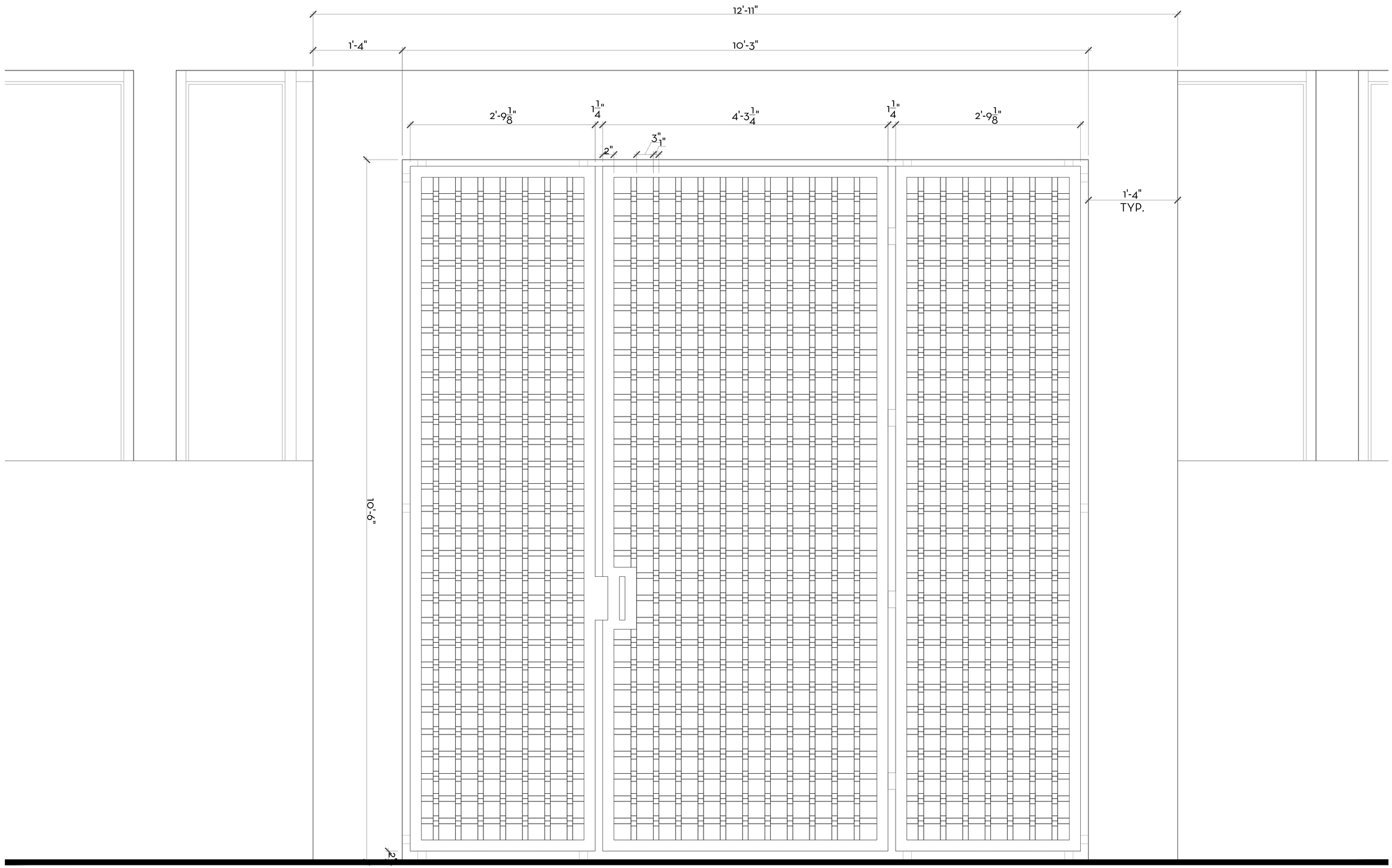
PRESENTED



PREVIOUSLY
PRESENTED



PREVIOUSLY
PRESENTED



1 / D7 FRONT GATE ELEVATION
SCALE: 1-1/2"=1'-0"

PROPOSED GATE

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

FRONT (EAST) ELEVATION - INTERIOR VIEW

PRIVATE RESIDENCE

936 N LAKE WAY, PALM BEACH, FL.

SEE AS NOTED

05 MAY 2025
10 MAR 2025
08 APR 2025
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13 JAN 2025

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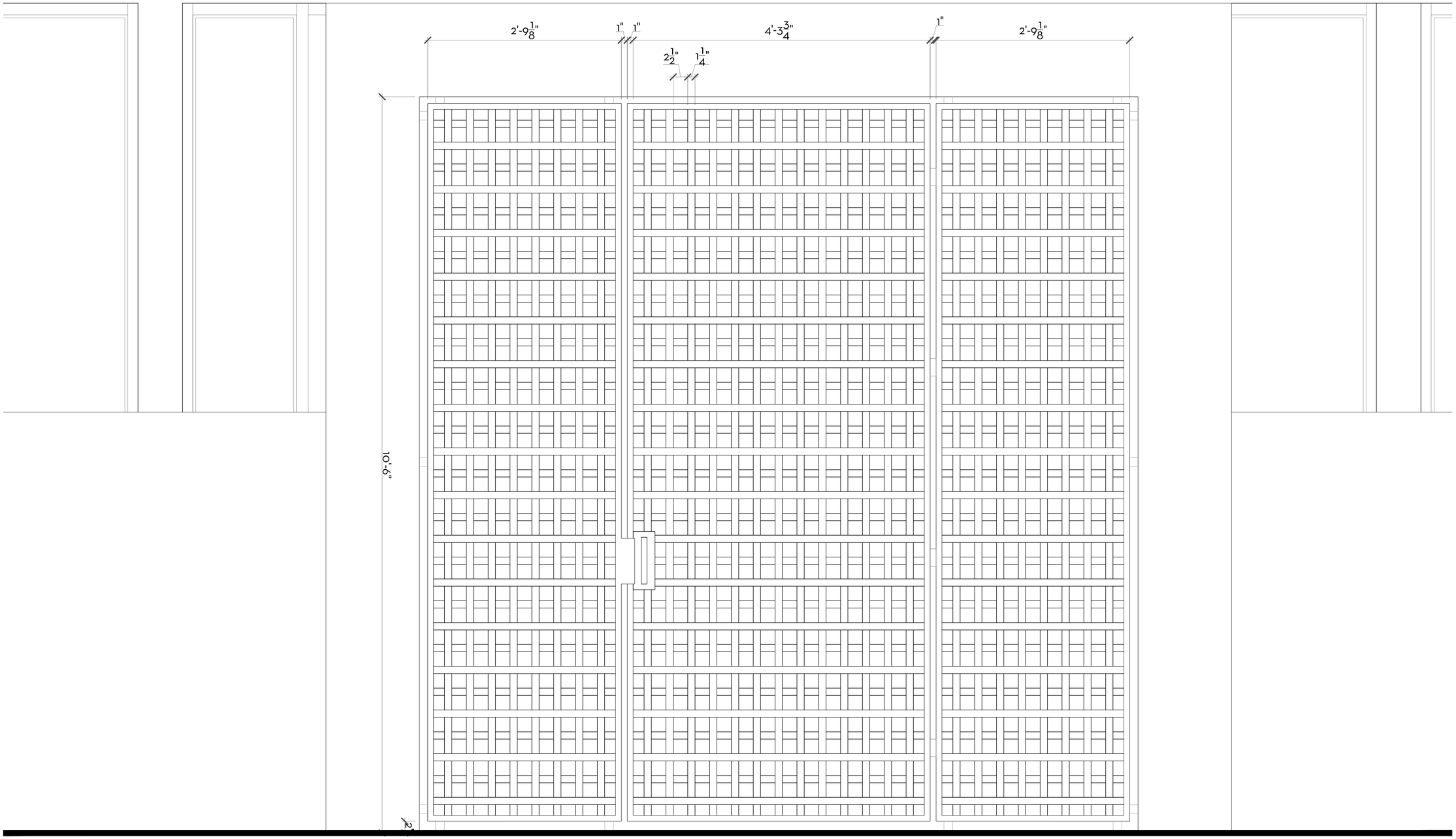
D7



1 D7.2 FRONT GATE ELEVATION
SCALE: 1-1/2"=1'-0"

PREVIOUSLY PRESENTED

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

FRONT (EAST) ELEVATION - INTERIOR VIEW

PRIVATE RESIDENCE

936 N LAKE WAY, PALM BEACH, FL.

SEE AS NOTED

07 APR 2025
04 APR 2025
24 MAR 2025
11 FEB 2025
28 JAN 2025
10 JAN 2025

NIEVERA WILLIAMS
DESIGN

223 Sunset Avenue
Suite 150
Palm Beach, Florida 33480
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F: 561-659-2113

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D7.2

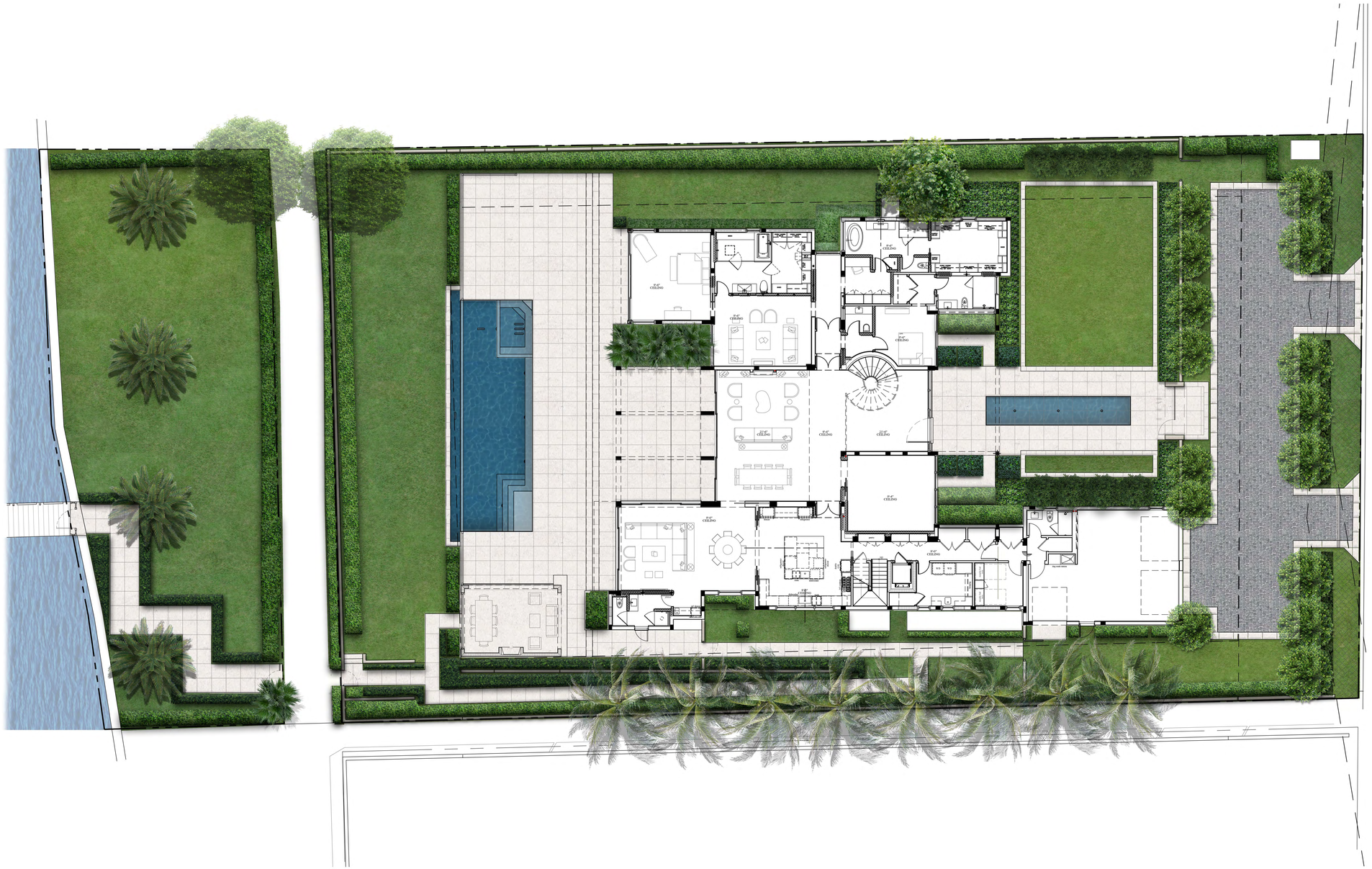
OVERALL R-B SITE CALCULATIONS:

SITE AREA =	25,060	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	11,277	SQ FT	45%
EXISTING =	12,060	SQ FT	48%
PROPOSED =	11,424	SQ FT	46%

FRONT SETBACK SITE CALCULATIONS:

25' SETBACK AREA =	2,928	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	1,171	SQ FT	40%
EXISTING =	1,876	SQ FT	64%
PROPOSED =	1,388	SQ FT	47%

FINAL SUBMITTAL


10'-0" CEILING
10'-0" CEILING
10'-0" CEILING

OVERALL R-B SITE CALCULATIONS:

SITE AREA =	25,060	SQ FT	100%
MINIMUM LANDSCAPE:			
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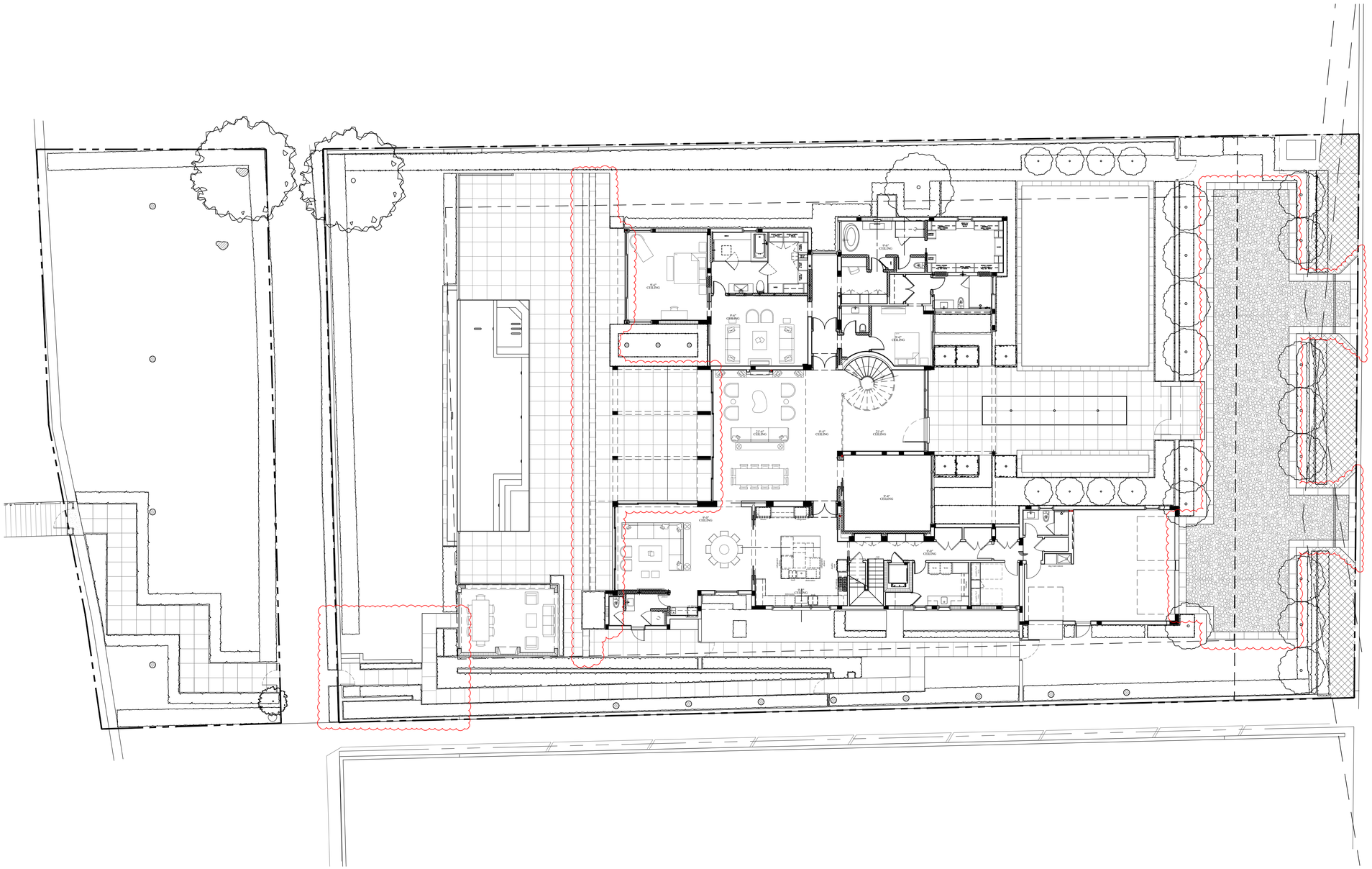

0 2 4 8 16 24 FEET
SCALE: 3/32" = 1'-0"

N W E S

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

LANDSCAPE PLAN

PRIVATE RESIDENCE

936 N LAKE WAY, PALM BEACH, FL.

SCALE: 3/32" = 1'-0"

10 JAN 2025
16 DEC 2024
26 NOV 2024
16 SEP 2024
12 AUG 2024
03 JULY 2024
17 MAY 2024
18 APR 2024
22 JAN 2024

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SITE

ARC-24-0125

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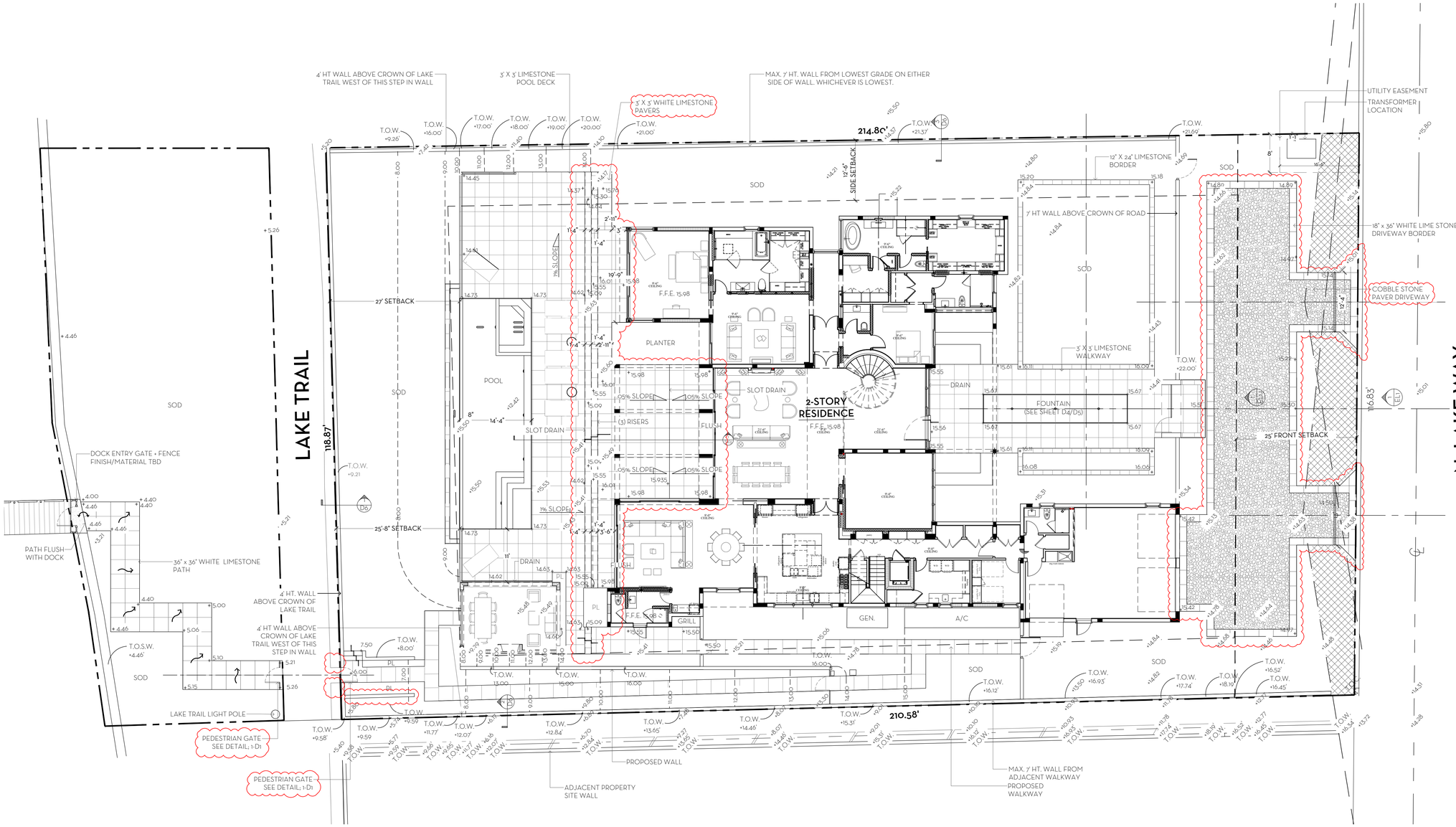
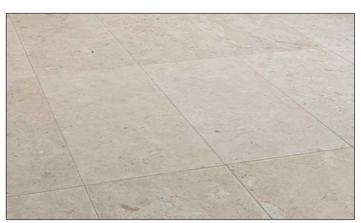


LEGEND	
+0.00	EXISTING GRADE
+0.00	PROPOSED GRADE



COBBLE STONE PAVER



WHITE LIMESTONE

0 2 4 8 16 24 FEET
SCALE: 3/32" = 1'-0"

N W E S

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

SCALE: 3/32" = 1'-0"

HARDSCAPE PLAN

PRIVATE RESIDENCE

936 N LAKE WAY, PALM BEACH, FL.

10 JAN 2025
16 DEC 2024
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22 JAN 2024

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L1

ARC-24-0125

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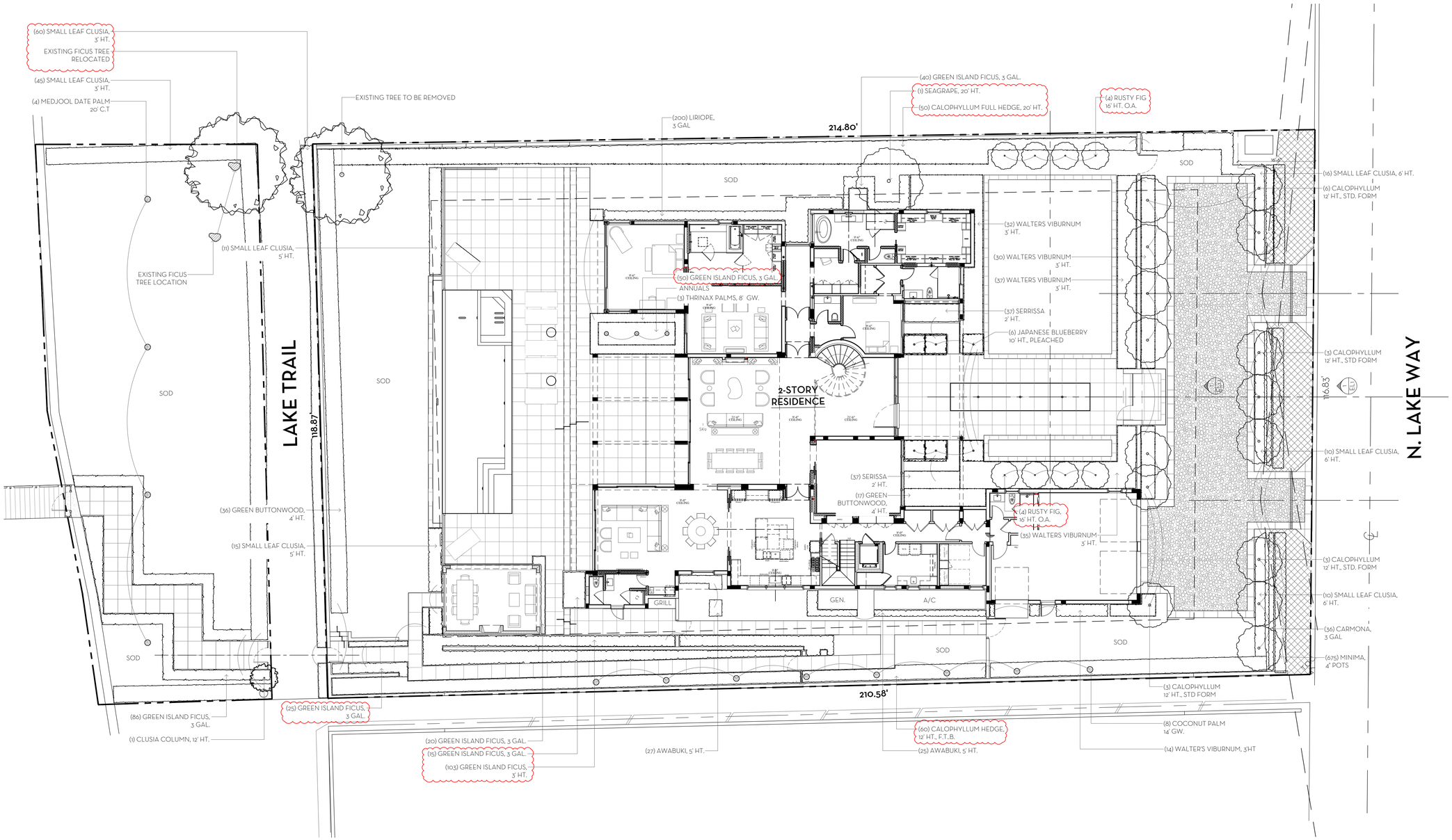

THE PLANTING PLAN WAS APPROVED AT ARCOM IN 2021 UNDER THE NATIVE SQ. FT. AREA REQUIREMENTS. THIS WAS PRIOR TO THE CURRENT NATIVE CALCULATIONS CODE SEC. 66-285 CALCULATIONS

0 2 4 8 16 24 FEET
SCALE: 3/32" = 1'-0"

N W E S

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

SCALE: 3/32" = 1'-0"

LANDSCAPE PLAN

PRIVATE RESIDENCE

936 N LAKE WAY, PALM BEACH, FL.

10 JAN 2025
16 DEC 2024
26 NOV 2024
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ARC-24-0125

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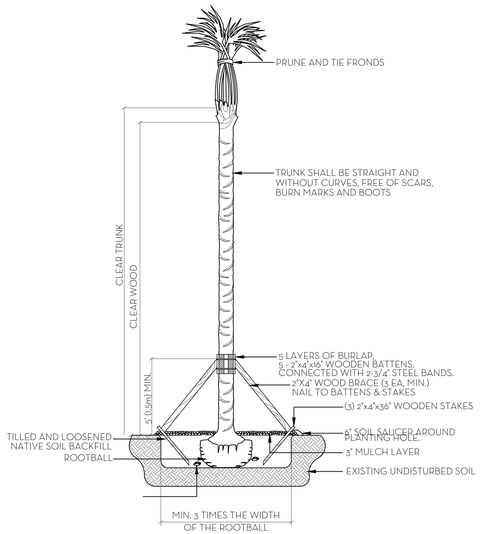
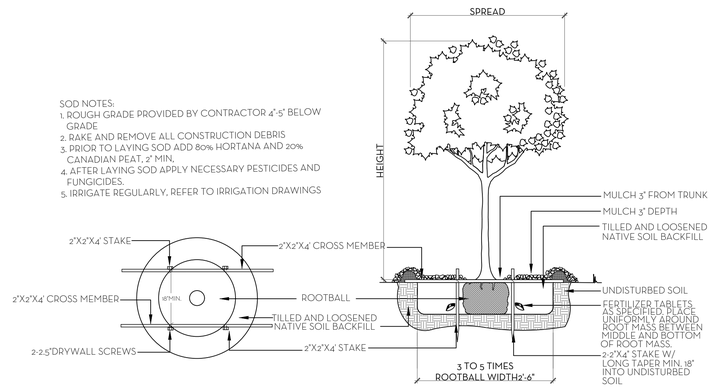


NOTE,
ALL PLANT TO BE FLORIDA #1 GRADE OR BETTER

PALM PLANTING DETAIL
N.T.S.

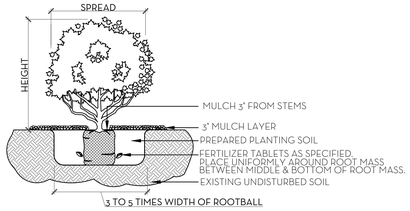
NOTES:
1. ALL WOOD SHALL BE SPRUCE OR PINE-NOT PRESSURE TREATED.
2. CROSS TIES SHALL NOT CROSS OVER WOODY ROOTS.
3. REMOVE ALL STRING &/OR WIRE WRAPPED AROUND TRUNK.
4. REMOVE ALL STRAPS, ROPES, WIRE, &/OR STRINGS USED TO LIFT THE ROOTBALL.
5. REMOVE ALL BURLAP &/OR WIRE FROM THE TOP OF THE ROOT BALL.
6. TOP OF ROOTBALL TO BE SET 2" BELOW FINISH SURROUNDING FINISH GRADE.

SOD NOTES:
1. ROUGH GRADE PROVIDED BY CONTRACTOR 4"-5" BELOW GRADE
2. RAKE AND REMOVE ALL CONSTRUCTION DEBRIS
3. PRIOR TO LAYING SOD ADD 80% HORTANA AND 20% CANADIAN PEAT, 2" MIN.
4. AFTER LAYING SOD APPLY NECESSARY PESTICIDES AND FUNGICIDES.
5. IRRIGATE REGULARLY, REFER TO IRRIGATION DRAWINGS

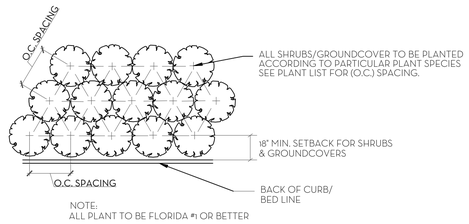


NOTE:
ALL PLANT TO BE FLORIDA #1 GRADE OR BETTER

TREE PLANTING DETAIL
N.T.S.

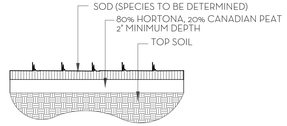


SHRUB & GROUNDCOVER PLANTING DETAIL
N.T.S.



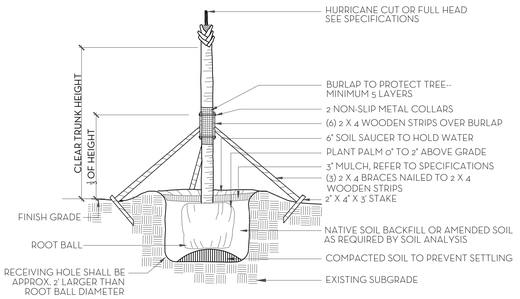
NOTE:
ALL PLANT TO BE FLORIDA #1 OR BETTER

PLANT SPACING DETAIL
N.T.S.



SOD PLANTING DETAIL
N.T.S.

NOTE, BUD SHALL BE PERPENDICULAR TO GROUND PLANE. TRUNK SHALL BE STRAIGHT AND WITHOUT CURVES. NO SCARRED OR BLACKENED TRUNKS.



NOTES: STAKING & GUYING REQUIRED FOR PALMS, IF NECESSARY, OR AS DIRECTED BY THE LANDSCAPE ARCHITECT. ALL PLANT TO BE FLORIDA #1 OR BETTER

PALM TREE PLANTING AND STAKING DETAIL
N.T.S.

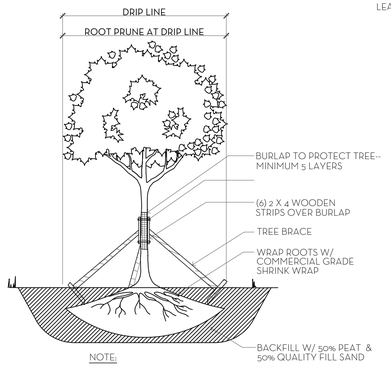
FERTILIZATION

SHRUBS AND TREES
ALL TREES AND SHRUBS SHALL BE FERTILIZED WITH "AGRIFORM" 20-15-5 PLANTING TABLETS AT TIME OF INSTALLATION AND PRIOR TO COMPLETION OF PIT BACKFILLING. TABLETS SHALL BE PLACED UNIFOMLY AROUND THE ROOT MASS OF A DEPTH THAT IS BETWEEN THE MIDDLE AND BOTTOM OF THE ROOT MASS.
APPLICATION RATE:
1 GALLON CAN: 1 - 21 GRAM TABLET
3 GALLON CAN: 2 - 21 GRAM TABLETS
5 GALLON CAN: 3 - 21 GRAM TABLETS
7 GALLON CAN: 4 - 21 GRAM TABLETS
TREES: 3 - 21 GRAM TABLETS EACH 1/2" OF CALIPER
PALMS: 7 - 21 GRAM TABLETS

GROUNDCOVER AREAS
ALL GROUNDCOVER AREAS SHALL RECEIVE FERTILIZATION WITH "OZMOCOTE" TIME RELEASE FERTILIZER AS PER MANUFACTURER'S SPECIFICATIONS.

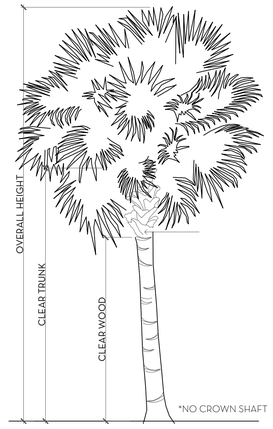
2 NON-SLIP METAL COLLARS

LEAF BASES



NOTE:
1. ALLOW 4-6 WEEKS BEFORE MOVING TREES.
2. PROVIDE DRIP IRRIGATION.
3. ALL PLANT MATERIAL TO BE FLORIDA #1 GRADE OR BETTER

TREE ROOT PRUNING DETAIL
N.T.S.



PALM SPECIFICATION DETAIL
N.T.S.

NIEVERA WILLIAMS DESIGN

Private Residence

936 North Lake Way, Palm Beach, FL

December 13, 2024

Common Name	Botanical Name	Quantity	Install Specification	Native Status	Covered Area (sf)
TREES					
Calophyllum Tree	Calophyllum brasiliense	15	12' HT., STD Form		
Japanese Blueberry	Elaeocarpus decipiens	6	10' HT., Pleached		
Seagrape	Coccoloba uvifera	1	20' HT.	*	800
Southern Magnolia	Magnolia grandiflora 'Little Gem'	8	30' HT. x 12' Wide	*	2400
PALMS					
Coconut Palms	Cocos nucifera	8	14' HT. GW.		
Thrinax	Thrinax radiata	3	8' HT. GW		
Medjool Date Palm	Phoenix dactylifera	4	25' HT. GW.		
HEDGE/SHRUB					
Awabuki	Viburnum odoratissimam awabuki	52	5' HT.	*	658
Calophyllum	Calophyllum brasiliense	50	20' HT.		
Calophyllum	Calophyllum brasiliense	60	12' HT., F.T.B.		
Carmona	Carmona microphylla	36	3 GAL.		
Clusia	Clusia guttifera	1	12' HT. Column		
Small Leaf Clusia	Clusia guttifera	22	5' HT.		
Small Leaf Clusia	Clusia guttifera	36	6' HT.		
Small Leaf Clusia	Clusia guttifera	105	3' HT.		
Green Island Ficus	Ficus microcarpa	150	3 GAL.		
Green Island Ficus	Ficus microcarpa	68	5' HT.		
Green Buttonwood	Conocarpus erectus	51	4' HT.	*	512
Serissa	Serissa japonica	74	2' HT.		
Walters Viburnum	Viburnum obovatum	148	3' HT.	*	968
GROUND COVERS/ VINES					
Minima	Trachelospermum asiaticum	675	4" Pots		
Annuals	Annuals spp	80 sqft	Trays		
Liriope	Liriope spp	200	3 GAL.		

Native Landscape Calculation	
Proposed Landscape	11,462 SQ FT
Required Native	2865.5
Provided Native Landscape	5,338 SQ FT

THE PLANTING PLAN WAS APPROVED AT ARCOM IN 2021 UNDER THE NATIVE SQ. FT. AREA REQUIREMENTS. THIS WAS PRIOR TO THE CURRENT NATIVE CALCULATIONS CODE SEC. 66-285 CALCULATIONS

Town of Palm Beach

Line #	Native Landscape Legend		
1	**Property Address:**	936 North Lake Way	
4		Required	Proposed
5	Lot Size (sq ft)	25,060 SF	25,060 SF
6	Landscape Open Space (LOS) (Sq Ft and %)	11,277 SF (45%)	11,510 SF (46%)
7	Perimeter LOS (Sq Ft and %)	N/A	N/A
8	Front Yard LOS (Sq Ft and %)	1,171 SF (40%)	1,388 SF (47%)
9	Native* Trees %	N/A	N/A
11	Native* Shrubs %	N/A	N/A
12	Native* Vines / Ground Cover %	N/A	N/A

To determine appropriate native vegetation, the **Institute for Regional Conservation ("IRC"), Natives for Your Neighborhood** guide shall be used.*

This table shall be included on the landscape species index sheet as prepared by a licensed landscape architect

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

PLANT LIST AND DETAILS

PRIVATE RESIDENCE

936 N LAKE WAY, PALM BEACH, FL.

10 JAN 2025
16 DEC 2024
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LP2

ARC-24-0125

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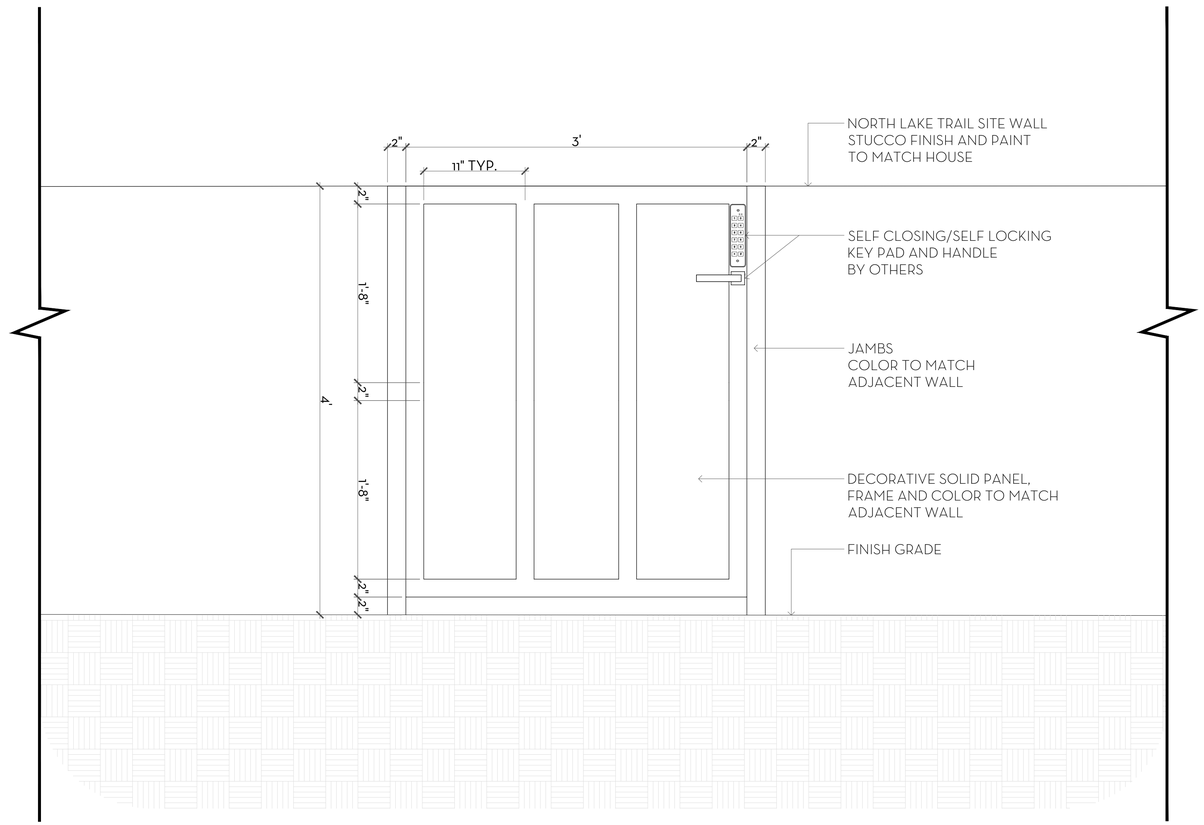

1 / D1 NORTH TRAIL GATE DETAIL - TYP.
SCALE: 1 1/2"=1'-0"

MARIO F. NIEVERA

State of Florida
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Registration No.
6666856

SCALE: AS NOTED

GATE DETAIL

PRIVATE RESIDENCE

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ARC-24-0125

FINAL SUBMITTAL



1 / D1 NORTH TRAIL GATE DETAIL - TYP.
SCALE: 1 1/2"=1'-0"

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GATE DETAIL

PRIVATE RESIDENCE

936 N LAKE WAY, PALM BEACH, FL.

SCALE: AS NOTED

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ARC-24-0125

OVERALL R-B SITE CALCULATIONS:

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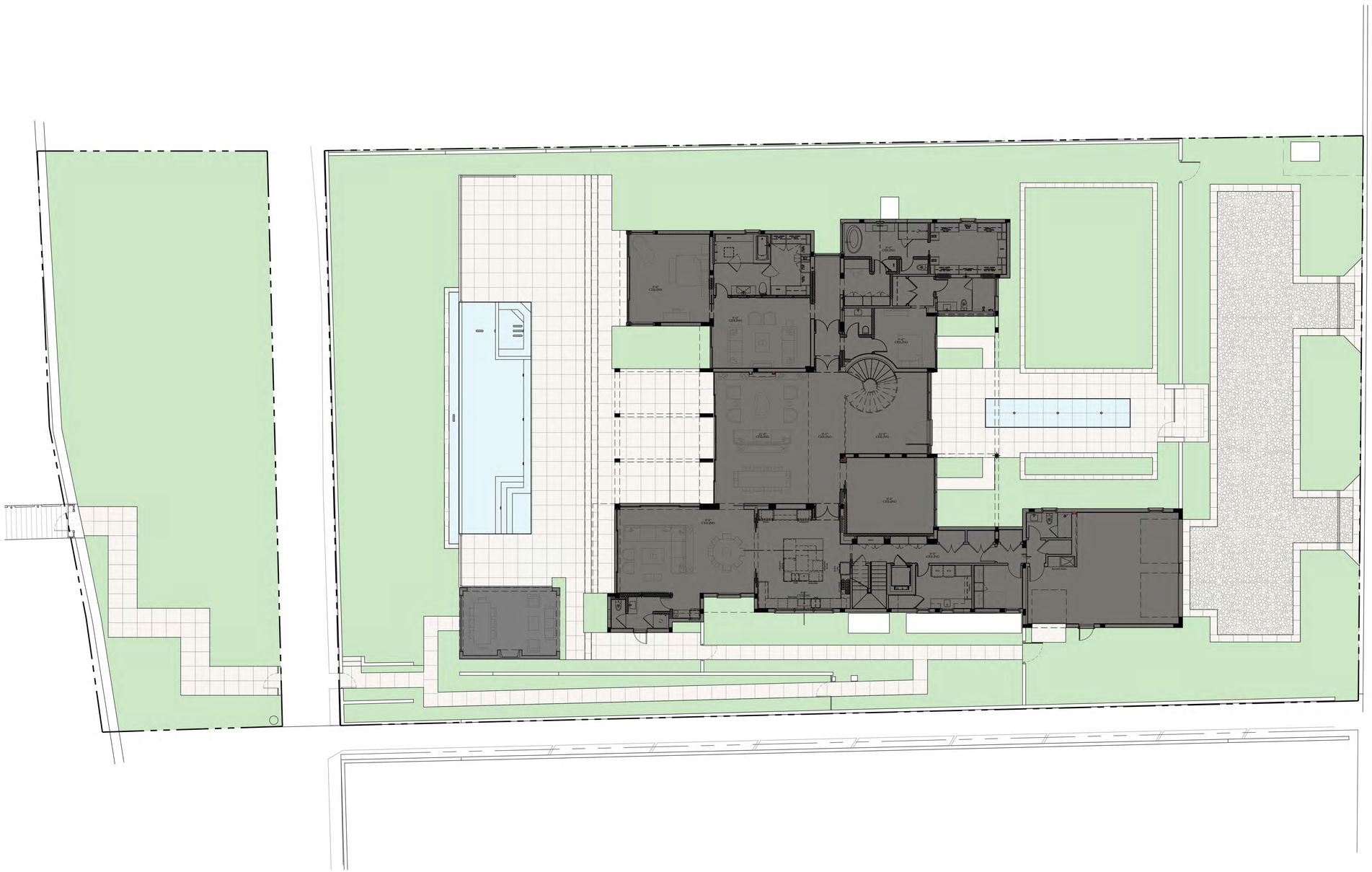

LEGEND
OPEN SPACE
HARDSCAPE
HOUSE

0 2 4 8 16 24 FEET

SCALE: 3/32" = 1'-0"

N W E S

MARIO F. NIEVERA

State of Florida
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SCALE: 3/32" = 1'-0"

OVERALL - OPEN SPACE DIAGRAM

PRIVATE RESIDENCE

936 N LAKE WAY, PALM BEACH, FL.

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OS1

ARC-24-0125

TOWN OF PALM BEACH

Information for Architectural Commission Meeting on: June 25, 2025

To: Architectural Commission

Via: Wayne Bergman, MCP, LEEP-AP
Director PZ&B

From: Planning, Zoning & Building

Re: ARC-24-0071 224 VIA MARILA The applicant, Adrian Tauro, has filed an application requesting Architectural Commission review and approval for construction of a new, two-story single-family residence and attached accessory structure with final hardscape, landscape and swimming pool.

Date: 6/18/2025

CONCLUSION:

Approval of the project will require one (1) motion to be made by the Architectural Commission:
(1) for the overall design of the project in accordance with Sec. 18-205 criteria, subject to any imposed conditions.

ATTACHMENTS

- PZB Staff Report
- Letter of Intent
- Plans

STRATEGIC PLAN

Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Quality of Life

FUNDING

No Fiscal Impact

TOWN OF PALM BEACH
Planning, Zoning & Building Department
360 South County Road
Palm Beach, FL 33480
www.townofpalmbeach.com

PLANNING, ZONING, & BUILDING DEPARTMENT
PZ&B Staff Memorandum: Architectural Commission

FROM: Wayne Bergman, MCP, LEED-AP
Director PZ&B

SUBJECT: ARC-24-0071 224 VIA MARILA

MEETING: JUNE 25, 2025 ARCOM

ARC-24-0071 224 VIA MARILA. The applicant, Adrian Tauro, has filed an application requesting Architectural Commission review and approval for construction of a new, two-story single-family residence and attached accessory structure with final hardscape, landscape and swimming pool.

Applicant: Adrian Tauro
Architecture: Jason Cutajar Architectural Design (with MP Design & Architecture, Inc.)
Landscape: Nievera Williams Design (Mario Nievera)

HISTORY:
The application was first heard at the September 25, 2024 ARCOM hearing and was deferred two months by the commission (7-0) to the November meeting with instructions for a complete restudy. The applicant wrote-in requesting a deferral to the December 20th ARCOM meeting to allow time for further study and refinement of the plan. At the December 20th ARCOM hearing, the commission deferred the application (7-0) for two months to allow for further study of architectural detailing, finishes and materials. At the February meeting, the application reviewed but the commission did not feel that the modifications were adequately addressed and deferred the application to the March 2025 meeting for further study. The applicant team requested a two month deferral to May hearing to allow for further study. In the meantime, the homeowner released the local architect that was being used on the application and engaged with MP Design & Architecture as local representative. The team at MP Design requested a deferral of the application to the June 2025 hearing to allow time for the team to become acquainted with the project and its history, and has resubmitted plans in response to ARCOM's previous concerns.

THE PROJECT:
The applicant has submitted plans, entitled "New Single Family Home" as prepared by **Jason Cutajar Architectural Design (with MP Design & Architecture)**, uploaded June 09, 2024.

The following scope of work is proposed:

- New, two-story, single-family residence with attached two-story accessory structure.
- Final hardscape, landscape and swimming pool improvements.

Site Data			
Zoning District	R-B	**Future Land Use**	SINGLE FAMILY
Lot Size	16,474 SF	**Crown of Road**	2.85' NAVD
Lot Depth	164.74'	**Lot Width**	100'

Lot Coverage	Permitted: 30% Proposed: 30%	**Enclosed Square Footage**	Proposed: 6,418 SF
Cubic Content Ratio (CCR)	Permitted: 3.94 Proposed:3.94	**Angle of Vision**	Permitted: 100° Proposed: 98°
Building Height	Permitted: 22' Proposed: 20'	**Overall Building Height**	Permitted: 30' Proposed: 25'
Finished Floor Elevation	Proposed: 7' NAVD	**FEMA Flood Zone**	ZONE AE +6'
Maximum Fill	Permitted: 2' Proposed: 1.81'	**Zero Datum**	7' NAVD
Overall Landscape Open Space	Required: 45% Proposed: 50%	**Front Yard Landscape Open Space**	Required: 40% Proposed: 64.2%
Surrounding Properties / Zoning			
North	226 List Rd & 218 List Rd | Residence(s) / R-B		
South	227 Garden Rd & 215 Garden Rd | Residence(s) / R-B		
East	216 Via Marila | Residence / R-B		
West	232 Via Marila | Residence / R-B		

STAFF ANALYSIS

The applicant is proposing the construction of a new two-story residence with attached two-story accessory structure and final hardscape, landscape, and swimming pool. The subject property is located on the south side of Via Marila three lots west of North Ocean Boulevard. A preliminary review of the project indicates that the application, as proposed, is consistent with the Town zoning code.

The homeowner has engaged with a new local architect who has resubmitted plans in response to the previous comments of the commission.



The site and structure programming remains largely unchanged from previous iterations of the design. The changes made include adjustments to size and operation and style of window or door openings, modified front entry and entry door, modified roof material, lower roof height, and incorporation of a flat roof at the rear great room and loggia. Colors and finishes have also been modified. The landscape and hardscape plan has been simplified, resulting in a net increase of landscape open space.

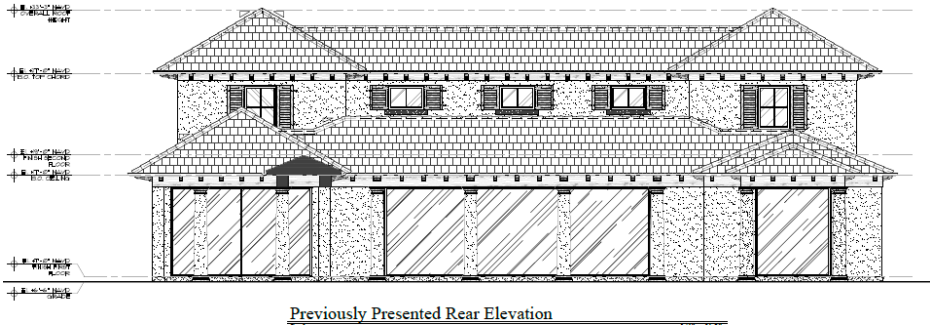
The proposed structure is sited with the main two-story massing centered at the front (north) of the lot, a one-story wing along the west side of the property, connected by a covered loggia to a two-story, three-bay garage accessory structure accessed at the rear of the site at Laurian Lane (public alley). The front of the structure is symmetrical, with an arched full glass double front door with grille feature. In addition to the parking at the rear of the structure, a curb cut is also proposed at the north-east of the site off of Via Marila with parking for two vehicles. A central pool courtyard is proposed between the main residence and attached accessory structure, with open space on the east and a dining terrace at the southeast corner of the site. The residence prominently features a two-story massing in an H shape footprint, which steps down to single-story wings on the east and west sides at the rear of the structure.



Previously Presented Front Elevation



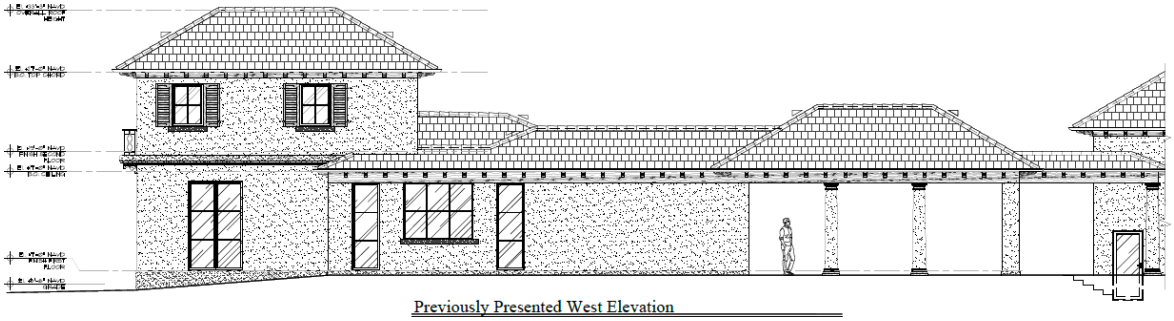
Proposed Revised Front Elevation



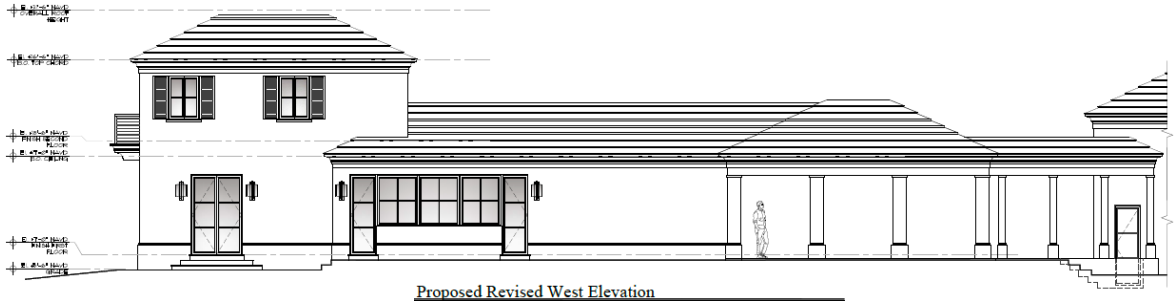
Previously Presented Rear Elevation



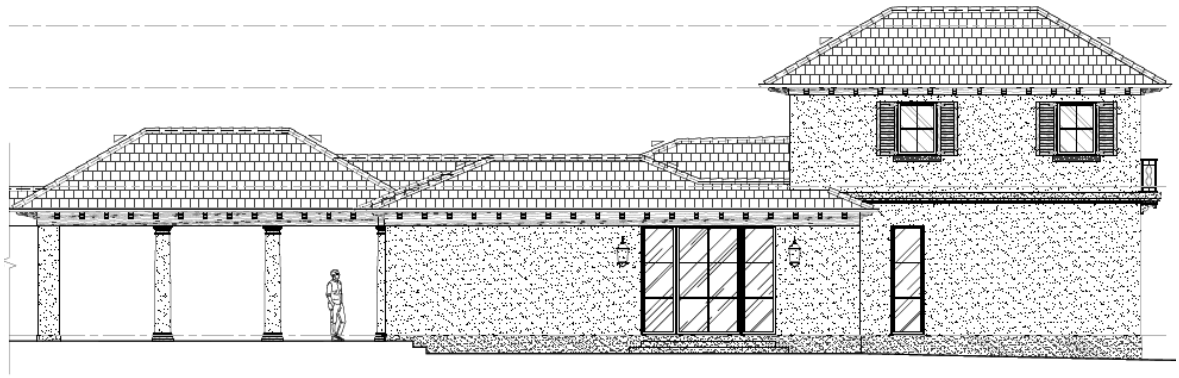
Proposed Revised Rear Elevation



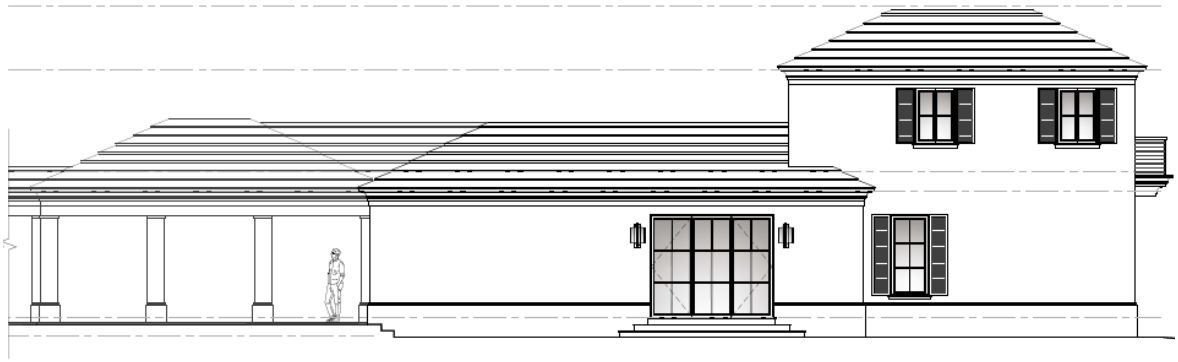
Previously Presented West Elevation



Proposed Revised West Elevation



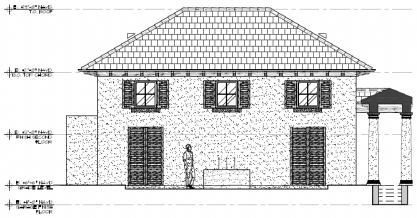
Previously Presented East Elevation



Proposed Revised East Elevation



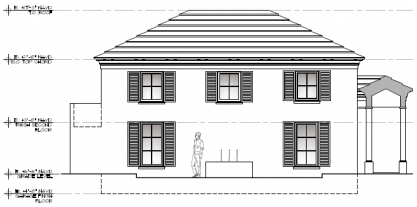
Previously Presented Garage South Elevation



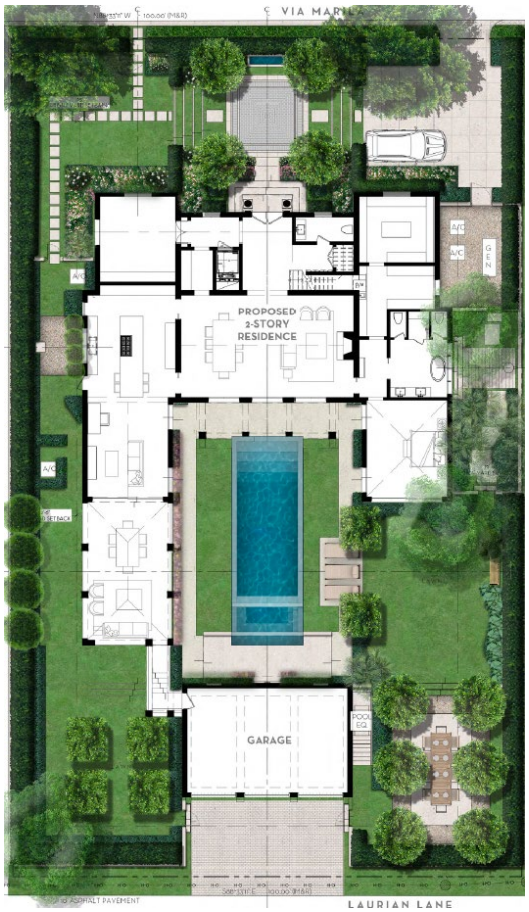
Previously Presented Garage North Elevation



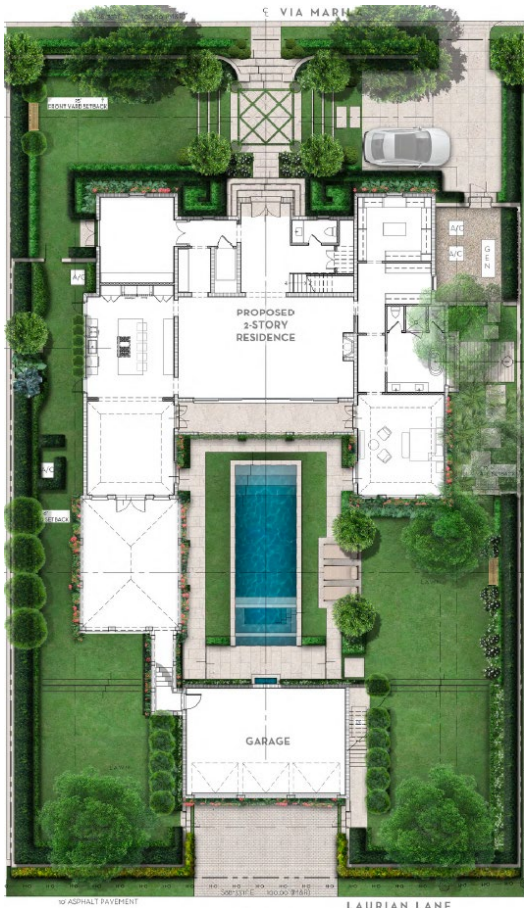
Proposed Revised Garage South Elevation



Proposed Revised Garage North Elevation



Previously presented landscape plan rendering.



Proposed revised landscape plan rendering.

CONCLUSION:

Approval of the project will require one (1) motion(s) to be made by the Architectural Commission:

(1) for the overall design of the project in accordance with Sec. 18-205 criteria, subject to any imposed conditions.

WRB:JGM:BMF

MP Design & Architecture, Inc.

319 Clematis Street, Suite 1000
West Palm Beach, Florida 33401
AA#26001667

T: 561.833.7575 INFO@MPDAINC.COM F: 561.833.0575

Town of Pam Beach
360 S. County Rd.
Palm Beach, FL 33480

June 04, 2025

Re: 224 Via Marila, Palm Beach, FL 33480
ARC-24-0071

We are submitting the attached drawings and application for the review of our project at 224 Via Marila, Plam Beach, FL 33480. The proposal includes a new two-story residence with 4,826 SF of air-conditioned space with new loggia, garage and guest house over garage, along with a new pool, landscape and hardscape design.
The lot is 19,500 SF and the proposed new house will have a total of square footage of 7,128 SF. The lot coverage and CCR calculations are within the allowable limits.

Please note the following:

A. LANDMARK PRESERVATION COMMISSION – Sections 54-122 & 54-161
Not applicable.

B. ARCHITECTURAL REVIEW – Section 18-205 & Section 18-206

1) The plan for the proposed building or structure is in conformity with good taste and design, and in general contributes to the image of the Town as a place of beauty, spaciousness, balance, charm, and high quality.

2) The plan for the proposed building or structure demonstrates that it is reasonably protected against external and internal noise, vibrations, and other factors that may make the environment less desirable.

3) The proposed building or structure, in its exterior design and appearance, is not of inferior quality such that it would materially depreciate the appearance or value of the local environment.

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AA#26001667

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4) The proposed building or structure is in harmony with developments on nearby land, the comprehensive plan for the Town, and any precise plans adopted pursuant to the comprehensive plan.

5) The proposed building or structure is not excessively similar to any other structure existing, permitted, or included in the same permit application within 200 feet of the proposed site in respect to one or more of the following exterior design and appearance features:

a. Apparently visibly identical front or side elevations.
b. Substantially identical size and arrangement of doors, windows, porticos, or other openings or breaks in the elevation facing the street, including reverse arrangements.
c. Other significantly identical design features, such as materials, roofline, or the height of design elements.

6) The proposed building or structure is not excessively dissimilar in relation to any other structure existing, permitted, or included in the same permit application within 200 feet of the proposed site in respect to one or more of the following features:

a. Height of the building or roof.
b. Other significant design features, including but not limited to materials or architectural quality.
c. Architectural compatibility.
d. Arrangement of structural components.
e. Perceived mass from the street or any perspective visible to the public or adjoining property owners.
f. Diversity of design that complements the size and massing of adjacent properties.
g. Design features that avoid the appearance of mass through improper proportions.
h. Design elements that protect the privacy of neighboring properties

7) The proposed addition or accessory structure is subservient in style and massing to the principal or main structure.

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8) The proposed building or structure is appropriate in relation to the established character of other structures in the immediate or neighboring areas, with regard to significant design features such as material quality or architectural style, as viewed from any public or private way (excluding alleys).

9) The proposed development conforms to the standards of this code and other applicable ordinances, with respect to the location and appearance of the buildings and structures.

10) The project's location and design adequately protect unique site characteristics, such as scenic views, rock outcroppings, natural vistas, waterways, and similar features.

C. SPECIAL EXCEPTION – Section 134-22
Not applicable

D. SITE PLAN REVIEW – Section 134-329
Not applicable

E. VARIANCE – Section 134-201
Not applicable

F. OTHER
Not applicable

Respectfully,



Michael Perry

New Single Family Home

224 Via Marila, Palm Beach, FL 33480

ARC-24-071

06/25/2025 ARCOM Meeting

Re-Submittal - 06/09/2025

MP DESIGN
& ARCHITECTURE

JASON CUTAJAR
ARCHITECTURAL DESIGN
P 416•277•0179 F 416•241•8125
39 Braywin Drive
Toronto, Ontario
M9P 2N9
Canada

LANDSCAPE ARCHITECT
NIEVERA + WILLIAMS DESIGN

SCOPE OF WORK:

PROPOSED NEW 6,257 SF TWO STORY RESIDENCE ON 224 VIA MARILA.

PROPOSED NEW POOL, NEW LANDSCAPE AND HARDSCAPE.

ARCOM RE-SUBMITTAL CHANGES NARRATIVE

1. THE FLOOR PLAN WAS ADJUSTED TO SIMPLIFY THE PROPOSED ROOF LINE.
2. THE PREVIOUS PARTIALLY PITCHED AND FLAT ROOF AT THE GREAT ROOM WAS CHANGED TO A FLAT ROOF.
3. THE BOTTOM OF THE TOP CHORD WAS LOWERED AT THE SECOND FLOOR TO REDUCE THE OVERALL BUILDING HEIGHT.
4. THE ROOF PITCH WAS CHANGED TO HAVE A UNIFORM PITCH AT ALL ROOF AREAS.
5. ALL DOORS AND WINDOW SIZES WERE ADJUSTED IN PROPORTION TO THE HOUSE.

INDEX OF DRAWINGS

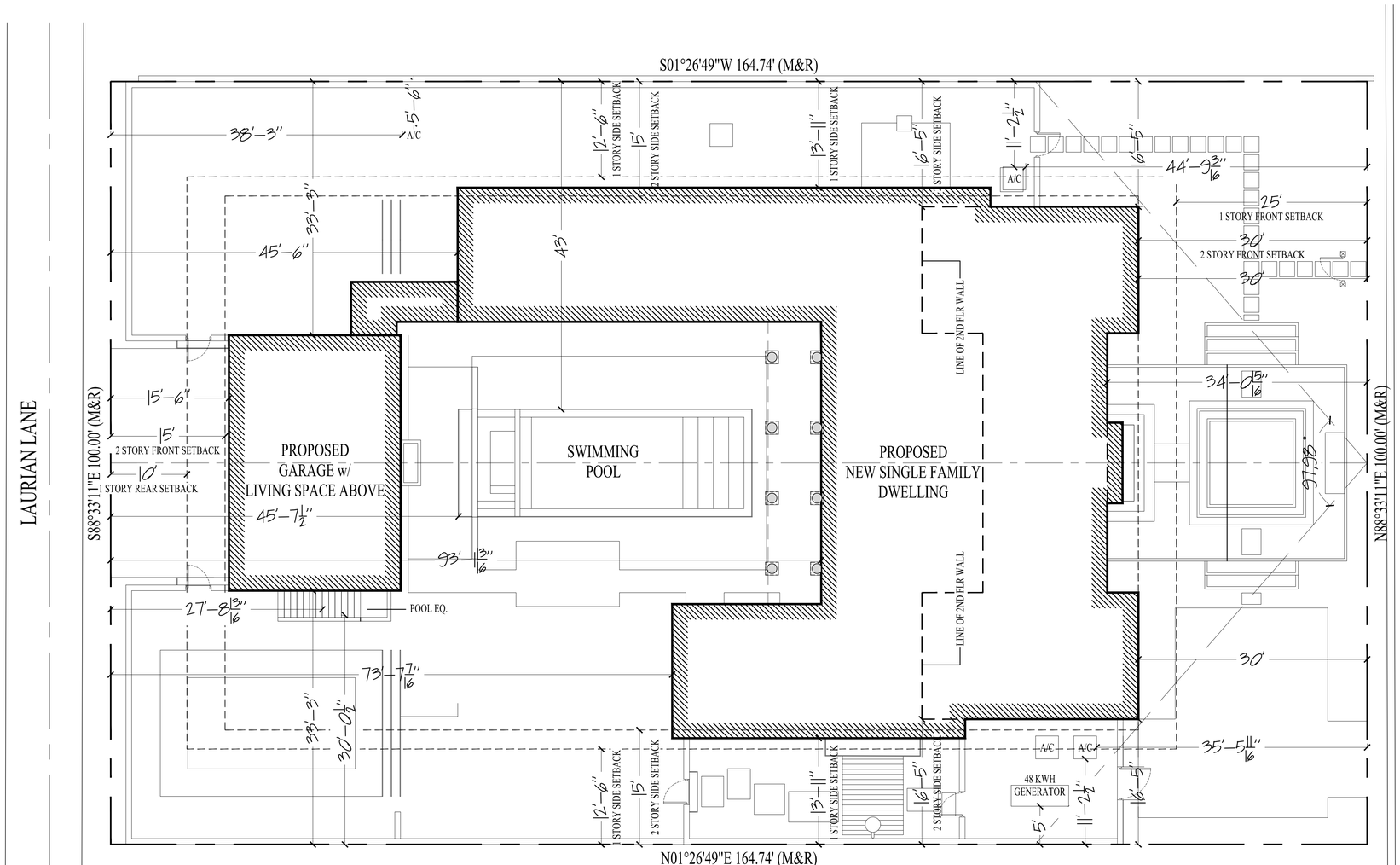
COVER	SCOPE OF WORK & DRAWING INDEX
A001.1	PREVIOUSLY PROPOSED SITE PLAN
A001	PROPOSED REVISED SITE PLAN
A002	ZONING LEGEND
A003	CCR CALCULATIONS
A004	LOT COVERAGE DIAGRAM
A005	SITESCAPE PLAN
AP01	PHOTOS
AP02	PHOTOS
AP03	PHOTOS
AP04	PHOTOS
A100.1	PREVIOUSLY PROPOSED FIRST FLOOR
A100	PROPOSED REVISED FIRST FLOOR
A101.1	PREVIOUSLY PROPOSED SECOND FLOOR PLAN
A101	PROPOSED REVISED SECOND FLOOR PLAN
A102.1	PREVIOUSLY PROPOSED ROOF PLAN
A102	PROPOSED REVISED ROOF PLAN

RENDERINGS

A200	PREVIOUS & REVISED PROPOSED NORTH ELEVATION
A201	PREVIOUS & REVISED PROPOSED SOUTH ELEVATION
A202	PREVIOUS & REVISED PROPOSED WEST ELEVATION
A203	PREVIOUS & REVISED PROPOSED EAST ELEVATION
A204	PREVIOUS & REVISED PROPOSED GARAGE ELEVATIONS
A205	PROPOSED BUILDING COLORS
A300	PROPOSED BUILDING DETAILS
A006	VICINITY LOCATION MAP
A007	TRUCK LOGISTIC & STAGING PLAN
EX1	EXISTING CONDITIONS PLAN
EX2	EXISTING IMAGES
SITE	PREVIOUSLY PROPOSED OVERALL SITE PLAN
SITE	CURRENTLY PROPOSED OVERALL SITE PLAN

LANDSCAPE RENDERINGS

EL1	PREVIOUS AND CURRENT FRONT ELEVATION
EL2	PREVIOUS AND CURRENT REAR ELEVATION
EL3	PREVIOUS AND CURRENT WEST ELEVATION
EL4	PREVIOUS AND CURRENT EAST ELEVATION
OS1	OPEN SPACE DIAGRAM
OS2	FRONT YARD OPEN SPACE DIAGRAM
OS3	SIDE SETBACK OPEN SPACE DIAGRAM
OS4	NATIVE LANDSCAPE DIAGRAM
L1	HARDSCAPE PLAN
LP1	LANDSCAPE PLAN
LP2	PLANT LIST AND DETAILS
D1	SECTION DETAILS
D2	GATE DETAILS
1 of 2	SURVEY



Previously Proposed Site Plan

Scale 1/8" = 1'-0"

MP DESIGN & ARCHITECTURE

JASON CUTAJAR ARCHITECTURAL DESIGN

COMM NO. 2508

DATE 6/9/2025

REVISIONS

New Residence at
224 Via Marila
Palm Beach FL 33480

ANGELO DAVILA R.A.
FLORIDA REG.#REG.
#AR0016639

MP DESIGN & ARCHITECTURE, INC
319 CLEMATIS STREET, SUITE 100
WEST PALM BEACH, FLORIDA 33401
561.833.7575
AA26001667

ARC-24-0071

SHEET NO. A000.1

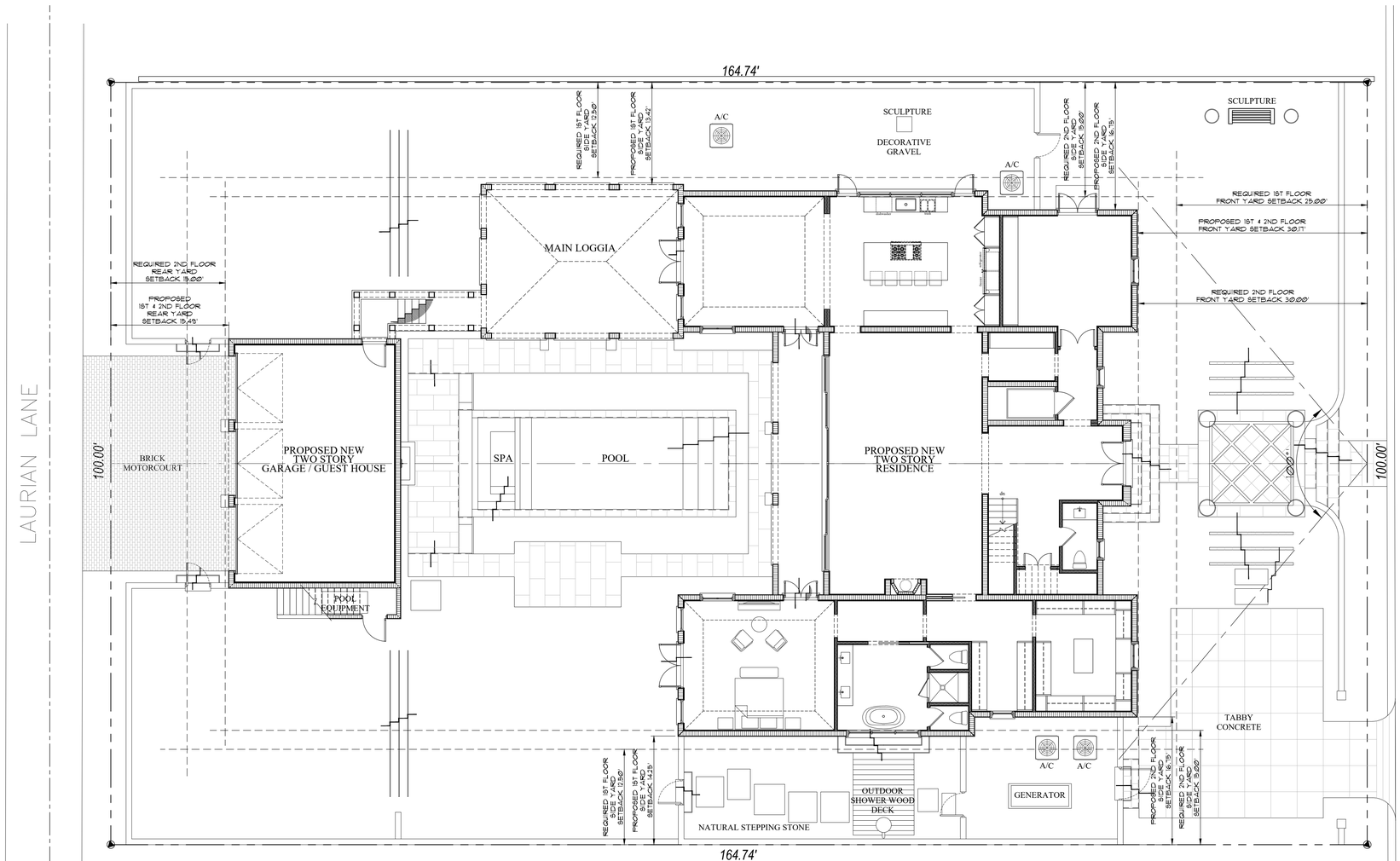
224 VIA MARILA
ZONING & SITE CALCULATIONS

Zoning Item	Required/Allowed	Proposed
Zoning District	RB	RB
Lot Area	10,000 SF	16,474 SF
Lot Width	100'	100'
Lot Depth	100'	164.74'
Front Yard Setback	25' 1-Story	30'-2"
	30' 2-Story	30'-2"
Side Yard Setback	12'-6" 1-Story	13'-5"
	15' 2-Story	16'-9"
Rear Yard Setback	10' 1-Story	15'-6"
	15' 2-Story	15'-6"
Maximum Building Height	22' 2-Story	20'-0"
Maximum Overall Height	30' 2-Story	25'-0"
Lot Coverage	30% (4,942 SF) 2-Story	4,941 SF (30%)
Cubic Content Ratio	3.94 (+ 5% Loggia) (64,978 QF + 3,245 QF)	3.94 (+ 4.6% Loggia) (64,978 QF + 3,018 QF)
Angle of Vision	100 Degrees	100 Degrees

Areas	Proposed
Main House 1st Floor (A/C)	3,413 SF
Main House 2nd Floor (A/C)	1,413 SF
Garage	735 SF
Garage 2nd Floor / Guest House (A/C)	735 SF
Covered Main Loggia	534 SF
Covered Great Room Loggia	230 SF
Covered Breezeway	68 SF
Total Square Footage	7,128 SF

Legal Description:

CORAL ESTATES LT 5 & UNDIV INT IN LTS 1-A & 15-A



Proposed Revised Site Plan

Scale 1/8" = 1'-0"

MP DESIGN & ARCHITECTURE

JASON CUTAJAR ARCHITECTURAL DESIGN
+ 416-577-1070 / + 416-241-3125
99 Avenue Rd. Street
Toronto, Ontario
M5R 2H3
Canada

ANGELO DAVILA R.A.
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319 CLEMATIS STREET, SUITE 100
WEST PALM BEACH, FLORIDA 33401
561.833.7575
AA26001667

COMM NO.
2508

DATE
6/9/2025

REVISIONS

New Residence at
224 Via Marila
Palm Beach FL 33480

ARC-24-0071

SHEET NO.
A000

Town of Palm Beach
Planning Zoning and Building
360 S County Rd
Palm Beach, FL 33480
www.townofpalmbeach.com

Line #	Zoning Legend			
1	**Property Address:**	224 Via Marila		
2	**Zoning District:**	RB		
3	**Lot Area (sq. ft.):**	16,474 SF		
4	**Lot Width (W) & Depth (D) (ft.):**	100' (W) x 164.74' (D)		
5	**Structure Type:** (Single-Family, Multi-Family, Comm., Other)	Single Family		
6	**FEMA Flood Zone Designation:**	Zone AE		
7	**Zero Datum for point of meas. (NAVD)**	7.0 NAVD		
8	**Crown of Road (COR) (NAVD)**	2.85 NAVD		
9		REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq Ft and %)	30% (4,942 SF)		30% (4,941 SF)
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc)	- - -		6,257 SF
12	*Front Yard Setback (Ft.)	30'		30'-2"
13	* Side Yard Setback (1st Story) (Ft.)	12'-6"		13'-5"
14	* Side Yard Setback (2nd Story) (Ft.)	15'		16'-9"
15	*Rear Yard Setback (Ft.)	15'		15'-6"
16	Angle of Vision (Deg.)	100		100
17	Building Height (Ft.)	22'-0"		20'-0"
18	Overall Building Height (Ft.)	30'-0"		25'-0"
19	Cubic Content Ratio (CCR) (R-B ONLY)	3.94 + 5%Loggia		3.94 + 4.6% Loggia
20	** Max. Fill Added to Site (Ft.)	2'		1.18'
21	Finished Floor Elev. (FFE)(NAVD)	7.00 NAVD		7.00 NAVD
22	Base Flood Elevation (BFE)(NAVD)	6.00 NAVD		6.00 NAVD
23	Landscape Open Space (LOS) (Sq Ft and %)	45% (7,413 SF)		45.5% (7,500 SF)
24	Perimeter LOS (Sq Ft and %)	50% (2,447 SF)		75% (3,681 SF)
25	Front Yard LOS (Sq Ft and %)	40% (1,000 SF)		47.8% (1,304 SF)
26	*** Native Plant Species %	*Please refer to TOPB Landscape Legend.*		

** Indicate each yard area with cardinal direction (N,S,E,W)*

*** Difference of Fin. Floor Elev. (FFE) and highest Crown of Rd (COR) divided by two. (FFE - COR) / 2 = Max. Fill (Sec. 134-1600)*

**** Provide Native plant species info per category as requited by Ord. 003-2023 on separate TOPB Landscape Legend*

Enter N/A if value is not applicable.

Enter N/C if value is not changing.

REV BF 20230626

JASON CUTAJAR ARCHITECTURAL DESIGN

COMM NO.
2508

DATE
6/9/2025

REVISIONS

New Residence at
224 Via Marila
Palm Beach FL 33480

STATE OF FLORIDA — ANGELO L. DAVILA — AR0016639 — REGISTERED ARCHITECT

ANGELO DAVILA R.A.
FLORIDA REG.NMBR.
AR0016639

MP DESIGN & ARCHITECTURE, INC
319 CLEMATIS STREET, SUITE 100
WEST PALM BEACH, FLORIDA 33401
561.833.7575
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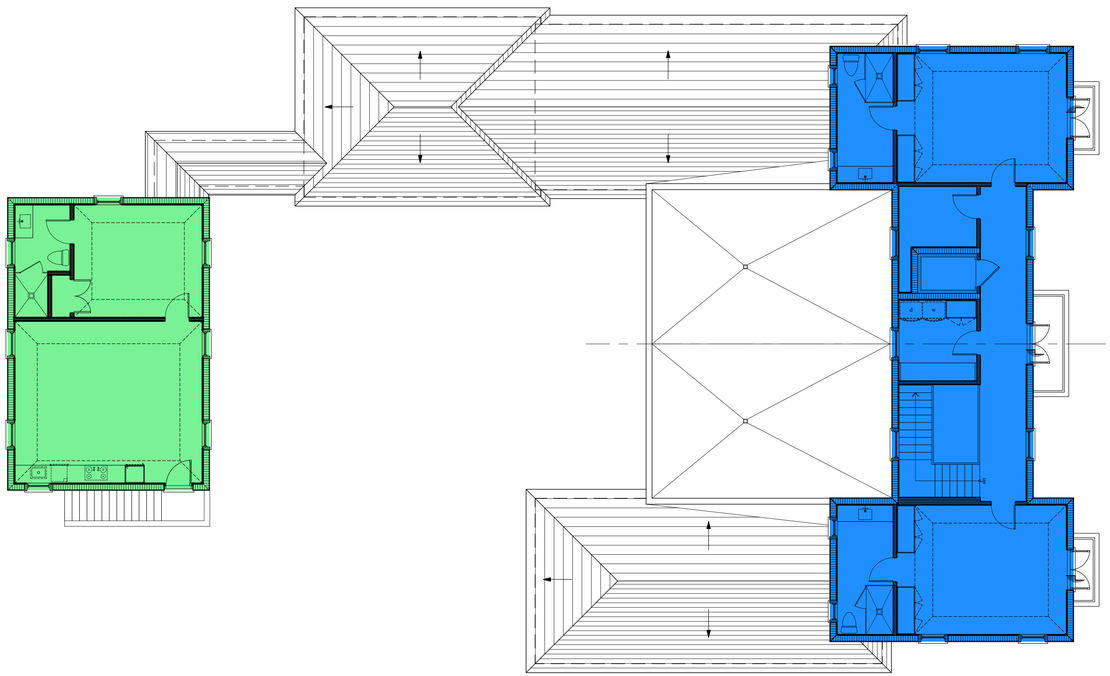
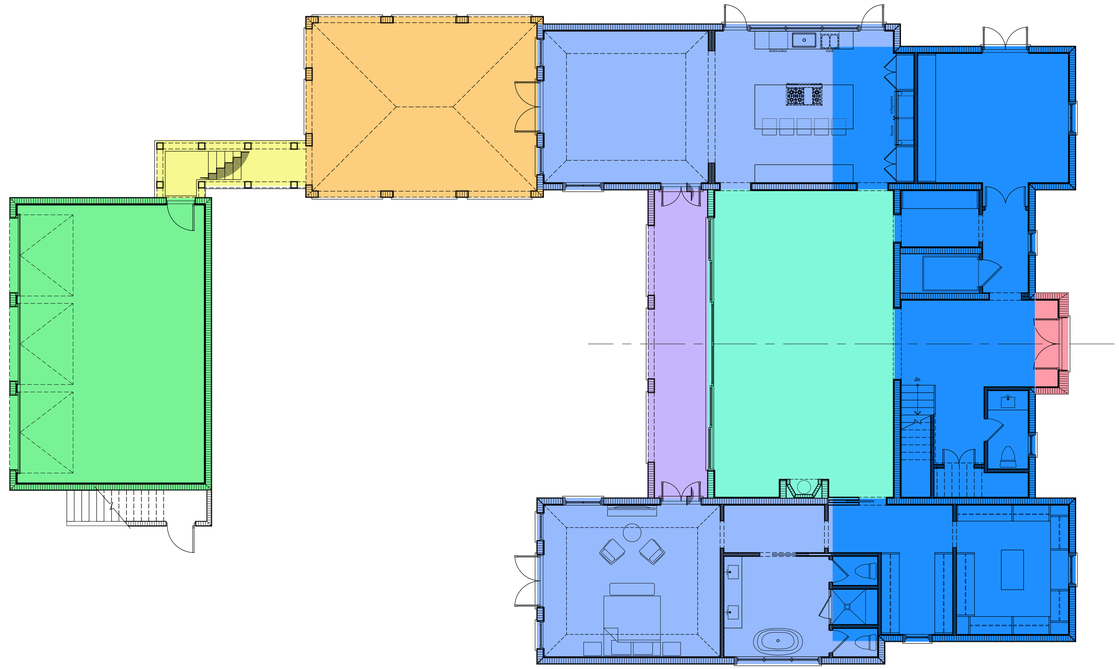
SHEET NO.
A002

ARC-24-0071



Proposed Revised 2nd Floor Plan

Scale 1/8" = 1'-0"



Proposed Revised 1st Floor Plan

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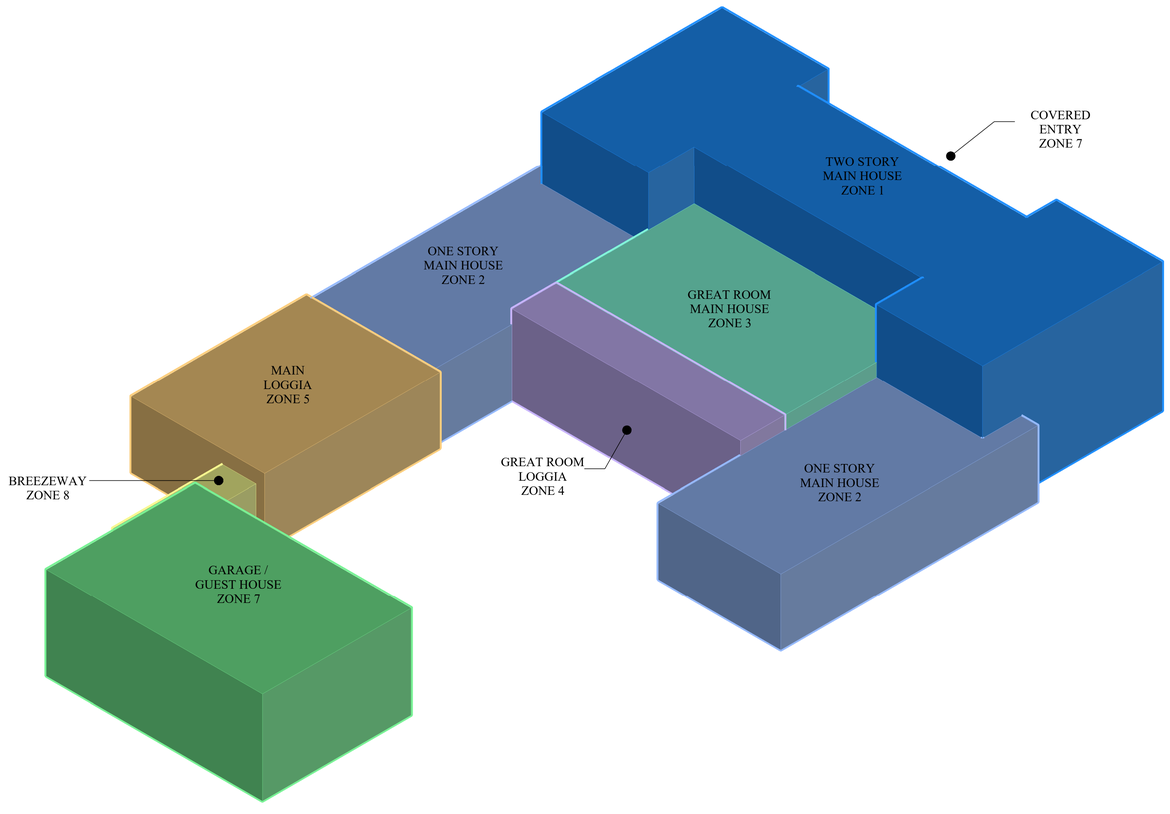

LEGEND

- ZONE 1 TWO STORY MAIN HOUSE
- ZONE 2 ONE STORY MAIN HOUSE
- ZONE 3 GREAT ROOM
- ZONE 4 GREAT ROOM LOGGIA
- ZONE 5 MAIN LOGGIA
- ZONE 6 COVERED ENTRY
- ZONE 7 TWO STORY GARAGE / GUEST HOUSE
- ZONE 8 COVERED BREEZEWAY

CCR CALCULATIONS

	ZONE	PROPOSED	
MAIN HOUSE TWO STORY	ZONE 1	1,413 SF x 19.5'	= 27,554 CU. FT.
MAIN HOUSE ONE STORY	ZONE 2	1,242 SF x 10'	= 12,420 CU. FT.
MAIN HOUSE GREAT ROOM	ZONE 3	719 SF x 12 '	= 8,628 CU. FT.
GREAT ROOM LOGGIA	ZONE 4	230 SF x 12'	= 2,760 CU. FT.
MAIN LOGGIA	ZONE 5	534 SF x 10'	= 5,340 CU. FT.
COVERED ENTRY	ZONE 6	39 SF x 10'	= 390 CU. FT.
GARAGE / GUEST HOUSE TOW STORY	ZONE 7	735 SF x 14'	= 10,290 CU. FT.
COVERED BREEZEWAY	ZONE 8	68 SF x 8'	= 544 CU. FT.
TOTAL			67,926 CU. FT.

LOT AREA		16,474 SF
MAX ALLOWED CCR	3.94 + 5% Loggia	68,223 CU. FT.
TOTAL PROPOSED CCR	3.94+ 4.6% Loggia	67,926 CU. FT.

MP DESIGN & ARCHITECTURE

JASON CUTAJAR ARCHITECTURAL DESIGN

COMM NO. 2508

DATE 6/9/2025

REVISIONS

New Residence at
224 Via Marila
Palm Beach FL 33480

STATE OF FLORIDA — ANGELO L. DAVILA — AR0016639 — REGISTERED ARCHITECT

ANGELO DAVILA R.A.
FLORIDA REG.ARCH.
#AR0016639

MP DESIGN & ARCHITECTURE, INC
319 CLEMATIS STREET, SUITE 100
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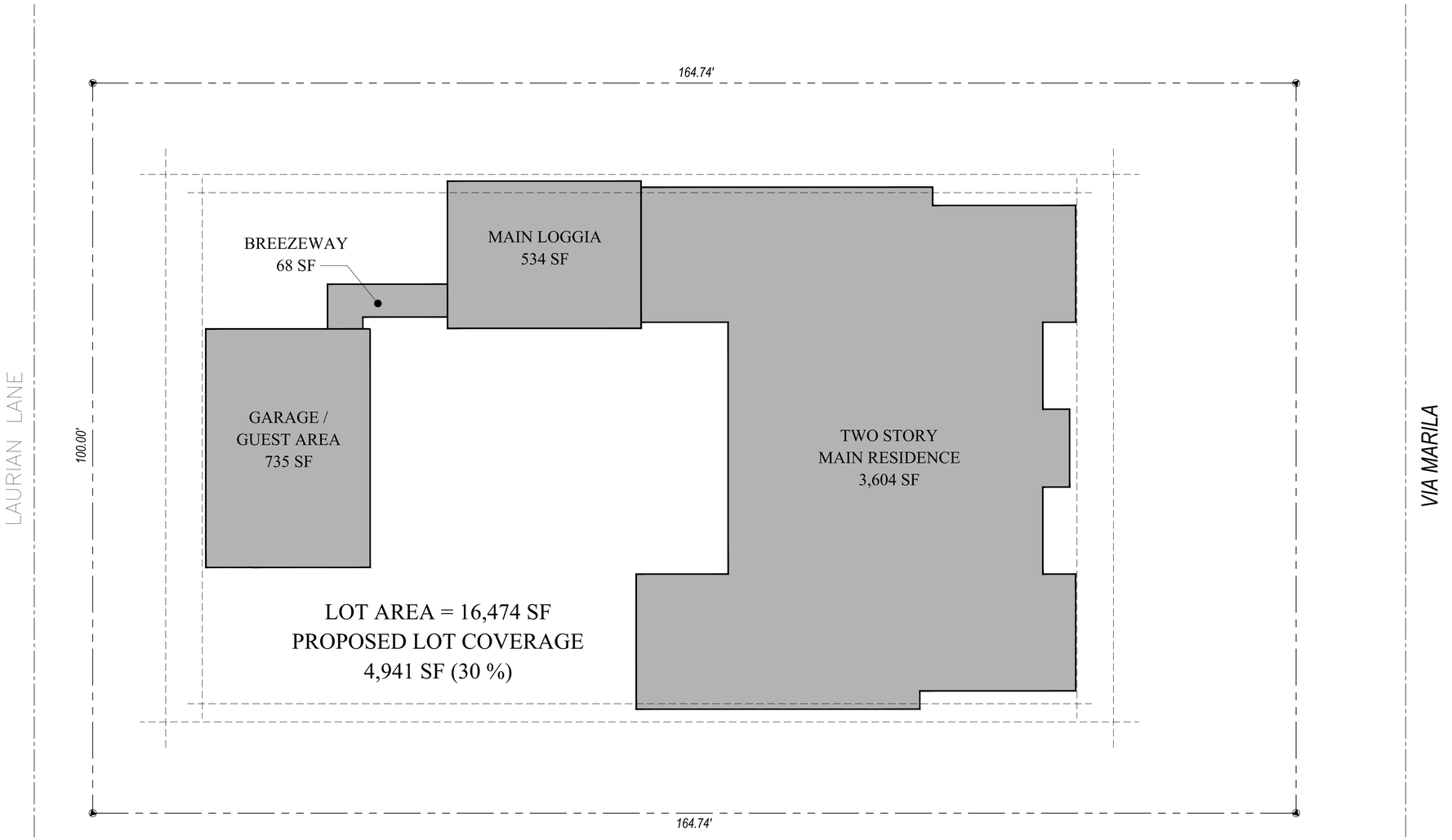
AA26001667

SHEET NO. A003

ARC-24-0071



Proposed Lot Coverage Diagram

Scale 1/8" = 1'-0"

MP DESIGN & ARCHITECTURE
JASON CUTAJAR ARCHITECTURAL DESIGN
P 416.277.0170 F 416.241.8135
29 Bowman Street
Toronto, Ontario
M5P 2W3
Canada

COMM NO.
2508

DATE
6/9/2025

REVISIONS

New Residence at
224 Via Marila
Palm Beach FL 33480

STATE OF FLORIDA
ANGELO L. DAVILA
AR0016639
ANGELO DAVILA R.A.
FLORIDA REG. ARCH.
#AR0016639

MP DESIGN & ARCHITECTURE, INC
319 CLEMATIS STREET, SUITE 100
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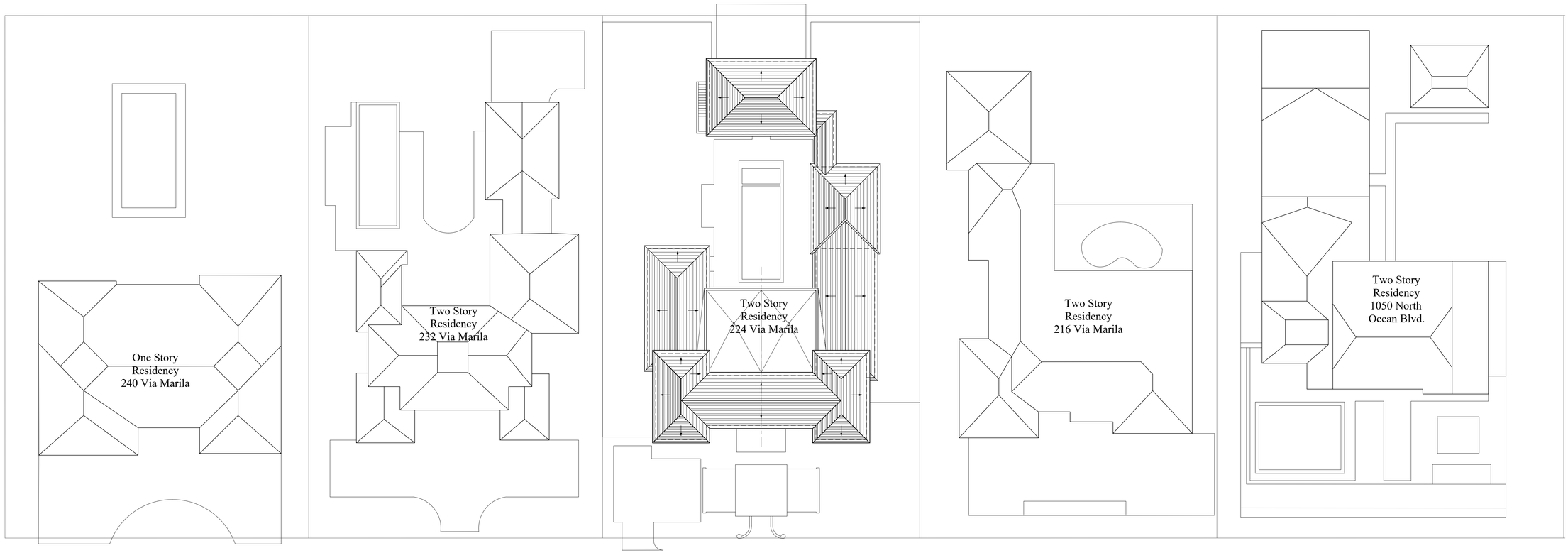
AA26001667

SHEET NO.
A004

ARC-24-0071

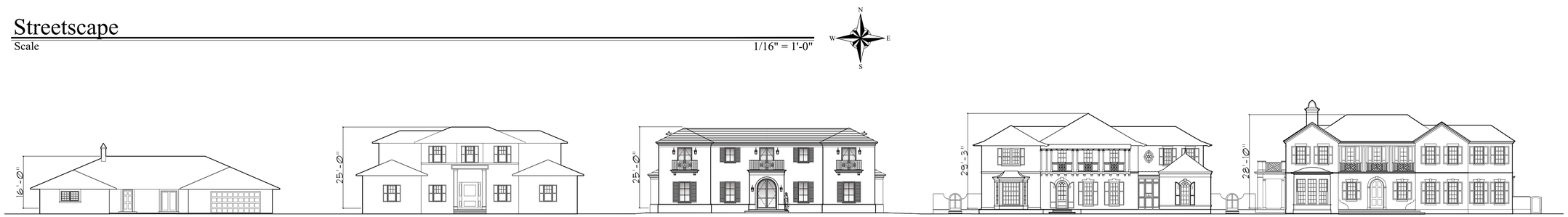
LAURIAN LN



VIA MARILA

Streetscape

Scale 1/16" = 1'-0"



240 VIA MARILA | 232 VIA MARILA | 224 VIA MARILA SUBJECT PROPERTY | 216 VIA MARILA | 1050 NORTH OCEAN BLVD

Streetscape Elevations

Scale 1/16" = 1'-0"

MP DESIGN & ARCHITECTURE

JASON CUTAJAR ARCHITECTURAL DESIGN

COMM NO. 2508

DATE 6/6/2025

REVISIONS

New Residence at
224 Via Marila
Palm Beach FL 33480

STATE OF FLORIDA ANGELO L. DAVILA AR0016639

ANGELO DAVILA R.A.
FLORIDA REG.NRSH.
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MP DESIGN & ARCHITECTURE, INC
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WEST PALM BEACH, FLORIDA 33401
561.833.7575
AA26001667

ARC-24-0071

SHEET NO. A005



224 Via Marila



224 Via Marila



224 Laurian Lane looking East



224 Laurian Lane looking West

DESIGN & ARCHITECTURE

JASON CUTAJAR
ARCHITECTURAL DESIGN
P 818-377-0170 F 818-241-8125
29 Beacon Drive
Tobacco Colonia
NSP 2000
Canada

COMM NO.
2508

DATE
6/6/2025

REVISIONS

New Residence at
224 Via Marila
Palm Beach FL 33480

STATE OF FLORIDA
ANGELO L. DAVILA
AR0016639
ANGELO DAVILA R.A.
FLORIDA REG. ARCH.
#AR0016639

MP DESIGN &
ARCHITECTURE, INC
319 CLEMATIS STREET, SUITE 100
WEST PALM BEACH, FLORIDA 33401
561.833.7575
AA26001667

SHEET NO.
AP01

ARC-24-0071



214 Via Marila



232 Via Marila



240 Via Marila



1050 Via Marila

DESIGN & ARCHITECTURE

JASON CUTAJAR
ARCHITECTURAL DESIGN
PALM BEACH, FL 33480

COMM NO.
2508

DATE
6/6/2025

REVISIONS

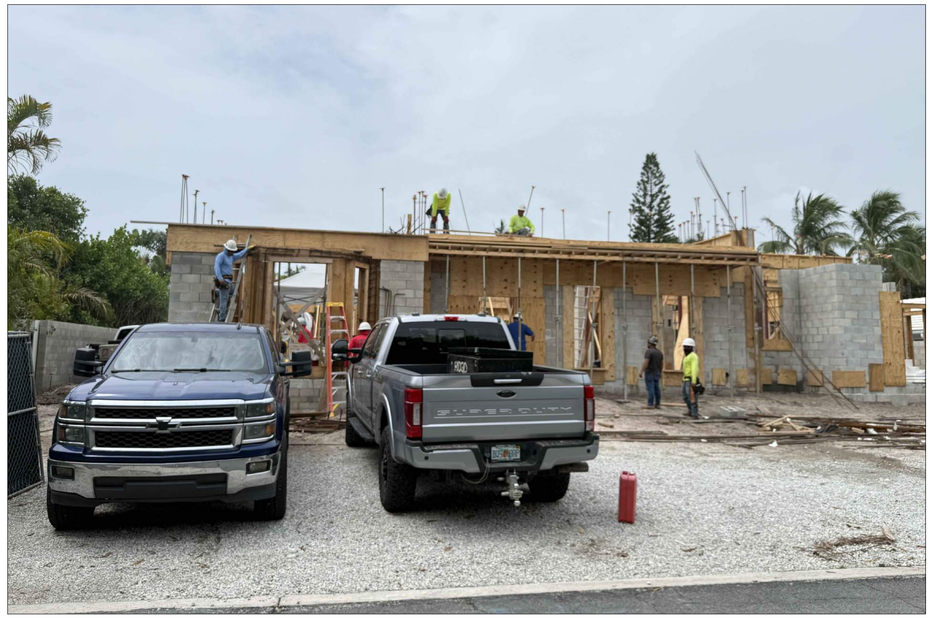
New Residence at
224 Via Marila
Palm Beach FL 33480

STATE OF FLORIDA
ANGELO L. DAVILA
AR0016639
ANGELO DAVILA R.A.
FLORIDA REG. ARCH.
#AR0016639

MP DESIGN &
ARCHITECTURE, INC
319 CLEMATIS STREET, SUITE 100
WEST PALM BEACH, FLORIDA 33401
561.833.7575
AA26001667

SHEET NO.
AP02

ARC-24-0071



216 Via Marila



234 Via Marila



226 Via Marila



218 Via Marila

JASON CUTAJAR
ARCHITECTURAL DESIGN

COMM NO.
2508

DATE
6/6/2025

REVISIONS

New Residence at
224 Via Marila
Palm Beach FL 33480

STATE OF FLORIDA
ANGELO DAVILA, R.A.
FLORIDA REG. ARCH.
AR0016639

MP DESIGN &
ARCHITECTURE, INC
319 CLEMATIS STREET, SUITE 100
WEST PALM BEACH, FLORIDA 33401
561.833.7575
AA26001667

SHEET NO.
AP03

ARC-24-0071



227 Garden Road



235 Garden Road



215 Garden Road

MP DESIGN & ARCHITECTURE

JASON CUTAJAR ARCHITECTURAL DESIGN

ANGELO DAVILA, R.A.
FLORIDA REG. ARCH.
#AR0016639

MP DESIGN & ARCHITECTURE, INC
319 CLEMATIS STREET, SUITE 100
WEST PALM BEACH, FLORIDA 33401
561.833.7575
AA26001667

COMM NO.
2508

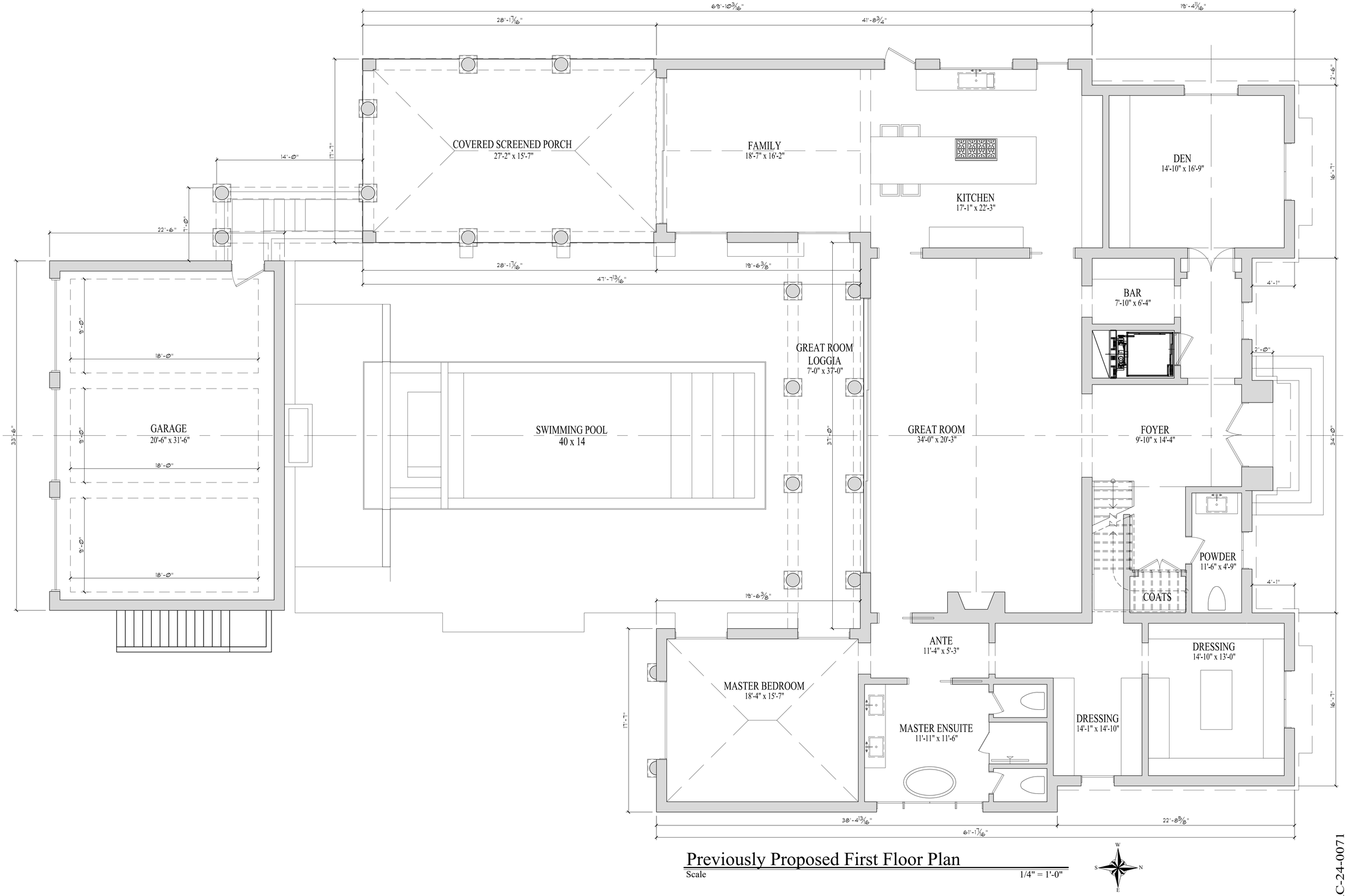
DATE
6/6/2025

REVISIONS

New Residence at
224 Via Marila
Palm Beach FL 33480

ARC-24-0071

SHEET NO.
AP04



Previously Proposed First Floor Plan

Scale 1/4" = 1'-0"

ARC-24-0071

MP DESIGN & ARCHITECTURE

JASON CUTAJAR ARCHITECTURAL DESIGN

COMM NO. 2508

DATE 6/9/2025

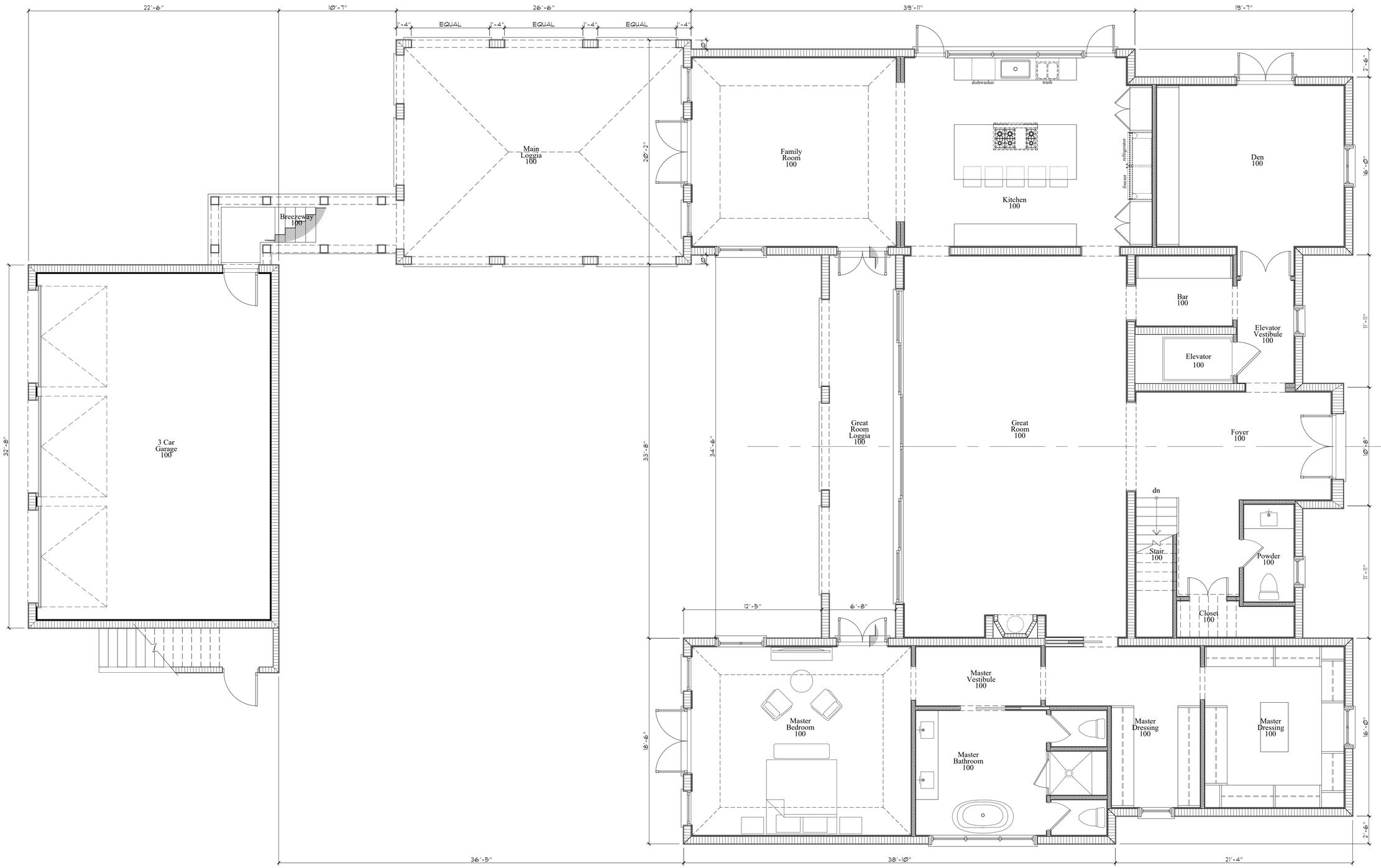
REVISIONS

New Residence at
224 Via Marila
Palm Beach FL 33480

STATE OF FLORIDA
ANGELO L. DAVILA
AR0016639
ANGELO DAVILA R.A.
FLORIDA REG. ARCH.
#AR0016639

MP DESIGN & ARCHITECTURE, INC
319 CLEMATIS STREET, SUITE 100
WEST PALM BEACH, FLORIDA 33401
561.833.7575
AA26001667

SHEET NO.
A100.1



Proposed Revised First Floor Plan

Scale 1/4" = 1'-0"

DESIGN & ARCHITECTURE

JASON CUTAJAR
ARCHITECTURAL DESIGN

COMM NO.
2508

DATE
6/9/2025

REVISIONS

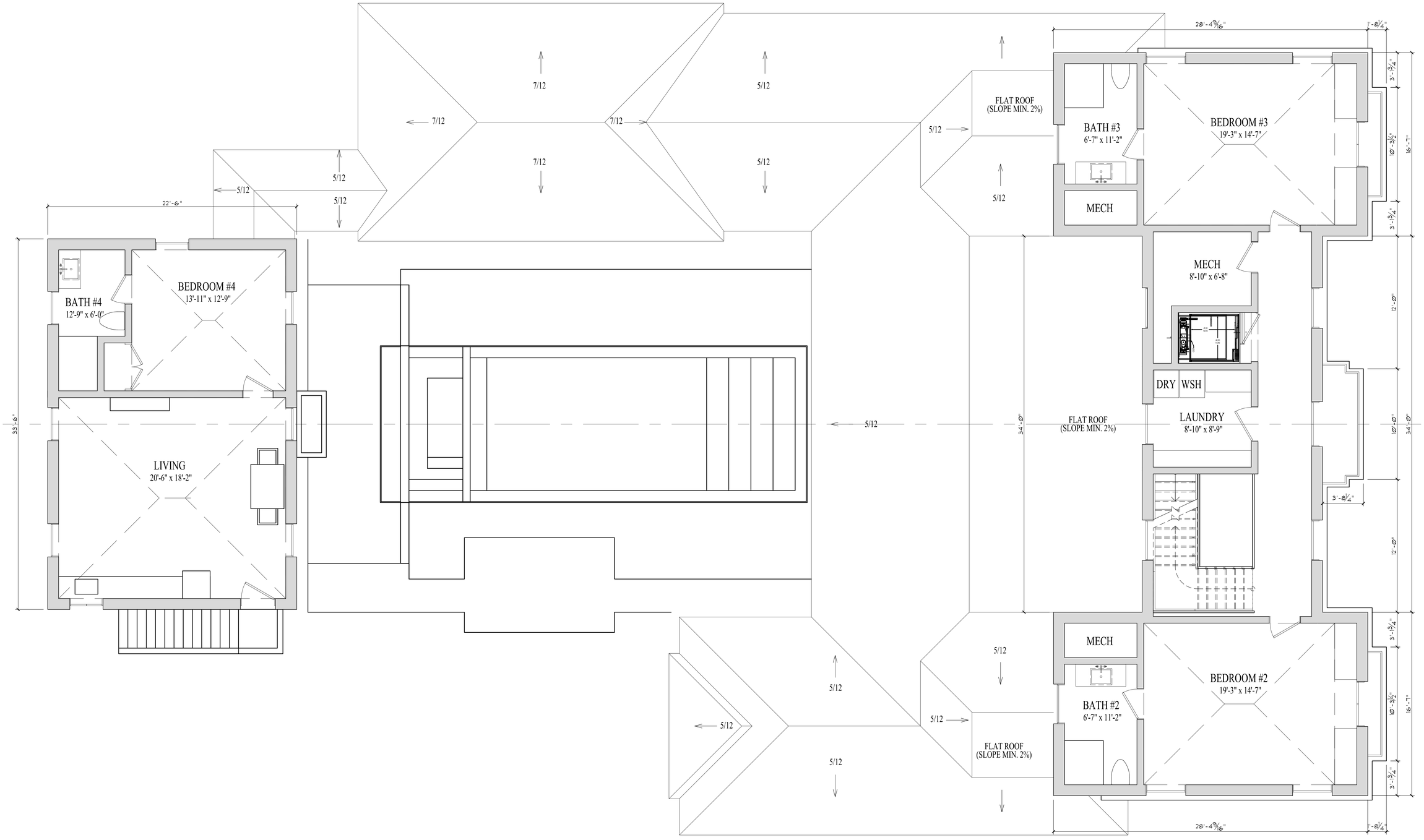
New Residence at
224 Via Marila
Palm Beach FL 33480

STATE OF FLORIDA
ANGELO L. DAVILA
AR0016639
ANGELO DAVILA R.A.
FLORIDA REG. ARCH.
#AR0016639

MP DESIGN & ARCHITECTURE, INC
319 CLEMATIS STREET, SUITE 100
WEST PALM BEACH, FLORIDA 33401
561.833.7575
AA26001667

SHEET NO.
A100

ARC-24-0071



Previously Proposed Second Floor Plan

Scale 1/4" = 1'-0"

ARC-24-0071

MP DESIGN & ARCHITECTURE

JASON CUTAJAR ARCHITECTURAL DESIGN

COMM NO. 2508

DATE 6/9/2025

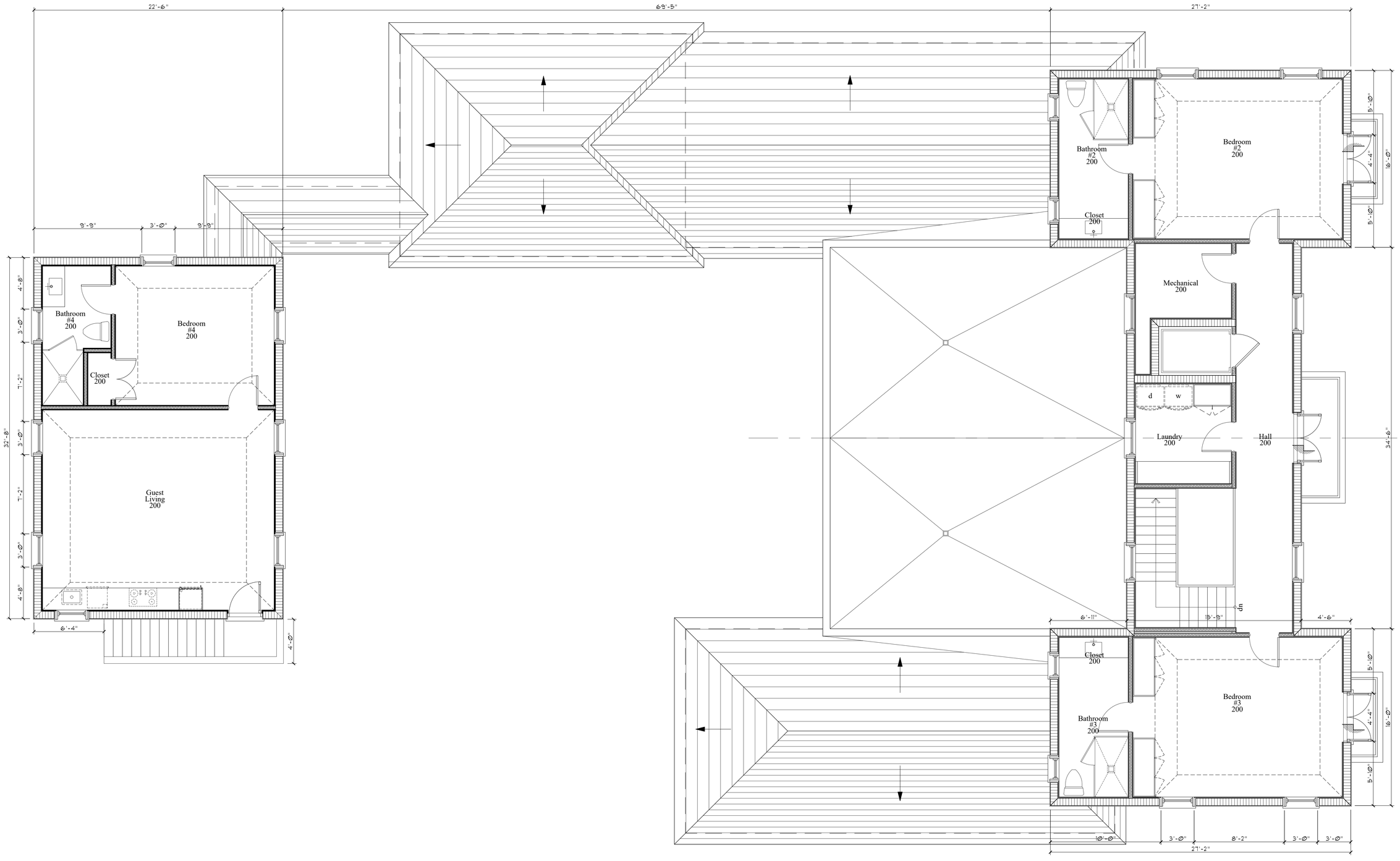
REVISIONS

New Residence at
224 Via Marila
Palm Beach FL 33480

STATE OF FLORIDA
ANGELO L. DAVILA
AR0016639
ANGELO DAVILA R.A.
FLORIDA REG. ARCH.
#AR0016639

MP DESIGN & ARCHITECTURE, INC
319 CLEMATIS STREET, SUITE 100
WEST PALM BEACH, FLORIDA 33401
561.833.7575
AA26001667

SHEET NO.
A101.1



Proposed Revised Second Floor Plan

Scale 1/4" = 1'-0"

W S N E

MP DESIGN & ARCHITECTURE

JASON CUTAJAR ARCHITECTURAL DESIGN

COMM NO. 2508

DATE 6/9/2025

REVISIONS

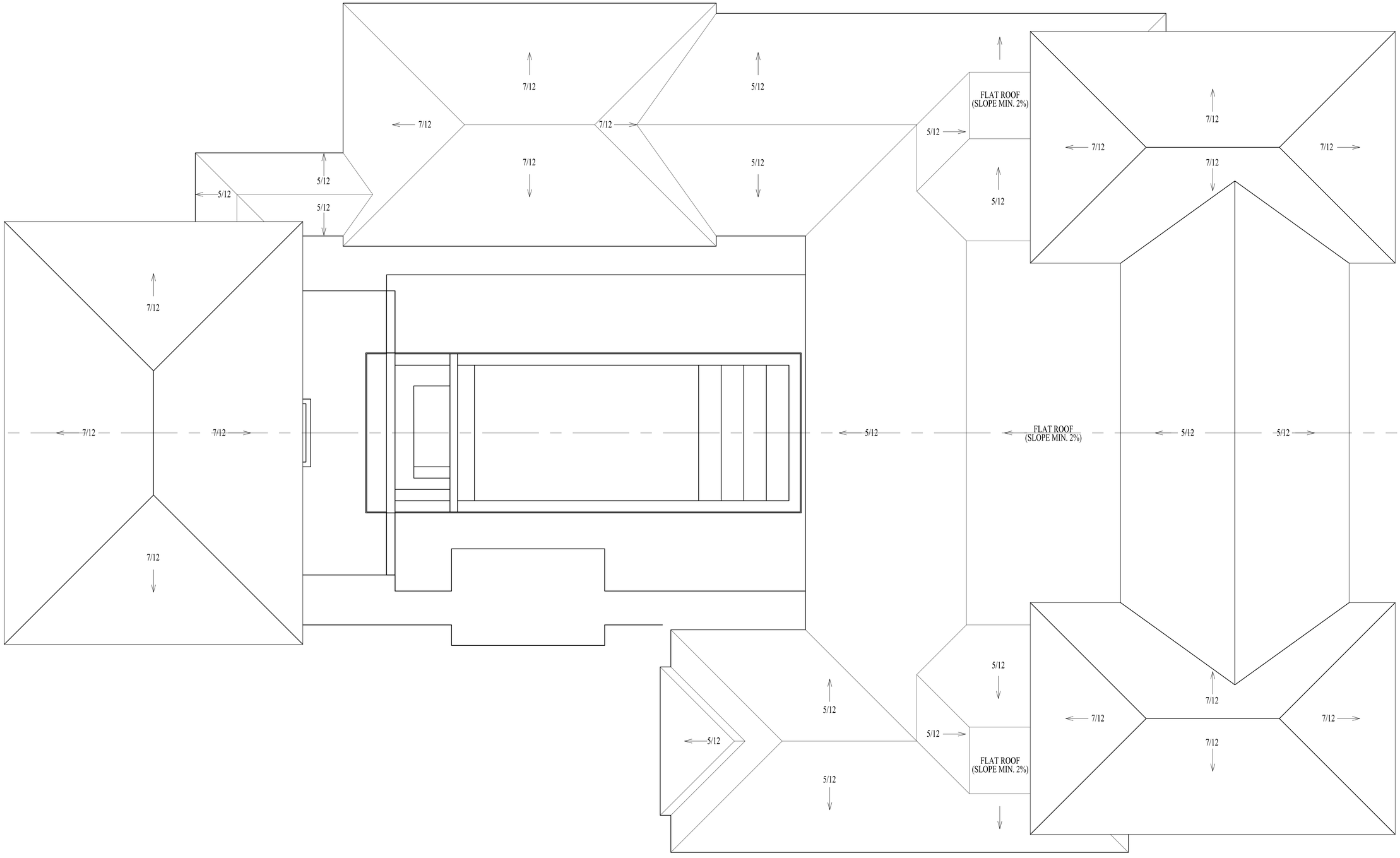
New Residence at
224 Via Marila
Palm Beach FL 33480

STATE OF FLORIDA ANGELO L. DAVILA AR0016639 ANGELO DAVILA R.A. FLORIDA REG. ARCH. #AR0016639

MP DESIGN & ARCHITECTURE, INC
319 CLEMATIS STREET, SUITE 100
WEST PALM BEACH, FLORIDA 33401
561.833.7575
AA26001667

SHEET NO.
A101

ARC-24-0071



Previously Proposed Roof Plan

Scale 1/4" = 1'-0"



MP DESIGN & ARCHITECTURE

JASON CUTAJAR ARCHITECTURAL DESIGN

COMM NO.
2508

DATE
6/9/2025

REVISIONS

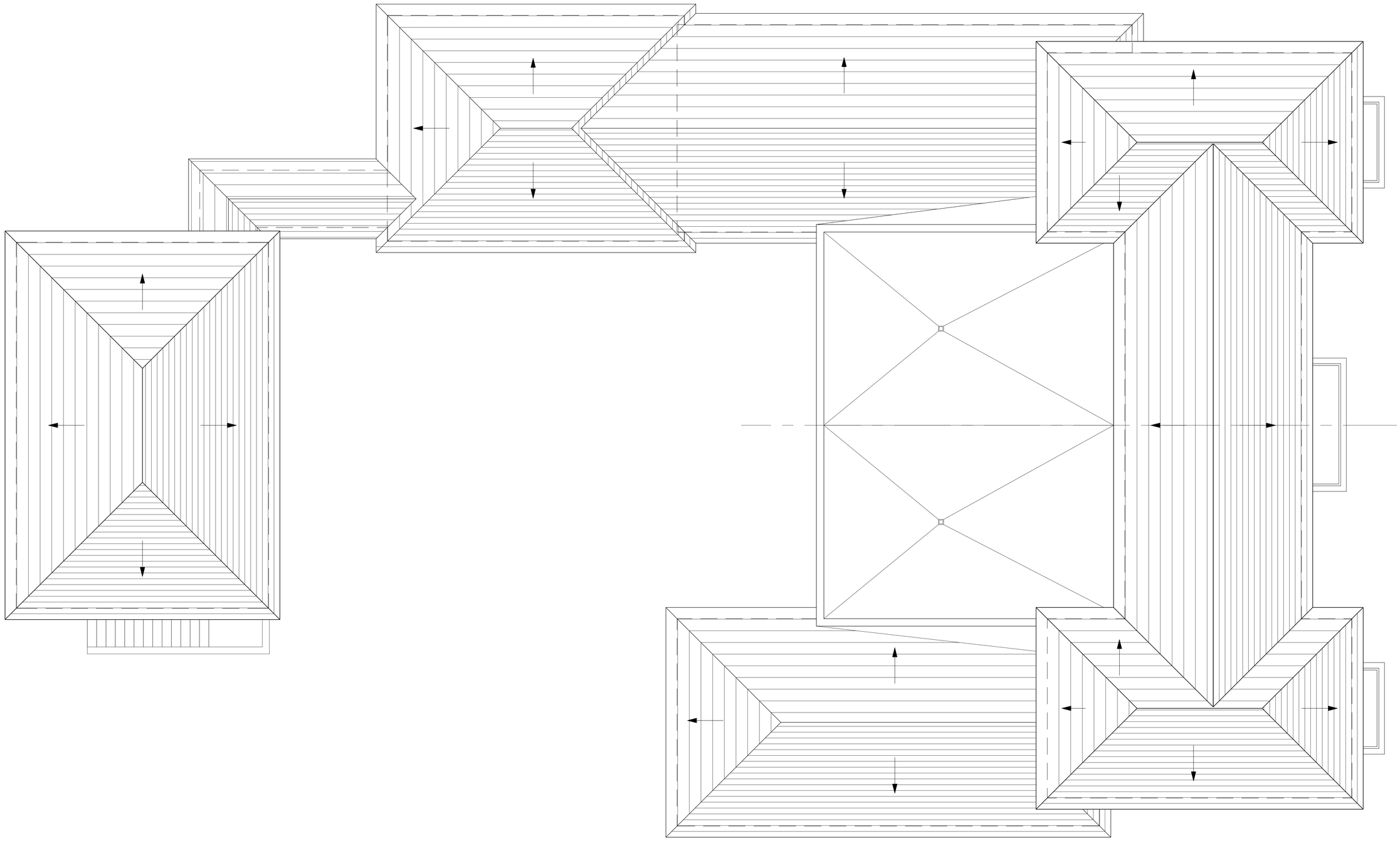
New Residence at
224 Via Marila
Palm Beach FL 33480

STATE OF FLORIDA
ANGELO L. DAVILA
AR0016639
ANGELO DAVILA R.A.
FLORIDA REG. ARCH.
#AR0016639

MP DESIGN & ARCHITECTURE, INC
319 CLEMATIS STREET, SUITE 100
WEST PALM BEACH, FLORIDA 33401
561.833.7575
AA26001667

SHEET NO.
A102.1

ARC-24-0071



Proposed Revised Roof Plan

Scale 1/4" = 1'-0"



MP DESIGN & ARCHITECTURE

JASON CUTAJAR ARCHITECTURAL DESIGN

COMM NO.
2508

DATE
6/9/2025

REVISIONS

New Residence at
224 Via Marila
Palm Beach FL 33480

STATE OF FLORIDA
ANGELO L. DAVILA
AR0016639
ANGELO DAVILA R.A.
FLORIDA REG. ARCH.
#AR0016639

MP DESIGN & ARCHITECTURE, INC
319 CLEMATIS STREET, SUITE 100
WEST PALM BEACH, FLORIDA 33401
561.833.7575
AA26001667

SHEET NO.
A102

ARC-24-0071













Previously Presented Front Elevation

Scale 1/4" = 1'-0"



Proposed Revised Front Elevation

Scale 1/4" = 1'-0"

DESIGN & ARCHITECTURE

JASON CUTAJAR
ARCHITECTURAL DESIGN

COMM NO.
2508

DATE
6/6/2025

REVISIONS

New Residence at
224 Via Marila
Palm Beach FL 33480

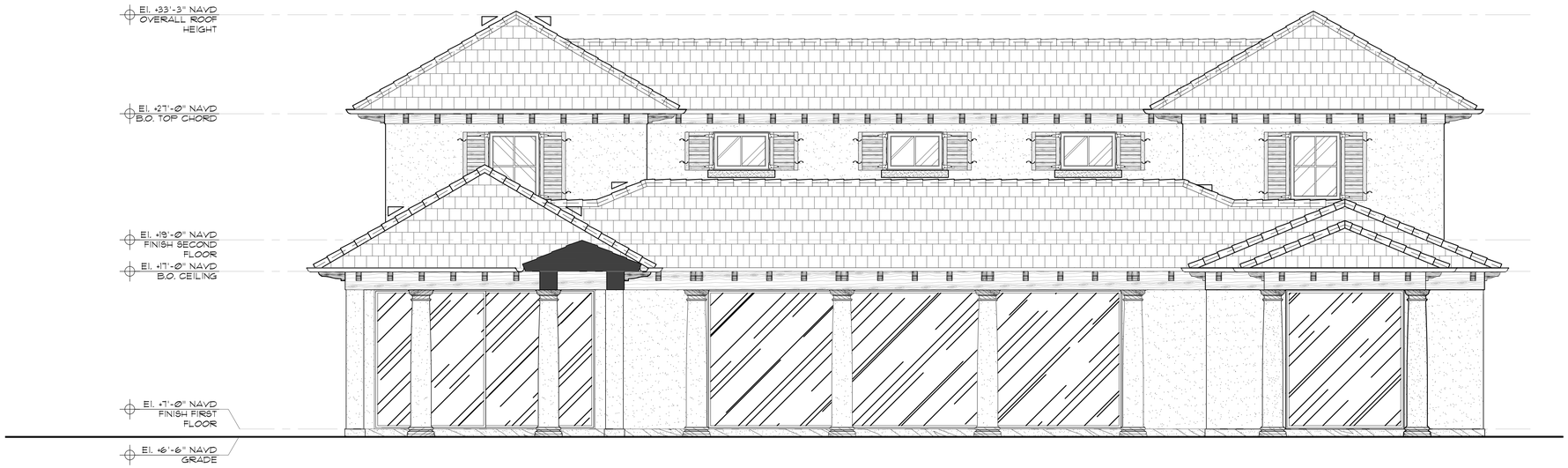
STATE OF FLORIDA
ANGELO L. DAVILA
AR0016639
ANGELO DAVILA R.A.
FLORIDA REG. ARCH.
#AR0016639

MP DESIGN & ARCHITECTURE, INC
319 CLEMATIS STREET, SUITE 100
WEST PALM BEACH, FLORIDA 33401
561.833.7575
AA26001667

SHEET NO.
A200

ARC-24-0071





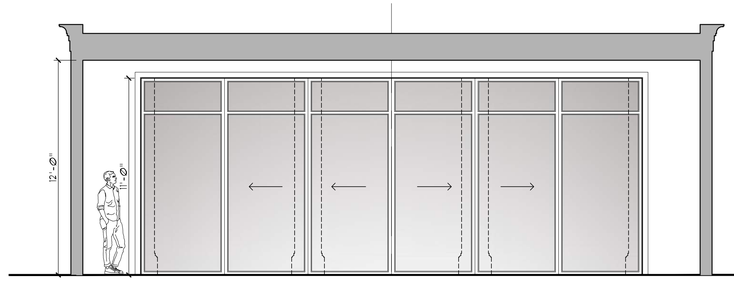
Previously Presented Rear Elevation

Scale 1/4" = 1'-0"



Proposed Revised Rear Elevation

Scale 1/4" = 1'-0"



Great Room Loggia Elevation

Scale 1/4" = 1'-0"

MP DESIGN & ARCHITECTURE

JASON CUTAJAR ARCHITECTURAL DESIGN

COMM NO. 2508

DATE 6/6/2025

REVISIONS

New Residence at
224 Via Marila
Palm Beach FL 33480

STATE OF FLORIDA — ANGELO L. DAVILA — AR0016639 — REGISTERED ARCHITECT

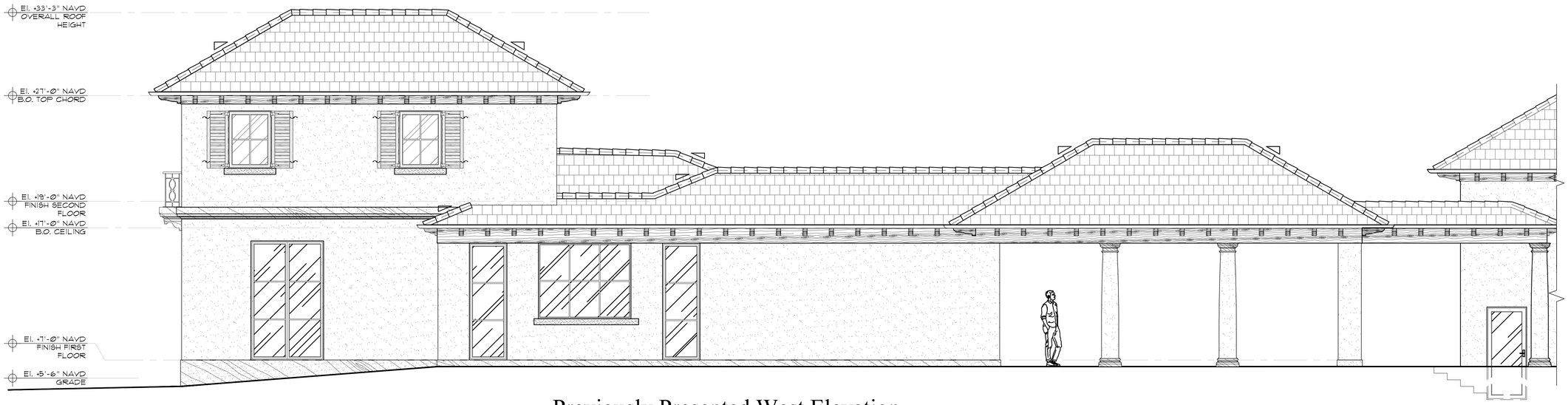
ANGELO DAVILA R.A.
FLORIDA REG ARCH.
#AR0016639

MP DESIGN & ARCHITECTURE, INC
319 CLEMATIS STREET, SUITE 100
WEST PALM BEACH, FLORIDA 33401
561.833.7575
AA26001667

ARC-24-0071

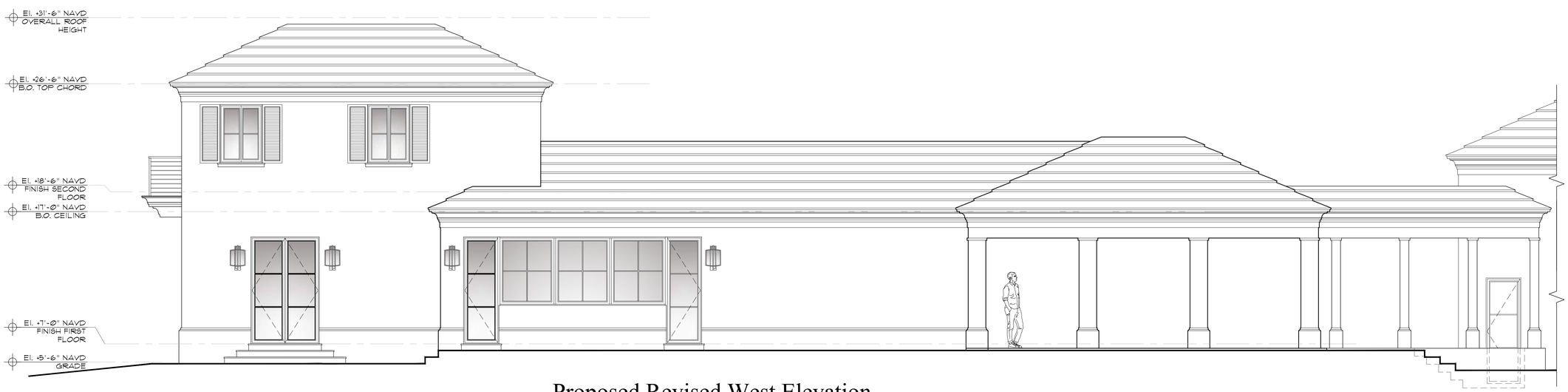
SHEET NO. A201





Previously Presented West Elevation

Scale 1/4" = 1'-0"



Proposed Revised West Elevation

Scale 1/4" = 1'-0"

DESIGN & ARCHITECTURE

JASON CUTAJAR
ARCHITECTURAL DESIGN

COMM NO.
2508

DATE
6/6/2025

REVISIONS

New Residence at
224 Via Marila
Palm Beach FL 33480

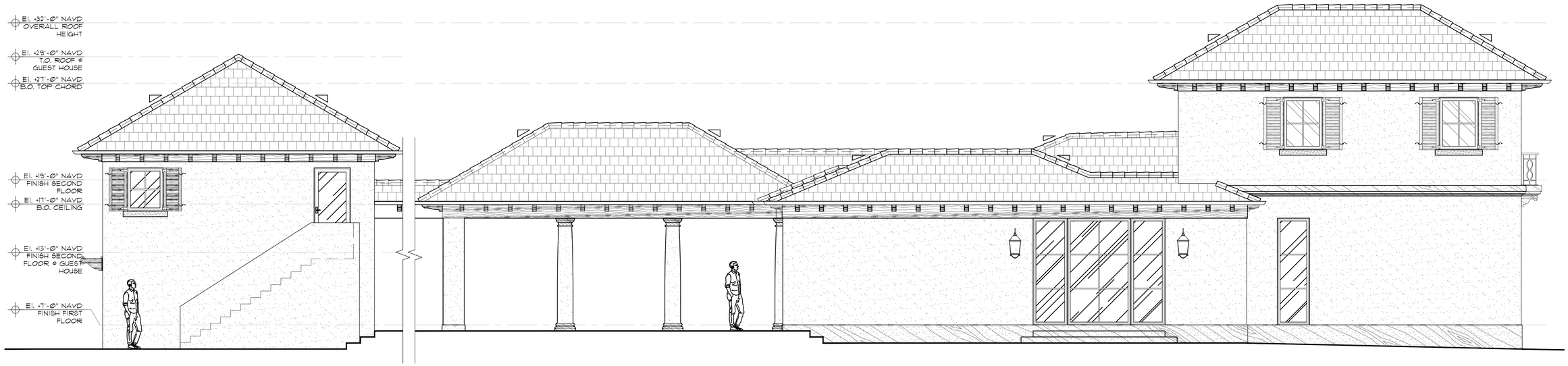
STATE OF FLORIDA
ANGELO L. DAVILA
AR0016639
ANGELO DAVILA R.A.
FLORIDA REG. ARCH.
#AR0016639

MP DESIGN &
ARCHITECTURE, INC
319 CLEMATIS STREET, SUITE 100
WEST PALM BEACH, FLORIDA 33401
561.833.7575
AA26001667

SHEET NO.
A202

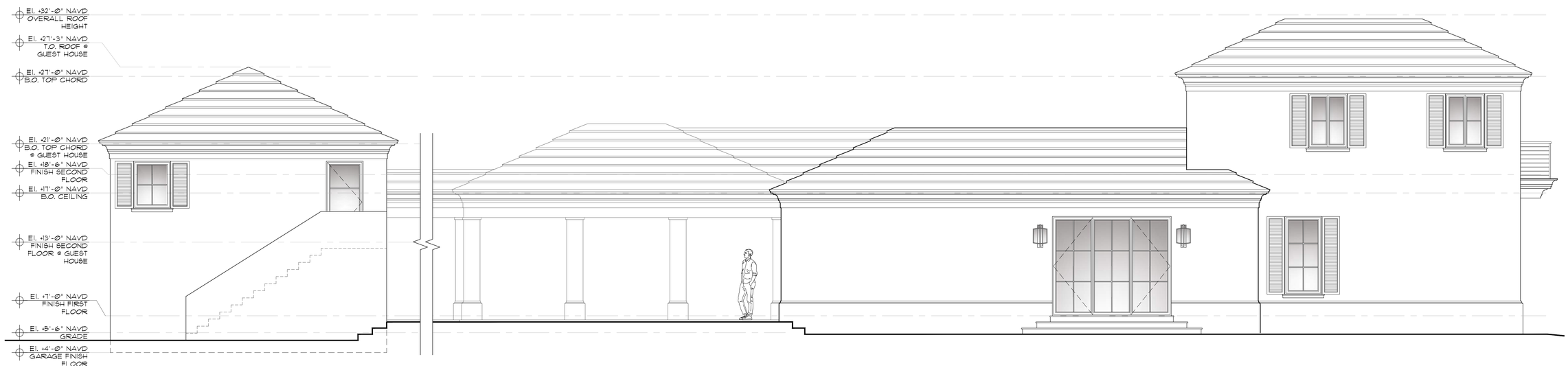
ARC-24-0071





Previously Presented East Elevation

Scale 1/4" = 1'-0"



Proposed Revised East Elevation

Scale 1/4" = 1'-0"

DESIGN & ARCHITECTURE

JASON CUTAJAR
ARCHITECTURAL DESIGN

COMM NO.
2508

DATE
6/6/2025

REVISIONS

New Residence at
224 Via Marila
Palm Beach FL 33480

STATE OF FLORIDA
ANGELO L. DAVILA
AR0016639
ANGELO DAVILA R.A.
FLORIDA REG. ARCH.
#AR0016639

MP DESIGN & ARCHITECTURE, INC
319 CLEMATIS STREET, SUITE 100
WEST PALM BEACH, FLORIDA 33401
561.833.7575
AA26001667

SHEET NO.
A203

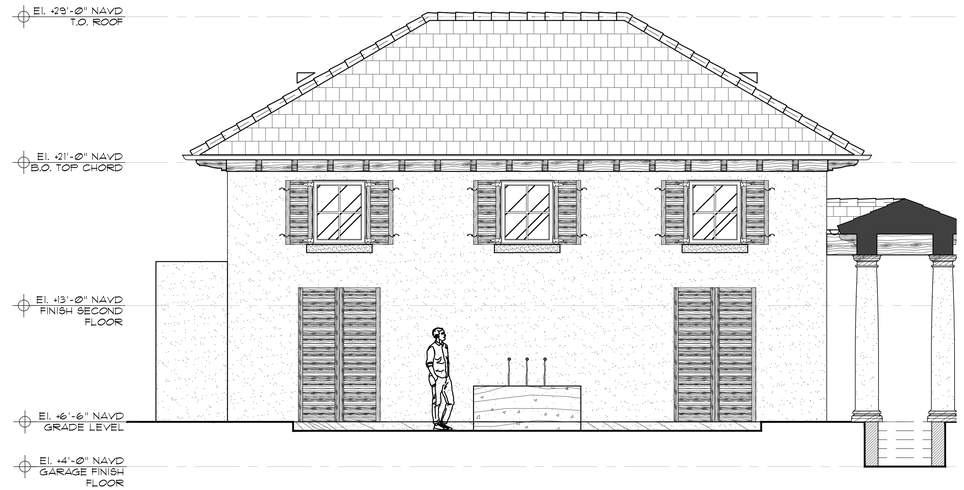
ARC-24-0071





Previously Presented Garage South Elevation

Scale 1/4" = 1'-0"



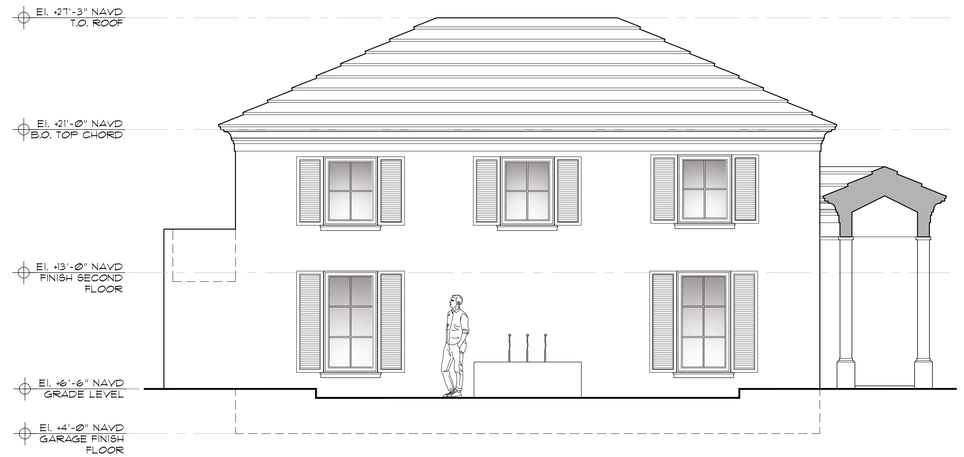
Previously Presented Garage North Elevation

Scale 1/4" = 1'-0"



Proposed Revised Garage South Elevation

Scale 1/4" = 1'-0"



Proposed Revised Garage North Elevation

Scale 1/4" = 1'-0"

MP DESIGN & ARCHITECTURE

JASON CUTAJAR ARCHITECTURAL DESIGN

MP DESIGN & ARCHITECTURE, INC
319 CLEMATIS STREET, SUITE 100
WEST PALM BEACH, FLORIDA 33401
561.833.7575
AA26001667

COMM NO.
2508

DATE
6/6/2025

REVISIONS

New Residence at
224 Via Marila
Palm Beach FL 33480

STATE OF FLORIDA
ANGELO L. DAVILA
AR0016639

ANGELO DAVILA, R.A.
FLORIDA REG. ARCH.
#AR0016639

ARC-24-0071

SHEET NO.
A204



White Cement Tile
Roof

Benjamin Moore
Cloud Cover OC-25
Walls

Benjamin Moore
Deep Silver 2124-30
Window Frames
& Railing

Benjamin Moore
Thundercloud Gray 2124-40
Shutters

MP DESIGN & ARCHITECTURE

JASON CUTAJAR
ARCHITECTURAL DESIGN
P 416-277-0119 F 416-241-8135
29 Bayview Drive
Toronto, Ontario
M5P 2N9
Canada

COMM NO.
2508

DATE
6/6/2025

REVISIONS

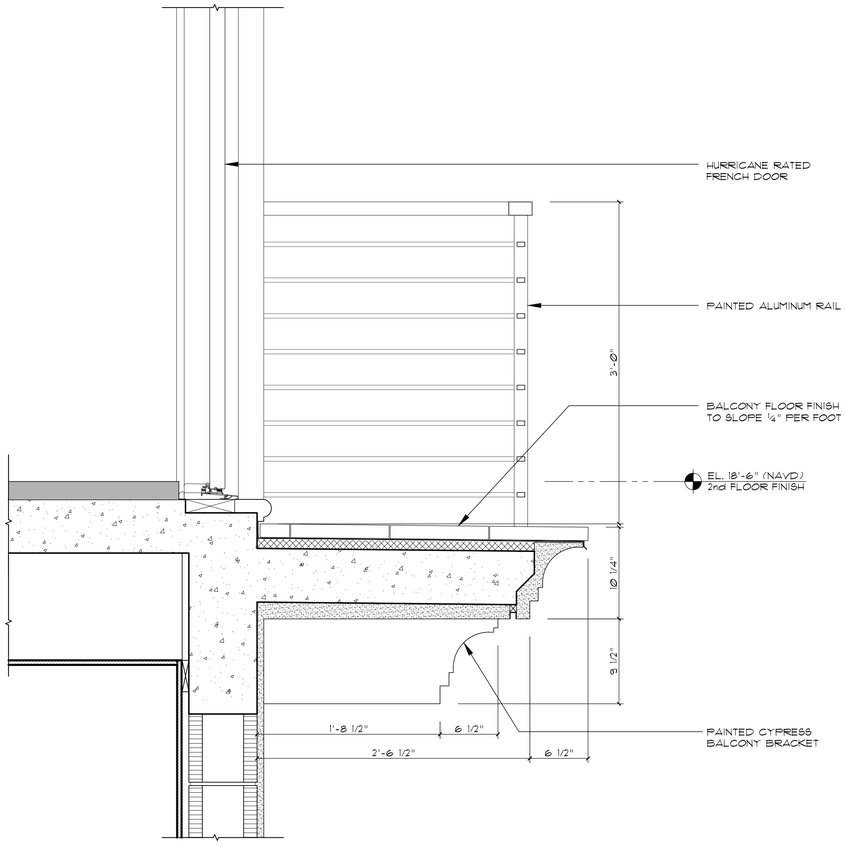
New Residence at
224 Via Marila
Palm Beach FL 33480

STATE OF FLORIDA
ANGELO L. DAVILA
AR0016639
ANGELO DAVILA R.A.
FLORIDA REG. ARCH.
#AR0016639

MP DESIGN &
ARCHITECTURE, INC
319 CLEMATIS STREET, SUITE 100
WEST PALM BEACH, FLORIDA 33401
561.833.7575
AA26001667

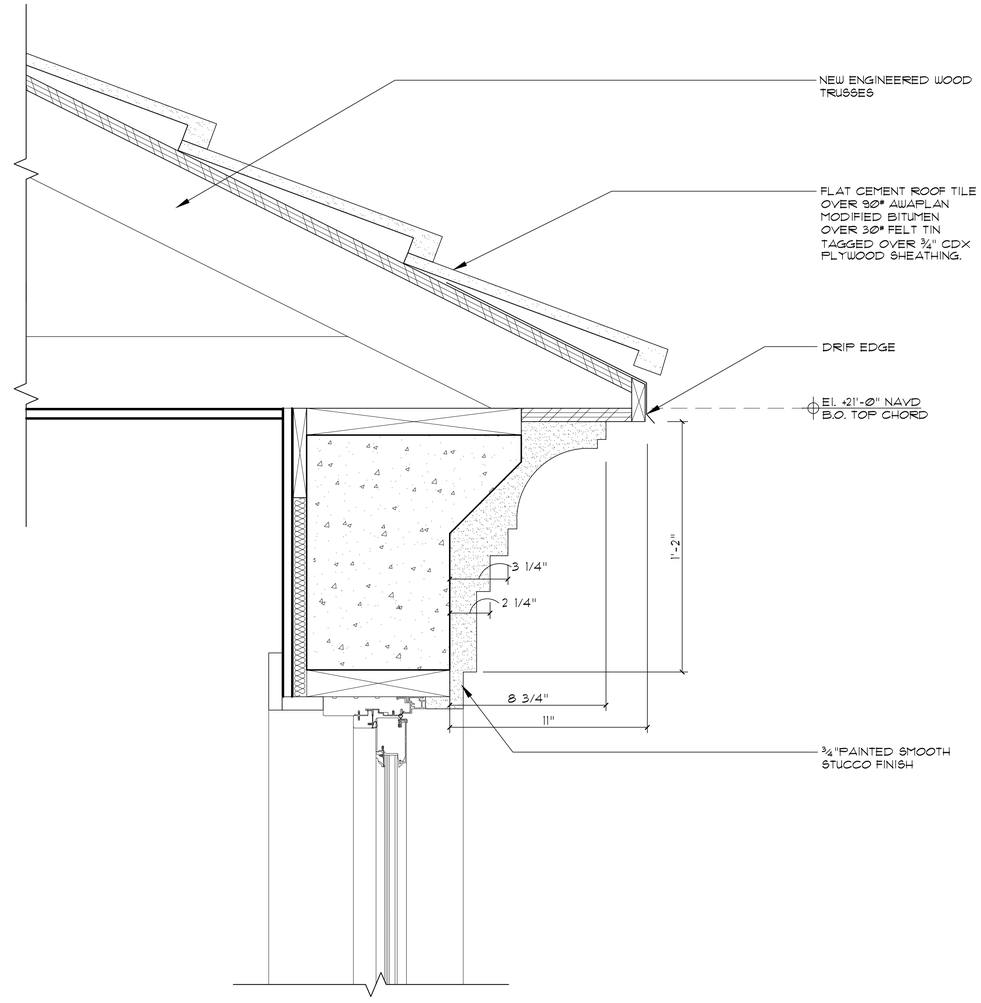
SHEET NO.
A205

ARC-24-0071



Proposed Juliet Balcony Section Detail

Scale 1 1/2" = 1'-0"



Proposed Eave Detail

Scale 3" = 1'-0"

MP DESIGN & ARCHITECTURE

JASON CUTAJAR
ARCHITECTURAL DESIGN

COMM NO.
2508

DATE
6/6/2025

REVISIONS

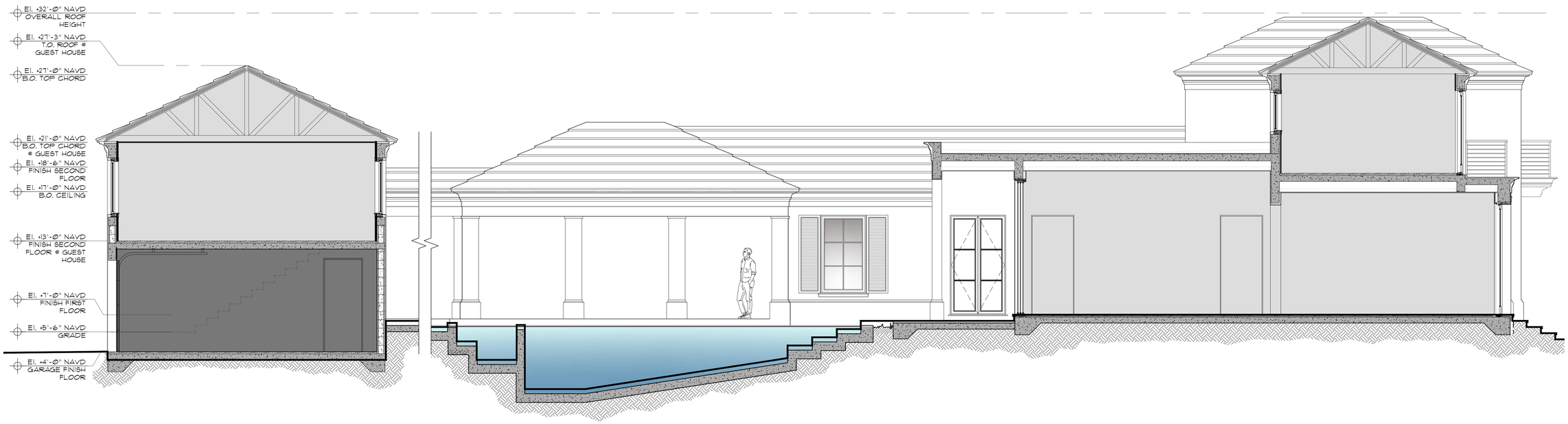
New Residence at
224 Via Marila
Palm Beach FL 33480

STATE OF FLORIDA
ANGELO L. DAVILA
AR0016639
ANGELO DAVILA R.A.
FLORIDA REG. ARCH.
#AR0016639

MP DESIGN &
ARCHITECTURE, INC
319 CLEMATIS STREET, SUITE 100
WEST PALM BEACH, FLORIDA 33401
561.833.7575
AA26001667

SHEET NO.
A300

ARC-24-0071



Proposed Section

Scale 1/4" = 1'-0"

DESIGN & ARCHITECTURE

JASON CUTAJAR
ARCHITECTURAL DESIGN

COMM NO.
2508

DATE
6/9/2025

REVISIONS

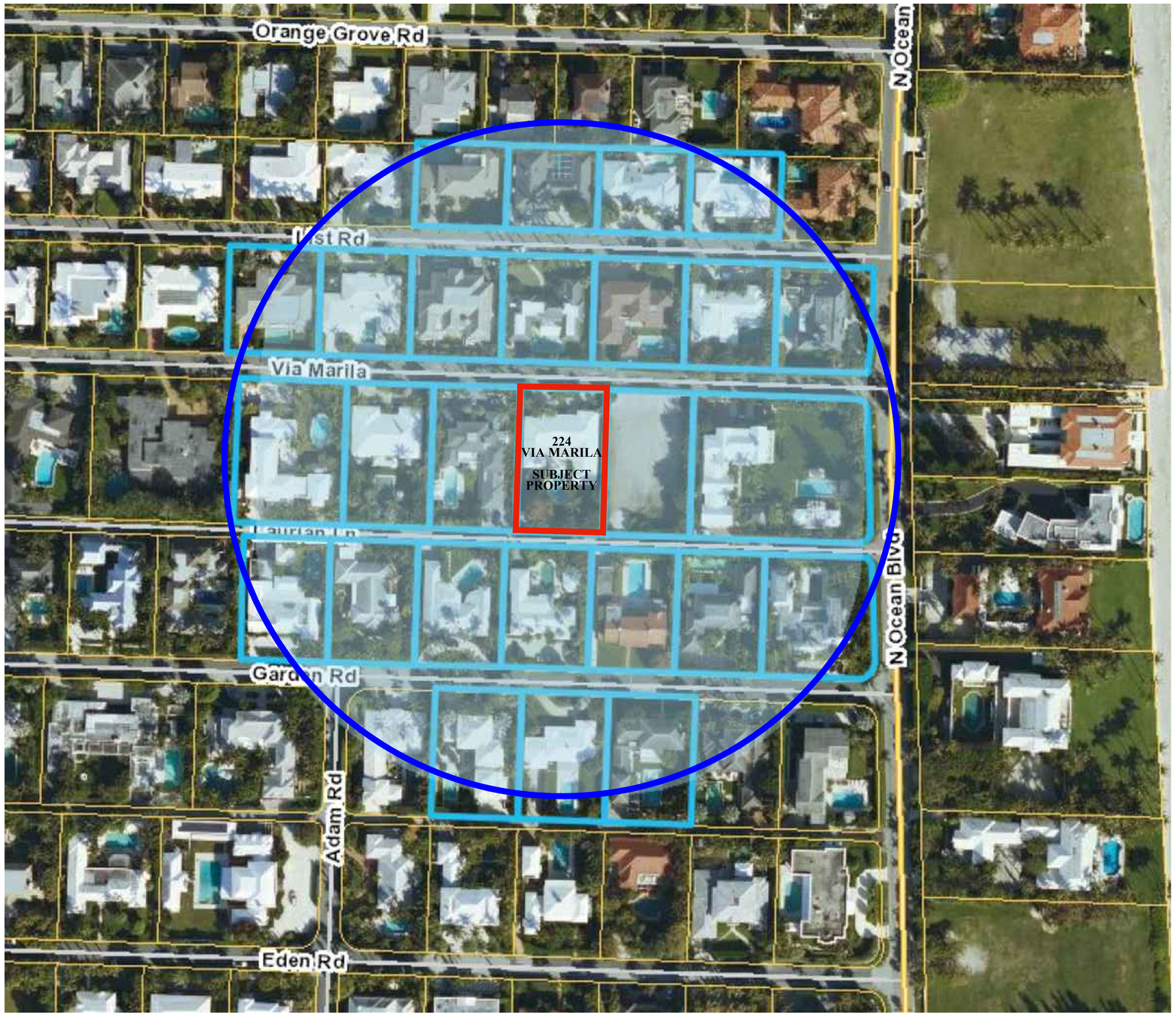
New Residence at
224 Via Marila
Palm Beach FL 33480

STATE OF FLORIDA
ANGELO L. DAVILA
AR0016639
ANGELO DAVILA R.A.
FLORIDA REG. ARCH.
#AR0016639

MP DESIGN &
ARCHITECTURE, INC
319 CLEMATIS STREET, SUITE 100
WEST PALM BEACH, FLORIDA 33401
561.833.7575
AA26001667

SHEET NO.
A301

ARC-24-0071



Vicinity Location Map

Scale N.T.S.

MP DESIGN & ARCHITECTURE

JASON CUTAJAR ARCHITECTURAL DESIGN

COMM NO.
2508

DATE
6/6/2025

REVISIONS

New Residence at
224 Via Marila
Palm Beach FL 33480

STATE OF FLORIDA
ANGELO L. DAVILA
AR0016639
ANGELO DAVILA R.A.
FLORIDA REG.NRSH.
#AR0016639

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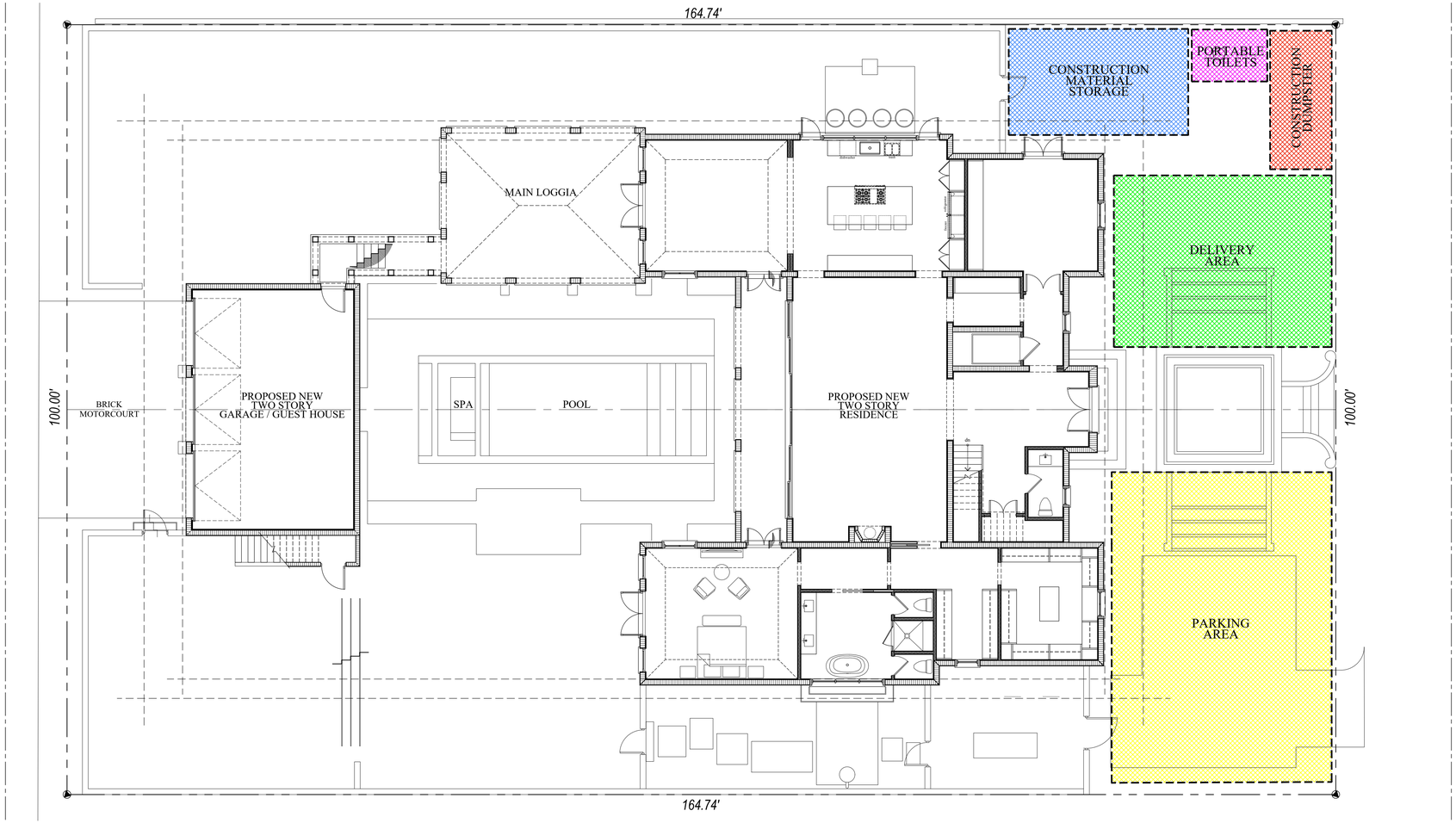
319 CLEMATIS STREET, SUITE 100
WEST PALM BEACH, FLORIDA 33401
561.833.7575
AA26001667

ARC-24-0071

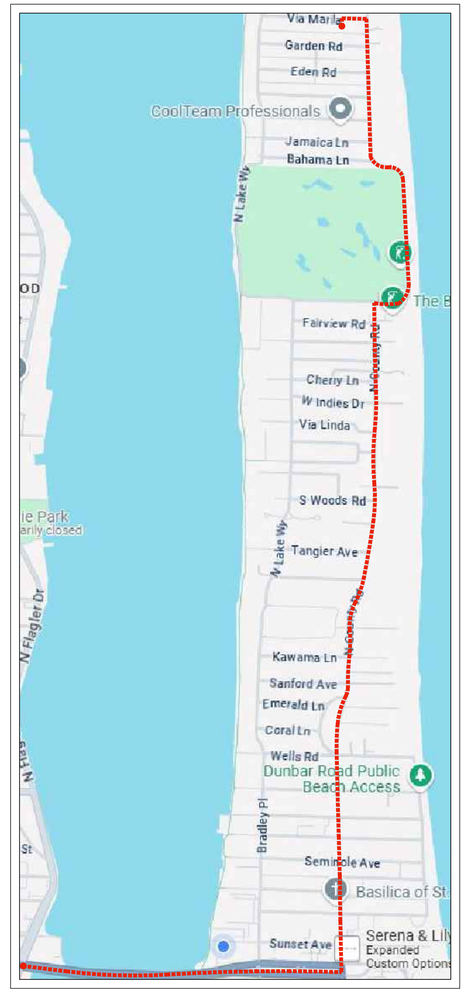
SHEET NO.
A006



Truck Logistics Plan

Scale 1/8" = 1'-0"





Truck Traffic Map

BEST ROUTE TO THE PROPERTY:
HEAD EAST ON FLAGLER MEMORIAL BRIDGE, CONTINUE ONTO ROYAL POINCIANA WAY, USE THE LEFT TWO LANES TO TURN LEFT ONTO N COUNTY RD, CONTINUE STRAIGHT TO STAY ON N COUNTY RD, TURN RIGHT ONTO COUNTRY CLUB RD, TURN LEFT ONTO VIA MARILA, DESTINATION WILL BE ON THE LEFT

MAXIMUM TRUCK LENGTH:
-30 FEET

MAXIMUM NUMBER OF TRIPS TO THE PROPERTY:
-80 (DUMPSTER AND BUILDING MATERIALS.)

MP DESIGN & ARCHITECTURE

JASON CUTAJAR ARCHITECTURAL DESIGN

COMM NO.
2508

DATE
6/6/2025

REVISIONS

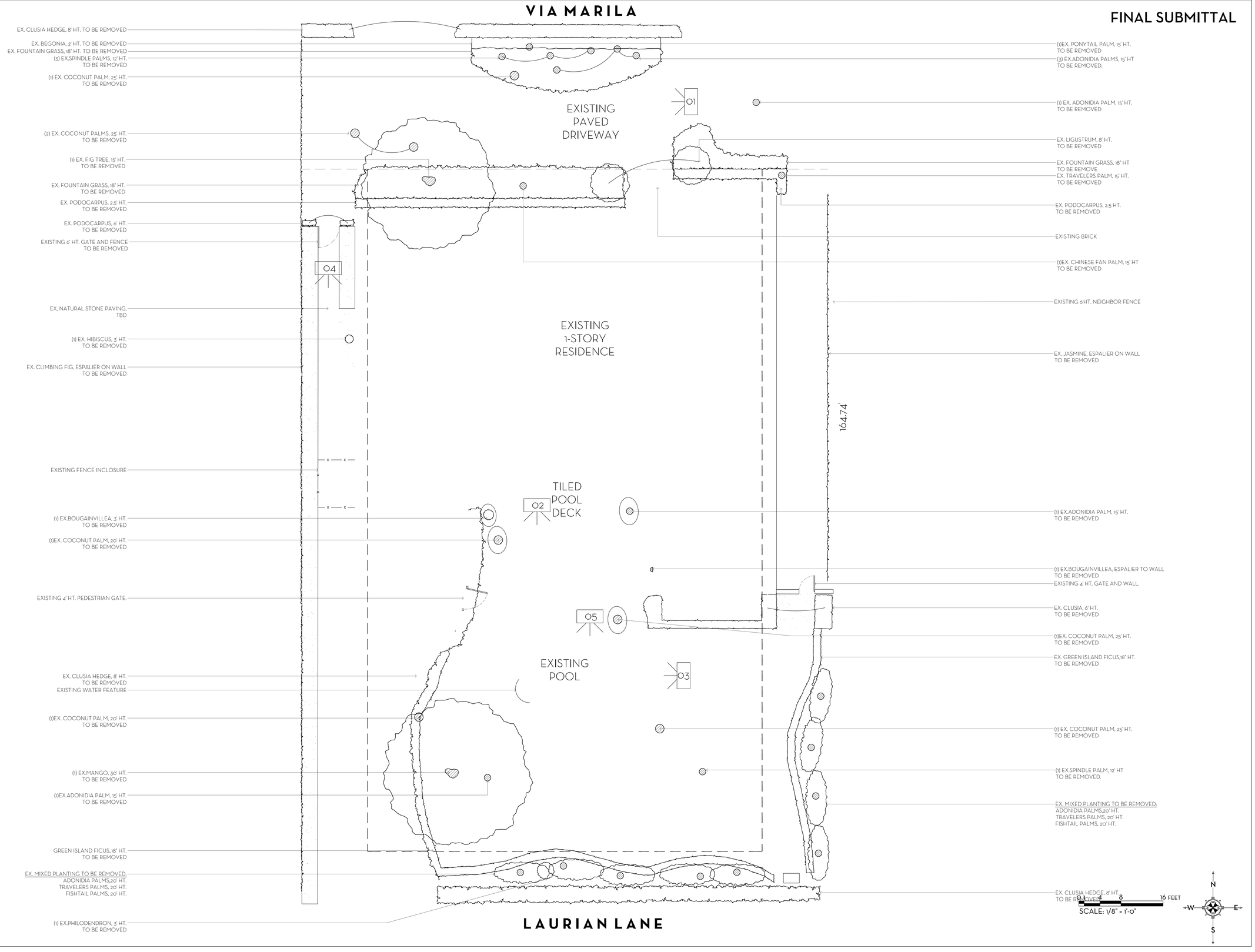
New Residence at
224 Via Marila
Palm Beach FL 33480

STATE OF FLORIDA — ANGELO L. DAVILA — AR0016339 — REGISTERED ARCH.
ANGELO L. DAVILA, R.A.
FLORIDA REG. ARCH.
FAR0016339

MP DESIGN & ARCHITECTURE, INC
319 CLEMATIS STREET, SUITE 100
WEST PALM BEACH, FLORIDA 33401
561.833.7575
AA26001667

ARC-24-0071

SHEET NO.
A007



MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

SCALE: 1/8" = 1'-0"

EXISTING CONDITIONS PLAN

RESIDENCE

224 VIA MARILA, PALM BEACH, FL.

06 JUNE 2025
05 MAY 2025
07 FEB 2025
04 DEC 2024
12 AUGUST 2024
29 JULY 2024
11 JULY 2024
24 JUNE 2024

NIEVERA WILLIAMS
DESIGN

625 N. Flagler Drive
Suite 502
West Palm Beach, FL 33401
P: 561-659-2820
F: 561-659-2113

NIEVERAWILLIAMS.COM

EX1

ARC-24-0071

FINAL SUBMITTAL



#01



#02



#03



#04



#05

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

SCALE: 1/8" = 1'-0"

EXISTING CONDITIONS PHOTOS

RESIDENCE

224 VIA MARILA, PALM BEACH, FL.

06 JUNE 2025
05 MAY 2025
07 FEB 2025
04 DEC 2024
12 AUGUST 2024
29 JULY 2024
11 JULY 2024
24 JUNE 2024

NIEVERA WILLIAMS
DESIGN

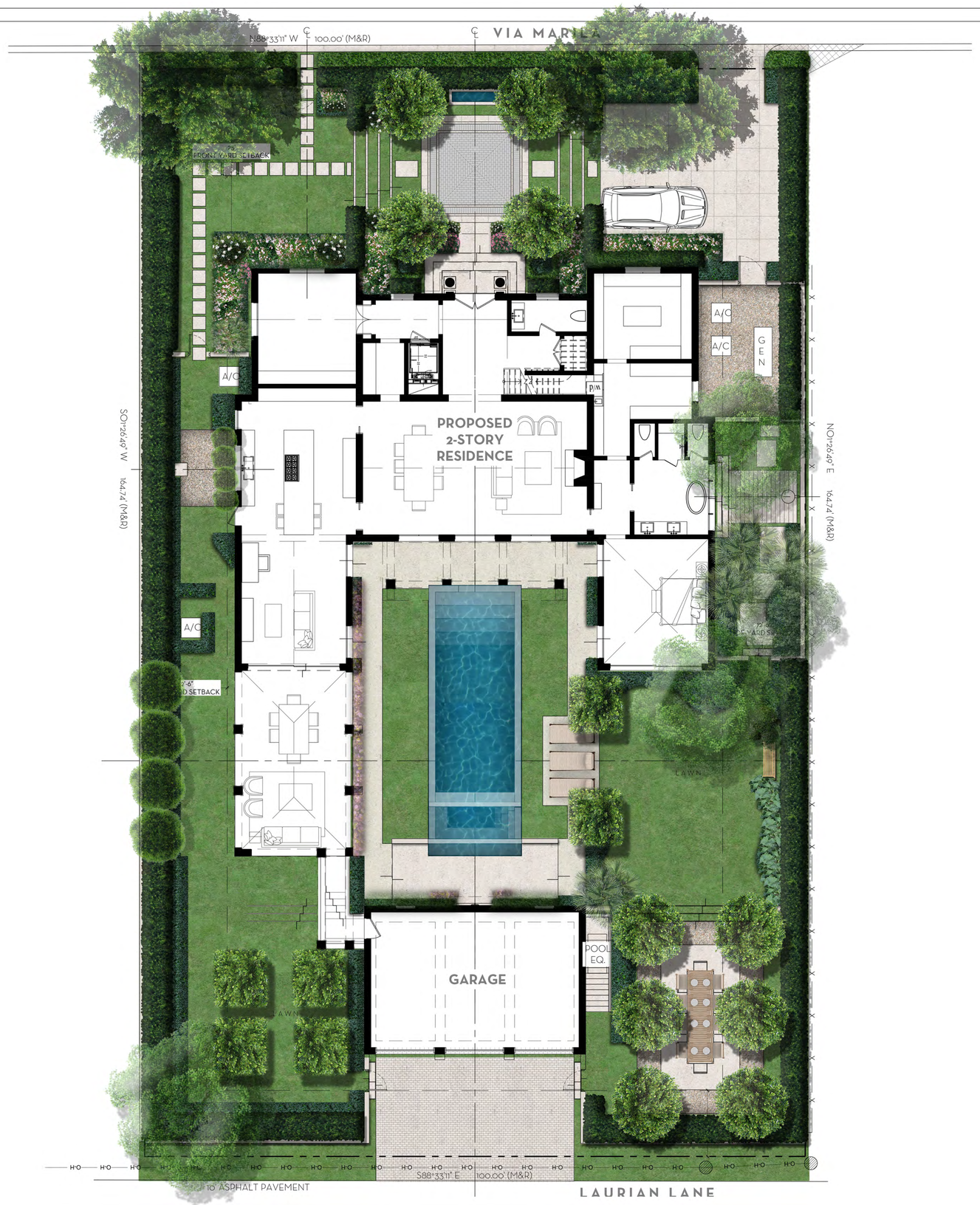
625 N. Flagler Drive
Suite 502
West Palm Beach, FL 33401
P: 561-659-2820
F: 561-659-2113

NIEVERAWILLIAMS.COM

EX2

ARC-24-0071

FILL CALCULATIONS
7.00' F.F.E. - 3.00' COR ◆ 2 = 2.00' (MAXIMUM LOT FILL)
NORTH SETBACK (FRONT YARD) = 5.50'-3.65' = 1.85' PROPOSED LOT FILL



SCALE: 1/8" = 1'-0"

FINAL SUBMITTAL
PREVIOUS PROPOSED

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

SCALE: 1/8" = 1'-0"

SITE RENDER
RESIDENCE
224 VIA MARILA, PALM BEACH, FL.

04 DEC 2024
12 AUGUST 2024
29 JULY 2024
11 JULY 2024
24 JUNE 2024

NIEVERA WILLIAMS
DESIGN

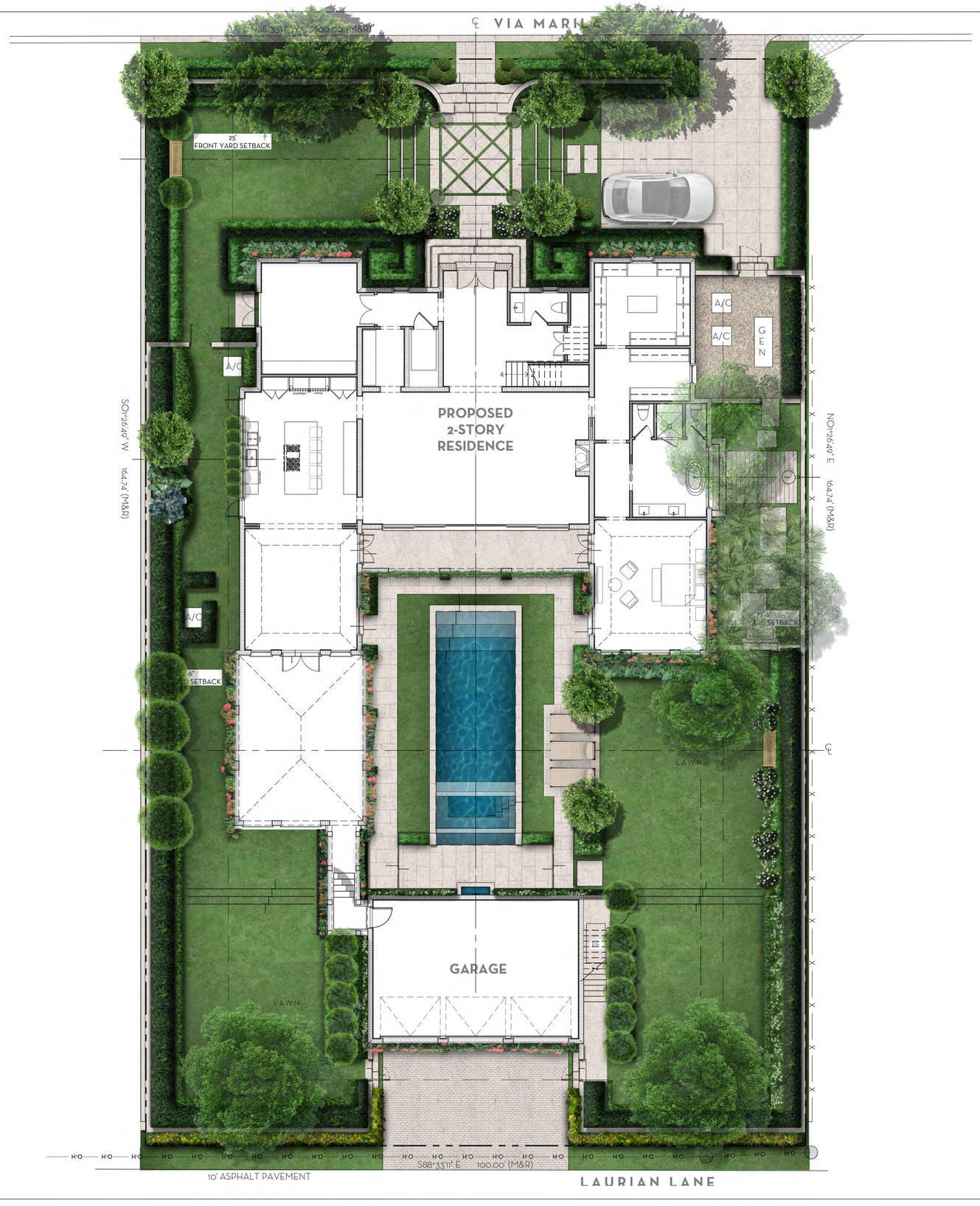
625 N. Flagler Drive
Suite 502
West Palm Beach, FL 33401
P: 561-659-2820
F: 561-659-2113

NIEVERAWILLIAMS.COM

SITE

ARC-24-0071

SCALE: 1/8" = 1'-0"



FINAL SUBMITTAL

CURRENTLY PROPOSED

SCALE: 1/8" = 1'-0"

0 1 4 8 16 FEET

SCALE: 1/8" = 1'-0"

N

W E

S

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

SITE PLAN

RESIDENCE

224 VIA MARILA, PALM BEACH, FL.

06 JUNE 2025
05 MAY 2025
07 FEB 2025
04 DEC 2024
12 AUGUST 2024
29 JULY 2024
11 JULY 2024
24 JUNE 2024

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SITE

ARC-24-0071









FINAL SUBMITTAL



PREVIOUSLY PROPOSED

1 EL1 FRONT YARD ELEVATION
SCALE: 1/4"=1'-0"



CURRENT SUBMISSION

1 EL1 FRONT YARD ELEVATION
SCALE: 1/4"=1'-0"

0 1 2 4 8 FEET
SCALE: 1/4" = 1'-0"

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

SCALE: 1/4" = 1'-0"

ELEVATION RENDERS
RESIDENCE
224 VIA MARILA, PALM BEACH, FL.

28 APRIL 2025
22 APRIL 2025
05 APRIL 2025
07 FEB 2025
04 DEC 2024
12 AUGUST 2024
29 JULY 2024
11 JULY 2024
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EL1

ARC-24-0071



PREVIOUSLY PROPOSED

1 / EL2 REAR YARD - ELEVATION
SCALE: 1/4"=1'-0"



CURRENT SUBMISSION

1 / EL2 REAR YARD - ELEVATION
SCALE: 1/4"=1'-0"

0 1 2 4 8 FEET
SCALE: 1/4" = 1'-0"

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

SCALE: 1/4" = 1'-0"

REAR ELEVATION RENDERING

RESIDENCE

224 VIA MARILA, PALM BEACH, FL.

04 DEC 2024
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11 JULY 2024
24 JUNE 2024

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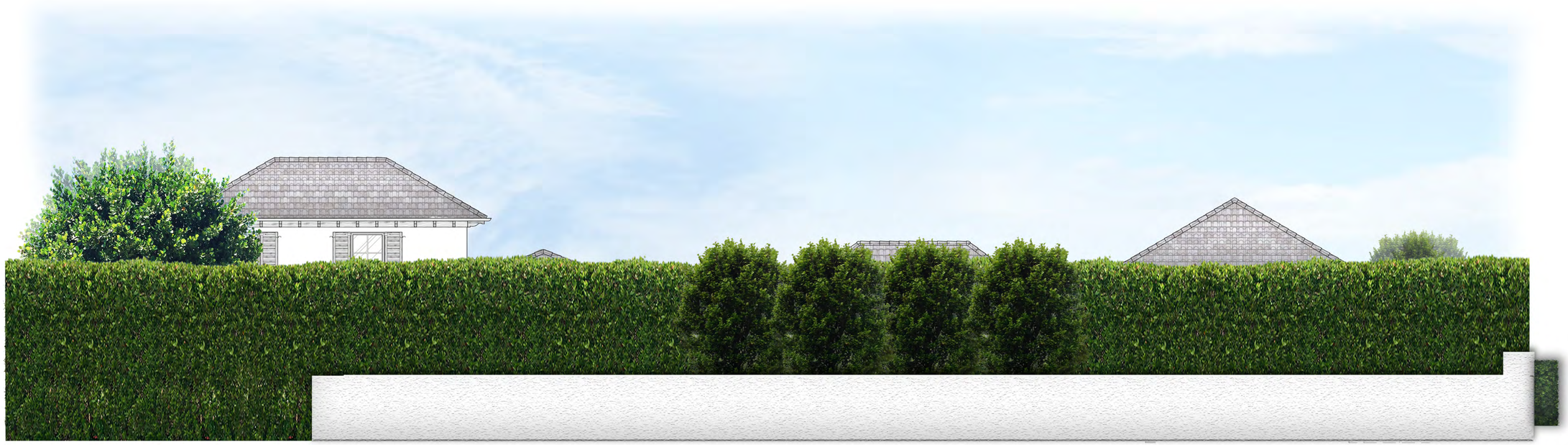
EL2

ARC-24-0071



PREVIOUSLY PROPOSED

1 EL3 WEST - ELEVATION
SCALE: 1/4"=1'-0"



CURRENT SUBMISSION

1 EL3 WEST - ELEVATION
SCALE: 1/4"=1'-0"

0 1 2 4 8 FEET
SCALE: 1/4" = 1'-0"

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

SCALE: 1/4" = 1'-0"

WEST ELEVATION RENDERING

RESIDENCE

224 VIA MARILA, PALM BEACH, FL.

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EL3

ARC-24-0071



PREVIOUSLY PROPOSED

1 EL4 EAST - ELEVATION
SCALE: 1/4"=1'-0"



CURRENT SUBMISSION

1 EL4 EAST - ELEVATION
SCALE: 1/4"=1'-0"

0 1 2 4 8 FEET
SCALE: 1/4" = 1'-0"

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

SCALE: 1/4" = 1'-0"

EAST ELEVATION RENDERING

RESIDENCE

224 VIA MARILA, PALM BEACH, FL.

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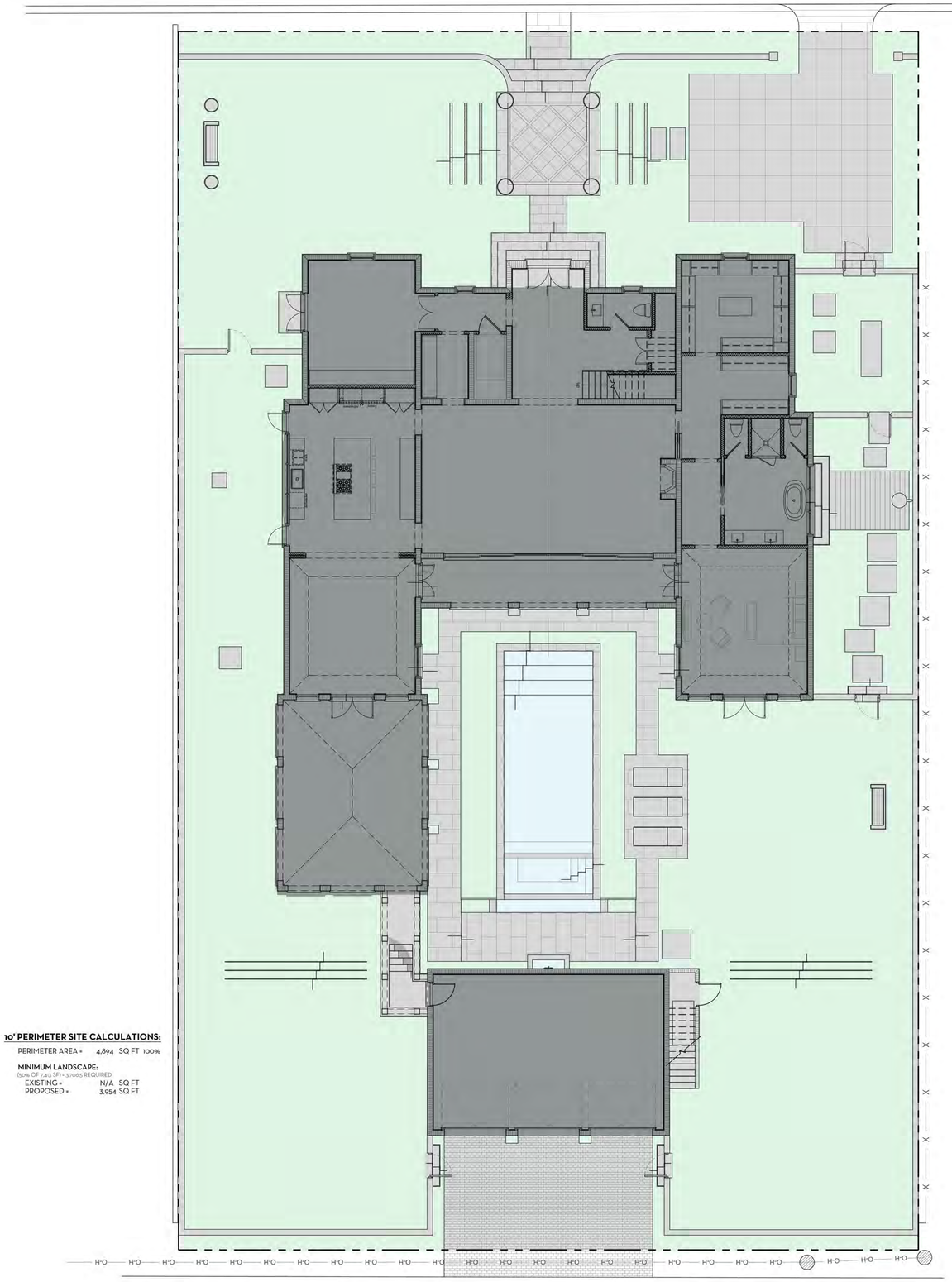
EL4

ARC-24-0071

FINAL SUBMITTAL



OVERALL R-B SITE CALCULATIONS:

SITE AREA =	16,474	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	7,413	SQ FT	45%
EXISTING =	N/A	SQ FT	
PROPOSED =	8,320	SQ FT	50%

FRONT SETBACK SITE CALCULATIONS:

25' SETBACK AREA =	2,500	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	1,000	SQ FT	40%
EXISTING =	N/A	SQ FT	
PROPOSED =	1,605	SQ FT	64.2%

10' PERIMETER SITE CALCULATIONS:

PERIMETER AREA =	4,894	SQ FT	100%
MINIMUM LANDSCAPE: (50% OF 7,413 SF) = 3,706.5 REQUIRED			
EXISTING =	N/A	SQ FT	
PROPOSED =	3,954	SQ FT	

LEGEND

OPEN SPACE	
HARDSCAPE	
BUILDING/STRUCTURE	

0 1 4 8 16 FEET
SCALE: 1/8" = 1'-0"

N W E S

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

SCALE: 1/8" = 1'-0"

OVERALL- OPEN SPACE DIAGRAM

RESIDENCE

224 VIA MARILA, PALM BEACH, FL.

06 JUNE 2025
05 MAY 2025
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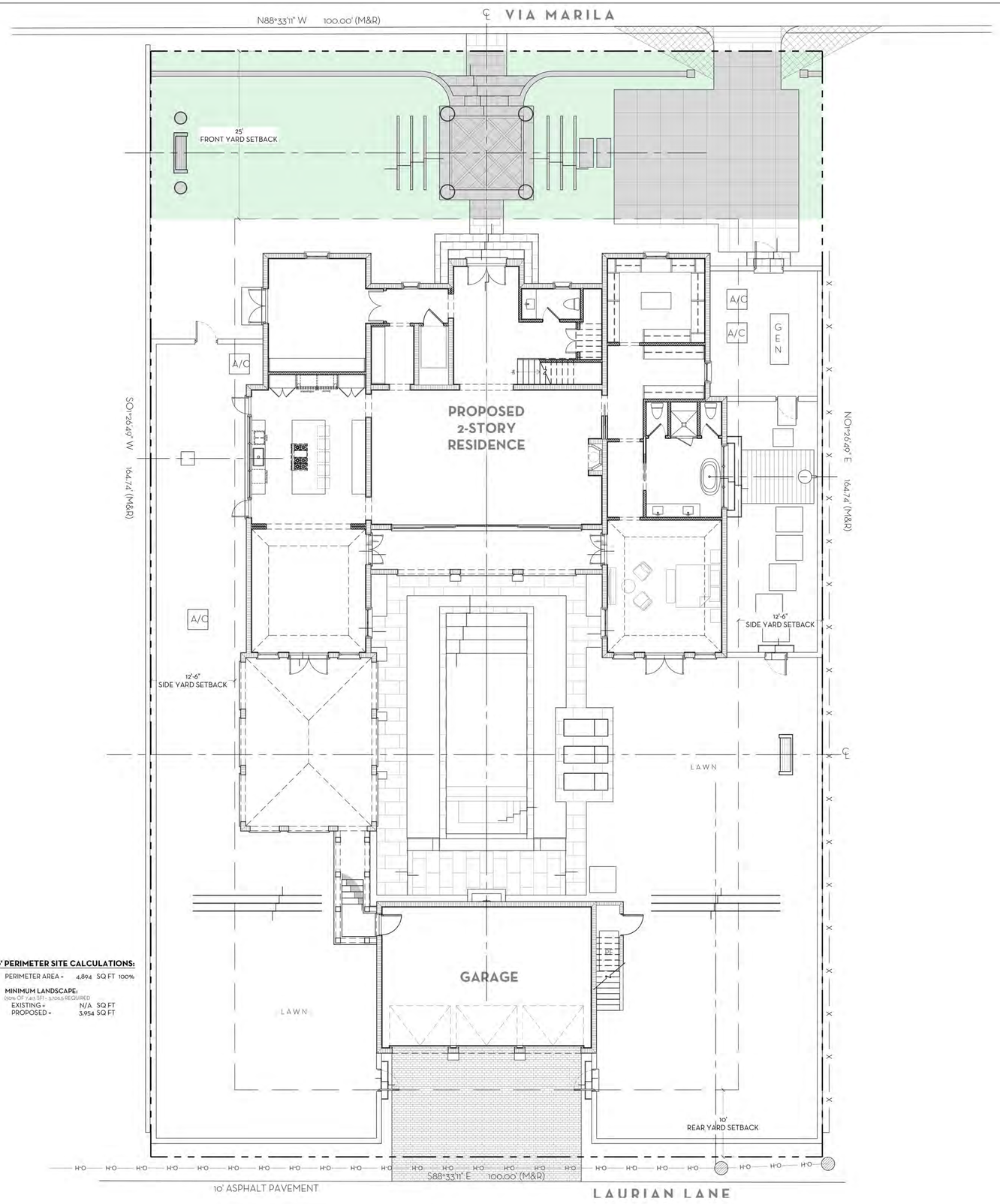
OS1

ARC-24-0071

FINAL SUBMITTAL



OVERALL R-B SITE CALCULATIONS:

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MINIMUM LANDSCAPE:			
REQUIRED =	7,413	SQ FT	45%
EXISTING =	N/A	SQ FT	
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MINIMUM LANDSCAPE:			
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EXISTING =	N/A	SQ FT	
PROPOSED =	1,605	SQ FT	64.2%

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PERIMETER AREA =	4,894	SQ FT	100%
MINIMUM LANDSCAPE:			
(50% OF 7,414 SF) = 3,706.5 REQUIRED			
EXISTING =	N/A	SQ FT	
PROPOSED =	3,954	SQ FT	

LEGEND

OPEN SPACE	
HARDSCAPE	
BUILDING/STRUCTURE	

0 1 4 8 16 FEET
SCALE: 1/8" = 1'-0"

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

SCALE: 1/8" = 1'-0"

FRONT SETBACK- OPEN SPACE DIAGRAM

RESIDENCE

224 VIA MARILA, PALM BEACH, FL.

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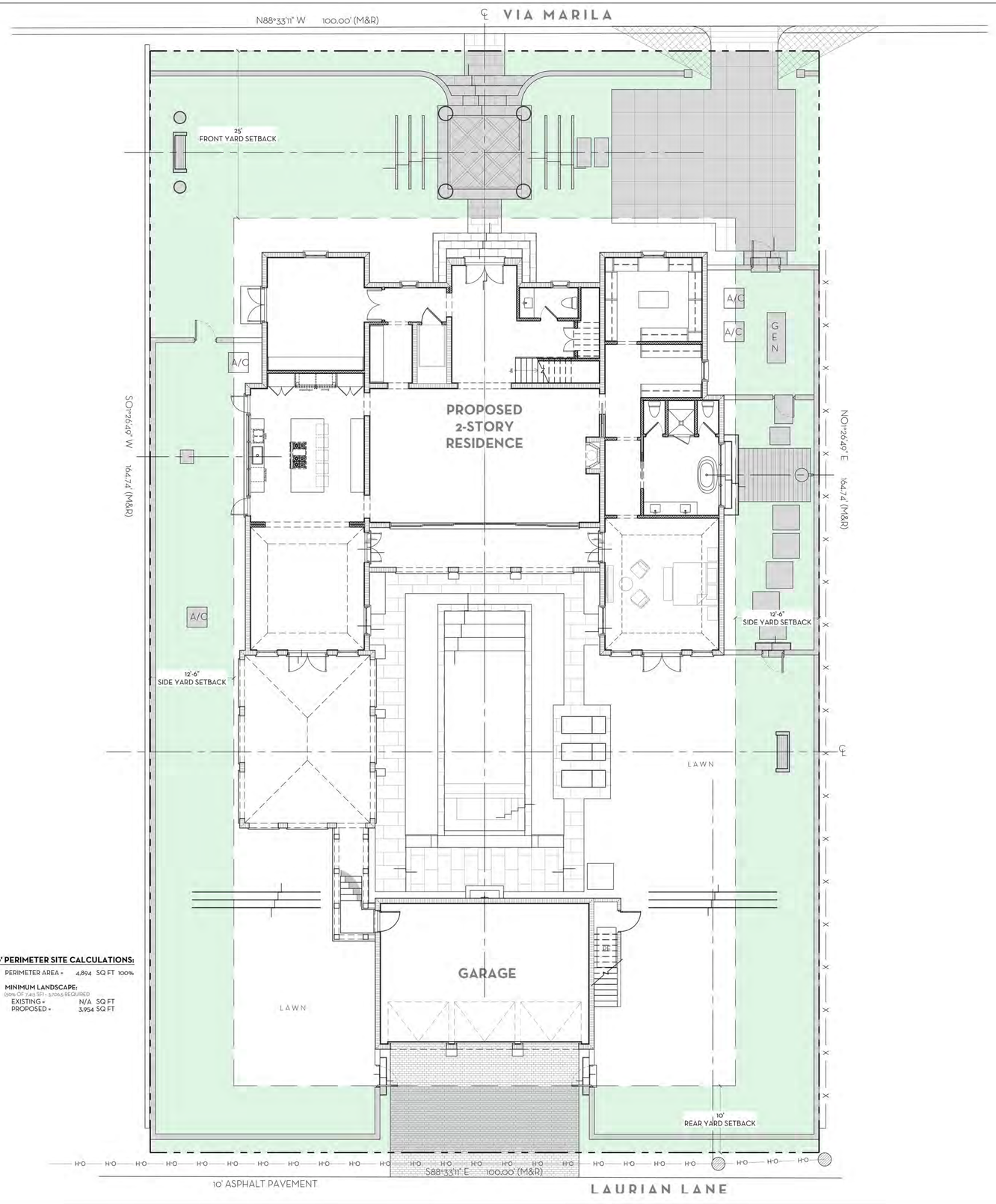
OS2

ARC-24-0071

FINAL SUBMITTAL



OVERALL R-B SITE CALCULATIONS:

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MINIMUM LANDSCAPE:			
REQUIRED =	7,413	SQ FT	45%
EXISTING =	N/A	SQ FT	
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REQUIRED =	1,000	SQ FT	40%
EXISTING =	N/A	SQ FT	
PROPOSED =	1,605	SQ FT	64.2%

10' PERIMETER SITE CALCULATIONS:

PERIMETER AREA =	4,894	SQ FT	100%
MINIMUM LANDSCAPE:			
(50% OF 7,413 SF) = 3,706.5 REQUIRED			
EXISTING =	N/A	SQ FT	
PROPOSED =	3,954	SQ FT	

LEGEND

- OPEN SPACE
- HARDSCAPE
- BUILDING/STRUCTURE

SCALE: 1/8" = 1'-0"

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

SCALE: 1/8" = 1'-0"

SIDE SETBACK- OPEN SPACE DIAGRAM

RESIDENCE

224 VIA MARILA, PALM BEACH, FL.

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OS3

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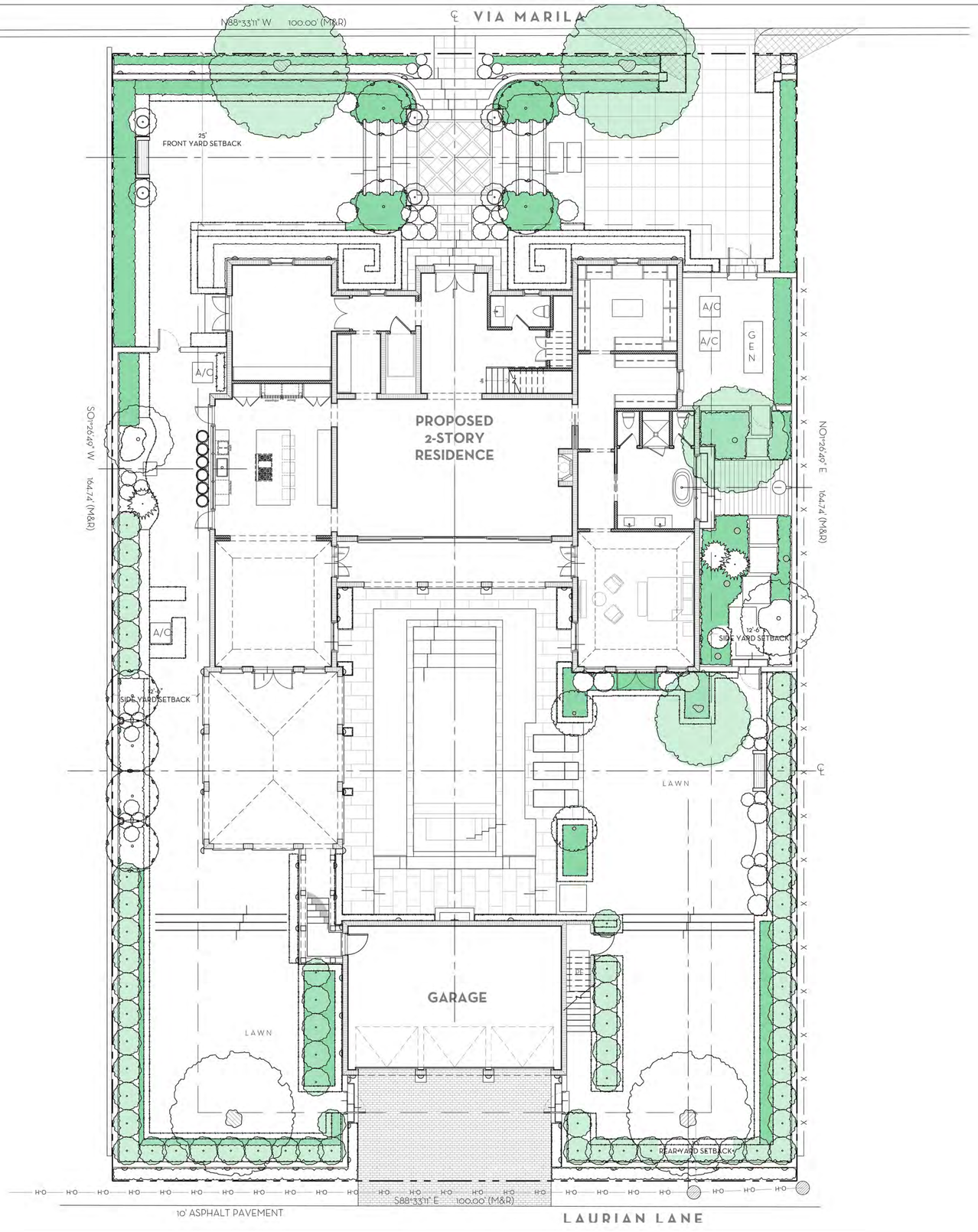

LEGEND

NATIVE LANDSCAPE

0 1 4 8 16 FEET

SCALE: 1/8" = 1'-0"

N

W E

S

FINAL SUBMITTAL

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

SCALE: 1/8" = 1'-0"

NATIVE LANDSCAPE DIAGRAM

RESIDENCE

224 VIA MARILA, PALM BEACH, FL.

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OS4

ARC-24-0071

OVERALL R-B SITE CALCULATIONS:

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MINIMUM LANDSCAPE:			
REQUIRED =	7,413	SQ FT	45%
EXISTING =	N/A	SQ FT	
PROPOSED =	8,320	SQ FT	50%

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EXISTING =	N/A	SQ FT	
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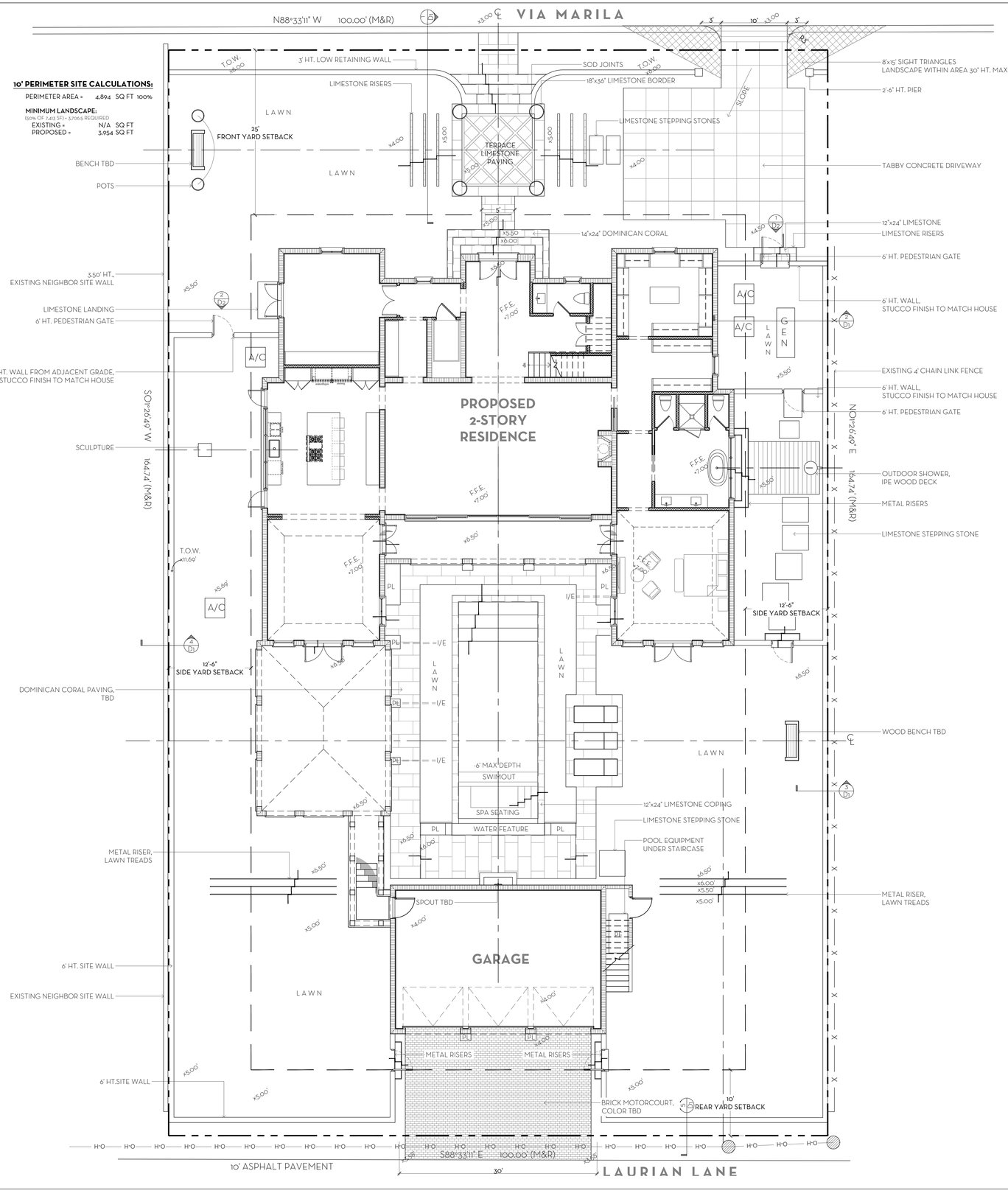
10' PERIMETER SITE CALCULATIONS:

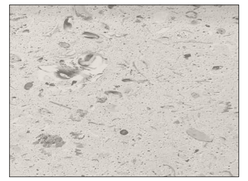
PERIMETER AREA =	4,894	SQ FT	100%
MINIMUM LANDSCAPE:			
(50% OF 7,413 SF) = 3,706.5 REQUIRED			
EXISTING =	N/A	SQ FT	
PROPOSED =	3,954	SQ FT	

FILL CALCULATIONS
7.00' F.F.E. - 3.00' COR ÷ 2 = 2.00' (MAXIMUM LOT FILL)
NORTH SETBACK (FRONT YARD) = 5.00'-3.69'= 1.31' PROPOSED LOT FILL

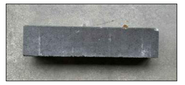


FINAL SUBMITTAL


LIMESTONE


BEIGE TABBY CONCRETE


GRAVEL


GRAY BRICK

0 1 4 8 16 FEET
SCALE: 1/8" = 1'-0"

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

SCALE: 1/8" = 1'-0"

HARDSCAPE PLAN
RESIDENCE
224 VIA MARILA, PALM BEACH, FL.

06 JUNE 2025
05 MAY 2025
07 FEB 2025
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NIEVERA WILLIAMS
DESIGN

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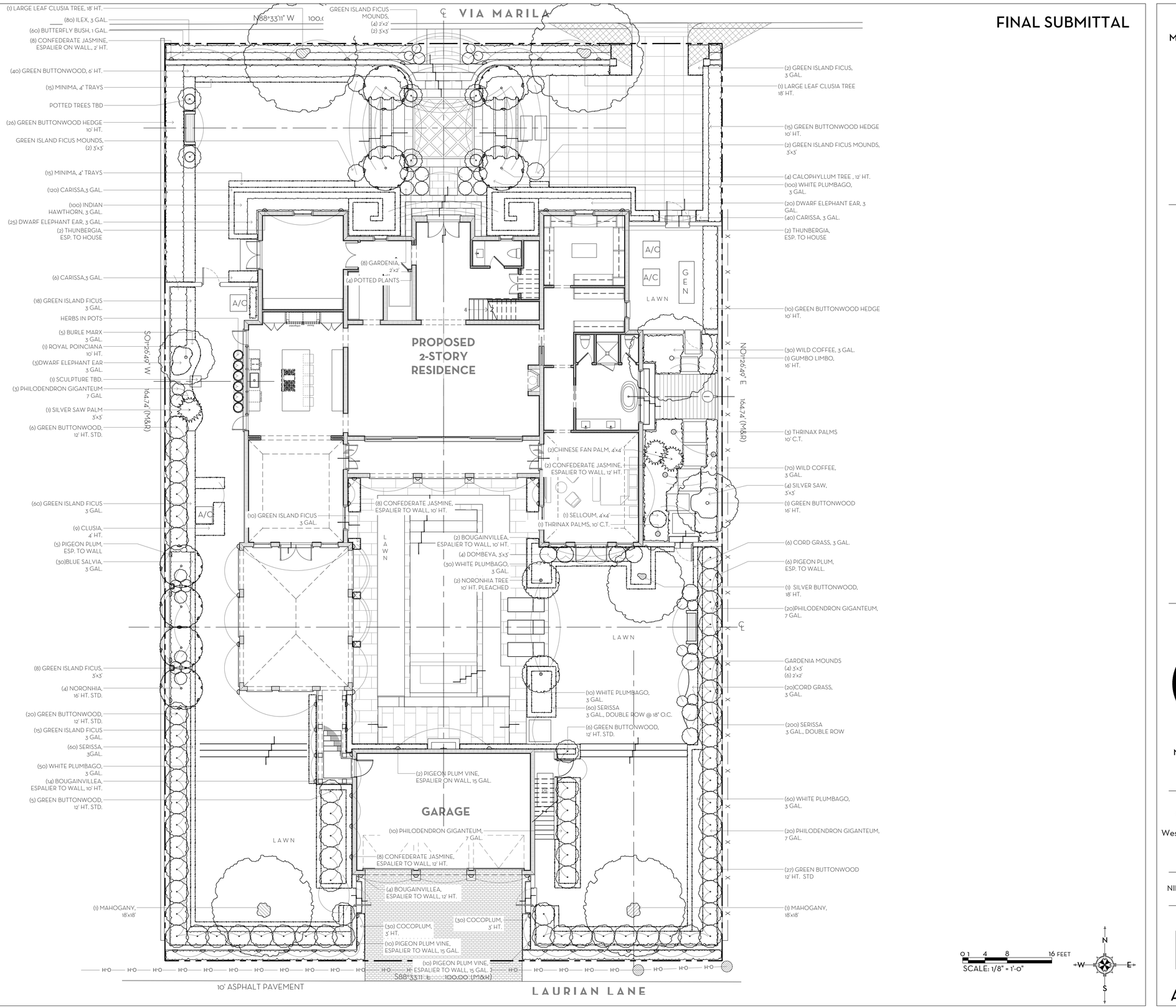

FINAL SUBMITTAL

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

SCALE: 1/8" = 1'-0"

LANDSCAPE PLAN

RESIDENCE

224 VIA MARILA, PALM BEACH, FL.

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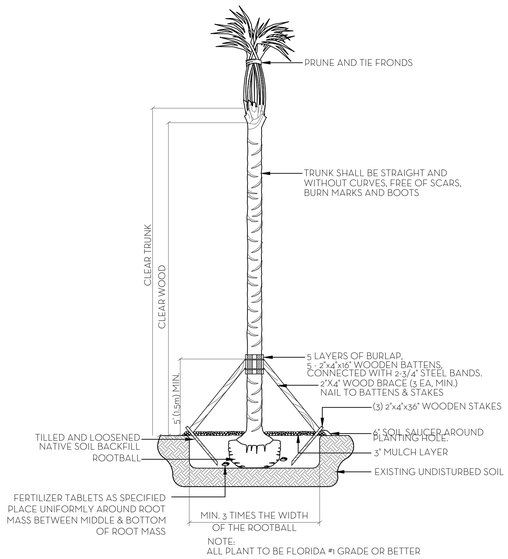
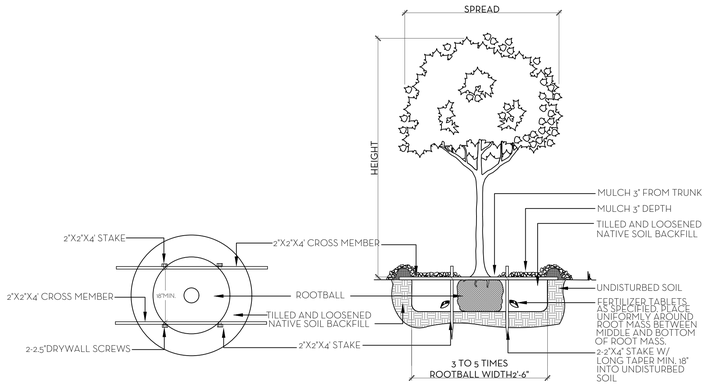


NOTE:
ALL PLANT TO BE FLORIDA #1 GRADE OR BETTER

PALM PLANTING DETAIL
N.T.S.

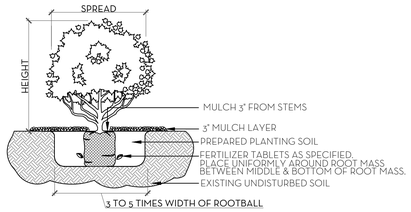
NOTES:
1. ALL WOOD SHALL BE SPRUCE OR PINE-NOT PRESSURE TREATED.
2. CROSS TIES SHALL NOT CROSS OVER WOODY ROOTS.
3. REMOVE ALL STRING &/OR WIRE WRAPPED AROUND TRUNK.
4. REMOVE ALL STRAPS, ROPES, WIRE, &/OR STRINGS USED TO LIFT THE ROOTBALL.
5. REMOVE ALL BURLAP &/OR WIRE FROM THE TOP OF THE ROOT BALL.
6. TOP OF ROOTBALL TO BE SET 2" BELOW FINISH SURROUNDING FINISH GRADE.



NOTE:
ALL PLANT TO BE FLORIDA #1 GRADE OR BETTER

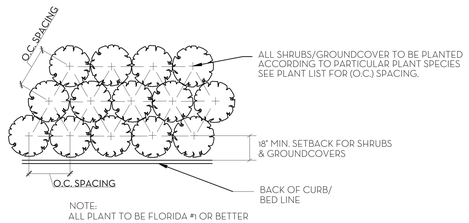
TREE PLANTING DETAIL
N.T.S.

SOD NOTES:
1. ROUGH GRADE PROVIDED BY CONTRACTOR 4"-5" BELOW GRADE
2. RAKE AND REMOVE ALL CONSTRUCTION DEBRIS
3. PRIOR TO LAYING SOD ADD 80% HORTANA AND 20% CANADIAN PEAT, 2" MIN,
4. AFTER LAYING SOD APPLY NECESSARY PESTICIDES AND FUNGICIDES.
5. IRRIGATE REGULARLY, REFER TO IRRIGATION DRAWINGS



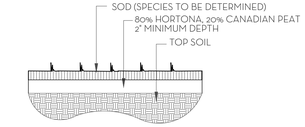
NOTE:
ALL MATERIAL TO BE FLORIDA #1 OR BETTER

SHRUB & GROUNDCOVER PLANTING DETAIL
N.T.S.



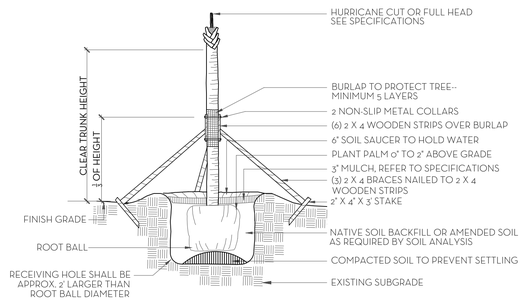
NOTE:
ALL PLANT TO BE FLORIDA #1 OR BETTER

PLANT SPACING DETAIL
N.T.S.



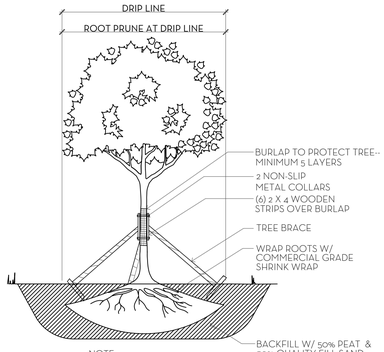
SOD PLANTING DETAIL
N.T.S.

NOTE: BUD SHALL BE PERPENDICULAR TO GROUND PLANE. TRUNK SHALL BE STRAIGHT AND WITHOUT CURVES. NO SCARRED OR BLACKENED TRUNKS.



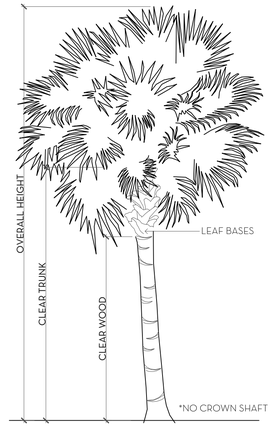
NOTES: STAKING & GUYING REQUIRED FOR PALMS, IF NECESSARY, OR AS DIRECTED BY THE LANDSCAPE ARCHITECT. ALL PLANT TO BE FLORIDA #1 OR BETTER

PALM TREE PLANTING AND STAKING DETAIL
N.T.S.



NOTE:
1. ALLOW 4-6 WEEKS BEFORE MOVING TREES.
2. PROVIDE DRIP IRRIGATION.
3. ALL PLANT MATERIAL TO BE FLORIDA #1 GRADE OR BETTER

TREE ROOT PRUNING DETAIL
N.T.S.



PALM SPECIFICATION DETAIL
N.T.S.

FERTILIZATION

SHRUBS AND TREES
ALL TREES AND SHRUBS SHALL BE FERTILIZED WITH "AGRIFORM" 20-15-5 PLANTING TABLETS AT TIME OF INSTALLATION AND PRIOR TO COMPLETION OF PIT BACKFILLING. TABLETS SHALL BE PLACED UNIFOMLY AROUND THE ROOT MASS OF A DEPTH THAT IS BETWEEN THE MIDDLE AND BOTTOM OF THE ROOT MASS.
APPLICATION RATE:
1 GALLON CAN: 1 - 21 GRAM TABLET
3 GALLON CAN: 2 - 21 GRAM TABLETS
5 GALLON CAN: 3 - 21 GRAM TABLETS
7 GALLON CAN: 4 - 21 GRAM TABLETS
TREES: 3 - 21 GRAM TABLETS EACH 1/2" OF CALIPER
PALMS: 7 - 21 GRAM TABLETS

GROUNDCOVER AREAS
ALL GROUNDCOVER AREAS SHALL RECEIVE FERTILIZATION WITH "OZMOCOTE" TIME RELEASE FERTILIZER AS PER MANUFACTURER'S SPECIFICATIONS.

FINAL SUBMITTAL

NIEVERA WILLIAMS DESIGN

224 Via Marila

06/09/2025

Common Name	Botanical Name	Quantity	Install Specification	Native Status
TREES				
Large Leaf Clusia	Clusia rosea	2	18' HT. Character Tree	*
Calophyllum	Calophyllum brasiliense	4	12' HT.	
Noronhia Tree	Calophyllum brasiliense	2	10' HT. PLEACHED	
Noronhia Tree	Noronhia emarginata	4	16' HT. STD.	
Silver Buttonwood	Conocarpus erectus 'Sericeus'	1	18' HT.	
Gumbo Limbo Tree	Bursera simaruba	1	16' HT.	*
Royal Poinciana		1	10' HT.	
Green Buttonwood	Conocarpus erectus	58	12' HT. STD.	*
Mahogany Tree	Swietenia mahagoni	2	18'x18'	
		75		81%
PALMS				
Thrinax Palms		4	10' C.T.	*
HEDGE/SHRUB				
Green Island Ficus Mounds	Ficus microcarpa	14	3'x3'	
Green Island Ficus Mounds	Ficus microcarpa	4	2'x2'	
Pigeon Plum	Coccoloba diversifolia	20	Esp. to Wall	*
Clusia	Clusia guttifera	9	4' HT.	
Gardenia Mounds	Gardenia jasminoides	14	2' x 2' HT.	
Gardenia Mounds	Gardenia jasminoides	4	3' x 3' HT.	
Philodendron Burle Marx		3	3 GAL.	
Podocarpus	Podocarpus macrophyllus	56	4' HT.	
Green Buttonwood	Conocarpus erectus	40	6' HT.	*
Green Buttonwood	Conocarpus erectus	51	10' HT.	*
Silver Saw Palmetto	Serenoa repens	4	3' x 3'	*
Dombeya	Dombeya wallichi	4	3' x 3'	
Selloum	Philodendron bipinnatifidum	1	4' x 4'	
Chinese Fan Palm	Livistona chinensis	2	4' x 4'	
Indian Hawthorn	Rhaphiolepis indica	100	3 GAL.	
Thunbergia	Thunbergia	4	Esp. to House	
Serissa	Serissa japonica	60	3 GAL.,	
Serissa	Serissa japonica	260	3 GAL., Double row @18" O.C.	
Confederate Jasmine	Trachelospermum jasminoides	8	Esp. to Wall, 2' HT.	
Confederate Jasmine	Trachelospermum jasminoides	4	Esp. to Wall, 10' HT.	
Confederate Jasmine	Trachelospermum jasminoides	10	Esp. to Wall, 12' HT.	
Bougainvillea	Bougainvillea spp.	16	Esp. to Wall, 10' HT.	
Bougainvillea	Bougainvillea spp.	4	Esp. to Wall, 12' HT.	
White Plumbago	Plumbago auriculata 'Alba'	300	3 GAL.	*
Carissa	Carissa macrocarpa	166	3 GAL.	
		1158		36%
GROUND COVER				
Green Island Ficus	Ficus microcarpa	87	3 GAL	
Cord Grass	Spartina bakeri	22	3 GAL.	
Ilex	Ilex cassine	80	1 GAL.	*
Wild Coffee	Psychotria nervosa	100	3 GAL.	*
Blue Salvia	Salvia azurea	30	3 GAL.	
Butterfly Bush	Bush azurea	60	1 GAL.	
Dwarf Elephant Ear	Alocasia macrorrhizos	45	3 GAL.	
Minima	Trachelospermum asiaticum	30	4" Trays	
		454		40%
SOD				
Zoysia Sod		Contractor responsible for own takeoff		

Landscape Legend		
Property Address:	224 Via Marila	
Lot Area (sq. ft.):	16,474 sq ft	
	REQUIRED	PROPOSED
ndscape Open Space (LOS) (Sq Ft and %)	7,413 sq ft (45%)	8,242 sq ft (50%)
LOS to be altered (Sq FT and %)	N/A	N/A
Perimeter LOS (Sq Ft and %)	3,706.5 sq ft	3,954 sq ft
Front Yard LOS (Sq Ft and %)	1,000 sq ft (40%)	1,605 sq ft (64.2%)
Native Trees %	23(30%)	61 (81%)
Native Shrubs & Vines %	347 (30%)	415 (36%)
Native Groundcover %	136 (30%)	180 (40%)

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

PLANT LIST AND DETAILS

RESIDENCE

224 VIA MARILA, PALM BEACH, FL.

06 JUNE 2025
05 MAY 2025
07 FEB 2025
04 DEC 2024
12 AUGUST 2024
29 JULY 2024
11 JULY 2024
24 JUNE 2024

NIEVERA WILLIAMS DESIGN

625 N. Flagler Drive
Suite 502
West Palm Beach, FL 33401
P: 561-659-2820
F: 561-659-2113

NIEVERAWILLIAMS.COM

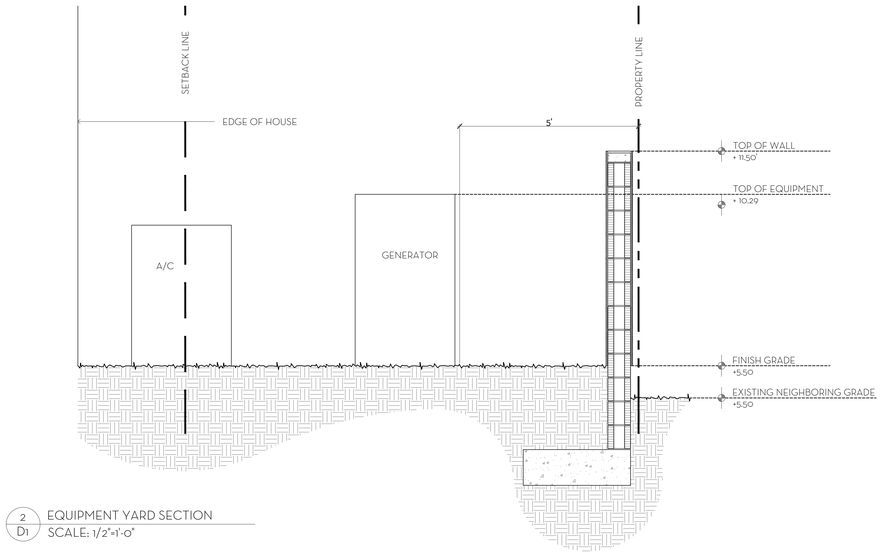
LP2

ARC-24-0071

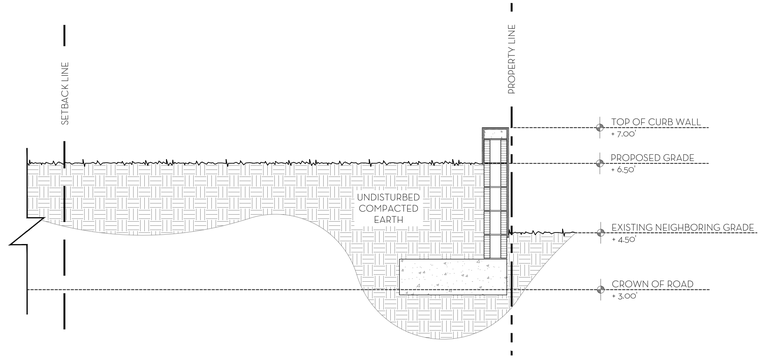
FINAL SUBMITTAL



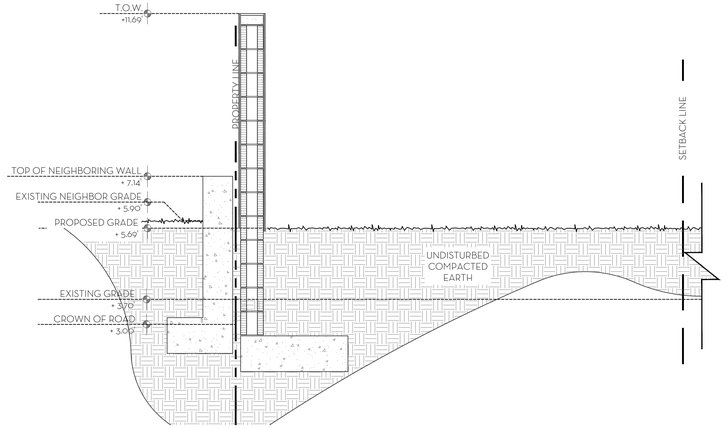
1 / D1 FRONT YARD - LOT FILL SECTION
SCALE: 1/2"=1'-0"



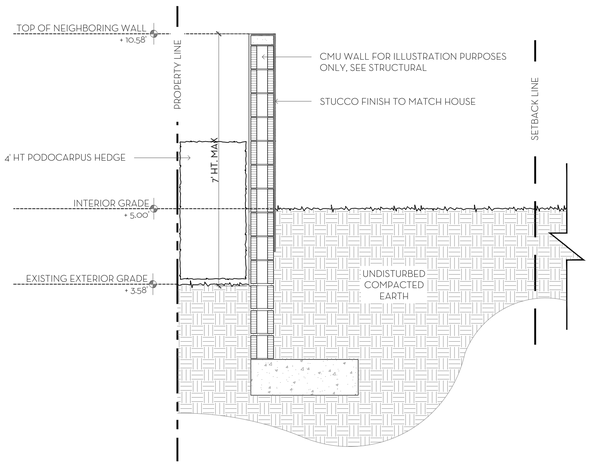
2 / D1 EQUIPMENT YARD SECTION
SCALE: 1/2"=1'-0"



3 / D1 EAST SETBACK - LOT FILL SECTION
SCALE: 1/2"=1'-0"



4 / D1 WEST SETBACK - LOT FILL SECTION
SCALE: 1/2"=1'-0"



5 / D1 REAR SETBACK - LOT FILL SECTION
SCALE: 1/2"=1'-0"

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

SCALE: 1/2" = 1'-0"

SECTION DETAILS
RESIDENCE
224 VIA MARILA, PALM BEACH, FL.

06 JUNE 2025
05 MAY 2025
07 FEB 2025
04 DEC 2024
12 AUGUST 2024
29 JULY 2024
11 JULY 2024
24 JUNE 2024

NIEVERA WILLIAMS
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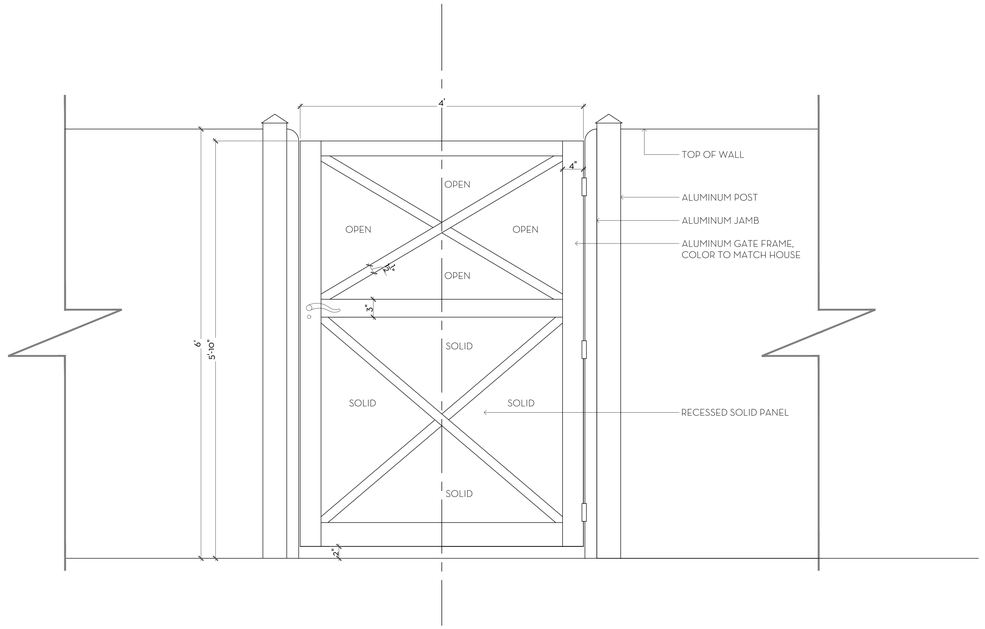
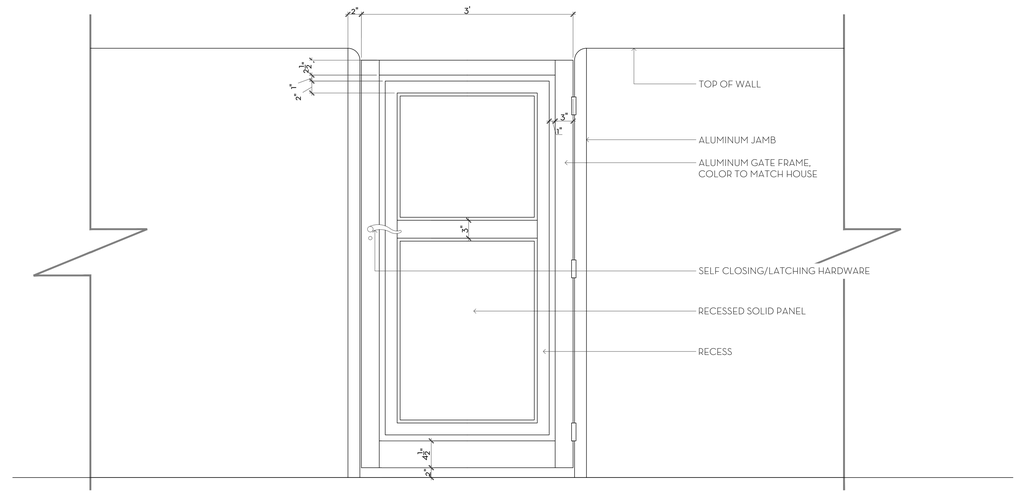
D1

ARC-24-0071



1 / D2 MOTORCOURT PEDESTRIAN GATE DETAIL
SCALE: 1"=1'-0"



3 / D2 TYP. GATE DETAIL
SCALE: 1"=1'-0"

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

SCALE: 1" = 1'-0"

GATE DETAILS
RESIDENCE
224 VIA MARILA, PALM BEACH, FL.

06 JUNE 2025
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D2

ARC-24-0071

TOWN OF PALM BEACH

Information for Architectural Commission Meeting on: June 25, 2025

To: Architectural Commission

Via: Wayne Bergman, MCP, LEEP-AP
Director PZ&B

From: Planning, Zoning & Building

Re: ARC-25-0018 (ZON-25-0018) 164 SEMINOLE AVE (COMBO) The applicant, JPBK Properties #2, LLC (James G. Held, Manager), has filed an application requesting Architectural Commission review and approval for construction of a new, two-story, single-family residence and detached accessory structure with final landscape and hardscape improvements with variances requested as they pertain to angle of vision and cubic content ratio. Town Council shall review the application as it pertains to zoning relief/approval.

Date: 6/18/2025

CONCLUSION:
Approval of the project will require two (2) separate motion(s) to be made by the Architectural Commission:
1. for the overall design of the project in accordance with Sec. 18-205 criteria, subject to any imposed conditions, and
2. that the implementation of the proposed variance shall or shall not cause negative architectural impacts to the subject property.

ATTACHMENTS
- PZB Staff Report
- Letter of Intent
- Plans

STRATEGIC PLAN

Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Quality of Life

FUNDING
No Fiscal Impact

TOWN OF PALM BEACH
Planning, Zoning & Building Department
360 South County Road
Palm Beach, FL 33480
www.townofpalmbeach.com

PLANNING, ZONING, & BUILDING DEPARTMENT
PZ&B Staff Combination Memorandum: Architectural Commission and Town Council

FROM: Wayne Bergman, MCP, LEED-AP
Director PZ&B

SUBJECT: ARC-25-0018 (ZON-25-0018) 164 SEMINOLE AVE (COMBO)

MEETING: June 25, 2025 ARCOM
July 09, 2025 TOWN COUNCIL

ARC-25-0018 (ZON-25-0018) 164 SEMINOLE AVE (COMBO). The applicant, JPBK Properties #2, LLC (James G. Held, Manager), has filed an application requesting Architectural Commission review and approval for construction of a new, two-story, single-family residence and detached accessory structure with final landscape and hardscape improvements with variances requested as they pertain to angle of vision and cubic content ratio. Town Council shall review the application as it pertains to zoning relief/approval.

ZON-25-0018 (ARC-25-0018) 164 SEMINOLE AVE (COMBO) – VARIANCES. The applicant, JPBK Properties #2, LLC (James G. Held, Manager), has filed an application requesting town council review and approval of two (2) variances related to the construction of a new residence and accessory structure, including (1) a variance to exceed maximum angle of vision and (2) a variance to exceed the maximum cubic content ratio permitted. The Architectural Commission shall perform design review of the application.

Applicant: JPBK PROPERTIES #2 LLC (Jim Held & Kenn Karakul)
Architecture: Smith & Moore Architects, Inc. (Daniel Kahan)
Landscape: Nievera Williams Design (Mario F. Nievera)
Legal: Maura Ziska, Esq.

THE PROJECT:
The applicant has submitted plans, entitled "NEW RESIDENCE FOR 164 SEMINOLE AVE" as prepared by **Smith & Moore Architects, Inc.**, uploaded June 09, 2025.

The following scope of work is proposed:

- New two-story residence and detached accessory structure with final landscape, hardscape and pool.

The following Special Exception, Site Plan Review, and/or Variance(s) are required to complete the project:

- **VARIANCE 1:** Sec. 134-893(b)(6)b.: A variance for an angle of vision of 111° in lieu of the 108° maximum angle of vision permitted.

- **VARIANCE 2:** Sec. 134-893(b)(13)2.: A variance for a Cubic Content Ratio of 4.47 in lieu of the 3.98 maximum CCR permitted.

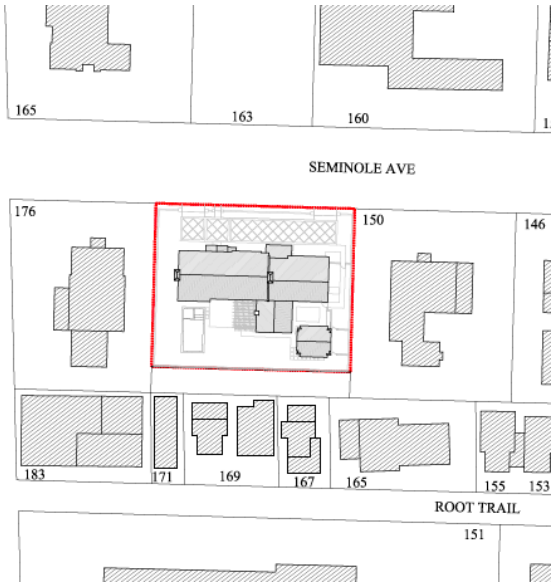
Site Data			
Zoning District	R-B	**Future Land Use**	SINGLE-FAMILY
Lot Size	12,177 SF	**Crown of Road**	+9.32' NAVD
Lot Depth	100'	**Lot Width**	121.77'
Lot Coverage	Permitted: 30% (3,653 SF) Proposed: 25.7% (3,130.5 SF)	**Enclosed Square Footage**	Proposed: 5,275 SF
Building Height	Permitted: 22' Proposed: 20.5'	**Overall Building Height**	Permitted: 30' Prev. Proposed: 27'
Cubic Content Ratio (CCR)	Maximum: 3.99 Proposed: 4.47 ***Variance Requested***	**Angle of Vision**	Maximum: 108° Proposed: 111° ***Variance Requested***
Finished Floor Elevation	+10.82' NAVD	**FEMA Flood Zone**	ZONE X
Maximum Fill	Permitted: 0.75' Proposed: 0.00'	**Zero Datum**	+10.82' NAVD
Overall Landscape Open Space	Required: 45% Proposed: 45.3%	**Front Yard Landscape Open Space**	Required: 40% Proposed: 41.2%

Surrounding Properties / Zoning	
North	165 & 163 Seminole Ave | Residences / R-B
South	173 Root Trail | Residence / R-B
East	150 Seminole Ave | Residence / R-B
West	176 Seminole Ave | Residence / R-B

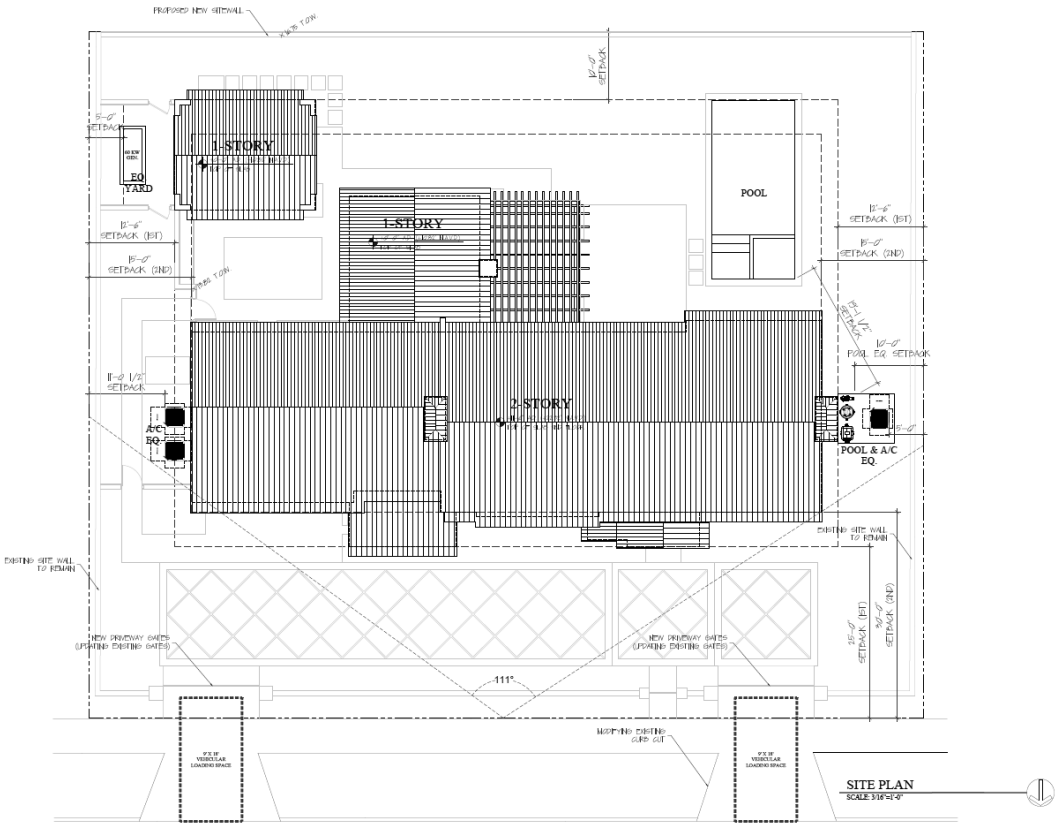


STAFF ANALYSIS

The applicant is proposing the construction of a new two-story residence with final hardscape, landscape, and swimming pool on a vacant parcel of land which is compliant with the minimum lot width, depth, and area requirements of the zoning district. A preliminary review of the project indicates that the application, as proposed, is inconsistent with the Town zoning code and requires two (2) variances as proposed.



The subject property is located on the south side of Seminole Ave, the second parcel east of North County Road. The proposed residence is a primarily two-story structure that spans the width of the parcel to the two-story setback lines in a rectangular shape. There is a small one-story projection at the rear just east of center of the main massing. Additionally, there is a detached one-story cabana structure at the south-east corner. The architectural style is Mediterranean Revival featuring a variegated clay barrel tile roof, cast iron balcony railing, cypress beams and brackets, arched painted wood garage doors, and divided lite casement windows. The entry includes a projecting front facing gable niche clad in saw cut coral stone and an arched pecky cypress door. The house is sited with the majority of the structural improvements towards the front of the parcel within the buildable lot area, giving space between the residence and the nearby cottages on Root Trail. The application as proposed, however, requires two variance requests, explained in further detail below.





Proposed North (Front) Elevation



Proposed South (Rear) Elevation



Proposed East (Side) Elevation

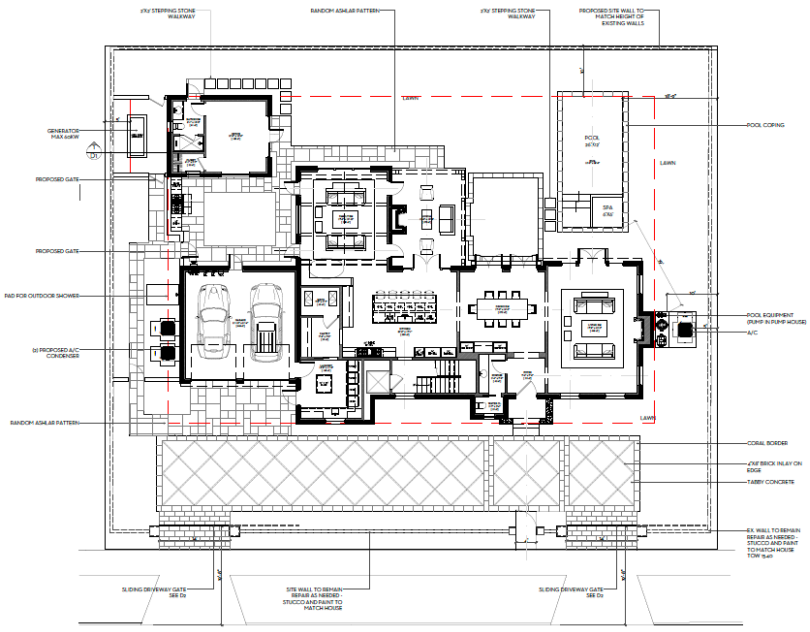


Proposed West (Side) Elevation

The landscape plan is dense and tropical with varieties of palms and flowering tree species. The site is proposed to be enclosed with walls on all sides with vehicular and pedestrian gates along Seminole Avenue. The front of the property features two curb cuts at either end of the site connected by a motor court and a front loaded two-bay garage on the west side of the structure. Hardscape materials include tabby concrete, brick inlay, and coral stone borders.



Rendering of Proposed Landscape Plan



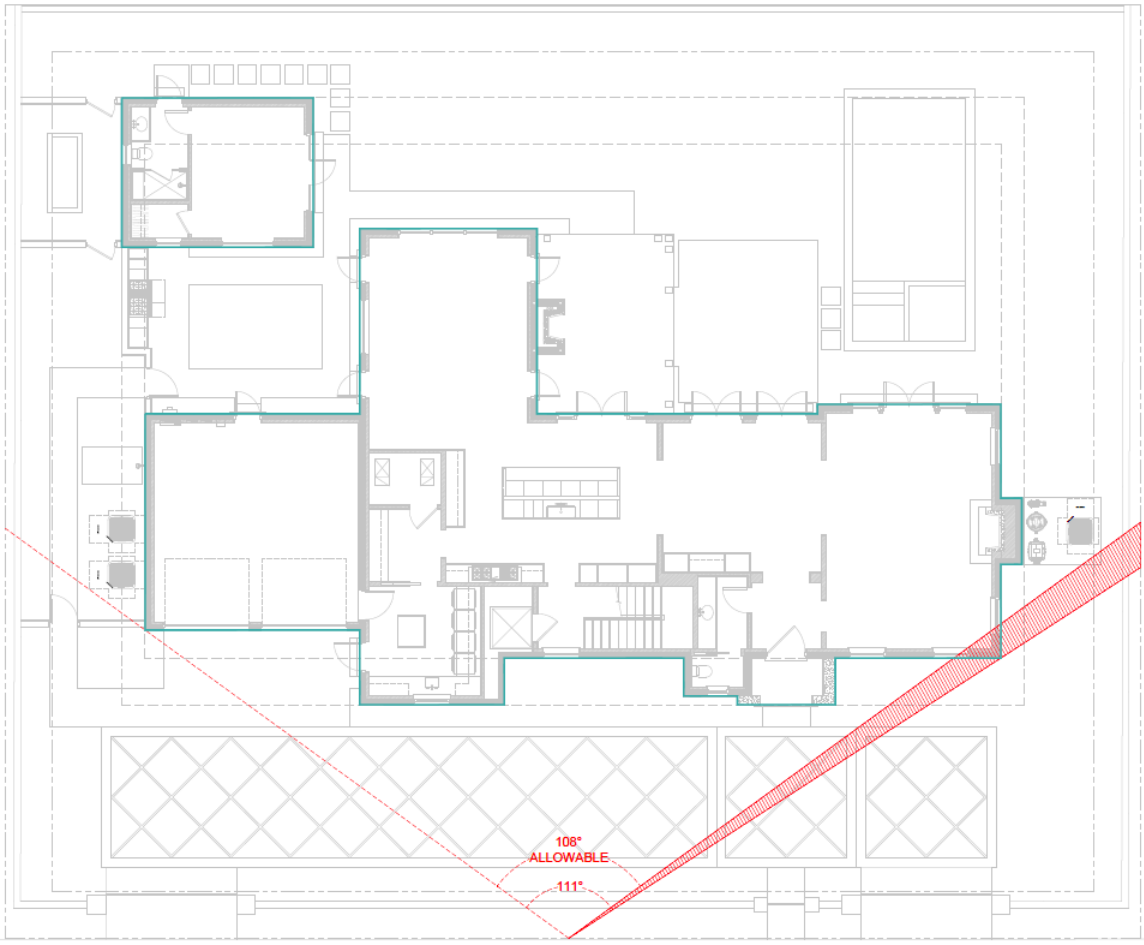
Proposed Hardscape Plan

VARIANCE REQUESTS

As previously noted, the application requires two (2) variances as designed. Staff will note that the lot configuration meets or exceeds the minimum dimensions required for the R-B zoning district and therefore cannot support the variance requests. It would appear that with minor modifications, a zoning compliant design could be achieved while still attaining the overall intended program.

The first variance request is to exceed the maximum angle of vision. The intent of the angle of vision requirement is to reduce the effect of massing on the street by limiting the width of a structure as it approaches the front of the parcel. The permitted angle of vision is driven in part by lot width, with an increase in the angle as the lot size increases, up to a maximum degree. In this case, the lot width is just over 121 feet. Which results in a permitted angle of vision of 108°. The applicant is proposing an angle of vision measurement of 111°, exceeding the allowable maximum.

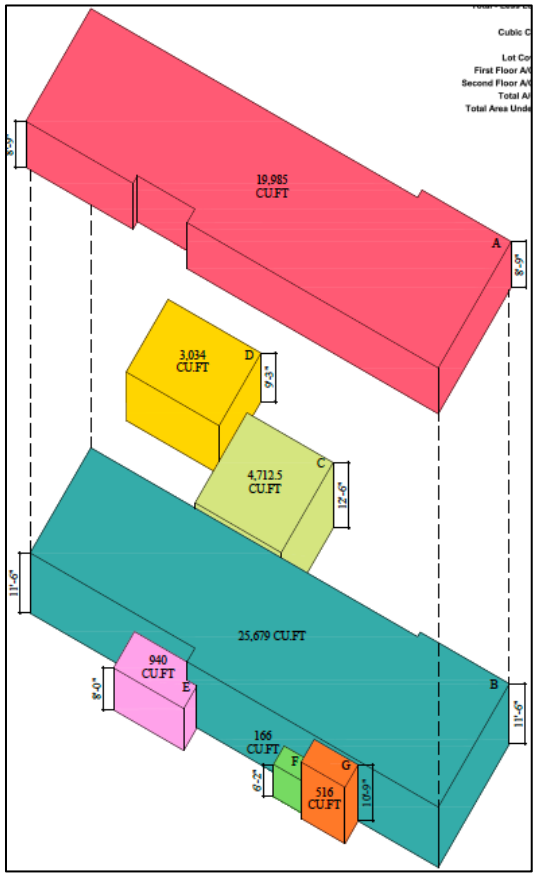
This request could be eliminated by shifting the structure slightly south or by slightly reducing the width of the structure, or a combination of these.



Angle of Vision Diagram

Code Section	Required/Permitted	Proposed	Variance
VARIANCE 1 Sec. 134-893(b)(6)b.	Maximum 108° Angle of Vision	111° Angle of Vision	**+3°**

The second variance request pertains to the cubic content ratio (CCR). The cubic content ratio regulation controls for the mass of a structure relative to the lot area and is site specific for parcels in the R-B zoning district. It is calculated using the cubic footage of the length, width, and height of all structures divided by lot area to produce the resulting ratio, with some unenclosed structures eligible for reduction up to a certain cubic footage. In this application, the lot size is approximately 12,200 square feet. Using the calculation provided in the zoning code, the maximum CCR for this site is 3.98, or 48,556 cubic feet. The applicant is proposing a CCR of 4.47 which is 54,517 cubic feet; this is 0.49 (5,961 cubic feet) over the maximum permitted.



Axonometric CCR Diagram

The design of the structure features varying building heights at different parts of the proposed structures. For example, not all of the first-floor features have the same building height. The applicant could reduce the cubic content by studying a reduction in height of some or all of the house features, which would allow the proposed square footage to be maintained. If maintaining the ceiling heights is critical for the applicant, a reduction in building footprint/square footage would also result in a reduced CCR. Alternatively, a combination of these methods would reduce the cubic content without severely impacting the footprint or building heights.

Code Section	Required/Permitted	Proposed	Variance
VARIANCE 2: Sec.134-893(b)(13)2	Maximum 3.98 CCR (48,556 CF)	4.47 CCR (54,517 CF)	**+0.49 CCR (+5,961 CF)**

CONCLUSION:

Approval of the project will require two (2) separate motion(s) to be made by the Architectural Commission:

(1) for the overall design of the project in accordance with Sec. 18-205 criteria, subject to any imposed conditions, and

(2) that the implementation of the proposed variances **shall** or **shall not** cause negative architectural impacts to the subject property.

Approval of the project will require one (1) motion to be made by the Town Council:

(1) for final determination of approval or denial of the (2) variances by the Town Council, and that the variances **shall** or **shall not** be granted that all the criteria applicable to this application as set forth in Sec. 134-201(a), items 1 through 7 have been met.

WRB:JGM:BMF

SMITH AND MOORE ARCHITECTS, INC.

Harold Smith • Jonathan Moore • Peter Papadopoulos • Daniel Kahan

Re: 164 Seminole Avenue,
Palm Beach, FL 33480

May 12, 2025

LETTER OF INTENT (LOI)
ARC-25-0018
ZON-25-0018

PROPOSED TWO-STORY HOUSE ON VACANT R-B PARCEL

Please find for review the attached drawings for our project at 164 Seminole Avenue in the R-B Zoning District of Palm Beach. The proposal is for the construction of a new two-story house on a currently vacant lot. Zoning relief is being sought for Cubic Content Ratio and Angle of Vision. We believe the proposal is in accordance with the following guidelines:

ARCHITECTURAL REVIEW IN ACCORDANCE WITH SECTION 18-205 AND 18-206:

Sec. 18-205. - Criteria for building permit.

1. The plan for this proposed residence is in conformity with good taste and design and in general contributes to the image of the town and neighborhood as a place of beauty, spaciousness, balance, charm and high quality.
2. The plan for the proposed building or structure is reasonably protected against external and internal noise and other factors that would tend to make the environment less desirable.
    a. The plans show that major entertaining spaces are centrally located on the site placing these spaces far as possible from neighboring properties.
    b. The pool area is located at the rear of the residence.
    c. The proposed generator and AC equipment are located in a walled enclosure to the South and East of the property adjacent to the cabana structure. The pool equipment is located inward of the required setback to alleviate noise for the western neighbor.
3. The proposed building exterior design and appearance is not of inferior quality such as to cause the nature of the local environment to materially depreciate in appearance value.
4. The proposed residence is in harmony with the proposed developments on land in the general area and with the compressive plan for the town.
5. The proposed residence is not excessively similar to any other structure existing or within 200 feet of the proposed site in respect to one or more of the following features of the exterior design and appearance:

    a. This proposal does not have apparently visible identical front or side elevations.

1500 South Olive Avenue • West Palm Beach, Florida 33401
Telephone (561) 835-1888 • Fax (561) 832-7015
www.smithmoorearchitects.com • Florida AAC No. 001285

   b. This proposal does not have substantially identical size and arrangement of either doors, windows, porticos or other opening or breaks in the elevation facing the street, including reverse arrangement.
   c. We do not have other significant identical features of design such as, but not limited to, material roof line and height of other design elements.
6. The proposed residence is not excessively dissimilar in relation to any other structures existing or within 200 feet of the proposed site in respect to one or more of the following features:
   a. Height of building or height of roof.
   b. Other significant design features including, but not limited to, materials or quality of architectural design.
   c. Architectural compatibility.
   d. Arrangements of components of the structure.
   e. Appearance of mass from the street or from any perspective visible to the public or adjoining property owners.
   f. Diversity of design that is complimentary with the size and massing of adjacent properties.
   g. Design features that will avoid the appearance of mass through improper proportions.
   h. Design elements that protect the privacy of a neighboring property.
7. The proposed addition or accessory structure is subservient in style and massing to the principal or main structure. This is not applicable; however, the design keeps the garage wing subservient to the principal mass.
8. The proposed residence is appropriate in relation to the established character of other structures in the immediate area or neighboring areas in respect to significant design features such as material or quality or architectural design as viewed from any public or private way (except alleys).
9. The proposed development is in conformity with the standards of this code and other applicable ordinances insofar as the location and appearance of the buildings and structures are involved. The proposed design meets the zoning code without requiring variances.
10. The projects' location and design adequately protect unique site characteristics such as those related to scenic views, rock outcroppings, natural vistas, waterways and similar features. The proposed residence does not negatively impact any existing natural features.

Sec. 18-206. - Criteria for demolition permit.

Not applicable

VARIANCE REQUESTS

Variance 1: Sec. 134-893(b)(6)(b): Variance request for an Angle of Vision of 111 degrees in lieu of 108 degrees maximum allowed.

Variance 2: Sec. 134-893(b)(13)(2) Variance Request for a Cubic Content Ratio of 4.48 in lieu of 3.978 maximum allowed.

1)The special condition relative to the subject property is that the rear 16 feet of the original parcel was deeded to the rear of the cottages on Root Trail to have a landscape buffer/back yard. As such, although the subject property is 100 feet deep, it essentially has a larger back yard of greenspace.
2)The applicant was not the cause of the above special conditions of the property as the change in the lot line and area occurred prior to the applicant's offer to purchase the property.

3)The granting of the variances will not confer on the applicant a special privilege that is denied to the neighboring properties as the angle of vision is derived from the design and is a minimal request and the CCR request is justified because of the 2000 SF of additional greenspace in the rear of the property.
4)The hardship, which runs with the land, is that the subject property had an additional 2000 SF in the rear that was given to the 4 Root Trail cottages so they could have a back yard (previously the Root Trail cottages had a zero rear yard setback). This justifies the two minimal variance requests as the rear greenspace buffer will not be developed and the applicant should benefit from the use of that area in lot calculations.
5)The variances requested are the minimum necessary to make reasonable use of the land considering the proposed design of the residence and the change of the lot area by gifting land to the Root Trail cottages that are historic.
6)The granting of the variances will not be injurious to the neighborhood as the design and scale of the proposed residence is in keeping with the scale and streetscape of the neighborhood.

VARIANCE NARRATIVE

The 2 variances requested, an increased Angle of Vision and Cubic Content Ratio, are a result of the last portion of the parcel being given to the rear of the historic cottages on Root Trail - the original parcel was 116’ deep from North to South. The intent of sectioning off the rear 16’ of the parcel was to provide a landscape buffer between the existing cottages and the new 2-story construction, since the cottages had no ability to provide a reasonable landscape buffer on the North edge with the previous lot boundary. Because R-B zoning requires a 10’ rear setback, this new buffer would allow for a building separation of at least 26’ (16’ +10’) between the cottages and the new construction (instead of only 10’). In order to not render the landscape buffer moot, the design was pushed as far North as possible and squeezed to the sides.

In order to satisfy the elements of good architectural design and proportion, the North facade and second story have been pushed forward while maintaining a certain width and height to still appear beautiful from the street, mimicking similar historic palm beach houses in its design and façade composition. As a result, the building could not be compliant with code-required AOV and CCR. It is important to note that the CCR would be compliant if the original lot size had been maintained. However, because the area that has been deeded to the cottages will remain open space to preserve the light and air of the rear yards, the practical effect is the same. Given this context, we feel neither of the 2 variance requests is unreasonable and are both minimal.

Sincerely,



Daniel Kahan

Principal Architect

1500 South Olive Avenue • West Palm Beach, Florida 33401
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www.smithmoorearchitects.com • Florida AAC No. 001285

ARCHITECT	LANDSCAPE ARCHITECT	CIVIL ENGINEER	SURVEYING
DANIEL KAHAN	KEITH WILLIAMS	CHAD GRUBER	CRAIG WALLACE
SMITH AND MOORE ARCHITECTS, INC	NIEVERA WILLIAMS DESIGN	GRUBER CONSULTING ENGINEERS	WALLACE SURVEYING CORP.
1500 SOUTH OLIVE AVENUE	223 SUNSET AVENUE, SUITE #150	247 MERCER AVENUE	5553 VILLAGE BOULEVARD
WEST PALM BEACH, FLORIDA 33401	PALM BEACH, FLORIDA 33480	WEST PALM BEACH, FLORIDA 33401	WEST PALM BEACH, FLORIDA 33407
(561) 835-1888	(561) 659-2820	(561) 312-2041	(561) 640-4551

ARC: 25 - 0018

ARCOM HEARING 06/25/2025

ZON: 25 - 0018

FINAL SUBMITTAL - 06/09/2025

06/25/2025 ARCOM

164 SEMINOLE AVE, PALM BEACH, FL



SCOPE OF WORK:

- NEW 2-STORY RESIDENCE, LANDSCAPE, HARDSCAPE AND POOL. THE HOUSE HAS BEEN DESIGNED IN A TRADITIONAL PALM BEACH MEDITERRANEAN REVIVAL STYLE.
- 2 VARIANCE REQUESTS:
  1. SEC. 134-893(b)(6)(b): VARIANCE REQUEST FOR AN ANGLE OF VISION OF 111 DEGREES IN LIEU OF 108 DEGREES MAXIMUM ALLOWED.
  2. SEC. 134-893(b)(13)(2): VARIANCE REQUEST FOR A CUBIC CONTENT RATIO OF 4.48 IN LIEU OF 3.978 MAXIMUM ALLOWED.

S·M

NEW RESIDENCE FOR
164 SEMINOLE AVE
PALM BEACH, FL 33480

SMITH AND MOORE ARCHITECTS, INC.
• 1500 SOUTH OLIVE AVENUE WEST PALM BEACH, FLORIDA 33401 • TEL (561) 835-1888 FAX (561) 832-7015 •

FLORIDA AAC
NO. 001285

HAROLD J. SMITH
REGISTERED ARCHITECT 8742

JONATHAN C. MOORE
REGISTERED ARCHITECT 13541

PETER G. PAPADOPOULOS
REGISTERED ARCHITECT 92952

DANIEL KAHAN
REGISTERED ARCHITECT 94757

PRE-APP MEETING 2025-03-17

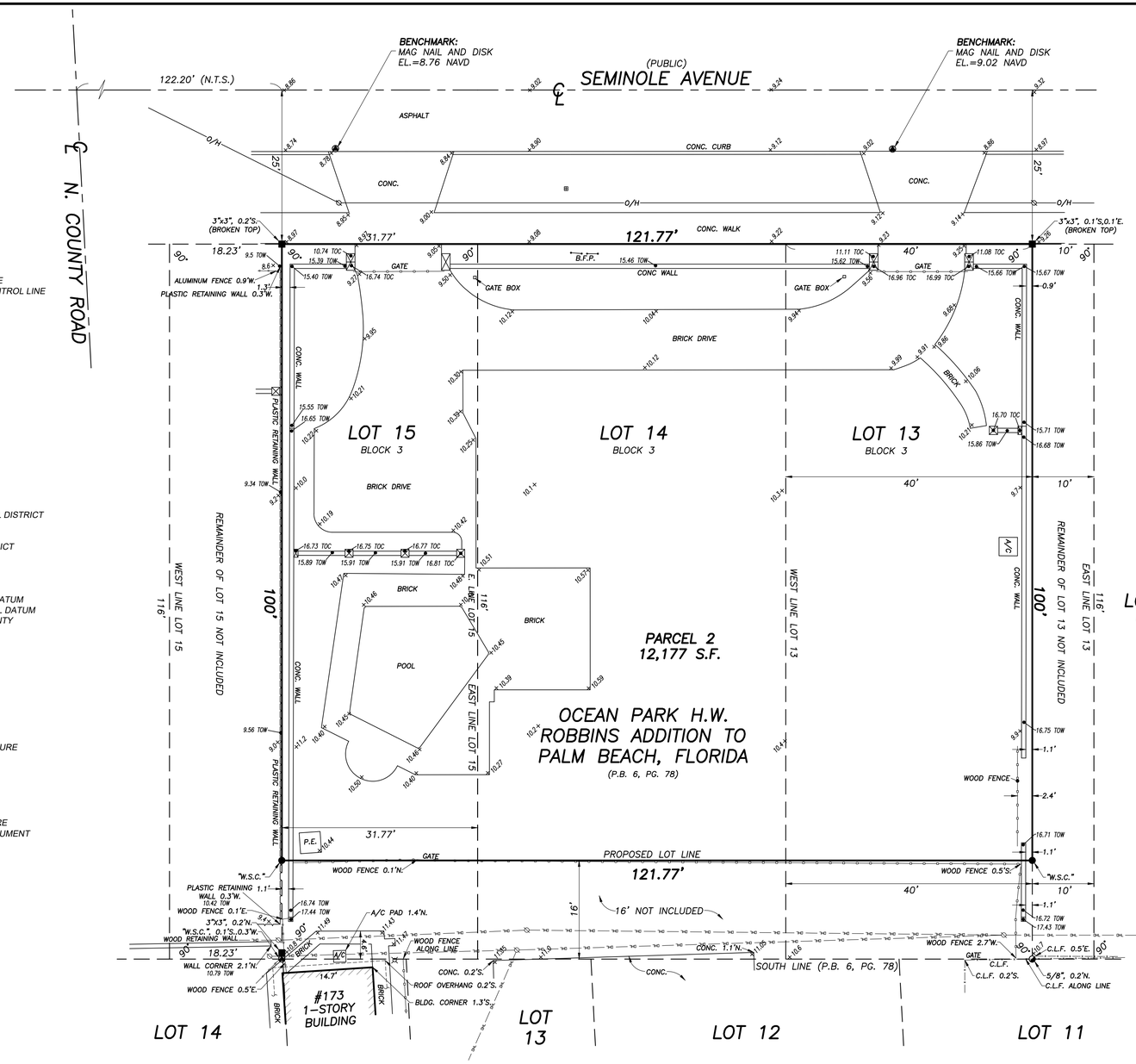
ZON - 25 - 0018

NO: -
DWG. BY: DK / LG
SHEET:

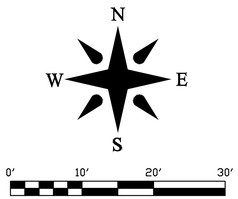
ARC - 25 - 0018

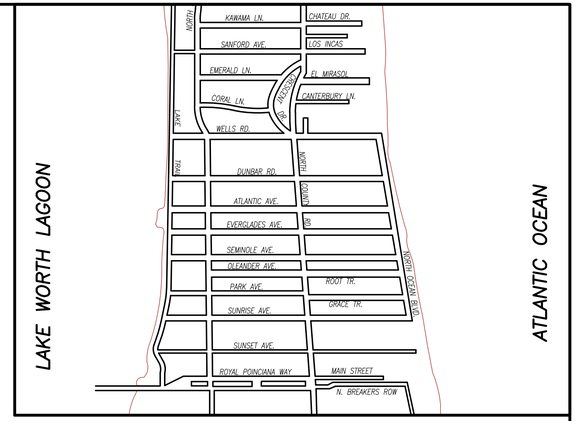
LEGEND

A	= ARC LENGTH
A/C	= AIR CONDITIONING
A.E.	= ACCESS EASEMENT
A.K.A.	= ALSO KNOWN AS
B.F.P.	= BACKFLOW PREVENTER
BLDG.	= BUILDING
B.M.	= BENCHMARK
B.O.C.	= BACK OF CURB
B.O.W.	= BACK OF WALK
(C)	= CALCULATED
CATV	= CABLE ANTENNA TELEVISION
C.B.	= CHORD BEARING
C.B.S.	= CONCRETE BLOCK STRUCTURE
C.C.C.L.	= COASTAL CONSTRUCTION CONTROL LINE
CH	= CHORD
C.L.F.	= CHAIN LINK FENCE
CLR.	= CLEAR
C.O.	= CLEAN-OUT
CONC.	= CONCRETE
(D)	= DESCRIPTION DATUM
D.B.	= DEED BOOK
D.E.	= DRAINAGE EASEMENT
D.H.	= DRILL HOLE
D/W	= DRIVEWAY
EL.	= ELEVATION
ENC.	= ENCROACHMENT
E.O.P	= EDGE OF PAVEMENT
E.O.W.	= EDGE OF WATER
F.F.	= FINISH FLOOR
FND.	= FOUND
FTN	= FOUNTAIN
G.M.	= GAS METER
G.V.	= GAS VALVE
INV.	= INVERT
I.T.W.C.D.	= INDIAN TRAIL WATER CONTROL DISTRICT
L.A.E.	= LIMITED ACCESS EASEMENT
L.B.	= LICENSE BOARD
L.W.D.D.	= LAKE WORTH DRAINAGE DISTRICT
(M)	= FIELD MEASUREMENT
M.H.	= MANHOLE
M.H.W.L.	= MEAN HIGH WATER LINE
M.L.W.L.	= MEAN LOW WATER LINE
N.A.V.D.	= NORTH AMERICAN VERTICAL DATUM
N.G.V.D.	= NATIONAL GEODETIC VERTICAL DATUM
N.P.B.C.I.D.	= NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
N.T.S.	= NOT TO SCALE
O.A.	= OVERALL
O.D.	= OUTSIDE DIAMETER
O/H	= OVERHEAD UTILITY LINE
O.R.B.	= OFFICIAL RECORD BOOK
O/S	= OFFSET
(P)	= PLAT DATUM
P.B.	= PLAT BOOK
P.B.C.	= PALM BEACH COUNTY
P.C.	= POINT OF CURVATURE
P.C.C.	= POINT OF COMPOUND CURVATURE
P.E.	= POOL EQUIPMENT
PG.	= PAGE
P.I.	= POINT OF INTERSECTION
P/O	= PART OF
P.O.B.	= POINT OF BEGINNING
P.O.C.	= POINT OF COMMENCEMENT
P.R.C.	= POINT OF REVERSE CURVATURE
P.R.M.	= PERMANENT REFERENCE MONUMENT
PROP.	= PROPOSED
P.T.	= POINT OF TANGENCY
PVM'T	= PAVEMENT
(R)	= RADIAL
R	= RADIUS
RGE.	= RANGE
R.P.B.	= ROAD PLAT BOOK
R/W	= RIGHT OF WAY
(S)	= SURVEY DATUM
S.B.	= SETBACK
SEC.	= SECTION
S/D	= SUBDIVISION
S.F.	= SQUARE FEET
S.F.W.M.D.	= SOUTH FLORIDA WATER MANAGEMENT DISTRICT
S.I.R.W.C.D.	= SOUTH INDIAN RIVER WATER CONTROL DISTRICT
S.R.	= STATE ROAD
STA.	= STATION
STY.	= STORY
S/W	= SIDEWALK
T.O.B.	= TOP OF BANK
T.O.W.	= TOP OF WALL ELEVATION
TWP.	= TOWNSHIP
TYP.	= TYPICAL
U/C	= UNDER CONSTRUCTION
U.E.	= UTILITY EASEMENT
U.R.	= UNRECORDED
W.C.	= WITNESS CORNER
W.M.E.	= WATER MANAGEMENT EASEMENT
W.M.M.E.	= WATER MANAGEMENT MAINTENANCE EASEMENT
W.M.T.	= WATER MANAGEMENT TRACT
℄	= BASELINE
℄	= CENTERLINE
△	= CENTRAL ANGLE/DELTA
■	= CONCRETE MONUMENT FOUND (AS NOTED)
□	= CONCRETE MONUMENT SET (LB #4569)
●	= ROD & CAP FOUND (AS NOTED)
○	= 5/8" ROD & CAP SET (LB #4569)
⊙	= IRON PIPE FOUND (AS NOTED)
◒	= IRON ROD FOUND (AS NOTED)
▲	= NAIL FOUND
◉	= NAIL & DISK FOUND (AS NOTED)
◎	= MAG NAIL & DISK SET (LB #4569)
℉	= PROPERTY LINE
⊘/⊠	= UTILITY POLE
⍜	= FIRE HYDRANT
⊞	= WATER METER
⋈	= WATER VALVE
⍝	= LIGHT POLE



ROOTS SUBDIVISION
(P.B. 1, PG. 22)





VICINITY SKETCH N.T.S.

BOUNDARY SURVEY FOR: JPBK PROPERTIES #2 LLC

This survey is made specifically and only for the following party for the purpose of an Arcom Submittal on the surveyed property.

JPBK Properties #2 LLC

The undersigned surveyor assumes no responsibility or liability for any other purpose or to any other party other than stated above.

PROPERTY ADDRESS:
164 Seminole Avenue
Palm Beach, FL 33480

LEGAL DESCRIPTION:
PARCEL 2:
The West 40 feet of Lot 13, Lot 14 and the East 31.77 feet of Lot 15, Block 3, ***OCEAN PARK H.W. ROBBINS ADDITION TO PALM BEACH, FLORIDA,*** *according to the map or plat thereof as recorded in Plat Book 6, Page 78, Public Records of Palm Beach County, Florida,* ***LESS AND EXCEPT*** *the South 16' thereof.*

FLOOD ZONE:
This property is located in Flood Zone X, according to F.I.R.M. (Flood Insurance Rate Map) No. 12099C 0581G, dated 12/20/2024.

NOTES:
1. *All information regarding record easements, adjoiners, and other documents that might affect the quality of title to tract shown hereon was gained from policy number OXFL-08584070, issued by Old Republic National Title Insurance Company, dated July 25, 2017. This office has made no search of the Public Records.*
2. *Elevations shown hereon, if any, are in feet and decimal parts thereof and are based on NAVD-88. The expected accuracy of the elevations shown hereon is 0.03' for the hard surface elevations (shown thus x 0.00) and 0.1' (shown thus x 0.0) for the soft surface elevations. Elevations shown hereon are U.S. survey feet unless otherwise noted.*
3. *Description furnished by client or client's agent.*
4. *Unless presented in digital form with electronic seal and electronic signature this survey must bear the signature and the original raised seal of a Florida licensed surveyor or mapper this drawing, sketch, plat or map is for informational purposes only and is not valid.*
5. *This survey cannot be transferred or assigned without the specific written permission of Wallace Surveying Corporation. Certificate of Authorization Number LB8598.*
6. *Except as shown, underground and overhead improvements are not located. Underground foundations not located.*
7. *The survey sketch shown hereon does not necessarily contain all of the information obtained or developed by the undersigned surveyor in his field work, office work or research.*
8. *No responsibility is assumed by this surveyor for the construction of improvements, from building ties shown on this survey.*
9. *Revisions shown hereon do not represent a "survey update" unless otherwise noted.*
10. *All dates shown within the revisions block hereon are for interoffice filing use only and in no way affect the date of the field survey stated herein.*
11. *In some instances, graphic representations have been exaggerated to more clearly illustrate the relationships between physical improvements and/or lot lines. In all cases, dimensions shown shall control the location of the improvements over scaled positions.*
12. *It is a violation of Rule 5J-17 of the Florida Administrative Code to alter this survey without the express prior written consent of the Surveyor. Additions and/or deletions made to the face of this survey will make this survey invalid.*
13. *The ownership of fences, perimeter walls and/or hedges shown hereon are not known and thus are not listed as encroachments. Fences, hedges and/or perimeter walls are shown in their relative position to the boundary.*
14. *The expected horizontal accuracy of the information shown hereon is +/- 0.10'.*

TITLE POLICY REVIEW

CLIENT:	164 SEMINOLE AVENUE LLC	POLICY NO. : OXFL-08584070	DATE: JULY 25, 2017			
REVIEWED BY:	CRAIG L. WALLACE	JOB NO. : 17-1439				
B2 ITEM NO.	**DOCUMENT**	**DESCRIPTION**	**AFFECTS AND PLOTTED**	**AFFECTS AND NOT PLOTTABLE**	**DOES NOT AFFECT**	**NOT A SURVEY MATTER**
1 TO 3	N/A	Standard Exceptions (As to Parcels 1 and 2)				•
4	PB 1, PG 22	Plat of ROOTS SUBDIVISION (Parcel 1)	•			
5	DB 22, PG 119	Right-of-way granted to West Palm Beach Telephone Company (Parcel 1)	NOT SUPPLIED			
6	PB 6, PG 78	Plat of OCEAN PARK H.W. ROBBINS ADDITION TO PALM BEACH (Parcel 2)	•			
7	DB 493, PG 492	Covenants, conditions and restrictions (Parcel 2)	NOT SUPPLIED			
8	ORB 11521, PG 260	Unity of Title (Parcels 1 and 2)		•		
9	ORB 11382, PG 123	Agreement (Parcels 1 and 2)Exhibit "A" (site plan) missing from record document)		•		
10	ORB 10985, PG 1115	Declaration of Covenants (Parcels 1 and 2)(sprinkler connection)				•

CERTIFICATION:
I HEREBY ATTEST *that the survey shown hereon conforms to the Standards of Practice set forth by the Florida Board of Professional Surveyors and Mappers adopted in Rule 5J-17, Florida Administrative Code pursuant to Section 472.027, Florida Statutes, effective September 1, 1981.*

DATE OF LAST FIELD SURVEY: 04/24/2025

James G. Peden, Jr.
Professional Surveyor and Mapper
Florida Certificate No. 6122

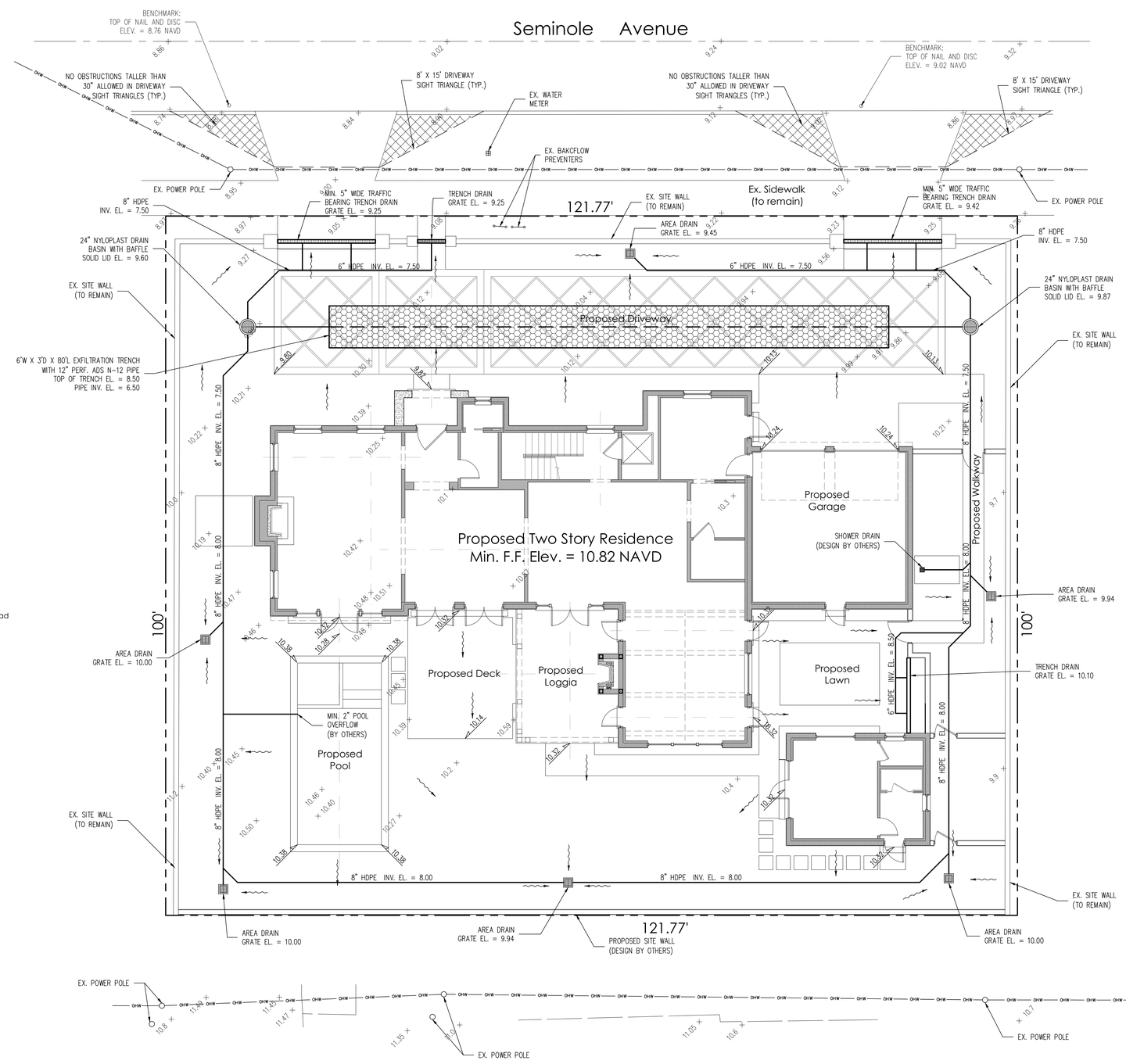
REVISIONS
04/24/25; SURVEY TIE-IN, & UPDATE; B.M./B.M.; 240298-SE-1; PB333/72
06/18/22 SURVEY AND TIE-IN UPDATE WITH SPOT ELEVATIONS B.M./M.B. 17-1439.4 PB333/36
09/26/19 SURVEY AND TIE-IN UPDATE L.E./M.B. 17-1439.2 PB280/64

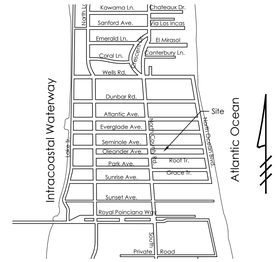
BOUNDARY SURVEY FOR:

JPBK PROPERTIES #2 LLC

WALLACE SURVEYING
A DIVISION OF LANDTEC CONSTRUCTION SURVEYING, LLC, LB #8598
*5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-4551*

FIELD: B.M.	JOB NO.: 240298	F.B. PB249	PG. 29
OFFICE: S.W.	DATE: 07/28/23	DWG. NO. 240298-SE-1	
CK'D: C.W.	REF: 17-1439-9.DWG	SHEET 1	OF 1

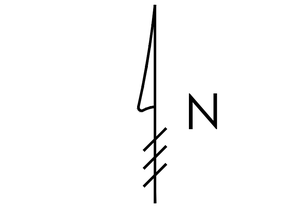




Location Map
N.T.S.

Legend

- EXISTING ELEVATION PER WALLACE SURVEYING CORP. (NAVD-88)
- PROPOSED ELEVATION (NAVD-88)
- PROPOSED ELEVATION CONTOUR (NAVD-88)
- FLOW DIRECTION
- EXFILTRATION TRENCH
- AREA DRAIN
- 24" NYLOPLAST DRAIN BASIN WITH BAFFLE



Scale: 1/8" = 1'-0"

STORMWATER RETENTION CALCULATIONS

A. SITE INFORMATION

Total Property Area = 12,177 sq.ft.

Drainage Area Impervious Surface = 6,697 sq.ft.

Drainage Area Pervious Surface = 5,480 sq.ft.*

*Minimum required without a variance

B. ESTIMATED STORMWATER RETENTION VOLUME

The retention volume is estimated using the Rational Method (Q=CiA)
where:
C = 1.0 (impervious surface)
C = 0.2 (pervious surface)
i = 2 in/hr

Impervious Surface Runoff Volume:
1.0 x 2 in/hr x 6,697 sq.ft. x 1 ft./12 in. = 1,116 cu.ft.

Pervious Runoff Volume:
0.2 x 2 in/hr x 5,480 sq.ft. x 1 ft./12 in. = 183 cu.ft.

Total Volume to be Retained = 1,299 cu.ft.

C. PROPOSED EXFILTRATION TRENCH SIZING

L	=	Total Length of Trench Provided	=	80	ft
W	=	Trench Width	=	6	ft
K	=	Hydraulic Conductivity	=	0.00005	cfs/sq.ft./ft. of head
H2	=	Depth to Water Table	=	6.00	ft
DU	=	Un-Saturated Trench Depth	=	3.00	ft
DS	=	Saturated Trench Depth	=	0.00	ft
V	=	Volume Treated	=	1,641	cu.ft.

Notes:

1) Exfiltration trenches and storm piping to be protected from roots with a root barrier.
2) Roof drain downspouts are to be connected to the proposed drainage system. Contractor to provide engineer with downspout locations prior to installation of drainage system.
3) Exfiltration trench design uses an assumed value of hydraulic conductivity. Client may obtain a site specific test for hydraulic conductivity prior to exfiltration trench installation.
4) Contractor shall mill and overlay all roadway cuts a minimum of 50 ft. on either side of the excavation the entire width of each affected lane.
5) Contractor is responsible for installing and maintaining erosion control measures during construction.
6) Video inspection of storm drainage system required prior to installation of sod.

Plan Background from Site Plan by
Smith and Moore Architects
Received 5/12/25

ARC-25-0018

© 2025 Gruber Consulting Engineers, Inc.

GRUBER CONSULTING ENGINEERS
2475 Mercer Avenue, Suite 305
West Palm Beach, FL 33401
561.312.2041
office@gruberengineers.com

48 HOURS BEFORE DIGGING, CALL 1-800-432-4770 SUNSHINE STATE ONE CALL OF FLORIDA, INC.

Contractor is responsible for obtaining location of existing utilities prior to commencement of construction activities.

Site Grading & Drainage Plan For:

PROPOSED RESIDENCE

164 Seminole Avenue
Palm Beach, Florida

PROJECT INFORMATION:

Project No.	2019-0101
Issue Date	06/05/2025
Scale	1/8" = 1'-0"

REVISIONS:

1	
2	
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	

CHAD M. GRUBER
FLORIDA P.E. NO. 57466

This item has been electronically signed and sealed by Chad M. Gruber on the date adjacent to the seal using a SHA authentication code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

SHEET NUMBER:

C-1



190 N COUNTY RD



176 SEMINOLE AVE



164 SEMINOLE AVE





150 SEMINOLE AVE



146 SEMINOLE AVE



144 SEMINOLE AVE

S·M

NEW RESIDENCE FOR
164 SEMINOLE AVE
PALM BEACH, FL 33480

SMITH AND MOORE ARCHITECTS, INC.
• 1500 SOUTH OLIVE AVENUE WEST PALM BEACH, FLORIDA 33401 • TEL (561) 835-1888 FAX (561) 832-7015 •

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FLORIDA AAC

NO. 001285

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JONATHAN C. MOORE
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PETER G. PAPADOPOULOS
REGISTERED ARCHITECT 92952

DANIEL KAHAN
REGISTERED ARCHITECT 94757

PRE-APP MEETING 2025-03-17

ZON - 25 - 0018

ARC - 25 - 0018

NO: -
DWG. BY: DK / LG
SHEET:
P-1.00



132 SEMINOLE AVE



122 SEMINOLE AVE



200 N OCEAN BLVD





201 SEMINOLE AVE



165 SEMINOLE AVE



151 SEMINOLE AVE

S·M

NEW RESIDENCE FOR
164 SEMINOLE AVE
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PRE-APP MEETING	2025-03-17

ZON - 25 - 0018

NO: -
DWG. BY: DK / LG
SHEET:

ARC - 25 - 0018

P-2.00



143 SEMINOLE AVE



135 SEMINOLE AVE



129 SEMINOLE AVE





125 SEMINOLE AVE



101 SEMINOLE AVE

S·M

NEW RESIDENCE FOR
164 SEMINOLE AVE
PALM BEACH, FL 33480

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PRE-APP MEETING 2025-03-17

ZON - 25 - 0018

ARC - 25 - 0018

NO: -
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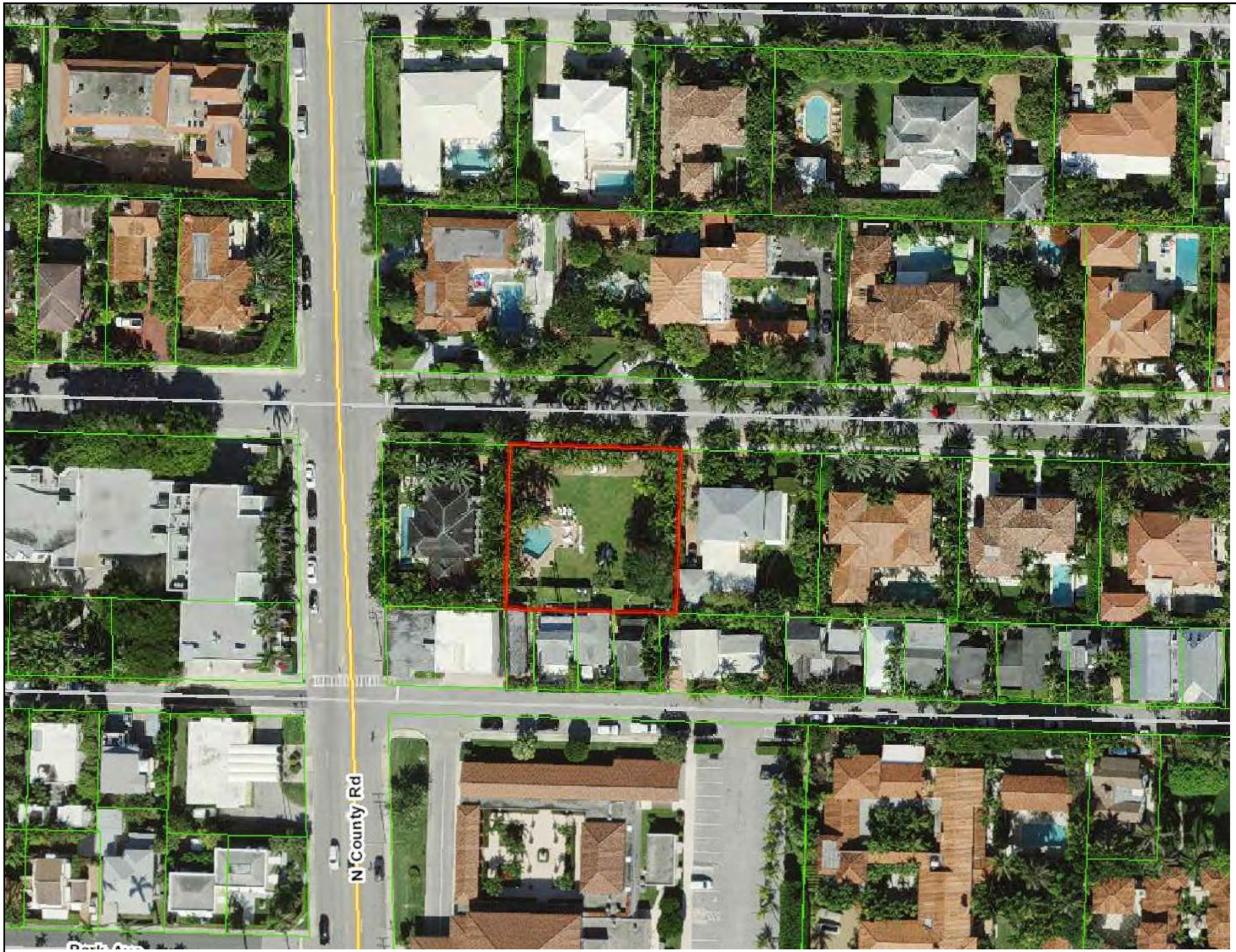
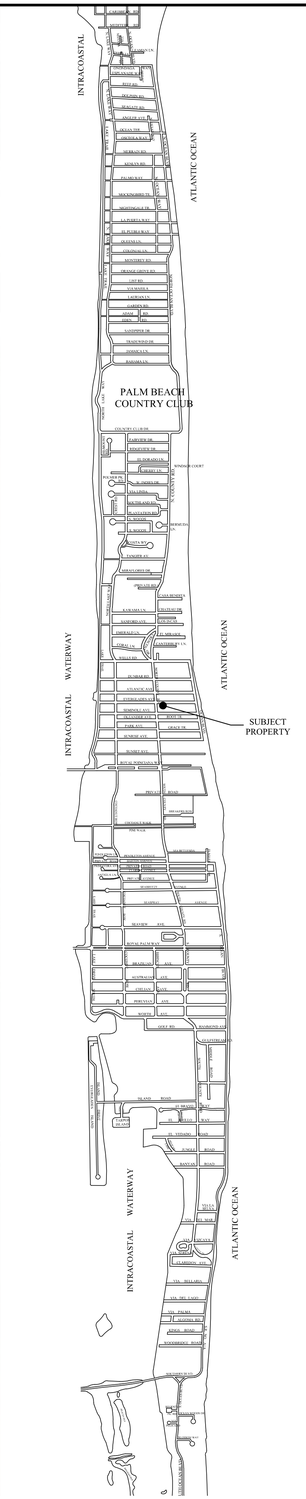
SHEET:
P-3.00



CONTEXT MAP

SCALE: 1/32" = 1'-0"



LOCATION MAP

SCALE: NTS

S·M

NEW RESIDENCE FOR
164 SEMINOLE AVE
PALM BEACH, FL 33480

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PRE-APP MEETING	2025-03-17

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SHEET:

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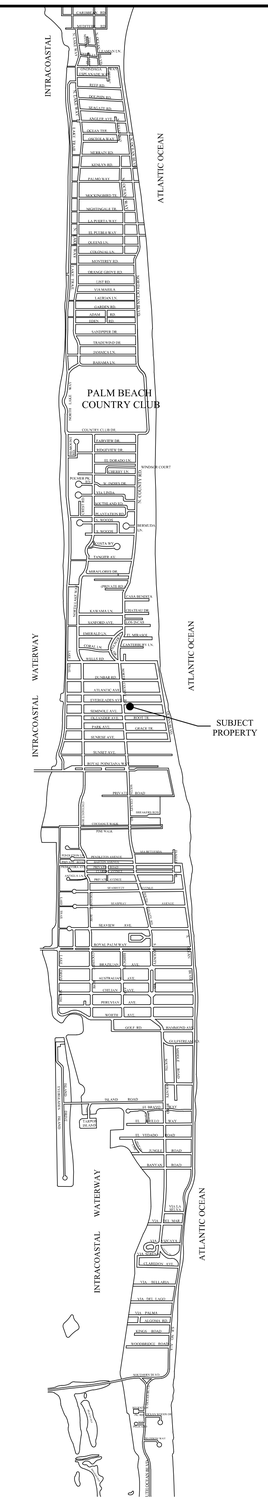
SV-1.00



RADIUS MAP
SCALE: 1/32" = 1'-0"



LOCATION MAP
SCALE: NTS

S·M

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PALM BEACH, FL 33480

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SHEET:
SV-2.00

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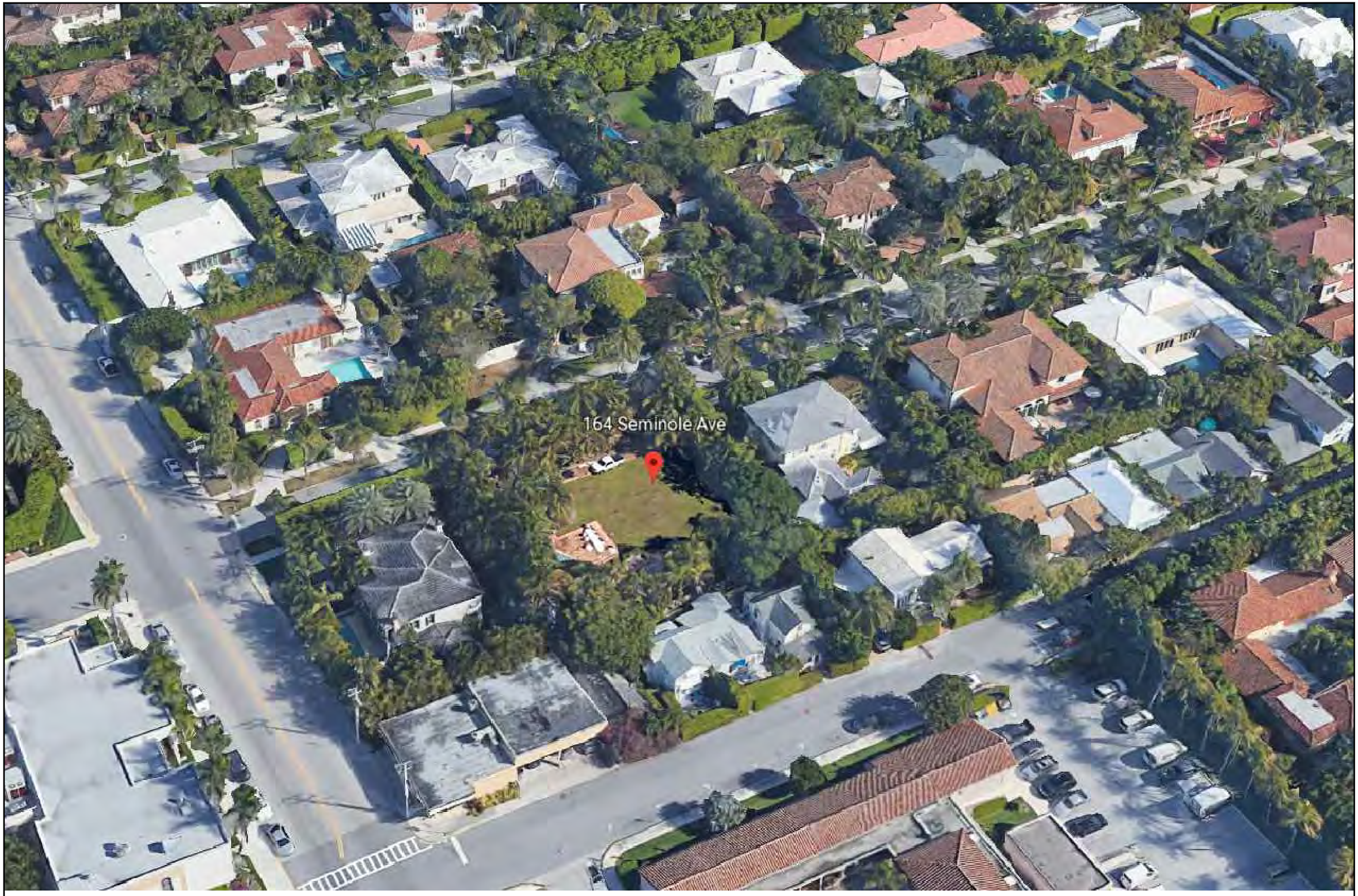

AERIAL 3D

SCALE: NTS

S·M

NEW RESIDENCE FOR
164 SEMINOLE AVE
PALM BEACH, FL 33480

SMITH AND MOORE ARCHITECTS, INC.
• 1500 SOUTH OLIVE AVENUE WEST PALM BEACH, FLORIDA 33401 • TEL (561) 835-1888 FAX (561) 832-7015 •

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FLORIDA AAC

NO. 001285

HAROLD J. SMITH
REGISTERED ARCHITECT 8742

JONATHAN C. MOORE
REGISTERED ARCHITECT 13541

PETER G. PAPADOPOULOS
REGISTERED ARCHITECT 92952

DANIEL KAHAN
REGISTERED ARCHITECT 94757

PRE-APP MEETING 2025-03-17

ZON - 25 - 0018

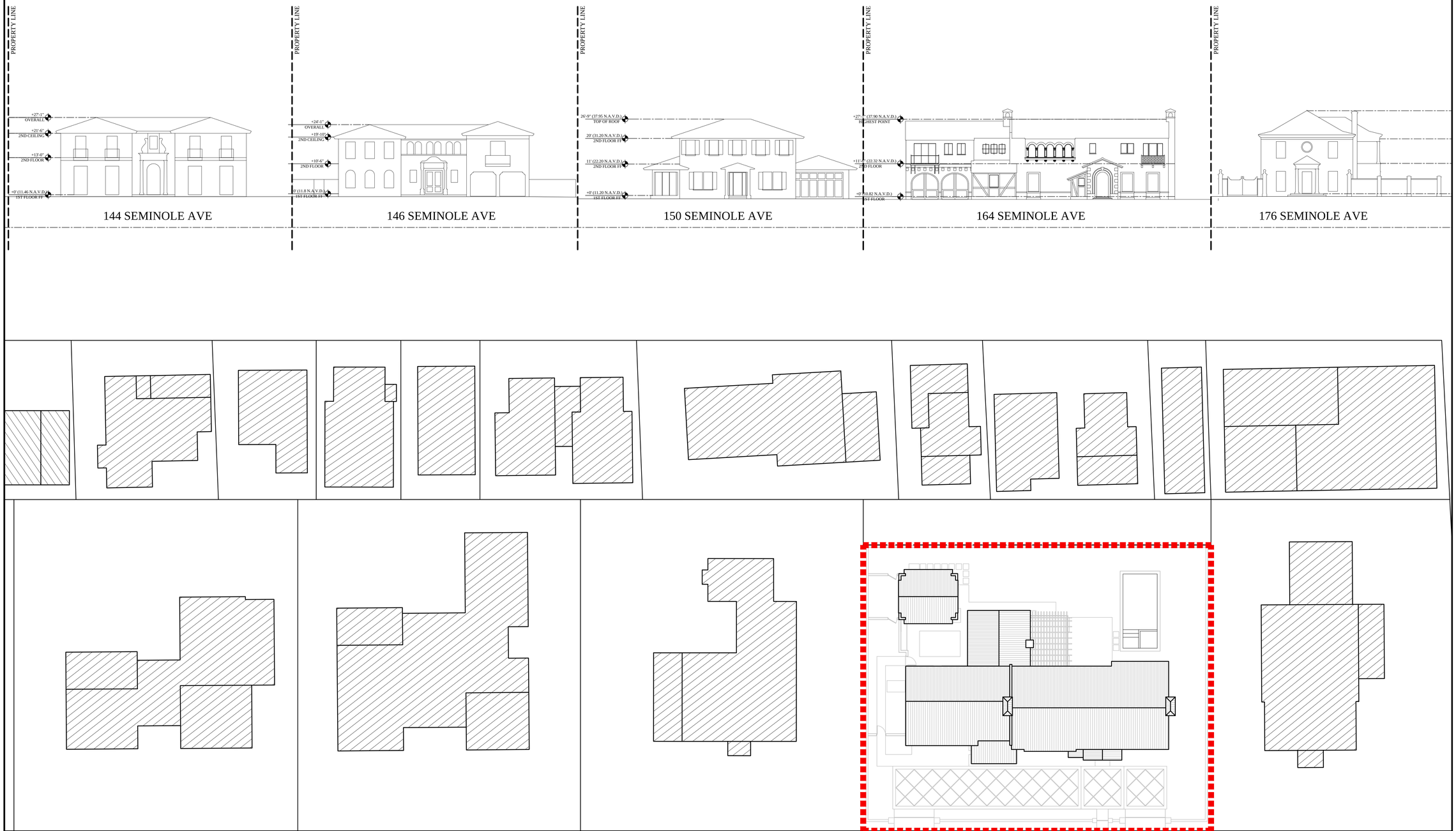
ARC - 25 - 0018

NO: -

DWG. BY: DK / LG

SHEET:

SV-3.00



STREETSCAPE ELEVATION

SCALE: 1/16" = 1'-0"

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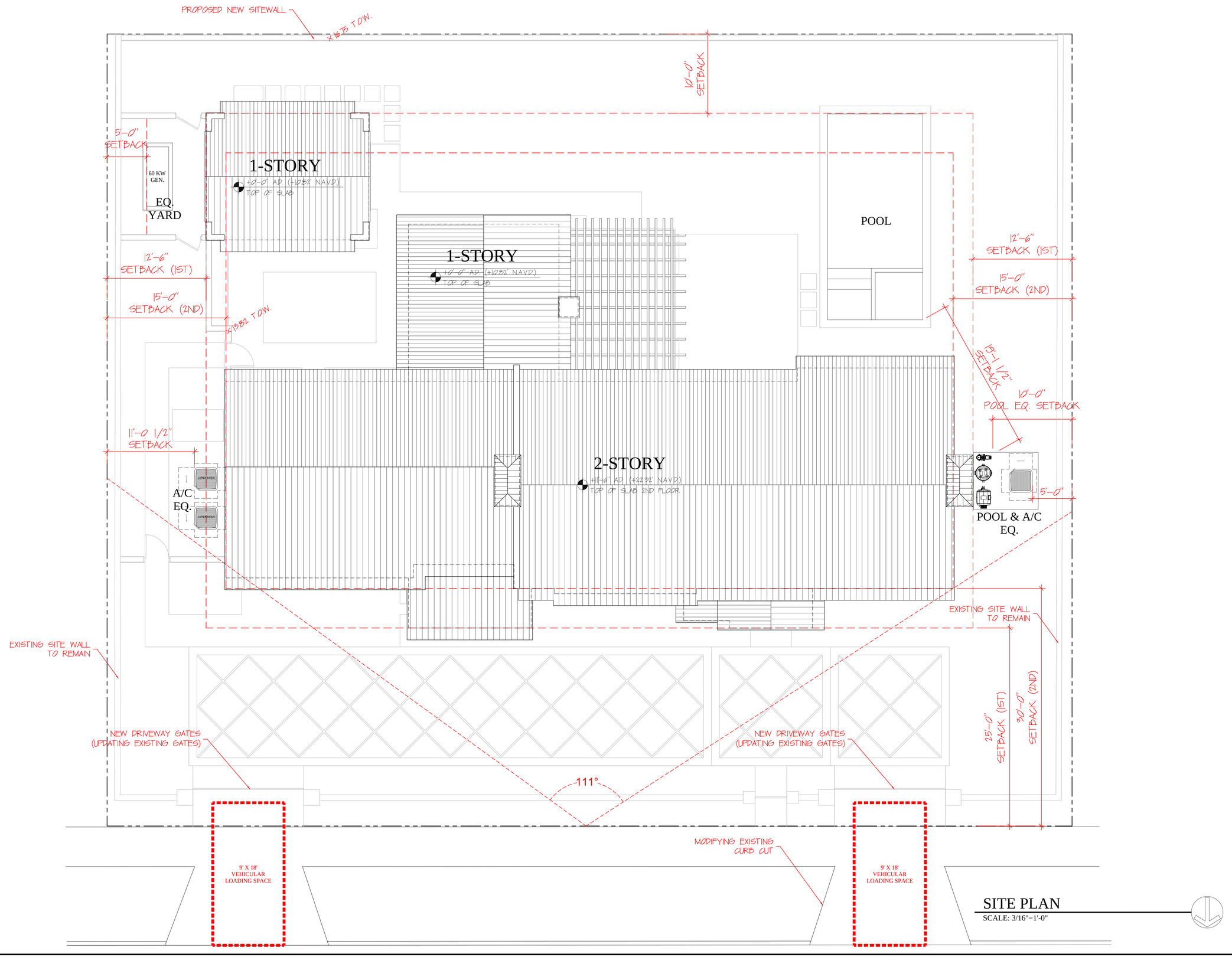

SITE PLAN

SCALE: 3/16"=1'-0"

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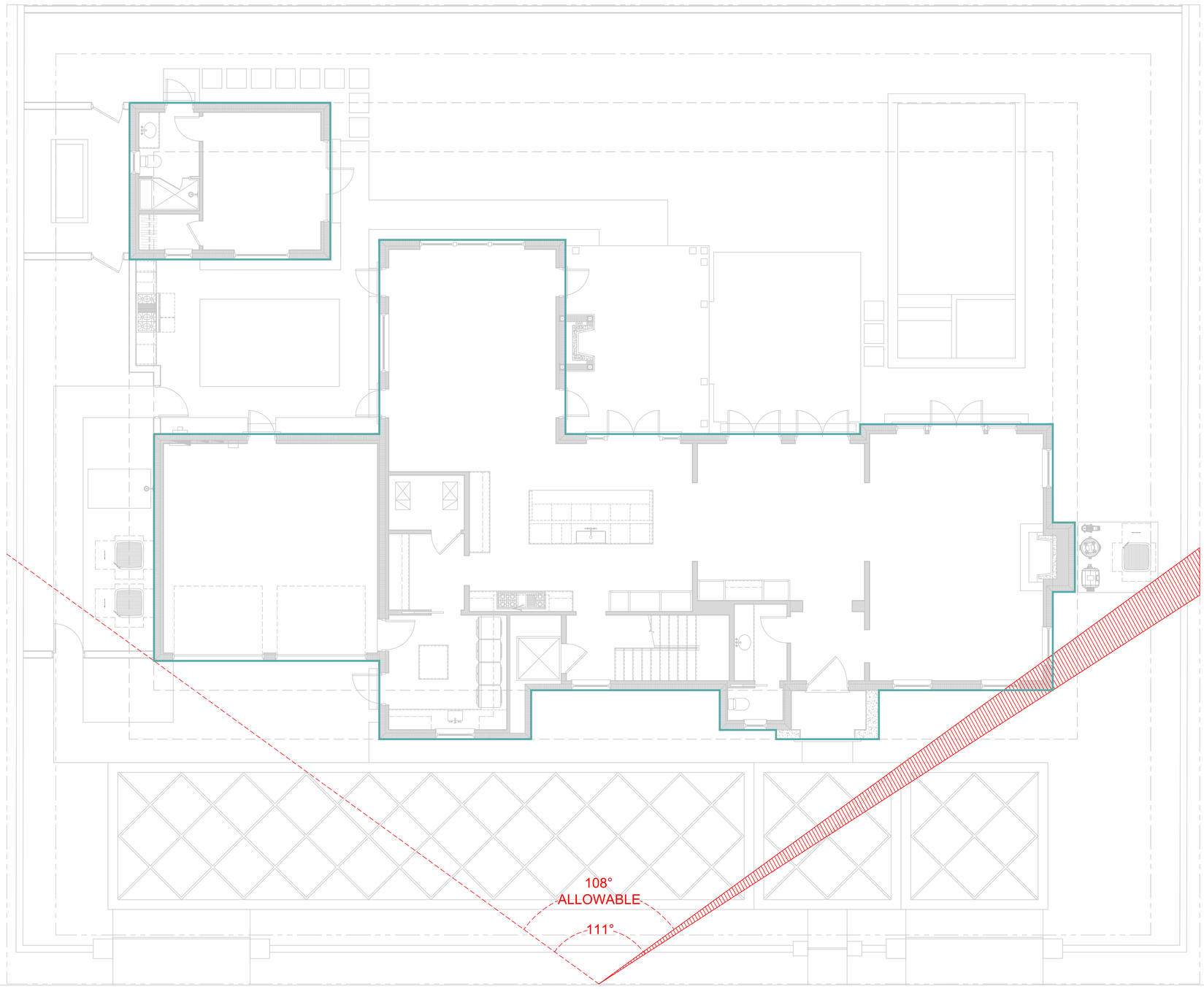

ANGLE OF VISION VARIANCE DIAGRAM

SCALE: 3/16"=1'-0"

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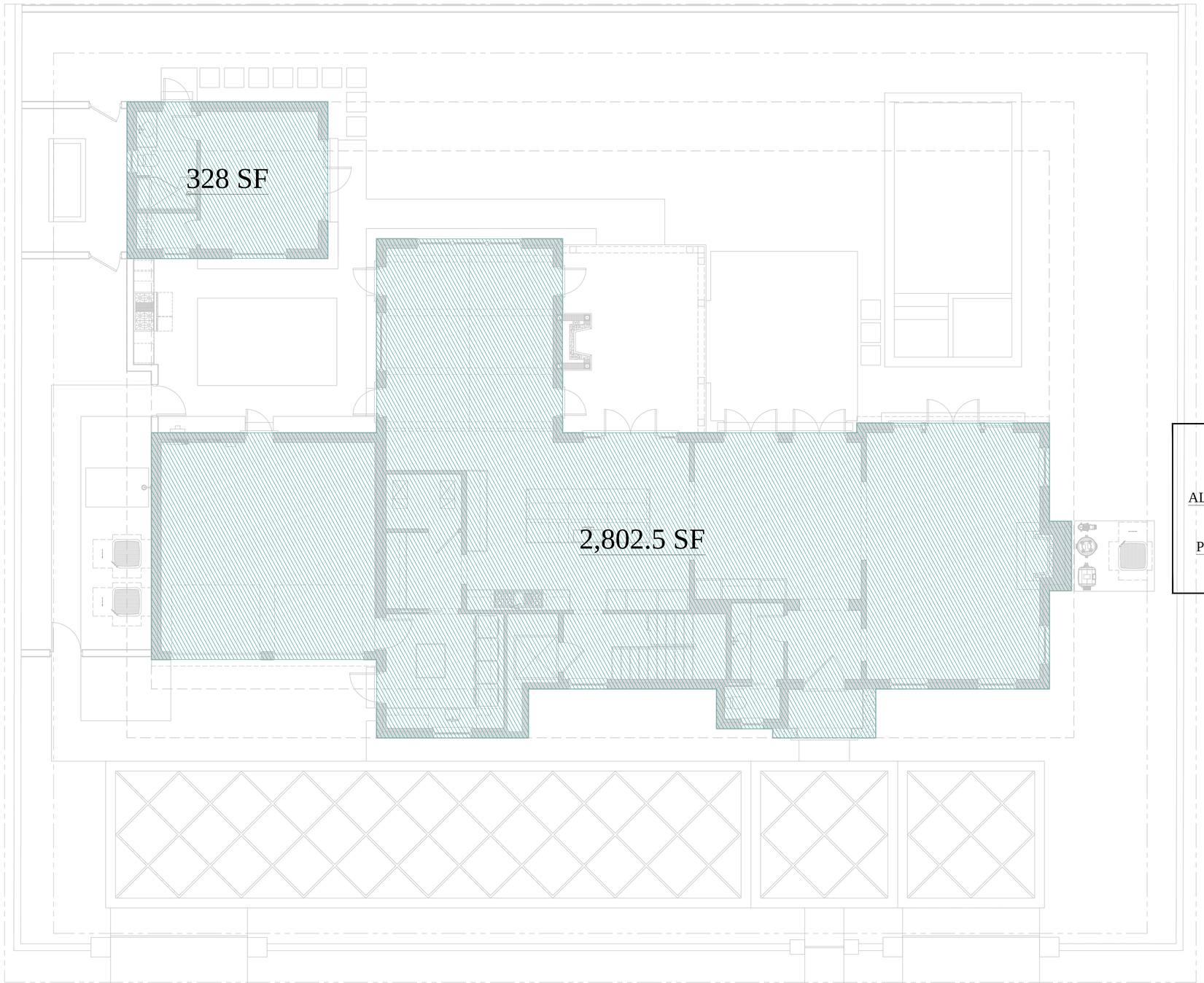

LOT SIZE
12,177 sf

ALLOWABLE LOT COVERAGE
30% = 3,653 sf

PROPOSED LOT COVERAGE
25.71% = 3,130.5 sf

LOT COVERAGE DIAGRAM
SCALE: 3/16"=1'-0"

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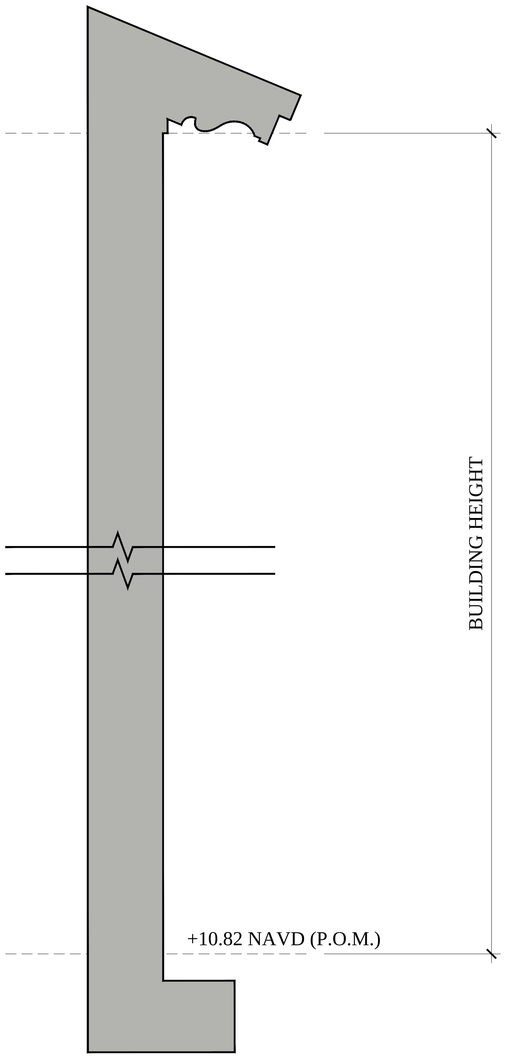


SEC. 134-2. - DEFINITIONS AND RULES OF CONSTRUCTION

THE HEIGHT OF THE OUTSIDE EXTERIOR WALL IS MEASURED FROM THE POINT OF MEASUREMENT TO THE POINT AT WHICH THE OUTSIDE WALL MEETS THE HORIZONTAL EAVE OF THE ROOF OR THE BOTTOM OF A PARAPET WALL. THE LOWEST HABITABLE FINISHED FLOOR SHALL BE AT OR ABOVE THE POINT OF MEASUREMENT APPLICABLE TO THE SUBJECT LOT.

164 Seminole Ave

Lot Area	**12,177**
Allowable Cubic Content	**48,442.907**

3.978 . = Max. Cubic Content
4.48 . =Cubic Content calcul

	Area	Height	Cubic Cont.
A 2nd Floor	2,284.00	8 3/4	19,985.00
B 1st Floor Main	2,233.00	11 1/2	25,679.50
C 1-Story Family	377.00	12 1/2	4,712.50
D 1-Story Office	328.00	9 1/4	3,034.00
E 1-Story Laundry	117.50	8	940.00
F 1-Story Powder	27.00	6 1/7	166.05
G Covered Entry	48.00	10 3/4	516.00
H Open Trellis (Not counted CCR / Lot C.)	276.00	9	2,484.00

Total	55,033.05

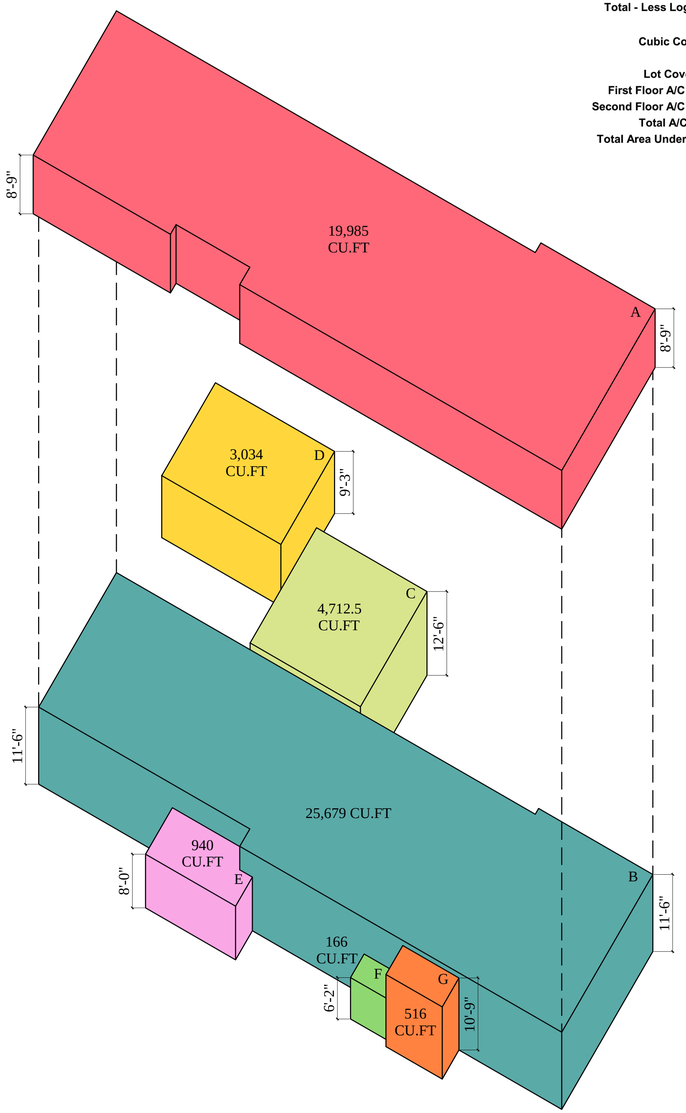
516.00 . = Total Loggia's

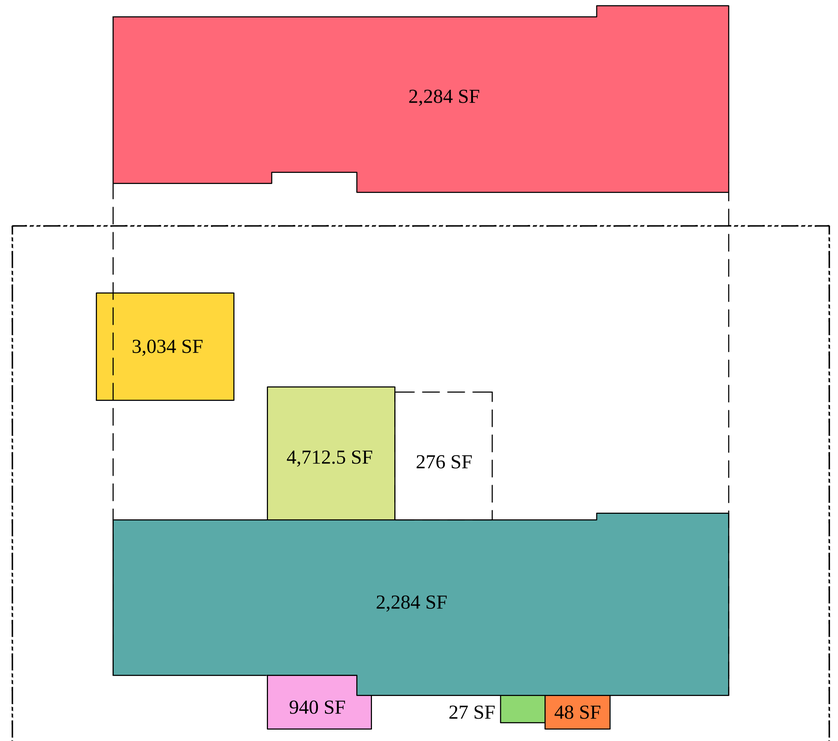
Less Loggia / Entry (5% max. allowable)

Total - Less Loggia's	54,517.05

Cubic Content	**4.477**
Lot Coverage	**3130.500**
First Floor A/C Total	**3082.500**
Second Floor A/C Total	**2284.000**
Total A/C Area	**5366.500**
Total Area Under Roof	**5414.500**

2,422.15 . = 5% of Cubic Conten





ALLOWABLE TRELLIS SQUARE FOOTAGE
3% OF 12,177 SF LOT AREA = 365.3 SF
TOTAL PROPOSED TRELLIS = 276 SF

PROPOSED CUBIC CONTENT RATIO
SCALE: 3/32"=1'-0"

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PRE-APP MEETING 2025-03-17

ZON - 25 - 0018

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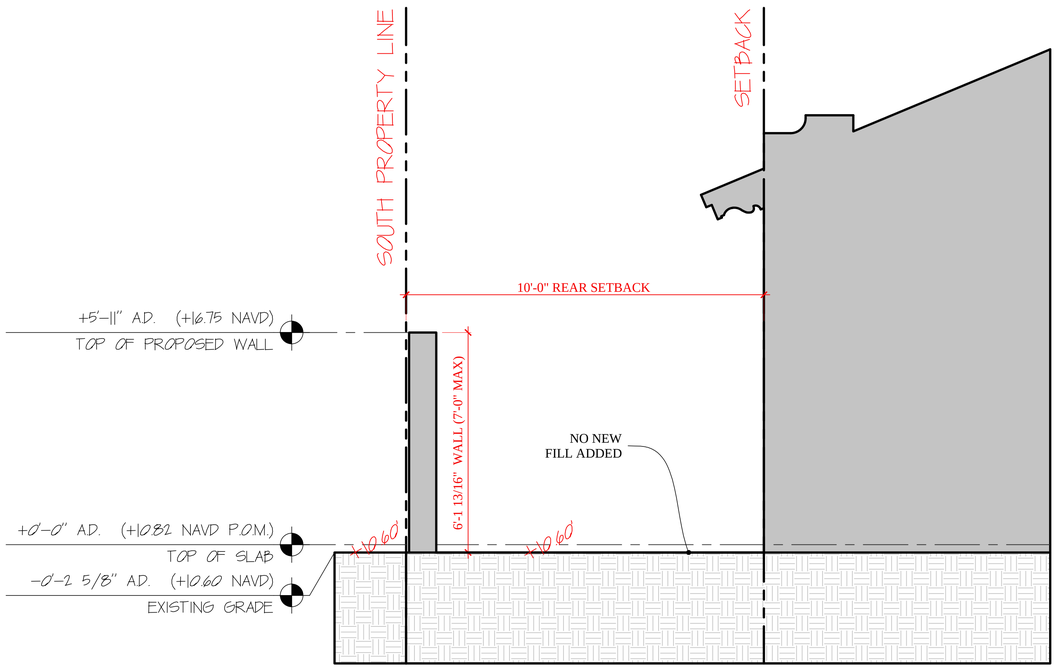
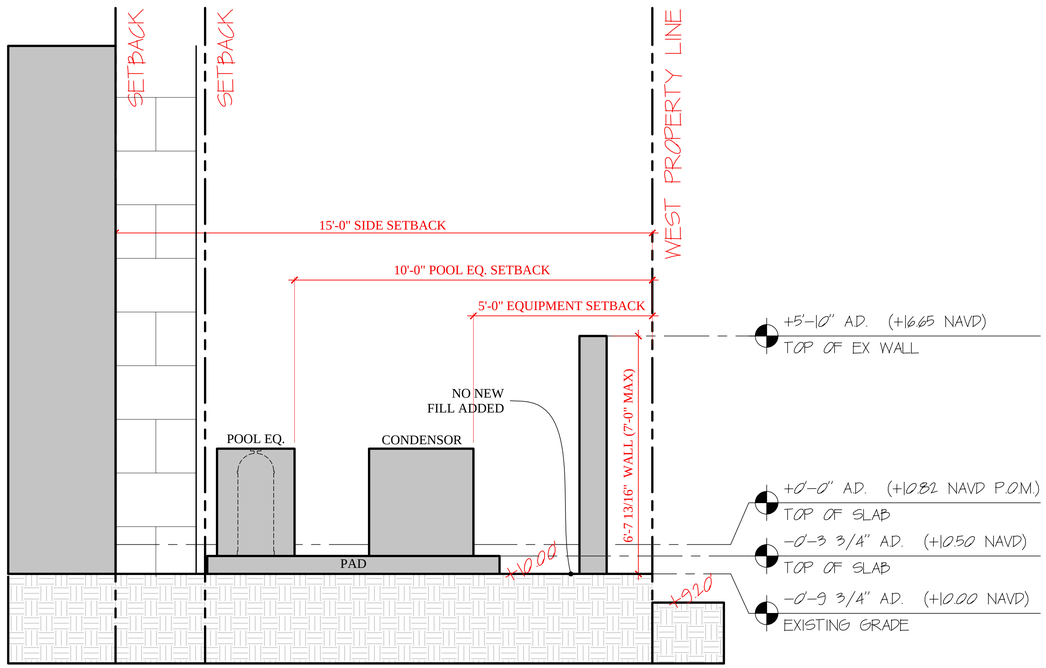
SHEET:
SP-1.03



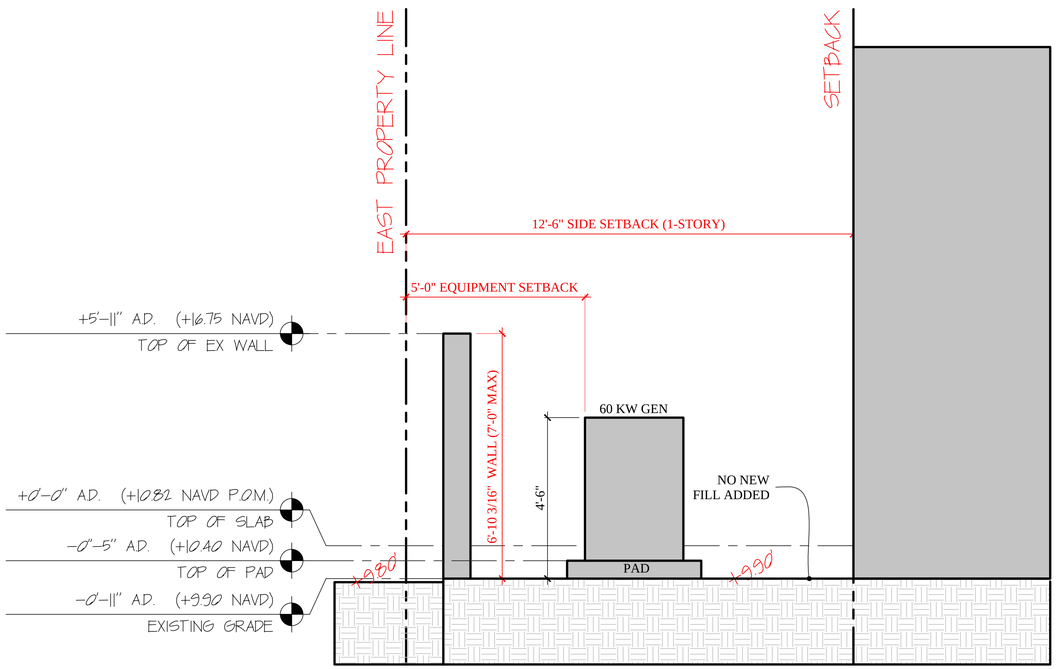
SOUTH YARD SECTION

SCALE: 1/2" = 1'-0"



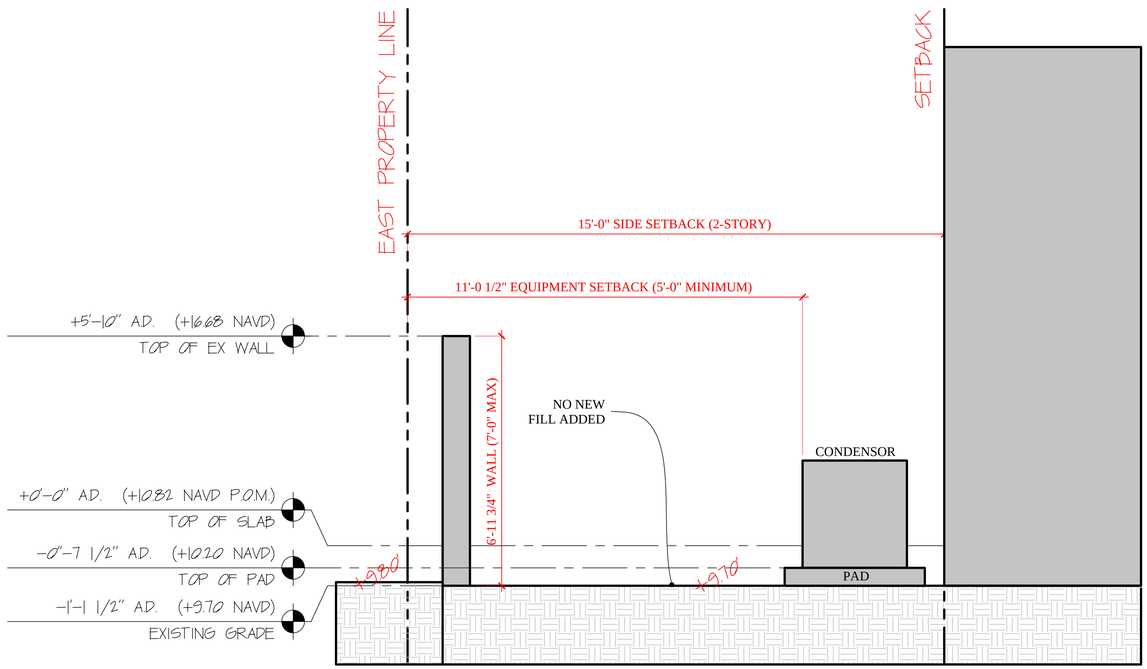
WEST YARD SECTION

SCALE: 1/2" = 1'-0"



EAST YARD SECTION (GENERATOR)

SCALE: 1/2" = 1'-0"



EAST YARD SECTION (A/C UNITS)

SCALE: 1/2" = 1'-0"

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PRE-APP MEETING 2025-03-17

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SHEET:
SP-1.04

Town of Palm Beach
Planning Zoning and Building
360 S County Rd
Palm Beach, FL 33480
www.townofpalmbeach.com

Zoning Legend

Line #				
1	**Property Address:**	164 SEMINOLE AVE		
2	**Zoning District:**	R-B LOW DENSITY RESIDENTIAL		
3	**Lot Area (sq. ft.):**	12,177 SF		
4	**Lot Width (W) & Depth (D) (ft.):**	121.77' (W) X 100.0' (D)		
5	**Structure Type:** (Single-Family, Multi-Family, Comm., Other)	NEW 2-STORY MAIN HOUSE WITH 1-STORY CABANA		
6	**FEMA Flood Zone Designation:**	FLOOD ZONE X		
7	**Zero Datum for point of meas. (NAVD)**	+10.82 NAVD		
8	**Crown of Road (COR) (NAVD)**	+9.32 NAVD		
9		REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq Ft and %)	30% (3,653 SF)	N/A	25.71% (3,130.5 SF)
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc)	N/A	N/A	5,275 SF
12	*Front Yard Setback (Ft.)	25-0" (1ST) / 30'-0" (2ND)	N/A	25-0" (1ST) / 30'-0" (2ND)
13	* Side Yard Setback (1st Story) (Ft.)	12'-6"	N/A	15'-0" (W) , 12'-6" (E)
14	* Side Yard Setback (2nd Story) (Ft.)	15'-0"	N/A	15'-0" (EAST/WEST)
15	*Rear Yard Setback (Ft.)	10'-0"	N/A	10'-0"
16	Angle of Vision (Deg.)	100+8 = 108 DEGREES	N/A	111 DEGREES
17	Building Height (Ft.)	22'-0" (2-STORY)	N/A	20'-6" (+31.32 NAVD)
18	Overall Building Height (Ft.)	30'-0" MAX	N/A	27'-1" ROOF (+37.90 NAVD)
19	Cubic Content Ratio (CCR) (R-B ONLY)	48,442.9 CF (3.978)	N/A	54,517.05 CF (4.47)
20	** Max. Fill Added to Site (Ft.)	9"	N/A	0"
21	Finished Floor Elev. (FFE)(NAVD)	+10.82 NAVD	N/A	+10.82 NAVD
22	Base Flood Elevation (BFE)(NAVD)	FLOOD ZONE X	N/A	FLOOD ZONE X
23	Landscape Open Space (LOS) (Sq Ft and %)	5,480 SF (45%)	N/A	5,520 SF (45.3%)
24	Perimeter LOS (Sq Ft and %)	2,740 SF (50%)	N/A	3,287 SF (81.4%)
25	Front Yard LOS (Sq Ft and %)	1,217.6 SF (40%)	N/A	1,255 SF (41.2%)
26	*** Native Plant Species %	*Please refer to TOPB Landscape Legend.*		

** Indicate each yard area with cardinal direction (N,S,E,W)*

*** Difference of Fin. Floor Elev. (FFE) and highest Crown of Rd (COR) divided by two. (FFE - COR) / 2 = Max. Fill [(Sec. 134-1600)]*

**** Provide Native plant species info per category as requited by [Ord. 003-2023] on separate TOPB Landscape Legend*

Enter N/A if value is not applicable.
Enter N/C if value is not changing.

REV BF 20230626

PROPOSED ZONING LEGEND

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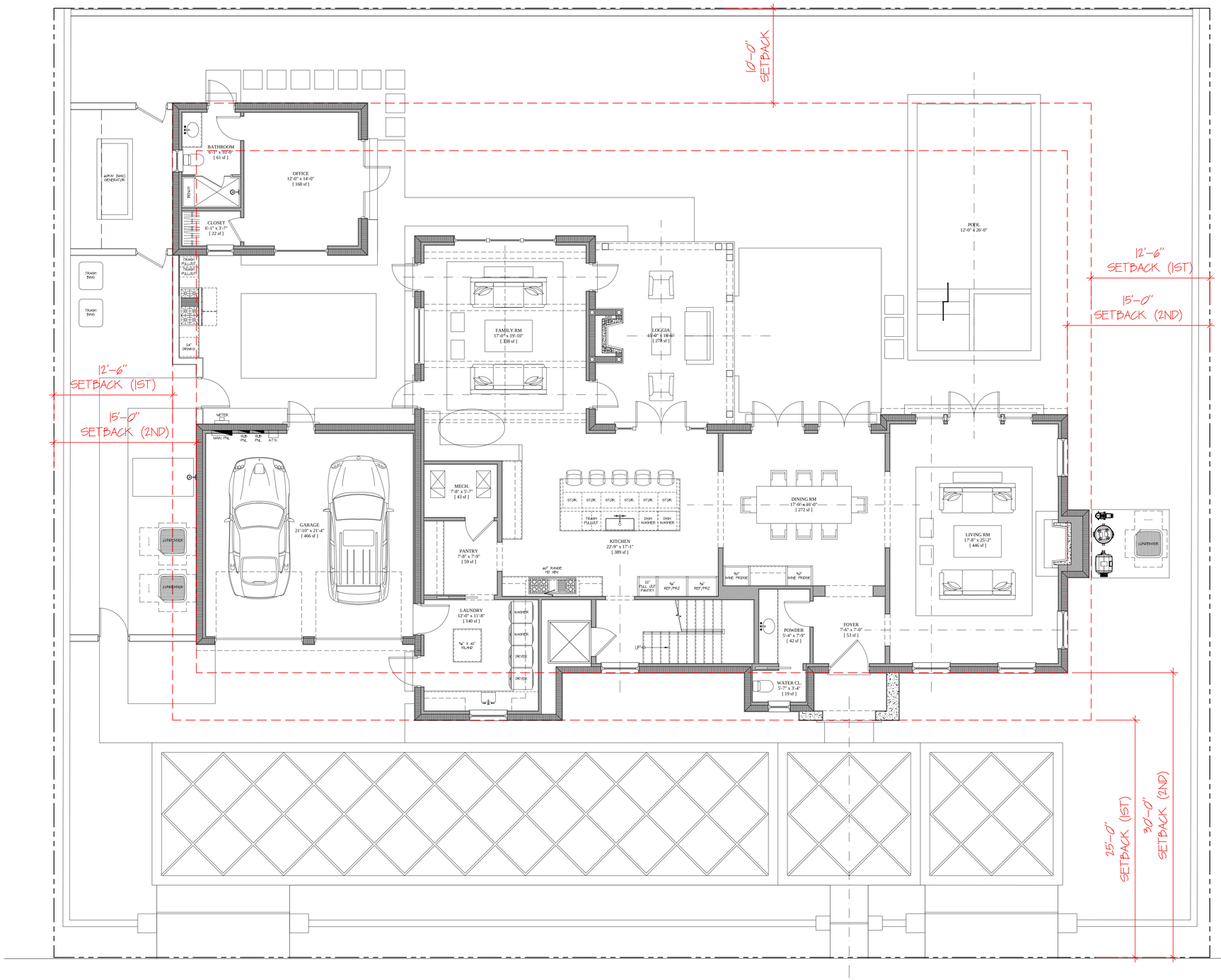
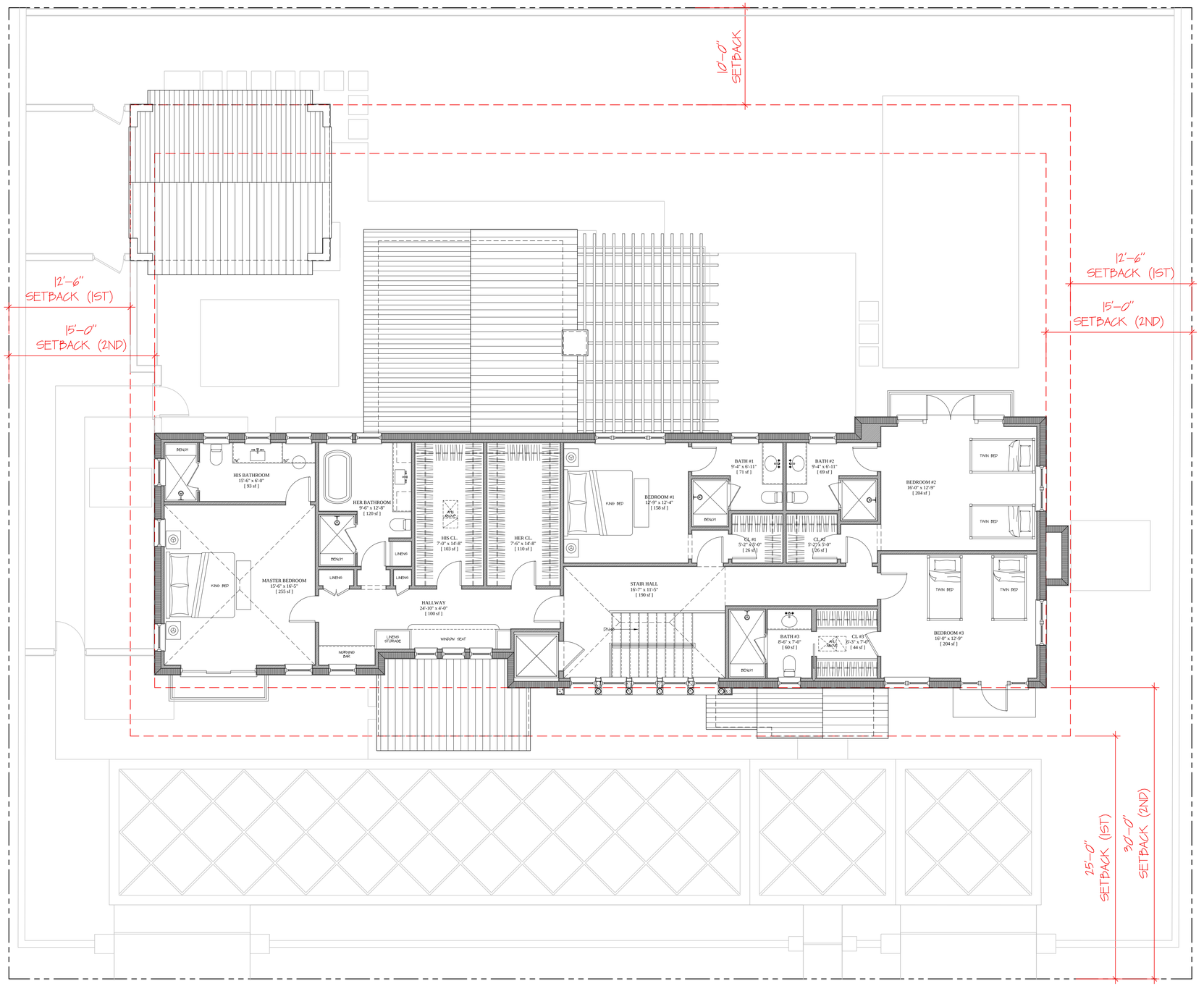

10'-0" SETBACK
12'-6" SETBACK (1ST)
15'-0" SETBACK (2ND)
12'-6" SETBACK (1ST)
15'-0" SETBACK (2ND)
25'-0" SETBACK (1ST)
30'-0" SETBACK (2ND)
BATHROOM
6'-7" x 10'-0"
[61 sf]
OFFICE
12'-0" x 14'-0"
[168 sf]
BENCH
CLOSET
6'-1" x 3'-7"
[22 sf]
ASPOV (MAU) GENERATOR
TRASH BINS
TRASH BINS
TRASH PULLOUT
TRASH PULLOUT
SLIDING DOORS
SLIDING DOORS
SLIDING DOORS



SECOND FLOOR PLAN

SCALE: 3/16"=1'-0"

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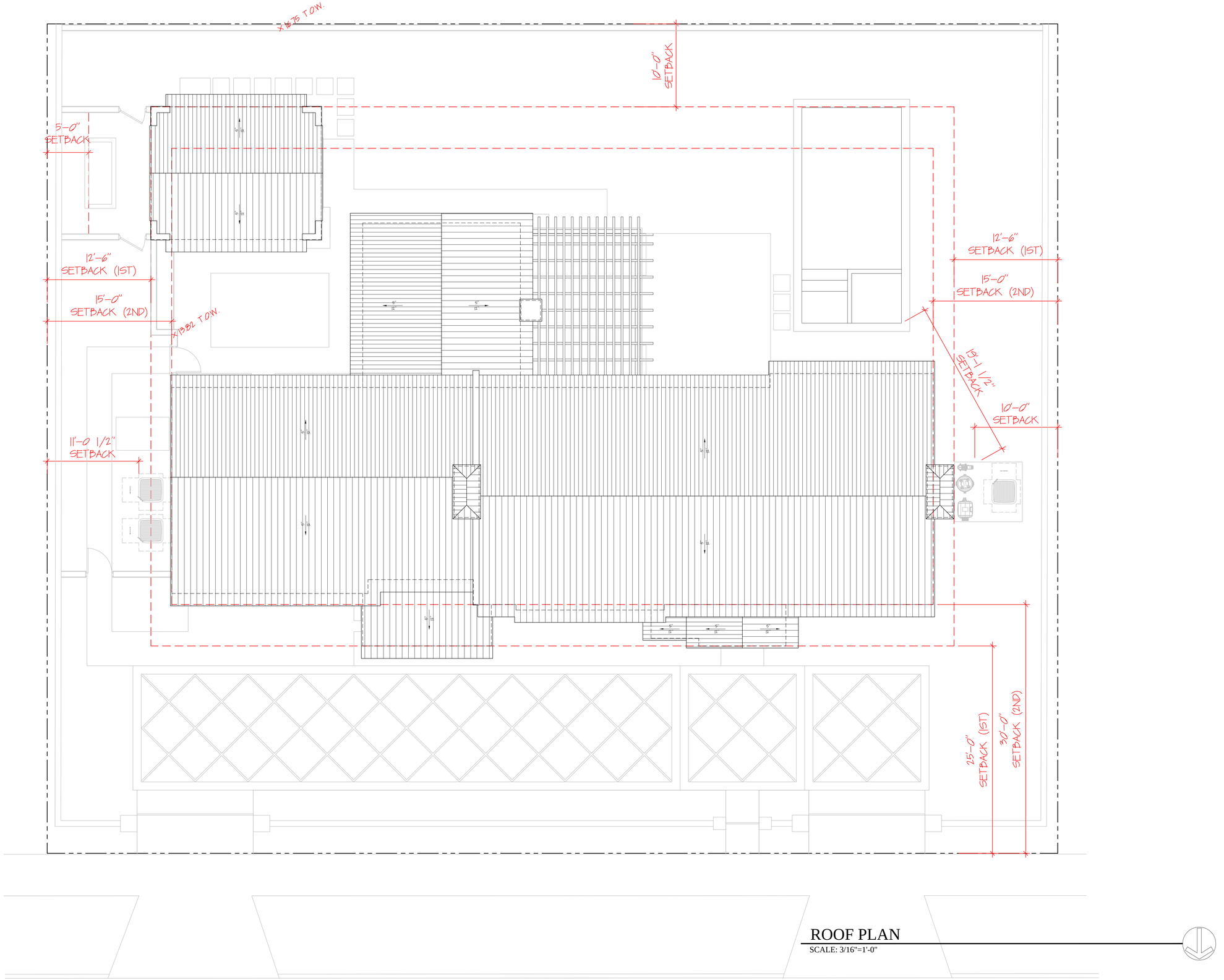

ROOF PLAN

SCALE: 3/16"=1'-0"

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FP-3.00





NORTH (FRONT) ELEVATION

SCALE: 1/4" = 1'-0"

S·M

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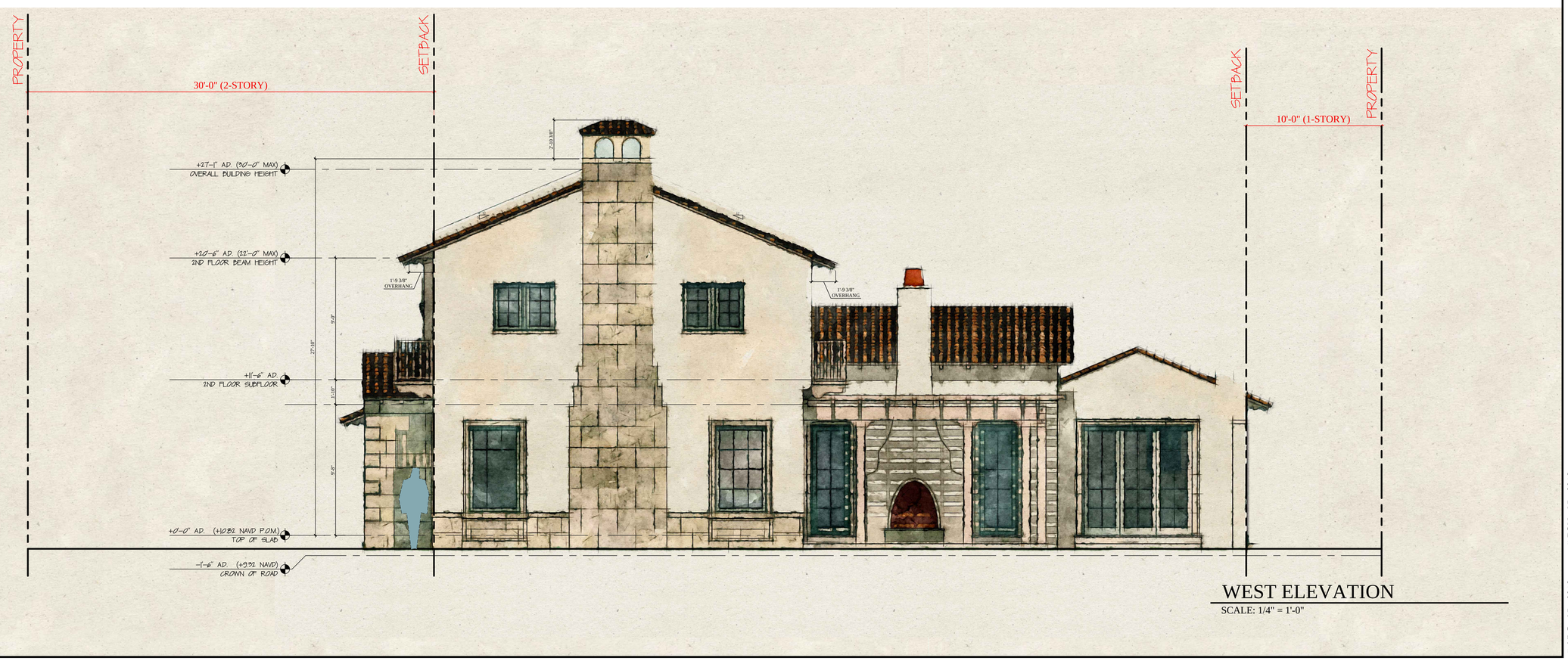
SHEET:
EL-1.00





WEST ELEVATION

SCALE: 1/4" = 1'-0"

S·M

NEW RESIDENCE FOR
164 SEMINOLE AVE
PALM BEACH, FL 33480

SMITH AND MOORE ARCHITECTS, INC.
• 1500 SOUTH OLIVE AVENUE WEST PALM BEACH, FLORIDA 33401 • TEL (561) 835-1888 FAX (561) 832-7015 •

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FLORIDA AAC

NO. 001285

HAROLD J. SMITH
REGISTERED ARCHITECT 8742

JONATHAN C. MOORE
REGISTERED ARCHITECT 13541

PETER G. PAPADOPOULOS
REGISTERED ARCHITECT 92952

DANIEL KAHAN
REGISTERED ARCHITECT 94757

PRE-APP MEETING	2025-03-17

ZON - 25 - 0018

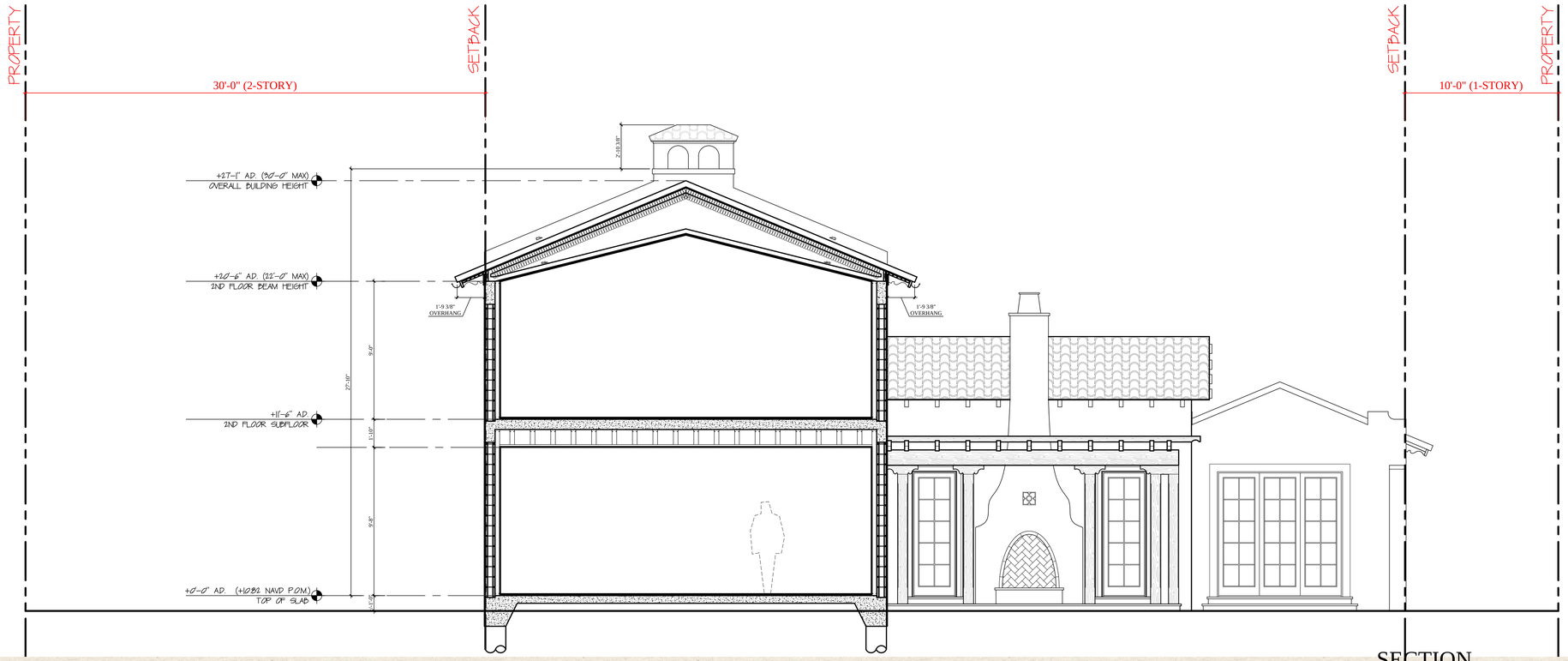
ARC - 25 - 0018

NO: -

DWG. BY: DK / LG

SHEET:

EL-2.00



SECTION

SCALE: 1/4" = 1'-0"



WEST ELEVATION

SCALE: 1/4" = 1'-0"

S·M

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PRE-APP MEETING 2025-03-17

ZON - 25 - 0018

ARC - 25 - 0018

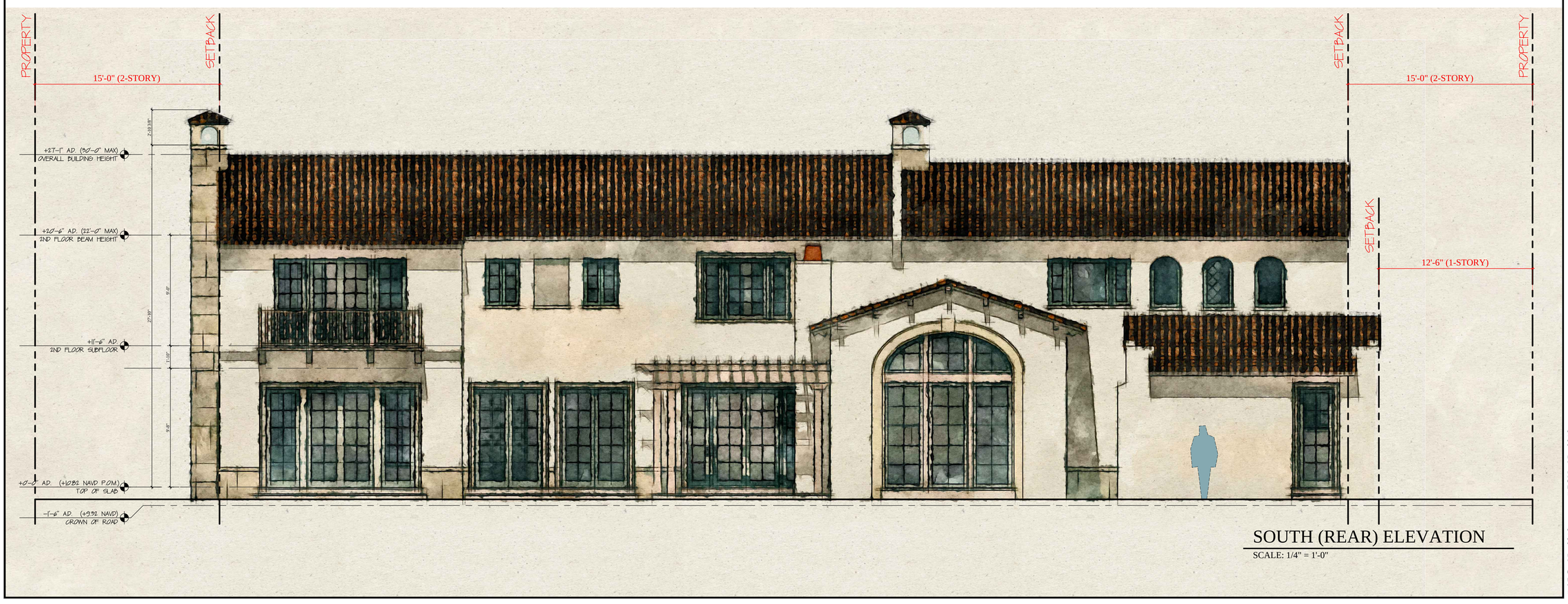
NO: -

DWG. BY: DK / LG

SHEET:

EL-2.01





SOUTH (REAR) ELEVATION

SCALE: 1/4" = 1'-0"

S·M

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SHEET:

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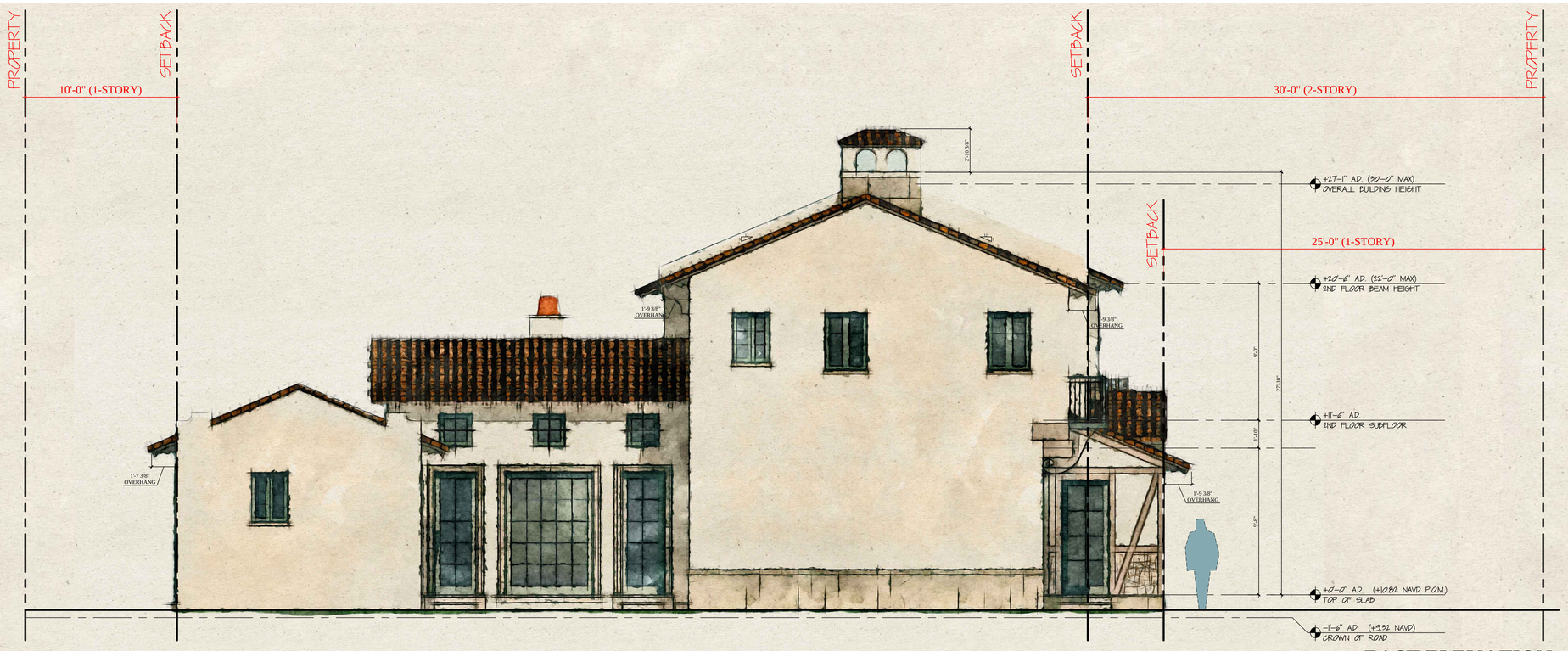

EAST ELEVATION

SCALE: 1/4" = 1'-0"

S·M

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SHEET:
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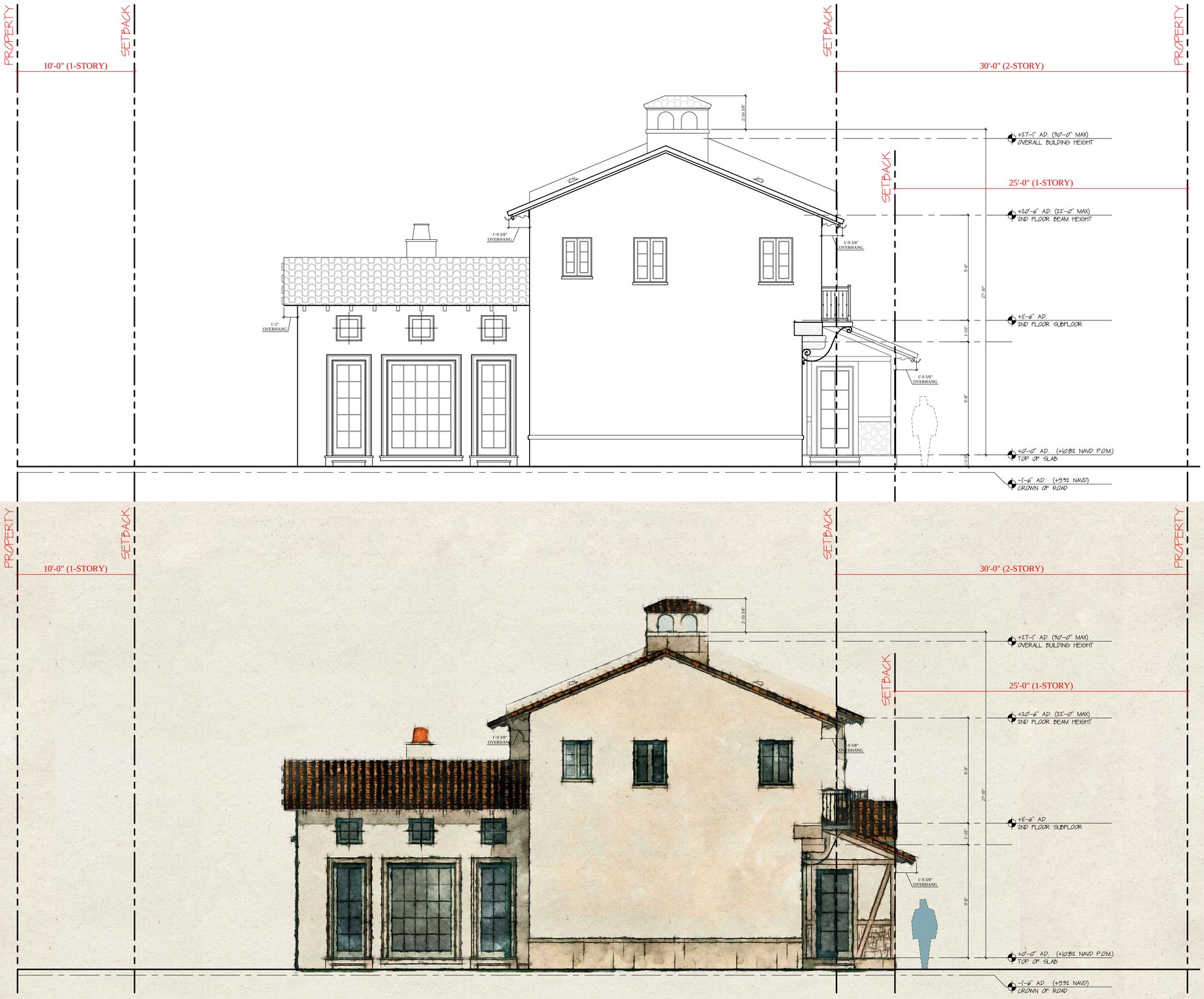

EAST ELEVATION

SCALE: 1/4" = 1'-0"

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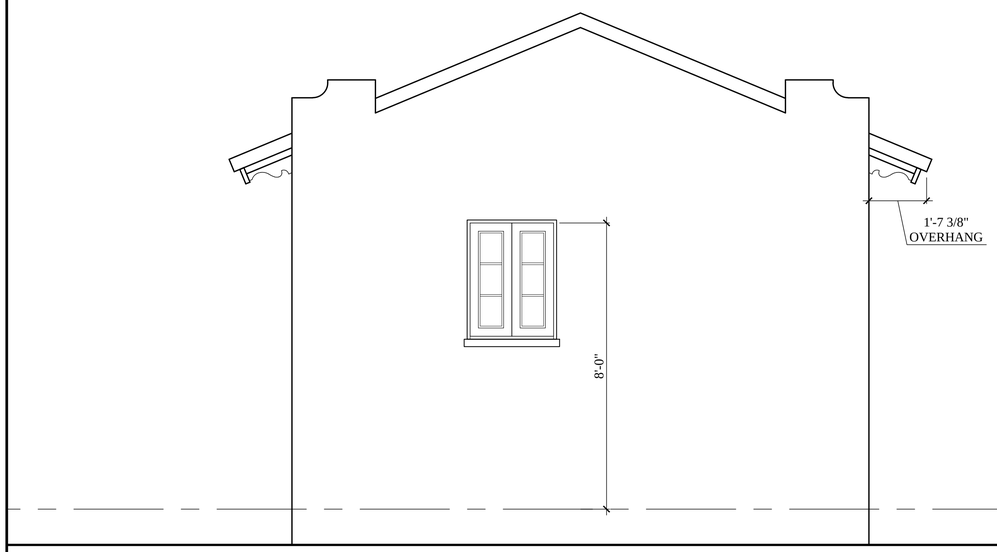
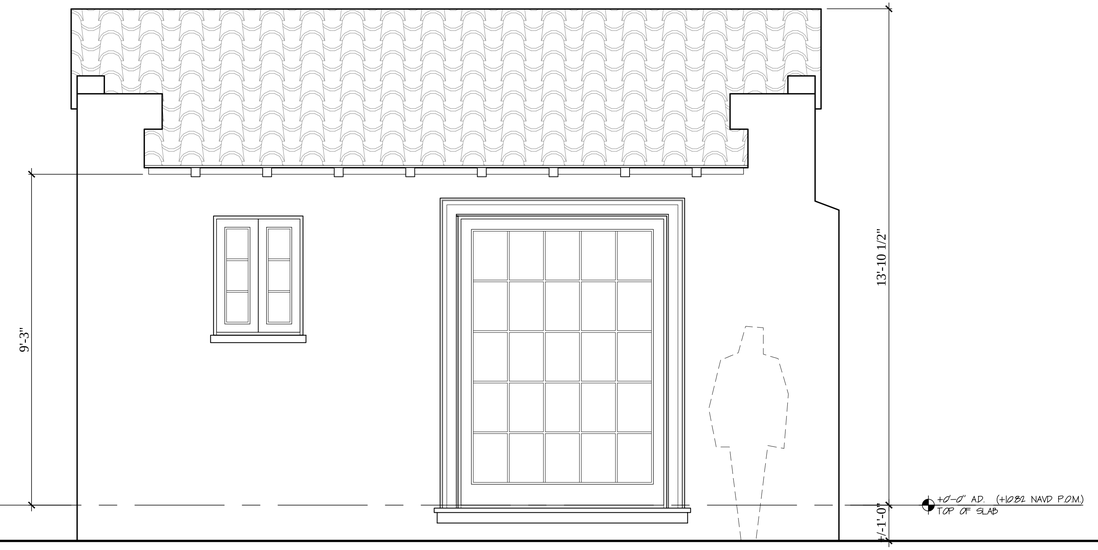
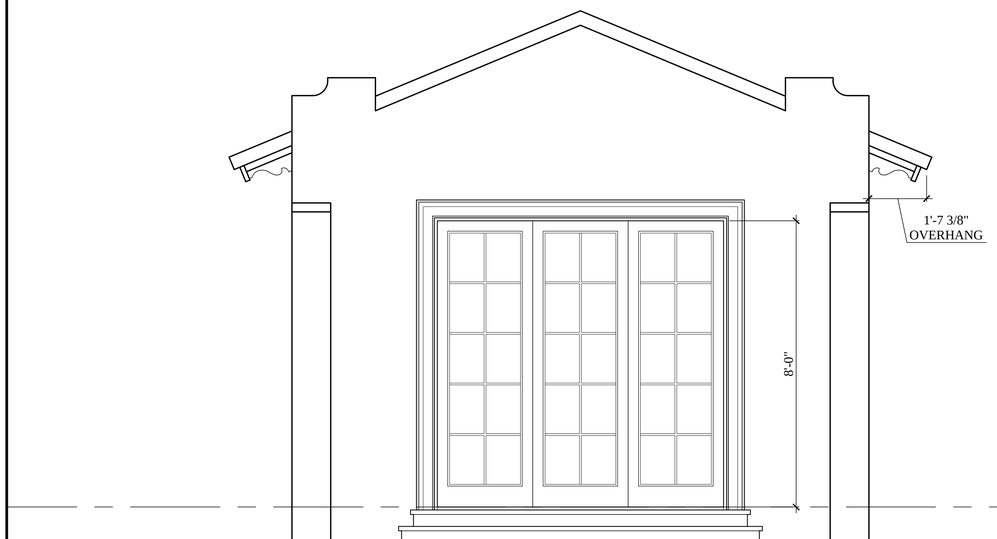
ARC - 25 - 0018



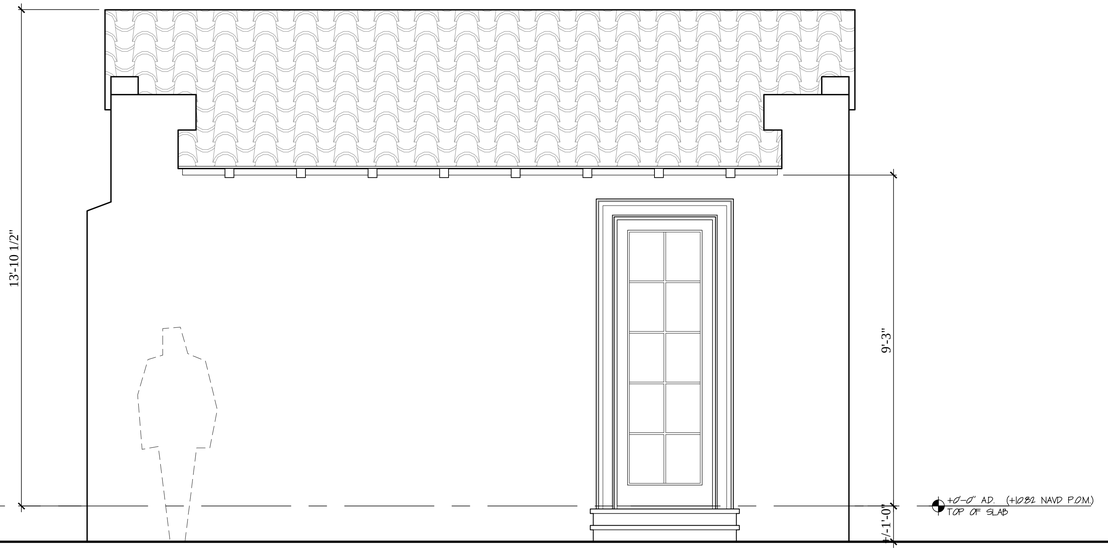
EAST ELEVATION
SCALE: 1/2" = 1'-0"



NORTH ELEVATION
SCALE: 1/2" = 1'-0"



WEST ELEVATION
SCALE: 1/2" = 1'-0"



SOUTH ELEVATION
SCALE: 1/2" = 1'-0"

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PRE-APP MEETING 2025-03-17

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SHEET:
EL-5.00



EAST ELEVATION
SCALE: 1/2" = 1'-0"

NORTH ELEVATION
SCALE: 1/2" = 1'-0"

WEST ELEVATION
SCALE: 1/2" = 1'-0"

SOUTH ELEVATION
SCALE: 1/2" = 1'-0"

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NORTH ELEVATION

SCALE: 1/8" = 1'-0"



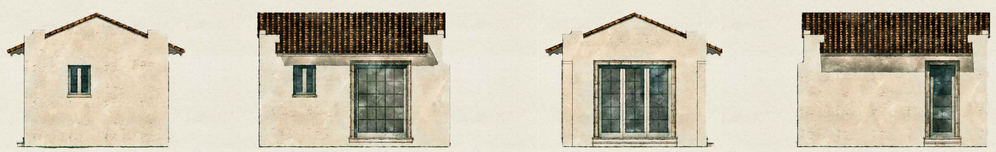
SOUTH ELEVATION (FULL)

SCALE: 1/8" = 1'-0"



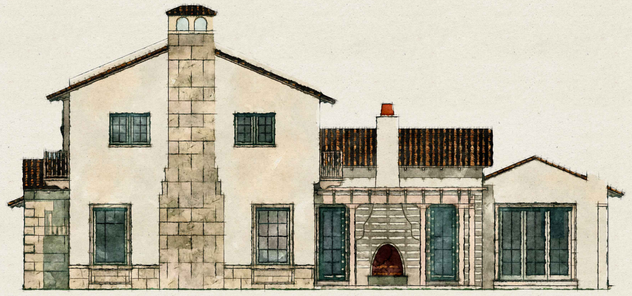
SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



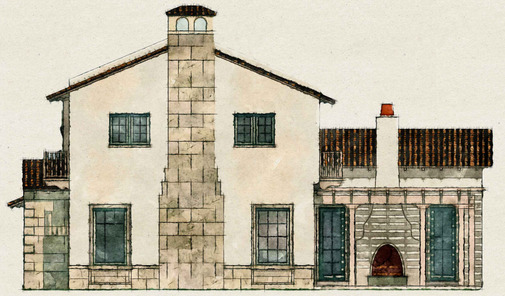
OFFICE ELEVATIONS

SCALE: 1/8" = 1'-0"



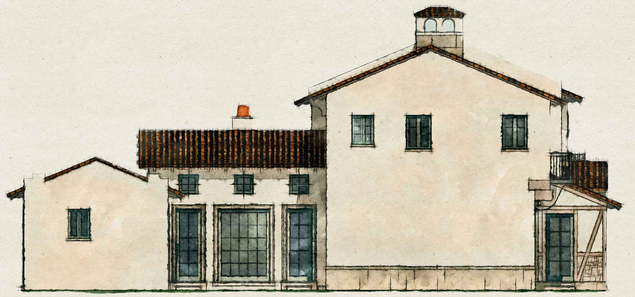
WEST ELEVATION (FULL)

SCALE: 1/8" = 1'-0"



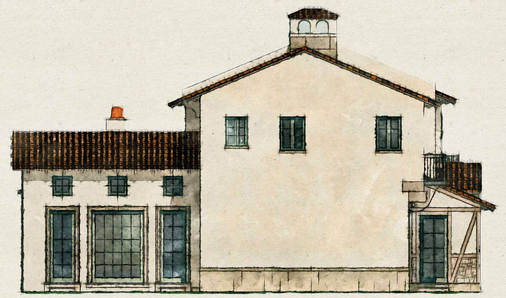
WEST ELEVATION

SCALE: 1/8" = 1'-0"



EAST ELEVATION (FULL)

SCALE: 1/8" = 1'-0"



EAST ELEVATION

SCALE: 1/8" = 1'-0"

S·M

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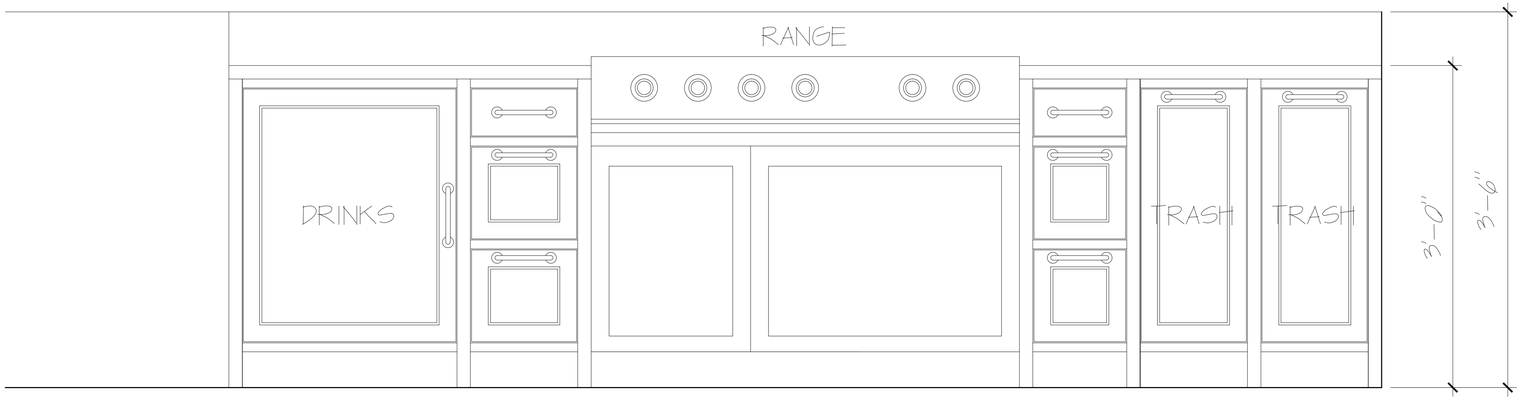

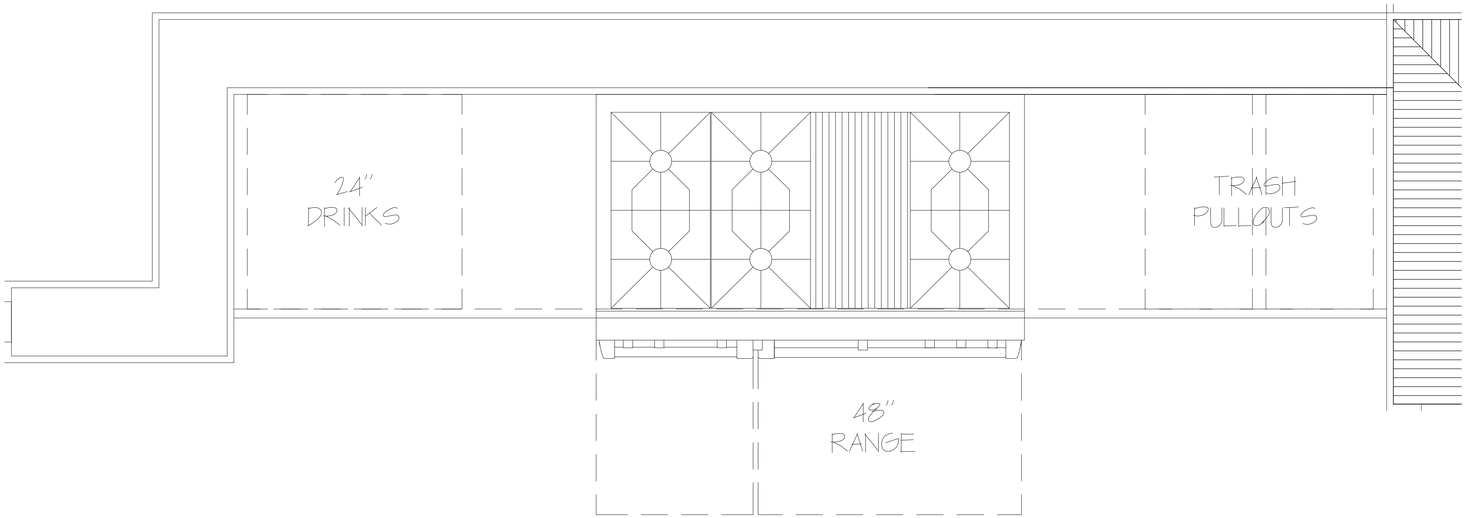

OUTDOOR KITCHEN

SCALE: 1 -1/2" = 1'-0"

S·M

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DETAIL - MATERIAL CALLOUTS

SCALE: 3/4" = 1'-0"

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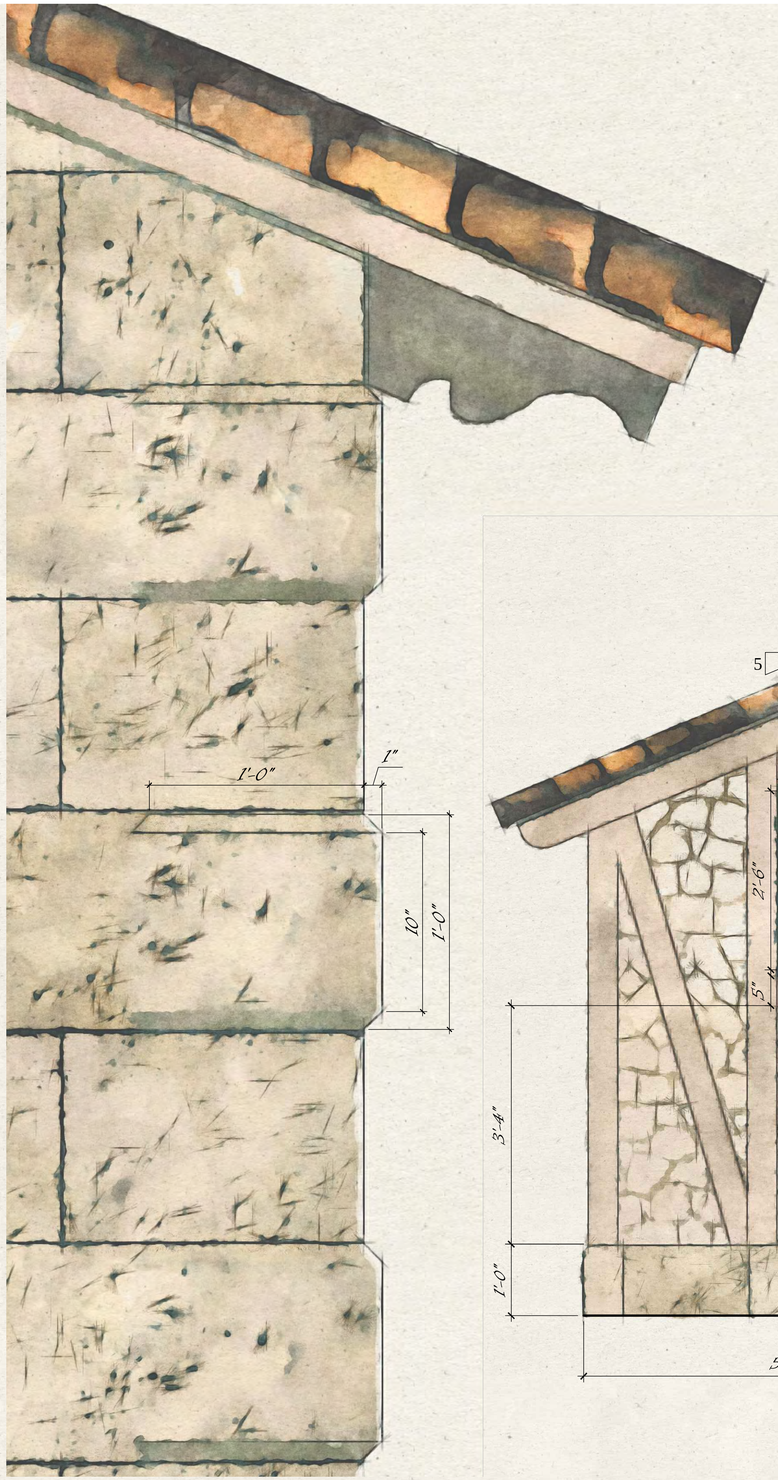

DETAIL - ENTRY EAVE

SCALE: 3" = 1'-0"



DETAIL - COVERED ENTRY

SCALE: 1" = 1'-0"

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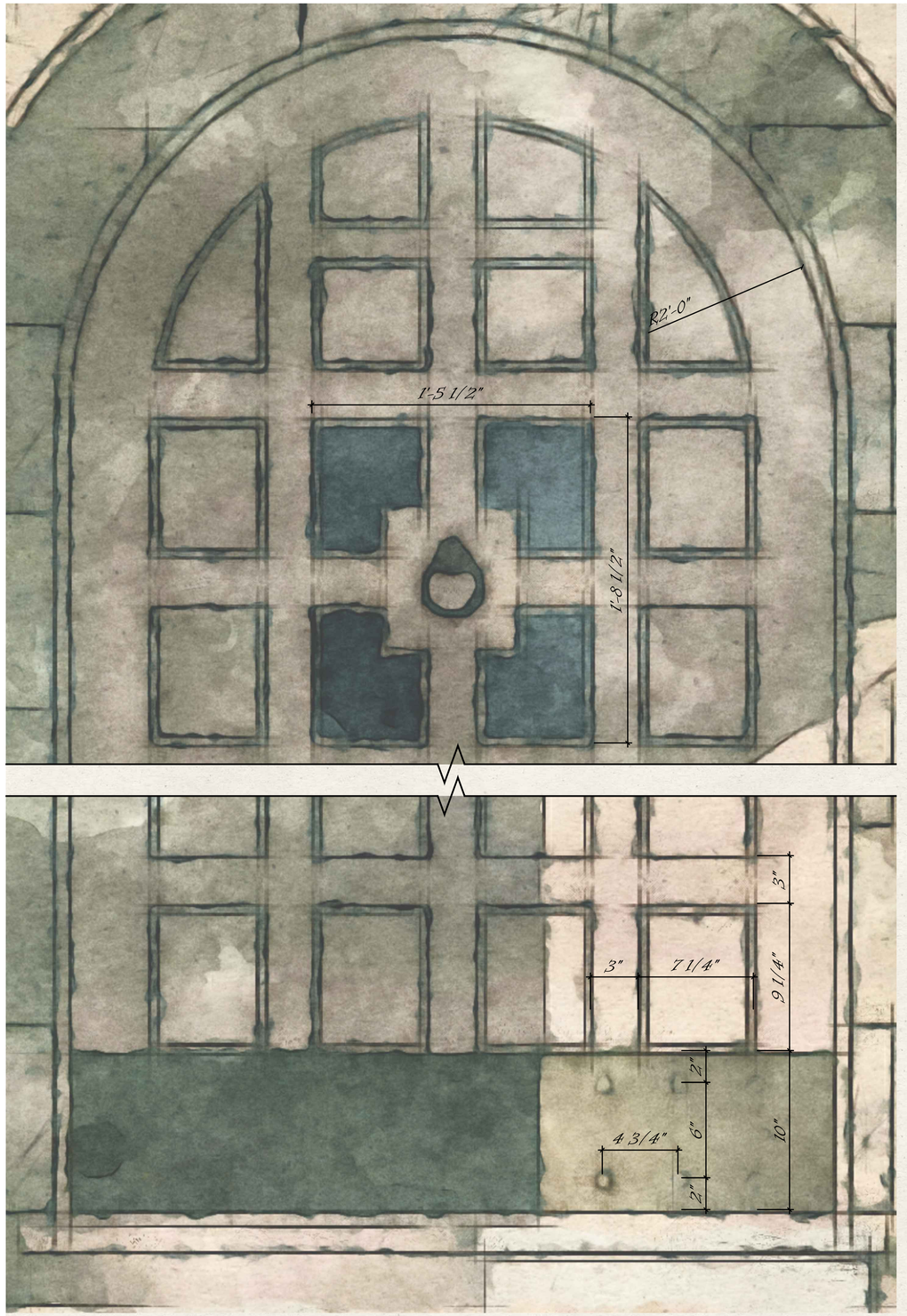
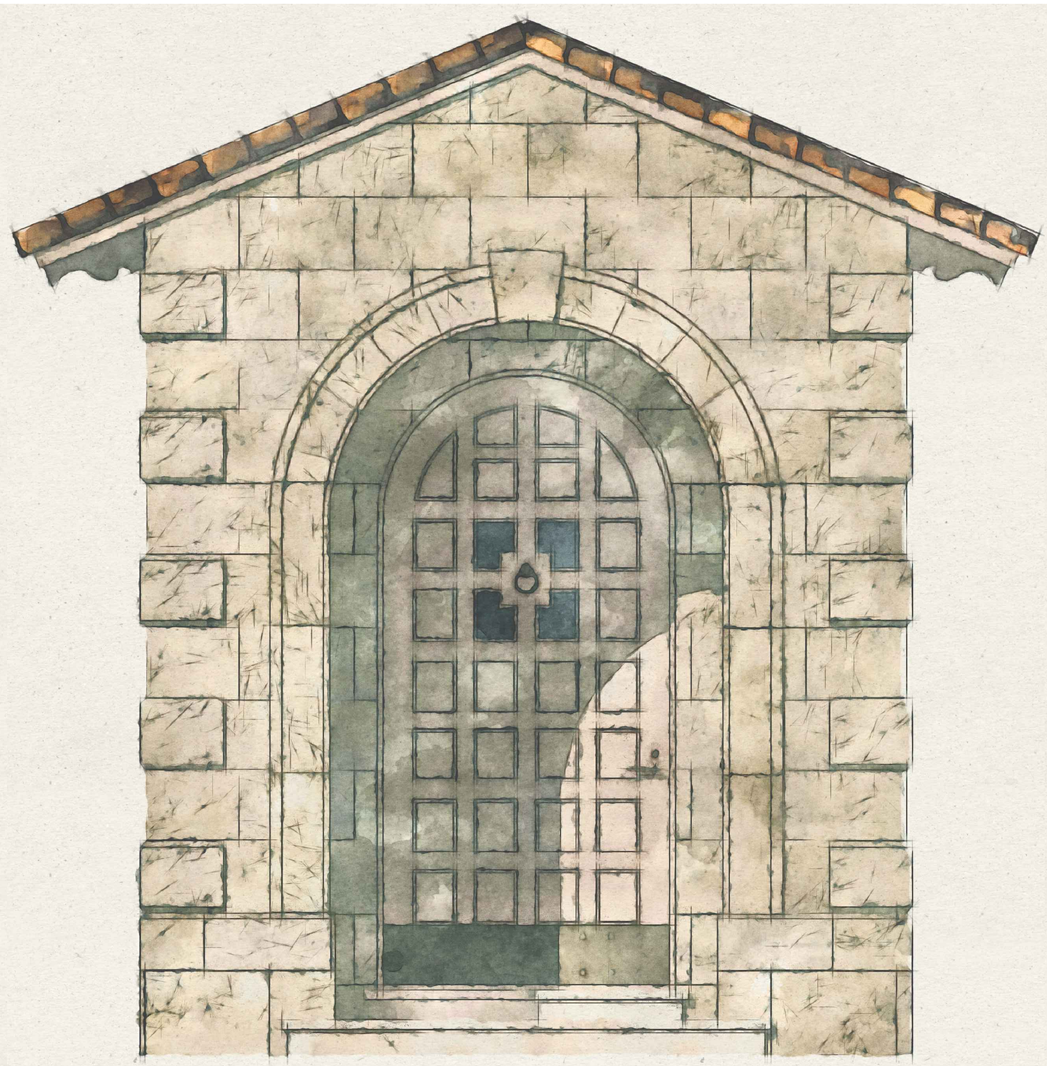


DETAIL - ENTRY DOOR

SCALE: 3" = 1'-0"









DETAIL - ENTRY COMPARISONS

SCALE: 1" = 1'-0"

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ARC - 25 - 0018

NO: -
DWG. BY: DK / LG
SHEET:
DT-3.00



DETAIL - CLERESTORY

SCALE: 1-1/2" = 1'-0"

S·M

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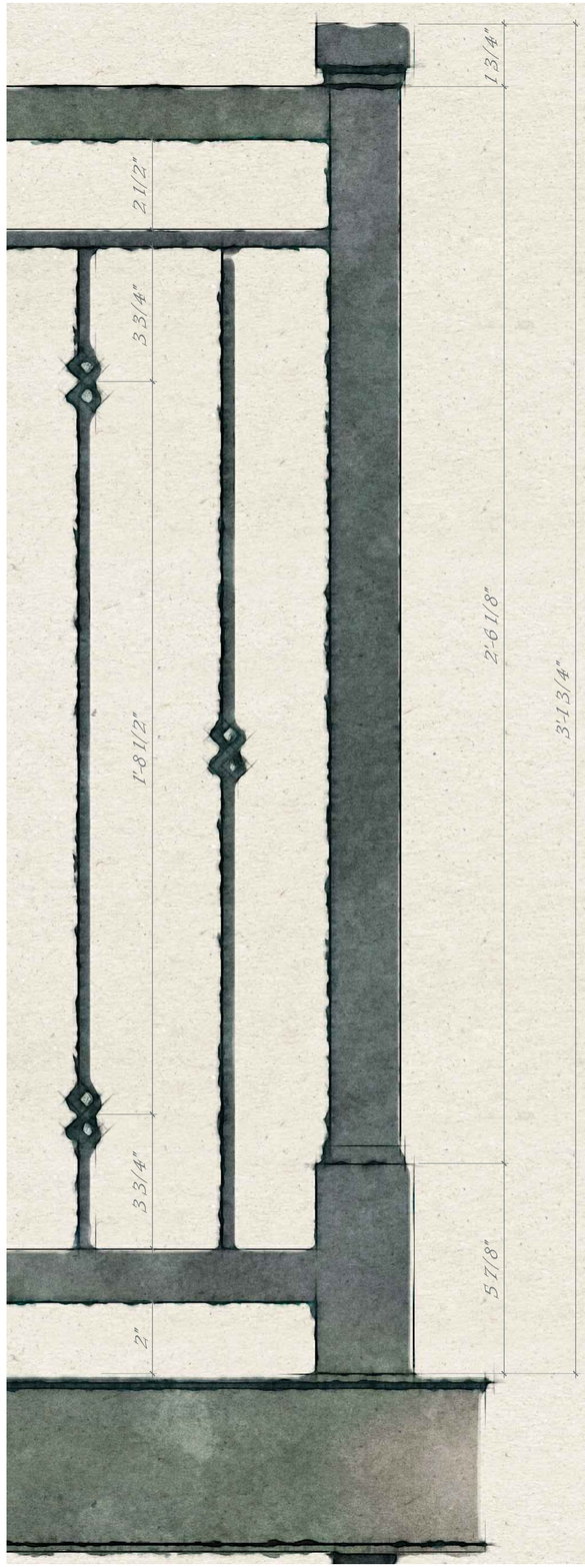
NO: -

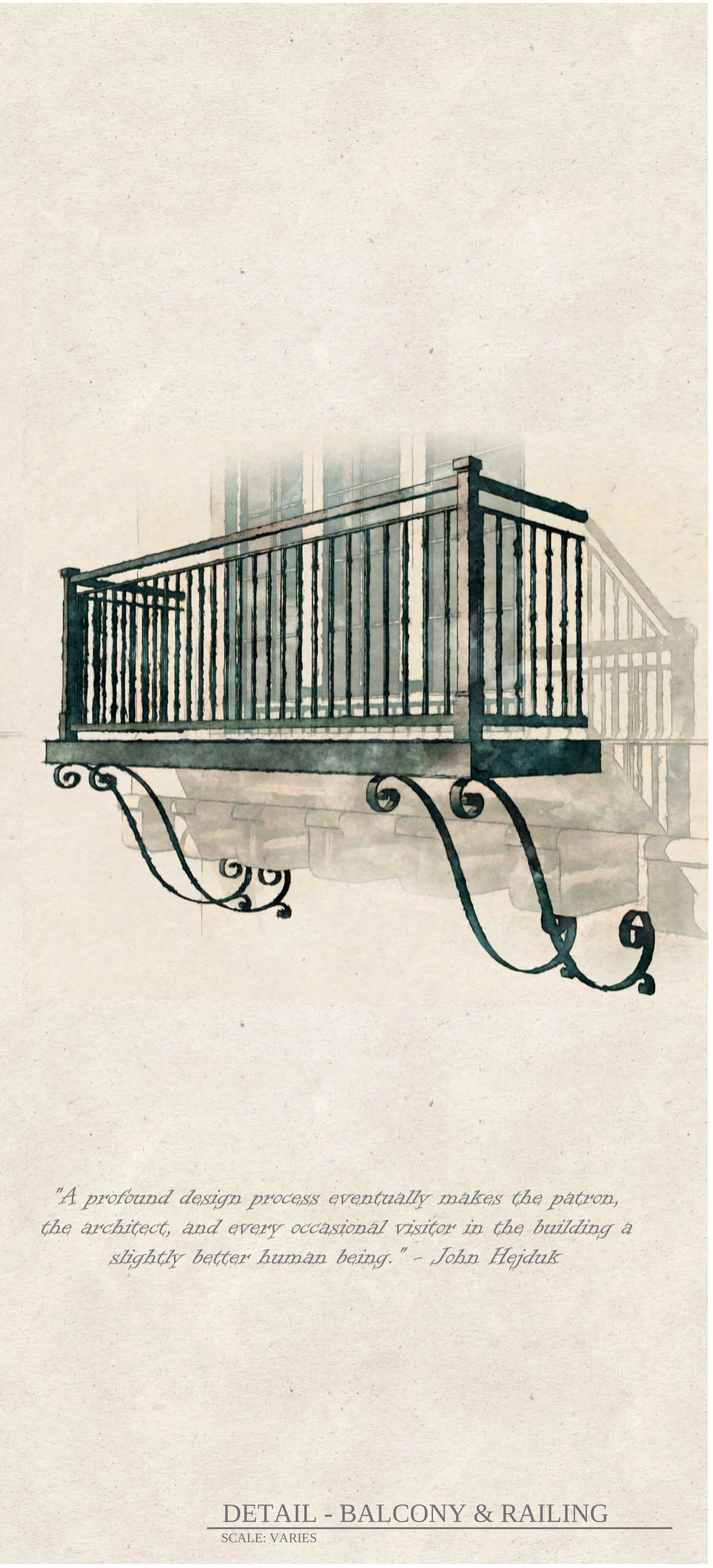
DWG. BY: DK / LG

SHEET:

DT-4.00







"A profound design process eventually makes the patron, the architect, and every occasional visitor in the building a slightly better human being." - John Hejduk

DETAIL - BALCONY & RAILING

SCALE: VARIES

S·M

NEW RESIDENCE FOR
164 SEMINOLE AVE
PALM BEACH, FL 33480

SMITH AND MOORE ARCHITECTS, INC.
• 1500 SOUTH OLIVE AVENUE WEST PALM BEACH, FLORIDA 33401 • TEL (561) 835-1888 FAX (561) 832-7015 •

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FLORIDA AAC

NO. 001285

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REGISTERED ARCHITECT 8742

JONATHAN C. MOORE
REGISTERED ARCHITECT 13541

PETER G. PAPADOPOULOS
REGISTERED ARCHITECT 92952

DANIEL KAHAN
REGISTERED ARCHITECT 94757

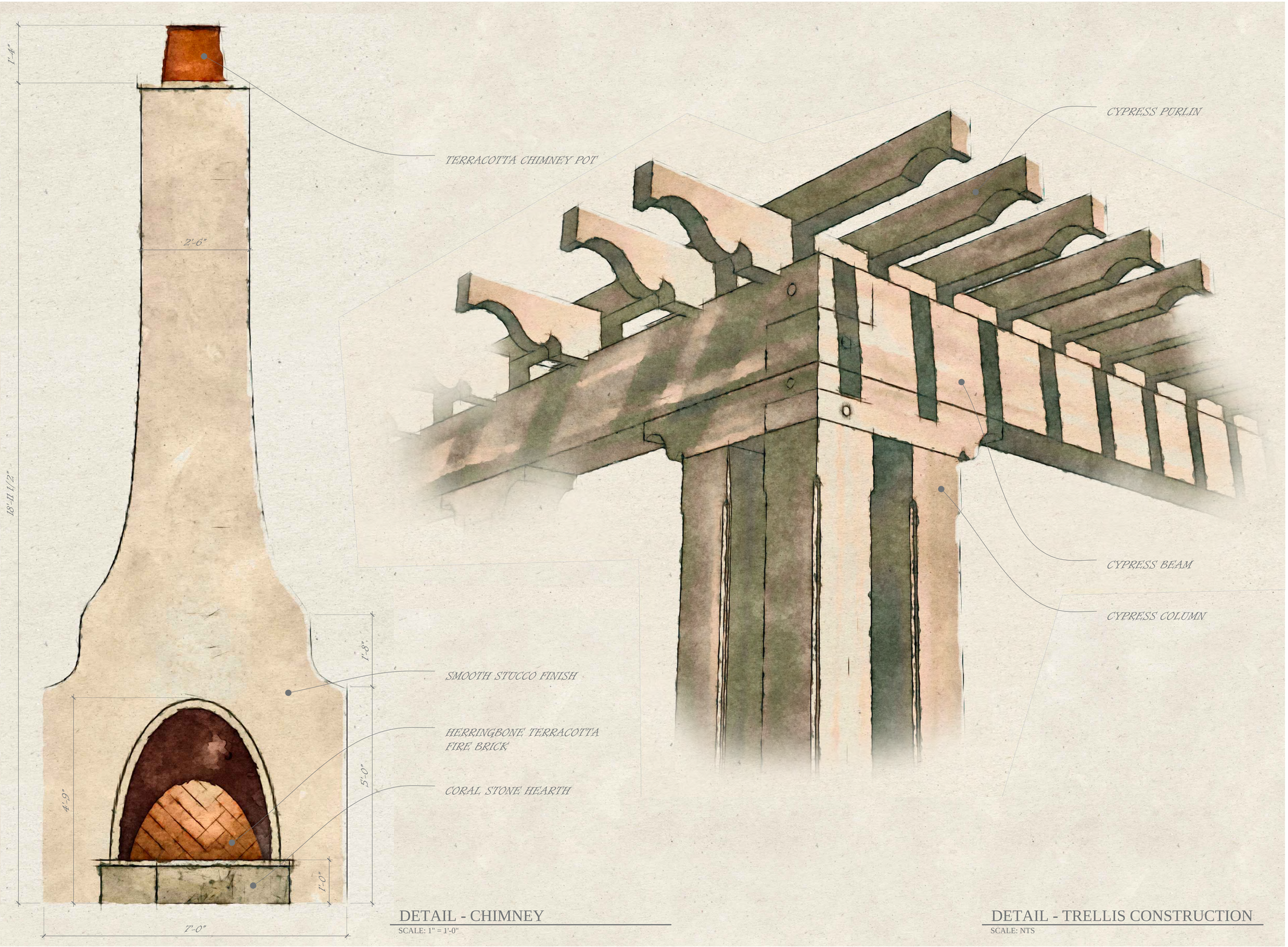
PRE-APP MEETING	2025-03-17

ZON - 25 - 0018

NO: -
DWG. BY: DK / LG
SHEET:

DT-5.00

ARC - 25 - 0018



DETAIL - CHIMNEY

SCALE: 1" = 1'-0"

DETAIL - TRELLIS CONSTRUCTION

SCALE: NTS

S·M

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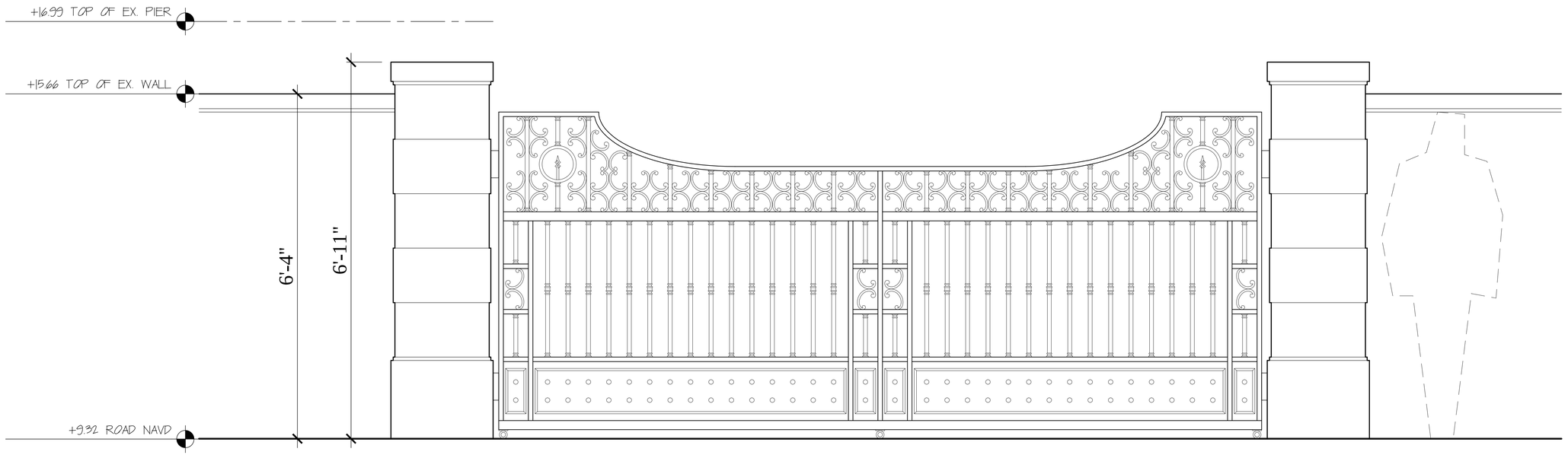
PRE-APP MEETING	2025-03-17

ZON - 25 - 0018

ARC - 25 - 0018

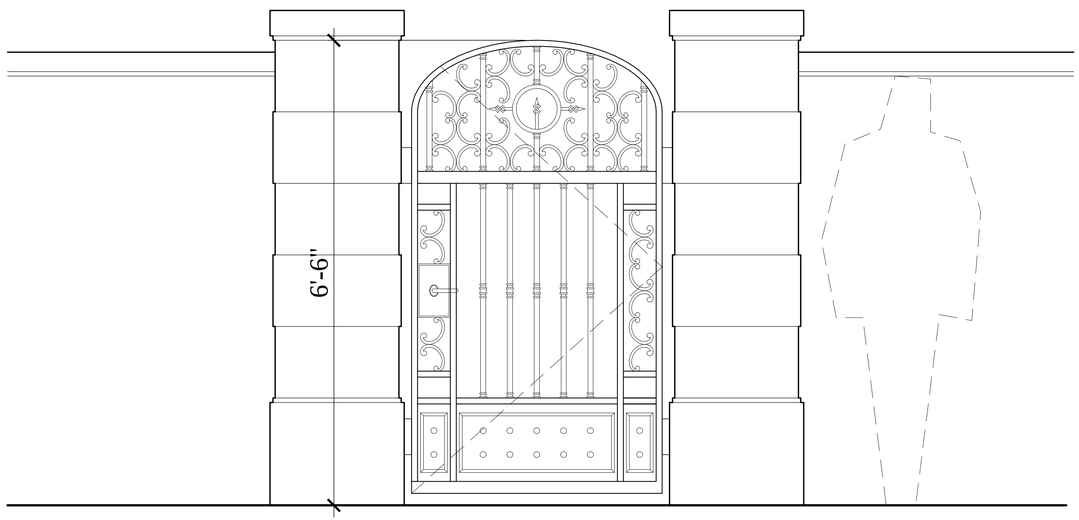
NO: -
DWG. BY: DK / LG
SHEET:

DT-6.00



DRIVEWAY GATES

SCALE: 1" = 1'-0"



FRONT ENTRY GATE

SCALE: 1" = 1'-0"

S·M

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PRE-APP MEETING	2025-03-17

ZON - 25 - 0018

ARC - 25 - 0018

NO: -
DWG. BY: DK / LG
SHEET:

GATES



VIEW FROM NORTHEAST

S·M

NEW RESIDENCE FOR
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PRE-APP MEETING	2025-03-17

ZON - 25 - 0018

ARC - 25 - 0018

NO: -

DWG. BY: DK / LG

SHEET:

R-1.00



VIEW FROM NORTHWEST

S·M

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PRE-APP MEETING	2025-03-17

ZON - 25 - 0018

NO: -
DWG. BY: DK / LG
SHEET:

ARC - 25 - 0018

R-2.00



0 1 4 8 16 FEET

SCALE: 1/8" = 1'-0"

S E W N

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

SITE PLAN

164 SEMINOLE AVEUNE

PALM BEACH, FLORIDA

SCALE: 1/8" = 1'-0"

09 MAY 2025- SECOND SUBMITTAL

NIEVERA WILLIAMS
DESIGN

625 N. Flagler Drive
Suite 502
West Palm Beach, FL 33401
P: 561-659-2820
F: 561-659-2113

NIEVERAWILLIAMS.COM

Lo

ARC-25-0018
ZON-25-0018







1 / D1 SITE WALL AND GENERATOR DETAIL
SCALE: 1" = 1'-0"

SCALE: 1/4" = 1'-0"

0 1 2 4 8 FEET

SITE WALL AND GENERATOR DETAIL

164 SEMINOLE AVEUNE

PALM BEACH, FLORIDA

09 MAY 2025: SECOND SUBMITTAL

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State of Florida
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EL1

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1 EL2 WEST ELEVATION
SCALE: 1/4" = 1'-0"

0 1 2 4 8 FEET
SCALE: 1/4" = 1'-0"

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

ELEVATION

164 SEMINOLE AVEUNE

PALM BEACH, FLORIDA

SCALE: 1/4" = 1'-0"

14 APRIL 2025- SECOND SUBMITTAL

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EL2



1 EL3 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

0 1 2 4 8 FEET
SCALE: 1/4" = 1'-0"

MARIO F. NIEVERA

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Landscape Architect
Registration No.
6666856

164 SEMINOLE AVEUNE

ELEVATION

PALM BEACH, FLORIDA

SCALE: 1/4" = 1'-0"

14 APRIL 2025- SECOND SUBMITTAL

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EL3



1 EL4 EAST ELEVATION
SCALE: 1/4" = 1'-0"

0 1 2 4 8 FEET
SCALE: 1/4" = 1'-0"

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Landscape Architect
Registration No.
6666856

ELEVATION

164 SEMINOLE AVEUNE

PALM BEACH, FLORIDA

SCALE: 1/4" = 1'-0"

14 APRIL 2025- SECOND SUBMITTAL

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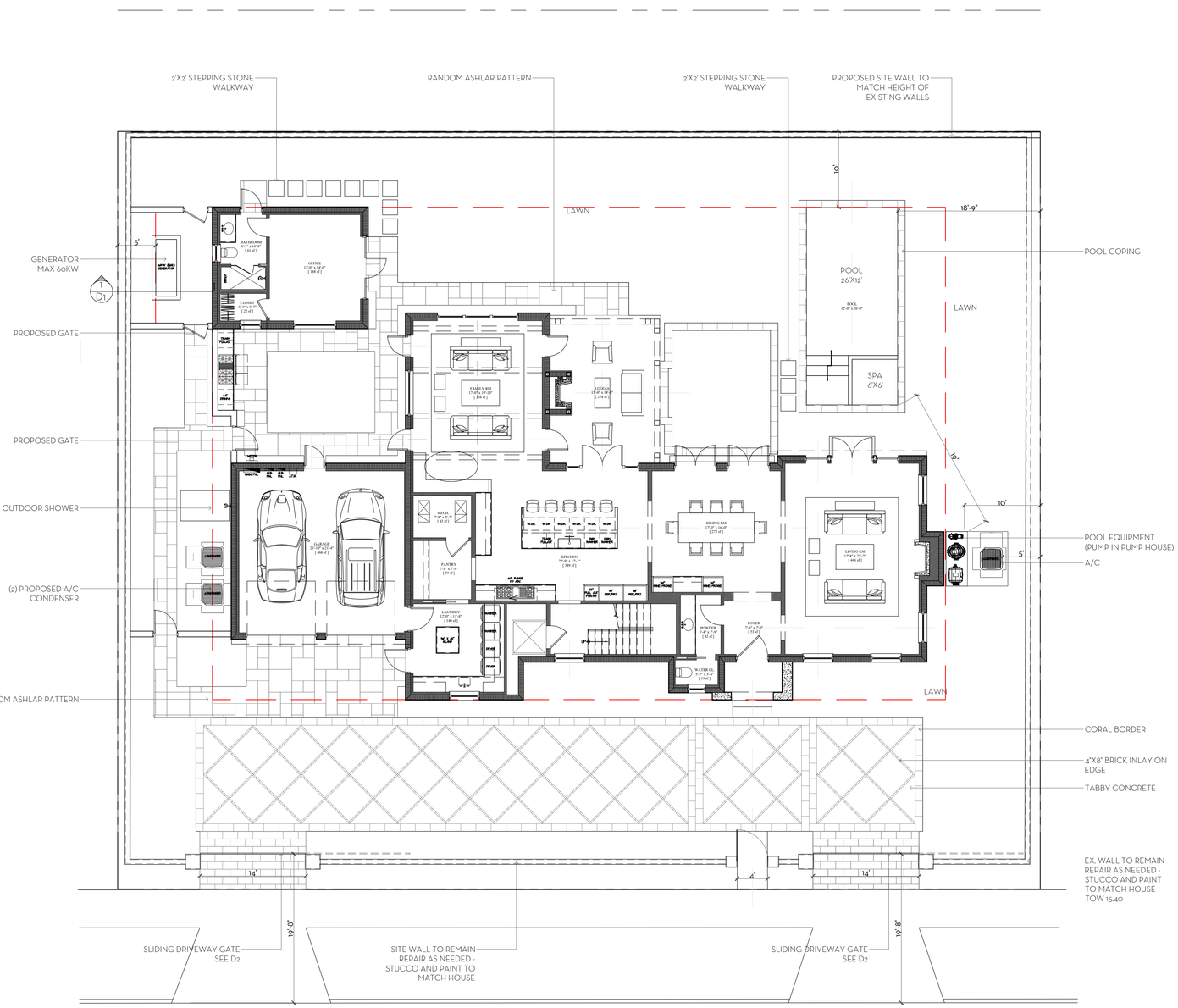
EL4



OVERALL R-B SITE CALCULATIONS:

SITE AREA =	12,177	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	5,480	SQ FT	45%
PROPOSED =	5,520	SQ FT	45.3%

FRONT SETBACK SITE CALCULATIONS:

25' SETBACK AREA =	3,044	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	1,217.6	SQ FT	40%
PROPOSED =	1,255	SQ FT	41.2%

10' PERIMETER SITE CALCULATIONS:

PERIMETER AREA =	4,035	SQ FT	
MINIMUM LANDSCAPE:			
(50% OF 5,480 SF) = 2,740 REQUIRED			
PROPOSED =	3,287	SQ FT	81.4%

0 1 4 8 16 FEET
SCALE: 1/8" = 1'-0"

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

HARDSCAPE PLAN
164 SEMINOLE AVEUNE
PALM BEACH, FLORIDA

SCALE: 1/8" = 1'-0"

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ARC-25-0018
ZON-25-0018



TABBY CONCRETE



BRICK INLAY



CORAL BORDER

0 1 4 8 16 FEET
SCALE: 1/8" = 1'-0"

S
E W
N

MARIO F. NIEVERA

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Landscape Architect
Registration No.
6666856

SCALE: NTS

MATERIALS

164 SEMINOLE AVEUNE

PALM BEACH, FLORIDA

09 MAY 2025: SECOND SUBMITTAL

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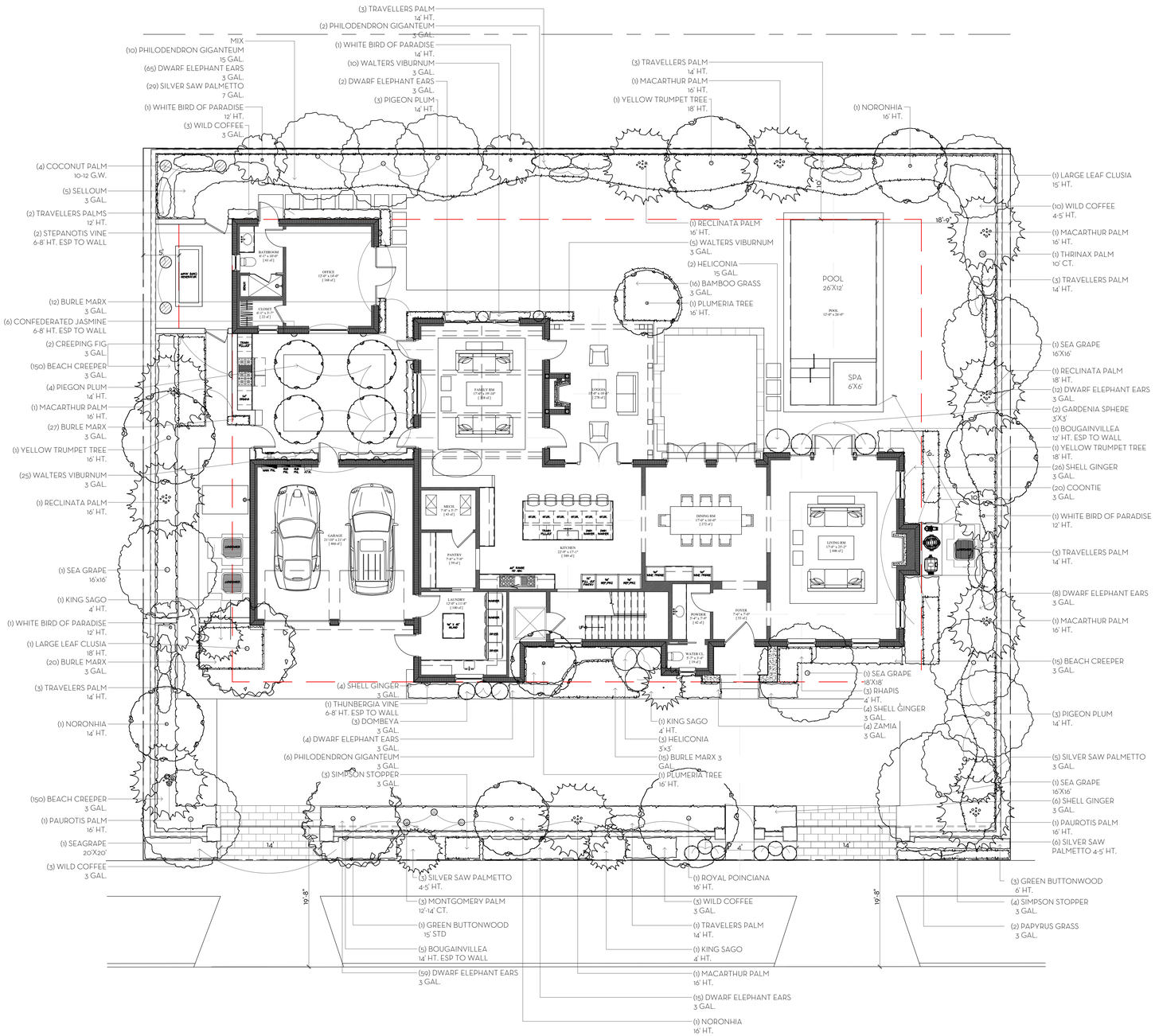

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State of Florida
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Registration No.
6666856

LANDSCAPE PLAN

164 SEMINOLE AVEUNE

PALM BEACH, FLORIDA

09 MAY 2025- SECOND SUBMITTAL

SCALE: 1/8" = 1'-0"

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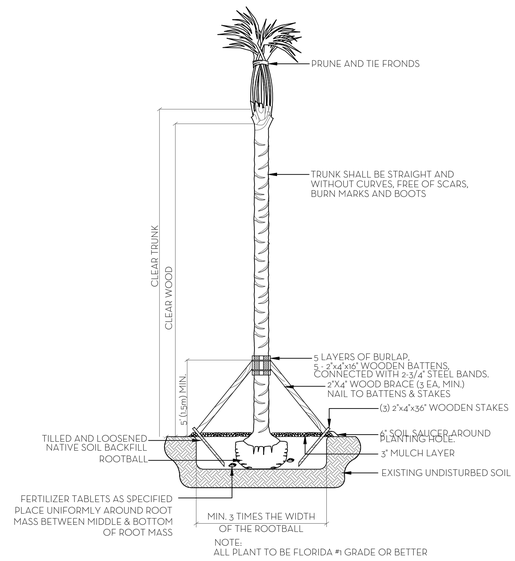
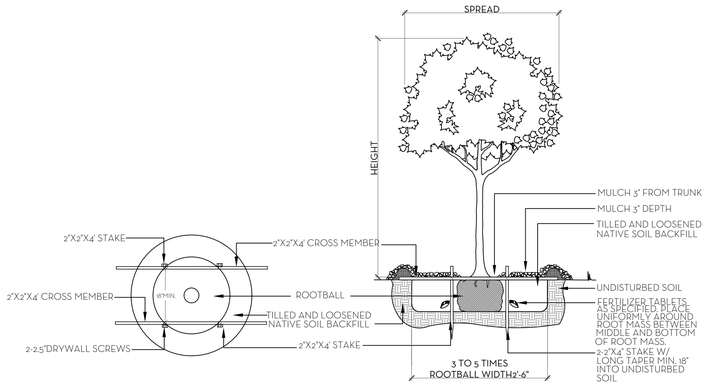
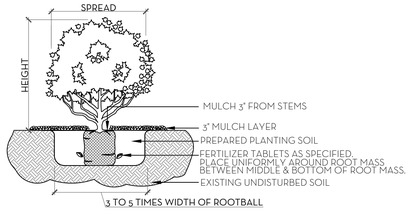


PALM PLANTING DETAIL
N.T.S.

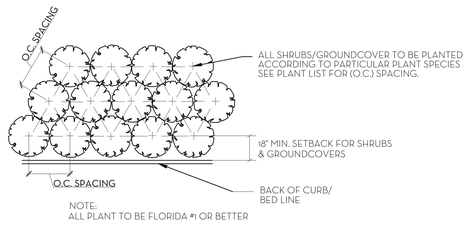
NOTES:
1. ALL WOOD SHALL BE SPRUCE OR PINE-NOT PRESSURE TREATED.
2. CROSS TIES SHALL NOT CROSS OVER WOODY ROOTS.
3. REMOVE ALL STRING &/OR WIRE WRAPPED AROUND TRUNK.
4. REMOVE ALL STRAPS, ROPES, WIRE, &/OR STRINGS USED TO LIFT THE ROOTBALL.
5. REMOVE ALL BURLAP &/OR WIRE FROM THE TOP OF THE ROOT BALL.
6. TOP OF ROOTBALL TO BE SET 2" BELOW FINISH SURROUNDING FINISH GRADE.



TREE PLANTING DETAIL
N.T.S.

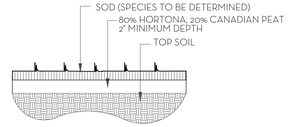


SHRUB & GROUNDCOVER PLANTING DETAIL
N.T.S.



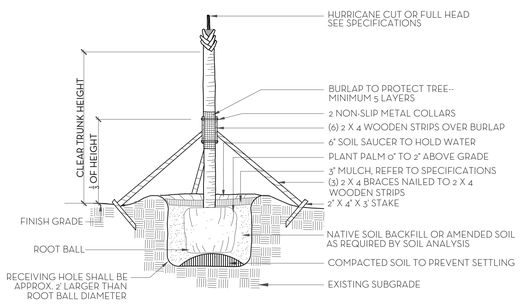
PLANT SPACING DETAIL
N.T.S.

SOD NOTES:
1. ROUGH GRADE PROVIDED BY CONTRACTOR 4"-5" BELOW GRADE
2. RAKE AND REMOVE ALL CONSTRUCTION DEBRIS
3. PRIOR TO LAYING SOD ADD 80% HORTANA AND 20% CANADIAN PEAT, 2" MIN,
4. AFTER LAYING SOD APPLY NECESSARY PESTICIDES AND FUNGICIDES.
5. IRRIGATE REGULARLY, REFER TO IRRIGATION DRAWINGS



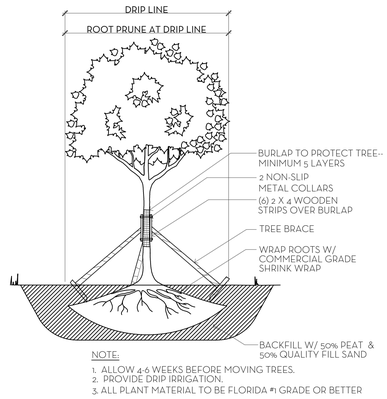
SOD PLANTING DETAIL
N.T.S.

NOTE: BUD SHALL BE PERPENDICULAR TO GROUND PLANE. TRUNK SHALL BE STRAIGHT AND WITHOUT CURVES. NO SCARRED OR BLACKENED TRUNKS.



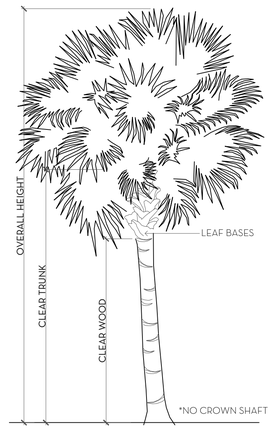
NOTES: STAKING & GUYING REQUIRED FOR PALMS, IF NECESSARY, OR AS DIRECTED BY THE LANDSCAPE ARCHITECT. ALL PLANT TO BE FLORIDA #1 OR BETTER

PALM TREE PLANTING AND STAKING DETAIL
N.T.S.



NOTE:
1. ALLOW 4-6 WEEKS BEFORE MOVING TREES.
2. PROVIDE DRIP IRRIGATION.
3. ALL PLANT MATERIAL TO BE FLORIDA #1 GRADE OR BETTER

TREE ROOT PRUNING DETAIL
N.T.S.



PALM SPECIFICATION DETAIL
N.T.S.

FERTILIZATION

SHRUBS AND TREES
ALL TREES AND SHRUBS SHALL BE FERTILIZED WITH "AGRIFORM" 20-15-5 PLANTING TABLETS AT TIME OF INSTALLATION AND PRIOR TO COMPLETION OF PIT BACKFILLING. TABLETS SHALL BE PLACED UNIFOMLY AROUND THE ROOT MASS OF A DEPTH THAT IS BETWEEN THE MIDDLE AND BOTTOM OF THE ROOT MASS.
APPLICATION RATE:
1 GALLON CAN: 1 - 21 GRAM TABLET
3 GALLON CAN: 2 - 21 GRAM TABLETS
5 GALLON CAN: 3 - 21 GRAM TABLETS
7 GALLON CAN: 4 - 21 GRAM TABLETS
TREES: 3 - 21 GRAM TABLETS EACH 1/2" OF CALIPER
PALMS: 7 - 21 GRAM TABLETS

GROUNDCOVER AREAS
ALL GROUNDCOVER AREAS SHALL RECEIVE FERTILIZATION WITH "OZMOCOTE" TIME RELEASE FERTILIZER AS PER MANUFACTURER'S SPECIFICATIONS.

NIEVERA WILLIAMS DESIGN

164 Seminole

May 08, 2025

Landscape Material Schedule

Item No.	Common Name	Botanical Name	Quantity	Specification	Native	Covered Area (sf)
1	TREES					
2	Seagrape	Coccoloba uvifera	1	20'x20'	*	
3	Seagrape	Coccoloba uvifera	1	18'x18'	*	
4	Seagrape	Cocccoloba uvifera	2	16'X16'	*	
5	Green Buttonwood	Conocarpus erectus	1	15' STD	*	
6	Plumeria	Plumeria rubra	2	16' HT.		
7	Yellow Trumpet Tree	Tabebuia argentea	1	16' HT.		
8	Yellow Trumpet Tree	Tabebuia argentea	2	18' HT.		
9	Noronhia Tree	Noronhia emarginata	3	16' HT.		
10	Large Leaf Clusia	Clusia rosea	1	18' HT.	*	
11	Large Leaf Clusia	Clusia rosea	1	15' HT.	*	
12	Royal poinciana	Delonix regia	1	16' HT.		
13	Pigeon Plum	Coccoloba diversifolia	10	14' HT.	*	
14			26		65%	
15	PALMS					
16	Coconut Palm	Cocos nucifera	4	10'-12' GW.		
17	Macarthur Palm	Ptychosperma macarthurii	5	16' HT.		
18	Travelers Palm	Ravenala madagasacriensis	18	14' HT.		
19	Paurotis Palm	Acoelorrhaphe wrightii	2	16' HT.		
20	Montgomery Palm	Veitchia arecina	3	12'-14' CT.		
21	Thrinax Palm	Thrinax Radiata	1	10' CT.		
22	Lady Palm	Rhapis excelsa	3	4' HT.		
23	King Sago	Cycas revoluta	3	4' HT.		
24	Date Palm Hybrid	Phoenix reclinata x roebeleniii	3	16' HT.		
25	White bird of Paradise	Strelitzia nicolai	1	12' HT.		
26			43			
27	SHRUB/VINE					
28	Bougainvillea Vine	Bougainvillea ssp	1	12' HT. ESP TO WALL		
29	Bougainvillea Vine	Bougainvillea ssp	5	14' HT. ESP TO WALL		
30	Wild Coffee	Psychotria ligustrifolia	10	4-5' HT.	*	
31	Wild Coffee	Psychotria ligustrifolia	9	3 GAL.	*	
32	Shell Ginger	Alpinia zerumbet	40	3 GAL.		
33	Green Buttonwood	Conocarpus erectus	3	6' HT.	*	
34	Heliconia	Heliconia hirsuta	5	3'x3'		
35	Golden Beach Creeper	Ernodea littoralis	315	3 GAL.	*	
36	Dwarf Elephant Ear	Alocasia - dwarf	165	3 GAL.		
37	Coontie	Zamia integrifolia	24	3 GAL.	*	
38	Papyrus	Cyperus 'wild spike'	2	3 GAL.		
39	Creeping Fig	Ficus repens	2	3 GAL.		
40	Stephanotis	Stephanotis floribunda	2	6-8' HT. ESP TO WALL		
41	Selloum	PhilodendronsSelloum	5	3 GAL.		
42	Bamboo Grass	Pogonatherum saccharoideum	16	3 GAL.		
43	Philodendron Burle marx	Burle marx	74	3 GAL.		
44	Confederate Jamine	Trachelospermum asiaticum	6	6-8' HT. ESP. TO WALL		
45	Philodendron giganteum	Philodendron giganteum	18	3 GAL.		
46	Simpson Stopper	Myrcianthes fragrans	7	3 GAL.	*	
47	Thunbergia Vine	Thunbergia grandiflora	1	6-8' HT. ESP. TO WALL		
48	Gardenia	Gardenia jasminoides 'miami supreme'	2	3'x3'		
49	Dombeya	Dombeya x 'seminole'	3	3'x3'		
50	Walter's Viburnum	Viburnum obovatum	15	3 GAL.	*	
51	Silver Saw Palmetto	Serenoa repens	14	4-5' HT.		
52	Silver Saw Palmetto	Serenoa repens	29	7 GAL.	*	

Line #	Landscape Legend		
1	Property Address:	164 Seminole Ave.	
2	Lot Area (sq. ft.):	12,177 sq ft	
3		REQUIRED	PROPOSED
4	ndscape Open Space (LOS) (Sq Ft and %)	5,480 sq ft (45%)	5,520 sq ft (45.3%)
5	LOS to be altered (Sq FT and %)	N/A	N/A
6	Perimeter LOS (Sq Ft and %)	2,740 sq ft (50%)	3,287 sq ft (81.4%)
7	Front Yard LOS (Sq Ft and %)	1,217.6 sq ft (40%)	1,255 sq ft (41.2%)
8	Native Trees %	30% (number of trees)	65%
9	Native Shrubs & Vines %	30% (number of shrubs & vines)	53%
10	Native Groundcover %	30% (groundcover area)	N/A

To determine qualifying native vegetation use either:
the Institute for Regional Conservation Natives for Your Neighborhood FL Statewide Plant List
OR
the Florida Native Plant Society Native Plants for Your Area List

Note: Modificaiton of >50% of existing landscape/greenscape are subject to minimum native plant requirements and must submit a landscape and irrigation plan for review.

This table shall be included on the landscape species index sheet as prepared by a licensed landscape architect and landscape openspace data shall be incorporated on to corresponding zoning legend.

See Ord. 003-2023 *REV BF 20230727*

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

PLANT LIST AND DETAILS

164 SEMINOLE AVEUNE

PALM BEACH, FLORIDA

09 MAY 2025- SECOND SUBMITTAL

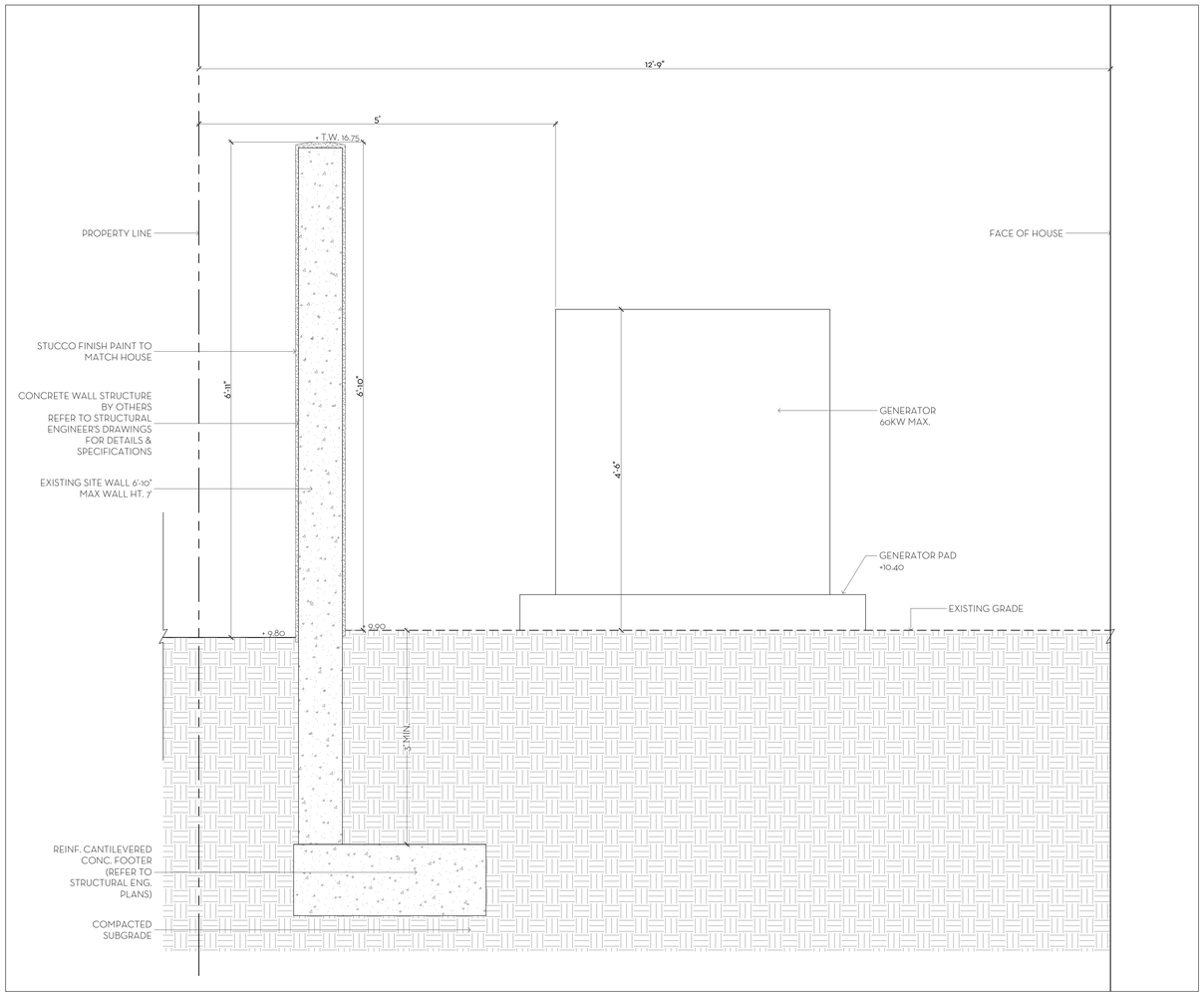
NIEVERA WILLIAMS DESIGN

625 N. Flagler Drive
Suite 502
West Palm Beach, FL 33401
P: 561-659-2820
F: 561-659-2113

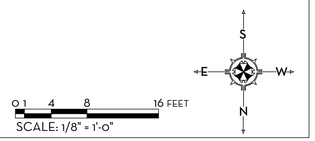
NIEVERAWILLIAMS.COM

LP2

ARC-25-0018
ZON-25-0018



1 / D1 SITE WALL AND GENERATOR DETAIL
SCALE: 1" = 1'-0"



0 1 4 8 16 FEET
SCALE: 1/8" = 1'-0"

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

SITE WALL AND GENERATOR DETAIL

164 SEMINOLE AVEUNE

PALM BEACH, FLORIDA

SCALE: 1/8" = 1'-0"

09 MAY 2025- SECOND SUBMITTAL

NIEVERA WILLIAMS
DESIGN

625 N. Flagler Drive
Suite 502
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P: 561-659-2820
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NIEVERAWILLIAMS.COM

D1

ARC-25-0018
ZON-25-0018

Line #	Landscape Legend		
1	**Property Address:**	164 Seminole Ave.	
2	**Lot Area (sq. ft.):**	12,177 sq ft	
3		REQUIRED	PROPOSED
4	Landscape Open Space (LOS) (Sq Ft and %)	5,480 sq ft (45%)	5,520 sq ft (45.3%)
5	LOS to be altered (Sq FT and %)	N/A	N/A
6	Perimeter LOS (Sq Ft and %)	2,740 sq ft (50%)	3,287 sq ft (81.4%)
7	Front Yard LOS (Sq Ft and %)	1,217.6 sq ft (40%)	1,255 sq ft (41.2%)
8	Native Trees %	30% (number of trees)	65%
9	Native Shrubs & Vines %	30% (number of shrubs & vines)	53%
10	Native Groundcover %	30% (groundcover area)	N/A

To determine qualifying native vegetation use either :

the Institute for Regional Conservation Natives for Your Neighborhood FL Statewide Plant List

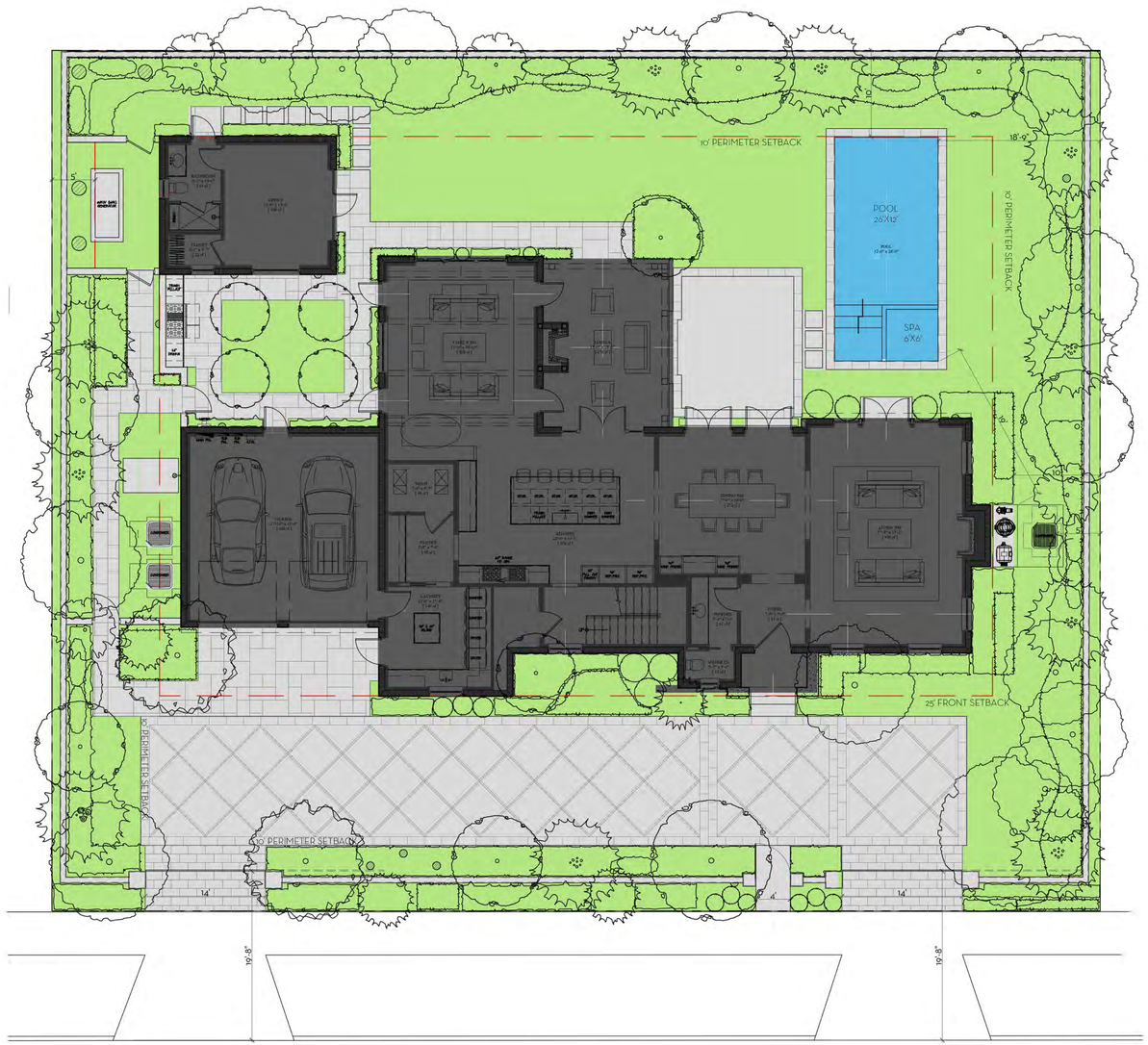
OR

the Florida Native Plant Society Native Plants for Your Area List

Note: Modification of >50% of existing landscape/greenscape are subject to minimum native plant requirements and must submit a landscape and irrigation plan for review.

This table shall be included on the landscape species index sheet as prepared by a licensed landscape architect and landscape openspace data shall be incorporated on to corresponding zoning legend.

See Grd. 003-2023 *REV BF 20230727*



LEGEND
OPEN SPACE
HARDSCAPE
BUILDING/STRUCTURE
WATER

0 1 4 8 16 FEET
SCALE: 1/8" = 1'-0"

S E W N

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

OPEN SPACE DIAGRAM

164 SEMINOLE AVEUNE

PALM BEACH, FLORIDA

09 MAY 2025- SECOND SUBMITTAL

SCALE: 1/8" = 1'-0"

NIEVERA WILLIAMS
DESIGN

625 N. Flagler Drive
Suite 502
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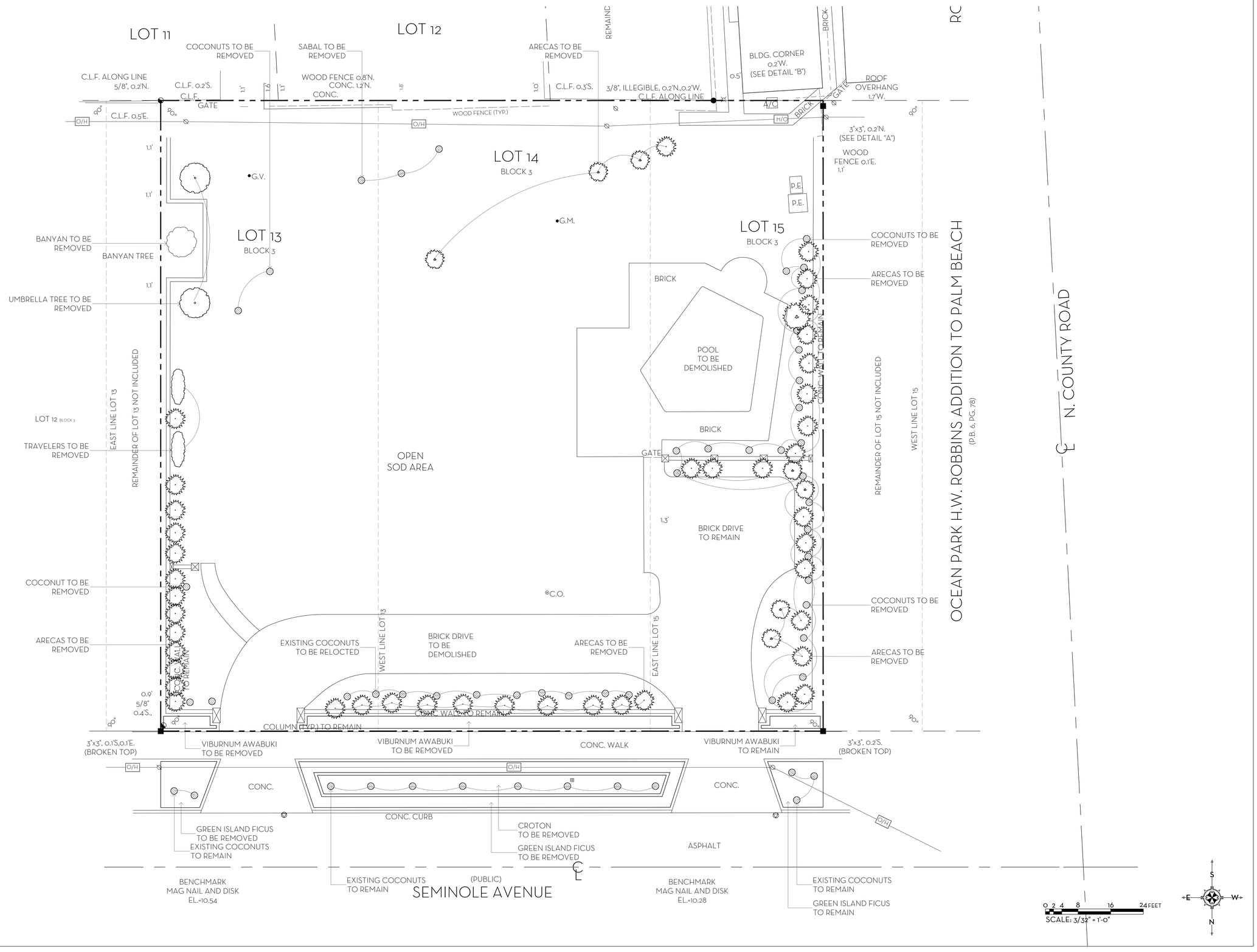
F: 561-659-2113

NIEVERAWILLIAMS.COM

OS1

ARC-25-0018
ZON-25-0018



MARIO F. NIEVERA

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Registration No.
6666856

EXISTING CONDITIONS

164 SEMINOLE AVEUNE

PALM BEACH, FL.

SCALE: 3/32" = 1'-0"

090 MAY 2025 - SECOND SUBMITTAL

NIEVERA WILLIAMS
DESIGN

625 N. Flagler Suite 502
West Palm Beach, FL 33401
P: 561-659-2820
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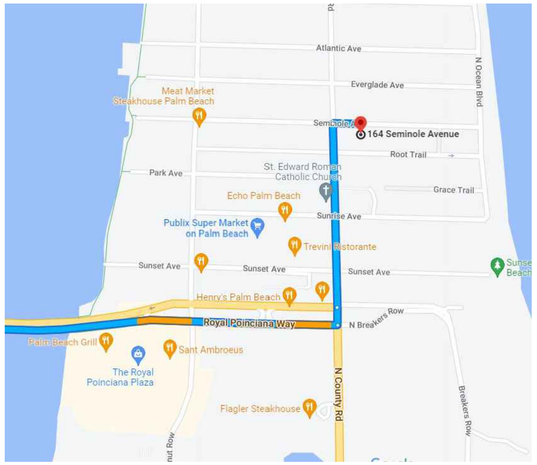
NIEVERAWILLIAMS.COM

COA - 030 - 2019

EX



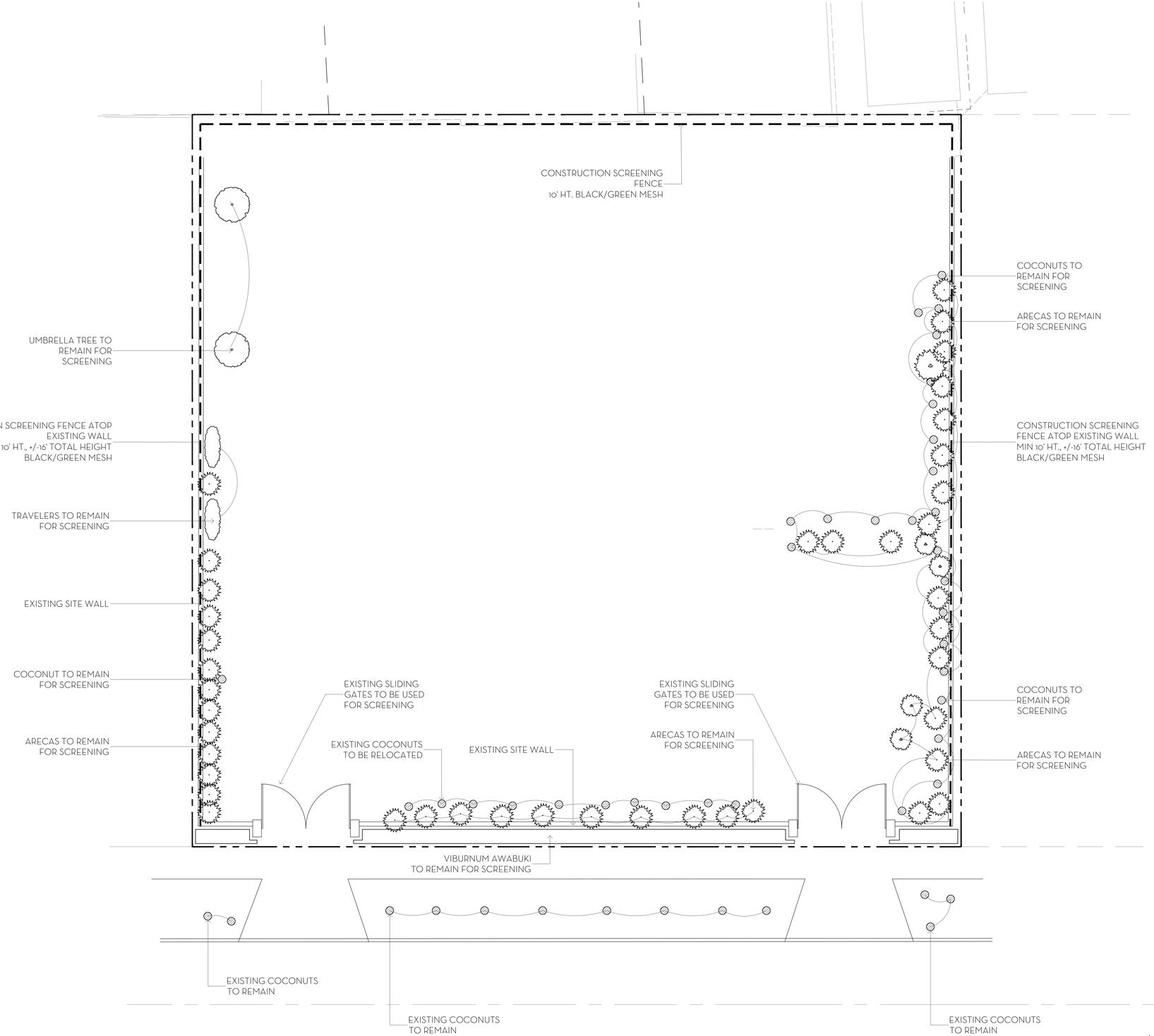
TRUCK LOGISTICS

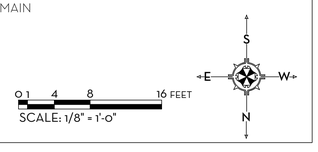
-MAXIMUM SIZE TRUCK THAT CAN TRAVERSE THE STREET TO ACCESS THE PROPERTY - 30 FEET

-BEST ROUTE TO THE PROPERTY - USE ROYAL POINCIANA WAY, ALONG NORTH COUNTY RD., MAKE RIGHT AT SEMINOLE AVENUE.

-MAXIMUM NUMBER OF TRUCK TRIPS TO THE PROPERTY (ESTIMATED) - 80 DEMOLITION, FILL, STEEL, CONCRETE, BLOCK, WINDOWS, DOORS, TRUSSES, ROOF SHEATHING, A/C UNITS, CABINETS, FLOOR TILE, PAVERS, LANDSCAPE, ETC.)

NOTE: ALL SCREENING TO ENSURE 100% COVERAGE FROM NEIGHBORING SECOND FLOOR WINDOWS AND FROM R.O.W.





MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

CONSTRUCTION SCREENING PLAN

164 SEMINOLE AVEUNE

PALM BEACH, FL.

SCALE: 1/8" = 1'-0"

090 MAY 2025 - SECOND SUBMITTAL

NIEVERA WILLIAMS
DESIGN

625 N. Flagler Suite 502
West Palm Beach, FL 33401
P: 561-659-2820
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NIEVERAWILLIAMS.COM

COA - 030 - 2019

CSP

TOWN OF PALM BEACH

Information for Architectural Commission Meeting on: June 25, 2025

To: Architectural Commission

Via: Wayne Bergman, MCP, LEEP-AP
Director PZ&B

From: Planning, Zoning & Building

Re: ARC-25-0023 (ZON-25-0029) 224 BARTON AVE (COMBO) The applicant, 224 Barton Land Trust (MHK Architecture), has filed an application requesting Architectural Commission review and approval for a one-story addition, new windows and doors, landscape and hardscape improvements with a variance to exceed allowable Cubic Content Ratio (CCR). Town Council shall review the application as it pertains to zoning relief/approval.

Date:

CONCLUSION:

Approval of the project will require two (2) separate motion(s) to be made by the Architectural Commission:

1. for the overall design of the project in accordance with Sec. 18-205 criteria, subject to any imposed conditions, and
2. that the implementation of the proposed variance shall or shall not cause negative architectural impacts to the subject property.

ATTACHMENTS

- PZB Staff Report
- Letter of Intent
- Plans

STRATEGIC PLAN

Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Quality of Life

FUNDING

No Fiscal Impact

TOWN OF PALM BEACH
Planning, Zoning & Building Department
360 South County Road
Palm Beach, FL 33480
www.townofpalmbeach.com

PLANNING, ZONING, & BUILDING DEPARTMENT
PZ&B Staff Combination Memorandum: Architectural Commission and Town Council

FROM: Wayne Bergman, MCP, LEED-AP
Director PZ&B

SUBJECT: ARC-25-0023 (ZON-25-0029) 224 BARTON AVE

MEETING: JUNE 25, 2025 ARCOM
JULY 09,2025 TC

ARC-25-0023 (ZON-25-0029) 224 BARTON AVE (COMBO). The applicant, 224 Barton Land Trust (MHK Architecture), has filed an application requesting Architectural Commission review and approval for a one-story addition, new windows and doors, landscape and hardscape improvements with a variance to exceed allowable Cubic Content Ratio (CCR). Town Council shall review the application as it pertains to zoning relief/approval.

ZON-25-0029 (ARC-25-0023) 224 BARTON AVE (COMBO) – VARIANCE(S). The applicant, 224 Barton Land Trust (MHK Architecture), has filed an application requesting Town Council review and approval of one (1) variance related to a one-story addition, exceeding allowable Cubic Content Ratio (CCR). The Architectural Commission (ARCOM) shall perform design review of the application.

Applicant: 224 Barton Land Trust
Architect: MHK Architecture

HISTORY:
The single-family residence at 224 Barton Ave was built in 2002. In 2021 an administrative application (A-21-01548) was approved for installation of new windows and doors on the property.

THE PROJECT:
The applicant has submitted plans, entitled "224 Barton Ave" as prepared by **MHK Architecture**, dated June 9, 2025.

The following scope of work is proposed:
- 345 SF Addition at rear of property.
- Sitewide landscape and hardscape changes.

The following Special Exception, Site Plan Review, and/or Variance(s) are required to complete the project:
- **VARIANCE: Sec. 134-893(b)(13)a**.: A request for a CCR variance to allow for 4.79 in lieu of the allowed 3.96 and current overage of 4.24.

Site Data			
Zoning District	R-B	**Future Land Use**	SINGLE-FAMILY
Lot Size	13,988 SF	**Lot Coverage**	Permitted: 30% Existing: 21.8% Proposed: 24.4%
Lot Depth	74.98’	**Lot Width**	186.58’
Enclosed Square Footage	Existing: 5,040 SF Proposed: 5,638 SF	**Cubic Content Ratio**	Permitted: 3.96 Existing: 4.24 Proposed: 4.79 ***Variance Required***
FEMA Flood Zone	X	**Overall Landscape Open Space**	Required: 45% Existing: 35.75% Proposed: 45.05%
Perimeter Landscape Open Space	Existing: 51.61% Proposed: 61.55%	**Front Yard Landscape Open Space**	Required: 40% Existing: 46.93% Proposed: 42.13%
Surrounding Properties / Zoning			
North	229 Barton Ave | Residence / R-B		
South	233 Clarke Ave | Residence / R-B		
East	218 Barton Ave | Residence / R-B		
West	230 Barton Ave | Residence / R-B		

STAFF ANALYSIS

The application is for the construction of a 345 SF one-story addition at rear of the property. Sitewide landscape and hardscape changes are also proposed. A preliminary review of the project indicates that the proposed application does not comply with the Town’s zoning code. The addition is planned at the rear of the property, adjacent to the existing garage, and will be connected by a hallway. It will include a bathroom, laundry room, and fitness area, with a pair of French doors providing access to the outdoor pool area. There will be no perceived impact or change from Barton Avenue, and if it were not for the variance, the proposal could be reviewed at the administrative level per the Designation Matrix.





VIEW FROM POOL OF PROPOSED ADDITION

The application also proposes comprehensive sitewide landscape and hardscape modifications. The existing pool and terrace will be reconfigured to include a new pool and spa, with updated coral stone coping and terrace surfacing. To accommodate the addition, the brick paver driveway will be removed. All existing vegetation, including perimeter hedges, will be cleared and replaced with layered landscaping featuring green buttonwood, calophyllum hedges, and foxtail palms. The proposed improvements will bring the property into compliance with open landscape requirements.



EAST ELEVATION OF PROPOSED PERIMTER LANDSCAPE

Code Section	Allowed	Existing	Deficiency
Variance to exceed allowable CCR. Section: 134-893(b)(13)a	**3.96**	**4.24**	**+0.83**

The variance requested is to exceed the allowable Cubic Content Ratio (CCR). The property currently exceeds the maximum allowable Cubic Content Ratio of 3.96 for this 13,988 SF R-B zoned lot, and the proposed 345 SF addition would further increase this nonconformity by 0.83.

CONCLUSION:
Approval of the project will require two (2) separate motion(s) to be made by the Architectural Commission:

1. for the overall design of the project in accordance with Sec. 18-205 criteria, subject to any imposed conditions, and

2. that the implementation of the proposed variance shall or shall not cause negative architectural impacts to the subject property.

Approval of the project will require one separate motion to be made by the Town Council:

1. for final determination of approval or denial of the (1) variance by the Town Council, and that the variances shall or shall not be granted that all the criteria applicable to this application as set forth in Sec. 134-201(a), items 1 through 7 have been met.

WRB:JGM:SCP

LETTER OF INTENT

ARC-25-0023 and ZON-25-0029: We are pleased to submit the accompanying drawings for our project at 224 Barton Avenue, Palm Beach, FL. The proposed work includes the following:

- Renovation of an existing two-story house. Alterations to existing garage to make it alley facing. Modifications to existing doors and windows. New addition at rear of property 345 sq ft. New Hardscape, landscape, and pool modifications.

Please note the following as it relates to this application:

Section 18-205

1. The plan for the proposed building is in conformity with good tase and design and contributes to the image of the town. The proposed design is considerate of the history of the existing home and maintains the charm and beauty of the street and surrounding properties.
2. The proposed work has been designed to maintain the current setbacks, building envelope, and screening.
3. The proposed structure and associated materials maintain the original materials and are of the highest quality to preserve the charm and value of the home.
4. The proposed structure is in harmony with the history and design of the street and surrounding properties. We maintain considerate design, and the existing visual history of the home.
5. The home is not excessively similar to any surrounding structure. We are maintaining the original home.
6. The home is not excessively dissimilar to any surrounding structure.
7. The proposed addition is subservient in style and massing to the principal structure. The setbacks and design allow the charm of the main structure to maintain the principle visual focus. The garage maintains its subordinate position to the main house.
8. The house is appropriate in relation to the character of the street, neighborhood, and with design features the enhance the view from the street.
9. The proposed development is in conformity with the standards of this Code and other applicable ordinances insofar as the location and appearance of the buildings and structures are involved.
10. The project's location and design maintain the existing site characteristics.

The following zoning relief is requested:

Sections 134-201, 134-205 and 134-893(b)(13)a. Applicant is requesting one variance as described below.

1. **Variance: Sec. 134-893(b)(13)a:** Applicant requests a CCR variance to allow for CCR of 4.79 in lieu of the allowed 3.96 and existing 4.24.

The hardship that runs with the property is that the property is non-conforming in that it is only 75' wide. The Applicant and Architect are proposing to be in compliance with lot coverage requirements and all other lot, yard and area requirements.

Granting of the variances will not be contrary to the public's interest because no negative impact to the neighbors will result. Granting of the variance will not be contrary to the public's interest because Applicant is proposing to add only a small 345 square foot addition and lot coverage remains in compliance despite the narrow lot.

Criteria for Site Plan Review – N/A

Criteria for Special Exceptions – N/A

Criteria for Authorizing a Variance

1. List the special conditions and circumstances peculiar to the land, structure or building which are not applicable to other lands, structures or buildings in the same zoning district.

   The lot is only 75' wide, which is non-conforming.

2. Indicate how the special conditions and circumstances do not result from the actions of the Applicant.

   The physical characteristics of the lot are inherent.

3. Demonstrate that the granting of the variance will not confer on the Applicant any special privilege that is denied by this ordinance to other lands, buildings or structures in the same zoning district.

   No special privileges will be conferred on the Applicant if the variance is granted because the applicant is simply trying to modernize an existing home to fit the needs of the new owner that generally complies with all lot, yard and area requirements despite a narrow non-conforming sized lot.

4. Demonstrate how literal interpretation of this ordinance would deprive the Applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this ordinance and would work unnecessary and undue hardship on the Applicant.

   Literal interpretation of the ordinances would deprive Applicant of the right to renovate the home on this non-conforming lot.

5. Demonstrate that the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure.

   The requested relief is the minimum necessary because the only variance required is for architectural features and is de minimis in scope. The proposed addition is only 345 square feet.

6. For granting of a variance to sections 134-387, or 134-390 through 134-392, pertaining to the regulation of nonconforming uses, the following additional findings must be demonstrated pertaining to the nonconforming use for which the variance is requested:

   N/A

7. Show how the granting of the variance will be in harmony with the general intent and purpose of this chapter, and such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

   The granting of this variance is in harmony with the intent and purpose of the Zoning Code because the requested addition and renovation is an example of an owner attempting to comply with all zoning requirements to enhance an existing residence on a narrow non-conforming lot.

224 BARTON AVE.
PALM BEACH, FLORIDA 33480

ARC-25-0023
ZON-25-0029

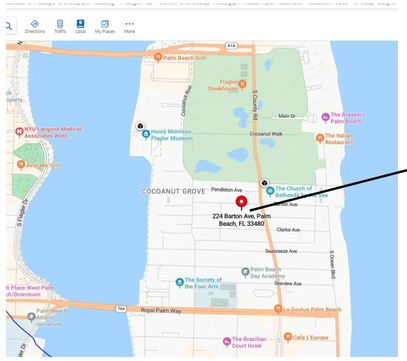
FINAL SUBMITTAL

SCOPE OF WORK

THIS IS A PERMIT APPLICATION FOR A NEW 345# ADDITION ALONG WITH SITE AND INTERIOR IMPROVEMENTS FOR AN EXISTING 2-STOREY RESIDENCE.

SCOPE OF WORK TO INCLUDE A CUBIC CONTENT VARIANCE.

PROJECT LOCATION



DRAWING INDEX (Cont.)

LANDSCAPING

EX1	EXISTING CONDITIONS
LO	SITE PLAN RENDERING
EL1	NORTH LANDSCAPE ELEVATION
EL2	SOUTH LANDSCAPE ELEVATION
EL3	EAST LANDSCAPE ELEVATION
EL4	WEST LANDSCAPE ELEVATION
L1	HARDSCAPE PLAN
L2	HARDSCAPE MATERIALS
LP1	LANDSCAPE PLAN
LP2	PLANT LIST, DETAILS AND CALCULATIONS
D1	SITE DETAILS
D2	SITE DETAILS
CSP	CONSTRUCTION SCREENING PLAN
OS1	OPEN SPACE DIAGRAM

CIVIL

229856-SE-1	SURVEY

DRAWING INDEX

ARCHITECTURE

A000	COVER SHEET
A000.1	STREETSCAPE SITE SCAPE
A000.2	AREA & VOLUME CALCULATIONS, & ISOMETRIC (PENDING)
A000.3	LOT COVERAGE, ZONING LEGEND
A001	EXISTING SITE PLAN
A002	PROPOSED SITE PLAN
A100	EXISTING FIRST FLOOR PLAN
A101	PROPOSED FIRST FLOOR PLAN
A102	EXISTING SECOND FLOOR PLAN
A103	PROPOSED SECOND FLOOR PLAN
A104	EXISTING ROOF PLAN
A105	PROPOSED ROOF PLAN
	RENDERING
A400	EXISTING & PROPOSED NORTH ELEVATIONS
	RENDERING
	RENDERED ELEVATION
A401	EXISTING & PROPOSED SOUTH ELEVATIONS
	RENDERED ELEVATION
A402	EXISTING & PROPOSED EAST ELEVATIONS
	RENDERED ELEVATION
	RENDERED ELEVATION
A403	EXISTING & PROPOSED WEST ELEVATIONS
	RENDERED ELEVATION
A404	EXISTING & PROPOSED NORTH ELEVATION at ADDITION & GARAGE
A405	ADDITION BUILDING SECTIONS & TYPICAL WALL SECTION
A502	NEW GATE, DOOR & WINDOW ELEVATIONS
	MATERIALS

PHOTO IMAGES

P001	SURROUNDING PROPERTIES- EXISTING HOUSE
P002	SURROUNDING PROPERTIES- EXISTING HOUSE
P003	SURROUNDING PROPERTIES- EXISTING HOUSE
P004	SURROUNDING PROPERTIES- EXISTING HOUSE
P005	SURROUNDING PROPERTIES- EXISTING HOUSE
P006	SURROUNDING PROPERTIES- EXISTING HOUSE
P007	SURROUNDING PROPERTIES- IMAGES OF ALLEY
P008	SURROUNDING PROPERTIES- IMAGES OF ALLEY
P009	SURROUNDING PROPERTIES- IMAGES OF ALLEY
P010	SURROUNDING PROPERTIES
P011	SURROUNDING PROPERTIES
P012	SURROUNDING PROPERTIES

DEMOLITION

D100	
D101	
D102	
	DEMOLITION FIRST FLOOR PLAN
	DEMOLITION SECOND FLOOR PLAN
	DEMOLITION ROOF PLAN

PROJECT DESIGN TEAM

MHK ARCHITECTURE
211 SEAVIEW AVE.
PALM BEACH, FLORIDA 33480
PHONE: 561-401-1866
WWW.MHKAP.COM

625 FLAGLER DRIVE
SUITE 502
WEST PALM BEACH, FLORIDA 33401
PHONE: 561-659-2820

GRUBER CONSULTING ENGINEERS
2475 MERCER AVE.
WEST PALM BEACH, FLORIDA 33401
PHONE: 561-832-4600

FIRST SUBMITTAL:	04/24/25
SECOND SUBMITTAL:	05/12/25
FINAL SUBMITTAL:	06/09/25
ARCOM MEETING:	06/25/25

ARC-25-0023
ZON-25-0029

MHK ARCHITECTURE
211 SEAVIEW AVE.
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IMPROVEMENTS TO THE RESIDENCE
224 BARTON AVE.
PALM BEACH, FL 33480

FLORIDA SEAL
REG# AR 18971
NOT FOR CONSTRUCTION

ISSUANCE ARCOM FINAL SUBMITTAL 06/09/25

PHASE SD
PR NO 25022

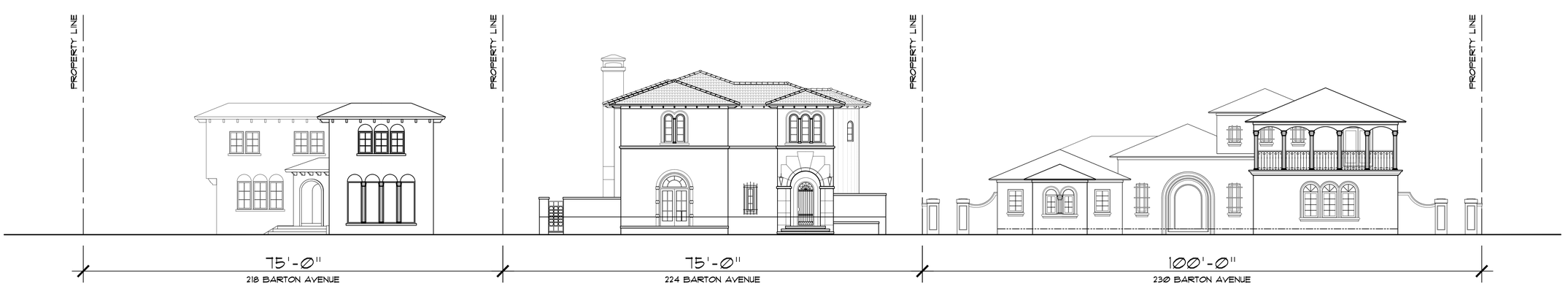
A000



Sitescape - Barton Avenue

Scale N.T.S.

NORTH



Streetscape - Barton Avenue

Scale 1/8" : 1'-0"

ARC-25-0023
ZON-25-0029

MHK ARCHITECTURE
211 SEAVIEW AVE.
PALM BEACH, FLORIDA 33480
PHONE: 561-401-1866
WWW.MHKAP.COM

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IMPROVEMENTS TO THE RESIDENCE
224 BARTON AVE.
PALM BEACH, FL 33480

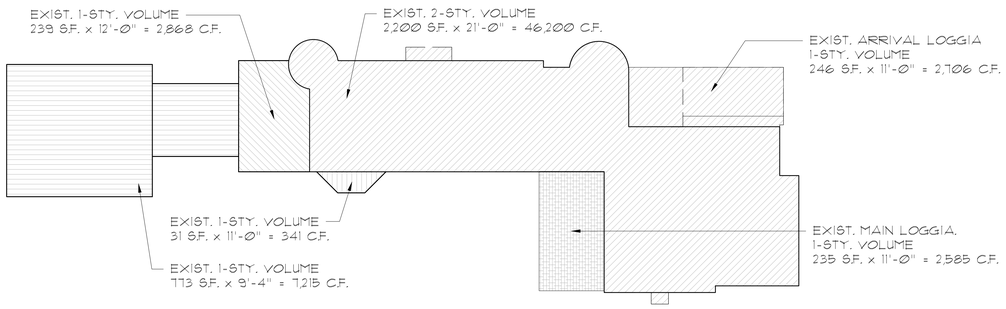
FLORIDA SEAL
REG# AR 16971

NOT FOR CONSTRUCTION

ISSUANCE ARCOM FINAL SUBMITTAL 06/09/25

PHASE SD
PR NO 25022

A000.1



LEGEND

@+9'-4"
(EXIST. 1-STOREY VOLUME)

@+11'-Ø"
(EXIST. 1-STOREY VOLUME)

@+12'-Ø"
(EXIST. 1-STOREY VOLUME)

@+21'-Ø"
(EXIST. 2-STOREY VOLUME)

LOT SIZE = 13,989#

MAX ALLOWABLE CCR =
55,398 CUBIC FEET
3.96 CCR

EXISTING CUBIC FEET =
59,330 CU. FT. / 13,989 SQ. FT. =
4.24 CCR EXIST.

SQ. FT. CALCS

UNDER AIR:

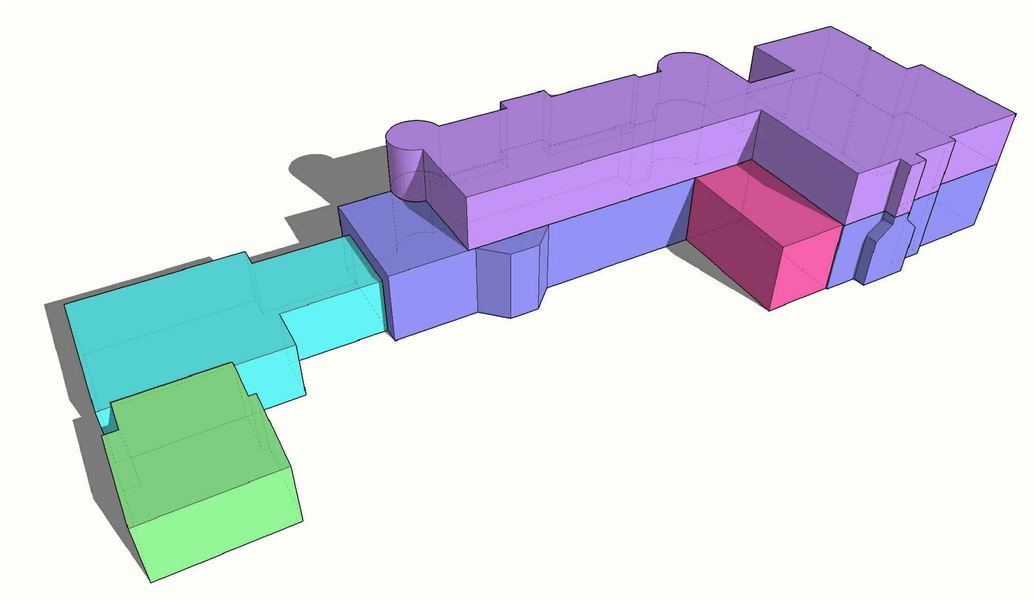
FIRST FLOOR (EXISTING)	=2,471#
SECOND FLOOR (EXISTING)	=2,231#
TOTAL U/A (EXISTING)	=4,702#
GARAGE	=583#
ARRIVAL LOGGIA	=246#
MAIN LOGGIA	=235#
TOTAL EXISTING S.F.	=5,766#

CCR CALCS

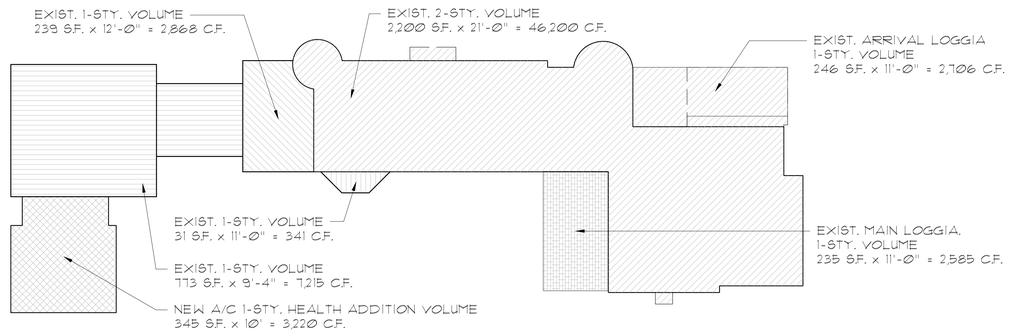
GARAGE & ONE STORY @ 9'-4"	=7,215 C.F.
EXISTING ONE STORY @ 11'-Ø"	=341 C.F.
EXISTING ONE STORY @ 12'-Ø"	=2,868 C.F.
EXISTING @ 21'-Ø"	=46,200 C.F.
EXISTING ENTRY LOGGIA @ 11'-Ø"	=2,706 C.F.
TOTAL EXISTING CCR = 4.24	=59,330
EXISTING LOGGIA @ 11'	2,585 C.F.

TOTAL ALLOWABLE =
5% OF TOTAL ALLOWABLE (2,770)

Existing Area / Cubic Content Calculations



Isometric



LEGEND

@+10'-Ø"
(NEW 1-STOREY HEALTH ADDITION VOLUME)

@+9'-4"
(EXIST. 1-STOREY VOLUME)

@+11'-Ø"
(EXIST. 1-STOREY VOLUME)

@+12'-Ø"
(EXIST. 1-STOREY VOLUME)

@+21'-Ø"
(EXIST. 2-STOREY VOLUME)

LOT SIZE = 13,989#

MAX ALLOWABLE CCR =
55,398 CUBIC FEET
3.96 CCR

EXISTING CCR = 4.24

PROPOSED CCR = 4.19
62,550 CU. FT. / 13,989 SQ. FT. = 4.47 CCR PROPOSED

SQ. FT. CALCS

FIRST FLOOR (EXISTING)	=2,471#
SECOND FLOOR (EXISTING)	=2,231#
TOTAL U/A (EXISTING)	=4,702#
GARAGE (EXISTING)	=583#
ARRIVAL LOGGIA	=246#
MAIN LOGGIA	=235#
TOTAL S.F. (MODIFIED & EXIST.)	=5,766#
PROPOSED HEALTH ADDITION	+345#
PROPOSED FOYER EXTENSION	+169#
TOTAL PROPOSED S.F.	=6,280#

CCR CALCS

EXISTING @ 9'-4"	=7,215 C.F.
EXISTING @ 11'-Ø"	=341 C.F.
EXISTING @ 12'-Ø"	=2,868 C.F.
EXISTING @ 21'-Ø"	=46,200 C.F.
EXISTING ENTRY LOGGIA @ 11'-Ø"	=2,706 C.F.
TOTAL EXISTING BLDG. VOLUME	=59,330 C.F.
PROPOSED HEALTH ADDITION @ 9'-4"	=3,220 C.F.
TOTAL PROPOSED CCR = 4.47	=62,550 C.F.
EXISTING LOGGIA @ 11'	=2,585 C.F.

TOTAL ALLOWABBLE =
5% OF TOTAL ALLOWABLE (2,770)

Proposed Area / Cubic Content Calculations

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ZON-25-0029

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FLORIDA SEAL
REG# AR 14971

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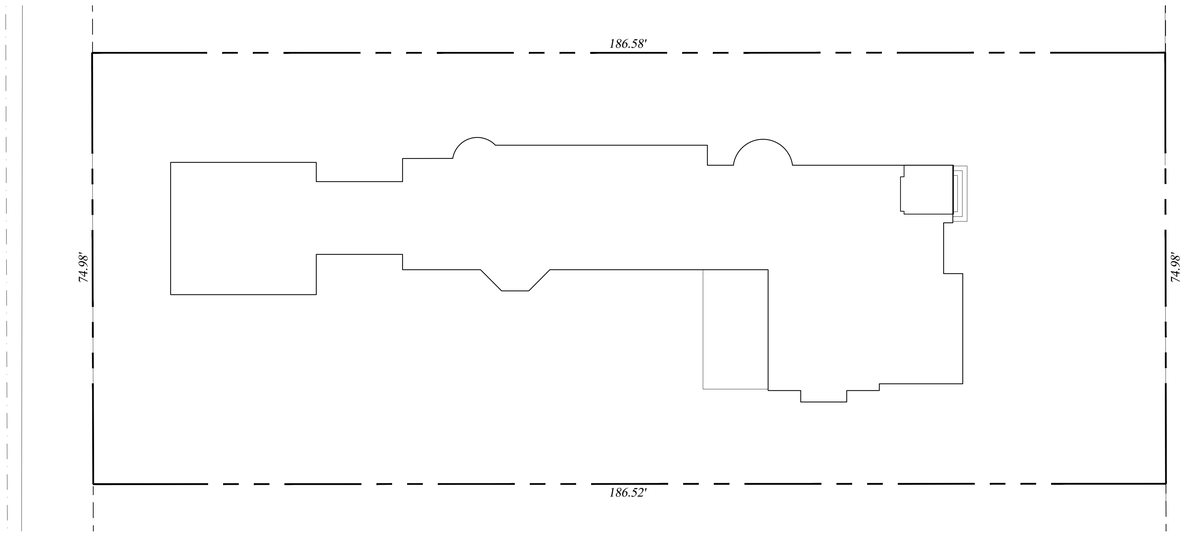
PHASE SD
PR NO 25022

A000.2



Existing Lot Coverage

EXISTING LOT COVERAGE = 3,054# (21.8%)

NORTH

Lot Coverage Calculations

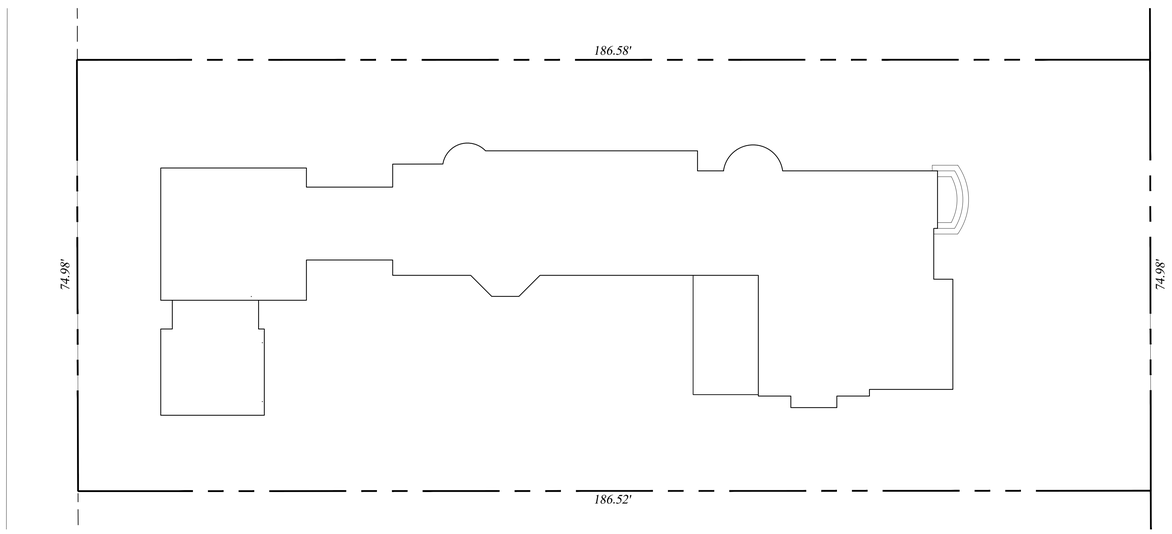
2-STOREY ALLOWABLE SQ. FT.= 30%

EXIST. LOT SIZE = 13,989#

MAX. ALLOWABLE SQ. FT. = 4,196#
(13,988# / 30%)

EXISTING SQ. FT.= 3,054# (21.8%)

PROPOSED SQ. FT.= 3,399# (24.3%)



Proposed Lot Coverage

PROPOSED LOT COVERAGE = 3,054 + ADDITION= 3,399# (24.3%)

NORTH

Town of Palm Beach
Planning Zoning and Building
360 S County Rd
Palm Beach, FL 33480
www.townofpalmbeach.com

Line #	Zoning Legend			
1	**Property Address:**	224 Barton Ave.		
2	**Zoning District:**	RB		
3	**Lot Area (sq. ft.):**	13,988		
4	**Lot Width (W) & Depth (D) (ft.):**	186.58' W/186.52 E x 74.98' N/S		
5	**Structure Type:** (Single-Family, Multi-Family, Comm., Other)	Single Family		
6	**FEMA Flood Zone Designation:**	X		
7	**Zero Datum for point of meas. (NAVD)**	8.11'		
8	**Crown of Road (COR) (NAVD)**	?		
9		REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq Ft and %)	4,196 / 30%	3,054 / 21.8	3,407 / 24.4%
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc)	5,040	5,285	5,638
12	*Front Yard Setback (Ft.)	30'	34.1'	34.1
13	* Side Yard Setback (1st Story) (Ft.)	12.5'	14.8 W / 16.7 E	N/C
14	* Side Yard Setback (2nd Story) (Ft.)	15.0'	14.8 W / 16.7 E	N/C
15	*Rear Yard Setback (Ft.)	10'	14.5'	14.4'
16	Angle of Vision (Deg.)	100	57	57
17	Building Height (Ft.)	14'/22'	10'	10'
18	Overall Building Height (Ft.)	22'/30'	19.75'	19.75'
19	Cubic Content Ratio (CCR) (R-B ONLY)	3.96/55,398	4.24	4.79
20	** Max. Fill Added to Site (Ft.)	N\A	N/A	N\8
21	Finished Floor Elev. (FFE)(NAVD)	7.0	+7.5'	+7.5
22	Base Flood Elevation (BFE)(NAVD)	7.0	5.4	7.0
23	Landscape Open Space (LOS) (Sq Ft and %)	6,295 (45%)	4,998 (35.75%)	6,302 (45.05%)
24	Perimeter LOS (Sq Ft and %)	3,147.5	3,249	3,875
25	Front Yard LOS (Sq Ft and %)	750 (40%)	880 (46.93%)	790 (42.13%)
26	*** Native Plant Species %	*Please refer to TOPB Landscape Legend.*		

Zoning Legend

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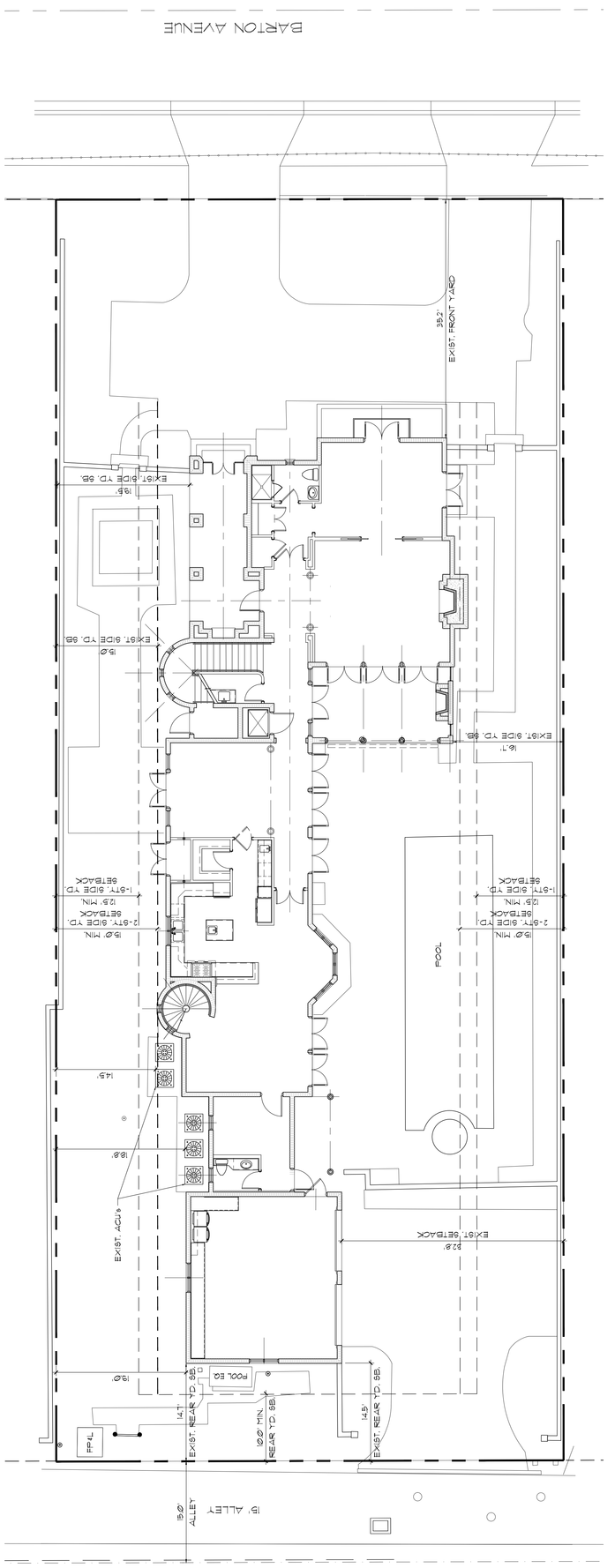

Existing Site Plan
Scale

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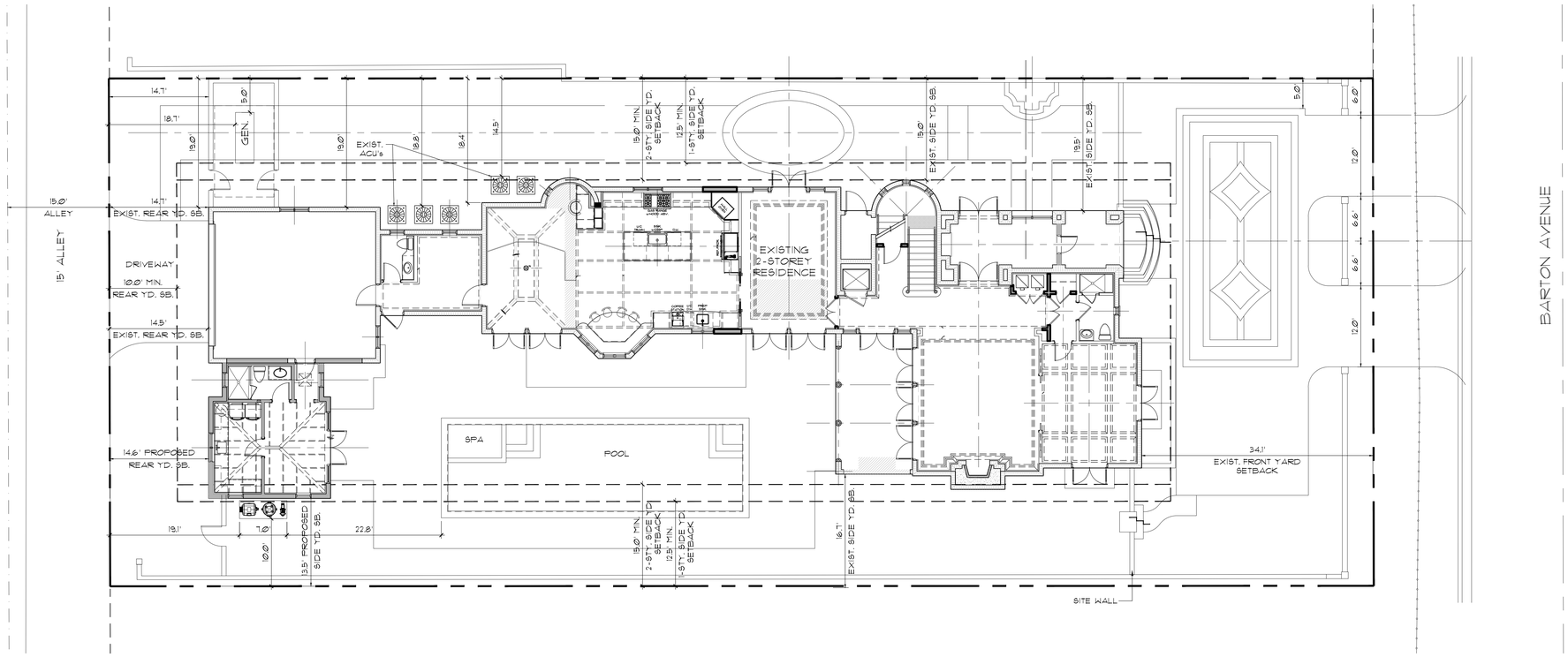

Proposed Site Plan

Scale 1/8 - 1'-0"

NORTH

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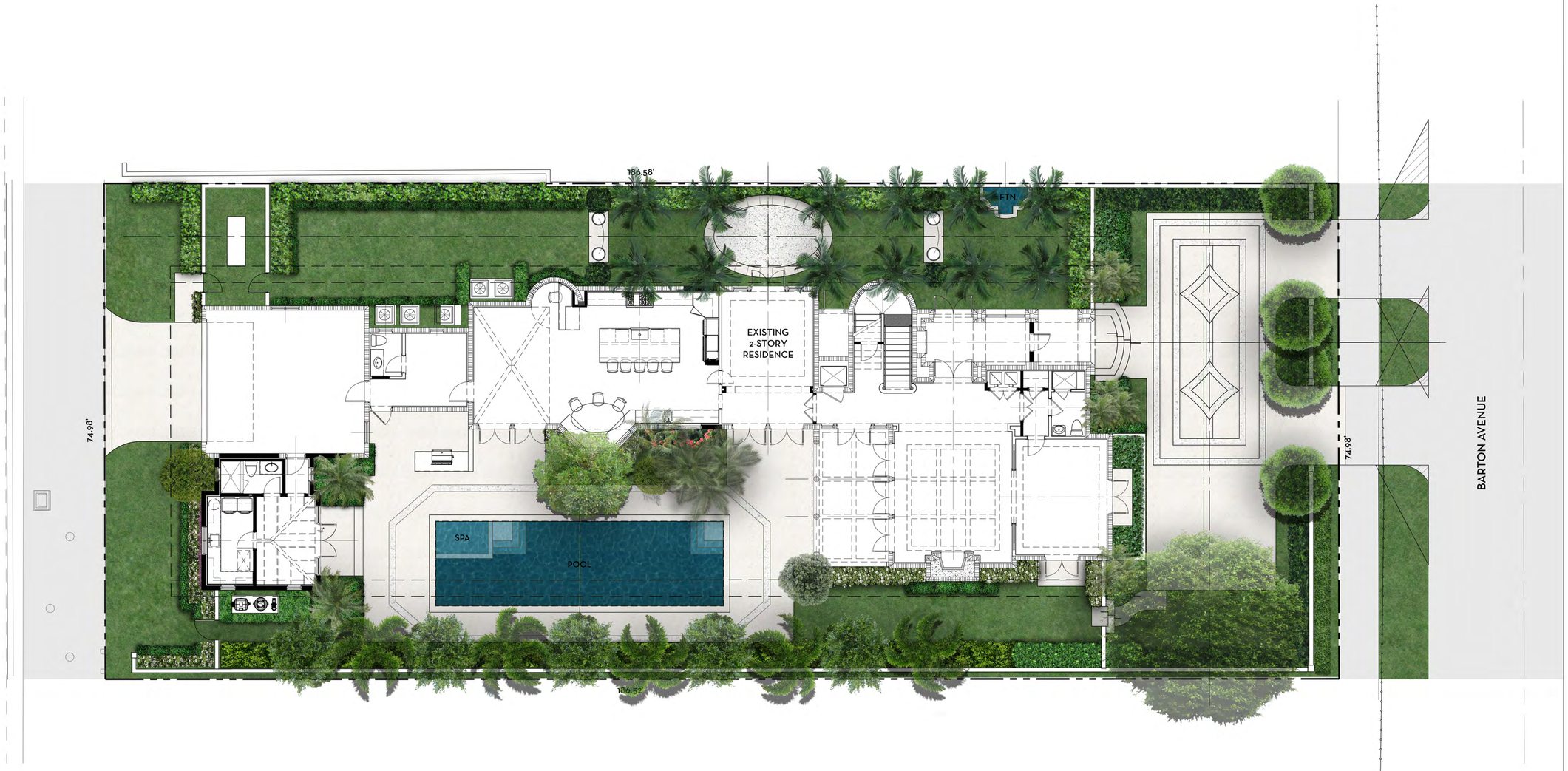

OVERALL R-B SITE CALCULATIONS:

SITE AREA =	13,988	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	6,295	SQ FT	45%
EXISTING =	4,998	SQ FT	35.73%
PROPOSED =	6,302	SQ FT	45.05%

FRONT SETBACK SITE CALCULATIONS:

25' SETBACK AREA =	1,875	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	750	SQ FT	40%
EXISTING =	880	SQ FT	46.93%
PROPOSED =	790	SQ FT	42.13%

10' PERIMETER SITE CALCULATIONS:

PERIMETER AREA =	4,831	SQ FT	
MINIMUM LANDSCAPE:			
(50% OF 6,298 SF) = 3,147.5 REQUIRED			
EXISTING =	3,249	SQ FT	51.61%
PROPOSED =	3,875	SQ FT	61.55%

0 1 4 8 16 FEET
SCALE: 1/8" = 1'-0"

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

SCALE: 1/8" = 1'-0"

OVERALL SITE RENDERING

PRIVATE RESIDENCE

224 BARTON AVENUE, PALM BEACH, FLORIDA

09 MAY 2025-SECOND SUBMITTAL

NIEVERA WILLIAMS
DESIGN

625 N. Flagler Drive
Suite 502
West Palm Beach, FL 33401
P: 561-659-2820
F: 561-659-2113

NIEVERAWILLIAMS.COM

Lo

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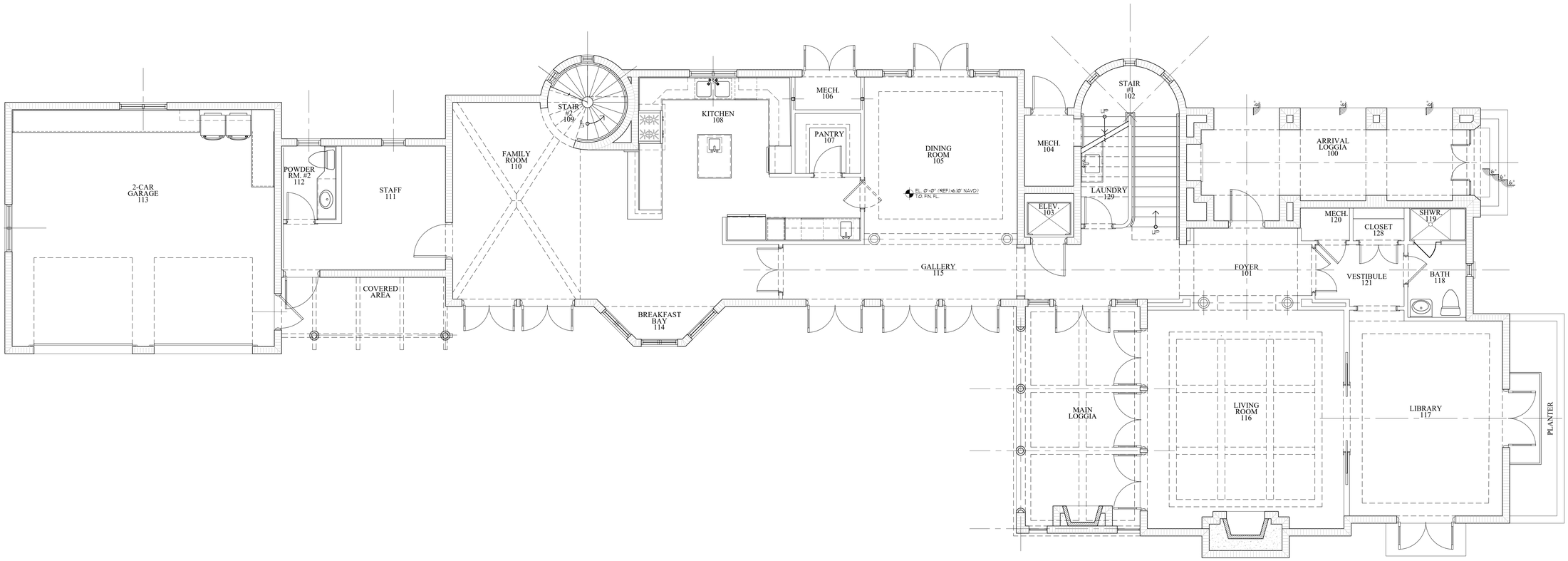

Existing First Floor Plan

Scale 1/4" = 1'-0"

NORTH

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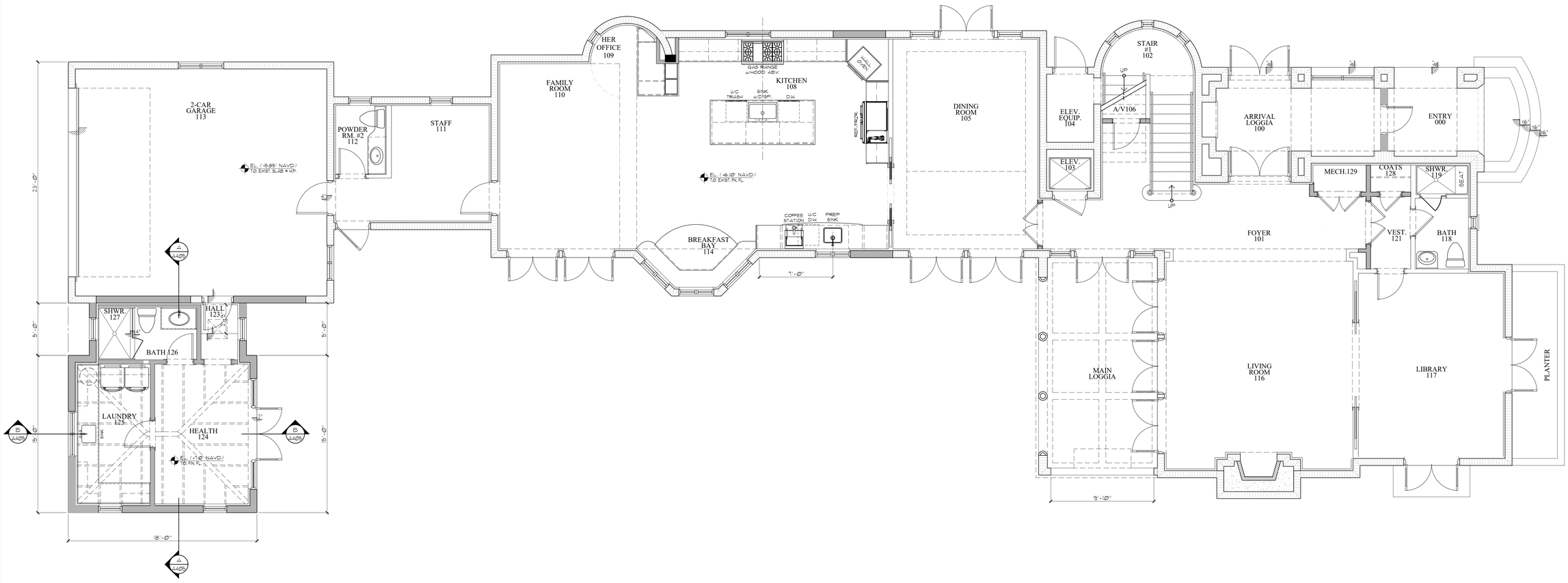

Proposed First Floor Plan

Scale 1/4" = 1'-0"

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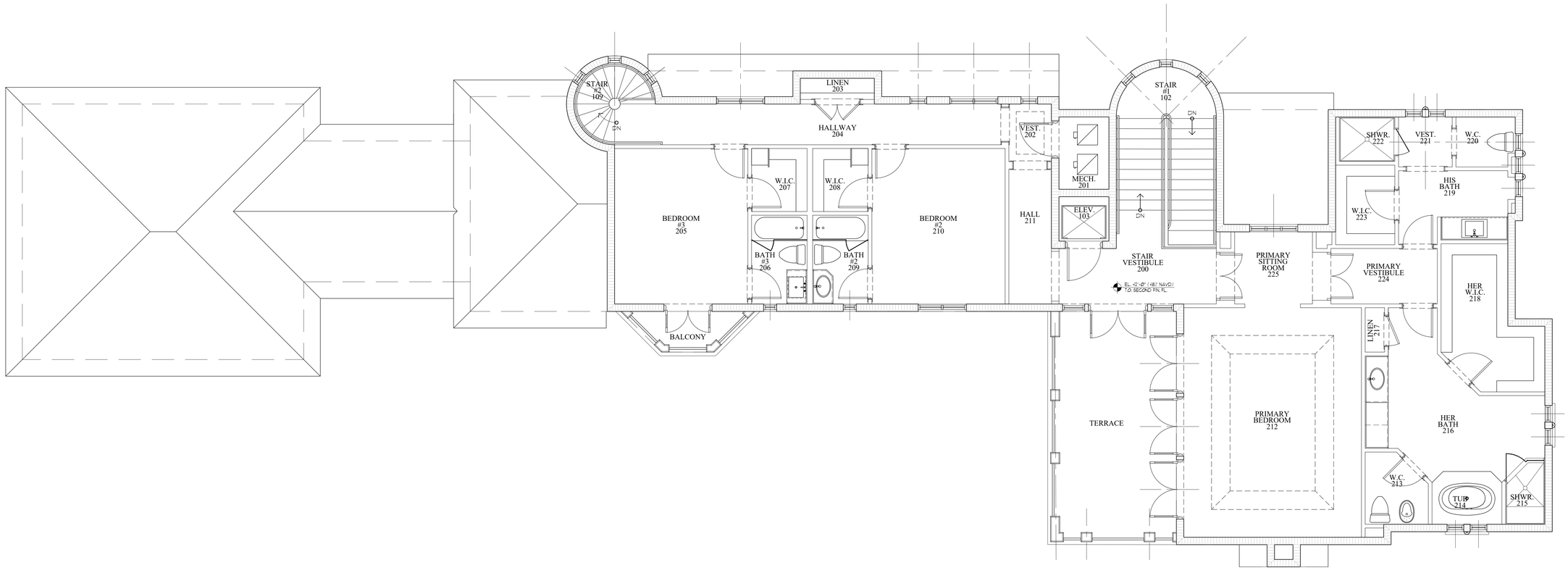

Existing Second Floor Plan

Scale 1/4" = 1'-0"

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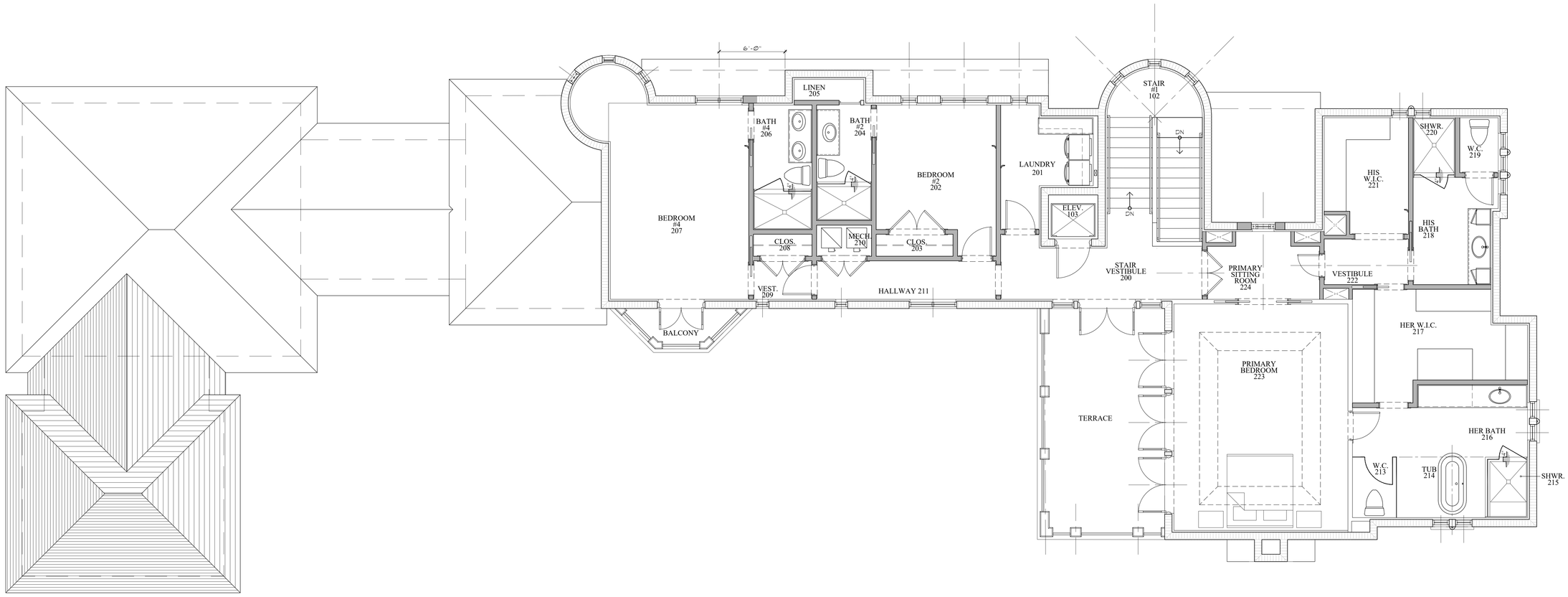

Proposed Second Floor Plan

Scale 1/4" = 1'-0"

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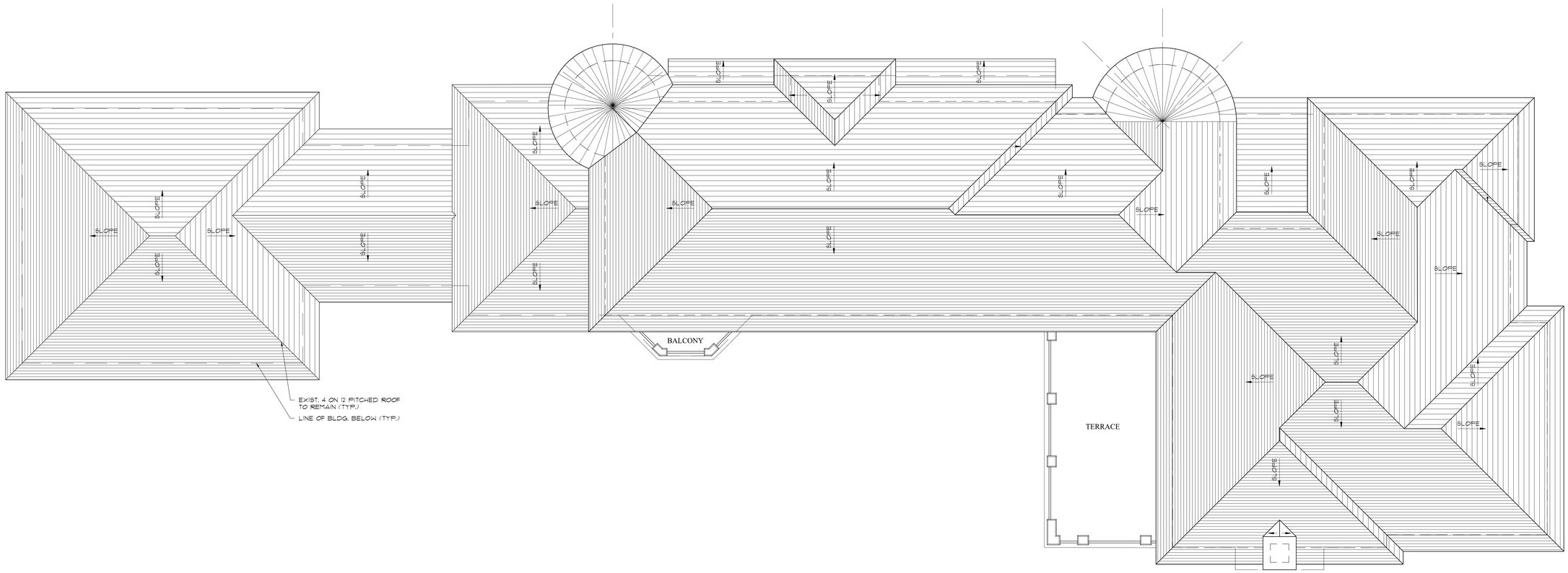

Existing Roof Plan

Scale 1/4" = 1'-0"

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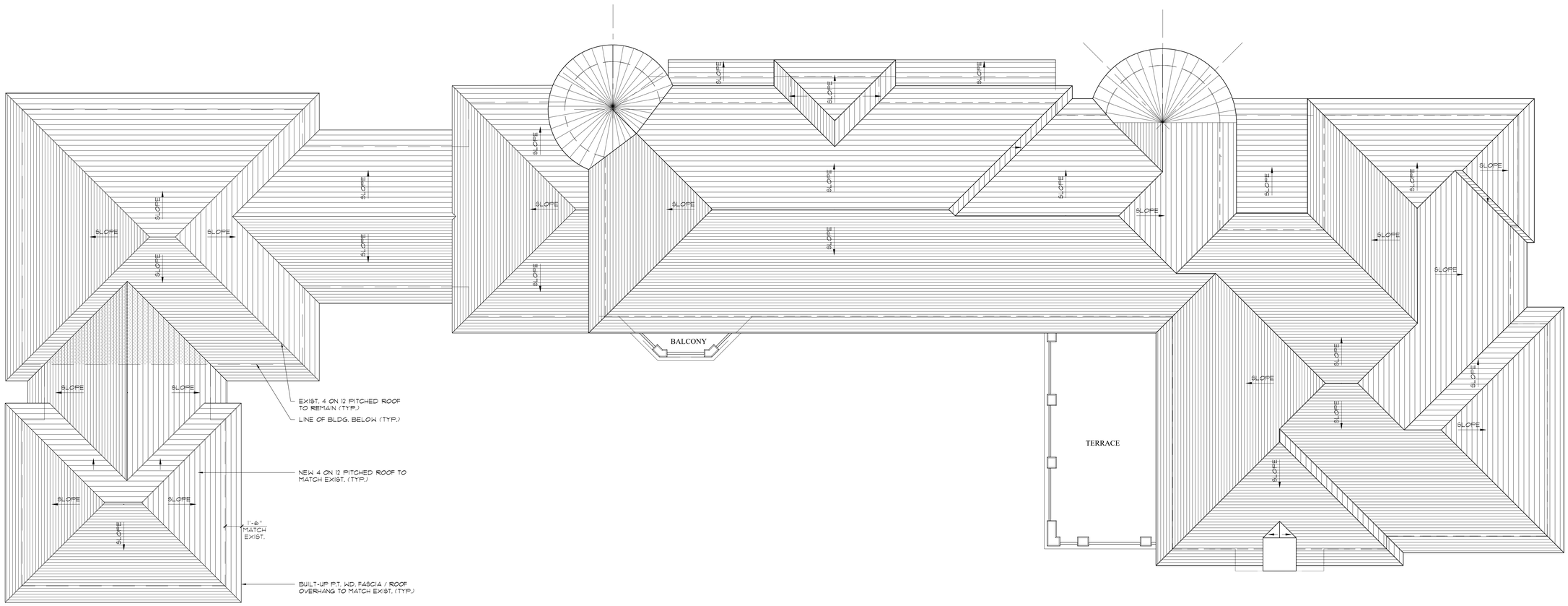

Proposed Roof Plan

Scale 1/4" = 1'-0"

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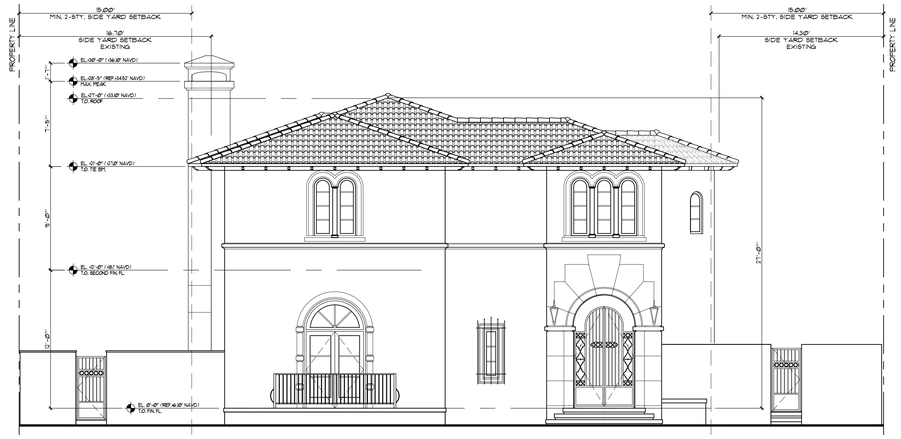
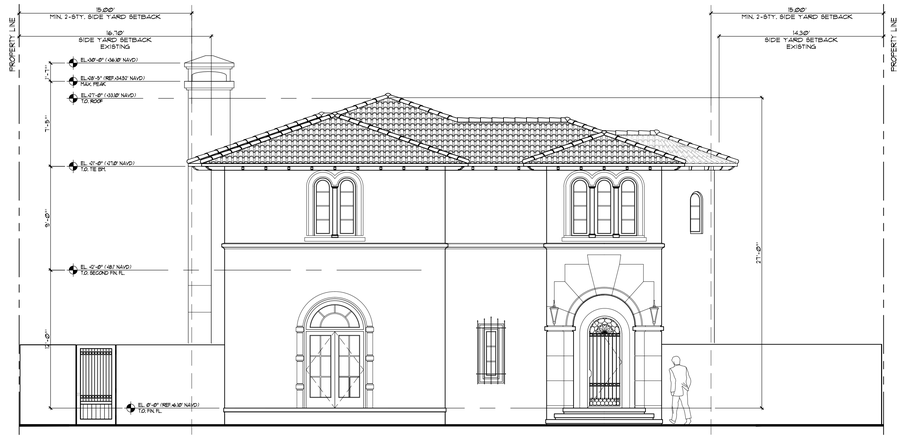


Existing North Elevation

Scale 3/16" = 1'-0"



Proposed North Elevation

Scale 3/16" = 1'-0"

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PHASE SD
PR NO 25022

-



Existing South Elevation

Scale 3/16" = 1'-0"



Proposed South Elevation

Scale 3/16" = 1'-0"

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ZON-25-0029



Existing East Elevation

Scale 3/16" = 1'-0"



Proposed East Elevation

Scale 3/16" = 1'-0"

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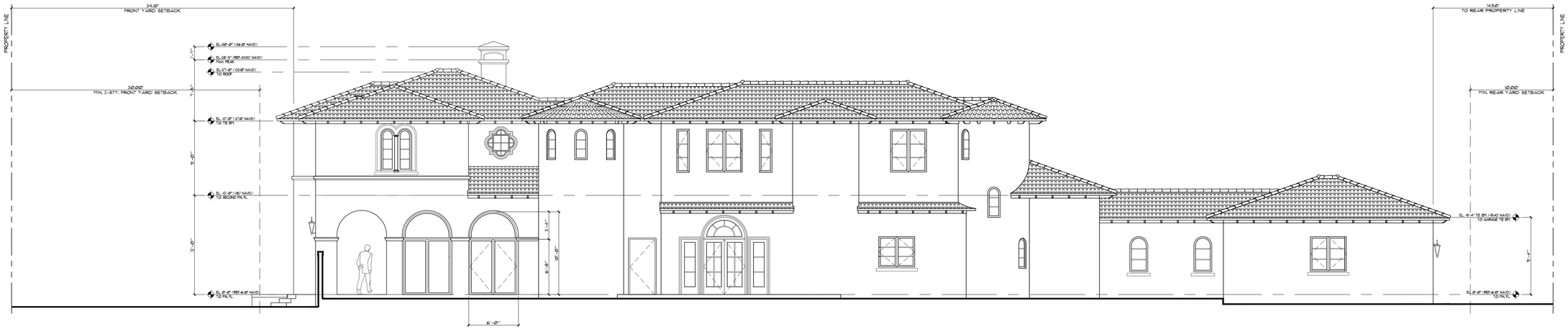
Existing West Elevation

Scale 3/16" = 1'-0"



Proposed West Elevation

Scale 3/16" = 1'-0"

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Existing Property

Scale NTS

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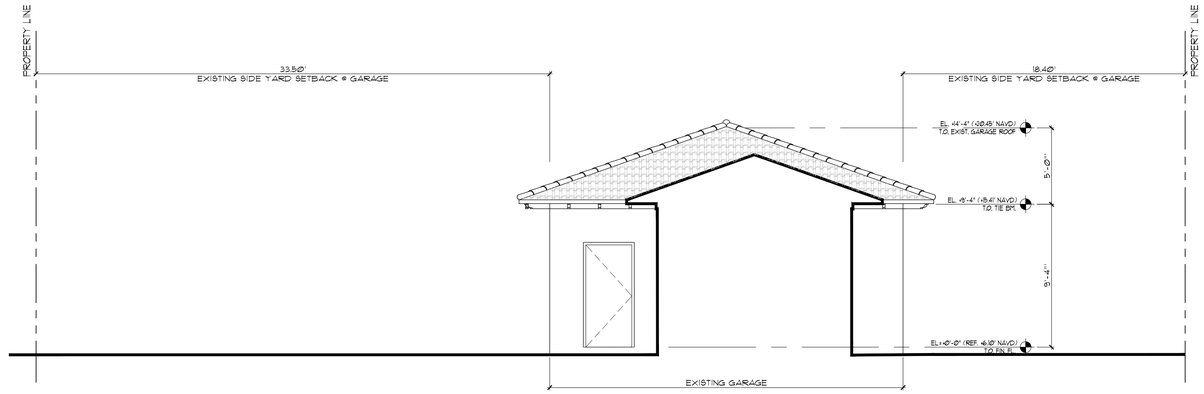
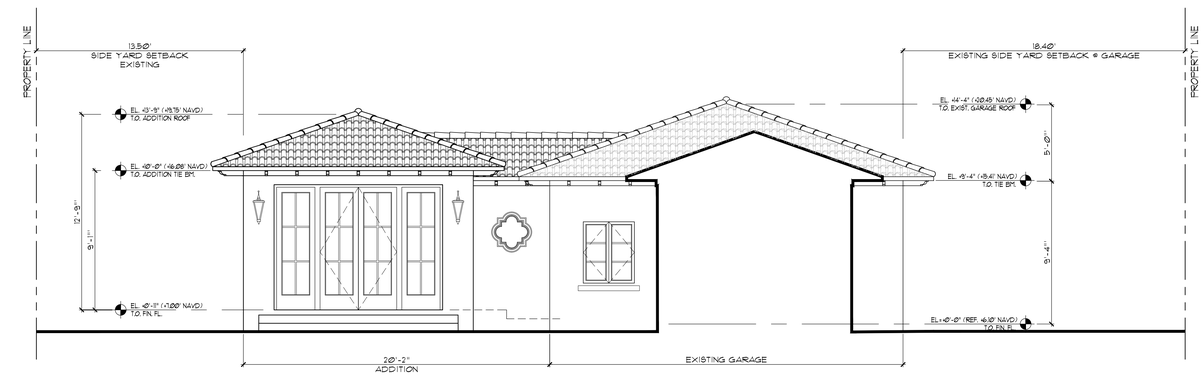


North Elevation at Existing Garage

Scale 1/4" = 1'-0"



North Elevation at Addition / Existing Garage

Scale 1/4" = 1'-0"

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Existing Property

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P001









Existing Property

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P002









Existing Property

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P003









Existing Property

Scale NTS

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P004









Existing Property

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P005









Surrounding Alleyway

Scale NTS

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Surrounding Alleyway

Scale NTS

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Surrounding Alleyway

Scale NTS

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P009









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P011







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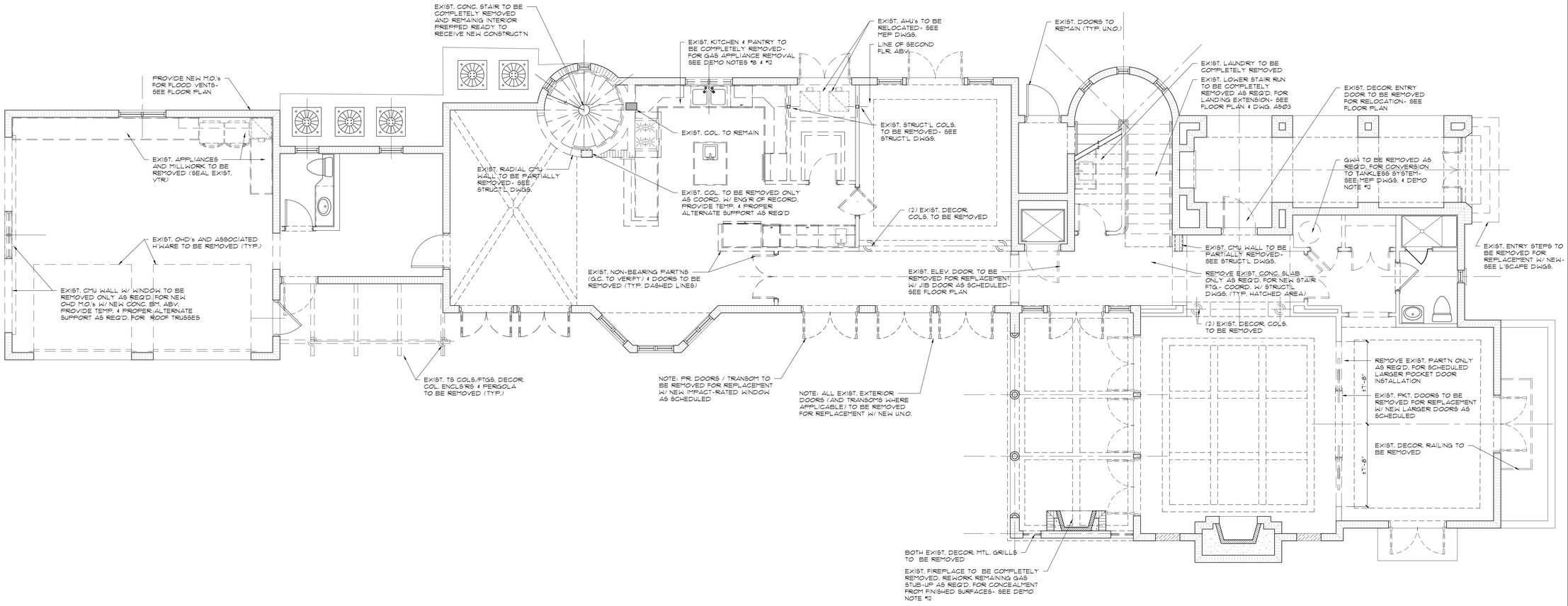
P012

DEMOLITION NOTES

1. THE CONTRACTOR SHALL REMOVE ALL EXISTING CONSTRUCTION AS REQUIRED FOR THE REMODELING WORK INCLUDING BUT NOT LIMITED TO PARTITIONS, DOORS, HARDWARE, CEILING SYSTEM, ELECTRICAL, PLUMBING, FLOOR MATERIAL, ETC.
2. THE CONTRACTOR SHALL PROTECT FROM DAMAGE ALL EXISTING MATERIALS, EQUIPMENT, TREES, UTILITY LINES, ETC., WHICH ARE TO REMAIN AND REPAIR OR REPLACE WHEN NECESSARY THESE ITEMS WHEN DAMAGED, EITHER BY THE G.C. OR SUBCONTRACTORS, AT NO ADDITIONAL COST TO THE OWNER.
3. THE CONTRACTOR SHALL WALK THROUGH WITH THE OWNER OR THE OWNER'S REPRESENTATIVE AND TAG ALL ITEMS THAT WILL BE SAVED. THOSE ITEMS SHALL BE REMOVED AND STORED AS DIRECTED BY THE OWNER.
4. PROVIDE PROTECTION AND CONDUCT DEMOLITION OPERATIONS TO PREVENT INJURY OR DAMAGE TO PERSONS OR PROPERTY.
5. ABANDONED PLUMBING LINES TO BE CAPPED OFF BELOW FLOOR LEVEL AS PER CODE. PLUMBING LINES TO BE REWORKED TO SUIT NEW PLAN. PLUMBING LAYOUTS WHERE APPLICABLE.
6. WHERE INDICATED, EXISTING FLOOR FINISHES TO BE REMOVED AND DISPOSED OF PROPERLY. PATCH AND REPAIR SUB-FLOOR SMOOTH AND LEVEL AND PREPPED READY TO RECEIVE NEW FLOOR FINISHES AS SCHEDULED.
7. WHERE INDICATED, ALL EXISTING ROOM FINISHES TO BE REMOVED AND PREPPED READY TO RECEIVE NEW CONSTRUCTION
8. THE EXISTING KITCHEN SHALL TO BE COMPLETELY REMOVED, INCLD. CABINETRY, APPLIANCES, FINISHES, ELECTRIC, ETC. SEAL ALL REMOVED PLUMBING LINES INCLD. WATER SUPPLY, WASTE LINES AND VENT STACKS AS PER CODE WHERE APPLICABLE. FOR DRAINS REMAINING FOR RE-USE, TEMPORARILY SEAL DRAINS FROM DEBRIS UNTIL NEW INSTALLATIONS.
9. WHERE INDICATED, ALL EXISTING BATH FIXTURES INCLD. VANITIES, SINKS, TOILETS, FINISHES ETC., TO BE COMPLETELY REMOVED, SEAL ALL REMOVED PLUMBING LINES INCLD. WATER SUPPLY, WASTE LINES AND VENT STACKS AS PER CODE WHERE APPLICABLE. FOR DRAINS REMAINING FOR RE-USE, TEMPORARILY SEAL DRAINS FROM DEBRIS UNTIL NEW INSTALLATIONS.
10. EXISTING BEARING WALLS SHALL REMAIN U.N.O.
11. ELECTRICAL SAFE-OFF BY ELEC. SUB-CONTRACTOR
12. GAS CAP-OFF BY GAS SUB-CONTRACTOR
13. FOR AREAS OF SECOND FLOOR DEMO THE EXISTING METAL SUSPENDED CEILING SYSTEM FRAMING SHALL REMAIN. WHERE INDICATED ONLY THE GYP. BD. FINISH SHALL BE REMOVED.



First Floor Demolition Plan

Scale 1/4" = 1'-0"

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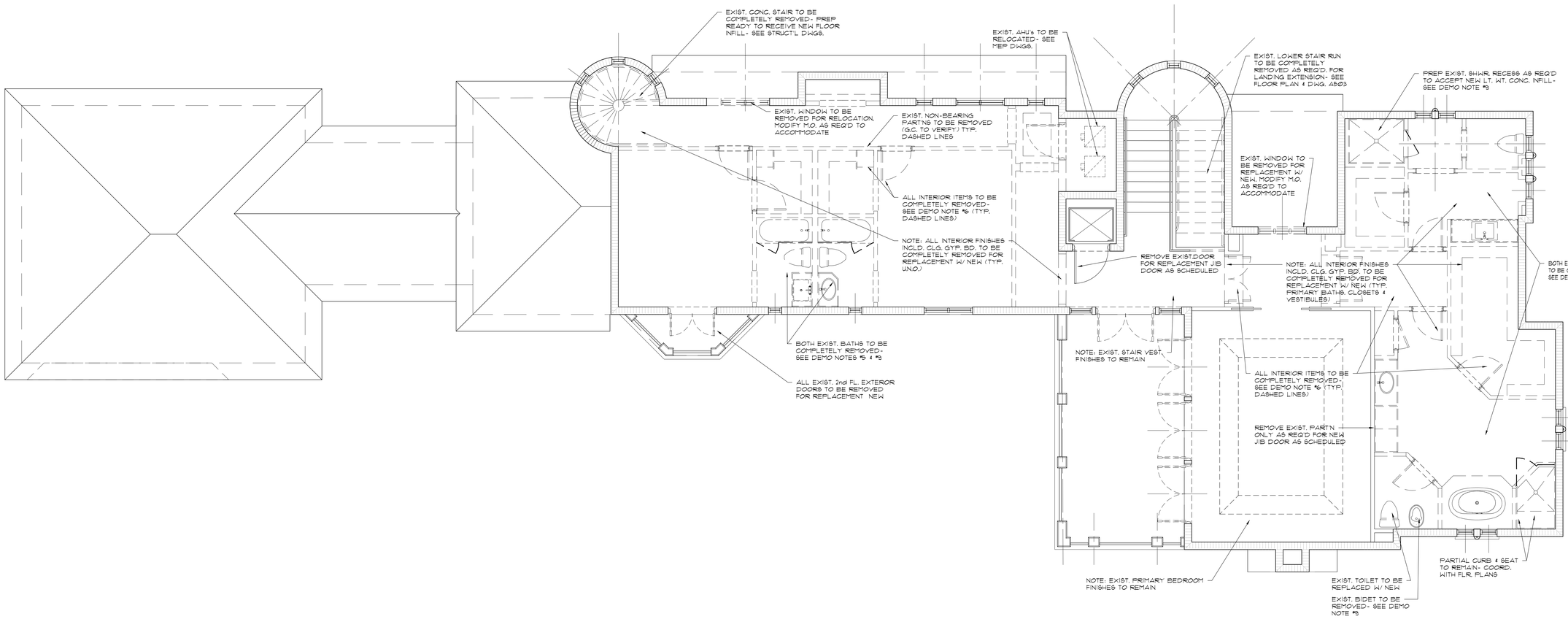

Second Floor Demolition Plan

Scale 1/4" = 1'-0"

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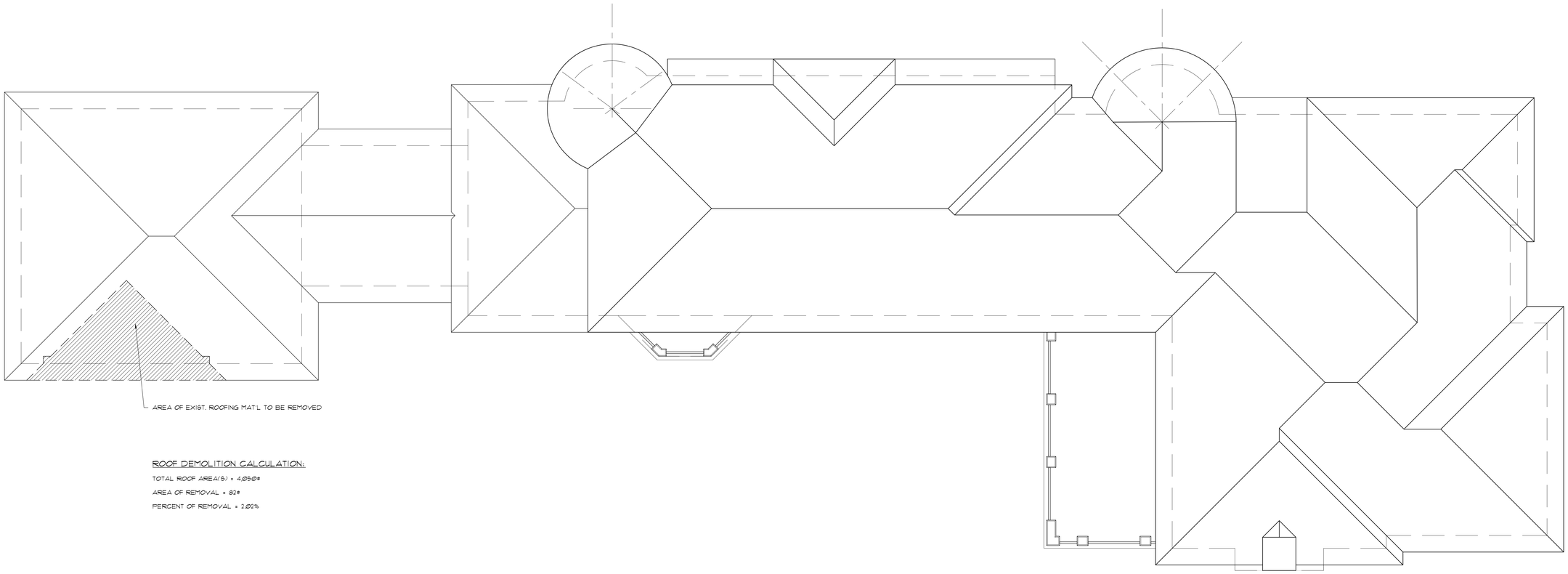

AREA OF EXIST. ROOFING MAT'L TO BE REMOVED

ROOF DEMOLITION CALCULATION:

TOTAL ROOF AREA(S) = 4,050#

AREA OF REMOVAL = 82#

PERCENT OF REMOVAL = 2.02%

Roof Demolition Plan

Scale 1/4" = 1'-0"

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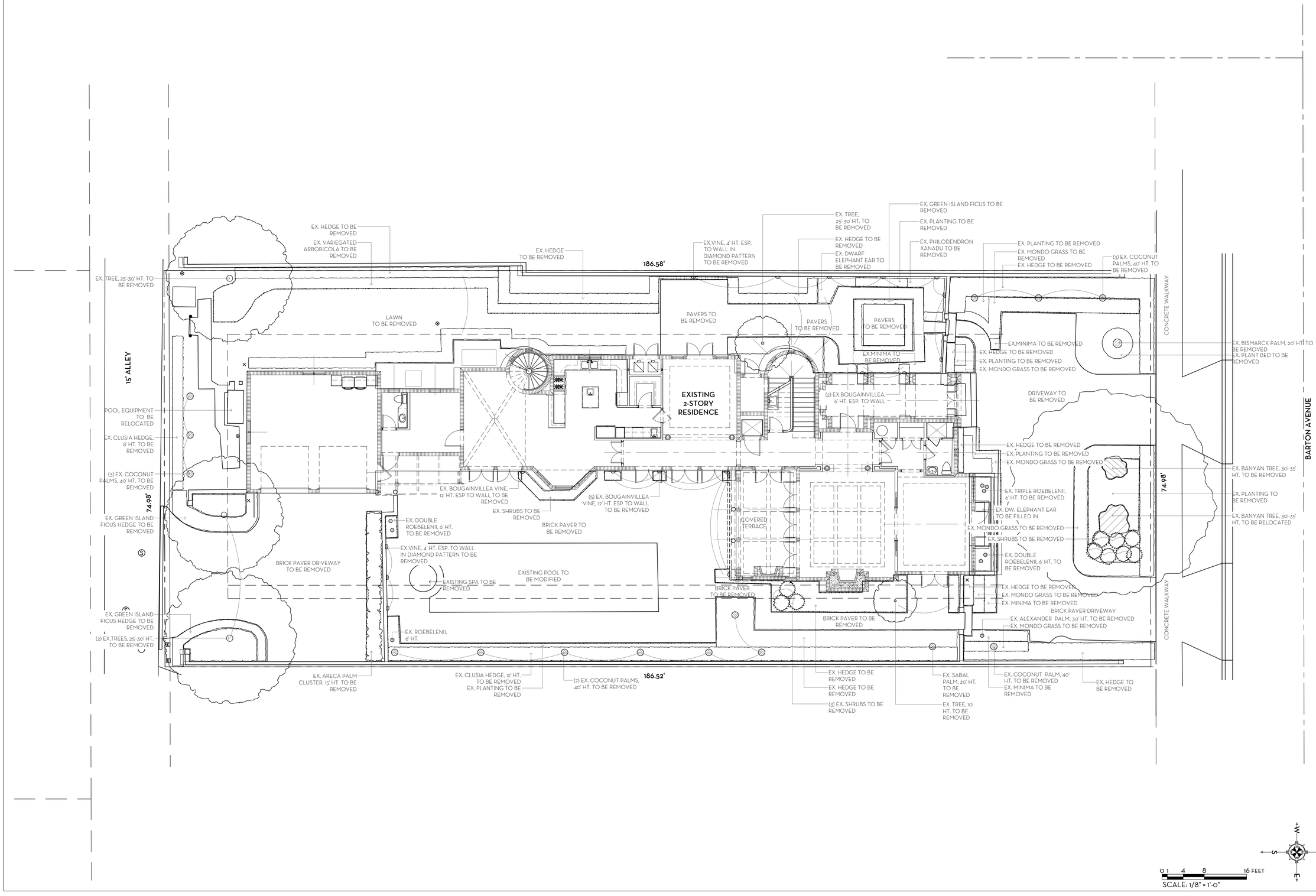

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

EXISTING CONDITIONS

PRIVATE RESIDENCE

224 BARTON AVENUE, PALM BEACH, FLORIDA

SCALE: 1/8" = 1'-0"

09 MAY 2025-SECOND SUBMITTAL

NIEVERA WILLIAMS
DESIGN

625 N. Flagler Drive
Suite 502
West Palm Beach, FL 33401
P: 561-659-2820
F: 561-659-2113

NIEVERAWILLIAMS.COM

EX1

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MARIO F. NIEVERA

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Landscape Architect
Registration No.
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LANDSCAPE PLAN

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224 BARTON AVENUE, PALM BEACH, FLORIDA

SCALE: 1/8" = 1'-0"

09 MAY 2025-SECOND SUBMITTAL

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MARIO F. NIEVERA

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Registration No.
6666856

LANDSCAPE PLAN

PRIVATE RESIDENCE

224 BARTON AVENUE, PALM BEACH, FLORIDA

09 MAY 2025-SECOND SUBMITTAL

SCALE: 1/8" = 1'-0"

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LANDSCAPE PLAN

PRIVATE RESIDENCE

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09 MAY 2025-SECOND SUBMITTAL

SCALE: 1/8" = 1'-0"

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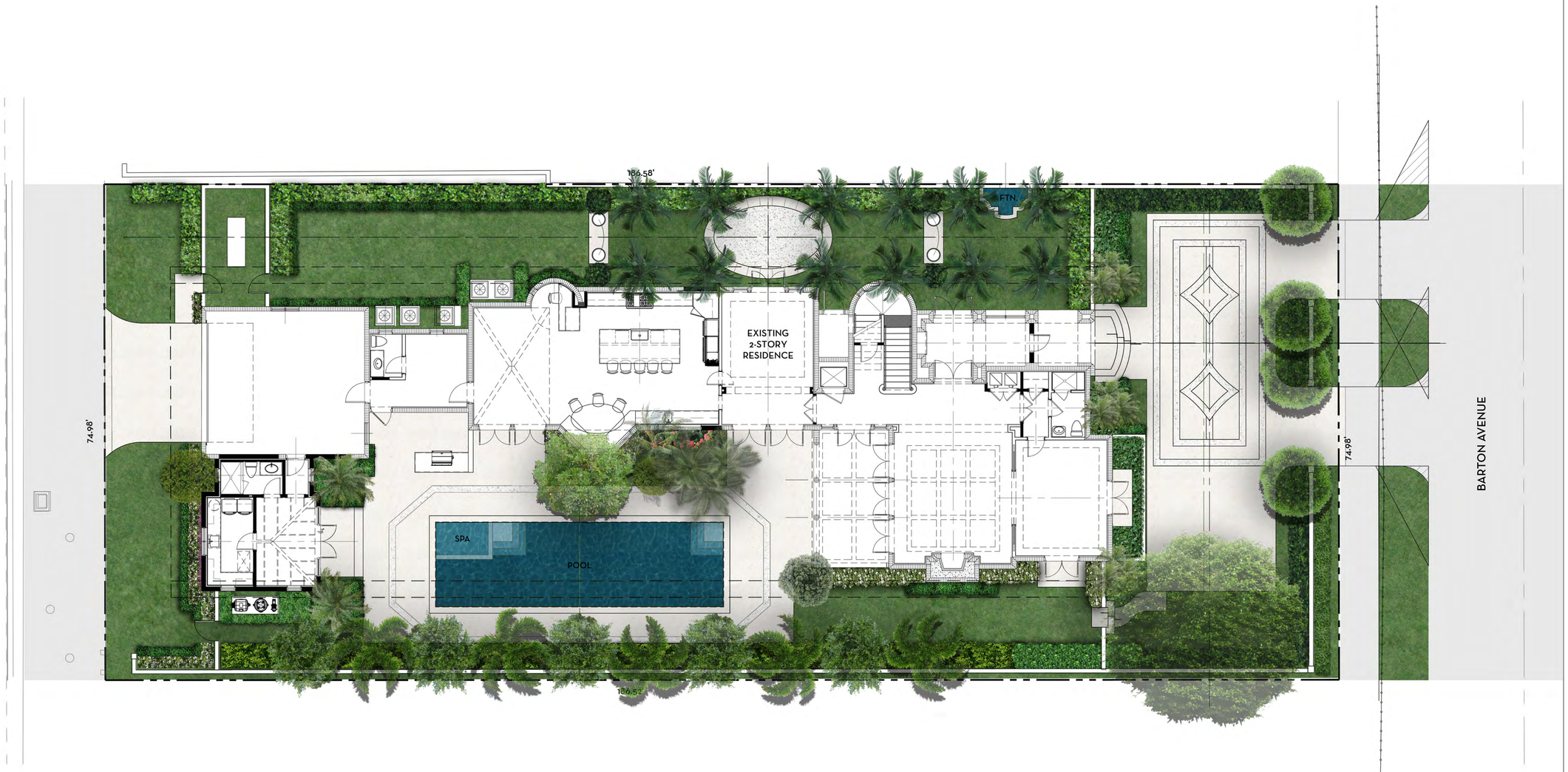

OVERALL R-B SITE CALCULATIONS:

SITE AREA =	13,988	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	6,295	SQ FT	45%
EXISTING =	4,998	SQ FT	35.73%
PROPOSED =	6,302	SQ FT	45.05%

FRONT SETBACK SITE CALCULATIONS:

25' SETBACK AREA =	1,875	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	750	SQ FT	40%
EXISTING =	880	SQ FT	46.93%
PROPOSED =	790	SQ FT	42.13%

10' PERIMETER SITE CALCULATIONS:

PERIMETER AREA =	4,831	SQ FT	
MINIMUM LANDSCAPE:			
(50% OF 6,298 SF) = 3,147.5 REQUIRED			
EXISTING =	3,249	SQ FT	51.61%
PROPOSED =	3,875	SQ FT	61.55%

0 1 4 8 16 FEET
SCALE: 1/8" = 1'-0"

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

SCALE: 1/8" = 1'-0"

OVERALL SITE RENDERING

PRIVATE RESIDENCE

224 BARTON AVENUE, PALM BEACH, FLORIDA

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P: 561-659-2820
F: 561-659-2113

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Lo

ARC-25-0023
ZON-25-0029



0 1 2 4 8 FEET
SCALE: 1/4" = 1'-0"

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

SCALE: 1/4" = 1'-0"

NORTH ELEVATION

PRIVATE RESIDENCE

224 BARTON AVENUE, PALM BEACH, FLORIDA

09 MAY 2025-SECOND SUBMITTAL

NIEVERA WILLIAMS
DESIGN

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EL1

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0 1 2 4 8 FEET
SCALE: 1/4" = 1'-0"

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

SOUTH ELEVATION

PRIVATE RESIDENCE

224 BARTON AVENUE, PALM BEACH, FLORIDA

24 APRIL 2025 - FIRST SUBMITTAL

SCALE: 1/4" = 1'-0"

NIEVERA WILLIAMS
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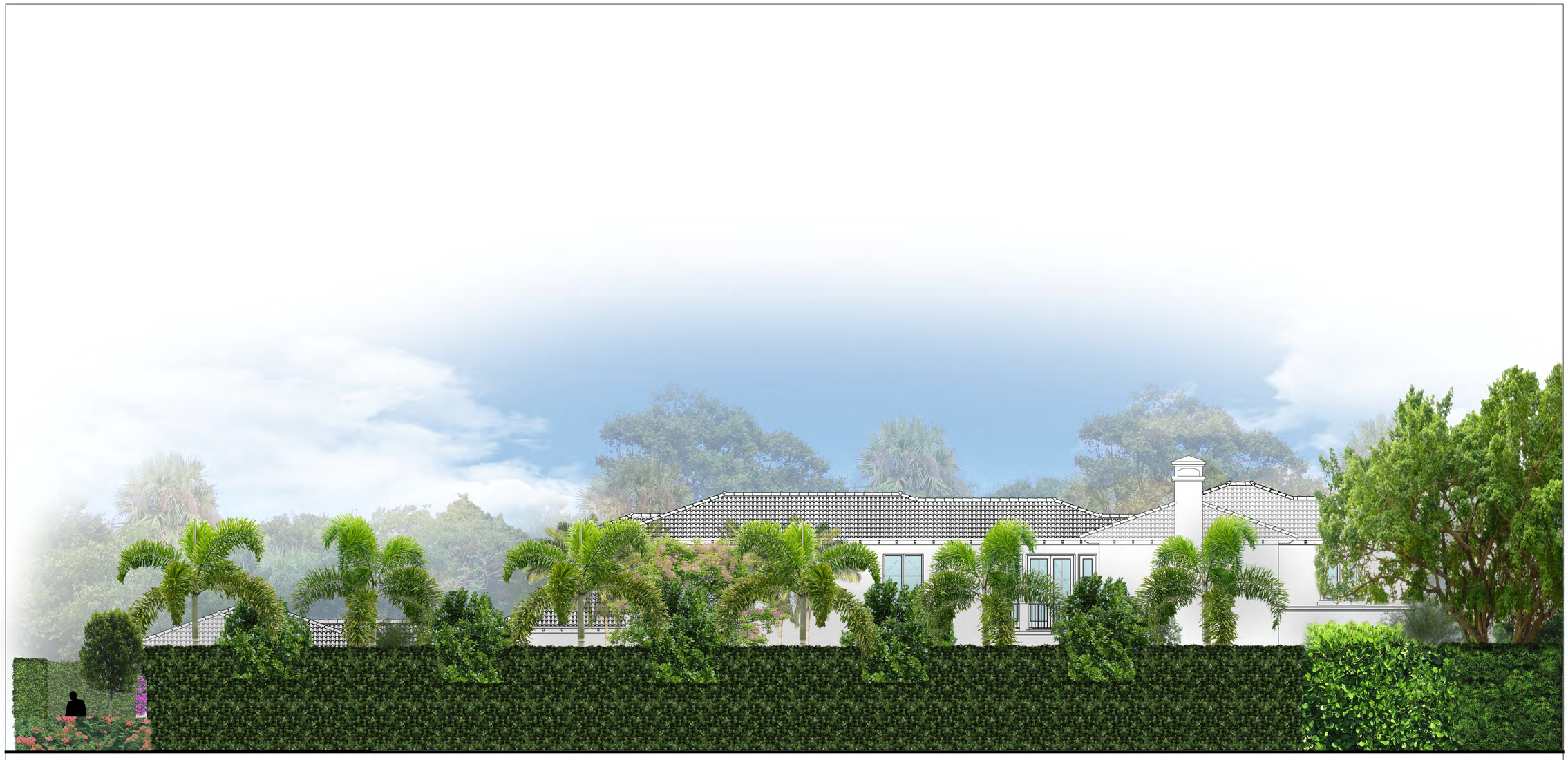
EL2



0 1 2 4 8 12 FEET
SCALE: 3/16" = 1'-0"

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

EAST ELEVATION

PRIVATE RESIDENCE

224 BARTON AVENUE, PALM BEACH, FLORIDA

24 APRIL 2025 - FIRST SUBMITTAL

SCALE: 3/16" = 1'-0"

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EL3



0 1 2 4 8 12 FEET

SCALE: 3/16" = 1'-0"

MARIO F. NIEVERA

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Registration No.
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SCALE: 3/16" = 1'-0"

WEST ELEVATION

PRIVATE RESIDENCE

224 BARTON AVENUE, PALM BEACH, FLORIDA

24 APRIL 2025 - FIRST SUBMITTAL

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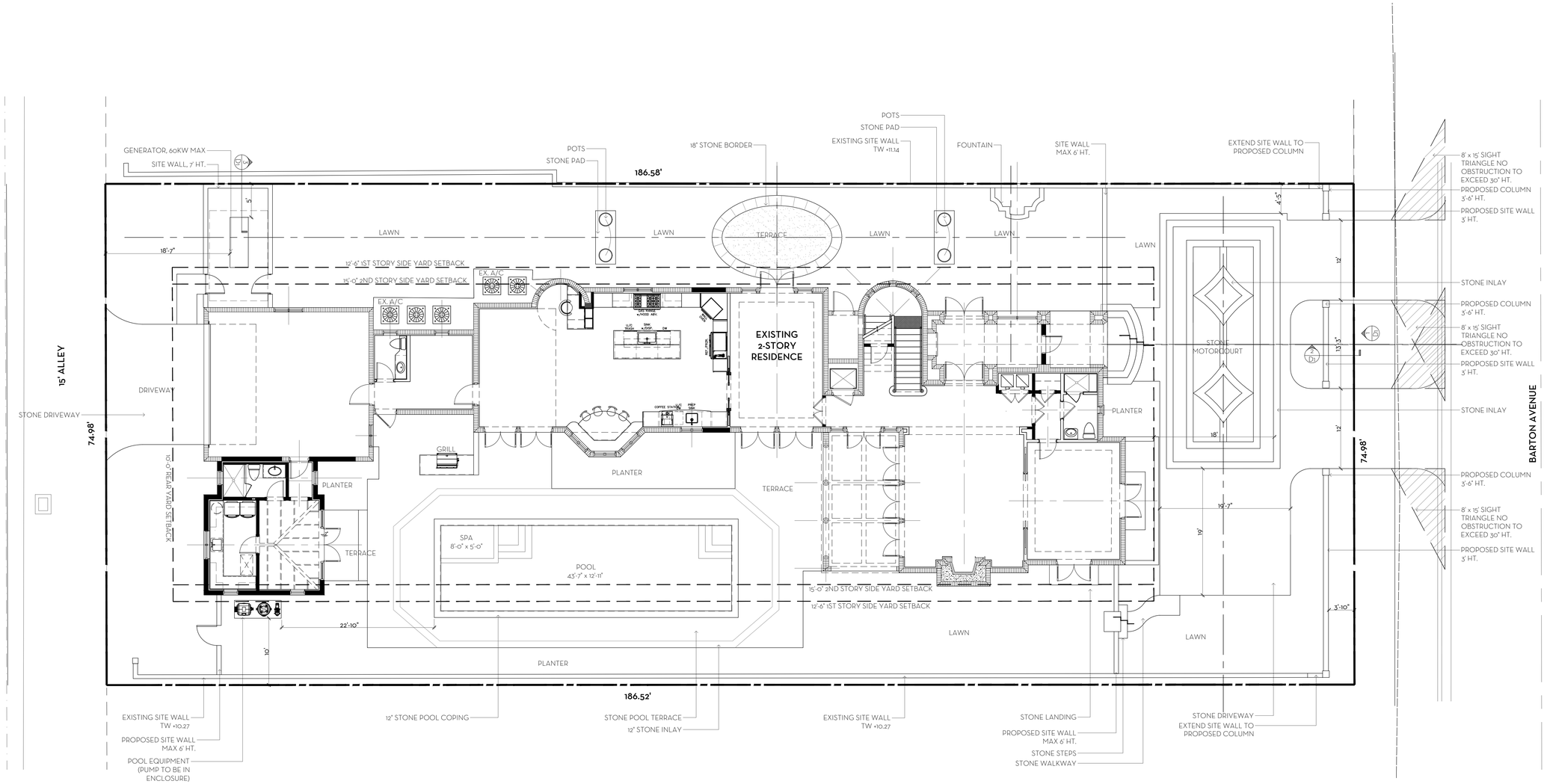
EL4



OVERALL R-B SITE CALCULATIONS:

SITE AREA =	13,988	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	6,295	SQ FT	45%
EXISTING =	4,998	SQ FT	35.73%
PROPOSED =	6,302	SQ FT	45.05%

FRONT SETBACK SITE CALCULATIONS:

25' SETBACK AREA =	1,875	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	750	SQ FT	40%
EXISTING =	880	SQ FT	46.93%
PROPOSED =	790	SQ FT	42.13%

10' PERIMETER SITE CALCULATIONS:

PERIMETER AREA =	4,831	SQ FT	
MINIMUM LANDSCAPE:			
(50% OF 6,395 SF) + 3,147.5 REQUIRED			
EXISTING =	3,249	SQ FT	51.61%
PROPOSED =	3,875	SQ FT	61.55%

0 1 4 8 16 FEET
SCALE: 1/8" = 1'-0"

MARIO F. NIEVERA

State of Florida
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Registration No.
6666856

SCALE: 1/8" = 1'-0"

HARDSCAPE PLAN
PRIVATE RESIDENCE

224 BARTON AVENUE, PALM BEACH, FLORIDA

09 MAY 2025-SECOND SUBMITTAL

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CORAL



STONE INLAY

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Landscape Architect
Registration No.
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SCALE: 1/8" = 1'-0"

EXTERIOR MATERIALS AND FINISHES

PRIVATE RESIDENCE

224 BARTON AVENUE, PALM BEACH, FLORIDA

09 MAY 2025-SECOND SUBMITTAL

NIEVERA WILLIAMS
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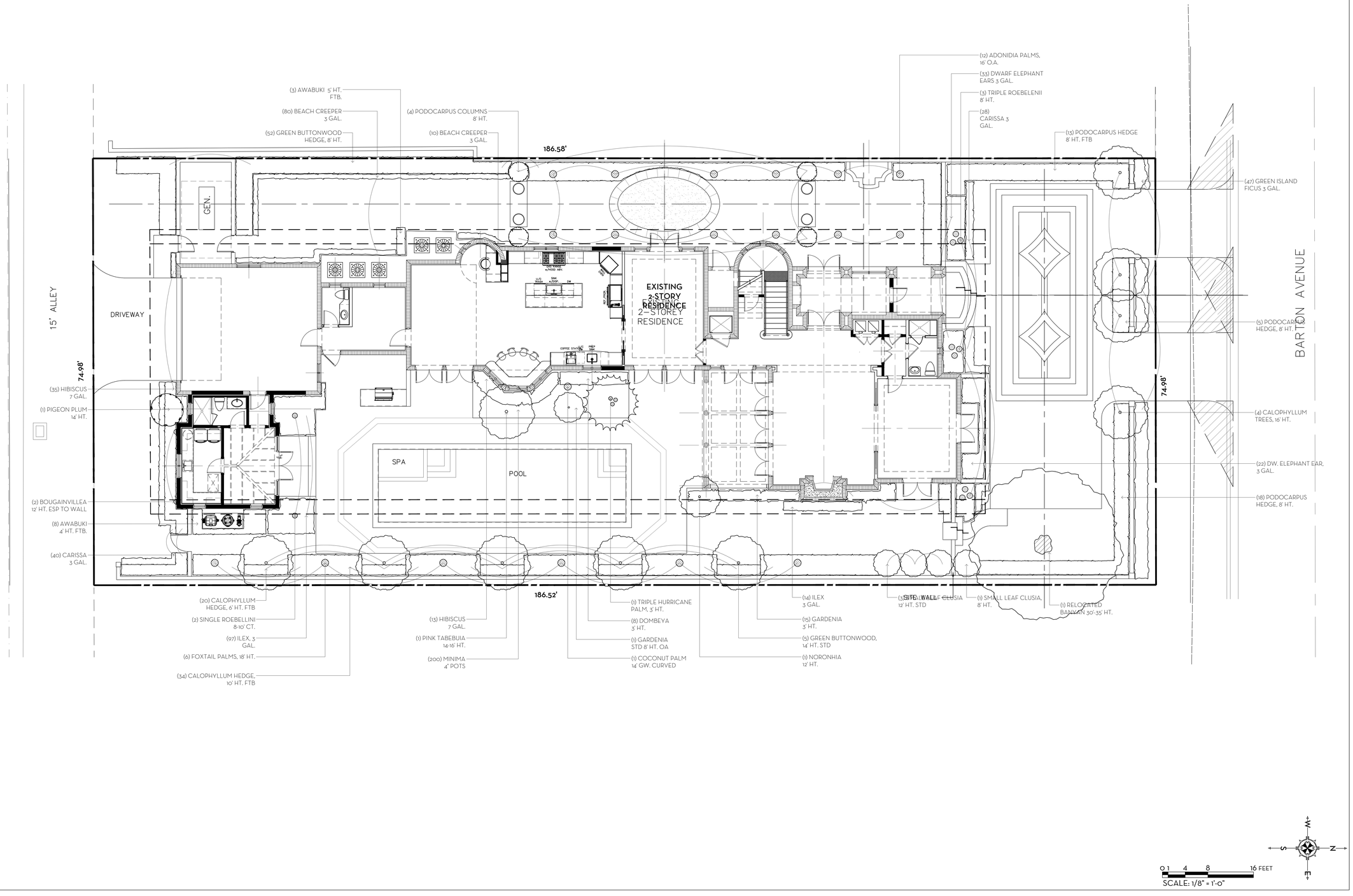

MARIO F. NIEVERA

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Registration No.
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SCALE: 1/8" = 1'-0"

LANDSCAPE PLAN

PRIVATE RESIDENCE

224 BARTON AVENUE, PALM BEACH, FLORIDA

09 MAY 2025-SECOND SUBMITTAL

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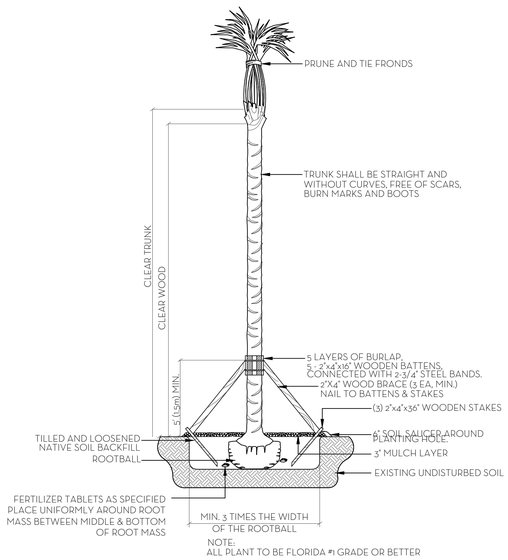
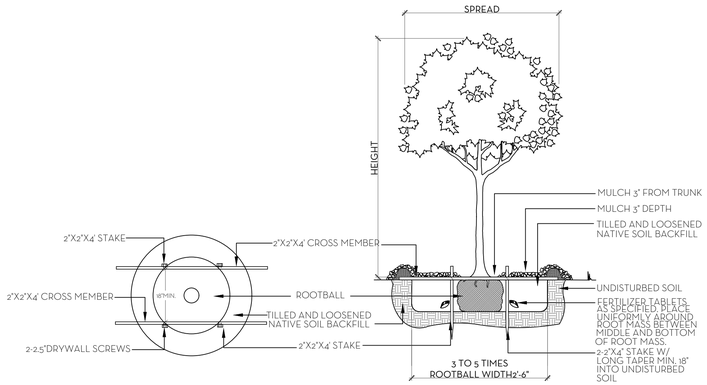


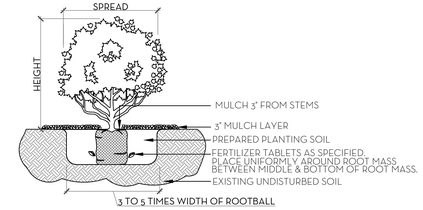
PALM PLANTING DETAIL
N.T.S.

NOTES:
1. ALL WOOD SHALL BE SPRUCE OR PINE-NOT PRESSURE TREATED.
2. CROSS TIES SHALL NOT CROSS OVER WOODY ROOTS.
3. REMOVE ALL STRING &/OR WIRE WRAPPED AROUND TRUNK.
4. REMOVE ALL STRAPS, ROPES, WIRE, &/OR STRINGS USED TO LIFT THE ROOTBALL.
5. REMOVE ALL BURLAP &/OR WIRE FROM THE TOP OF THE ROOT BALL.
6. TOP OF ROOTBALL TO BE SET 2" BELOW FINISH SURROUNDING FINISH GRADE.



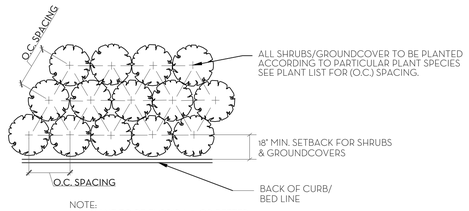
TREE PLANTING DETAIL
N.T.S.

SOD NOTES:
1. ROUGH GRADE PROVIDED BY CONTRACTOR 4"-5" BELOW GRADE
2. RAKE AND REMOVE ALL CONSTRUCTION DEBRIS
3. PRIOR TO LAYING SOD ADD 80% HORTANA AND 20% CANADIAN PEAT, 2" MIN,
4. AFTER LAYING SOD APPLY NECESSARY PESTICIDES AND FUNGICIDES.
5. IRRIGATE REGULARLY, REFER TO IRRIGATION DRAWINGS



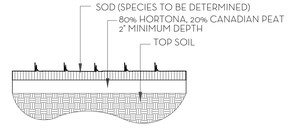
NOTE:
ALL MATERIAL TO BE FLORIDA #1 OR BETTER

SHRUB & GROUNDCOVER PLANTING DETAIL
N.T.S.



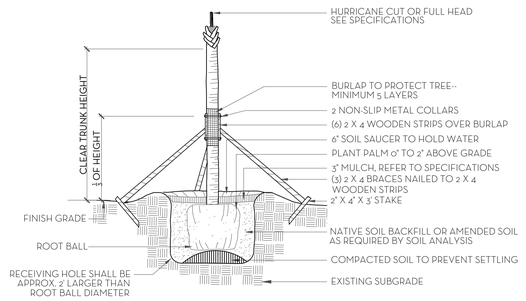
NOTE:
ALL PLANT TO BE FLORIDA #1 OR BETTER

PLANT SPACING DETAIL
N.T.S.



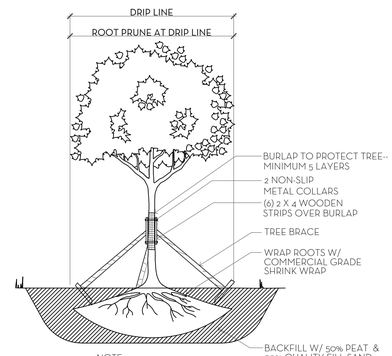
SOD PLANTING DETAIL
N.T.S.

NOTE: BUD SHALL BE PERPENDICULAR TO GROUND PLANE. TRUNK SHALL BE STRAIGHT AND WITHOUT CURVES. NO SCARRED OR BLACKENED TRUNKS.



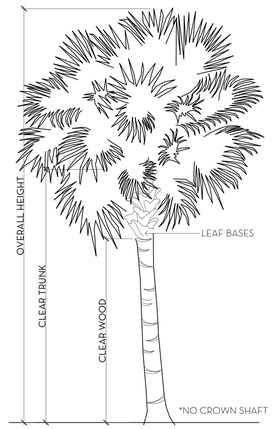
NOTES: STAKING & GUYING REQUIRED FOR PALMS, IF NECESSARY, OR AS DIRECTED BY THE LANDSCAPE ARCHITECT.
ALL PLANT TO BE FLORIDA #1 OR BETTER

PALM TREE PLANTING AND STAKING DETAIL
N.T.S.



NOTE:
1. ALLOW 4-6 WEEKS BEFORE MOVING TREES.
2. PROVIDE DRIP IRRIGATION.
3. ALL PLANT MATERIAL TO BE FLORIDA #1 GRADE OR BETTER

TREE ROOT PRUNING DETAIL
N.T.S.



PALM SPECIFICATION DETAIL
N.T.S.

FERTILIZATION

SHRUBS AND TREES
ALL TREES AND SHRUBS SHALL BE FERTILIZED WITH "AGRIFORM" 20-15-5 PLANTING TABLETS AT TIME OF INSTALLATION AND PRIOR TO COMPLETION OF PIT BACKFILLING. TABLETS SHALL BE PLACED UNIFOMLY AROUND THE ROOT MASS OF A DEPTH THAT IS BETWEEN THE MIDDLE AND BOTTOM OF THE ROOT MASS.
APPLICATION RATE:
1 GALLON CAN: 1 - 21 GRAM TABLET
3 GALLON CAN: 2 - 21 GRAM TABLETS
5 GALLON CAN: 3 - 21 GRAM TABLETS
7 GALLON CAN: 4 - 21 GRAM TABLETS
TREES: 3 - 21 GRAM TABLETS EACH 1/2" OF CALIPER
PALMS: 7 - 21 GRAM TABLETS

GROUNDCOVER AREAS
ALL GROUNDCOVER AREAS SHALL RECEIVE FERTILIZATION WITH "OZMOCOTE" TIME RELEASE FERTILIZER AS PER MANUFACTURER'S SPECIFICATIONS.

Landscape Material Schedule

ITEM NO.	COMMON NAME	BOTANICAL NAME	QTY	NATIVE	COVERED AREA	SPECIFICATION
	TREES					
1	Calophyllum	Calophyllum brasiliense	4			16' HT.
3	Green Buttonwood Tree	Conocarpus erectus	5	✔		14' HT, STD
4	Noronhia Tree	Noronhia emarginata	1			12' HT.
5	Pigeon Plum	Coccoloba uvifera X diversifolia	1	✔		14' HT.
6	Pink Tabebuia	Handroanthus gemmiflore	1			14'-16' HT.
7			12	50%		
	PALMS					
8	Adonidia Palm	Veitchia merrillii	12			16' O.A.
9	Coconut Palm	Cocos nucifera	1			14' GW Curved
10	Foxtail Palm	Wodyetia bifurcata	6			18' HT.
11	Single Roebelenii	Phoenix roebelenii	2			8'-10' C.T.
12	Triple Roebelenii	Phoenix roebelenii	3			8' HT.
13			24			
	SHRUBS/VINES					
14	Awabuki	Viburnum odiratissimum	3			5 HT.
15	Awabuki	Viburnum odiratissimum	8			4' HT.
16	Bougainvillea Vine	Bougainvillea spp.	2			12' HT., Esp to Wall
17	Calophyllum Hedge	Calophyllum brasiliense	34			10' HT, F.T.B.
18	Calophyllum Hedge	Calophyllum brasiliense	20			6 HT, F.T.B.
19	Dombeya	Dombeya x 'Seminole'	8			5 HT.
20	Dwarf Elephant Ear	Alocasia cucullata	55			3 Gal.
21	Gardenia	Gardenia jasminoides	15			3 HT.
2	Gardenia	Gardenia jasminoides	1			STD 8' HT., O.A.
22	Green Buttonwood	Conocarpus erectus	52	✔		8' HT., F.T.B.
23	Green Island Ficus	Ficus microcarpa 'Green Island'	47			3 Gal.
24	Hibiscus	Hibiscus spp.	48			7 Gal.
25	Ilex	Ilex cassine	111	✔		3 Gal.
26	Podocarpus Column	Podocarpus macrophyllus	4			8' HT.
27	Podocarpus Hedge	Podocarpus macrophyllus	36			8' HT.
28	Small Leaf Clusia	Clusia guttifera	3			12' HT.
29	Small Leaf Clusia	Clusia guttifera	1			8' HT.
30			446	36%		
	GROUND COVERS					
31	Beach Creeper	Ernodea littoralis	90	✔	135	3 Gal.
32	Carissa	Carissa macrocarpa	68		68	3 Gal.
33	Minima	Trachelospermum asiaticum	200		50	4" Pots
34			358	53%	253	
	SOD					
35	Diamond Zoysia		VIF			

Line #	Landscape Legend		
1	Property Address:	224 Barton Ave.	
2	Lot Area (sq. ft.):	13,988	
3		REQUIRED	PROPOSED
4	ndscape Open Space (LOS) (Sq Ft and %)	6,295 (45%)	6,302 (45.05%)
5	LOS to be altered (Sq FT and %)	N/A	N/A
6	Perimeter LOS (Sq Ft and %)	3,147.50	3,875 (61.55%)
7	Front Yard LOS (Sq Ft and %)	750 (40%)	790 (42.13%)
8	Native Trees %	30% (number of trees)	50%
9	Native Shrubs & Vines %	30% (number of shrubs & vines)	36%
10	Native Groundcover %	30% (groundcover area)	53%

To determine qualifying native vegetation use either:
the Institute for Regional Conservation Natives for Your Neighborhood FL Statewide Plant List
OR
the Florida Native Plant Society Native Plants for Your Area List

Note: Modificaiton of >50% of existing landscape/greenscape are subject to minimum native plant requirements and must submit a landscape and irrigation plan for review.

This table shall be included on the landscape species index sheet as prepared by a licensed landscape architect and landscape openspace data shall be incorporated on to corresponding zoning legend.

See Ord. 003-2023 *REVBY 20230727*

MARIO F. NIEVERA
State of Florida
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PLANT LIST AND DETAILS

PRIVATE RESIDENCE

224 BARTON AVENUE, PALM BEACH, FLORIDA

09 MAY 2025-SECOND SUBMITTAL

NIEVERA WILLIAMS DESIGN

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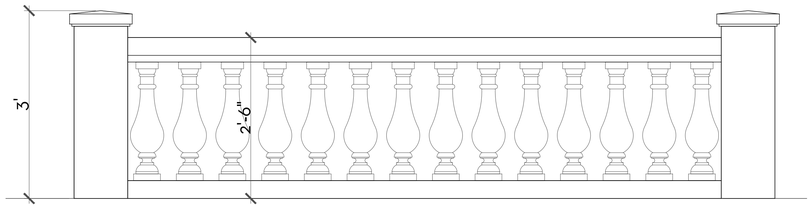
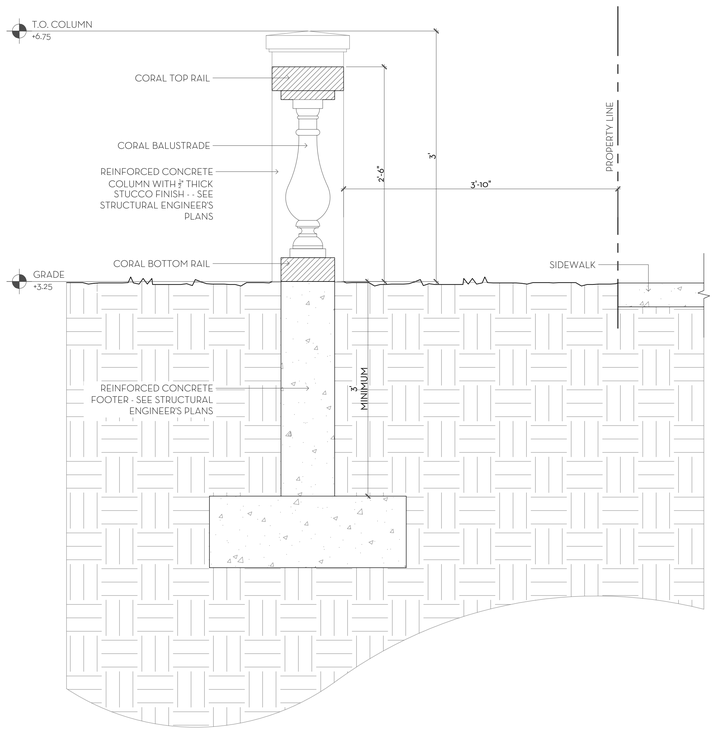


1/D1 NORTH BALUSTRADE SITE WALL
SCALE: 3/4"=1'-0"



2/D1 BALUSTRADE SECTION DETAIL
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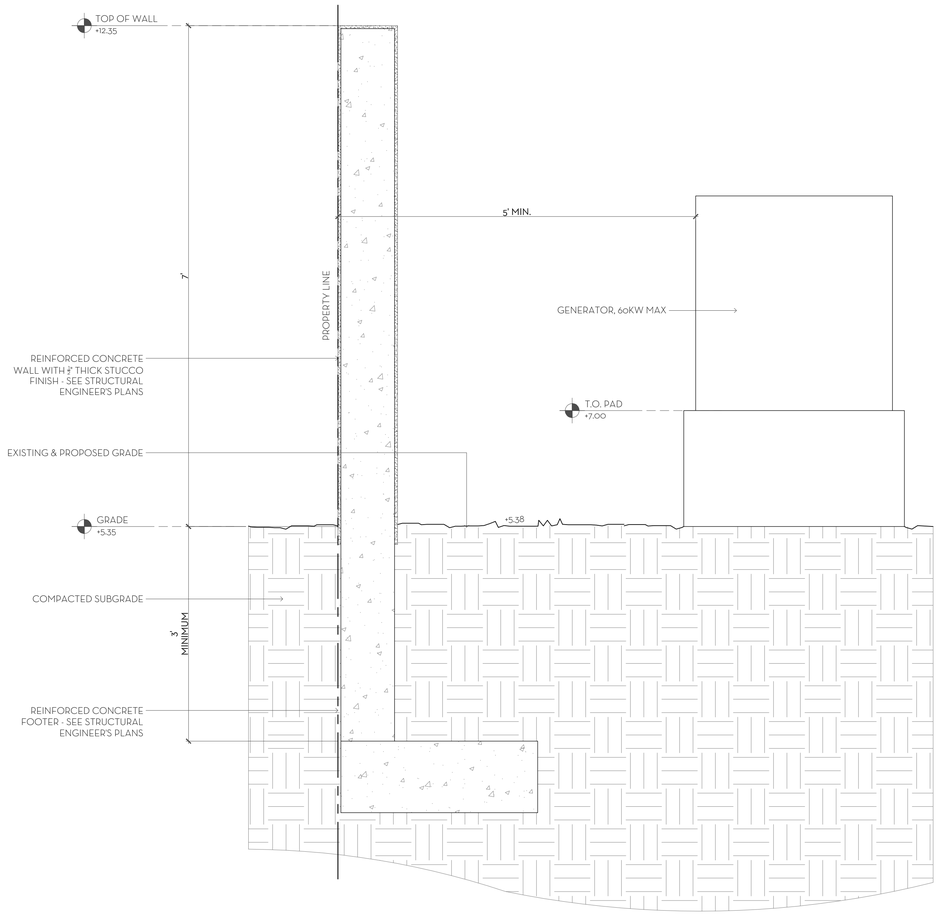

3/D1 GENERATOR ENCLOSURE SITE WALL SECTION
SCALE: 1"=1'-0"

MARIO F. NIEVERA

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SITE DETAILS

PRIVATE RESIDENCE

224 BARTON AVENUE, PALM BEACH, FLORIDA

09 MAY 2025-SECOND SUBMITTAL

SCALE: VARIES

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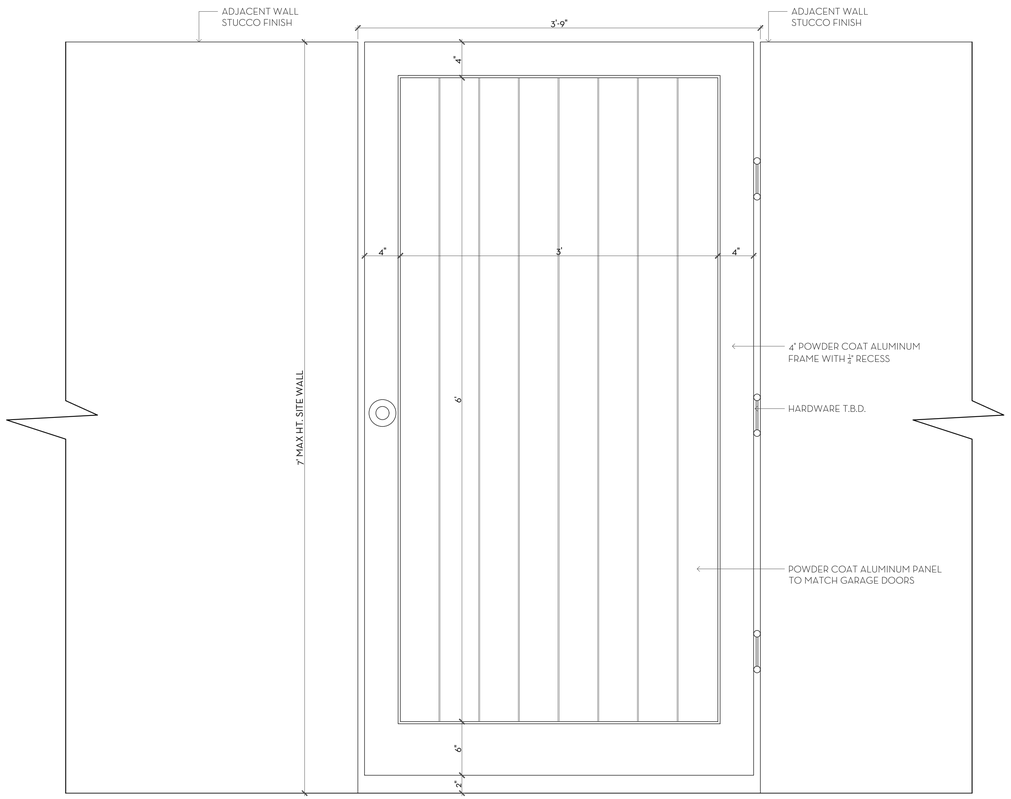
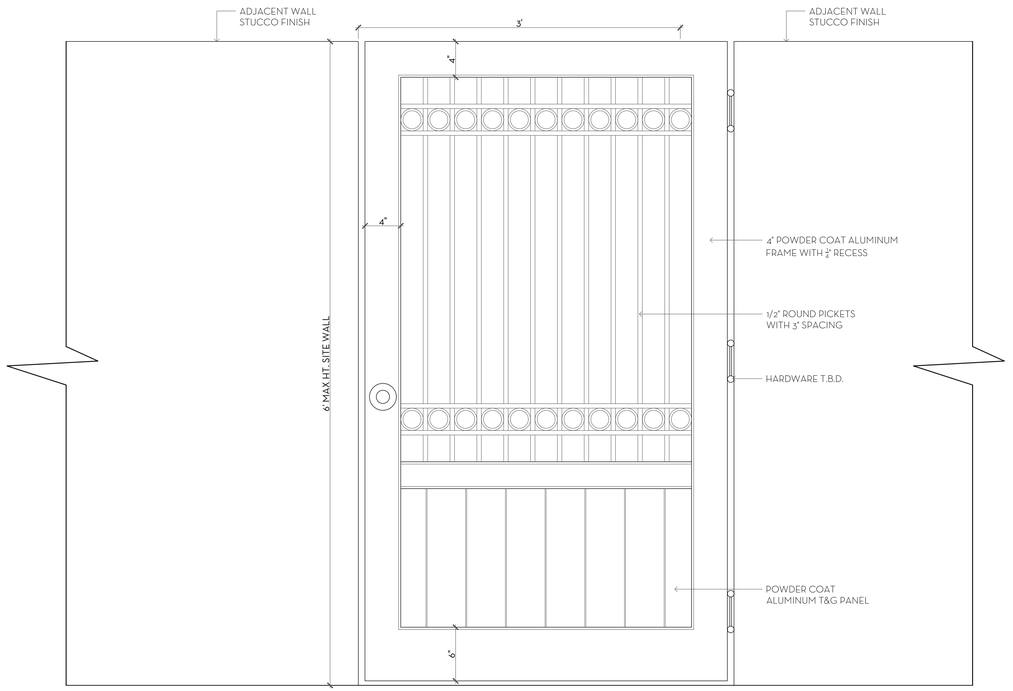


1 / D2 WEST GATE ELEVATION
SCALE: 1-1/2"=1'-0"



2 / D2 EAST GATE ELEVATION
SCALE: 1-1/2"=1'-0"

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GATE DETAILS

PRIVATE RESIDENCE

224 BARTON AVENUE, PALM BEACH, FLORIDA

SCALE: VARIES

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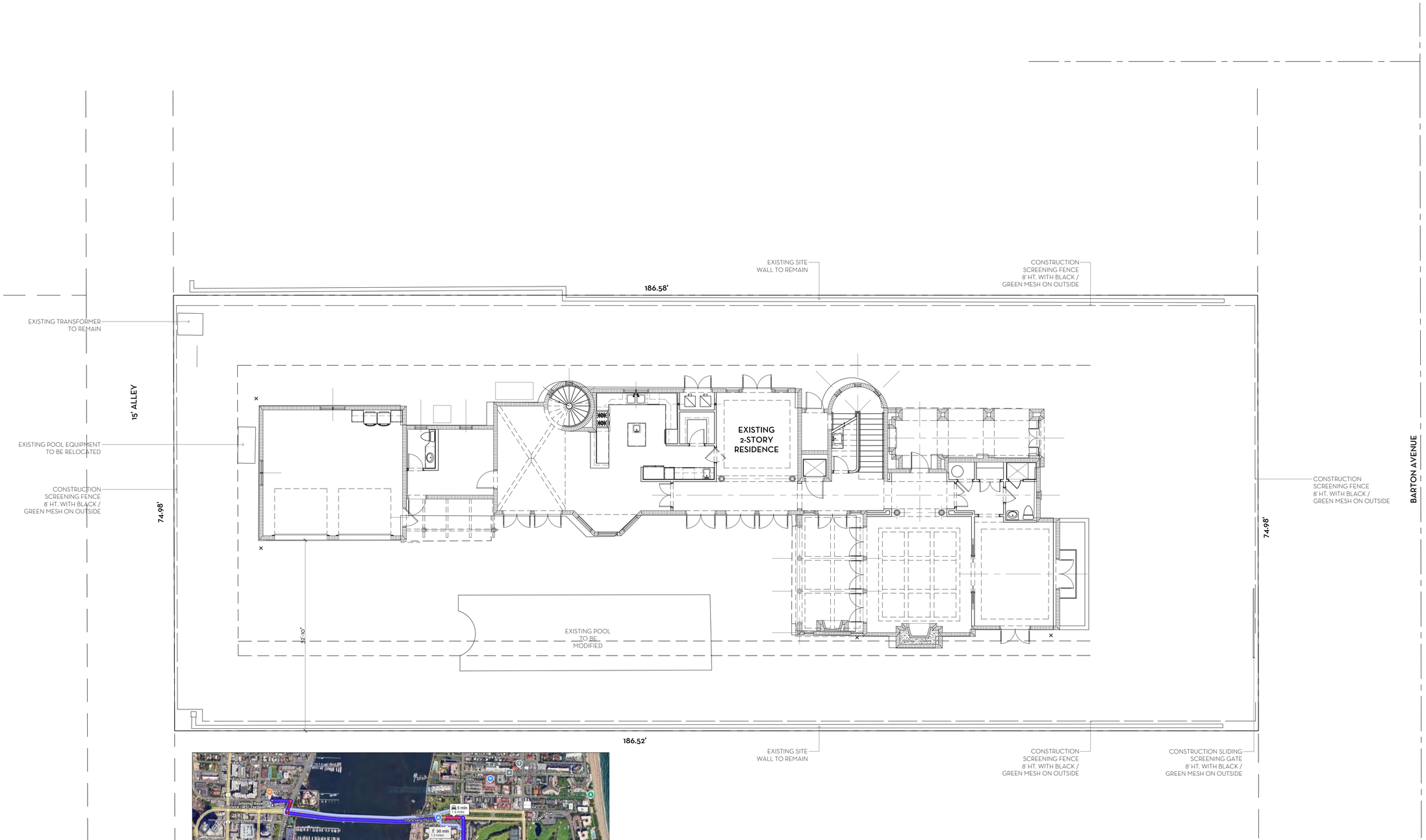

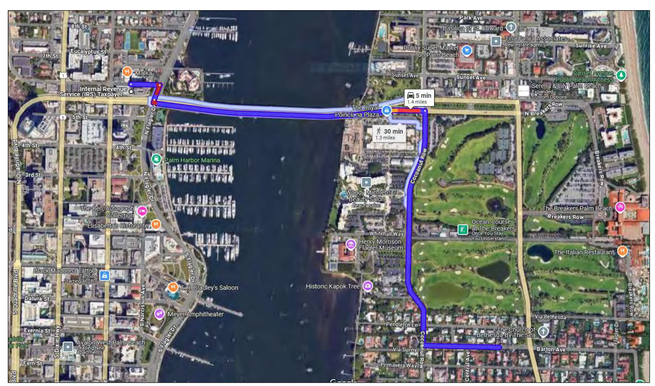

TRUCK ROUTE MAP & LOGISTICS

MAXIMUM TRUCK SIZE :30'
BEST ROUTE TO PROPERTY:
ROYAL PARK BRIDGE TO SOUTH COUNTY RD,
TURN LEFT ONTO BARTON AVE

0 1 4 8 16 FEET
SCALE: 1/8" = 1'-0"

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CONSTRUCTION SCREENING PLAN

PRIVATE RESIDENCE

224 BARTON AVENUE, PALM BEACH, FLORIDA

09 MAY 2025-SECOND SUBMITTAL

SCALE: 1/8" = 1'-0"

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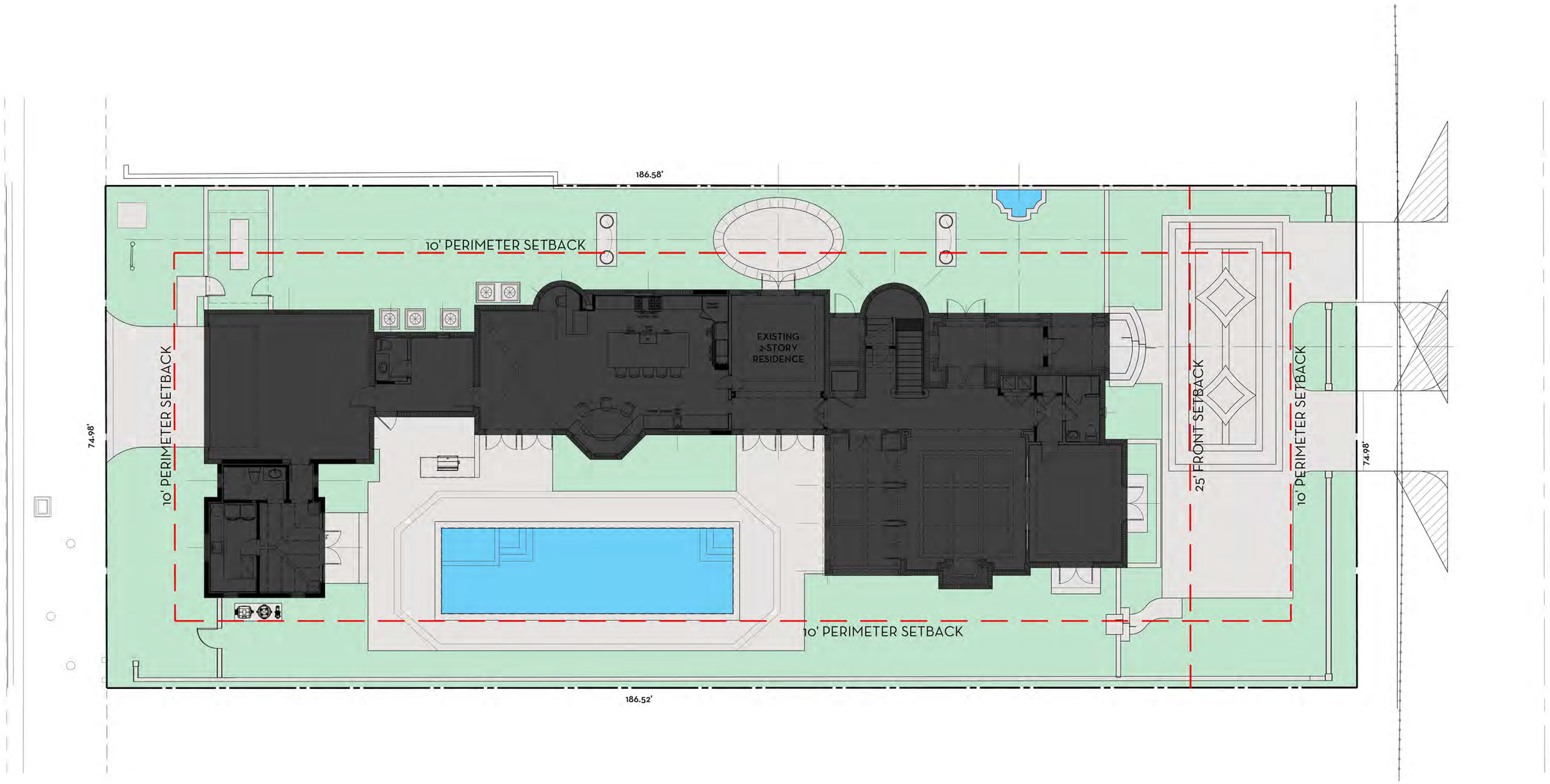

OVERALL R-B SITE CALCULATIONS:

SITE AREA =	13,988	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	6,295	SQ FT	45%
EXISTING =	4,998	SQ FT	35.73%
PROPOSED =	6,302	SQ FT	45.05%

FRONT SETBACK SITE CALCULATIONS:

25' SETBACK AREA =	1,875	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	750	SQ FT	40%
EXISTING =	880	SQ FT	46.93%
PROPOSED =	790	SQ FT	42.13%

10' PERIMETER SITE CALCULATIONS:

PERIMETER AREA =	4,831	SQ FT	
MINIMUM LANDSCAPE:			
(50% OF 6,295 SF) = 3,147.5 REQUIRED			
EXISTING =	3,249	SQ FT	51.61%
PROPOSED =	3,875	SQ FT	61.55%

OPEN SPACE LEGEND

- LANDSCAPE
- HARDSCAPE
- WATER FEATURE
- BUILDING

0 1 4 8 16 FEET

SCALE: 1/8" = 1'-0"

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OPEN SPACE DIAGRAM

PRIVATE RESIDENCE

224 BARTON AVENUE, PALM BEACH, FLORIDA

SCALE: 1/8" = 1'-0"

09 MAY 2025-SECOND SUBMITTAL

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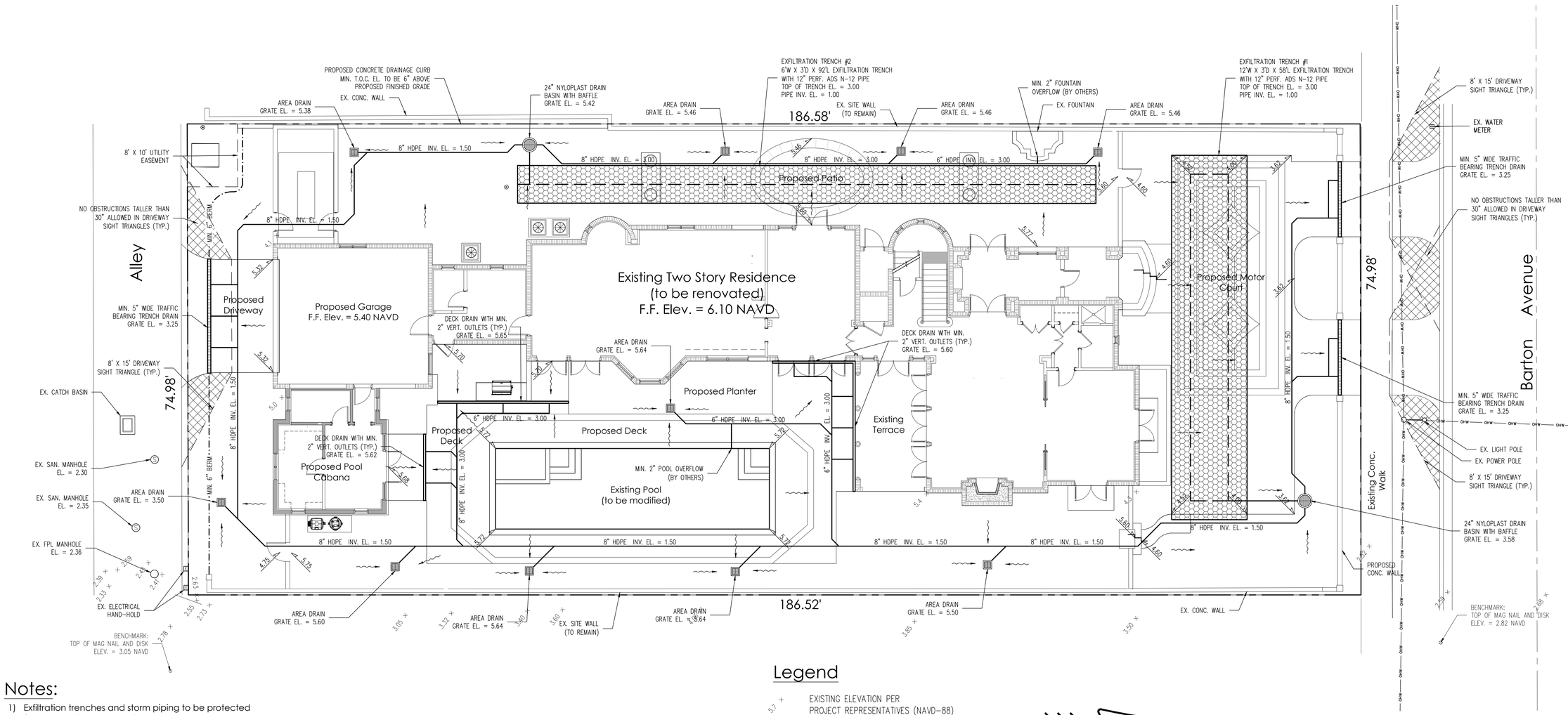
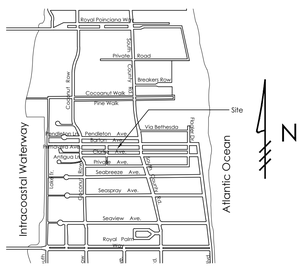


Notes:

1) Exfiltration trenches and storm piping to be protected from roots with a root barrier.
2) Roof drain downspouts are to be connected to the proposed drainage system. Contractor to provide engineer with downspout locations prior to installation of drainage system.
3) Exfiltration trench design uses an assumed value of hydraulic conductivity. Client may obtain a site specific test for hydraulic conductivity prior to exfiltration trench installation.
4) Contractor shall mill and overlay all roadway cuts a minimum of 50 ft. on either side of the excavation the entire width of each affected lane.
5) Contractor is responsible for installing and maintaining erosion control measures during construction.
6) Video inspection of storm drainage system required prior to installation of sod.



Location Map
N.T.S.

STORMWATER RETENTION CALCULATIONS

A. SITE INFORMATION

Total Property Area = 13,988 sq.ft.

Drainage Area Impervious Surface = 8,245 sq.ft.

Drainage Area Pervious Surface = 5,743 sq.ft.

B. ESTIMATED STORMWATER RETENTION VOLUME

The retention volume is estimated using the Rational Method (Q=CiA)
where:
C = 1.0 (impervious surface)
C = 0.2 (pervious surface)
i = 2 in/hr

Impervious Surface Runoff Volume:
1.0 x 2 in/hr x 8,245 sq.ft. x 1 ft./12 in. = 1,374 cu.ft.

Pervious Runoff Volume:
0.2 x 2 in/hr x 5,743 sq.ft. x 1 ft./12 in. = 191 cu.ft.

Total Volume to be Retained = 1,565 cu.ft.

C. PROPOSED EXFILTRATION TRENCH SIZING

Exfiltration Trench #1

L	=	Total Length of Trench Provided	=	58	ft
W	=	Trench Width	=	12	ft
K	=	Hydraulic Conductivity	=	0.00005	cfs/sq.ft./ft. of head
H2	=	Depth to Water Table	=	1.75	ft
DU	=	Un-Saturated Trench Depth	=	1.50	ft
DS	=	Saturated Trench Depth	=	1.50	ft
V	=	Volume Treated	=	835	cu.ft.

Exfiltration Trench #2

L	=	Total Length of Trench Provided	=	92	ft
W	=	Trench Width	=	6	ft
K	=	Hydraulic Conductivity	=	0.00005	cfs/sq.ft./ft. of head
H2	=	Depth to Water Table	=	1.75	ft
DU	=	Un-Saturated Trench Depth	=	1.50	ft
DS	=	Saturated Trench Depth	=	1.50	ft
V	=	Volume Treated	=	731	cu.ft.

Total Volume Retained = 1,566 cu.ft.

Legend

- EXISTING ELEVATION PER PROJECT REPRESENTATIVES (NAVD-88)
- PROPOSED ELEVATION (NAVD-88)
- PROPOSED ELEVATION CONTOUR (NAVD-88)
- FLOW DIRECTION
- EXFILTRATION TRENCH
- AREA DRAIN
- 24" NYLOPLAST DRAIN BASIN WITH BAFFLE

N

0 4 8 16 32

Scale: 1/8" = 1'-0"

Plan Background from Hardscape Plan by Nievera Williams Design Received 4/17/25

ARC-25-____

© 2025 Gruber Consulting Engineers, Inc.

GRUBER CONSULTING ENGINEERS
2475 Mercer Avenue, Suite 305
West Palm Beach, FL 33401
561.312.2041
office@gruberengineers.com

48 HOURS BEFORE DIGGING, CALL 1-800-432-4770 SUNSHINE STATE ONE CALL OF FLORIDA, INC.

Contractor is responsible for obtaining location of existing utilities prior to commencement of construction activities.

Conceptual Site Grading & Drainage Plan For:

PROPOSED RENOVATION

224 Barton Avenue
Palm Beach, Florida

PROJECT INFORMATION:

Project No.	2025-0032
Issue Date	04/23/2025
Scale	1/8" = 1'-0"

REVISIONS:

1	
2	
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12	

CHAD M. GRUBER
FLORIDA P.E. NO. 57466

This item has been electronically signed and sealed by Chad M. Gruber on the date adjacent to the seal using a SHA authentication code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

SHEET NUMBER:

C-1

LEGEND

A	= ARC LENGTH
A/C	= AIR CONDITIONING
A.E.	= ACCESS EASEMENT
A.K.A.	= ALSO KNOWN AS
ASPH.	= ASPHALT
BLDG.	= BUILDING
B.M.	= BENCHMARK
B.O.C.	= BACK OF CURB
B.O.W.	= BACK OF WALK
(C)	= CALCULATED
CATV	= CABLE ANTENNA TELEVISION
C.B.	= CHORD BEARING
C.B.S.	= CONCRETE BLOCK STRUCTURE
C.C.C.L.	= COASTAL CONSTRUCTION CONTROL LINE
CH	= CHORD
C.L.F.	= CHAIN LINK FENCE
CLR.	= CLEAR
C.M.P.	= CORRUGATED METAL PIPE
CONC.	= CONCRETE
(D)	= DESCRIPTION DATUM
D.B.	= DEED BOOK
D.E.	= DRAINAGE EASEMENT
D.H.	= DRILL HOLE
D/W	= DRIVEWAY
EL.	= ELEVATION
ENC.	= ENCROACHMENT
E.O.P	= EDGE OF PAVEMENT
E.O.W.	= EDGE OF WATER
ESM'T	= EASEMENT
F.F.E.	= FINISH FLOOR ELEVATION
FND.	= FOUND
F.P.L.E.	= FLORIDA POWER & LIGHT EASEMENT
G.F.F.	= GARAGE FINISH FLOOR
INV.	= INVERT
I.T.W.C.D.	= INDIAN TRAIL WATER CONTROL DISTRICT
L.A.E.	= LIMITED ACCESS EASEMENT
L.B.	= LICENSE BOARD
L.W.D.D.	= LAKE WORTH DRAINAGE DISTRICT
(M)	= FIELD MEASUREMENT
M.H.	= MANHOLE
M.H.W.L.	= MEAN HIGH WATER LINE
MIN.	= MINIMUM
M.L.W.L.	= MEAN LOW WATER LINE
N.A.V.D.	= NORTH AMERICAN VERTICAL DATUM
N.V.G.D.	= NATIONAL GEODETIC VERTICAL DATUM
N.P.B.C.I.D.	= NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
N.T.S.	= NOT TO SCALE
O.A.	= OVERALL
O.D.	= OUTSIDE DIAMETER
O/H	= OVERHEAD UTILITY LINE
O.R.B.	= OFFICIAL RECORD BOOK
O/S	= OFFSET
(P)	= PLAT DATUM
P.B.	= PLAT BOOK
P.B.C.	= PALM BEACH COUNTY
P.C.	= POINT OF CURVATURE
P.C.C.	= POINT OF COMPOUND CURVATURE
P.C.P.	= PERMANENT CONTROL POINT
PG.	= PAGE
P.I.	= POINT OF INTERSECTION
P/O	= PART OF
P.O.B.	= POINT OF BEGINNING
P.O.C.	= POINT OF COMMENCEMENT
P.R.C.	= POINT OF REVERSE CURVATURE
P.R.M.	= PERMANENT REFERENCE MONUMENT
PROP.	= PROPOSED
P.T.	= POINT OF TANGENCY
PVM'T	= PAVEMENT
(R)	= RADIAL
R	= RADIUS
RGE.	= RANGE
R.P.B.	= ROAD PLAT BOOK
R/W	= RIGHT OF WAY
(S)	= SURVEY DATUM
S.B.	= SETBACK
SEC.	= SECTION
S/D	= SUBDIVISION
S.F.	= SQUARE FEET
S.F.W.M.D.	= SOUTH FLORIDA WATER MANAGEMENT DISTRICT
S.I.R.W.C.D.	= SOUTH INDIAN RIVER WATER CONTROL DISTRICT
S.R.	= STATE ROAD
STA.	= STATION
STY.	= STORY
S/W	= SIDEWALK
T.O.W.	= TOP OF WALL
T.O.B.	= TOP OF BANK
T.O.C.	= TOP OF CURB
TWP.	= TOWNSHIP
TYP.	= TYPICAL
U/C	= UNDER CONSTRUCTION
U.E.	= UTILITY EASEMENT
U.R.	= UNRECORDED
W.C.	= WITNESS CORNER
W.M.E.	= WATER MANAGEMENT EASEMENT
W.M.M.E.	= WATER MANAGEMENT MAINTENANCE EASEMENT
W.M.T.	= WATER MANAGEMENT TRACT
℄	= BASELINE
℄	= CENTERLINE
△	= CENTRAL ANGLE/DELTA
■	= CONCRETE MONUMENT FOUND (AS NOTED)
□	= CONCRETE MONUMENT SET (LB #8598)
●	= ROD & CAP FOUND (AS NOTED)
○	= #5 ROD & CAP SET (LB #8598)
⊙	= IRON PIPE FOUND (AS NOTED)
◪	= IRON ROD FOUND (AS NOTED)
▲	= MAG NAIL FOUND
◉	= MAG NAIL & DISK FOUND (AS NOTED)
⊚	= MAG NAIL & DISK SET (LB #8598)
℄	= PROPERTY LINE
	= UTILITY POLE
	= FIRE HYDRANT
	= WATER METER
	= WATER VALVE
	= LIGHT POLE
Ⓒ	= SANITARY CLEAN-OUT (C.O.)
Ⓢ	= SANITARY MANHOLE (SAN M.H.)
-□-	= WOOD FENCE
-x-	= CHAIN-LINK FENCE
-○-	= METAL FENCE (TYP.)
	= CATCH BASIN
	= YARD DRAIN (Y.D.)
E	= ELECTRIC BOX
	= BACKFLOW PREVENTER (B.F.P)

TITLE COMMITMENT REVIEW

CLIENT: Albert P. Hegyi and Cecilia T. Hegyi		COMMITMENT NO. : 110532744	DATE: 10/13/24			
REVIEWED BY: James G. Peden Jr.		JOB NO. : 229856-SE				
B2 ITEM NO.	**DOCUMENT**	**DESCRIPTION**	**AFFECTS AND PLOTTED**	**AFFECTS AND NOT PLOTT-ABLE**	**DOES NOT AFFECT**	**NOT A SURVEY MATTER**
1-8	N/A	Standard Exceptions.				•
9	PB 7, PG 39	Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PRIMAVERA ESTATES (MIDDLE SECTION).	•			
10	ORB 32669, PG 1029	Underground Easement.	•			

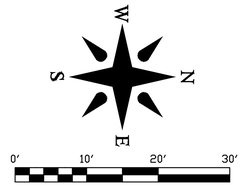
BOUNDARY SURVEY FOR:

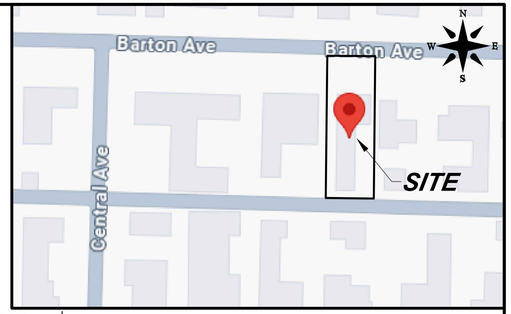
ALBERT P. HEGYI AND CECILIA A. T. HEGYI, as Trustees of the 224 Barton Land Trust dated December 26, 2024

This survey is made specifically and only for the following parties for the purpose of a closing on the surveyed property.

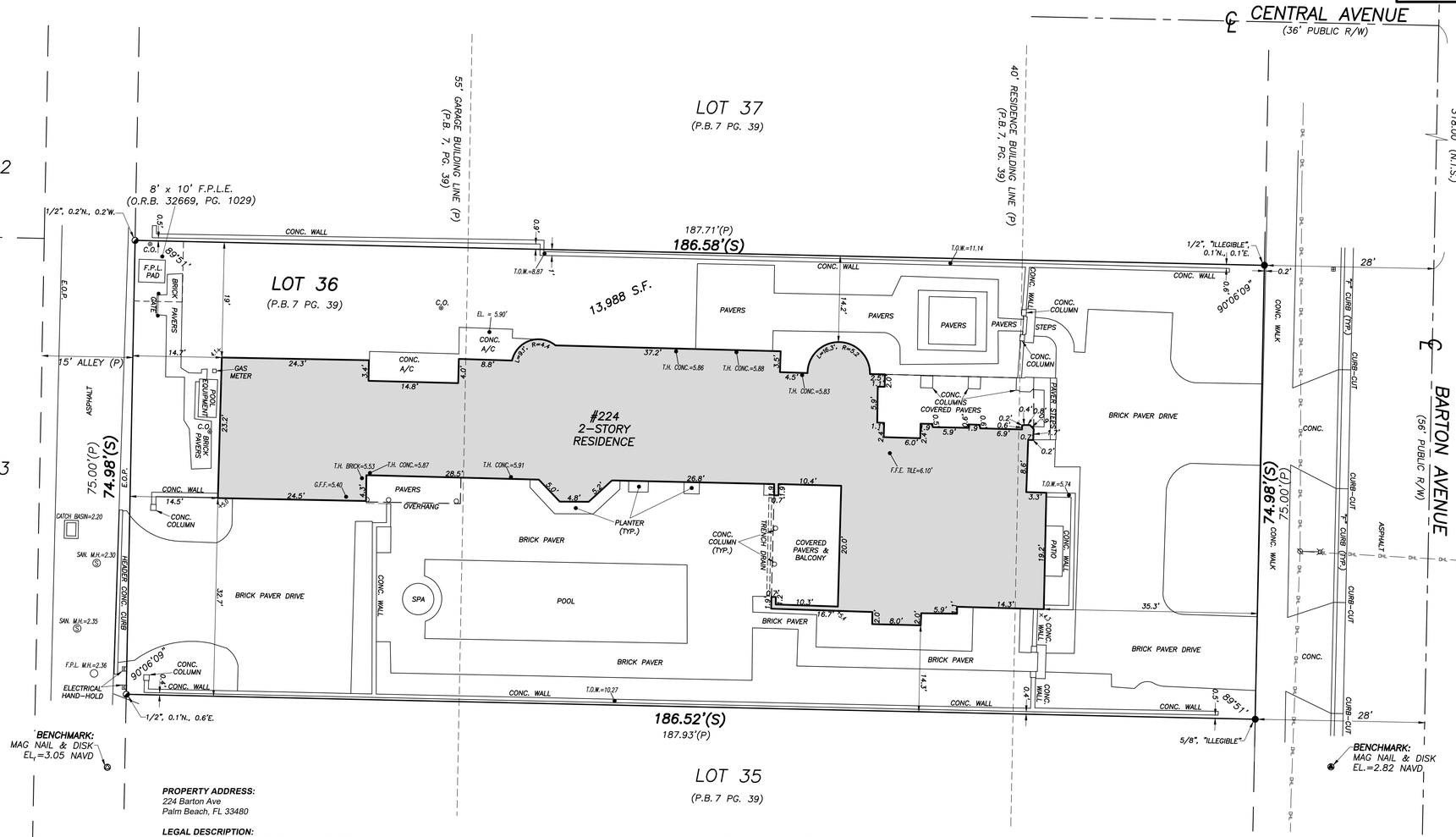
Albert P. Hegyi and Cecilia A.T. Hegyi, as Trustees of the 224 Barton Land Trust dated December 26, 2024
Kochman & Ziska, PLC
First American Title Insurance Company

The undersigned surveyor assumes no responsibility or liability for any other purpose or to any other party other than stated above.





VICINITY SKETCH
(NOT TO SCALE)



PROPERTY ADDRESS:
224 Barton Ave
Palm Beach, FL 33480

LEGAL DESCRIPTION:
*Lot 36 of **PRIMAVERA ESTATES (MIDDLE SECTION)**, according to the Plat thereof as recorded in Plat Book 7, Page(s) 39, of the Public Records of Palm Beach County, Florida.*

FLOOD ZONE:
This property is located in Flood Zone AE (EL. 6), according to F.I.R.M. (Flood Insurance Rate Map) No. 12099C0583F, dated 10/05/2017.

NOTES:
1. *All information regarding record easements, adjoiners, and other documents that might affect the quality of title to tract shown hereon was gained from commitment number 110532744, issued by First American Title Insurance Company, dated October 13, 2024. This office has made no search of the Public Records."*
2. *Elevations shown hereon, if any, are in feet and decimal parts thereof and are based on NAVD-88. The expected accuracy of the elevations shown hereon is 0.03' for the hard surface elevations (shown thus x 0.00) and 0.1' (shown thus x 0.0) for the soft surface elevations. Elevations shown hereon are U.S. survey feet unless otherwise noted.*
3. *Description furnished by client or client's agent.*
4. *Unless presented in digital form with electronic seal and electronic signature this survey must bear the signature and the original raised seal of a Florida licensed surveyor or mapper this drawing, sketch, plat or map is for informational purposes only and is not valid.*
5. *This survey cannot be transferred or assigned without the specific written permission of Wallace Surveying Corporation. Certificate of Authorization Number LB8598.*
6. *Except as shown, underground and overhead improvements are not located. Underground foundations not located.*
7. *The survey sketch shown hereon does not necessarily contain all of the information obtained or developed by the undersigned surveyor in his field work, office work or research.*
8. *No responsibility is assumed by this surveyor for the construction of improvements, from building ties shown on this survey.*
9. *Revisions shown hereon do not represent a "survey update" unless otherwise noted.*
10. *All dates shown within the revisions block hereon are for interoffice filing use only and in no way affect the date of the field survey stated herein.*
11. *In some instances, graphic representations have been exaggerated to more clearly illustrate the relationships between physical improvements and/or lot lines. In all cases, dimensions shown shall control the location of the improvements over scaled positions.*
12. *It is a violation of Rule 5J-17 of the Florida Administrative Code to alter this survey without the express prior written consent of the Surveyor. Additions and/or deletions made to the face of this survey will make this survey invalid.*
13. *The ownership of fences, perimeter walls and/or hedges shown hereon are not known and thus are not listed as encroachments. Fences, hedges and/or perimeter walls are shown in their relative position to the boundary.*
14. *The expected horizontal accuracy of the information shown hereon is +/- 0.10'.*

CERTIFICATION:
I HEREBY ATTEST *that the survey shown hereon conforms to the Standards of Practice set forth by the Florida Board of Professional Surveyors and Mappers adopted in Rule 5J-17, Florida Administrative Code pursuant to Section 472.027, Florida Statutes, effective September 1, 1981.*

DATE OF LAST FIELD SURVEY: 12/02/2024

James G. Peden, Jr.
Professional Surveyor and Mapper
Florida Certificate No. 6122

REVISIONS:

01-21-25 ADD BOUNDARY SURVEY DIMENSIONS

BOUNDARY SURVEY FOR:

ALBERT P. HEGYI AND CECILIA A.T. HEGYI

WALLACE SURVEYING
A DIVISION OF LANDTEC CONSTRUCTION SURVEYING, LLC. LB #8598
*5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-4551*

FIELD: J.M.	JOB NO.: 229856	F.B.: JOE2 PG.: 33	
OFFICE: B.M.	DATE: 12/02/2024	DWG. NO.: 229856-SE-1	
C'K'D: J.P.	REF: 210773-SE-1	SHEET 1 OF 1	

TOWN OF PALM BEACH

Information for Architectural Commission Meeting on: June 25, 2025

To: Architectural Commission

Via: Wayne Bergman, MCP, LEEP-AP
Director PZ&B

From: Planning, Zoning & Building

Re: ARC-25-0024 (ZON-25-0030) 124 BRAZILIAN AVE (COMBO) The applicant, Gulf Stream Trust (Maura Ziska Representative, Kirchoff& Associates Architect), has filed an application requesting Architectural Commission review and approval for facade, roof and other architectural demolition, new additions and alterations that require variances along with associated hardscape and landscaping modifications. Town Council shall review the application as it pertains to zoning relief/approval.

Date: 6/18/2025

CONCLUSION:

Approval of the project will require two (2) separate motion(s) to be made by the Architectural Commission:

1. for the overall design of the project in accordance with Sec. 18-205 criteria, subject to any imposed conditions, and
2. that the implementation of the proposed variance shall or shall not cause negative architectural impacts to the subject property.

ATTACHMENTS

- PZB Staff Report
- Letter of Intent
- Plans

STRATEGIC PLAN

Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Quality of Life

FUNDING
No Fiscal Impact

TOWN OF PALM BEACH
Planning, Zoning & Building Department
360 South County Road
Palm Beach, FL 33480
www.townofpalmbeach.com

PLANNING, ZONING, & BUILDING DEPARTMENT
PZ&B Staff Combination Memorandum: Architectural Commission and Town Council

FROM: Wayne Bergman, MCP, LEED-AP
Director PZ&B

SUBJECT: ARC-25-0024 (ZON-25-0030) 124 BRAZILIAN AVE

MEETING: JUNE 25, 2025, ARCOM
JULY 09,2025 TC

ARC-25-0024 (ZON-25-0030) 124 BRAZILIAN AVE. The applicant, Gulf Stream Trust (Maura Ziska Representative, Kirchoff& Associates Architect), has filed an application requesting Architectural Commission review and approval for facade, roof and other architectural demolition, new additions and alterations that require variances along with associated hardscape and landscaping modifications. Town Council shall review the application as it pertains to zoning relief/approval.

ZON-25-0030 (ARC-25-0024) 124 BRAZILIAN AVE (COMBO) – VARIANCES. The applicant, Gulf Stream Trust (Maura Ziska Representative, Kirchoff & Associates Architect), has filed an application requesting Town Council review and approval of four (4) variances to (1) reduce required number of garage spaces, (2&3) retain reduced west side yard setbacks at both first and second floors and (4) to reduce the required east side yard first floor setbacks for various additions and alterations. The Architectural Commission (ARCOM) shall perform design review of the application.

Applicant: Gulf Stream Trust
Architect: Kirchoff & Associates Architects

HISTORY:
The single-family residence at 124 Brazilian Ave was built circa 1923. Some alterations have occurred over time mostly in windows and doors; however, the general integrity of the original home still exists.

THE PROJECT:
The applicant has submitted plans, entitled "Rehabilitation for: 124 Brazilian Ave," as prepared by **Kirchoff & Associates Architects**, uploaded June 9, 2025.

The following scope of work is proposed:

- Demolition of arcade in front of house, open-air loggia with master bathroom above, and three bay windows, one at the garage, one at the cabana, and one at the study.
- Removal of 10" from the east side of the existing study in order to avoid a cubic content (CCR) variance.
- Interior renovation of the main house and cabana. addition of two open-air loggias, and a covered entry.

- All new windows and doors (except the accordion doors at the cabana, which are scheduled to remain).
- New hardscape and landscaping
- The entirety of the roof will be removed and rebuilt.
- Addition of a mechanical basement under the study. the basement is not visible or accessible from the outside

The following Special Exception, Site Plan Review, and/or Variance(s) are required to complete the project:

- **VARIANCE 1:** Sec. 134-2179(b)(1): A variance to provide one (1) garage parking space in lieu of the two (2) garage parking spaces required.

- **VARIANCE 2:** Sec. 134-893(b)(7)(a) A variance to retain reduced west one-story side yard setback at 12.2’ in lieu of the required 12.5’.

- **VARIANCE 3**: Sec. 134-893(b)(7)(b) A variance to retain reduced west two-story side yard setback at 14.63’ in lieu of the required 15’.

- **VARIANCE 4:** Sec. 134-893(b)(7)(a) A variance for a reduced east one-story side yard setback of 8.33’ in lieu of the required 12.5’.

Site Data			
Zoning District	R-B	**Future Land Use**	SINGLE-FAMILY
Lot Size	17,120 SF	**Lot Coverage**	Permitted: 30% Existing: 26% Proposed: 26%
Lot Depth	171.2’	**Lot Width**	100’
Enclosed Square Footage	Existing: 6,819 SF Proposed: 7,315 SF	**Cubic Content Ratio**	Permitted: 3.93 Existing: 3.90 Proposed: 3.93
West side yard setback	Required: 12.5’ 1st floor/15’ 2nd floor Existing: 12.2’/14.63’ Proposed: 12.2’/14.63’ Variances requested	**East side yard setback**	Required: 12.5’ Existing: 7.5’ Proposed: 8.33’ Variance requested
FEMA Flood Zone	X	**Overall Landscape Open Space**	Required: 45% Existing: 42.8% Proposed: 45.4%
Perimeter Landscape Open Space	Existing: 3,470 SF Proposed: 3,206 SF	**Front Yard Landscape Open Space**	Required: 40% Existing: 56% Proposed: 54%
Surrounding Properties / Zoning			
North	125 Brazilian Ave | Residence / R-B		
South	125 Australian Ave | Residence / R-B		
East	330 S Ocean Blvd | Condominium / R-D		
West	130 Brazilian Ave | Residence / R-B		

STAFF ANALYSIS

The subject property is located on the south side of Brazilian Avenue next to the 330 South 5-story condominium building. It is not very visible from the street as it is screened by Australian Pine hedges. Its most prominent feature is the arched arcade on the front which is accessed via an existing circular driveway.

The application is for significant demolition (entire roof) and various additions/reconfigurations of the house. The primary change is on the front façade. The arched arcade is being removed and replaced with a singular boxed entry that is open via arches on all sides and has a flat roof and terrace above the entrance. It is staff's understanding that this request is due to the desire to center the front door in an arch as one approaches the house. Other loggias will be added towards the rear. All modifications will retain the existing Mediterranean Revival architectural style.







HISTORIC vs EXISTING IMAGES

The application also proposes comprehensive sitewide landscape and hardscape modifications. Plant materials include approximately twenty palms and twenty trees as well as green button wood and Ficus shrubs.



RENDERING OF PROPOSED FRONT



EXISTING NORTH FRONT ELEVATION



PROPOSED NORTH FRONT ELEVATION



EXISTING SOUTH REAR ELEVATION



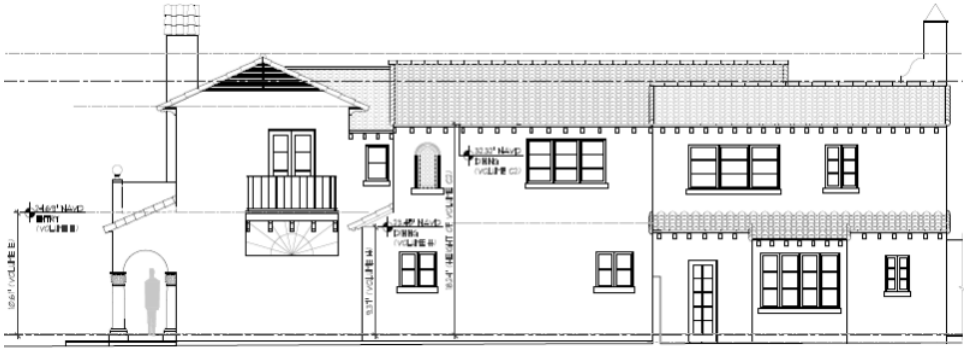
PROPOSED SOUTH REAR ELEVATION



EXISTING EAST SIDE ELEVATION



PROPOSED EAST SIDE ELEVATION



EXISTING WEST SIDE ELEVATION



PROPOSED WEST SIDE ELEVATION



RENDERING OF PROPOSED LANDSCAPE & HARDSCAPE PLAN

VARIANCES

To accomplish the scope of the application, variances will be required to retain the existing nonconforming features of the site, due to demolition of over 50% of the existing structure(s). When over 50% of any exterior wall or roof is removed as part of renovations or additions, the existing nonconformities are forfeited and required to either be brought into compliance with current zoning regulations or to seek variances to reestablish and retain the nonconformities.

Code Section	Required	Proposed	Deficiency
Sec. 134-2179(b)(1): Variance to reduce required number of garage spaces.	**2 spaces**	**1 space**	**1 space**

The variance requested is to reduce the required number of enclosed parking spaces. The property currently only has one enclosed parking space which is proposed to remain, but does have and will continue to offer ample off-street parking via the driveways.

Code Section	Required	Proposed	Deficiency
Sec. 134-893(b)(7)(a): Variance to reduce required west one-story side setback.	**12.5'**	**12.2'**	**0.3'**

The variance requested is to retain the already reduced west one-story side yard setback at 12.2' in lieu of the required 12.5'. This would keep the setback where the footprint is currently located.

Code Section	Required	Proposed	Deficiency
Sec. 134-893(b)(7)(b): Variance to reduce required west two-story side setback.	**15'**	**14.63'**	**0.37'**

The variance requested is to retain the reduced west two-story side yard setback at 14.63' in lieu of the required 15'. The massing would not change at this location.

Code Section	Required	Proposed	Deficiency
Sec. 134-893(b)(7)(a): Variance to reduce required east one-story side setback	**12.5'**	**8.33'**	**4.17'**

The variance requested is to retain the reduced east one-story side yard setback of 8.33' in lieu of the required 12.5'. Once again is this an existing condition that is being requested to remain, however, requires vesting due to the level of demolition proposed.

CONCLUSION:

Approval of the project will require two (2) separate motion(s) to be made by the Architectural Commission:

1. for the overall design of the project in accordance with Sec. 18-205 criteria, subject to any imposed conditions, and
2. that the implementation of the proposed variances shall or shall not cause negative architectural impacts to the subject property.

Approval of the project will require one separate motion to be made by the Town Council:

1. for final determination of approval or denial of the four (4) variances by the Town Council, and that the variances shall or shall not be granted that all the criteria applicable to this application as set forth in Sec. 134-201(a), items 1 through 7 have been met.

WRB:JGM:FHM

KIRCHHOFF & ASSOCIATES
ARCHITECTS

Re: 124 Brazilian Avenue
Palm Beach, FL 33480

May 8, 2025

LEITER OF INTENT
RENOVATION & ADDITION TO
EXISTING TWO-STORY RESIDENCE
AT 124 BRAZILIAN
AVENUE
ARC-25-0024/ZON-25-0030

To Whom it May Concern:

Please find for review the attached drawings for our project at 124 Brazilian Avenue in the **R-B** Zoning District, Palm Beach. Please note the following:

124 Brazilian Avenue is an existing two-story residence with an attached, one car garage and a detached cabana building behind the main house.

Charles S. Rice filed for the original building permit to construct a two-story dwelling on June 20, 1923. The house was constructed using clay tile walls with a stucco finish and a barrel tile roof. Renovations and additions were completed in 1994 and 2005. 124 Brazilian Avenue does not have landmark status.

The existing subject property is non-conforming as follows:

- The existing West Side Yard Setback (1st Story) is 12.2' rather than the 12.5' allowed.
- The existing West Side Yard Setback (2nd Story) is 14.63' rather than the 15' allowed.
- The existing East Side Yard Setback (1st Story) is 7.5' rather than the 12.5' allowed. The proposed setback is 8.33'.
- The existing house has a one-car garage rather than the two-car garage required.

Scope of Work Proposed:

1) Demolition of Arcade in front of house, open-air Loggia with Primary Bathroom above, and three bay windows. The three bay windows are located at the Garage, the Cabana, and at the Study.

2) Removal of 10” from the East side of the existing Study in order to avoid a cubic content variance.

3) Fully landscaped buffer and screening at perimeter of property

4) Interior renovation of Main House and Cabana, addition of two open-air Loggias, and a Covered Entry.

5) The entirety of the roof will be removed and rebuilt.

6) New Hardscape and Landscaping.

7) All new steel windows and doors.

8) Addition of a Mechanical Basement under the Study. The basement is not visible or accessible from the outside. The basement floor area is situated directly under the Study. The basement floor area has exterior perimeter walls and has a floor level (6.00' NAVD) two or more feet below the level of the contiguous exterior ground outside of the building (13.53' NAVD) and has one-half or more of its floor-to-ceiling height (9.67' NAVD) below the average level of all of the exterior ground of the lot comprising the subject building development site (the lowest grade of the site is 12.45' NAVD at the northwest corner of the site, thus the average grade of the site is higher than 12.45' NAVD). The basement meets the definition of a basement as written in section 134-2, Definitions and Rules of Construction.

Previous Variances

1) Variance 23-92. This variance permitted construction of a colonnade and pergola in the rear yard between the main house and the cabana.

A) LANDMARKS PRESERVATION COMMISSION 54-122 & 54-161

Not applicable - This property is not landmarked.

B) ARCOM 18-205

1. The plan for this proposed renovation and addition is in conformity with good taste and design and in general contributes to the image of the town and neighborhood as a place of beauty, spaciousness, balance, charm and high quality. This is a de minimis addition to an existing residence.

2. The plan for the proposed building or structure is reasonably protected against external and internal nose and other factors that would tend to make the environment less desirable.

3. The proposed building exterior design and appearance is not of inferior quality such as to cause the nature of the local environment to materially depreciate in appearance value. All materials to match existing.

4. The proposed residence is in harmony with the proposed developments on land in the

general area and with the comprehensive plan for the town. The home has existed on this property for at least 100 years.

5. The proposed residence is not excessively similar to any other structure existing or within 200 feet of the proposed site in respect to one or more of the following features of the exterior design and appearance:

   a. Apparently visibly identical front or side elevations;

   b. Substantially identical size and arrangement of either doors, windows, porticos or other openings or breaks in the elevation facing the street, including reverse arrangement; or

   c. Other significant identical features of design suck as, but not limited to, material, roof line and height of other design elements.

6. The proposed building or structure is not excessively dissimilar in relation to any other structure existing or for which a permit has been issued or to any other structure included in the same permit application within 200 feet of the proposed site in respect to one or more of the following features:

   a. Height of building or height of roof.

   b. Other significant design features including, but not limit to, materials or quality of architectural design.

   c. Architectural compatibility.

   d. Arrangement of the components of the structure.

   e. Appearance of mass from the street or from any perspective visible to the public or adjoining property owners.

   f. Diversity of design that is complimentary with size and massing of adjacent properties.

   g. Design features that will avoid the appearance of mass through improper proportions.

   h. Design elements that protect the privacy of neighboring property.

7. The proposed building or structure is appropriate in relation to the established character of other structures in the immediate area or neighboring areas in respect to significant design features such as material or quality or architectural design as reviewed from any public or private way (except alleys).

8. The proposed development is in conformity with the standards of the Code and other applicable ordinances insofar as the location and appearance of the buildings and structures are involved. All non-conformities as to setbacks, lot coverage, cubic content are existing. The addition requires the variances requested. The project's location and design adequately protects unique site characteristics such as those related to scenic views, rock outcroppings, natural vistas, waterways, and similar features.

C) ARCOM 18-206

Not applicable - renovations and additions requested only.

D) VARIANCES

1. VARIANCE 1: Sec. 134-2179(b)(1): A variance to provide one (1) garage parking space in lieu of the two (2) garage parking spaces required.

2. VARIANCE 2: Sec. 134-893(b)(7)(a) A variance to retain reduced west one-story side yard setback at 12.2' in lieu of the required 12.5'.

3. VARIANCE 3: Sec. 134-893(b)(7)(b) A variance to retain reduced west two-story side yard setback at 14.63' in lieu of the required 15'.

4. VARIANCE 4: Sec. 134-893(b)(7)(a) A variance for a reduced east one-story side yard setback of 8.33' in lieu of the required 12.5'

The following criteria supports the variance requests:

1. List the special conditions and circumstances peculiar to the land, structure or building which are not applicable to other lands, structures or buildings in the same zoning district. **Te property is located in the R-B Zoning District and the residence was built in 1925 and is non-conforming to today's code. Since the renovation demolishes in excess of 50% of the cubic volume, variances are required to revest the non-conformities.**

2. Indicate how the special conditions and circumstances do not result from the actions of the applicant.
The Applicant was not the cause of the special conditions of the property or residence, as the characteristics of the residence and land have been in existence since the house was designed and built in 1925.

3. Demonstrate that the granting of the variance will not confer on the applicant any special privilege that is denied by this ordinance to other lands, buildings or structures in the same zoning district.
The granting of the variances will not confer on the Applicant a special privilege. There are other properties in the neighborhood with non-conforming setbacks as many of the residences were constructed prior to today's zoning code requirements.

4. Demonstrate how literal interpretation of this ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this ordinance and would work unnecessary and undue hardship on the applicant.

The hardship for the side yard setback variances, which runs with the land, is that the residence is non-conforming to today's code and the request is to re-vest existing non-conformities and improve the setback in a portion of the residence.

5. Demonstrate that the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure.
The variances requested are the minimum necessary to make reasonable use of the land in order to create a modest addition.

6. Show how the granting of the variance will be in harmony with the general intent and purpose of this chapter, and such variance will not be injurious to the area involved or otherwise detrimental to the public welfare. **Granting the variances will not be injurious to the neighborhood, as the requests are minor and improving the aesthetics.**

Sincerely,



Thomas M Kirchhoff
Principal Architect

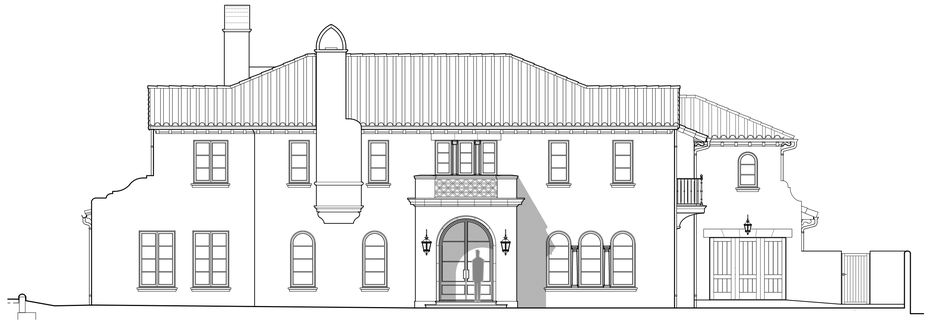
REHABILITATION FOR:

124 BRAZILIAN AVE.

124 BRAZILIAN AVENUE
PALM BEACH , FLORIDA, 33480

DROP OFF : JUNE 9, '25

PROJECTED DATE OF HEARING: JUNE 25, '25



SCOPE OF WORK

See architectural sheet A1.0 for bulleted scope of work.

CIVIL ENGINEER

GRUBER CONSULTING ENGINEERS
247 MERCER AVENUE
WEST PALM BEACH, FLORIDA 33401
(561) 312-2041

STRUCTURAL ENGINEER

CARMO ENGINEERING
228 EAST OCEAN AVENUE
LANTANA, FLORIDA 33462
(561) 586-1111 FAX (561) 586-5003

MECH/ELEC/PLUMBING ENGINEER

FAE CONSULTING
300 LOCK ROAD, SUITE 302,
DEERFIELD BEACH, FL 33442
(561) 391-9292 FAX (561) 391-9898

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Civil
C-1 Site Grading and Drainage

Landscape
See Landscape Drawings

Current Survey
Survey

REVISIONS

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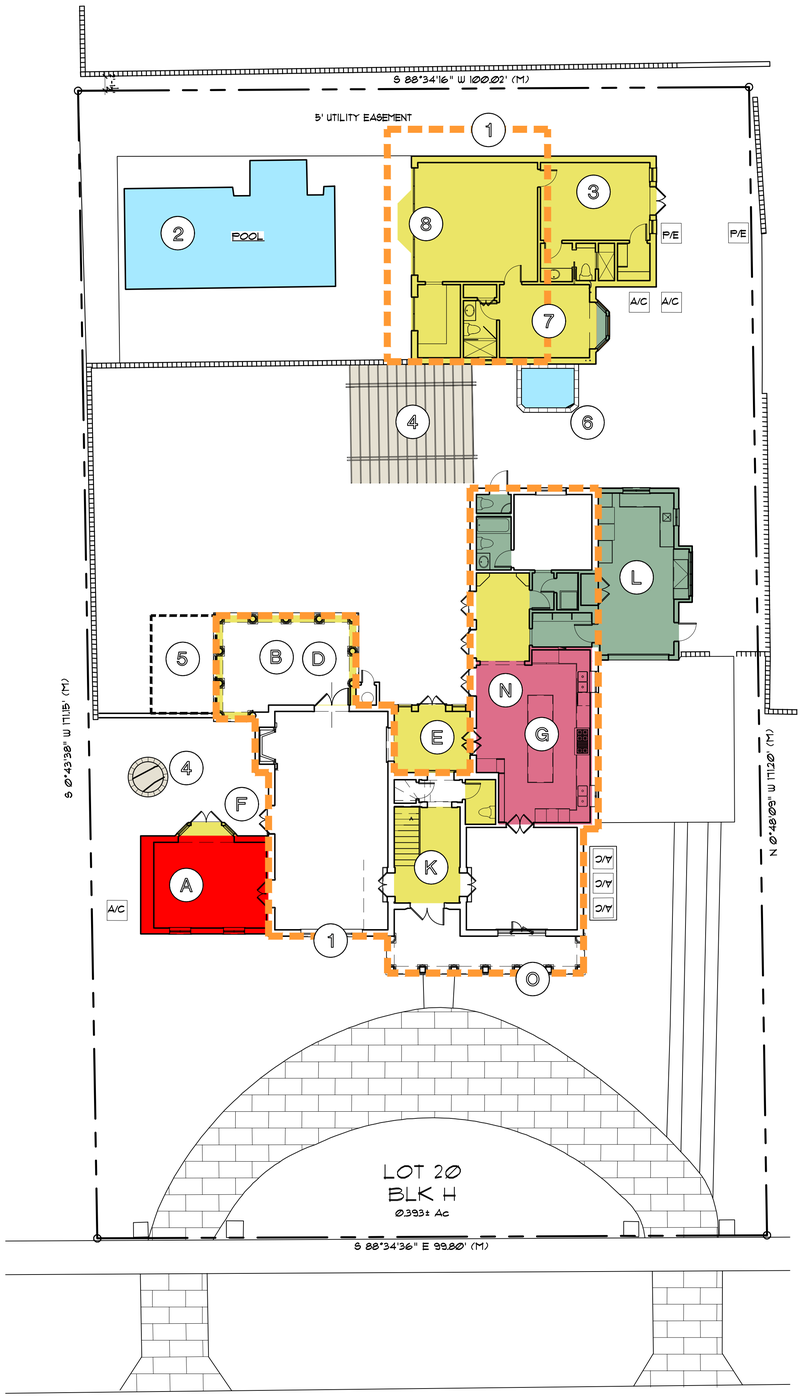
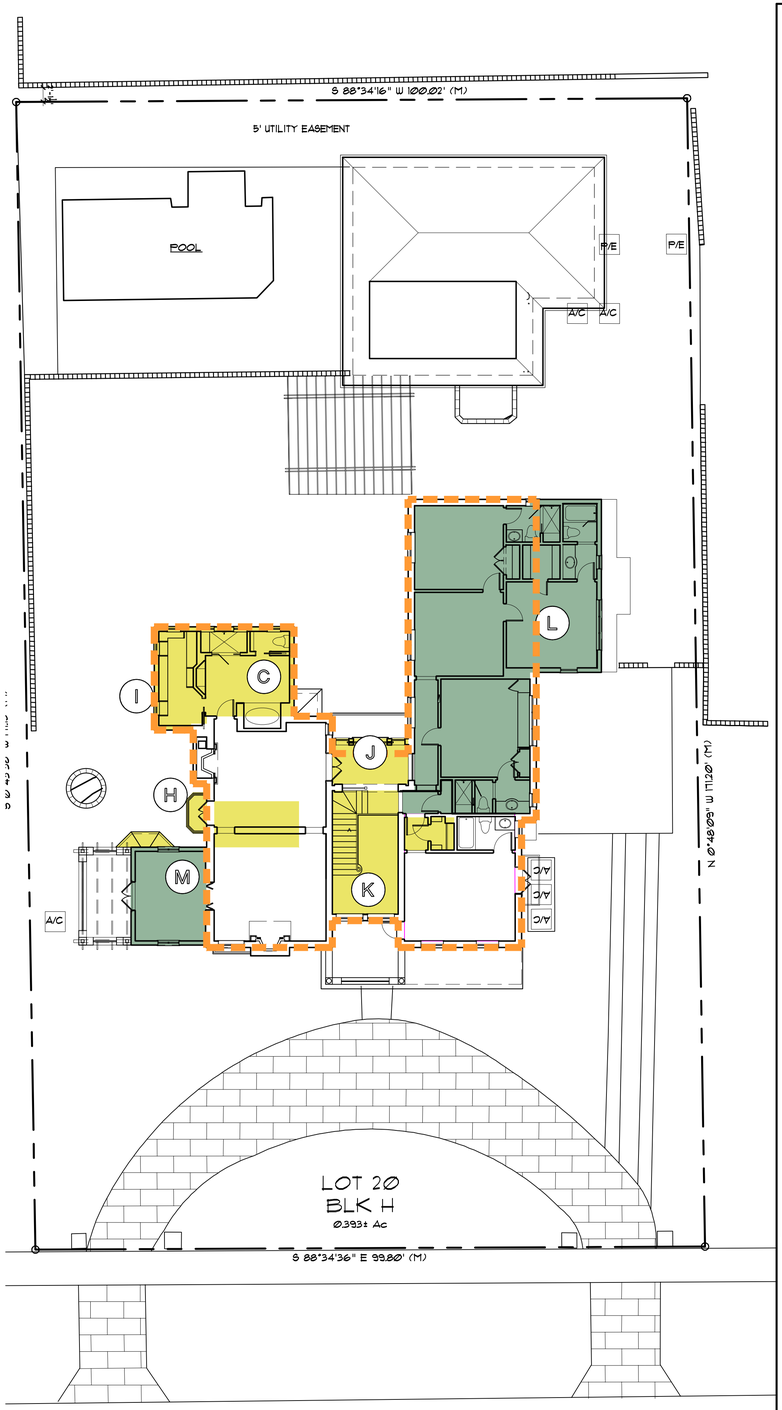


1 1ST FLOOR PLAN SHOWING CHANGES OVER TIME

3/32" : 1'-0"

LEGEND

COLOR	YEAR	LABEL	
	1923	1.	PROBABLE EXTENTS OF ORIGINAL BUILDING NO KNOWN PLANS OF ORIGINAL HOUSE OR GARAGE ARE AVAILABLE. THE PERMIT IS DATED 1923-24. THE GARAGE IS VISIBLE ON 1976 SURVEY AND ON A SCHEMATIC PLAN FOR A 1971 HVAC INSTALLATION WHICH SHOWED A LIVING ROOM, KITCHEN, BEDROOM, BATH AND SINGLE CAR GARAGE. SEE SURVEY SHEET. See page 3.
	1955	A.	1955 ONE STORY ADDITION WITH ROOF TERRACE ABOVE FROM PERMIT DRAWINGS. See page 8.
	1975		MAIN HOUSE
		B.	1975 AIR CONDITIONING ADDED TO ENTIRE HOUSE INCLUDING REAR LOGGIA. THE LOGGIA MAY HAVE BEEN ENCLOSED AT THIS TIME BUT IT IS UNCLEAR WHEN IT WAS ENCLOSED.
		C.	1975 SECOND FLOOR DRESSING ROOM EXISTED AS PART OF THE HVAC PERMIT DRAWINGS. IT IS UNCLEAR WHEN THIS WAS ADDED
	1976		POOL
		2.	1976 SWIMMING POOL PERMITTED. SURVEY SHOWS ORIGINAL GARAGE.
	1993-94		MAIN HOUSE
		D.	1993-94 GLASS STOREFRONT REMOVED FROM LOGGIA AND THE COLUMNS WERE CHANGED. STRUCTURAL ALTERATIONS WERE MADE TO THE WOOD STRUCTURAL FRAMING AS PART OF THE PERMIT DRAWINGS
		E.	1993-94 COVERED LOGGIA ENLARGED AND ENCLOSED AS PART OF THE PERMIT DRAWINGS
		F.	1993-94 BAY WINDOW ADDED TO STUDY
		G.	1993-94 KITCHEN WING REMODELED
		H.	BALCONY ADDED TO THE SECOND FLOOR MASTER SUITE.
		I.	1993-94 UPPER TERRACE ENCLOSED AND DRESSING ROOM INCORPORATED INTO A NEW MASTER BATHROOM.
		J.	1993-94 UPPER LOGGIA EXPANDED AND ENCLOSED.
		K.	1993-94 FOYER IS MADE TWO STORY HEIGHT SPACE. REWORK OF MAIN STAIR HALL AND SECOND FLOOR UPPER HALL.
			POOL BATH & GARAGE
		3.	1993-94 ORIGINAL GARAGE DEMOLISHED AND REBUILT AS PER BUILDING PERMIT PLANS
			SITE IMPROVEMENTS
		4.	1993-94 SITE IMPROVEMENTS.
	2005-06		MAIN HOUSE
		L.	2005-06 NEW GARAGE ADDED TO WEST SIDE OF HOUSE WITH REWORK OF KITCHEN WING AND SECOND FLOOR ABOVE.
		M.	2005-06 ADDITION OF SECOND FLOOR SITTING ROOM OVER EXISTING ONE STORY ADDITION FROM 1955
		5.	2006 AWNING PERMITTED
		6.	2006 SPA IS ADDED
			POOL BATH & GARAGE
		7.	2006 GARAGE ENCLOSED AS PER BUILDING PERMIT PLANS
	2012		MAIN HOUSE
		N.	2012 KITCHEN REMODELED AND IS SHOWN ON PLAN IN ITS CURRENT CONDITION.
		O.	AT SOME POINT THE FRONT LOGGIA COLUMNS WERE CHANGED FROM SQUARE TO ROUND. THIS WAS DONE AS PART OF THE 1993-94 REMODEL OR LATER. IT IS UNCLEAR WHEN THIS CHANGE WAS MADE. See page 7.
	2019		CABANA
		8.	2019 BAY WINDOW REMOVED FROM CABANA ON EAST FACE AND NEW DOORS INSTALLED. MINOR INTERIOR REMODEL PER PERMIT PLANS.



2 2ND FLOOR PLAN SHOWING CHANGES OVER TIME

3/32" : 1'-0"

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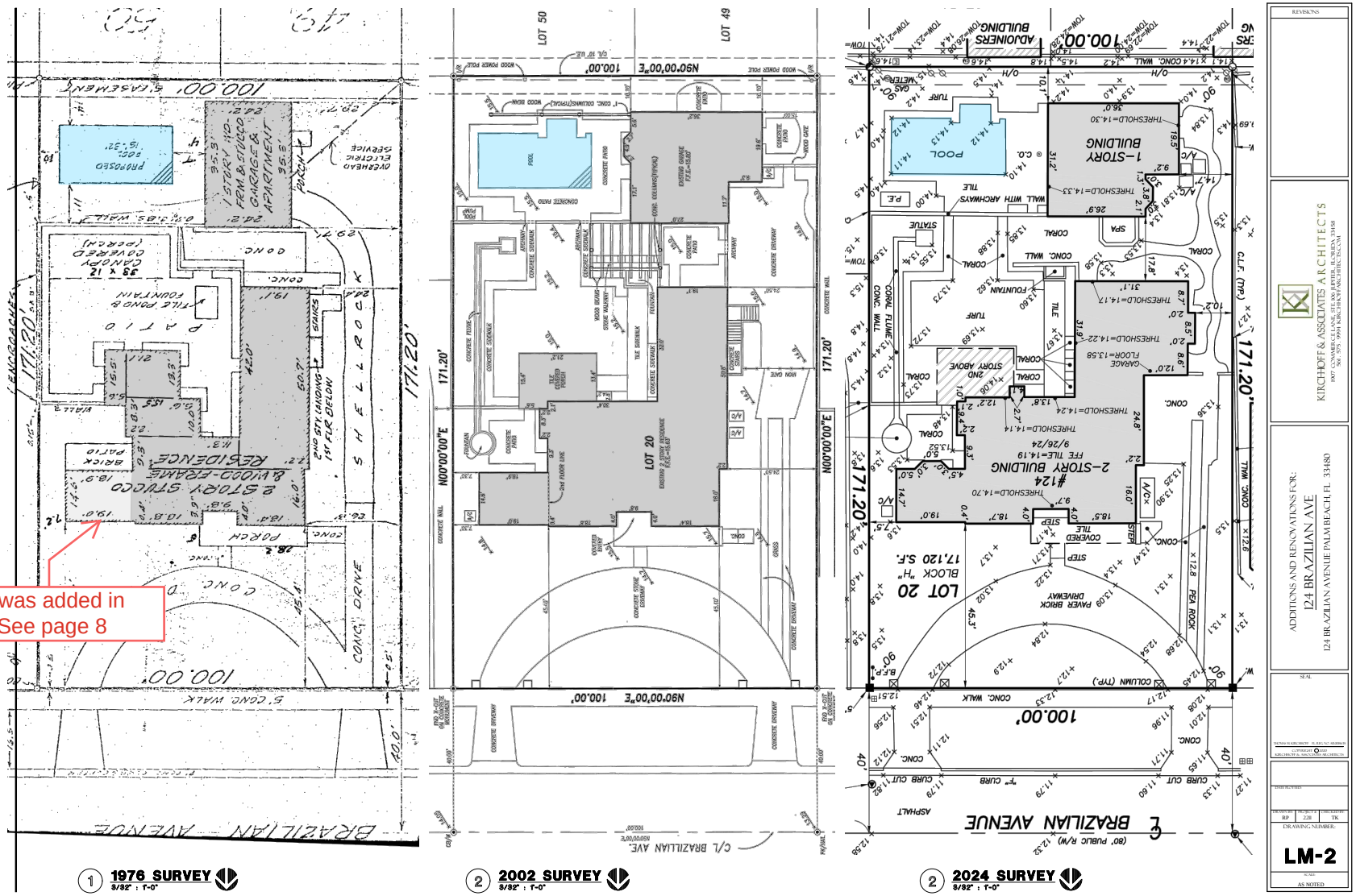
Study was added in 1955. See page 8
1 1976 SURVEY
3/32" : 1'-0"
2 2002 SURVEY
3/32" : 1'-0"
2 2024 SURVEY
3/32" : 1'-0"
LOT 50
LOT 49
LOT 20
N90°00'00"E 100.00'
N00°00'00"E 171.20'
BRAZILIAN AVENUE
C/L BRAZILIAN AVE.
1-STORY BUILDING
2-STORY BUILDING
#124
LOT 20
BLOCK "H"
17,120 S.F.
ADJOINERS BUILDING
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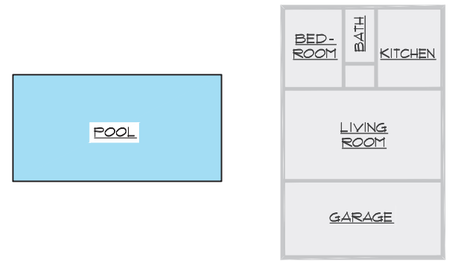
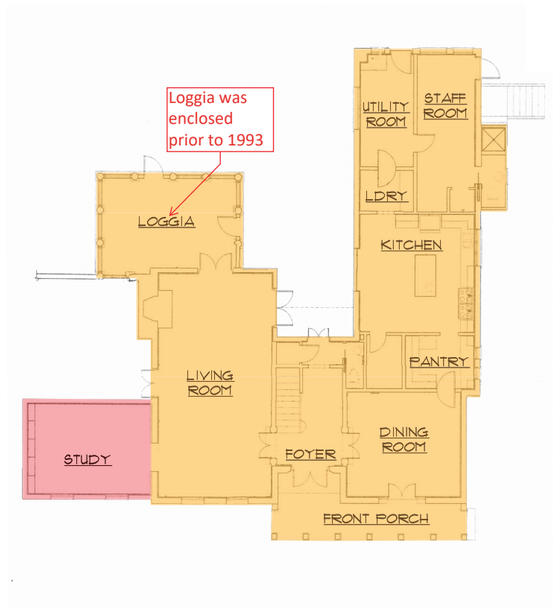
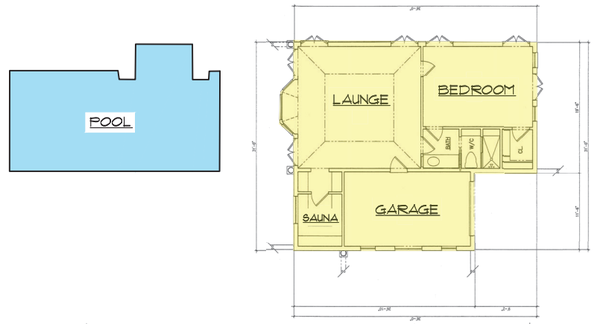
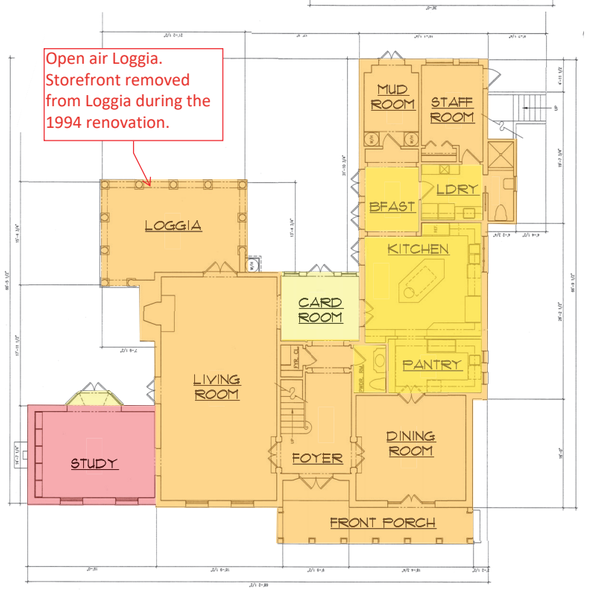




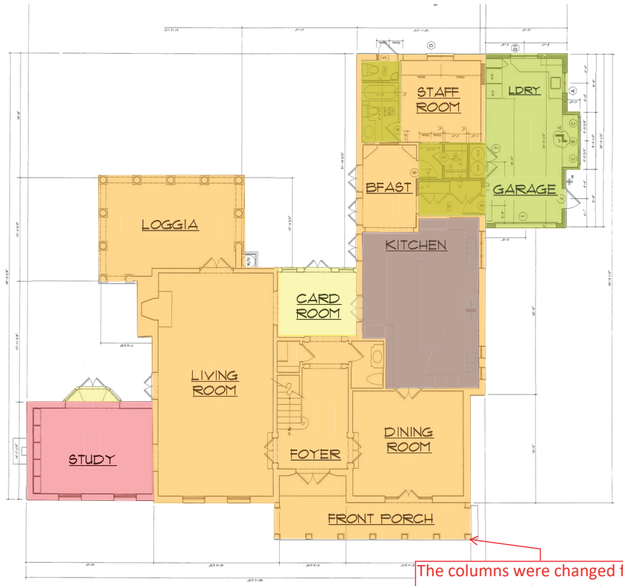
1 **first floor plan 1976 to 1994**
3/32" = 1'-0"





2 **first floor plan 1994 to 2006**
3/32" = 1'-0"





3 **first floor plan 2006 to current**
3/32" = 1'-0"

The columns were changed from square to round. It is unclear when this change was made.

See page 7 for images.

LEGEND

- 1923 THROUGH 1955: PROBABLE EXTENTS OF EXTENTS OF ORIGINAL CONSTRUCTION
- 1955 STUDY ADDITION
- UNKNOWN
- 1976 POOL ADDITION
- 1993-94 SKA MODIFICATIONS
- 2005-06 SKA MODIFICATIONS
- 2012 KITCHEN RENOVATION

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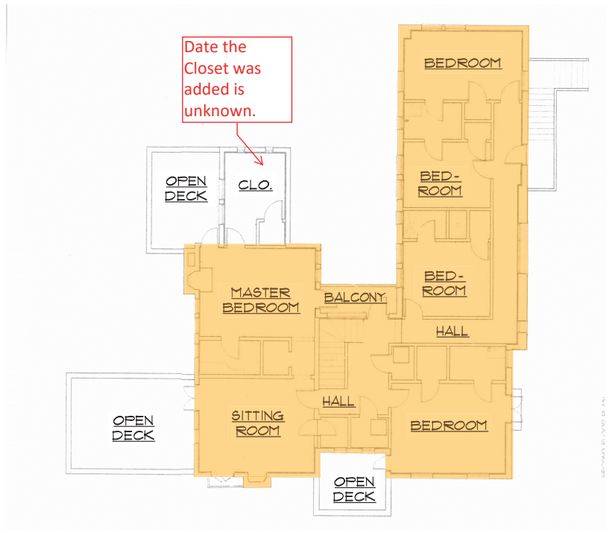
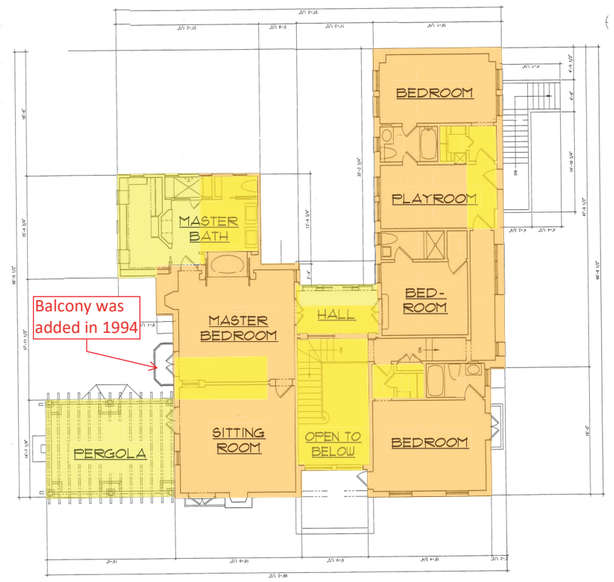


1 **second floor plan 1976 to 1994**
3/32" = 1'-0"



2 **second floor plan 1994 to 2006**
3/32" = 1'-0"



3 **second floor plan 2006 to current**
3/32" = 1'-0"

LEGEND

- 1923 THROUGH 1955: PROBABLE EXTENTS OF EXTENTS OF ORIGINAL CONSTRUCTION
- 1993-94 SKA MODIFICATIONS
- 2005-06 SKA MODIFICATIONS

REVISIONS

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PROJECT: 124 Brazilian Avenue

Date: April 17, '25

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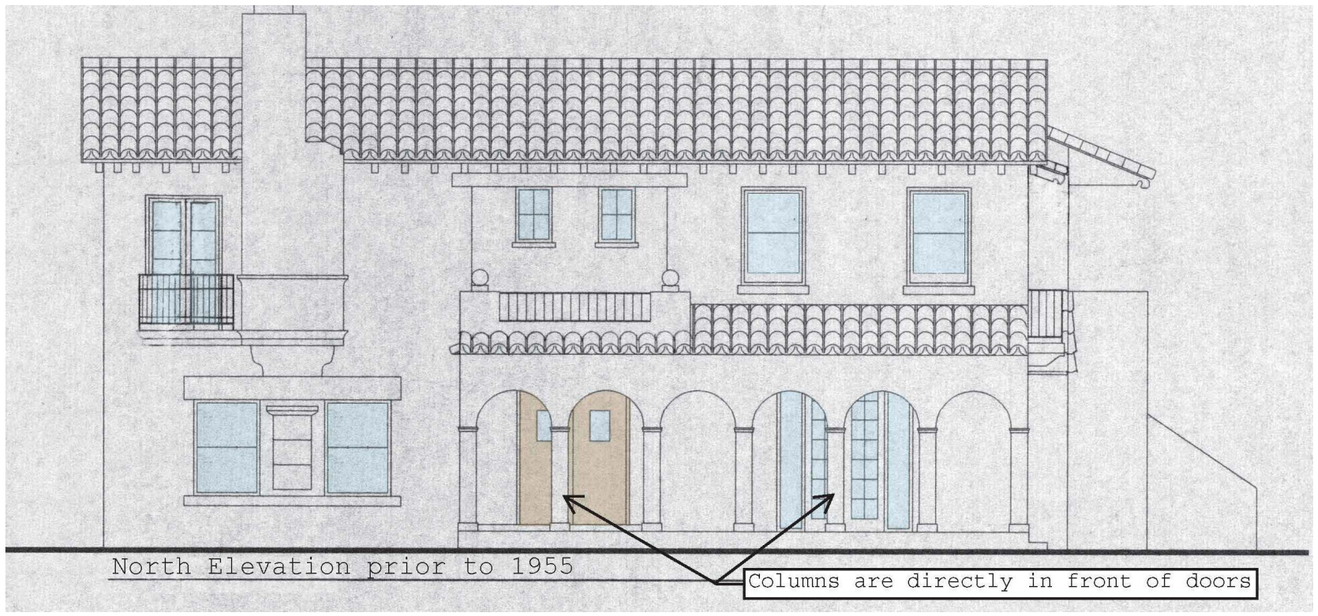
Photo of original building Circa 1923



From the Historical Society of Palm Beach County (1970s)



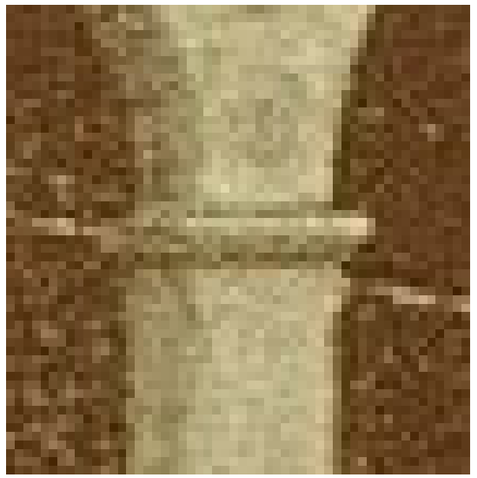
PROJECT: 124 Brazilian Avenue

Date: April 17, '25

KIRCHHOFF & ASSOCIATES
ARCHITECTS



Photo of original building Circa 1923



Close up of capital (Circa 1923)

Study was added in 1955. See page 8.



Existing North Elevation (East Portion)

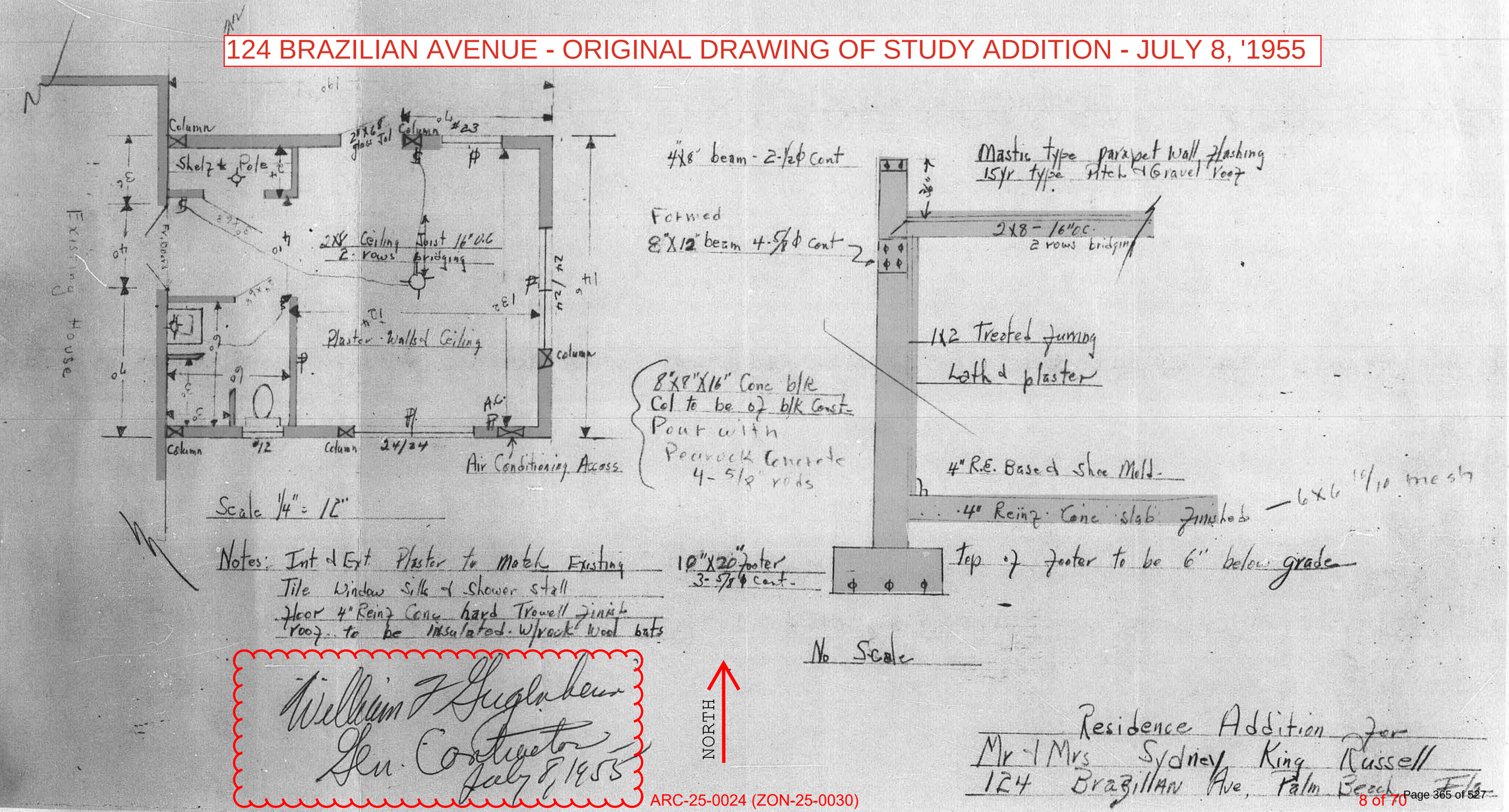


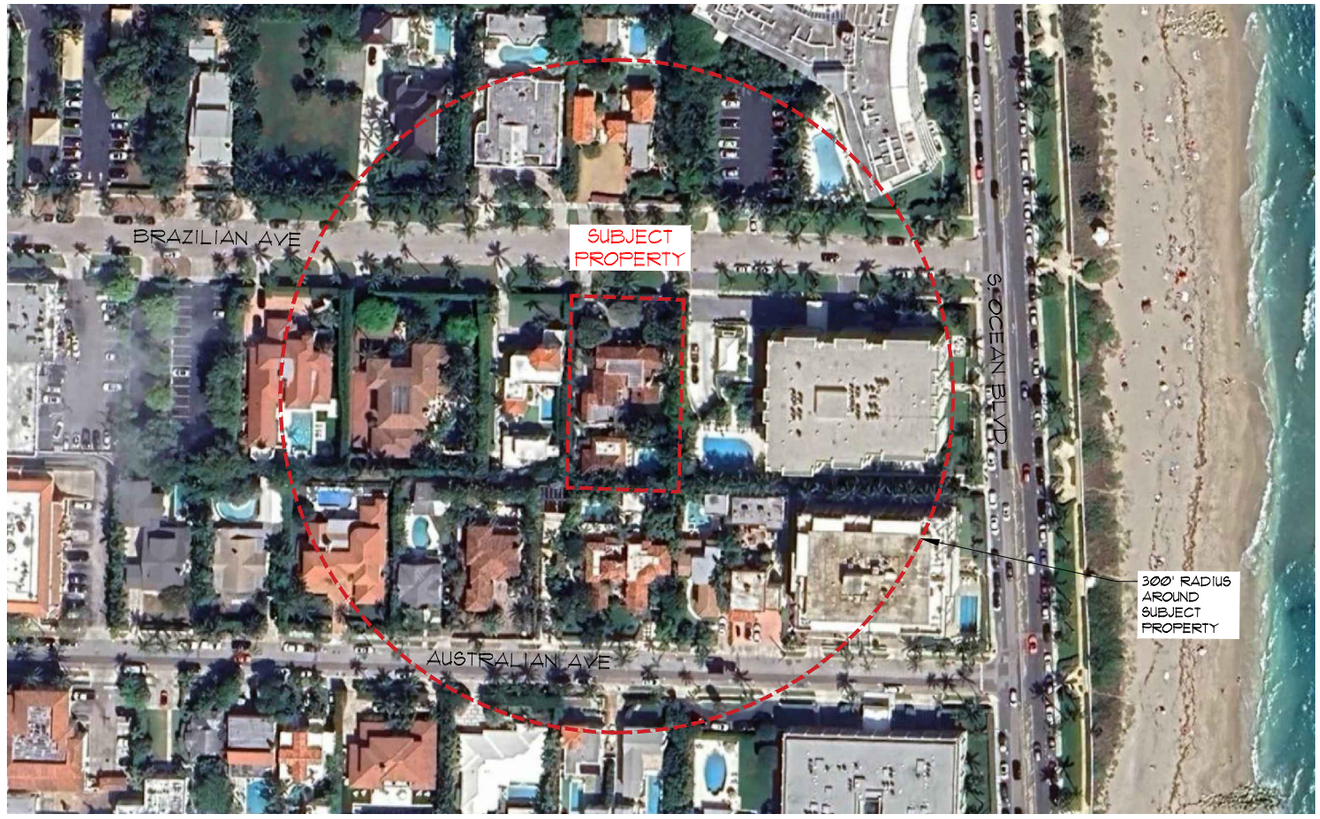
Existing North Elevation (West Portion)



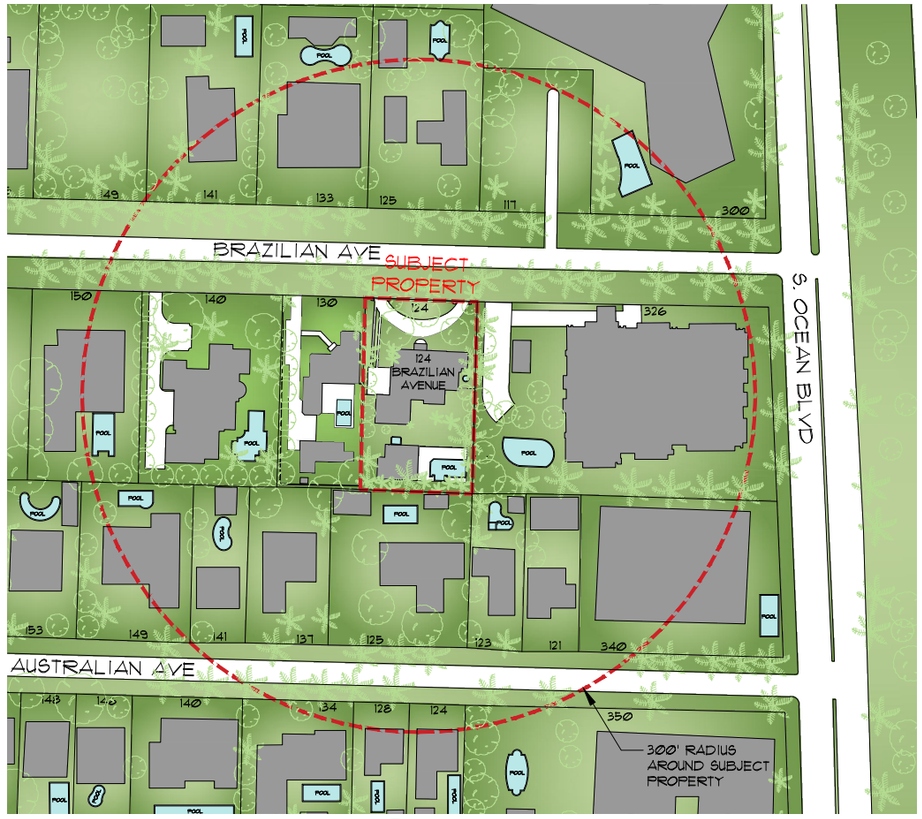
Existing Column Capitals

124 BRAZILIAN AVENUE - ORIGINAL DRAWING OF STUDY ADDITION - JULY 8, '1955

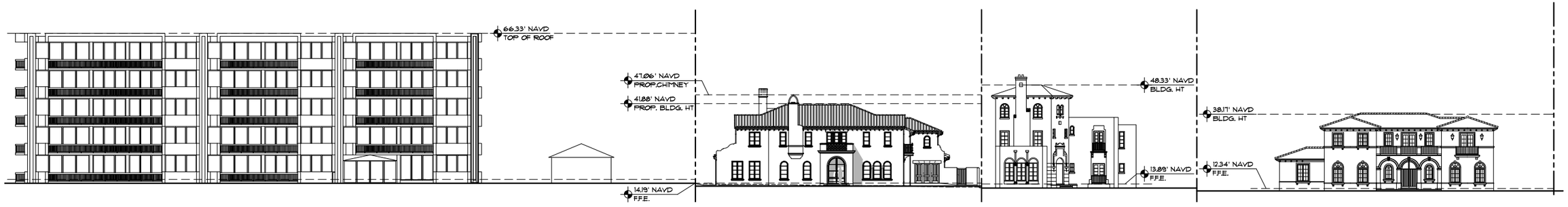




1 **VICINITY LOCATION MAP**



2 **LOCATION PLAN**
1/64"=1'-0"



330 S. OCEAN BLVD STREET VIEW

124 BRAZILIAN AVENUE STREET VIEW SUBJECT PROPERTY

130 BRAZILIAN AVENUE STREET VIEW

140 BRAZILIAN AVENUE STREET VIEW

3 **STREETSCAPE ELEVATIONS**
N.T.S.

REVISIONS

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SCALE:
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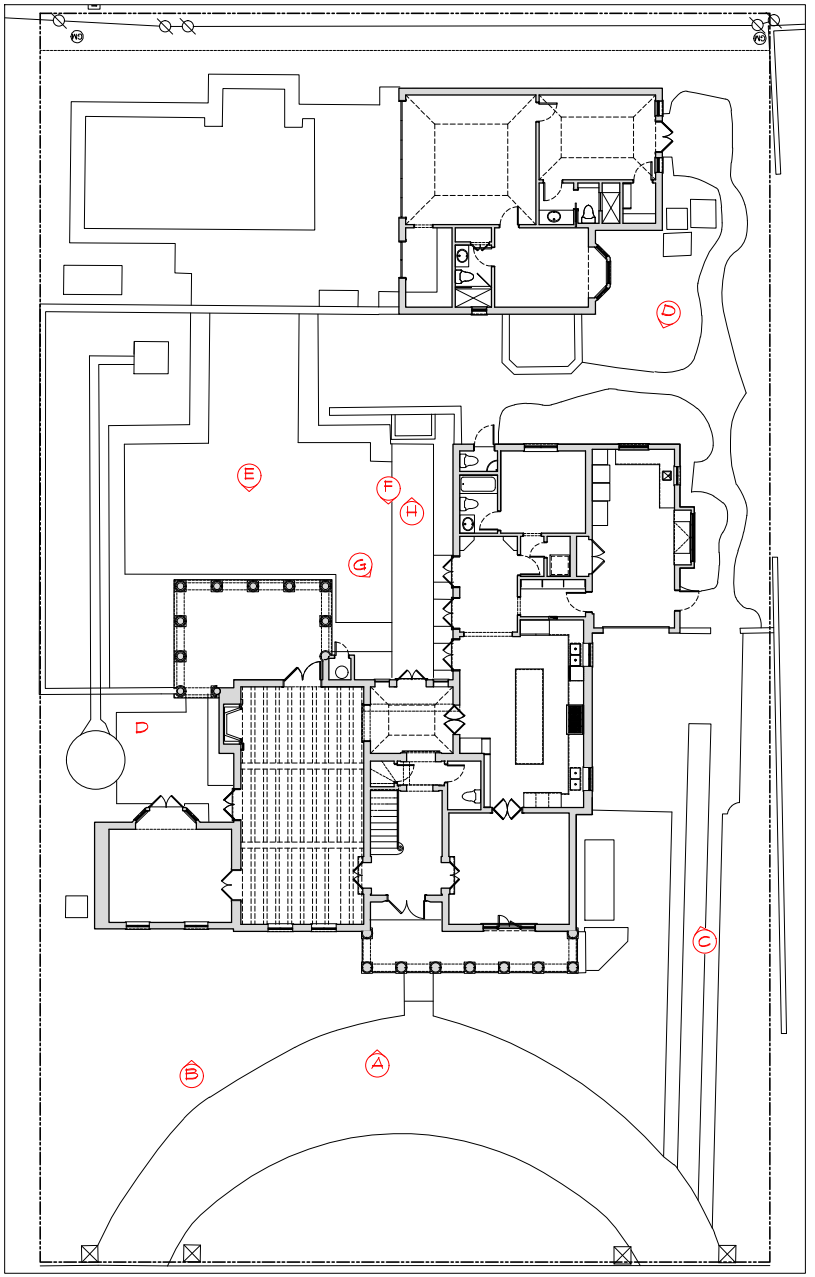

1 **KEY SITE PLAN**
1/16" : 1'-0" 1ST FL.



Ⓐ NORTH ELEVATION - ENTRY



Ⓒ WEST ELEVATION



Ⓔ SOUTH ELEVATION-LOGGIA



Ⓖ SOUTH-EAST ELEVATION



Ⓑ NORTH ELEVATION



Ⓓ SOUTH ELEVATION



Ⓕ SOUTH ELEVATION



Ⓗ BACKYARD

REVISIONS

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9007 COMMERCE LANE, STE. 106 JUPITER, FLORIDA 33458
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ADDITIONS AND RENOVATIONS FOR:
124 BRAZILIAN AVE
124 BRAZILIAN AVENUE PALM BEACH, FL 33480

SEAL

THOMAS M. KIRCHHOFF FL REG. NO. AR-0004425

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CG	2211	CB

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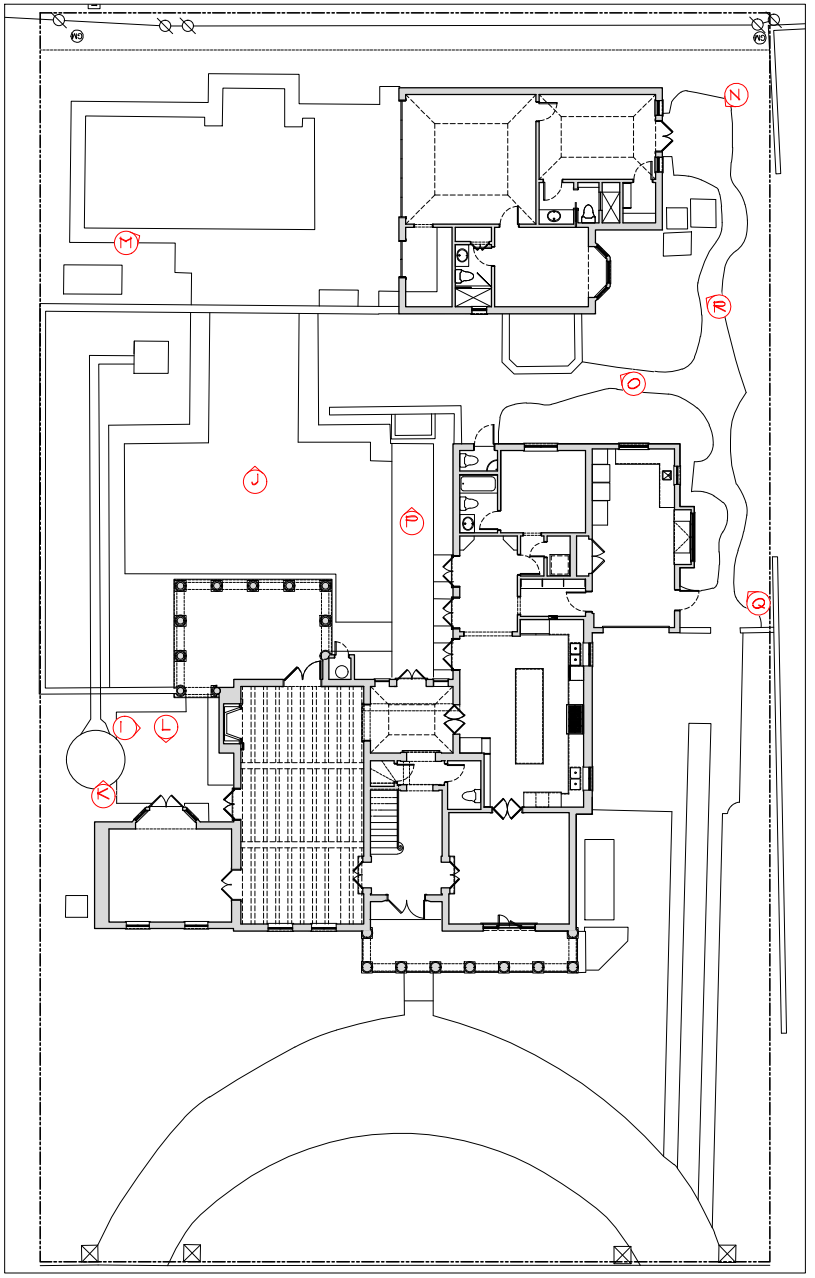
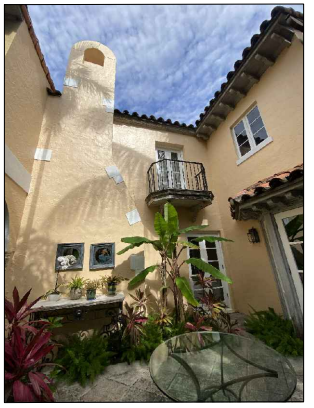
A0.3



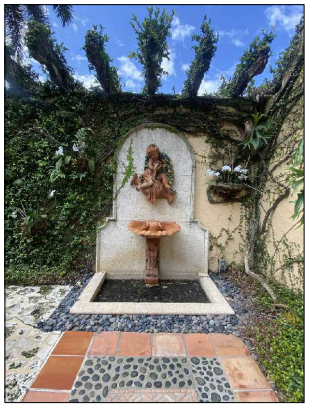
1 **KEY SITE PLAN**
1/16" : 1'-0" 1ST FL.



I EAST ELEVATION



L SOUTH ELEVATION



P BACKYARD



J BACKYARD



M POOL



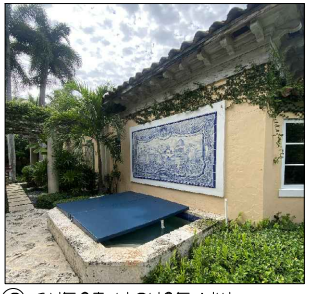
Q WEST ELEVATION



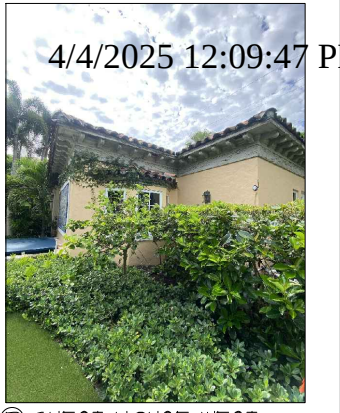
N GUEST HOUSE ENTRANCE



K EAST YARD



O GUEST HOUSE NW



R GUEST HOUSE WEST

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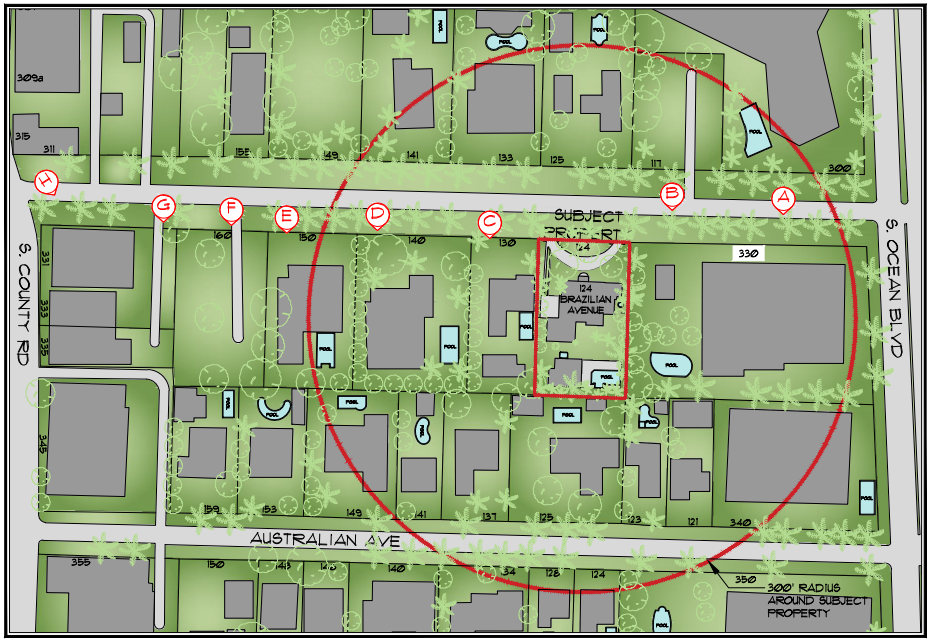
A0.4



Ⓐ 330 S OCEAN BLVD



1 **NEIGHBORHOOD KEY PLAN**



Ⓕ 160 BRAZILIAN AVE



Ⓑ 330 S OCEAN BLVD PARKING



Ⓖ 331 S COUNTY RD PARKING

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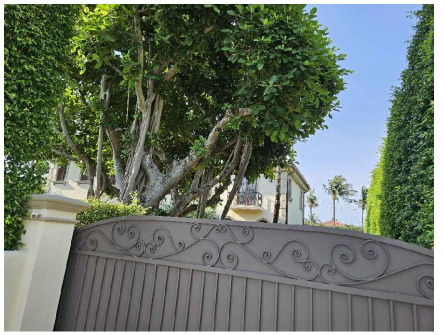
Ⓒ 130 BRAZILIAN AVE



Ⓓ 140 BRAZILIAN AVE



Ⓔ 150 BRAZILIAN AVE



Ⓗ 331 S COUNTY RD

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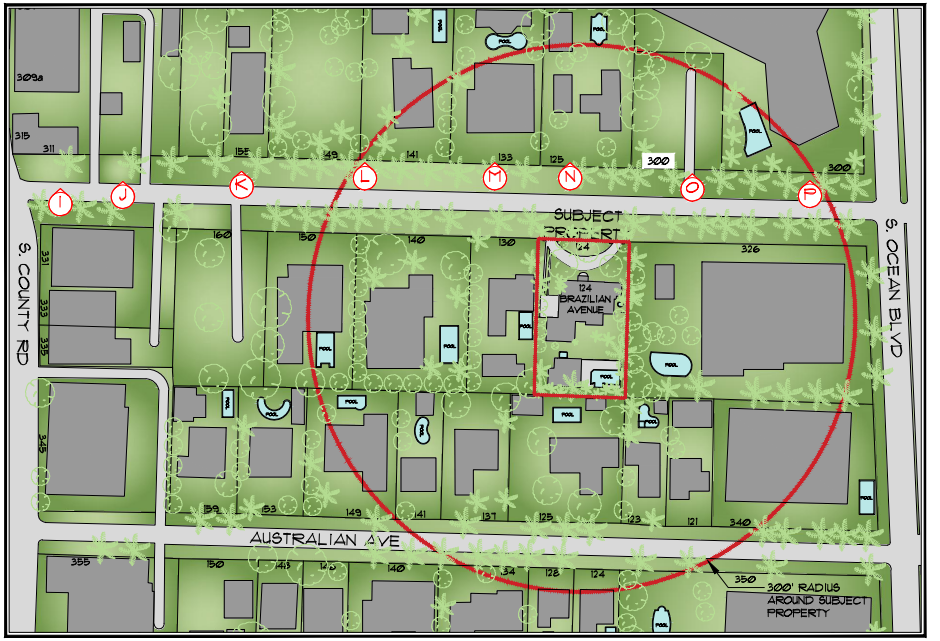
(I) 315 & 311 S. COUNTY RD



(1) **NEIGHBORHOOD KEY PLAN**



(N) 125 BRAZILIAN AVE



(J) DRIVE THRU & PARKING



(O) 330 BRAZILIAN AVE

4/4/2025 12:21:51 PM



(K) 155 BRAZILIAN AVE



(L) 149 & 141 BRAZILIAN AVE



(M) 133 BRAZILIAN AVE



(P) 300 S OCEAN BLVD

REVISIONS

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ADDITIONS AND RENOVATIONS FOR:
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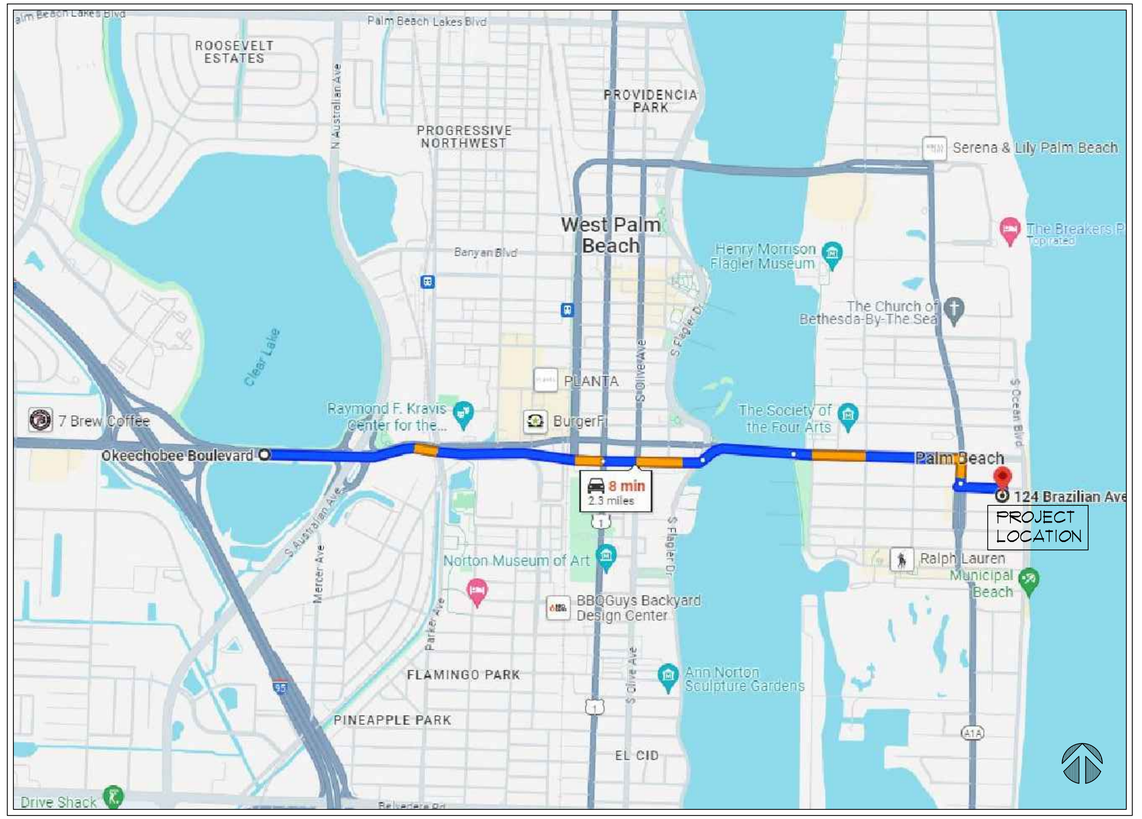
13 of 70
Page 370 of 527



GOOGLE MAPS - MAY 2024

1 TRUCK INGRESS/EGRESS ROUTE

GENERAL NOTES

1. THE BEST ROUTE IS INDICATED VIA THE ROYAL PARK BRIDGE.
2. TRUCK DRIVERS WILL BE COGNIZANT OF SEASONS WHEN USE OF THE RIGHT-OF-WAY IS LIMITED/ RESTRICTED.
3. XX DEBRIS REMOVAL TRUCKS WILL DEPART FROM THE PROPERTY OVER XX MONTHS.

CONCEPTUAL TRUCK PARAMETERS

+/- 10' MAX TRUCK SIZE

00 DUMPSTER EXCHANGES

REVISIONS

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A0.7

SCALE:
AS NOTED

Town of Palm Beach
Planning Zoning and Building
360 S County Rd Palm Beach, FL 33480
www.townofpalmbeach.com

Line #	Zoning Legend							
1	**Property Address:**	124 Brazilian Avenue						
2	**Zoning District:**	R-B						
3	**Lot Area (sq. ft.):**	17,120						
4	**Lot Width (W) & Depth (D) (ft.):**	100 Ft.		171.2 Ft.				
5	**Structure Type:** (Single-Family, Multi-Family, Comm., Other)	Single Family						
6	**FEMA Flood Zone Designation:**	X						
7	**Zero Datum for point of meas. (NAVD)**	14.08 Ft.						
8	**Crown of Road (COR) (NAVD)**	12.58 Ft.						
9		REQ'D / PERMITTED	%	EXISTING	%	PROPOSED	%	COMMENTS
10	Lot Coverage (Sq Ft and %)	5,136.00 S.F.	30%	4,406.00	26%	4,524.00	26%	OK
11	Enclosed Square Footage (1st & 2nd FL, Basement, Accs. Structure, etc.)	-		6,819.00		7,315.00		
12	*Front Yard Setback (1 Story) (Ft.)	25'		39.87		38.70		OK, see A1.5
	*Front Yard Setback (2 Story) (Ft.)	30'		45.30'		No Change		OK, see A1.5
13	* West Side Yard Setback (1st Story) (Ft.)	12'-6"		12.20		No Change		Exist. Non-confirming, Remove bay window from existing
14	*West Side Yard Setback (2nd Story) (Ft.)	15'-0"		14.63		No Change		Exist. Non-confirming
	*East Side Yard Setback (1st Story) (Ft.)	12'-6"		7.5'		8.33'		Exist. Non-confirming
	*East Side Yard Setback (2nd Story) (Ft.)	15'-0"		15.21		No Change		OK, see A1.5
15	*Rear Yard Setback (1 Story) (Ft.)	10'		10.10		No Change		OK, see A1.5
	*Rear Yard Setback (2 Story) (Ft.)	15'		59.09		No Change		OK, see A1.5
16	Angle of Vision (Deg.)	100		75.45		71.86		OK
17	Building Height (Ft.)	22' Two story		19.16		19.14		OK
18	Overall Building Height (Ft.)	30'		24.36'		27.80'		OK
19	Cubic Content Ratio (CCR) (R-B ONLY)	3.93		3.90		3.93		OK
20	** Max. Fill Added to Site (Inches)	9.66"		Existing		Max. 9.66"		OK
21	Finished Floor Elev. (FFE)(NAVD)	14.08'		14.19'		No Change		OK
22	Base Flood Elevation (BFE)(NAVD)	'X'		No change		No Change		
23	Landscape Open Space (LOS) (Sq Ft and %)	See Lan. Arch.		See Lan. Arch.		See Lan. Arch.		
24	Perimeter LOS (Sq Ft and %)	See Lan. Arch.		See Lan. Arch.		See Lan. Arch.		
25	Front Yard LOS (Sq Ft and %)	See Lan. Arch.		See Lan. Arch.		See Lan. Arch.		
26	*** Native Plant Species %	*Please refer to TOPB Landscape Legend.*						

* Indicate each yard area with cardinal direction (N,S,E,W)

** Difference of Fin. Floor Elev. (FFE) and highest Crown of Rd (COR) divided by two. (FFE - COR) / 2 = Max. Fill (Sec. 134-1600)

*** Provide Native plant species info per category as required by Ord. 003-2023 on separate TOPB Landscape Legend

Enter N/A if value is not applicable.

Enter N/C if value is not changing.

A **ZONING LEGEND**
REV BF 20230626

TOTAL AREA:

124 Brazilian - April 4, '25	Proposed
AIR CONDITIONED	
First Floor AC	4,060 square feet
Second floor AC	2,947 square feet
Total AC	7,007 square feet

FIRST FLOOR LOGGIAS

Covered Entry	73 square feet
Family Loggia	211 square feet
Study Loggia	180 square feet
Total First Floor Loggias	464 square feet
Total Area under AC plus Loggias	7,471 square feet

SCOPE OF WORK

1. DEMOLITION OF ARCADE IN FRONT OF HOUSE, OPEN-AIR LOGGIA WITH MASTER BATHROOM ABOVE, AND THREE BAY WINDOWS, ONE AT THE GARAGE, ONE AT THE CABANA, AND ONE AT THE STUDY.
2. REMOVAL OF 10" FROM THE EAST SIDE OF THE EXISTING STUDY IN ORDER TO AVOID A CUBIC CONTENT (CCR) VARIANCE.
2. FULLY LANDSCAPED BUFFER & SCREENING AT PERIMETER OF PROPERTY.
3. INTERIOR RENOVATION OF MAIN HOUSE AND CABANA. ADDITION OF TWO OPEN-AIR LOGGIAS, AND A COVERED ENTRY.
4. ALL NEW WINDOWS AND DOORS (EXCEPT THE ACCORDION DOORS AT THE CABANA WHICH ARE SCHEDULED TO REMAIN).
5. NEW HARDSCAPE AND LANDSCAPING.
6. THE ENTIRETY OF THE ROOF WILL BE REMOVED AND REBUILT.
7. ADDITION OF A MECHANICAL BASEMENT UNDER THE STUDY. THE BASEMENT IS NOT VISIBLE OR ACCESSIBLE FROM THE OUTSIDE. THE BASEMENT FLOOR AREA IS SITUATED DIRECTLY UNDER THE STUDY. THE BASEMENT FLOOR AREA HAS EXTERIOR PERIMETER WALLS AND HAS A FLOOR LEVEL (6.00' NAVD) TWO OR MORE FEET BELOW THE LEVEL OF THE CONTIGUOUS EXTERIOR GROUND OUTSIDE OF THE BUILDING (13.53' NAVD) AND HAS ONE-HALF OR MORE OF ITS FLOOR-TO CEILING HEIGHT (9.67' NAVD) BELOW THE AVERAGE LEVEL OF ALL OF THE EXTERIOR GROUND OF THE LOT COMPRISING THE SUBJECT BUILDING DEVELOPMENT SITE (THE LOWEST GRADE OF THE SITE IS 12.45' NAVD AT THE NORTHWEST CORNER OF THE SITE, THUS THE AVERAGE GRADE OF THE SITE IS HIGHER THAN 12.45' NAVD). THE BASEMENT MEETS THE DEFINITION OF A BASEMENT AS WRITTEN IN SECTION 134-2, DEFINITIONS AND RULES OF CONSTRUCTION. SEE SHEET A4.2 FOR SECTIONS.

GENERAL NOTES:

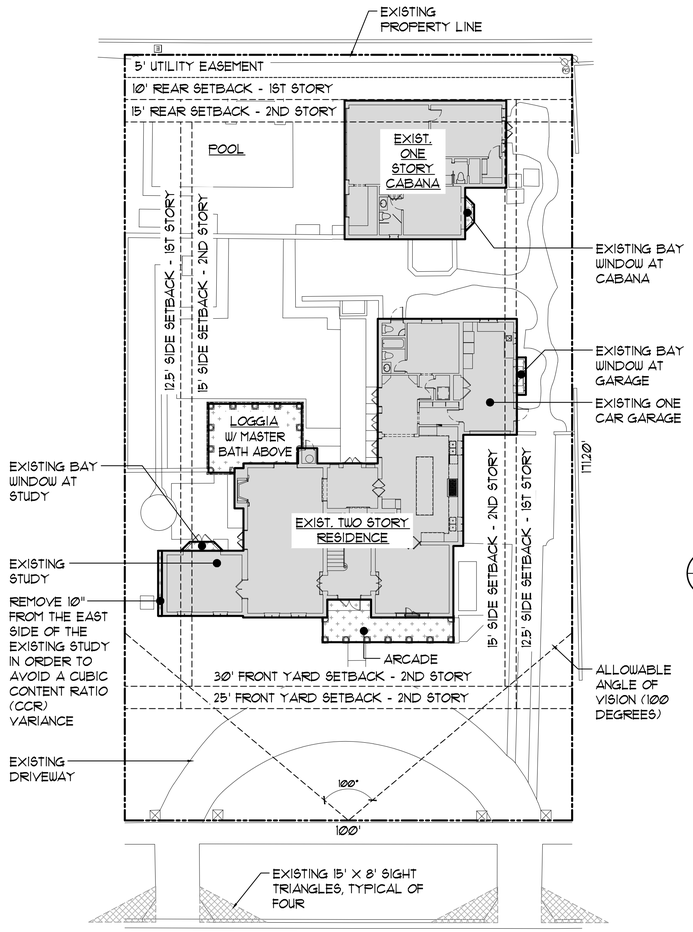
1. THE DOCUMENTS PREPARED BY THOMAS M. KIRCHHOFF AIA, P.A. FOR THIS PROJECT ARE INSTRUMENTS OF SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT. THE ARCHITECT AS AUTHOR SHALL RETAIN ALL COMMON LAW, STATUTORY, AND OTHER RESERVED RIGHTS INCLUDING THE COPYRIGHT.

2. IT IS THE INTENT OF THE ARCHITECT THAT THIS WORK BE IN CONFORMANCE WITH THE CODES AND BUILDING AUTHORITIES HAVING JURISDICTION OVER THIS CONSTRUCTION. PLANS AND SPECIFICATIONS FOR THIS CONSTRUCTION ARE DESIGNED IN COMPLIANCE WITH THE CURRENT FLORIDA BUILDING CODE, EXISTING BUILDING, THE FLORIDA BUILDING CODE ENERGY CONSERVATION, FLORIDA FIRE PREVENTION CODE, NFPA 70, NFPA 13, NFPA 101, FLORIDA BUILDING CODE FUEL AND GAS, FLORIDA BUILDING CODE MECHANICAL, FLORIDA BUILDING CODE PLUMBING, AND THE NATIONAL ELECTRIC CODE.

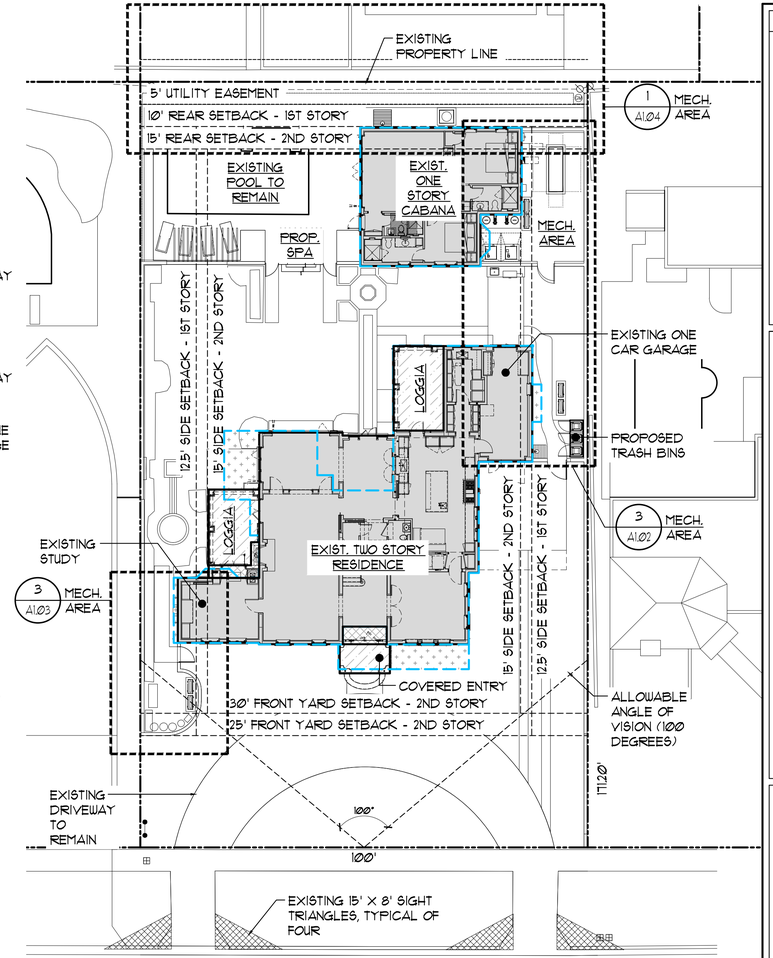
3. ALL WORK UNDER THIS CONTRACT SHALL BE IN COMPLIANCE WITH THE ABOVE IDENTIFIED CODES AND OTHER APPLICABLE CODES AND REGULATIONS.

4. ALL WORK SHALL BE PERFORMED BY A LICENSED GENERAL CONTRACTOR. THE CONTRACTOR SHALL COORDINATE AND SUPERVISE THE WORK AND THE WORK OF THE SUBCONTRACTORS.

5. THE GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION, AIA DOCUMENT A201 OF THE AMERICAN INSTITUTE OF ARCHITECTS (CURRENT EDITION), ARE HEREBY MADE PART OF THE CONTRACT DOCUMENTS TO THE SAME EXTENT AS IF WRITTEN OUT IN FULL.



1 **EXISTING SITE PLAN**
1/16" = 1'-0"



2 **PROPOSED SITE PLAN**
1/16" = 1'-0"

0' 5' 10' 20' 40'

NOTES TO CONTRACTOR:

A. DO NOT SCALE DRAWINGS. WHERE INFORMATION IS MISSING, PROVIDE RFI REQUESTING MISSING INFORMATION. ITEMS THAT ARE SCALED FROM DRAWINGS AND THEN NEED TO BE REPAIRED, ARE THE RESPONSIBILITY OF THE CONTRACTOR.

B. CONCRETE OR MASONRY BENCHES ARE NOT ALLOWED ON WOOD FRAME CONSTRUCTION PER REVIEW WITH DAVE CARMO.

C. TAKE PICTURES OF ANY REPAIRS THAT NEED TO BE REVIEWED BY THE STRUCTURAL ENGINEER PRIOR TO COVERING UP THE WORK OR POURING CONCRETE.

C. THE CONTRACTOR SHALL REPORT ANY INCONSISTENCIES BETWEEN THE EXISTING CONDITIONS AND THE CONSTRUCTION DOCUMENTS TO THE ARCHITECT BEFORE CONTINUING WORK.

D. STAIRWAY, RAILINGS, AND GUARDS SHALL MEET THE REQUIREMENTS OF FBC R311.7, R 312.1, AND THE LOADS AS SHOWN ON TABLE R301.5

E. THE CONTRACTOR SHALL PROVIDE SAMPLES OF ALL FINISHES / FINISH MATERIALS TO THE ARCHITECT FOR REVIEW PRIOR TO INSTALLATION.

F. AT ALL EXTERIOR DECK INSTALLATIONS OF STONE AND / OR TILE ABOVE GROUND (BALCONIES OR LOGGIAS OVER OCCUPIED SPACE) SHALL BE MADE WITH SCHLUTER DITRA DRAIN. THIS DRAIN MAT SHALL SERVE AS AN UNCOUPLING (ANTI-FRACTURE) MEMBRANE AND DRAINAGE MAT, AND SHALL BE APPLIED OVER A PITCHED SLAB WITH MINIMUM SLOPE OF 1/4" PER FOOT.

LEGAL DESCRIPTION
SEE SURVEY

OCCUPANCY TYPE
R-3

TYPE OF CONSTRUCTION
TYPE V, B (UNPROTECTED) SPRINKLERED

LEVEL OF ALTERATION
LEVEL 3 (PER FBC EXISTING SECTION 505 RENOVATION IS GREATER THAN 50% OF THE AGGREGATE BUILDING AREA)

LANDMARKED STATUS
NO

FIRE PROTECTION NOTES
NO FIRE SPRINKLERS PROVIDED

NOTES
1. THERE ARE NO HISTORIC TREES ON SITE.

2. THIS DRAWING WAS PREPARED BASED ON A SURVEY OF THE PROPERTY PREPARED BY WALLACE SURVEYING DATED MAY 16-2024.

FLOOD ZONE
THIS PROPERTY IS LOCATED IN FLOOD ZONE X, ACCORDING TO F.I.R.M. (FLOOD INSURANCE RATE MAP) NO. 12099C0583G, DATED 12/20/24

LEGEND
- EXISTING TO BE RENOVATED (ABOVE EXISTING FOUNDATION)
- PROPOSED CONDITIONED ADDITION
- PROPOSED OPEN-AIR ADDITIONS
- STRUCTURE TO BE DEMOLISHED
- OUTLINE OF EXISTING STRUCTURE

LEGEND
- EXISTING ELEVATION IN NAVD
- +17.00' OR +17.00 PROPOSED SPOT ELEVATION IN NAVD
- 18.0' F.F. PROPOSED ELEVATION DATUM IN NAVD

REVISIONS

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ADDITIONS AND RENOVATIONS FOR:
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SCALE:
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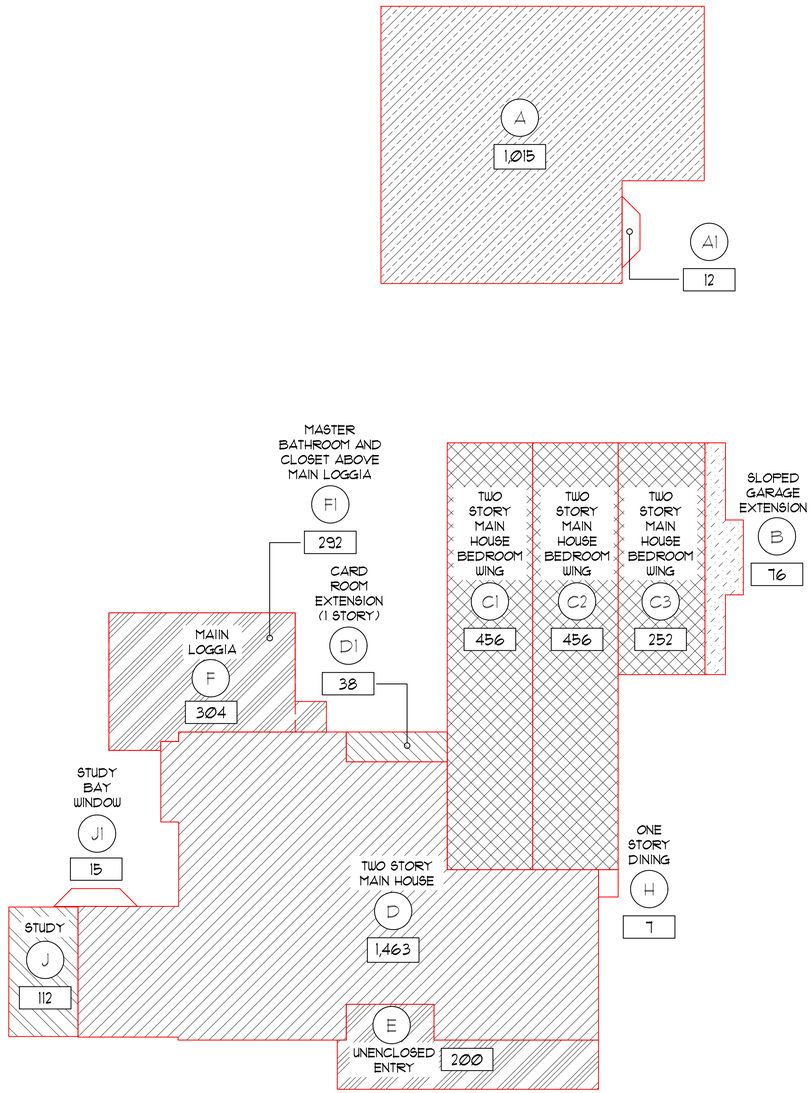
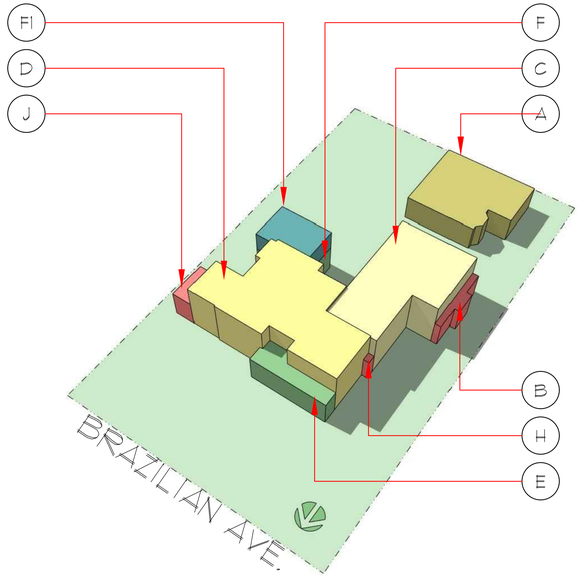
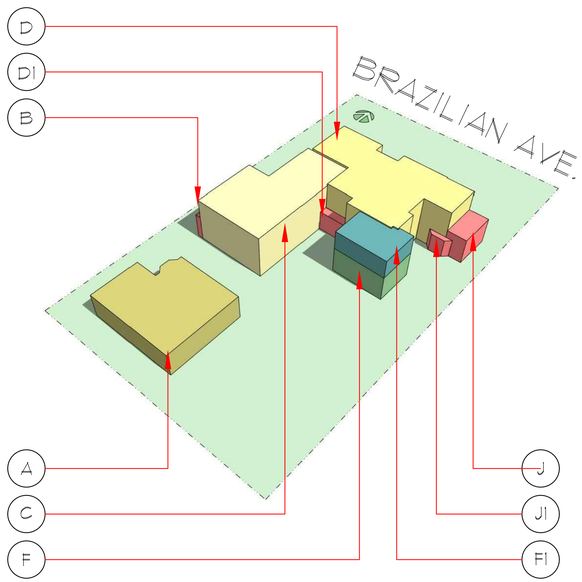


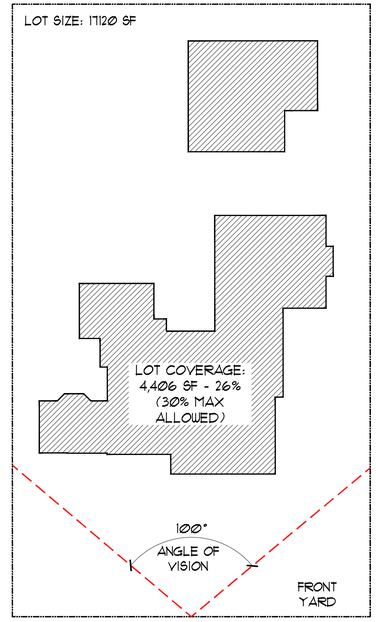
1 **AREAS FOR EXISTING CUBIC CONTENT**
1/8" = 1'-0"



2 **EXISTING VOLUMETRY VIEW FROM NW CORNER**
N.T.S.



3 **EXISTING VOLUMETRY VIEW FROM SE CORNER**
N.T.S.



1 **EXISTING LOT COVERAGE**
1 = 20'-0"

EXISTING CUBIC CONTENT - RB			
DATE: OCTOBER 17, '24		Units	
CCR = (BUILDING VOLUME/LOT AREA)			
SITE AREA (SQUARE FEET) =	17,120	Sqaure Feet	
SITE AREA ROUNDED (to the nearest 100 S.F.)	17,100	Sqaure Feet	
MAXIMUM ALLOWABLE CCR =	3.93		
BUILDING VOLUME (LOT AREA X CCR) =	67,203.00	Cubic Feet	
ALLOWABLE LOGGIA CREDIT (5%) =	3360.15	Cubic Feet	
TOTAL ALLOWABLE RESIDENCE VOLUME =	70,563.15	Cubic Feet	
POINT OF MEASUREMENT =	14.08	Feet	
FINISHED FLOOR =	14.19	Feet	
LOCATION	AREA (SQUARE FEET)	HEIGHT FROM MEASURING POINT (FT.)	CUBIC CONTENT (CUBIC FEET)
A - 1 STORY CABANA	1,015.00	10.73	10,890.95
A1 - 1 STORY CABANA- BAY WINDOW	12.00	7.50	90.00
B - SLOPED GARAGE EXTENSION	76.00	9.07	689.32
C1 - 2 STORY MAIN HOUSE BEDROOM WING	456.00	17.76	8,098.56
C2 - 2 STORY MAIN HOUSE BEDROOM WING	456.00	18.24	8,317.44
C3 - 2 STORY MAIN HOUSE BEDROOM WING	252.00	18.27	4,604.04
D - 2 STORY MAIN HOUSE	1,463.00	19.16	28,031.08
D1 - 1 STORY CARD ROOM EXTENSION	38.00	8.24	313.12
E - UNENCLOSED ENTRY	200.00	10.61	2,122.00
F - UNENCLOSED MAIN LOGGIA	304.00	10.74	3,264.96
F1 - MASTER BATHROOM AND CLOSET	292.00	7.67	2,239.64
H - ONE STORY DINING ROOM	7.00	9.37	65.59
J - STUDY	112.00	10.49	1,174.88
J1 - STUDY BAY WINDOW	15.00	7.73	115.95
EXISTING GROSS CUBIC CONTENT=			70,017.53
LESS LOGGIA CREDIT =			(3,360.15)
EXISTING CUBIC CONTENT =			66,657.38
EXISTING CCR			3.90
EXISTING TOTAL LOGGIAS =			5,386.96
NOTE: CHECK THAT EXISTING LOGGIAS ARE GREATER THAN OR EQUAL TO ALLOWABLE LOGGIA CREDIT			OK
REMAINING CUBIC CONTENT			545.62

REVISIONS

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ADDITIONS AND RENOVATIONS FOR:
124 BRAZILIAN AVE
124 BRAZILIAN AVENUE PALM BEACH, FL 33480

SEAL

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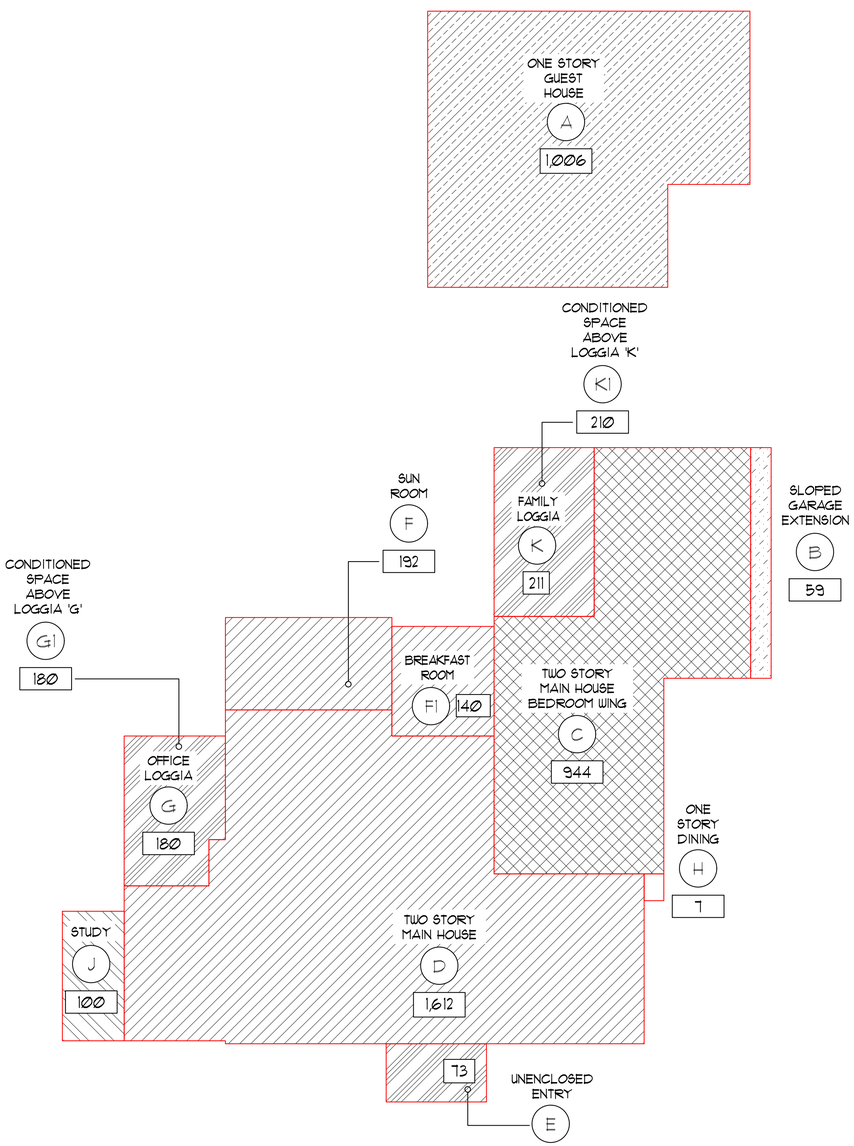
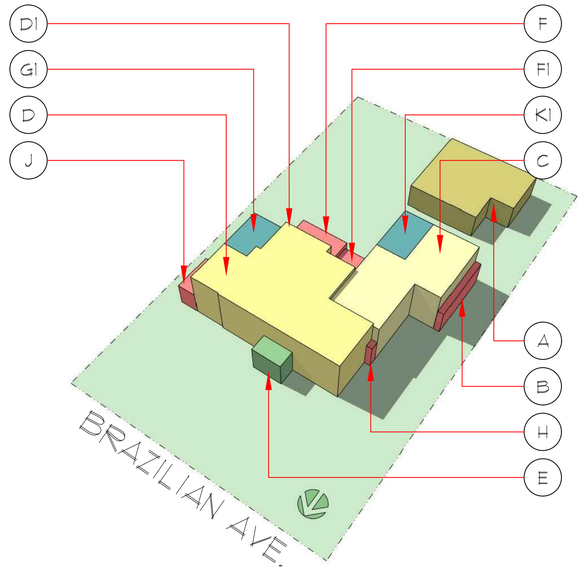


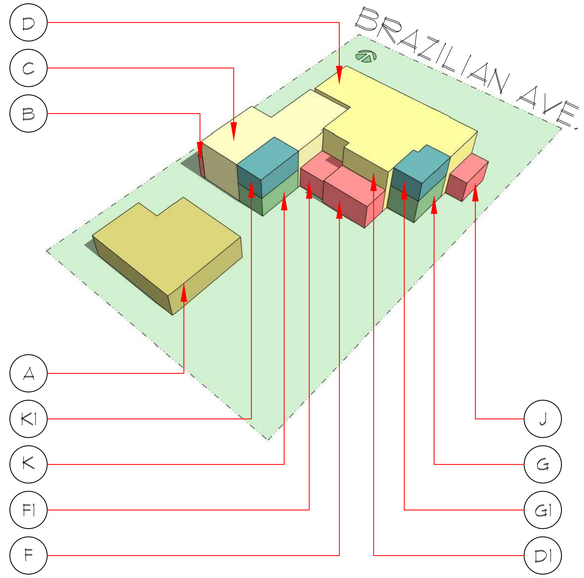
1 AREAS FOR PROPOSED CUBIC CONTENT

1/8" = 1'-0"



2 VOLUMETRY VIEW FROM NW CORNER

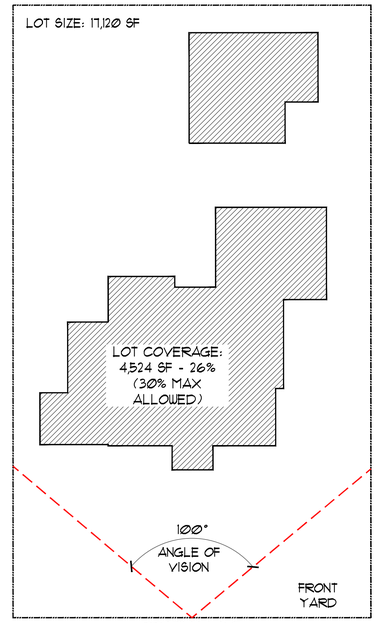
N.T.S. PROPOSED



3 VOLUMETRY VIEW FROM SE CORNER

N.T.S. PROPOSED

* REFER TO LANDSCAPE DRWGS. FOR NEW OPEN SPACE CALCS.



1 PROPOSED LOT COVERAGE

1 = 20'-0"

PROPOSED CUBIC CONTENT - RB

DATE: MARCH 28, '25		Units	
CCR = (BUILDING VOLUME/LOT AREA)			
SITE AREA (SQUARE FEET) =	17,120	Sqaure Feet	
SITE AREA ROUNDED (to the nearest 100 S.F.)	17,100	Sqaure Feet	
MAXIMUM ALLOWABLE CCR =	3.93		
BUILDING VOLUME (LOT AREA X CCR) =	67,203.00	Cubic Feet	
ALLOWABLE LOGGIA CREDIT (5%) =	3360.15	Cubic Feet	
TOTAL ALLOWABLE RESIDENCE VOLUME =	70,563.15	Cubic Feet	
POINT OF MEASUREMENT =	14.08	Feet	
FINISHED FLOOR =	14.19	Feet	
LOCATION	**AREA (SQUARE FEET)**	**HEIGHT FROM MEASURING POINT (FT.)**	**CUBIC CONTENT (CUBIC FEET)**
A - 1 STORY CABANA	1,006.00	10.07	10,130.42
B - SLOPED GARAGE EXTENSION	59.00	9.07	535.13
C - 2 STORY MAIN HOUSE - BEDROOM WING	944.00	17.73	16,737.12
D - 2 STORY MAIN HOUSE	1,612.00	19.14	30,853.68
E - UNENCLOSED ENTRY	73.00	11.42	833.66
F - ENCLOSED SUNROOM	192.00	10.49	2,014.08
F1 - ENCLOSED BREAKFAST ROOM	140.00	9.15	1,281.00
G - UNENCLOSED OFFICE LOGGIA	180.00	10.74	1,933.20
G1 - SECOND FLOOR OVER OFFICE LOGGIA	180.00	8.40	1,512.00
H - ONE STORY DINING ROOM	7.00	9.37	65.59
J - STUDY	100.00	9.19	919.00
K - FAMILY LOGGIA	211.00	9.77	2,061.47
K1 - 2ND FLOOR OVER FAMILY LOGGIA	211.00	7.96	1,679.56
GROSS CUBIC CONTENT =			70,555.91
LESS LOGGIA CREDIT =			(3,360.15)
PROPOSED CUBIC CONTENT =			67,195.76
CCR PROVIDED			**3.93**
LOGGIAS PROVIDED (ADD VOLS. E + G + K)			4,828.33
NOTE: CHECK THAT PROPOSED LOGGIAS ARE GREATER THAN OR EQUAL TO ALLOWABLE LOGGIA CREDIT			OK

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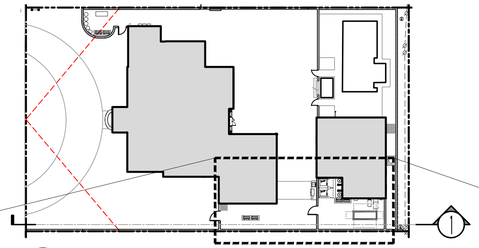
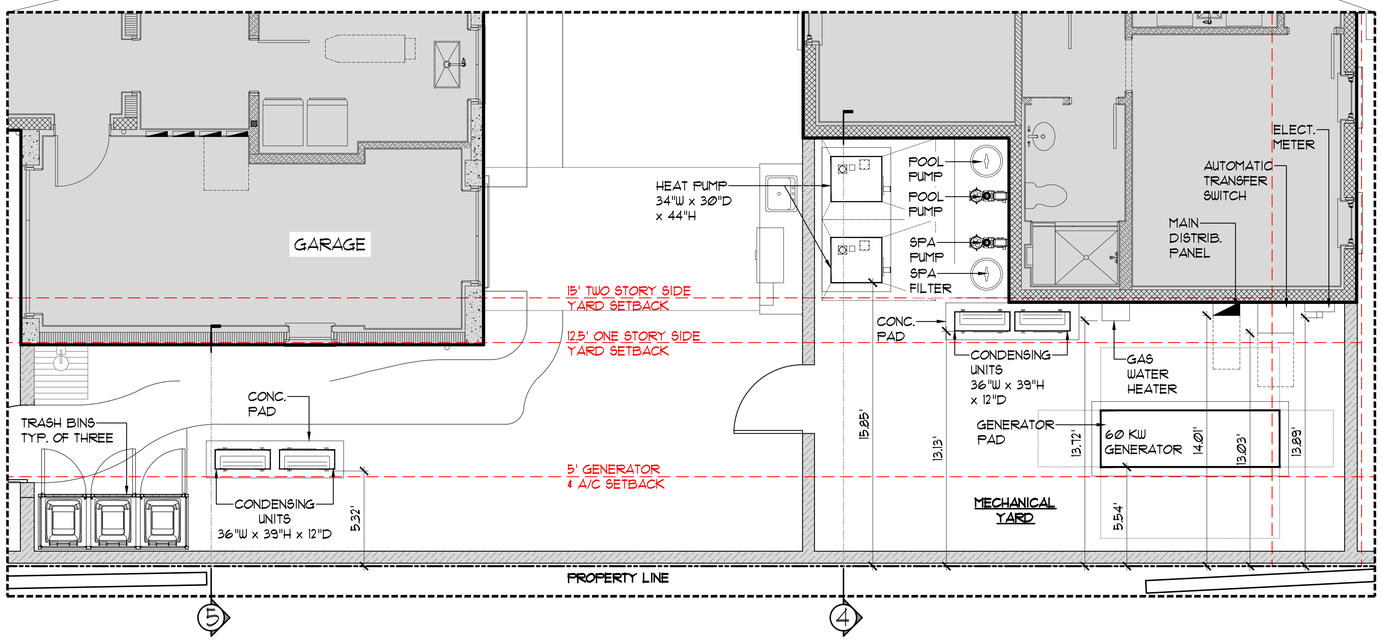
1 **WEST YARD SECTION**
1/8"=1'-0"

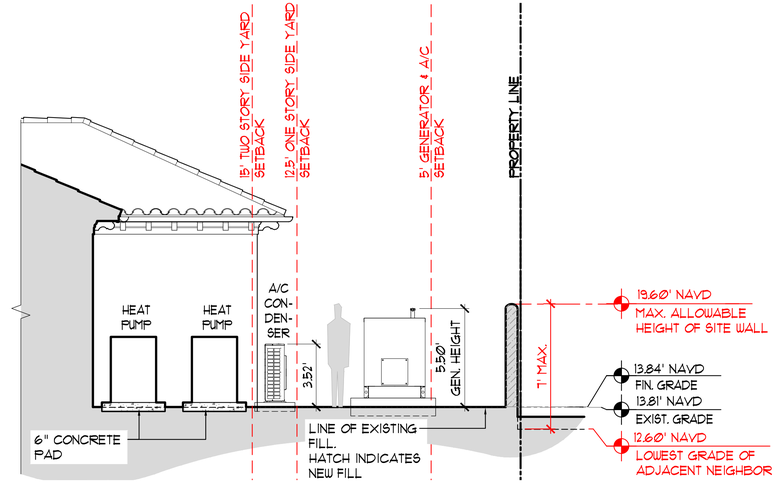


2 **KEY PLAN**
1/32" = 1'-0"

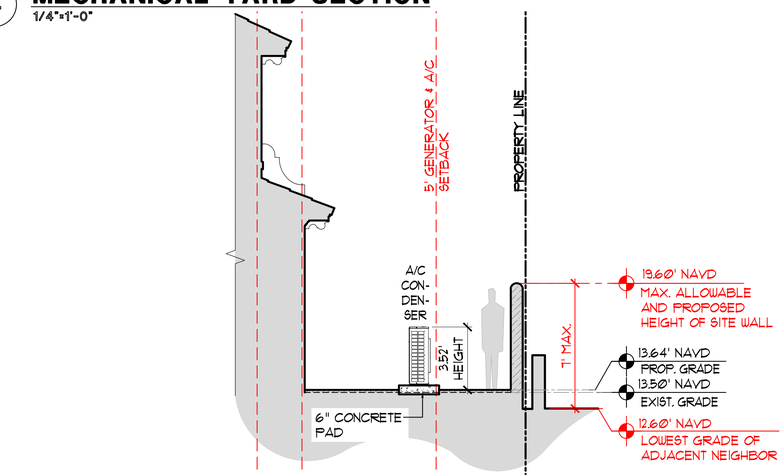


3 **MECHANICAL YARD PLAN**
1/4"=1'-0"

LEGEND
PROPOSED SITE WALLS



4 **MECHANICAL YARD SECTION**
1/4"=1'-0"



5 **MECHANICAL YARD SECTION**
1/4"=1'-0"

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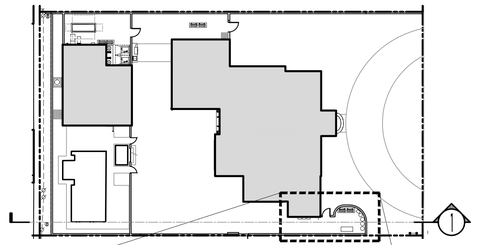
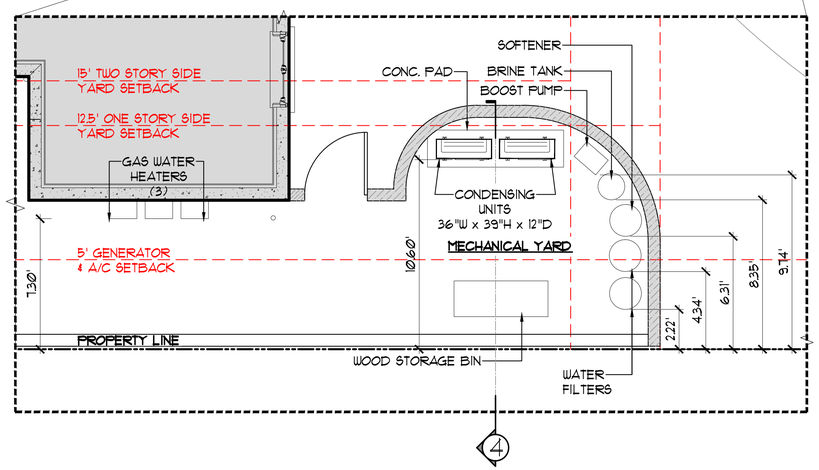
1 **EAST YARD SECTION**
1/8"=1'-0"

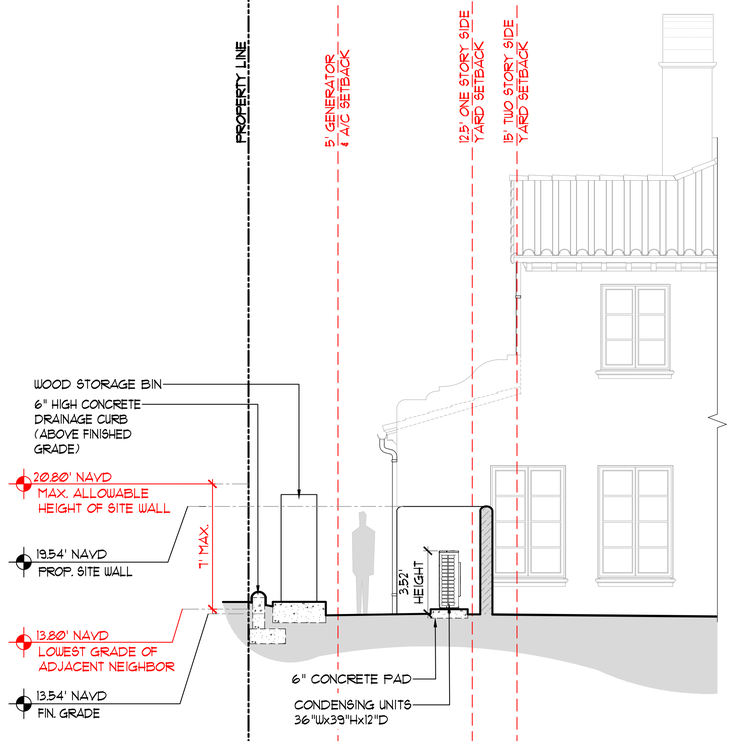


2 **KEY PLAN**
1/32"=1'-0"



3 **MECHANICAL YARD PLAN**
1/4"=1'-0"

LEGEND
PROPOSED SITE WALLS



4 **MECHANICAL YARD SECTION**
1/4"=1'-0"

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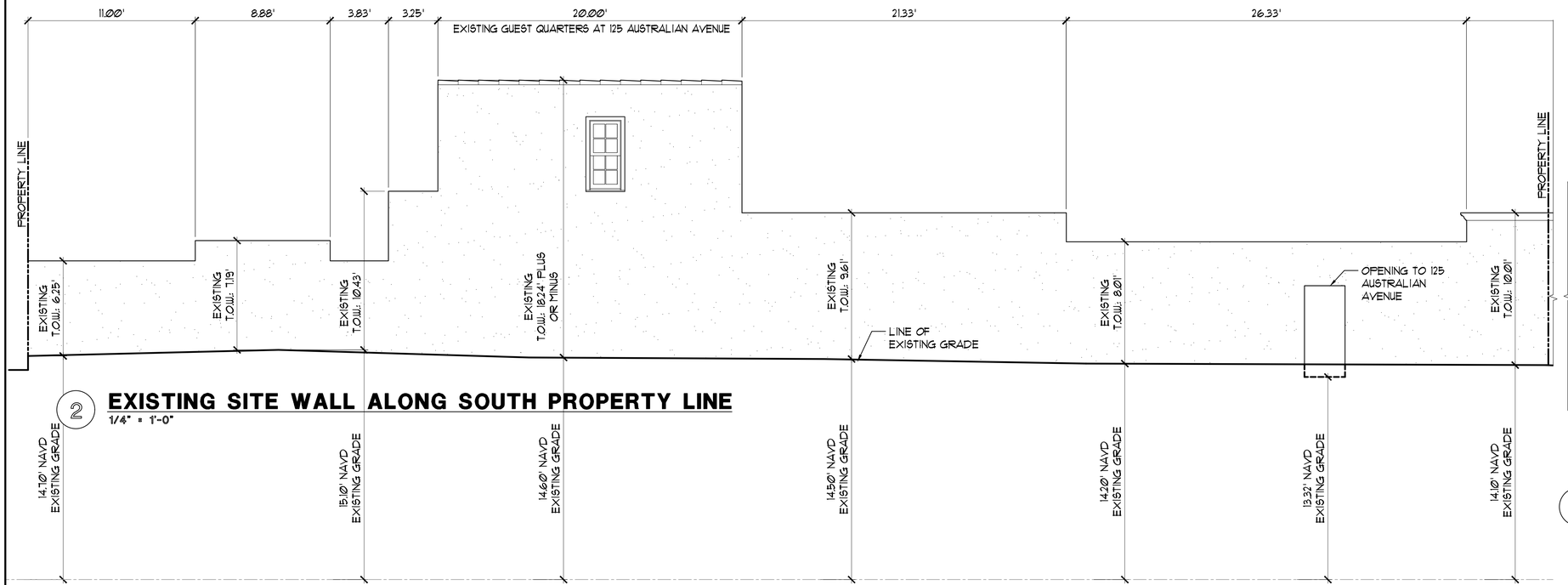
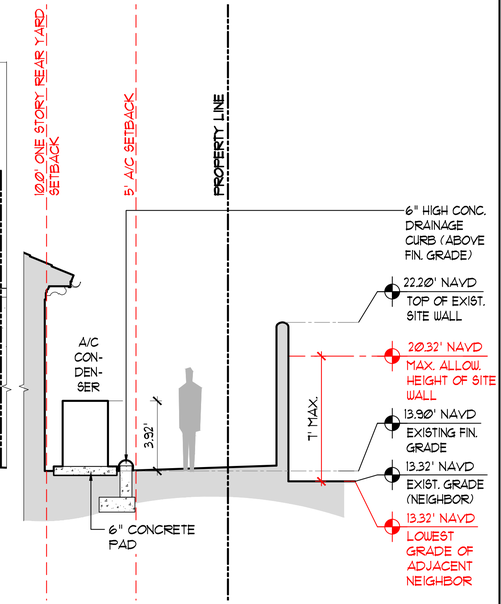


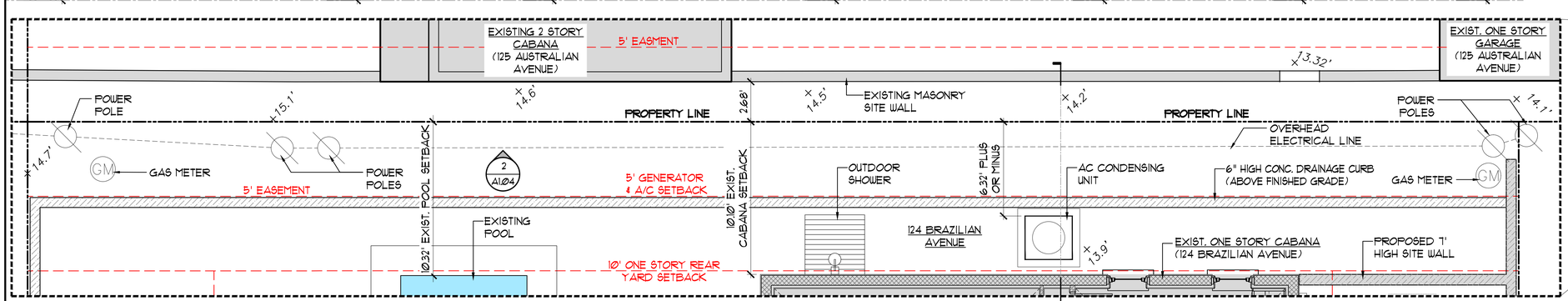
2 EXISTING SITE WALL ALONG SOUTH PROPERTY LINE

1/4" = 1'-0"



3 MECHANICAL YARD SECTION

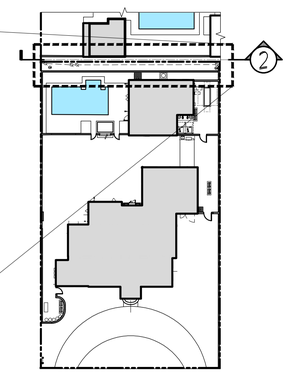
1/4"=1'-0"



1 PLAN VIEW OF EXISTING SITE WALL ALONG SOUTH PROPERTY LINE

1/4" = 1'-0"

LEGEND
PROPOSED SITE WALLS



A KEY PLAN

1" = 40'-0"

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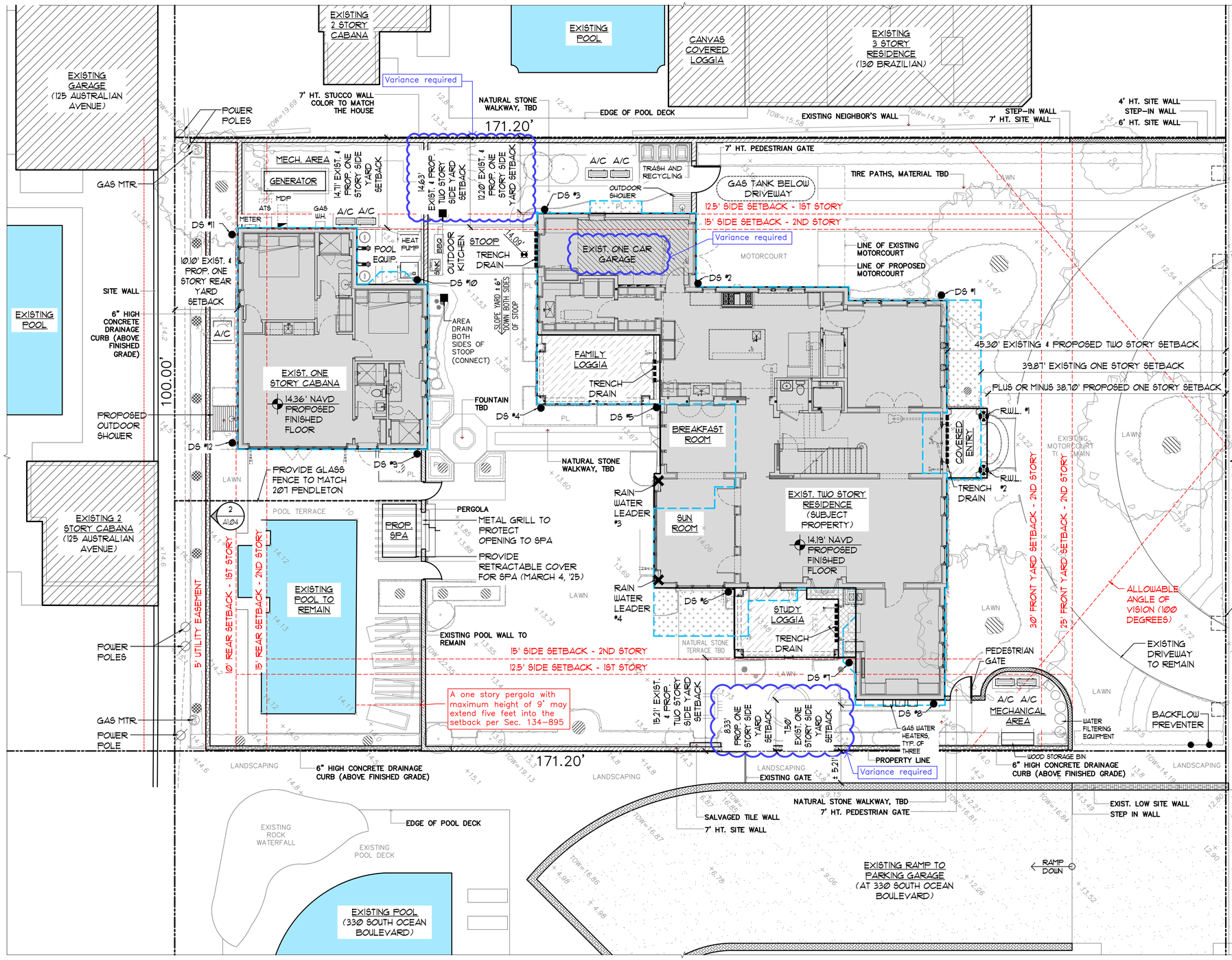

1 PROPOSED SITE PLAN

1/8" = 1'-0"

0' 5' 10' 20'

LEGEND

- EXISTING TO BE RENOVATED (ABOVE EXISTING FOUNDATION)
- PROPOSED CONDITIONED ADDITION
- PROPOSED OPEN-AIR ADDITIONS
- STRUCTURE TO BE DEMOLISHED
- OUTLINE OF EXISTING STRUCTURE
- PROP. CONC. DRAINAGE CURB, WITH MIN. TOP OF CONC. 6" ABOVE THE PROP. FINISHED GRADE
- EXISTING 1' SITE WALL
- EXISTING 3' SITE WALL (PLUS OR MINUS) AS MEASURED FROM THE SUBJECT PROPERTY
- PROPOSED 4' SITE WALL
- PROPOSED 6' SITE WALL
- PROPOSED 7' SITE WALL (STUCCO COLOR TO MATCH HOUSE)
- EXISTING POOL WALL TO REMAIN

RAIN WATER DRAINAGE LEGEND:

		TOTAL:			TOTAL:
●	3" DOWNSPOUT TYPICAL	12	■	AREA DRAIN	
⊗	3" RAIN WATER LEADER (R.W.L.), LOCATE DRAIN PIPE WITHIN MASONRY WALL. NOT VISIBLE FROM EXTERIOR (COVERED ENTRY)	2			
✕	2" RAIN WATER LEADER (R.W.L.), LOCATE DRAIN PIPE WITHIN MASONRY WALL. NOT VISIBLE FROM EXTERIOR. (SUN ROOM)	2			
▬▬	TRENCH DRAINS, PROVIDE CONNECTION TO EXFILTRATION TRENCH	4			

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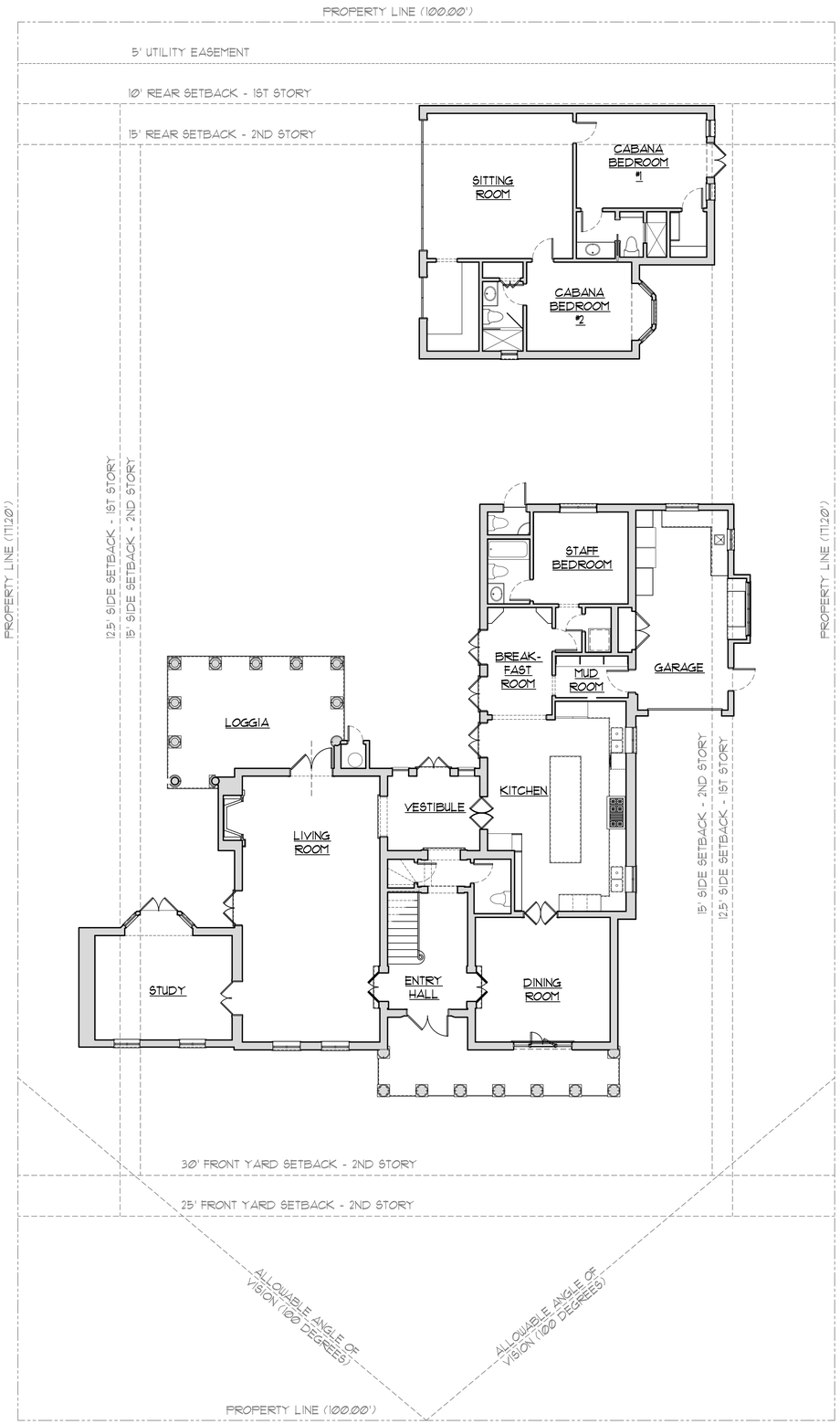
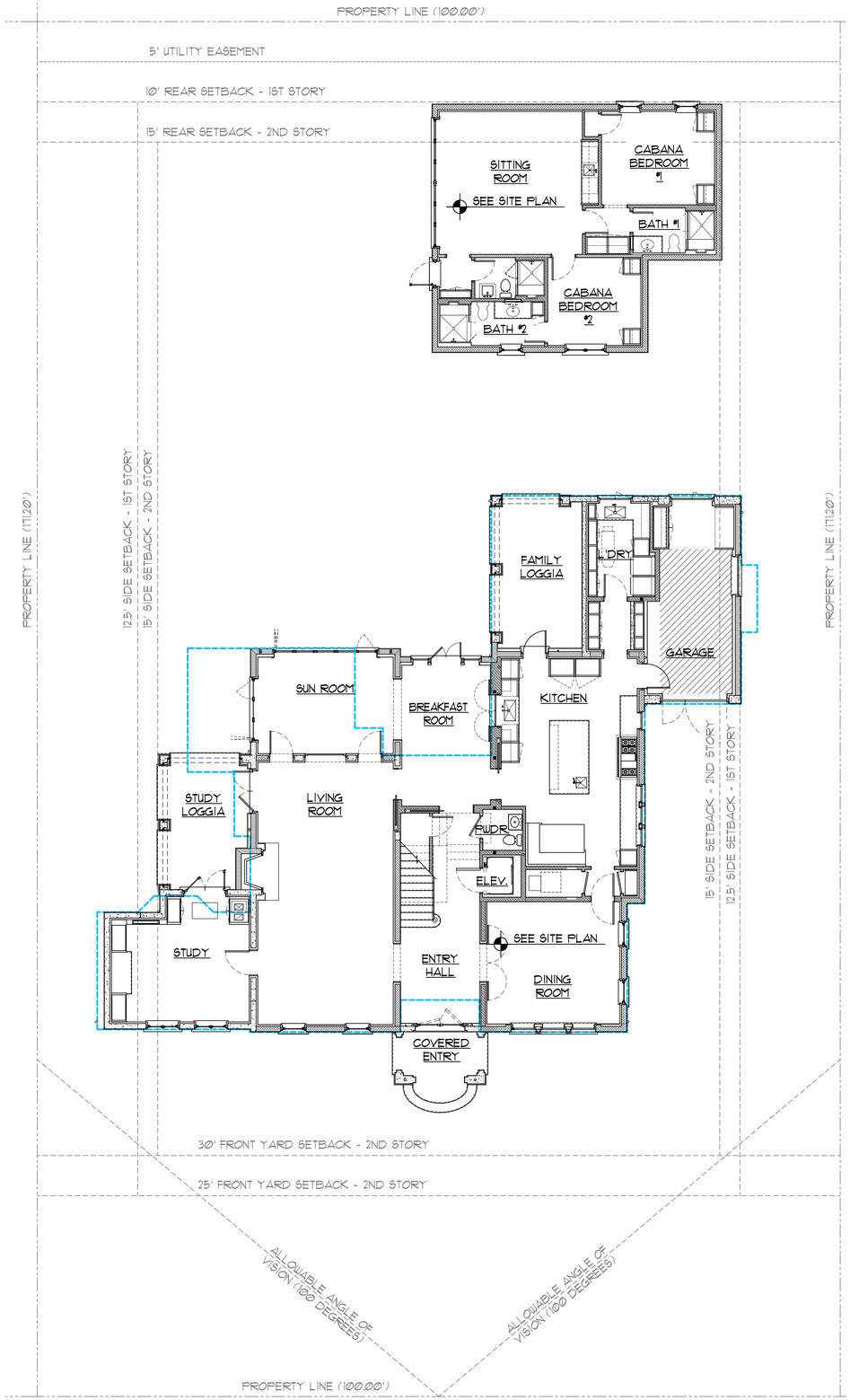


1 **EXISTING 1ST FLOOR PLAN**
1/8" = 1'-0"



2 **PROPOSED 1ST FLOOR PLAN**
1/8" = 1'-0"

LEGEND
OUTLINE OF EXISTING STRUCTURE

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A2.1

SCALE:
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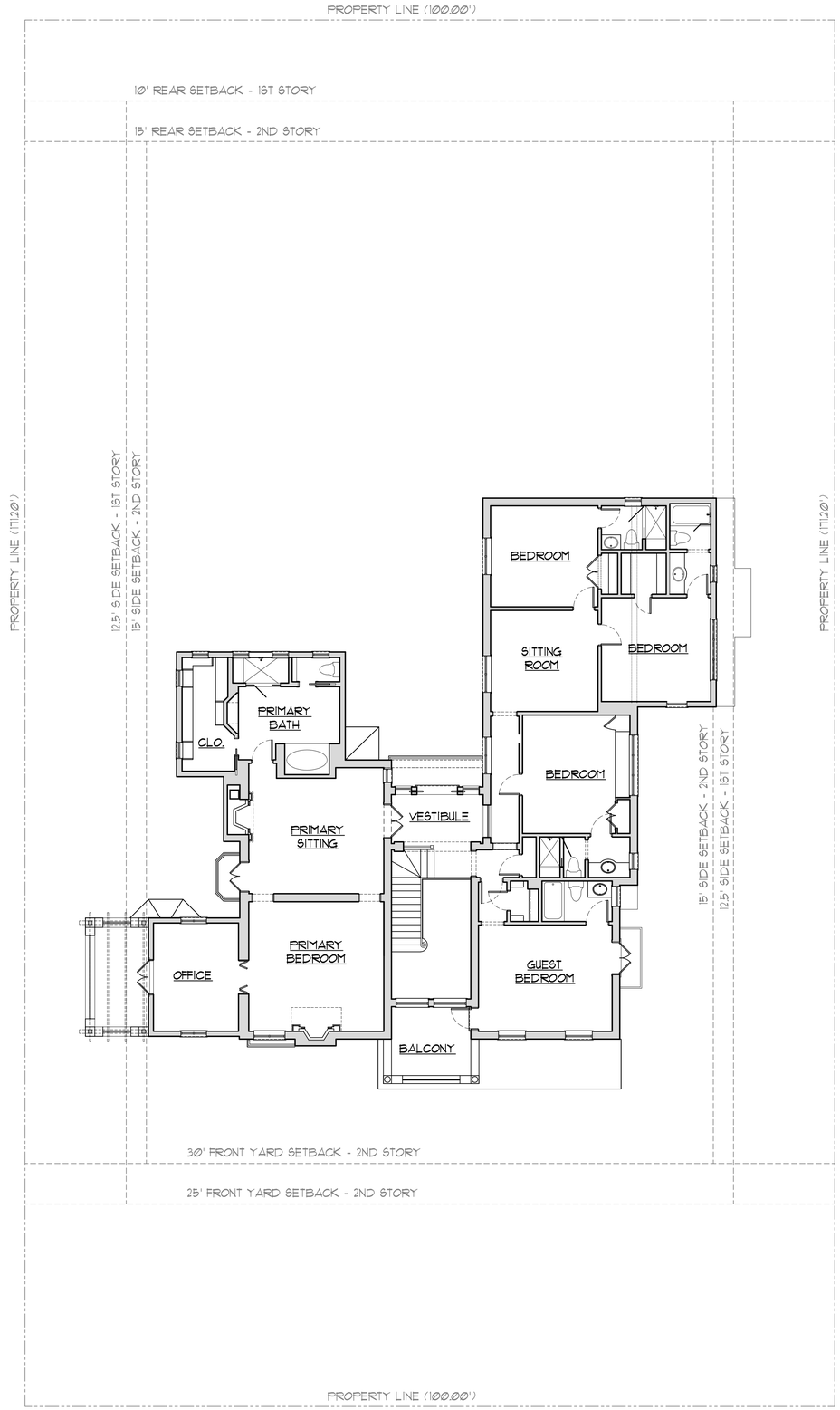
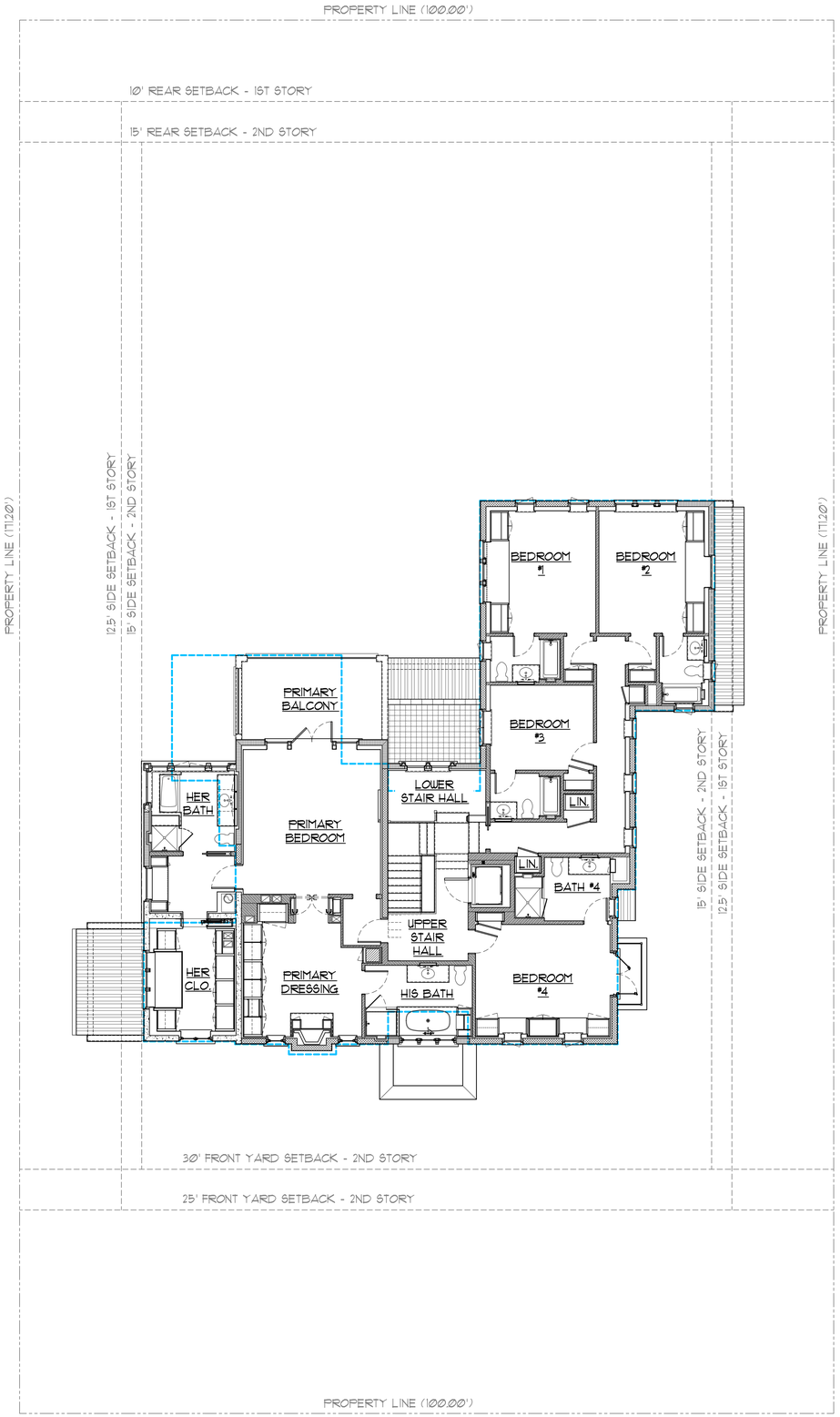


1 **EXISTING 2ND FLOOR PLAN**
1/8" = 1'-0"



2 **PROPOSED 2ND FLOOR PLAN**
1/8" = 1'-0"

LEGEND
OUTLINE OF EXISTING STRUCTURE

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SCALE:
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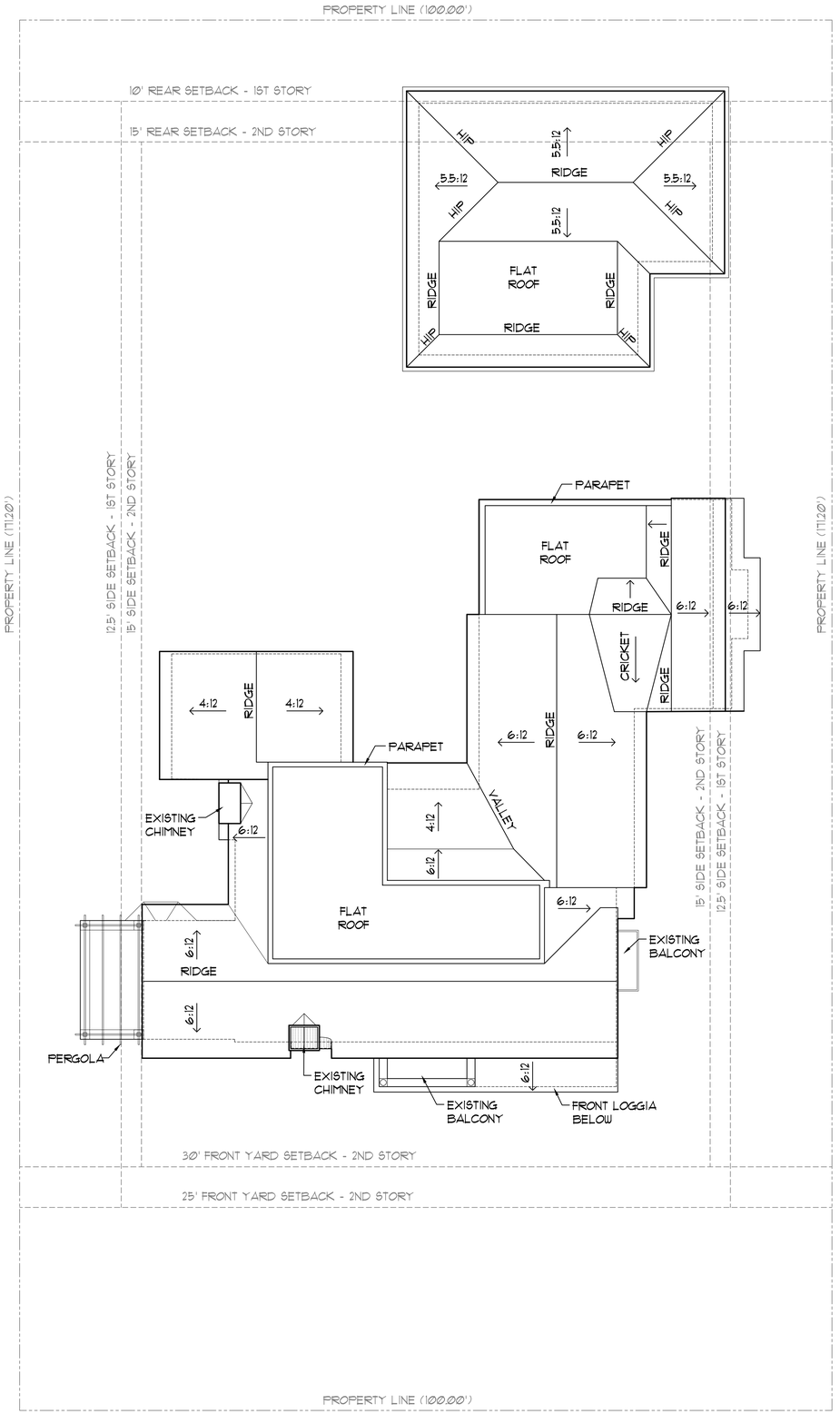
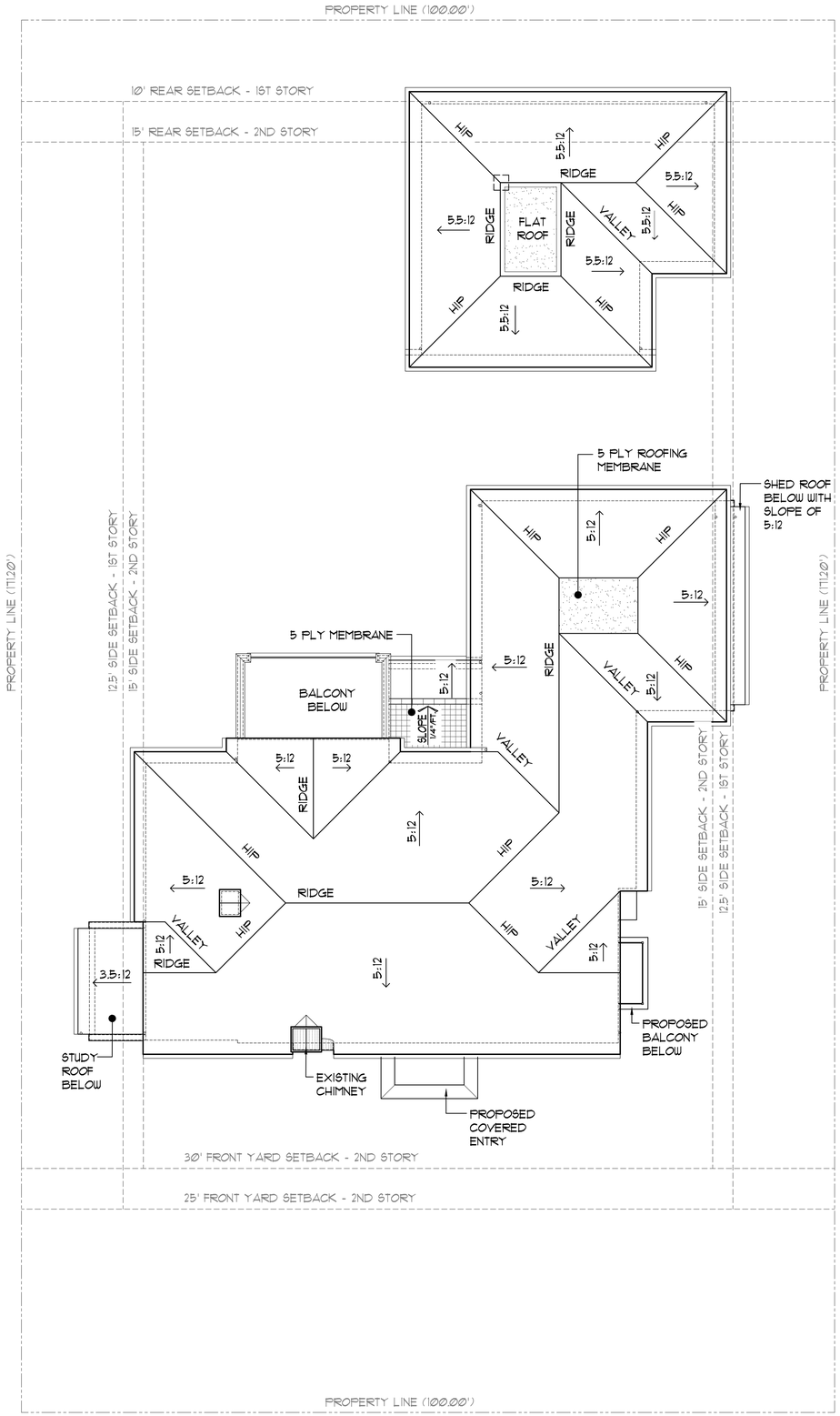


1 **EXISTING ROOF PLAN**
1/8" = 1'-0"



2 **PROPOSED ROOF PLAN**
1/8" = 1'-0"

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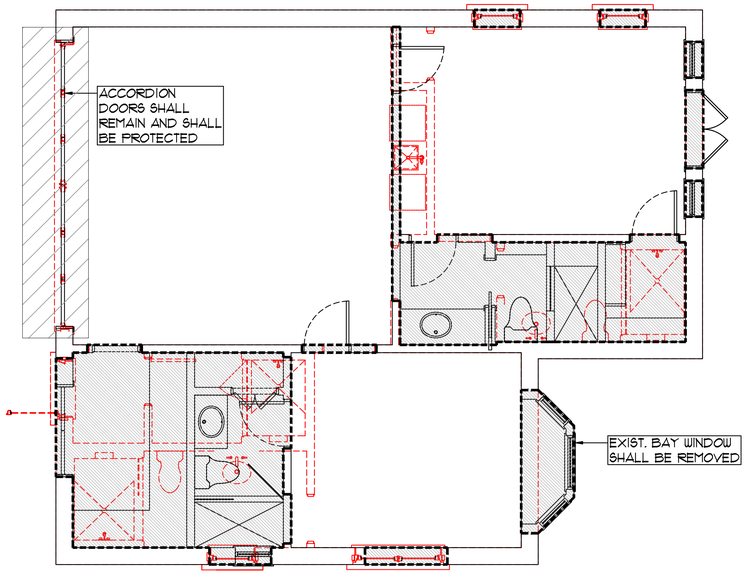
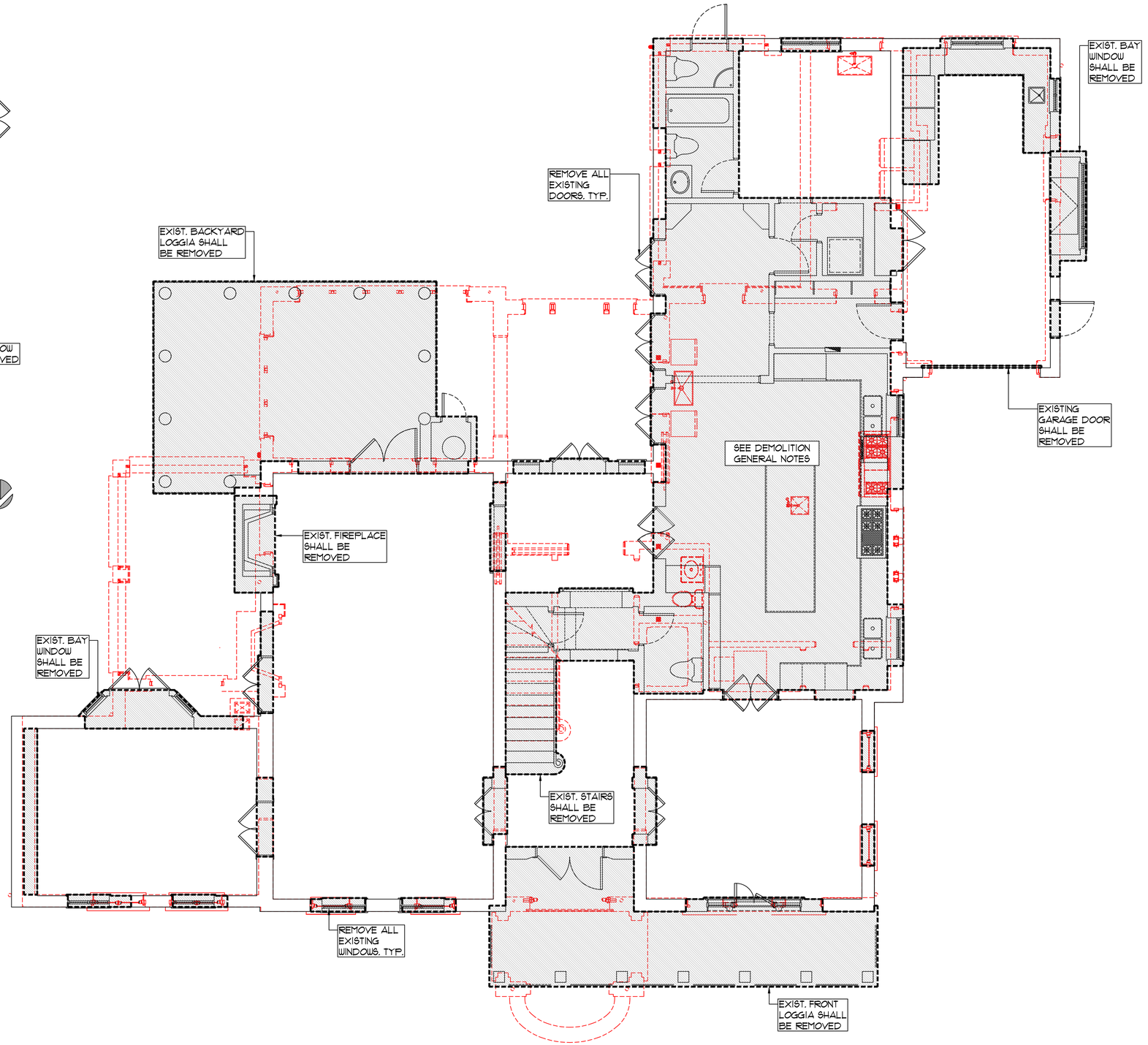


2 GUEST HOUSE 1st FLOOR DEMOLITION PLAN

1/4" = 1'-0"

LOCATION IN RELATIONSHIP TO MAIN HOUSE IS NOT ACCURATE



1 1ST FLOOR DEMOLITION PLAN

1/4" = 1'-0"

LEGEND

- SHOWS AREAS OF MATERIAL REMOVAL. SEE DEMOLITION GENERAL NOTES.
- OUTLINE OF PROPOSED BUILDING FOR REFERENCE
- INDICATES ACCORDION DOORS TO BE PROTECTED

PERCENTAGE OF 1st FLOOR AREA TO BE DEMOLISHED

AREA	PERCENTAGE OF DEMOLITION AREA
TOTAL	40%

DEMOLITION GENERAL NOTES:

1. ALL DEBRIS AND MATERIALS OF DEMOLITION SHALL BE REMOVED FROM THE BUILDING AS WORK PROGRESSES AND DISPOSED OF IN CONFORMANCE WITH APPLICABLE REGULATIONS.

2. A LICENSED PLUMBER SHALL DISCONNECT ALL FIXTURES. EXISTING LINES ARE TO BE REMOVED WITHIN ALL WALLS.

3. A LICENSED ELECTRICIAN SHALL REMOVE EXISTING ELECTRICAL PANELS AND INSTALL TEMPORARY POWER.

4. REMOVE ALL EXISTING FLOOR FINISHES SCHEDULED FOR REMOVAL DOWN TO EXISTING SUB-FLOOR. THE EXISTING SUBFLOOR IS TO BE CLEAN AND FREE OF ALL IRREGULARITIES IN PREPARATION FOR THE INSTALLATION OF NEW FINISHES.

5. REMOVE ALL EXISTING ELECTRICAL DEVICES, LIGHT FIXTURES, APPLIANCES, AUDIO SYSTEM COMPONENTS, AND A/C GRILLS FROM CEILINGS.

7. REMOVE ALL EXISTING WALL AND CEILING FINISHES DOWN TO THE EXISTING WOOD FRAMING.

8. REMOVE ALL EXISTING INTERIOR DOORS, FRAMES, INTERIOR MILLWORK AND CABINETRY AS INDICATED.

9. REMOVE ALL EXISTING WINDOWS AND DOORS, EXCEPT EAST FACING ACCORDION DOORS AT CABANA AS INDICATED ON PLAN.

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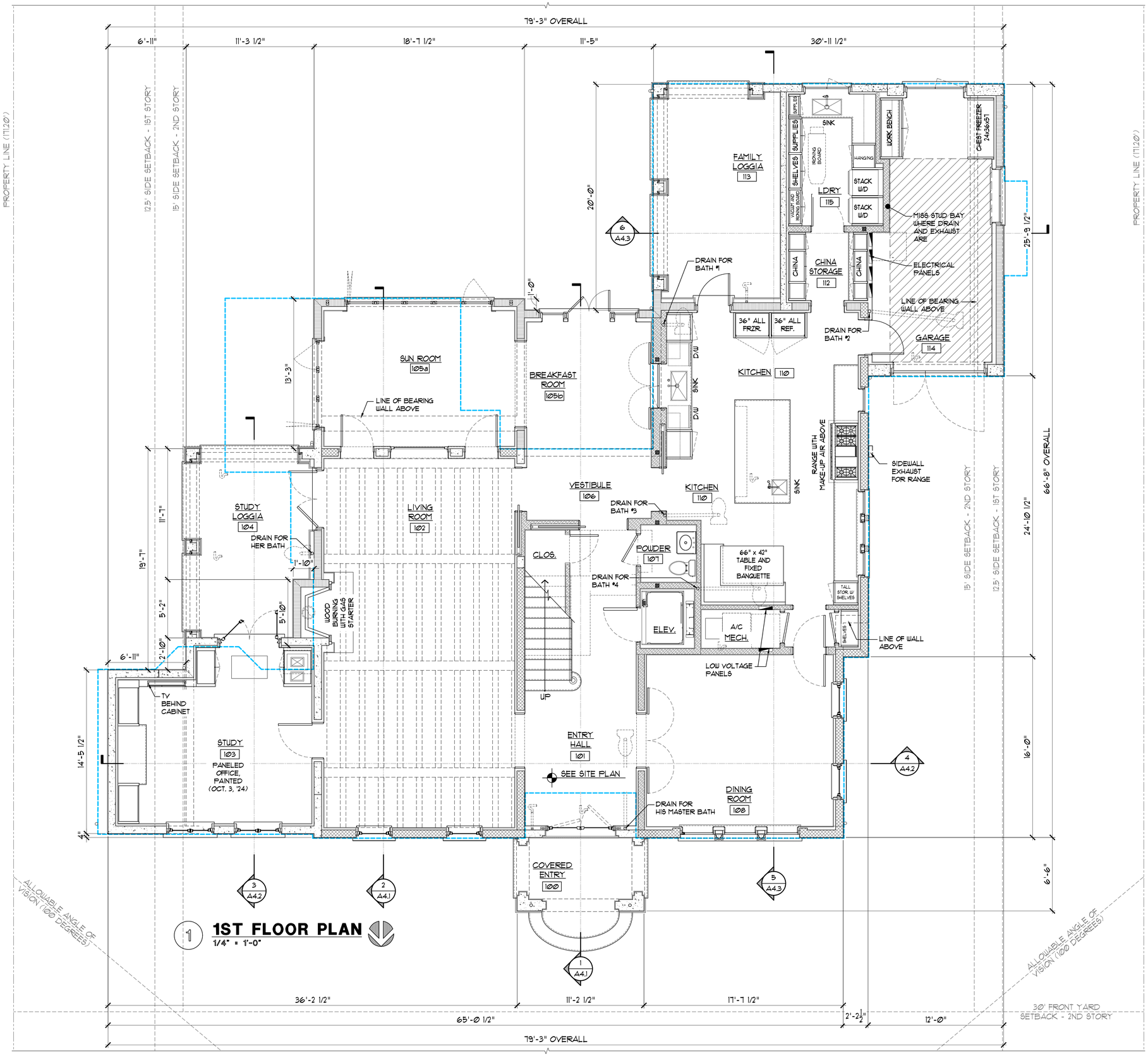

1 **1ST FLOOR PLAN**
1/4" = 1'-0"

FURRING NOTES:

1. FURRING ON MASONRY WALLS SHALL BE 2" UNLESS NOTED OTHERWISE

LEGEND

	PROPOSED MASONRY WALL
	EXISTING MASONRY WALL TO REMAIN
	SOUND WALL: THREMAFIBER SOUND BATTS AND MASS-LOADED VINYL SOUNDPROOFING. LSL WOOD STUDS
	BEARING PARTITION WITH SOUND PROOFING AS FOR SOUND WALL ABOVE.
	OUTLINE OF EXISTING STRUCTURE
	STRUCTURAL COLUMN, SEE STRUCTURAL PLANS
01	DOOR NUMBER DESIGNATION
A	WINDOW TYPE DESIGNATION
101	ROOM NUMBER DESIGNATION
a / d / A1.1 / b / c	INTERIOR ELEVATION DESIGNATION
1 / A5.1	SECTION DESIGNATION

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ADDITIONS AND RENOVATIONS FOR:
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AA	2211	TK

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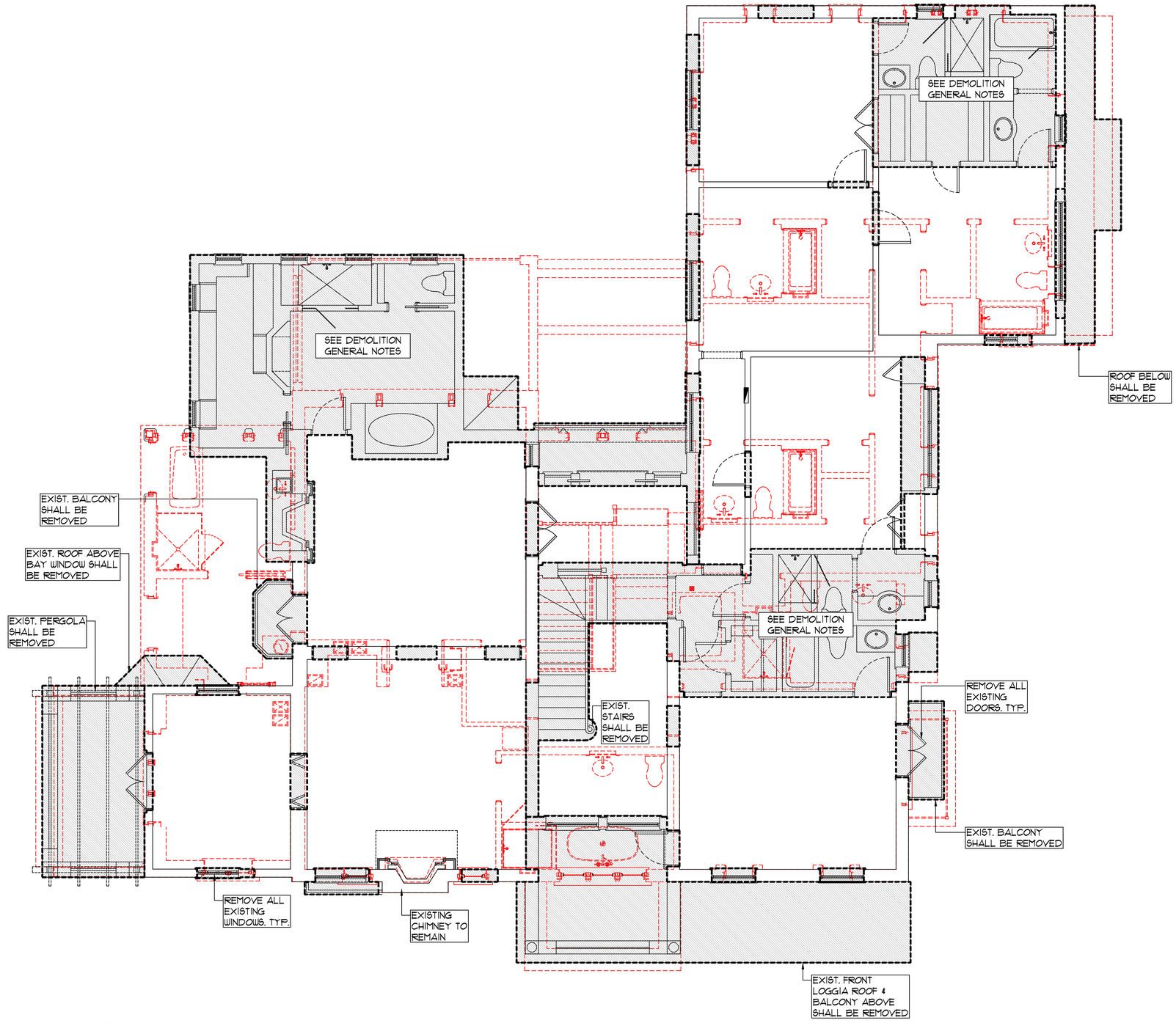
A2.12

SCALE:
AS NOTED



1 **2nd FLOOR DEMOLITION PLAN**
1/4" = 1'-0"

PERCENTAGE OF 2nd FLOOR AREA TO BE DEMOLISHED	
AREA	PERCENTAGE OF DEMOLITION AREA
TOTAL	52%

LEGEND

- SHOWS AREAS OF MATERIAL REMOVAL. SEE DEMOLITION GENERAL NOTES.
- OUTLINE OF PROPOSED BUILDING FOR REFERENCE
- INDICATES ACCORDION DOORS TO BE PROTECTED

DEMOLITION GENERAL NOTES:

SEE A2.11

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A2.13

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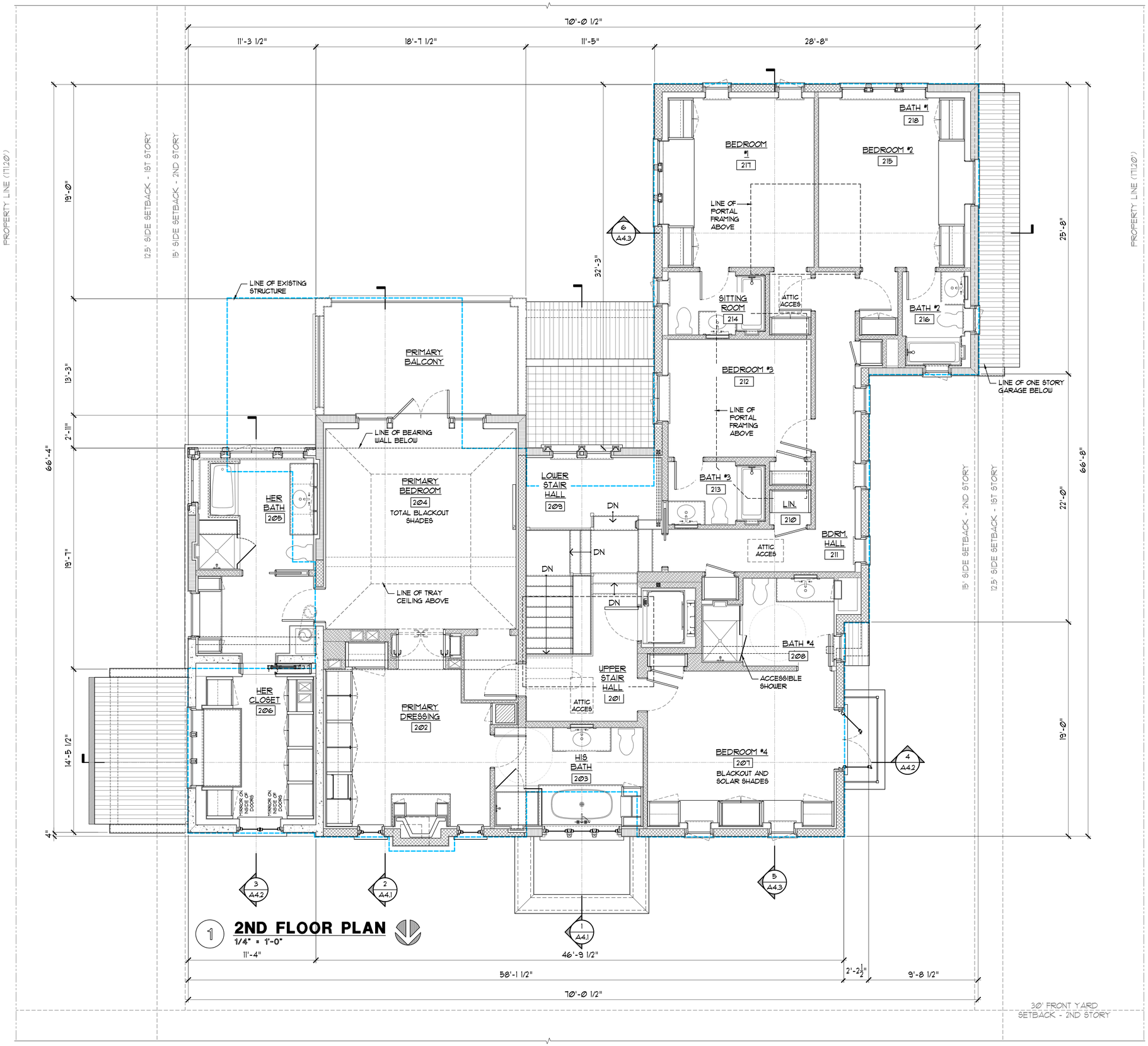

1 **2ND FLOOR PLAN**
1/4" = 1'-0"

FURRING NOTES:

1. FURRING ON MASONRY WALLS SHALL BE 2" UNLESS NOTED OTHERWISE

LEGEND

- PROPOSED MASONRY WALL
- EXISTING MASONRY WALL TO REMAIN
- SOUND WALL: THREMAFIBER SOUND BATTS AND MASS-LOADED VINYL SOUNDPROOFING. L&L WOOD STUDS
- BEARING PARTITION WITH SOUND PROOFING AS FOR SOUND WALL ABOVE.
- OUTLINE OF EXISTING STRUCTURE
- STRUCTURAL COLUMN, SEE STRUCTURAL PLANS
- 01 — DOOR NUMBER DESIGNATION
- A — WINDOW TYPE DESIGNATION
- 101 — ROOM NUMBER DESIGNATION
- a / d / A1.1 / b / c — INTERIOR ELEVATION DESIGNATION
- 1 / A5.1 — SECTION DESIGNATION

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A2.14

SCALE:
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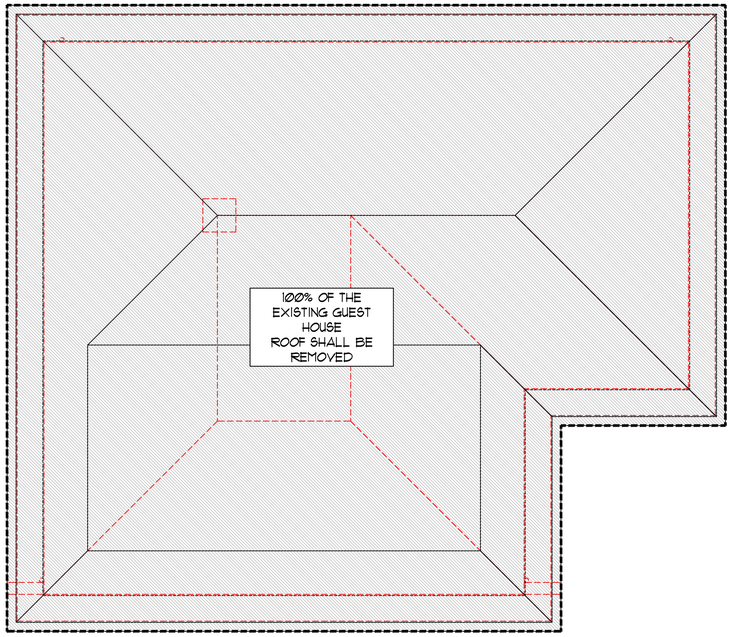
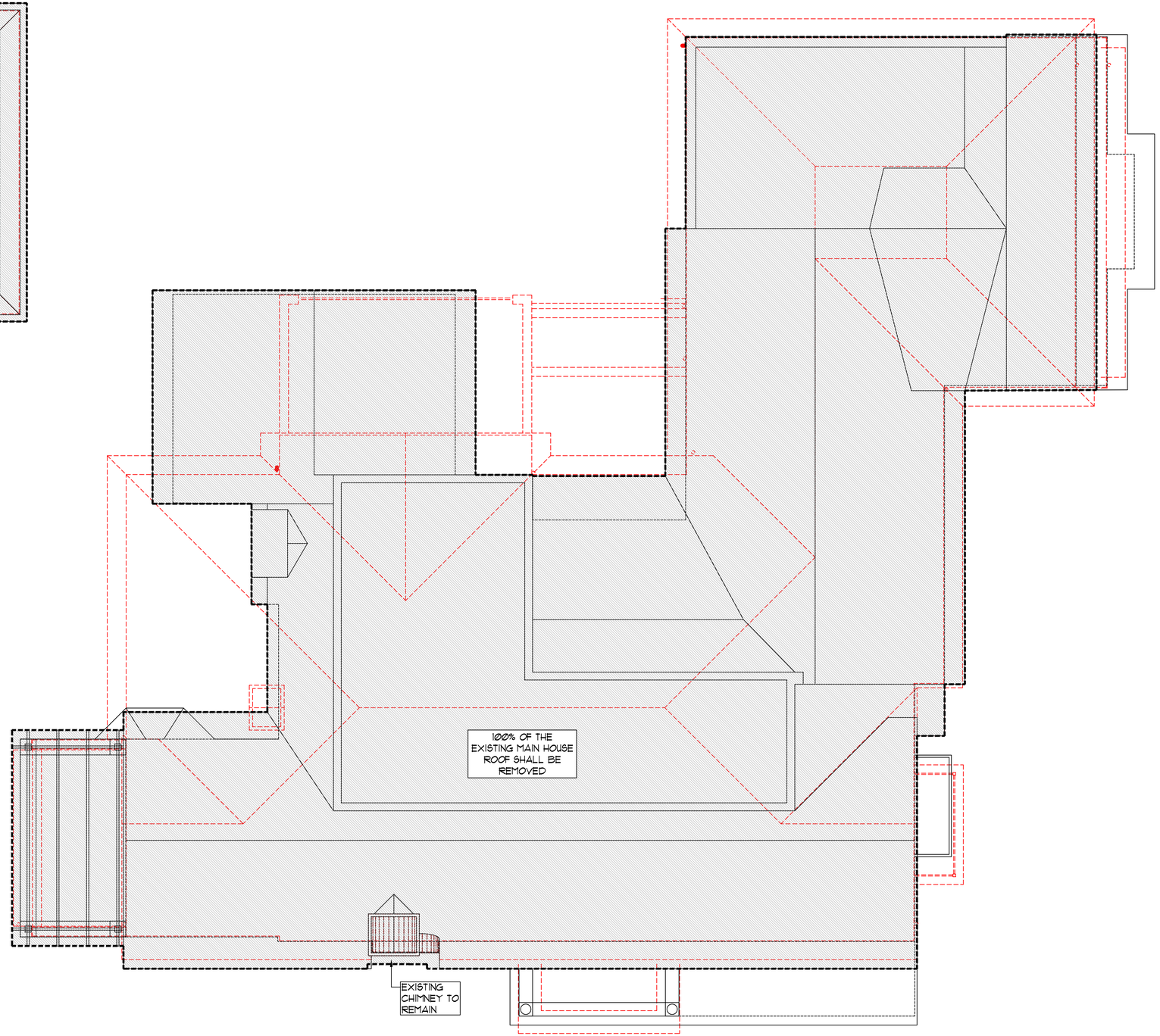


2 GUEST HOUSE ROOF DEMOLITION PLAN

1/4" = 1'-0"

LOCATION IN RELATIONSHIP TO MAIN HOUSE IS NOT ACCURATE



1 ROOF DEMOLITION PLAN

1/4" = 1'-0"

PERCENTAGE OF ROOF AREA TO BE DEMOLISHED	
AREA	PERCENTAGE OF DEMOLITION AREA
TOTAL	100%

LEGEND

- SHOWS AREAS OF MATERIAL REMOVAL. SEE DEMOLITION GENERAL NOTES.
- OUTLINE OF PROPOSED BUILDING FOR REFERENCE
- INDICATES ACCORDION DOORS TO BE PROTECTED

DEMOLITION GENERAL NOTES:

SEE A2.11

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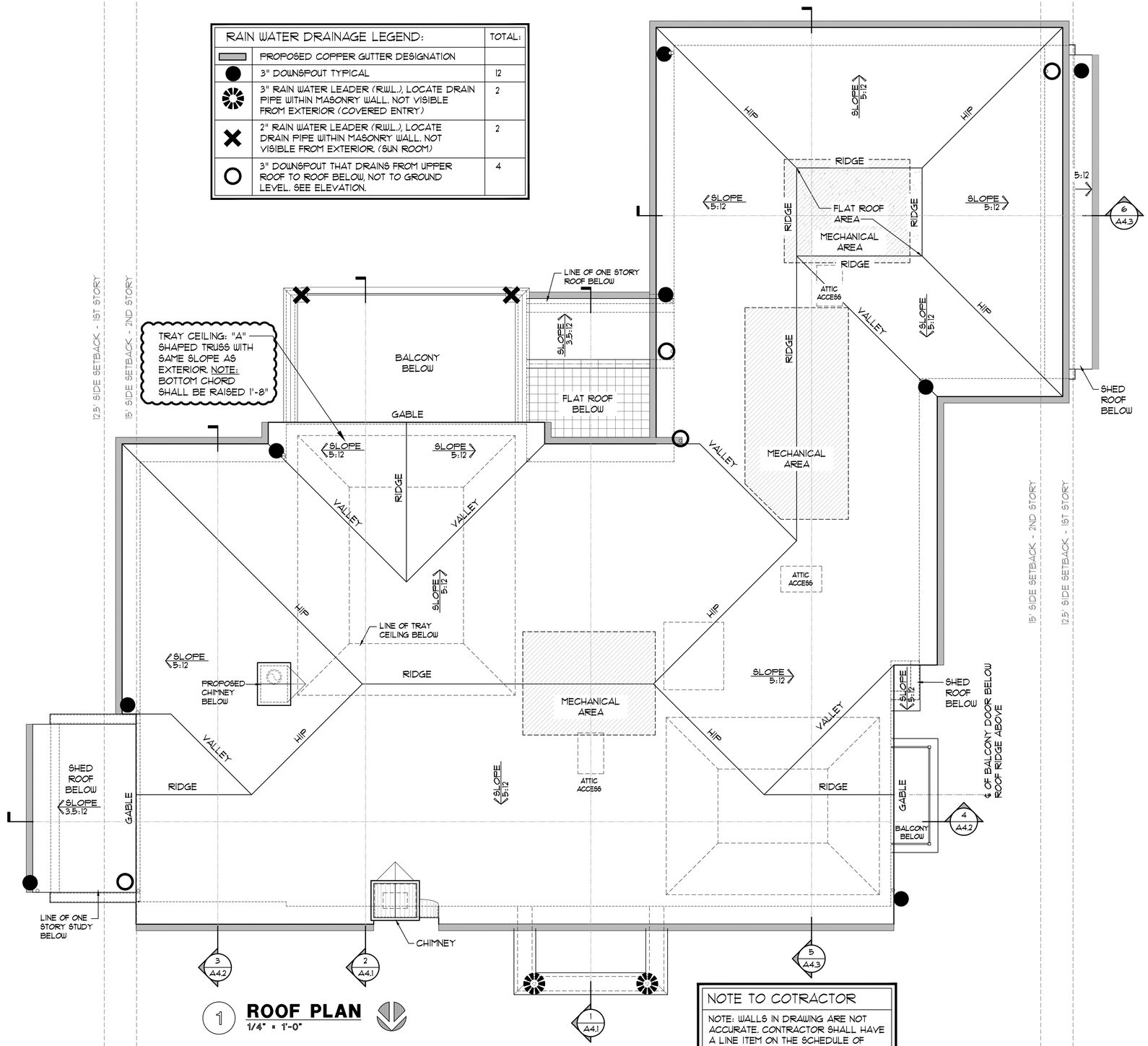
A2.15

SCALE:
AS NOTED

RAIN WATER DRAINAGE LEGEND:		TOTAL:
	PROPOSED COPPER GUTTER DESIGNATION	
●	3" DOWNSPOUT TYPICAL	12
✱	3" RAIN WATER LEADER (R.W.L.), LOCATE DRAIN PIPE WITHIN MASONRY WALL. NOT VISIBLE FROM EXTERIOR (COVERED ENTRY)	2
✕	2" RAIN WATER LEADER (R.W.L.), LOCATE DRAIN PIPE WITHIN MASONRY WALL. NOT VISIBLE FROM EXTERIOR. (SUN ROOM)	2
○	3" DOWNSPOUT THAT DRAINS FROM UPPER ROOF TO ROOF BELOW, NOT TO GROUND LEVEL. SEE ELEVATION.	4



1 ROOF PLAN
1/4" = 1'-0"

NOTE TO COTRACTOR

NOTE: WALLS IN DRAWING ARE NOT ACCURATE. CONTRACTOR SHALL HAVE A LINE ITEM ON THE SCHEDULE OF VALUES FOR SURVEYING THE WALLS. THE LAYOUT OF THE WALLS IS TO SERVE AS BACKGROUND FOR THE TRUSS SHOP DRAWINGS.

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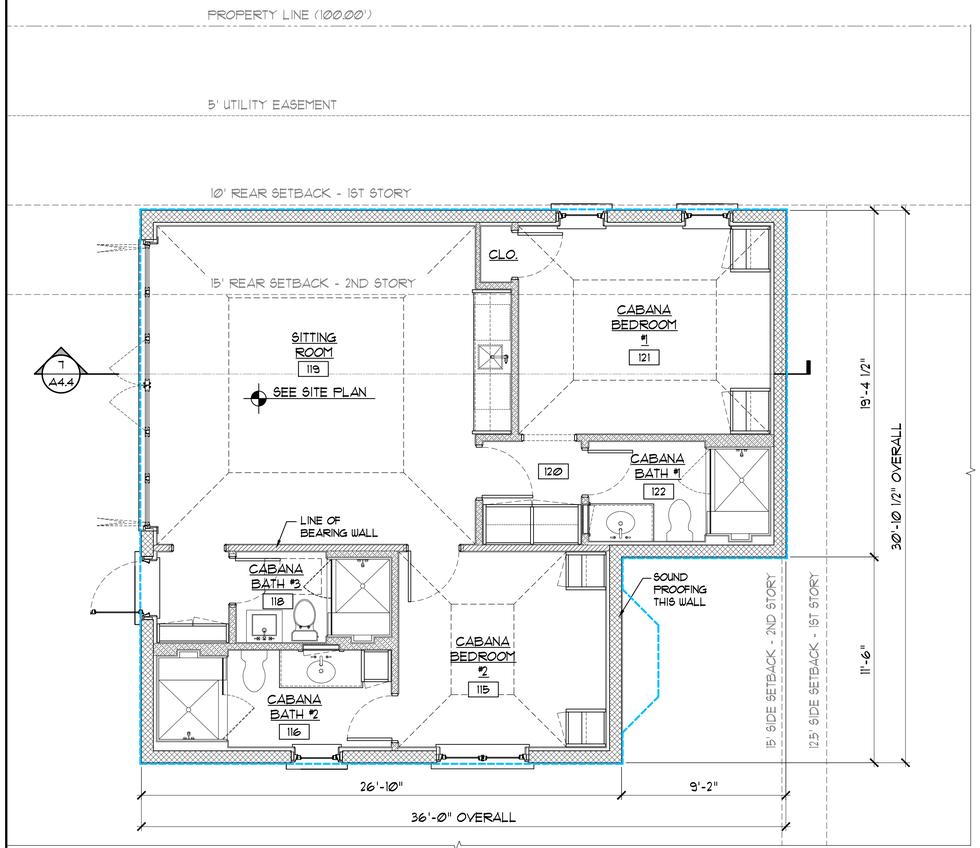
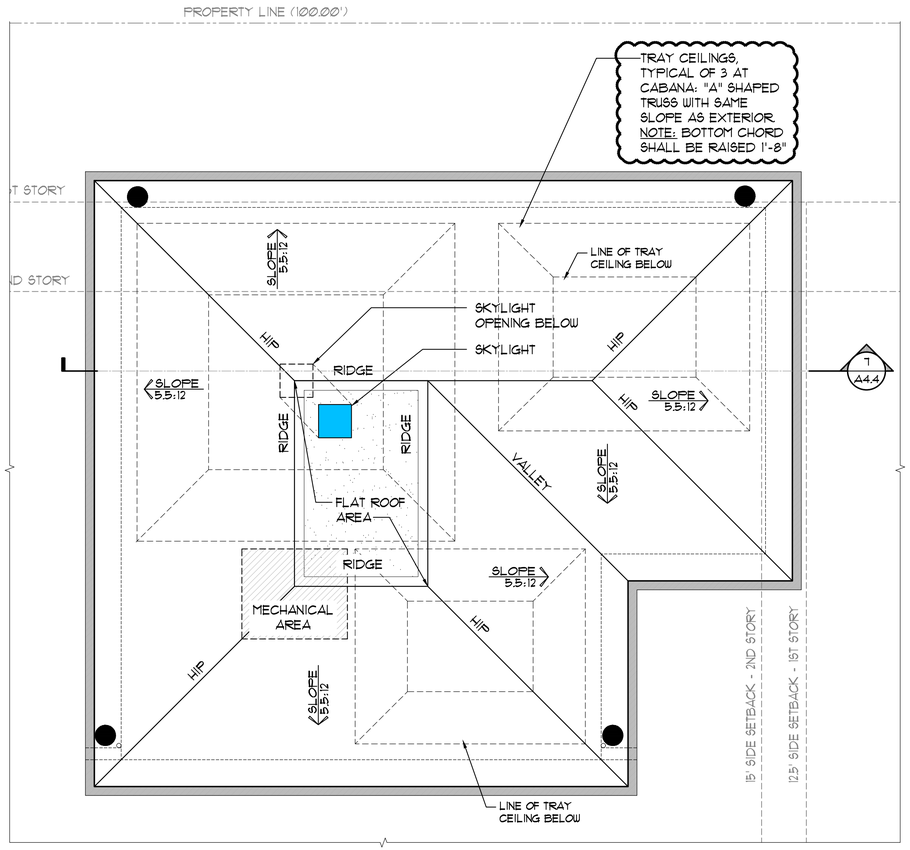


1 GUEST HOUSE FLOOR PLAN

1/4" = 1'-0"



2 GUEST HOUSE ROOF PLAN

1/4" = 1'-0"

FURRING NOTES:

1. FURRING ON MASONRY WALLS SHALL BE 2" UNLESS NOTED OTHERWISE

LEGEND

- PROPOSED MASONRY WALL
- EXISTING MASONRY WALL TO REMAIN
- SOUND WALL: THREMAFIBER SOUND BATTS AND MASS-LOADED VINYL SOUNDPROOFING. LSL WOOD STUDS
- BEARING PARTITION WITH SOUND PROOFING AS FOR SOUND WALL ABOVE.
- OUTLINE OF EXISTING STRUCTURE
- STRUCTURAL COLUMN, SEE STRUCTURAL PLANS
- 01 — DOOR NUMBER DESIGNATION
- A — WINDOW TYPE DESIGNATION
- 101 — ROOM NUMBER DESIGNATION
- a / d A7.1 b / c — INTERIOR ELEVATION DESIGNATION
- 1 / A5.1 — SECTION DESIGNATION

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A2.18

SCALE:
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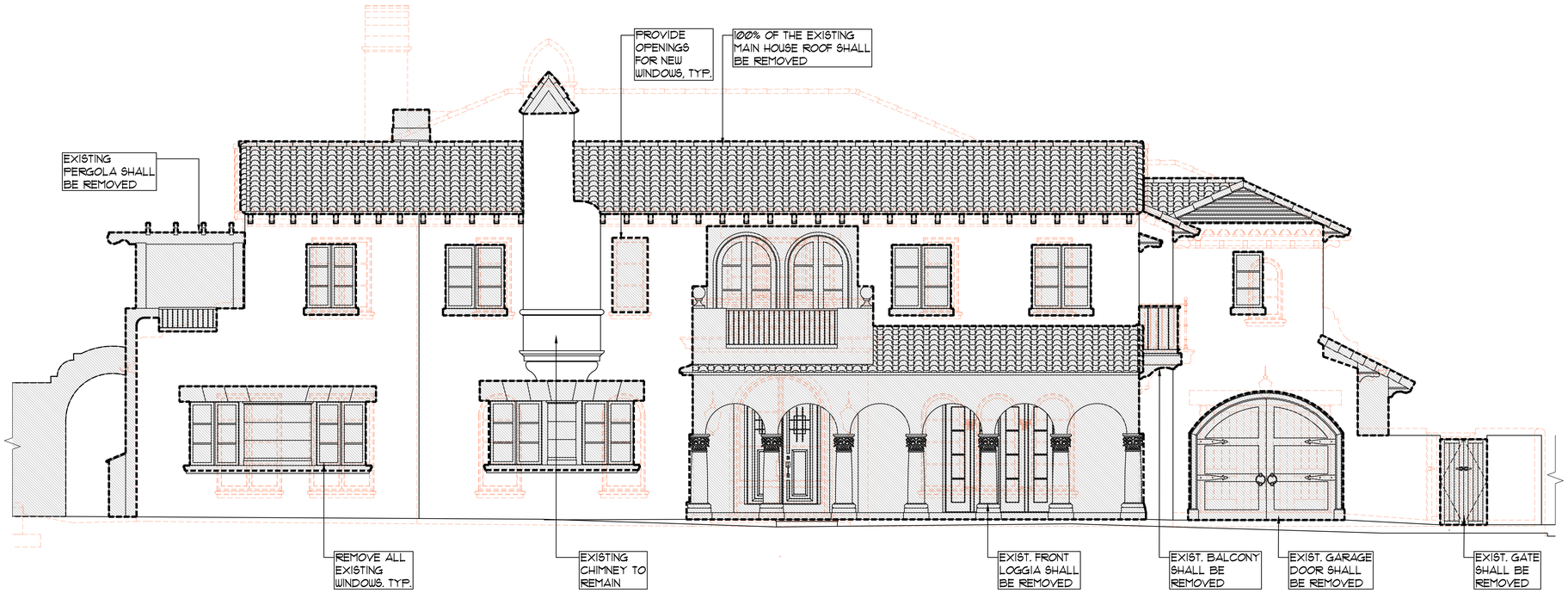


1 EXISTING NORTH ELEVATION - MATERIALS REMOVAL

1/4" = 1'-0"

PERCENTAGE OF NORTH ELEVATION AREA TO BE DEMOLISHED	
AREA	PERCENTAGE OF DEMOLITION
MAIN HOUSE	50%
GUEST HOUSE	23%

DEMOLITION GENERAL NOTES:

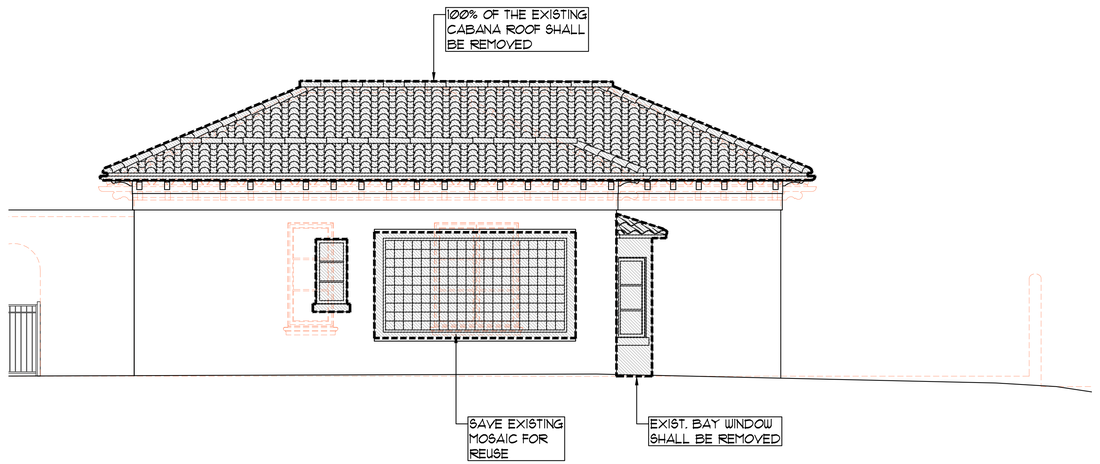
1. ALL DEBRIS AND MATERIALS OF DEMOLITION SHALL BE REMOVED FROM THE BUILDING AS WORK PROGRESSES AND DISPOSED OF IN CONFORMANCE WITH APPLICABLE REGULATIONS.

2. REMOVE ALL EXISTING WINDOWS AND DOORS, EXCEPT ACCORDION DOORS @ CABANA EAST FACADE.

3. SAVE ALL EXISTING OUTLOOKERS. NUMBER AND CATALOGUE LOCATION OF EACH OUTLOOKER.

LEGEND

- SHOWS AREAS OF MATERIAL REMOVAL
- INDICATES ACCORDION DOORS TO BE PROTECTED
- OUTLINE OF PROPOSED BUILDING FOR REFERENCE



2 EXISTING CABANA NORTH ELEVATION - MATERIALS REMOVAL

1/4" = 1'-0"

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A3.01

SCALE:
AS NOTED



1 NORTH ELEVATION - PROPOSED

1/4" = 1'-0"



2 NORTH ELEVATION - EXISTING

1/4" = 1'-0"

FLOOD ZONE

SUBJECT PROPERTY LIES IN FLOOD ZONE X, ACCORDING TO F.I.R.M. (FLOOD INSURANCE RATE MAP) NO. 12099C0583G, DATED 12/20/2024.

NOTE: FOR TABLE OF FINISHES, SEE SHEET A3.04

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A3.02

SCALE:
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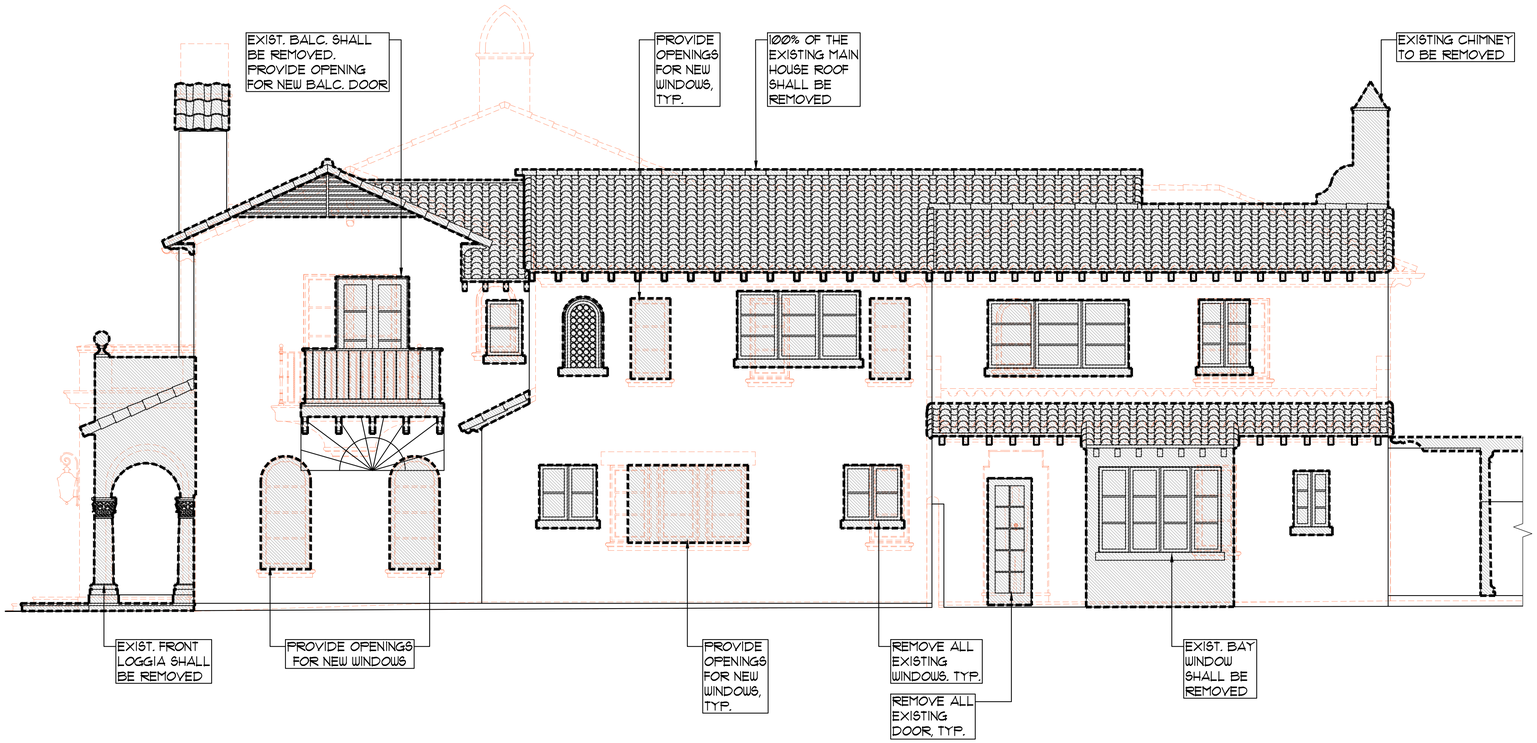

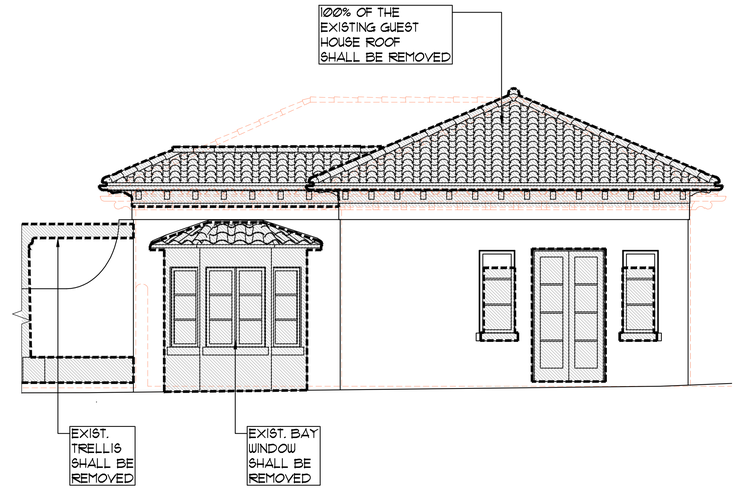

1 EXISTING WEST ELEVATION - MATERIALS REMOVAL

1/4" = 1'-0"

PERCENTAGE OF WEST ELEVATION AREA TO BE DEMOLISHED	
AREA	PERCENTAGE OF DEMOLITION
MAIN HOUSE	34%
GUEST HOUSE	36%

DEMOLITION GENERAL NOTES:

1. SEE SHEET A3.01

LEGEND

- SHOWS AREAS OF MATERIAL REMOVAL
- INDICATES ACCORDION DOORS TO BE PROTECTED
- ------ OUTLINE OF PROPOSED BUILDING FOR REFERENCE

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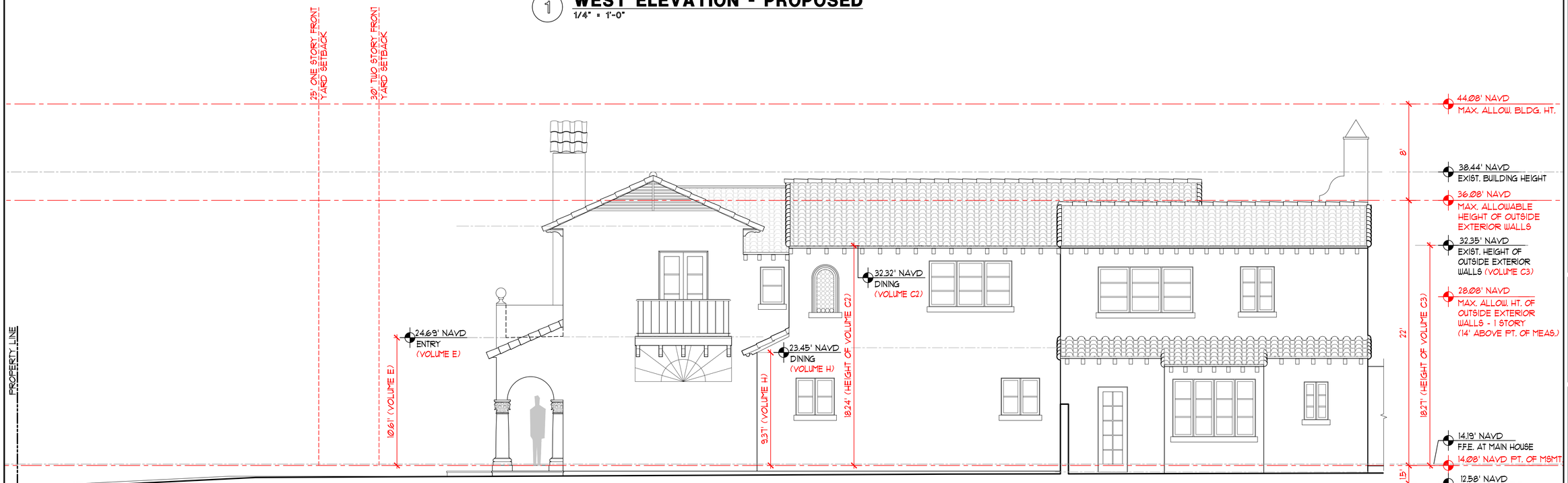
A3.03

SCALE:
AS NOTED



FINISHES	
LOCATION:	FINISH:
1. WALLS	STUCCO TEXTURE TO MATCH EXISTING. COLOR CHANTILLY LACE (OC 65)
2. SOFFIT AND OUTLOOKERS	SAVE ALL EXISTING PECKY CYPRESS OUTLOOKERS FOR REUSE. IF NEW ONES ARE REQUIRED, MATCH EXISTING FINISH. LIMEWASHED
3. LINTELS AND BRACKETS	LIMESTONE
4. GARAGE DOORS	LIMED OLD GROWTH CYPRESS
5. WINDOWS AND DOORS	METAL, COLOR: DOLPHIN COVE (BM 722)
6. RAILINGS, METAL WORK	PALM BEACH BRONZE COLOR
7. CEILING DECKING AT LOGGIAS	LIMED PECKY CYPRESS
8. WINDOW AND DOOR SILLS AND ENGAGED COLUMNS AT WINDOWS	LIMESTONE
9. ROOF:	CLAY BARREL ROOF TILE

1 WEST ELEVATION - PROPOSED
1/4" = 1'-0"



2 WEST ELEVATION - EXISTING
1/4" = 1'-0"

FLOOD ZONE

SUBJECT PROPERTY LIES IN FLOOD ZONE X, ACCORDING TO F.I.R.M. (FLOOD INSURANCE RATE MAP) NO. 12099C0583G, DATED 12/20/2024.

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SCALE:
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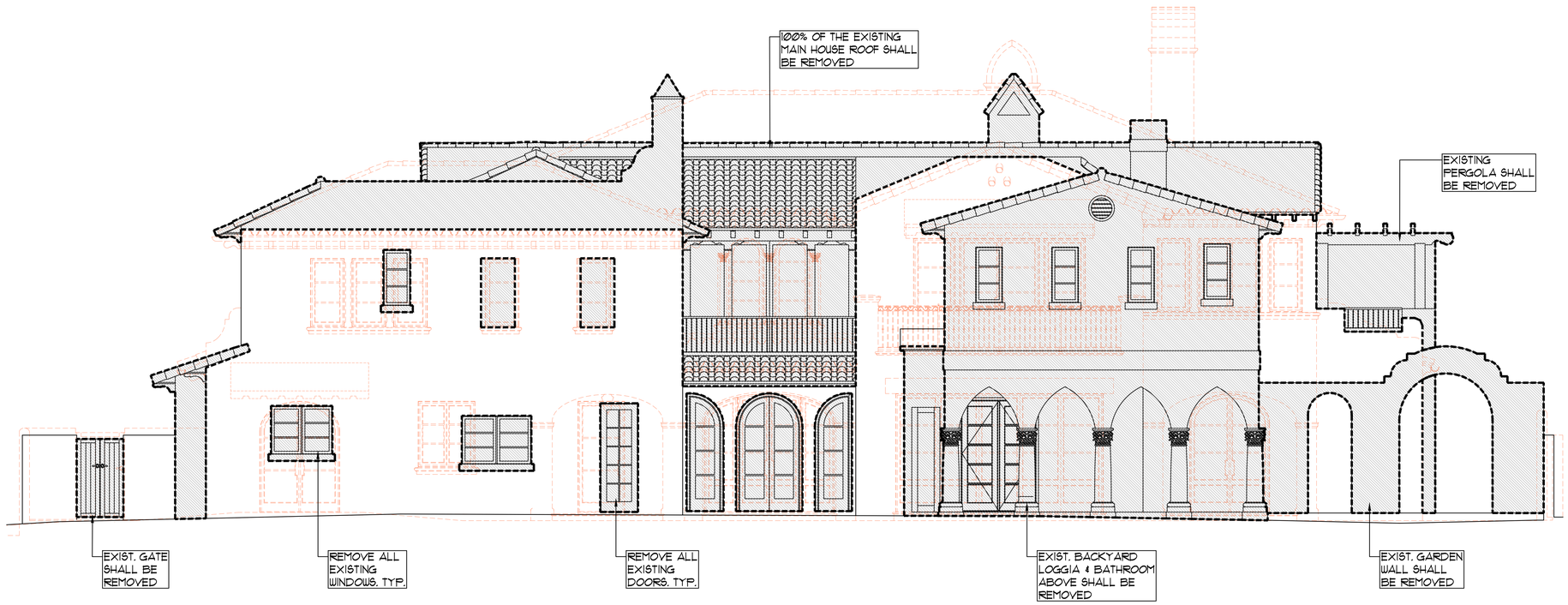
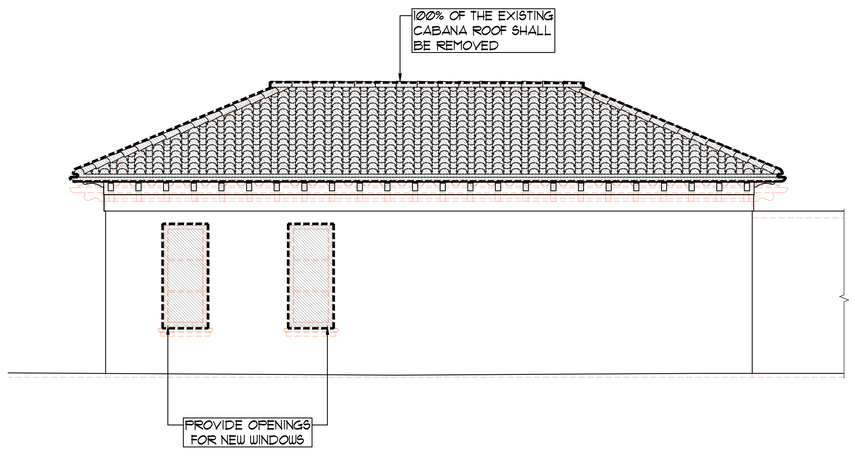


2 EXISTING MAIN HOUSE SOUTH ELEVATION - MATERIALS REMOVAL

1/4" = 1'-0"



2 EXISTING CABANA SOUTH ELEVATION - MATERIALS REMOVAL

1/4" = 1'-0"

PERCENTAGE OF SOUTH ELEVATION AREA TO BE DEMOLISHED	
AREA	PERCENTAGE OF DEMOLITION
MAIN HOUSE	51%
GUEST HOUSE	8%

DEMOLITION GENERAL NOTES:

1. SEE SHEET A3.01

LEGEND

- SHOWS AREAS OF MATERIAL REMOVAL
- INDICATES ACCORDION DOORS TO BE PROTECTED
- ------ OUTLINE OF PROPOSED BUILDING FOR REFERENCE

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A3.05

SCALE:
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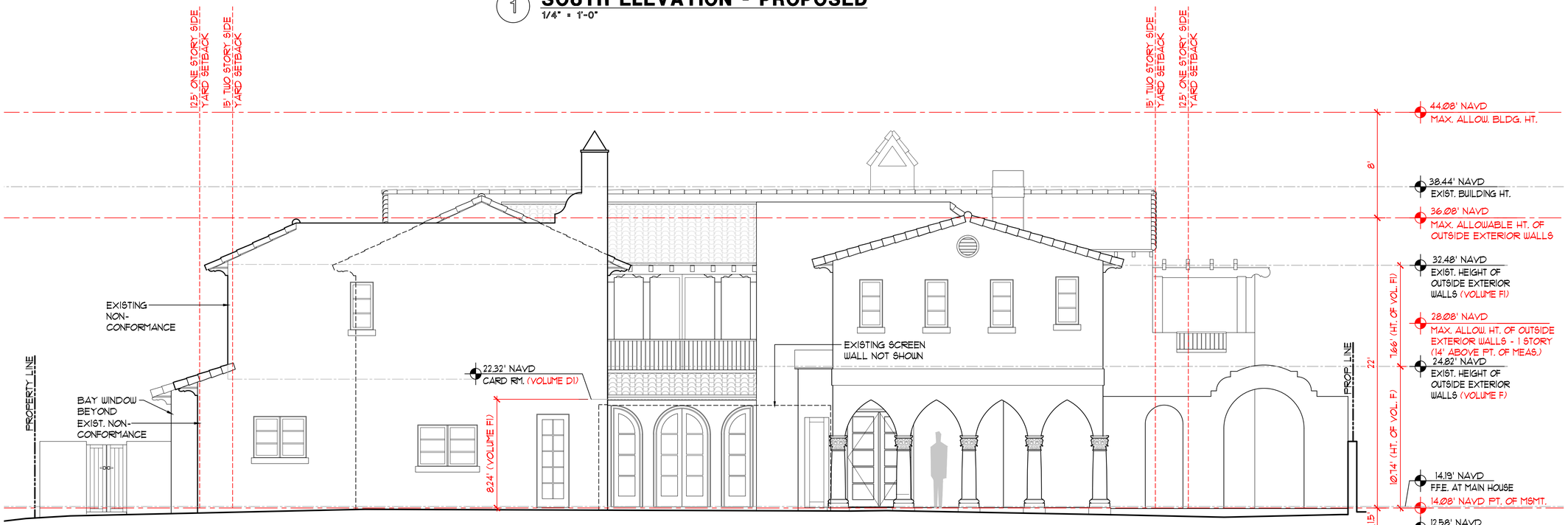
1 SOUTH ELEVATION - PROPOSED

1/4" = 1'-0"



2 SOUTH ELEVATION - EXISTING

1/4" = 1'-0"

FLOOD ZONE

SUBJECT PROPERTY LIES IN FLOOD ZONE X, ACCORDING TO F.I.R.M. (FLOOD INSURANCE RATE MAP) NO. 12099C0583G, DATED 12/20/2024.

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A3.06

SCALE:
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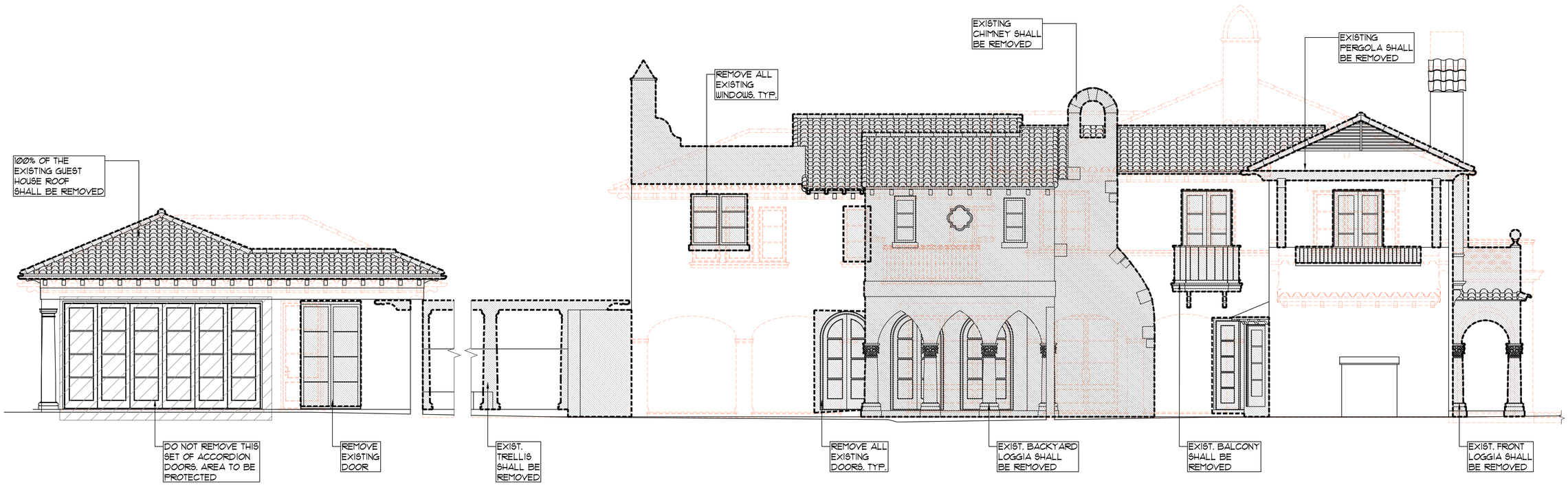

1 EXISTING EAST ELEVATION - MATERIALS REMOVAL

1/4" = 1'-0"

PERCENTAGE OF EAST ELEVATION AREA TO BE DEMOLISHED	
AREA	PERCENTAGE OF DEMOLITION
MAIN HOUSE	60%
GUEST HOUSE	13%

DEMOLITION GENERAL NOTES:

1. SEE SHEET A3.01

LEGEND

- SHOWS AREAS OF MATERIAL REMOVAL
- INDICATES ACCORDION DOORS TO BE PROTECTED
- ------ OUTLINE OF PROPOSED BUILDING FOR REFERENCE

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A3.07

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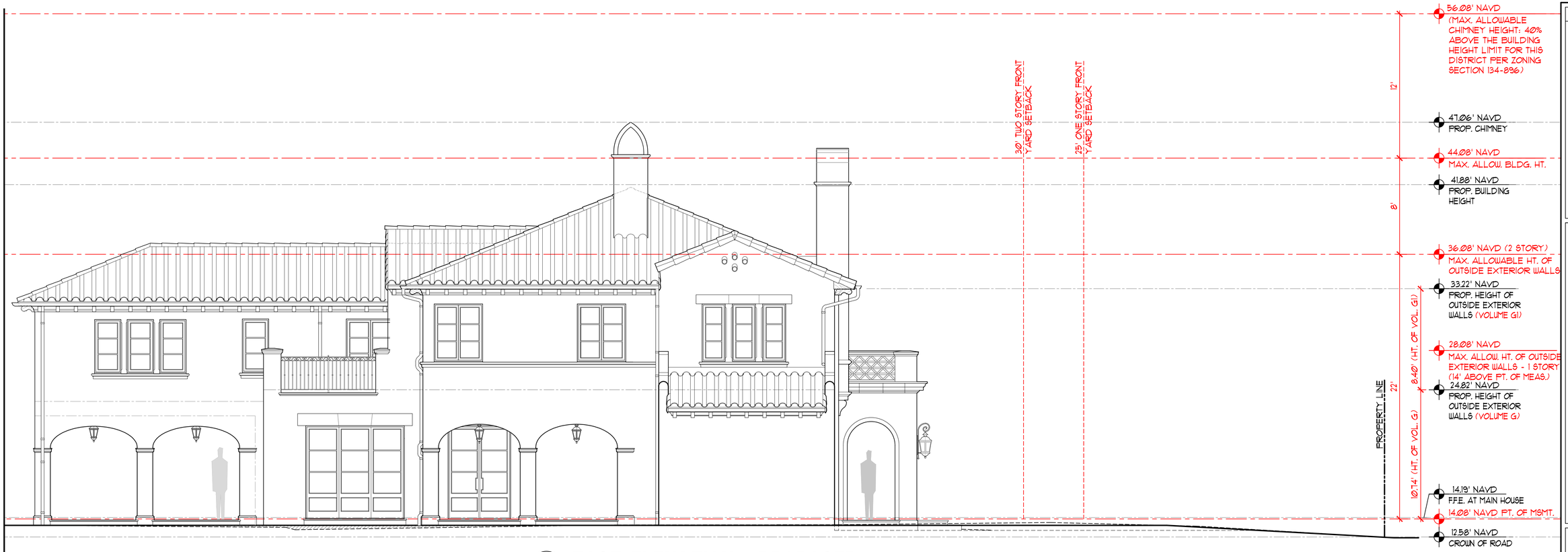
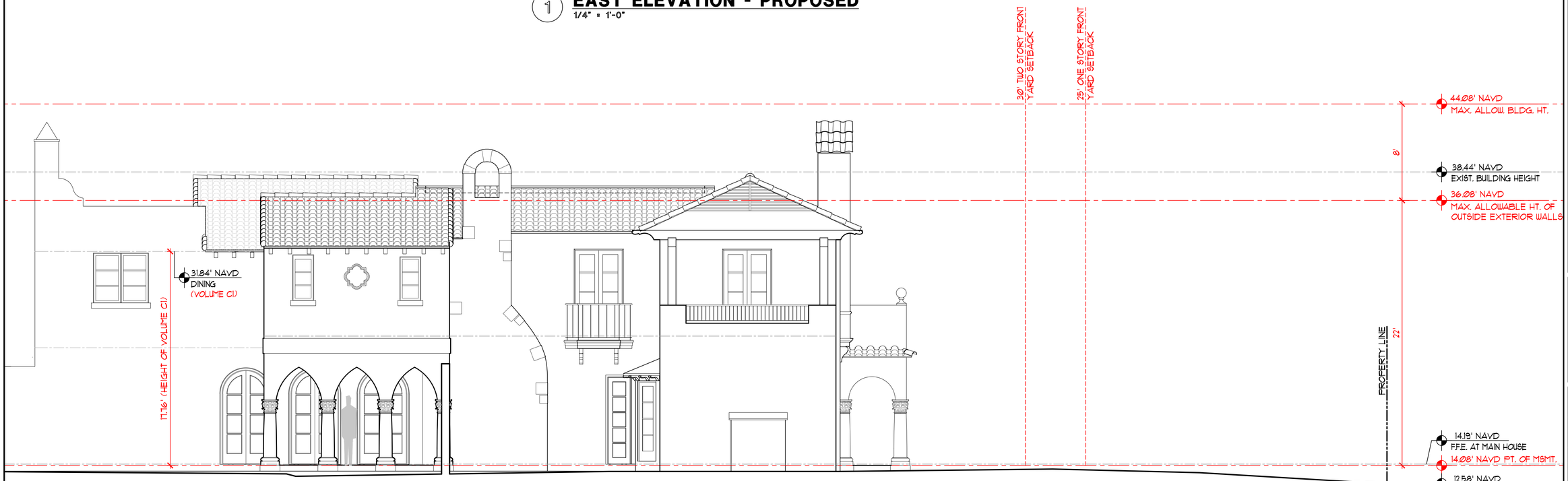


1 EAST ELEVATION - PROPOSED

1/4" = 1'-0"



2 EAST ELEVATION - EXISTING

1/4" = 1'-0"

FLOOD ZONE

SUBJECT PROPERTY LIES IN FLOOD ZONE X, ACCORDING TO F.I.R.M. (FLOOD INSURANCE RATE MAP) NO. 12099C0583G, DATED 12/20/2024.

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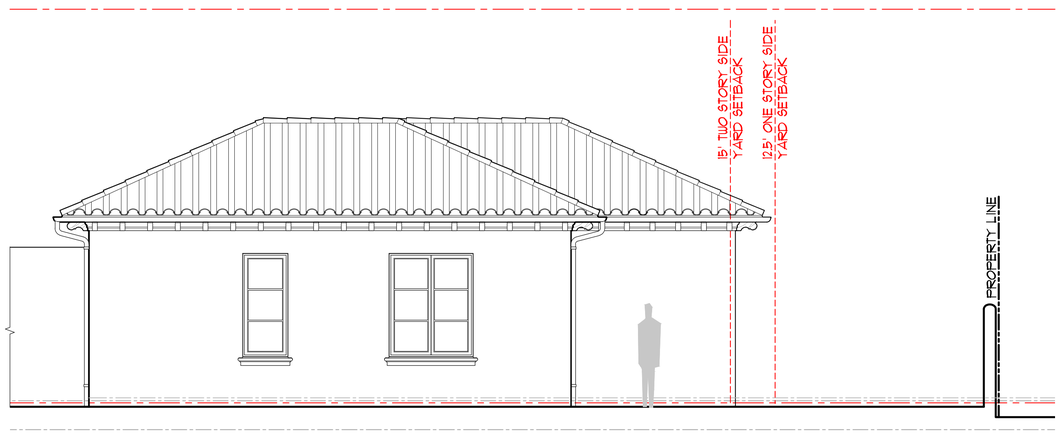
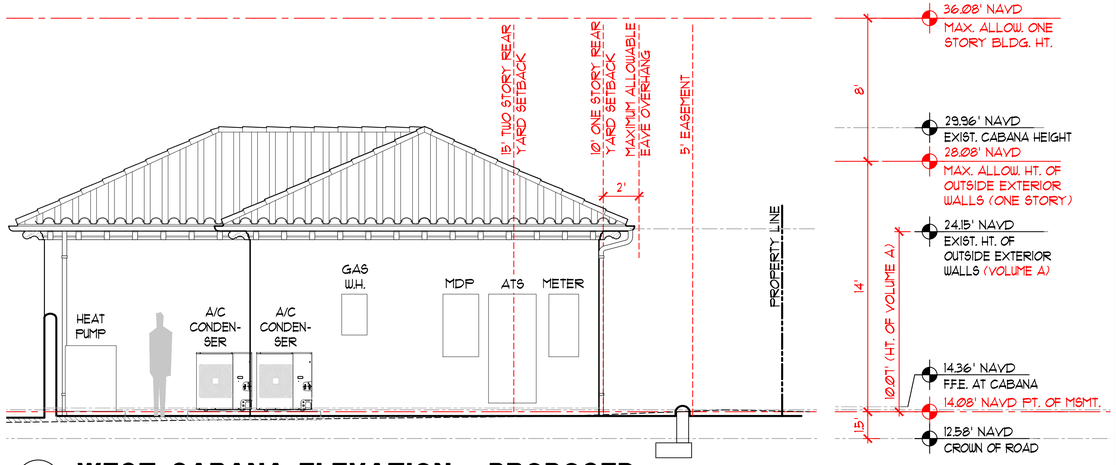
A3.08

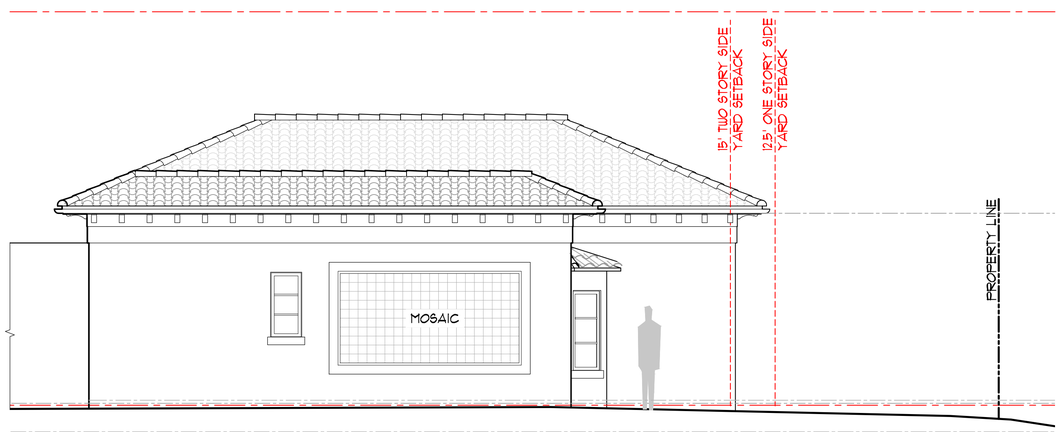
SCALE:
AS NOTED



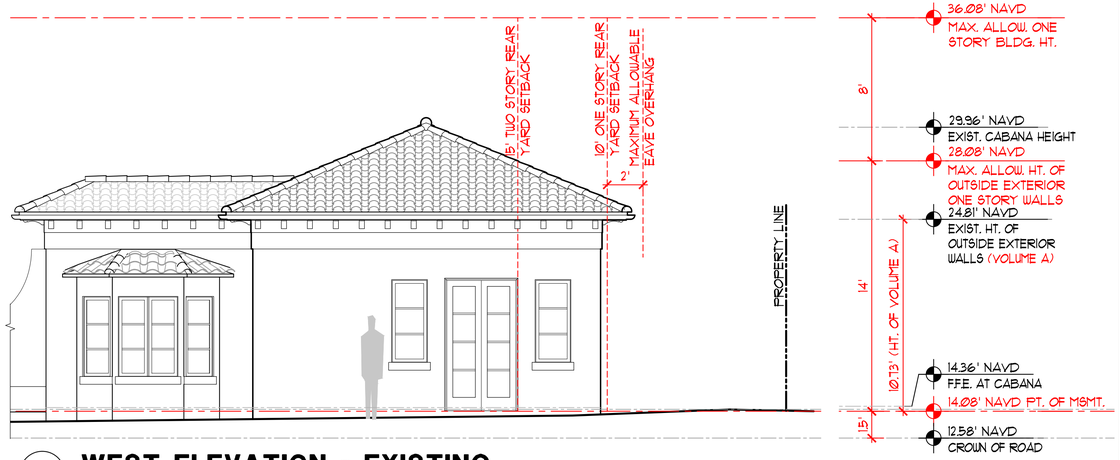
1 NORTH CABANA ELEVATION - PROPOSED
1/4" = 1'-0"



3 WEST CABANA ELEVATION - PROPOSED
1/4" = 1'-0"



2 NORTH CABANA ELEVATION - EXISTING
1/4" = 1'-0"



4 WEST ELEVATION - EXISTING
1/4" = 1'-0"

FLOOD ZONE

SUBJECT PROPERTY LIES IN FLOOD ZONE X, ACCORDING TO F.I.R.M. (FLOOD INSURANCE RATE MAP) NO. 12099C0583G, DATED 12/20/2024.

REVISIONS

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SEAL

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A3.10

SCALE:
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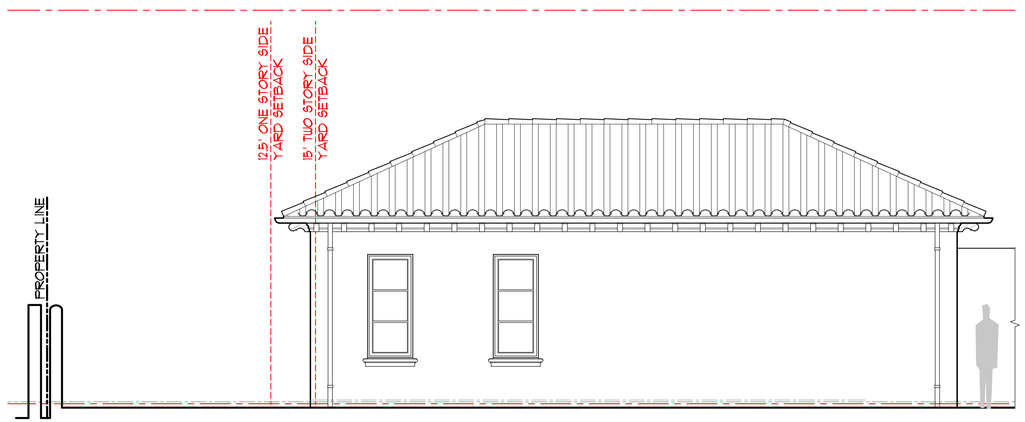
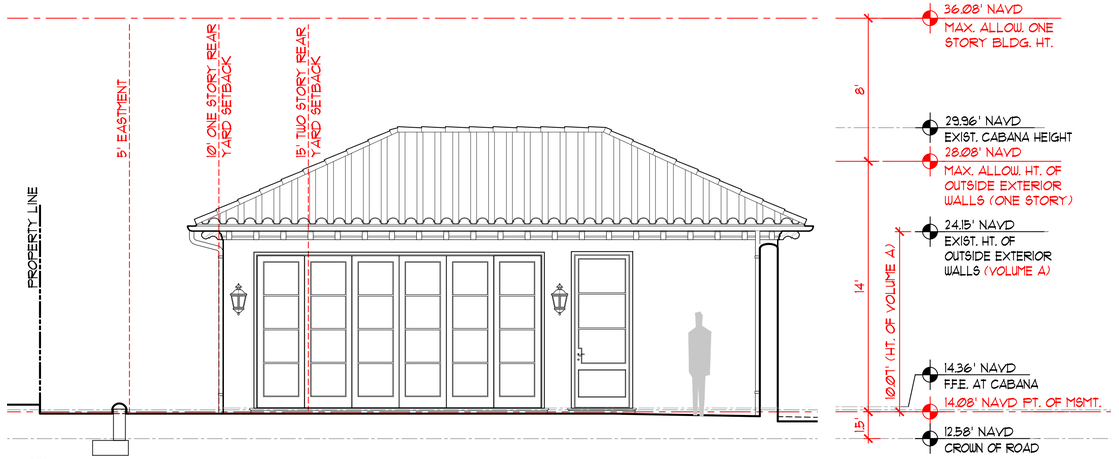


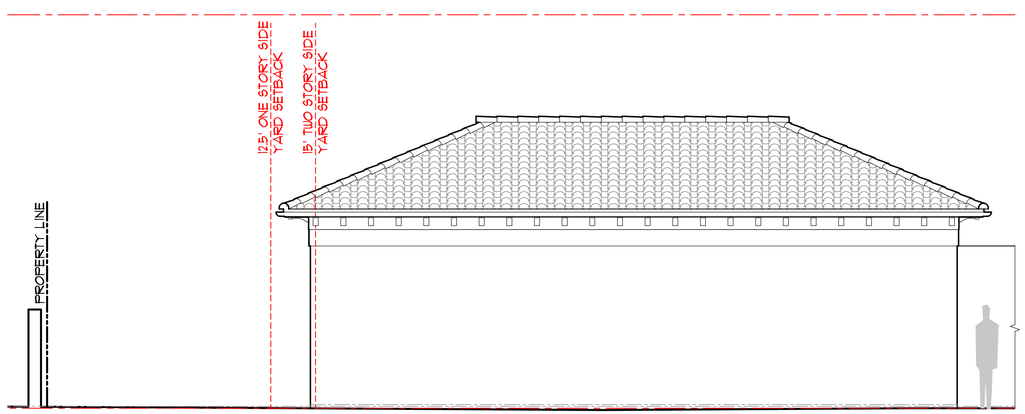
1 SOUTH CABANA ELEVATION - PROPOSED

1/4" = 1'-0"



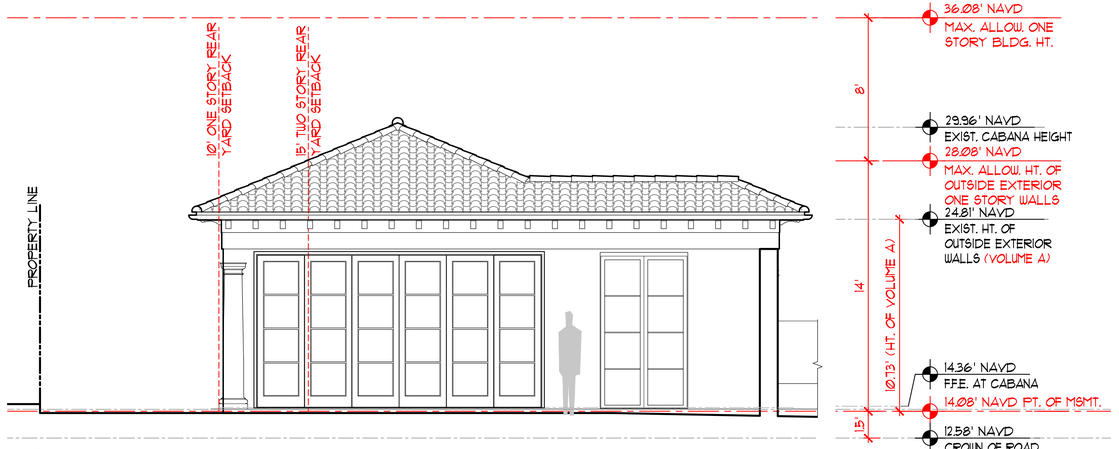
3 EAST CABANA ELEVATION - PROPOSED

1/4" = 1'-0"



2 SOUTH ELEVATION - EXISTING

1/4" = 1'-0"



4 EAST CABANA ELEVATION - EXISTING

1/4" = 1'-0"

FLOOD ZONE

SUBJECT PROPERTY LIES IN FLOOD ZONE X, ACCORDING TO F.I.R.M. (FLOOD INSURANCE RATE MAP) NO. 12099C0583G, DATED 12/20/2024.

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A3.12

SCALE:
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MATERIALS AND COLORS
1 - PALMEIRA LIMESTONE FOR ALL WINDOW SILLS AND COVERED ENTRY BALCONY RAILING DETAIL
2 - BENJAMIN MOORE CHANTILLY LACE OC-65 FOR ALL EXTERIOR STUCCO WALLS
3 - BENJAMIN MOORE DOLPHIN'S COVE 722 FOR ALL WINDOWS AND DOORS EXCEPT FRONT DOOR
4 - LIMED CYPRESS FOR ALL OUTLOOKERS, FASCIA TRIM, SOFFITS AND FRONT DOOR
5 - ALHAMBRA HANDMADE CLAY BARREL TILE

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SCALE
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1 **NORTH ELEVATION - PROPOSED**
1/4" = 1'-0"



2 **NORTH ELEVATION - EXISTING**
1/4" = 1'-0"

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A3.30

SCALE:
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1 **WEST ELEVATION - PROPOSED**
1/4" = 1'-0"



2 **WEST ELEVATION - EXISTING**
1/4" = 1'-0"

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A3.31

SCALE:
AS NOTED



1 **SOUTH ELEVATION - PROPOSED**
1/4" = 1'-0"



2 **SOUTH ELEVATION - EXISTING**
1/4" = 1'-0"

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A3.32

SCALE:
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1 **EAST ELEVATION - PROPOSED**
1/4" = 1'-0"



2 **EAST ELEVATION - EXISTING**
1/4" = 1'-0"

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SCALE:
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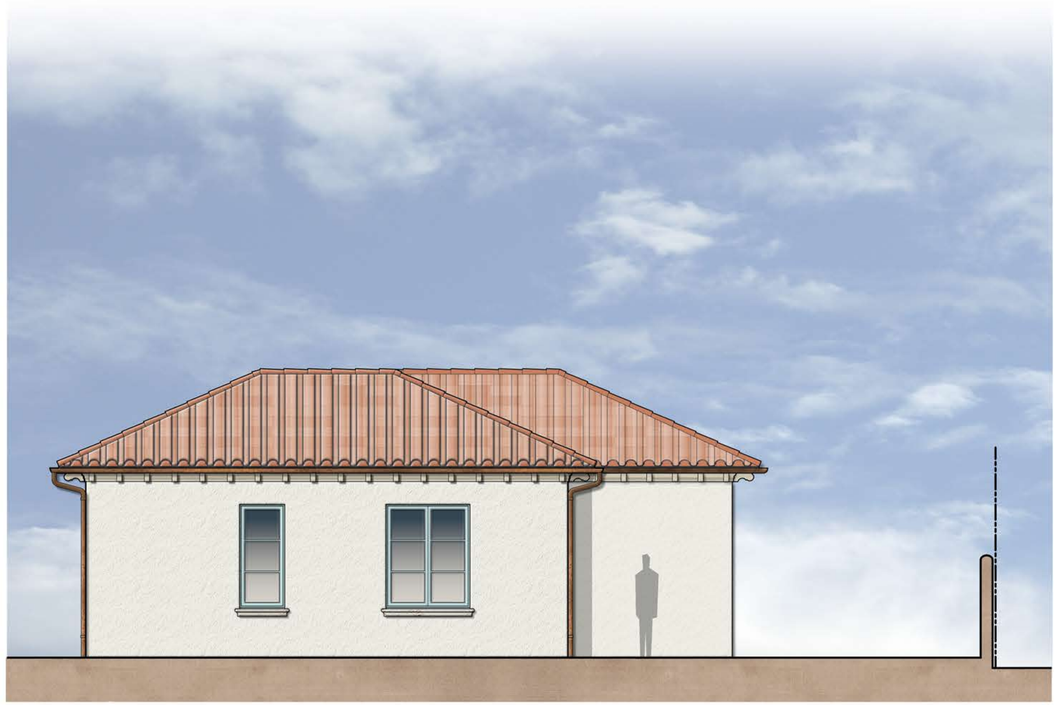
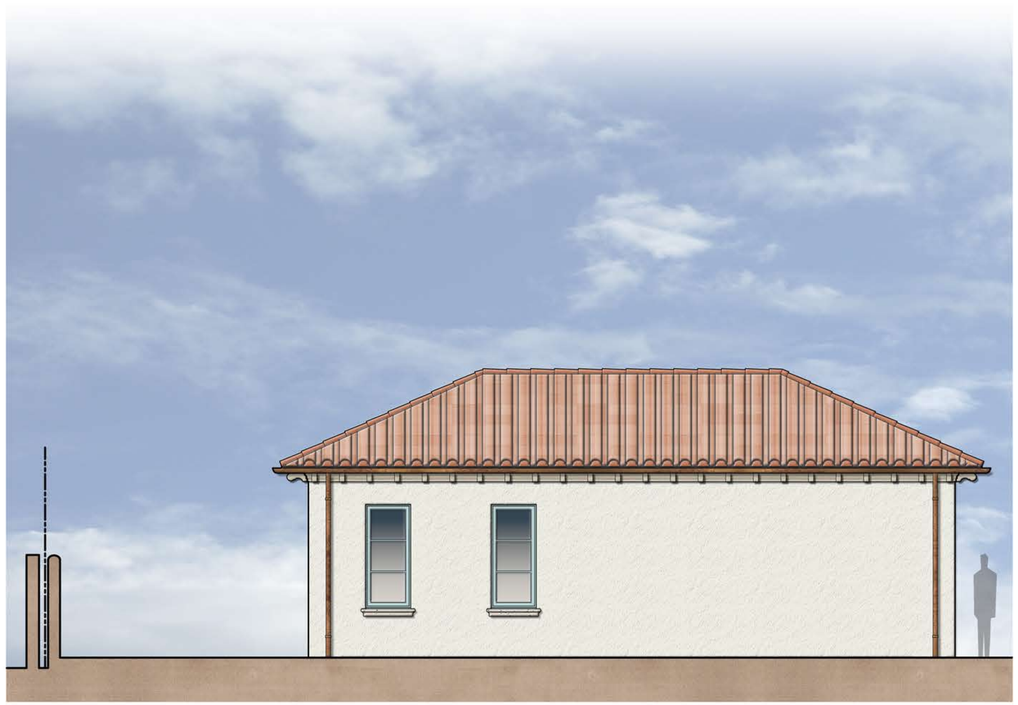
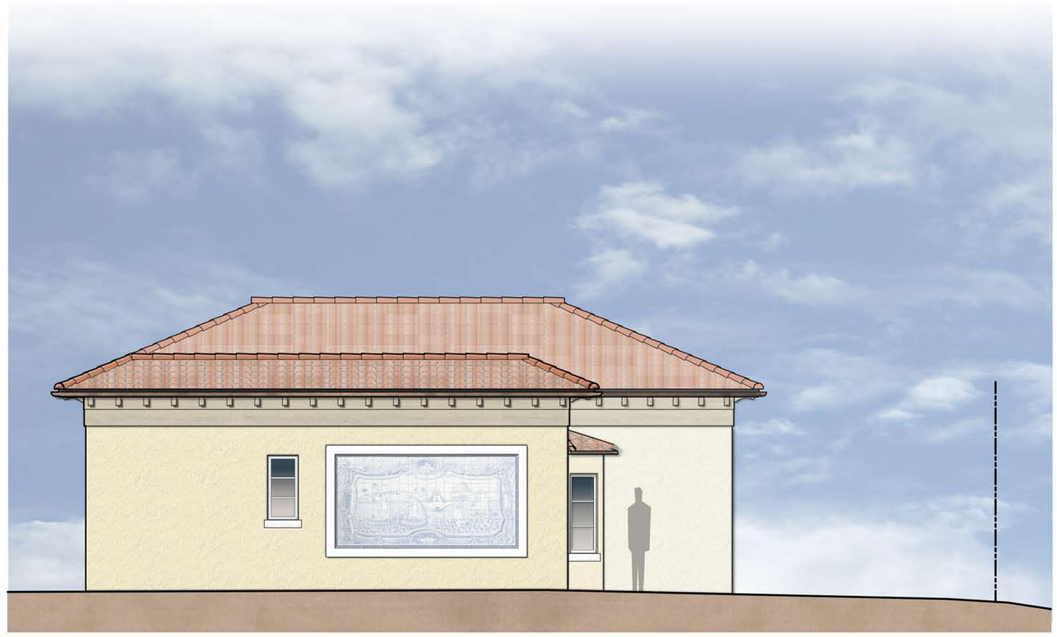


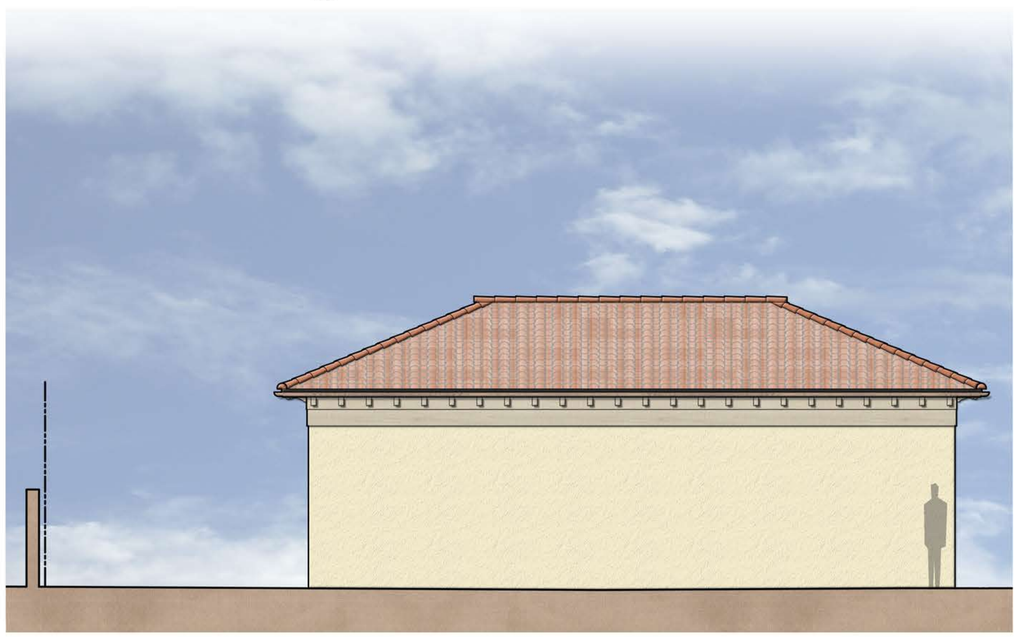
1 NORTH CABANA ELEVATION - PROPOSED
1/4" = 1'-0"



1 SOUTH CABANA ELEVATION - PROPOSED
1/4" = 1'-0"



2 NORTH CABANA ELEVATION - EXISTING
1/4" = 1'-0"



2 SOUTH ELEVATION - EXISTING
1/4" = 1'-0"

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A3.34

SCALE:
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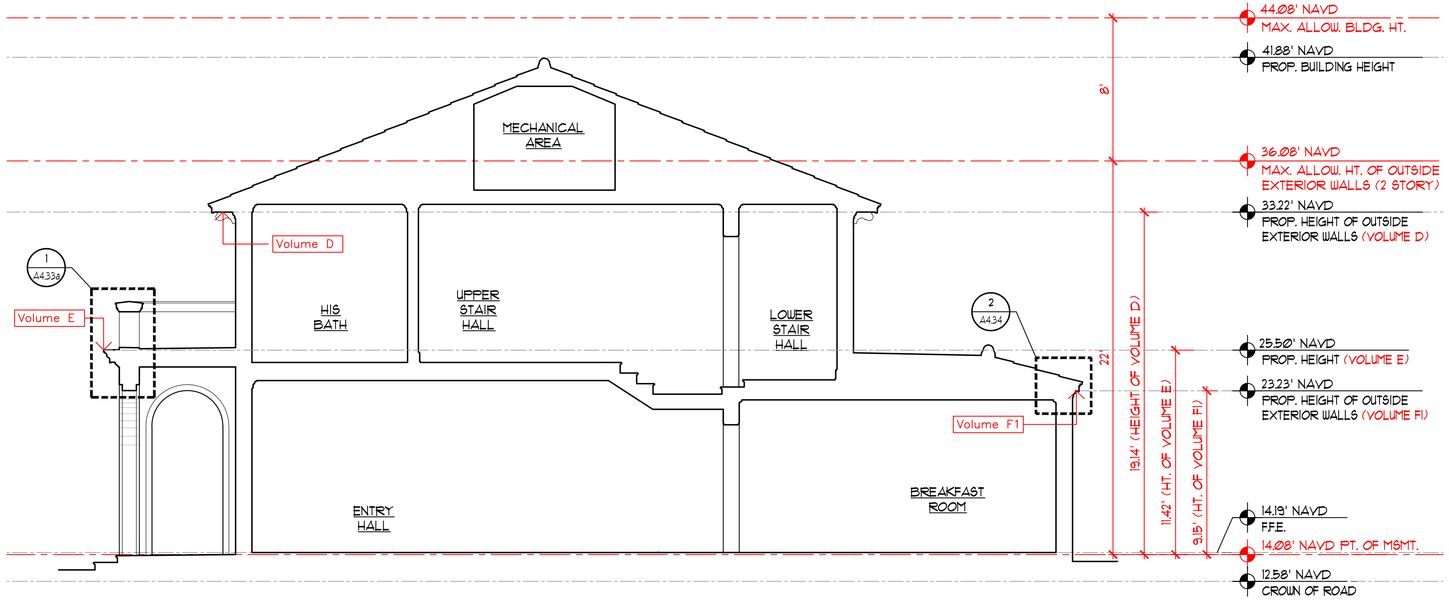
View from Brazilian Avenue Looking Southeast



View from the Rearyard Looking Northwest

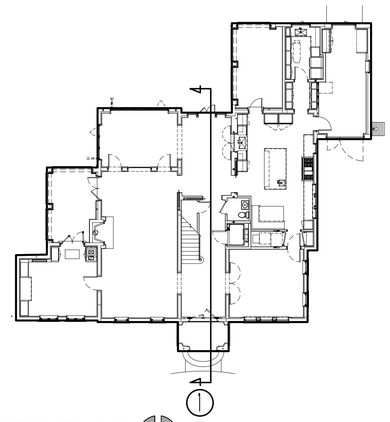


View from the Rearyard Looking Northwest

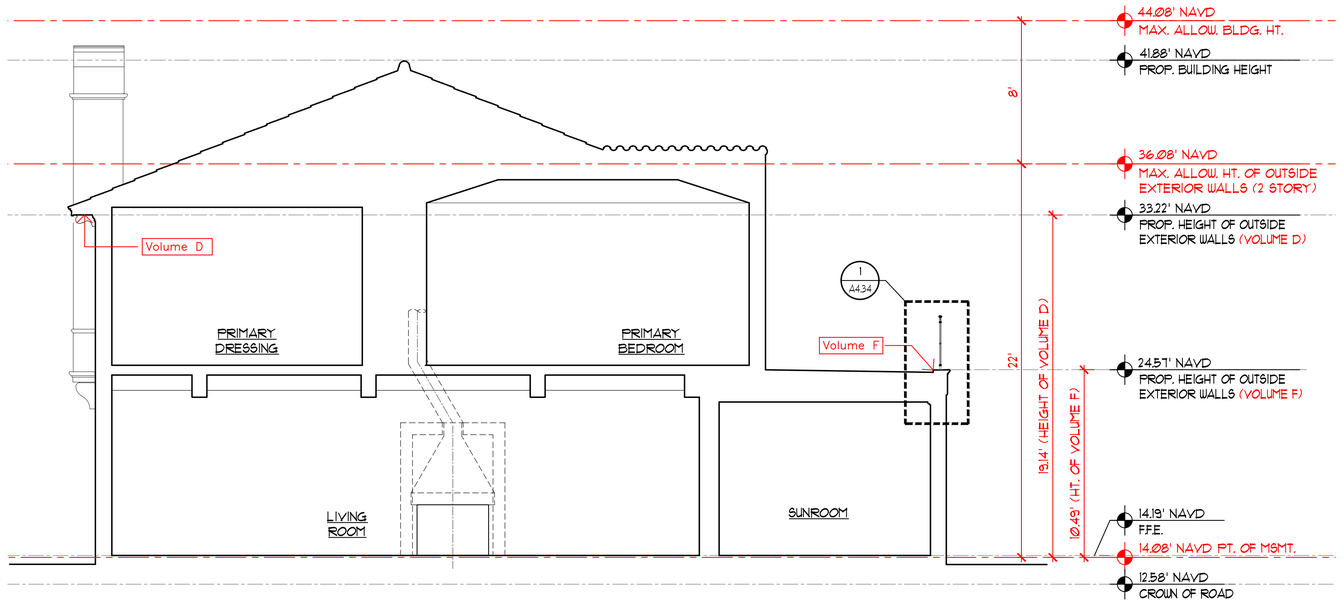


1 SECTION THROUGH ENTRY LOOKING EAST - VOLUMES D, E, & F1

1/4" = 1'-0"

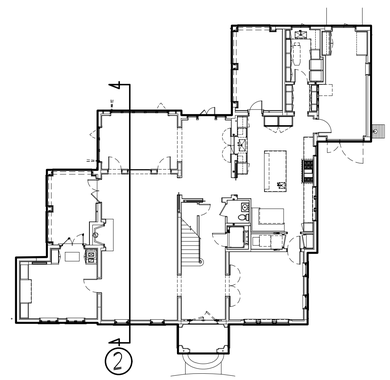


KEY PLAN



2 SECTION THROUGH LIVING ROOM LOOKING EAST - VOLUMES D & F

1/4" = 1'-0"



KEY PLAN

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A4.1

SCALE:
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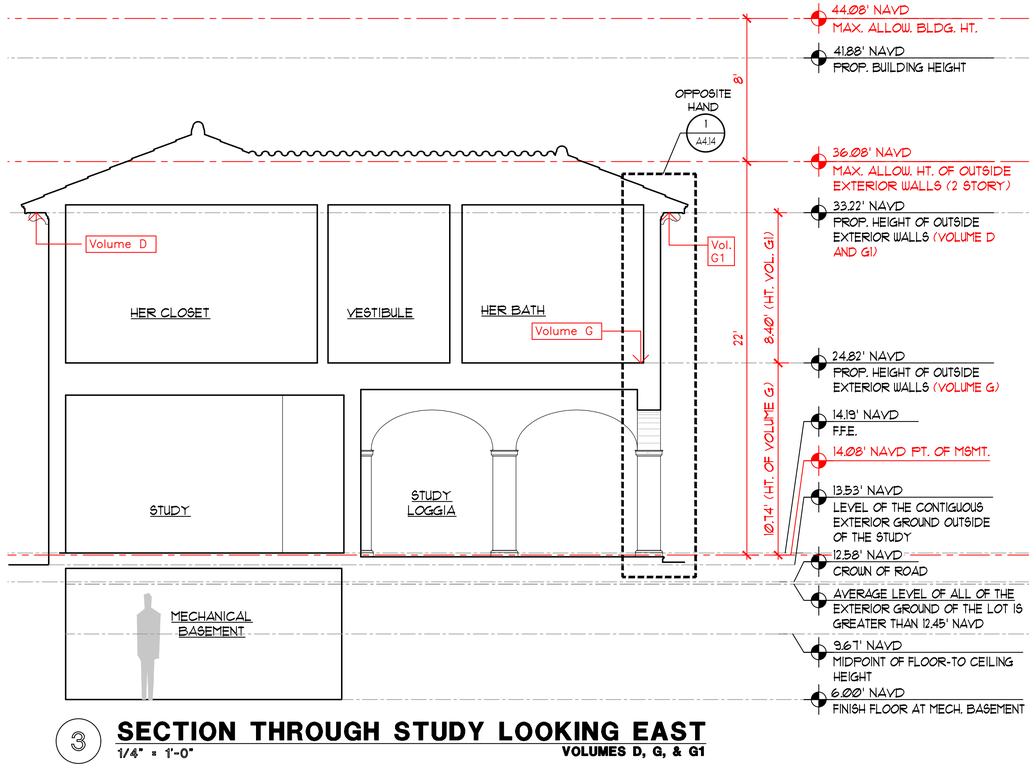
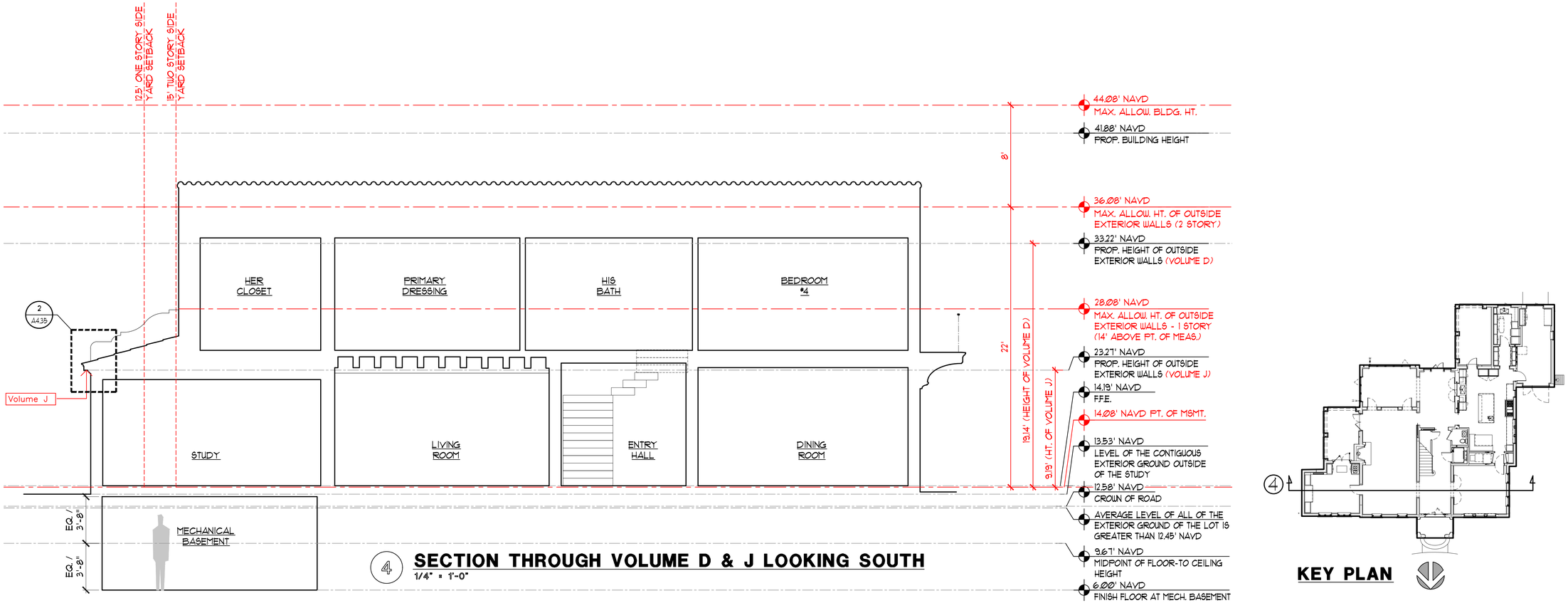
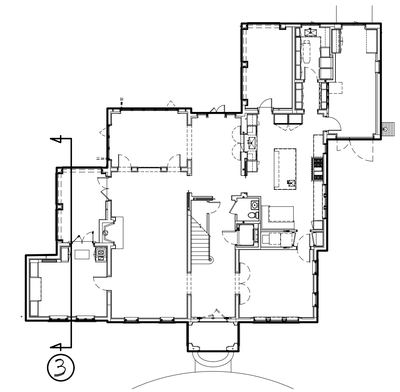


3 **SECTION THROUGH STUDY LOOKING EAST**
1/4" = 1'-0"
VOLUMES D, G, & G1



4 **SECTION THROUGH VOLUME D & J LOOKING SOUTH**
1/4" = 1'-0"



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SCALE:
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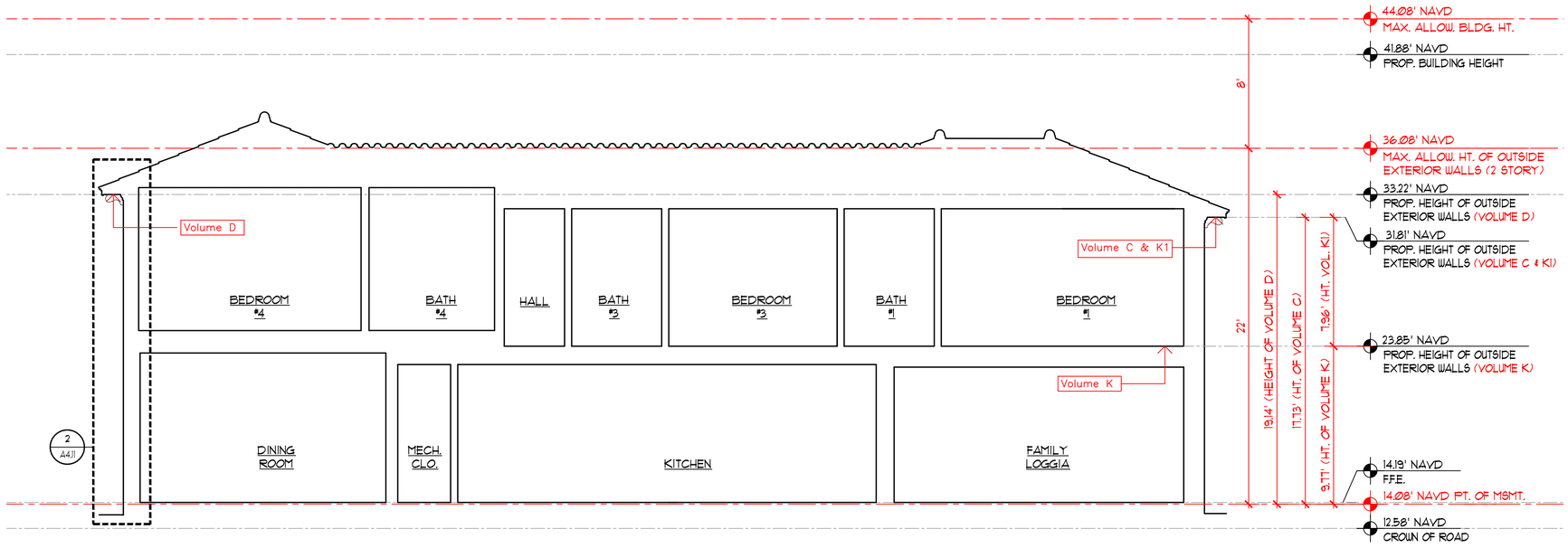
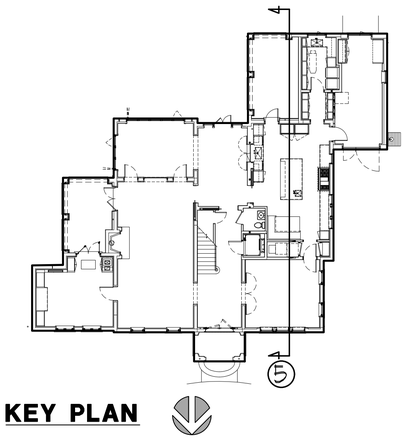
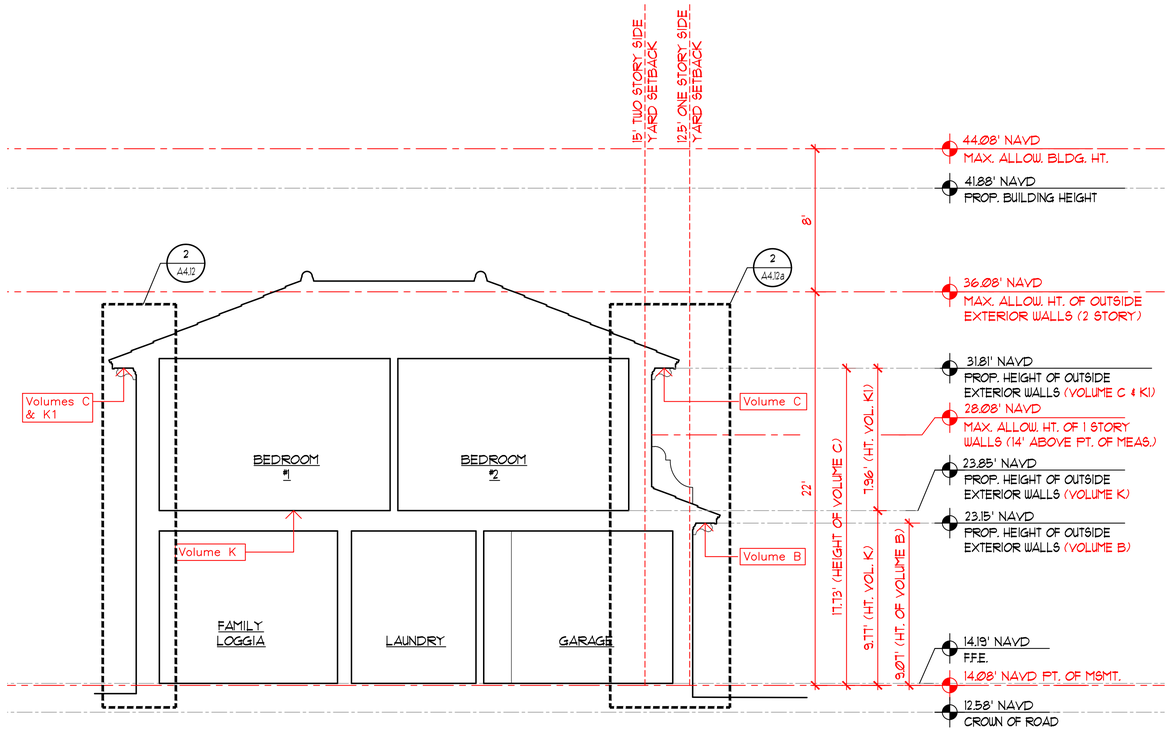


5 SECTION THROUGH KITCHEN LOOKING EAST - VOLUMES C & D

1/4" = 1'-0"

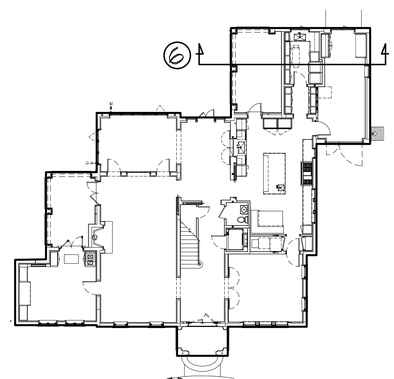


KEY PLAN



6 SECTION THROUGH GARAGE LOOKING SOUTH - VOLUMES B, C, K, & K1

1/4" = 1'-0"



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A4.3

SCALE:
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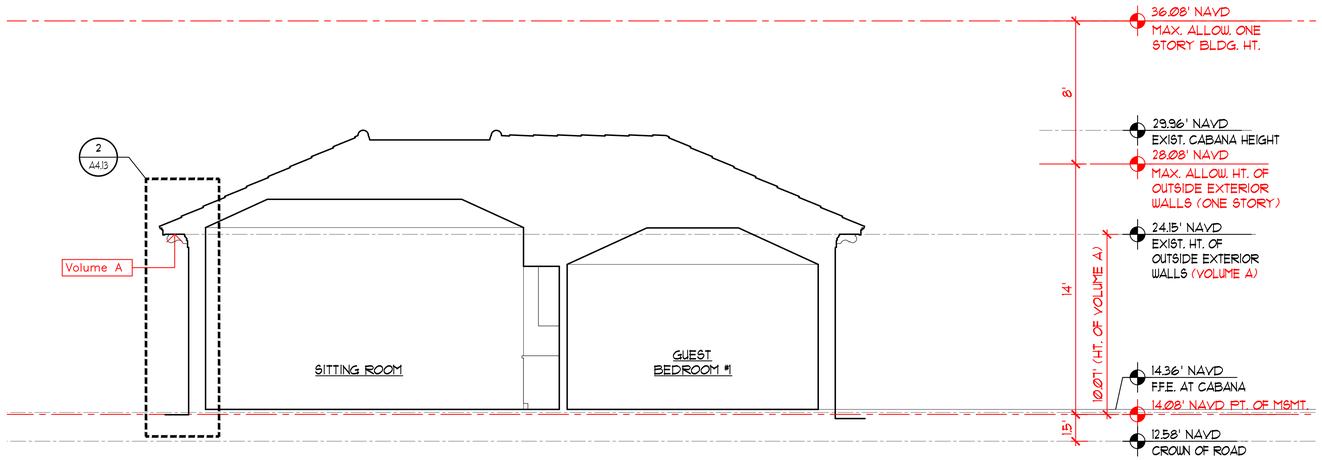
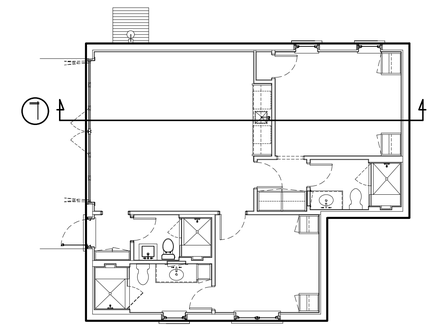


7 SECTION THROUGH CABANA LOOKING SOUTH - VOLUME A

1/4" = 1'-0"



KEY PLAN

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A4.4

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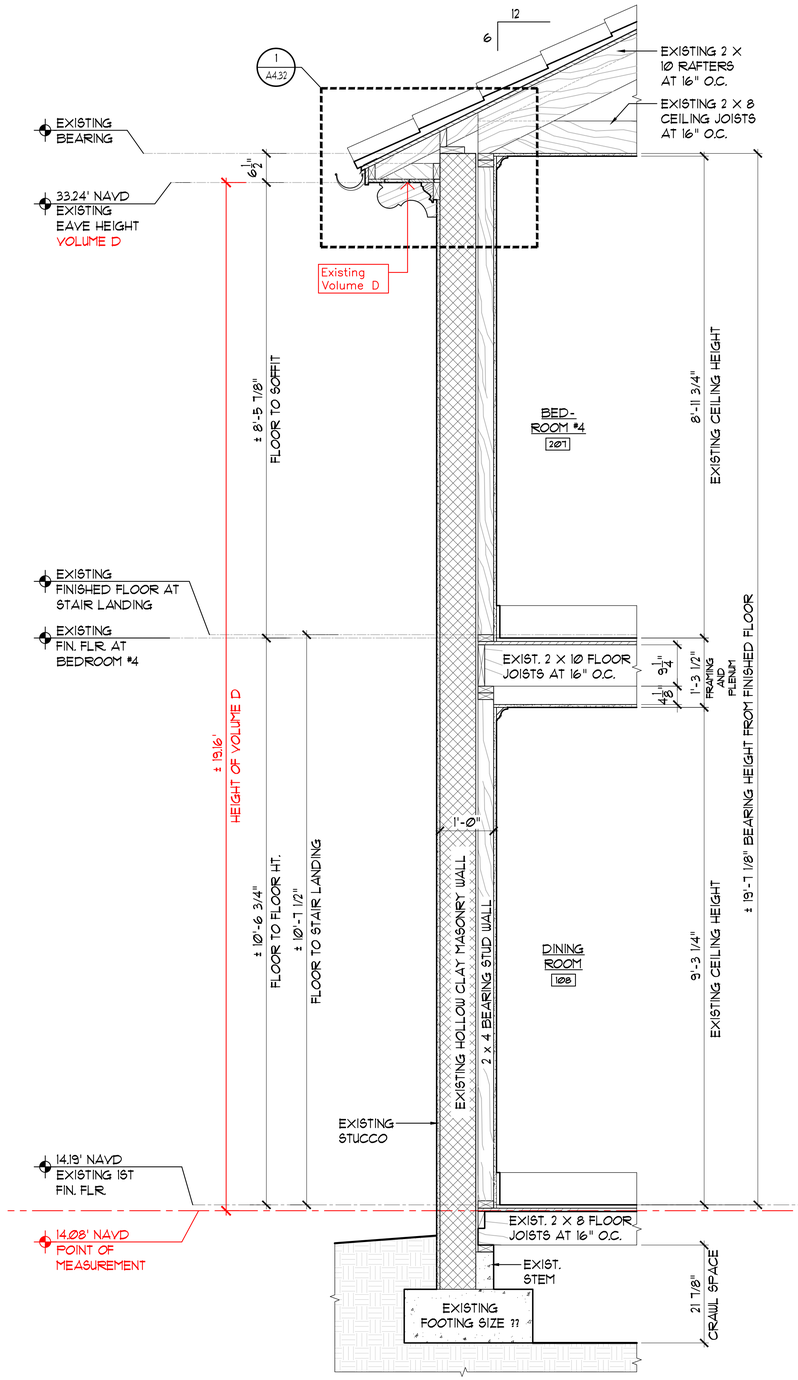

1 **existing section through north wall - Volume 'D'**
3/4" = 1'-0" **BEDROOM #4**

2 **proposed section through north wall - Volume 'D'**
3/4" = 1'-0" **BEDROOM #4**

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SCALE:
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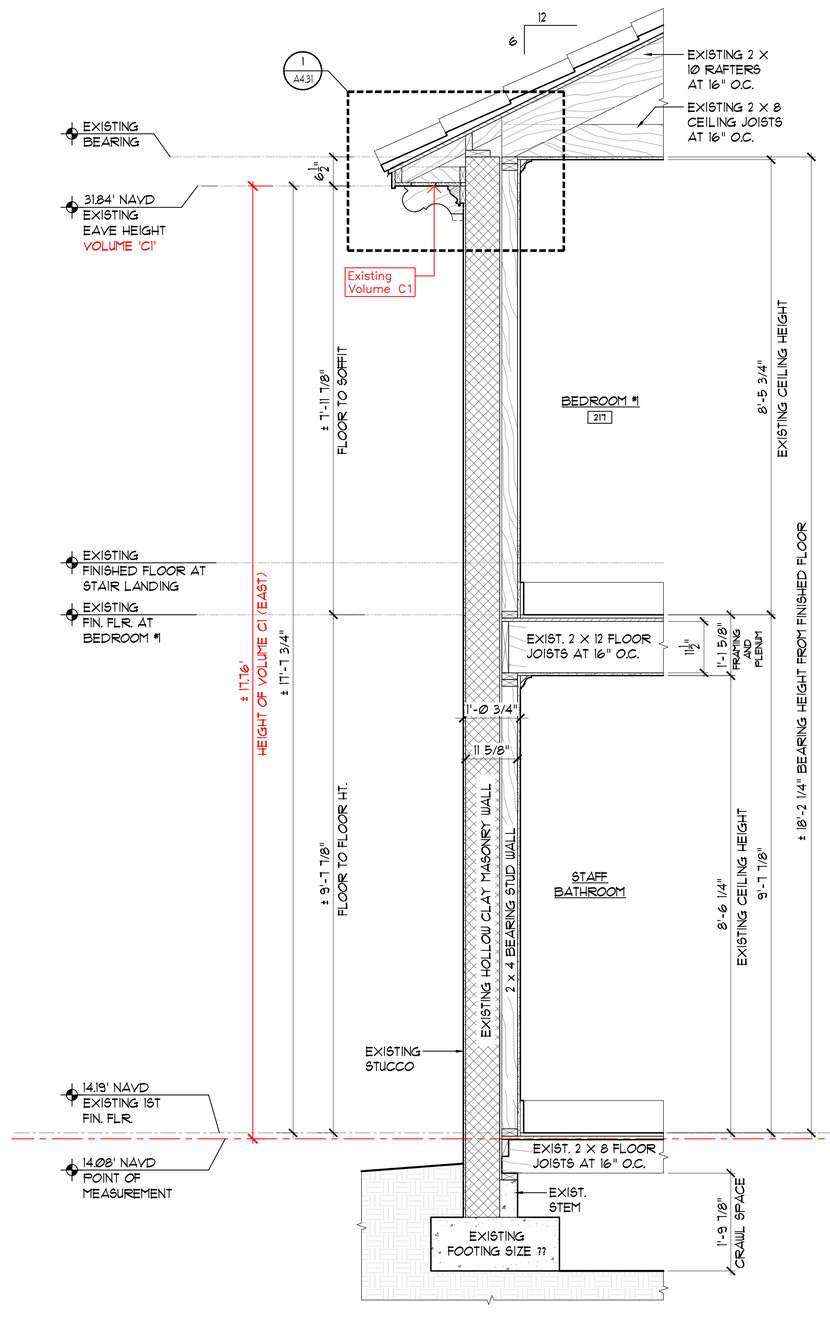

1 **existing section through east wall of guest wing - VOLUME 'C1'**
3/4" = 1'-0"

2 **proposed section through east wall of guest wing - VOLUMES 'K' and 'K1'**
3/4" = 1'-0"
SAME AS VOLUME 'C'

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SCALE:
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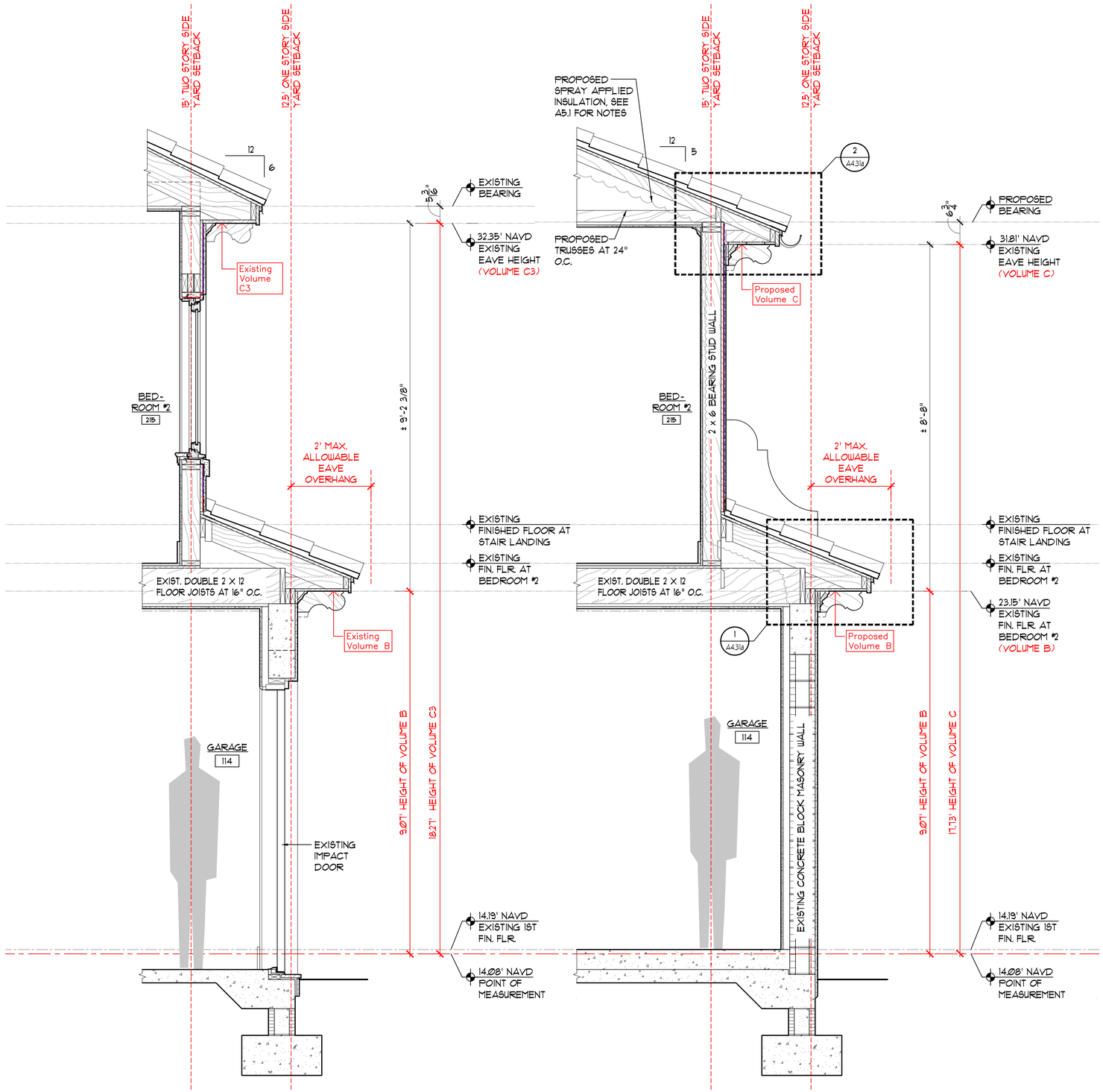

1 **exist. wall section at garage - Vol. B & C3**
3/4" = 1'-0"

2 **prop. wall section at garage - Vol. B & C**
3/4" = 1'-0"

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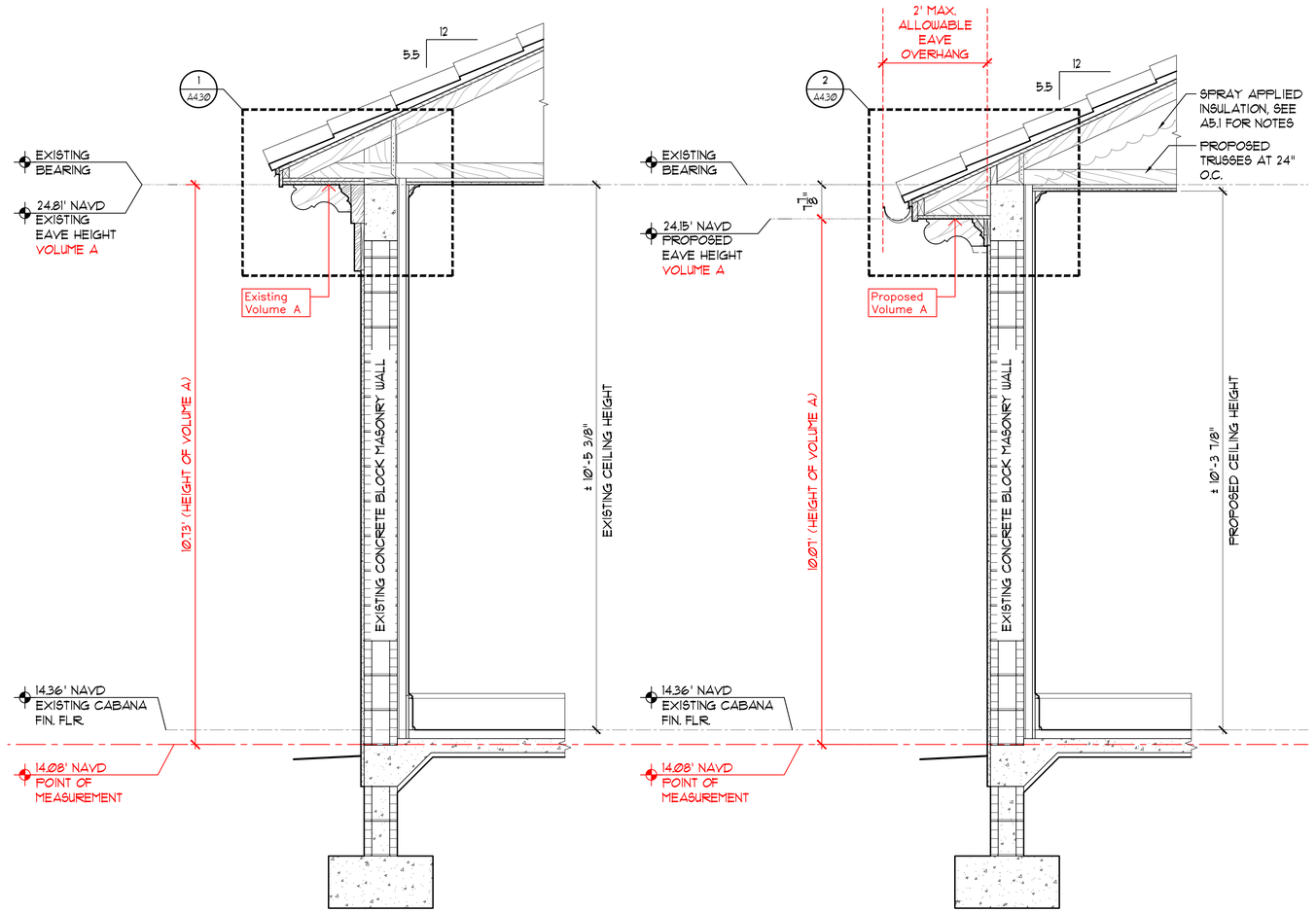

1 exist. cabana section - Vol. 'A'
3/4" = 1'-0"

2 prop. cabana section - Vol. 'A'
3/4" = 1'-0"

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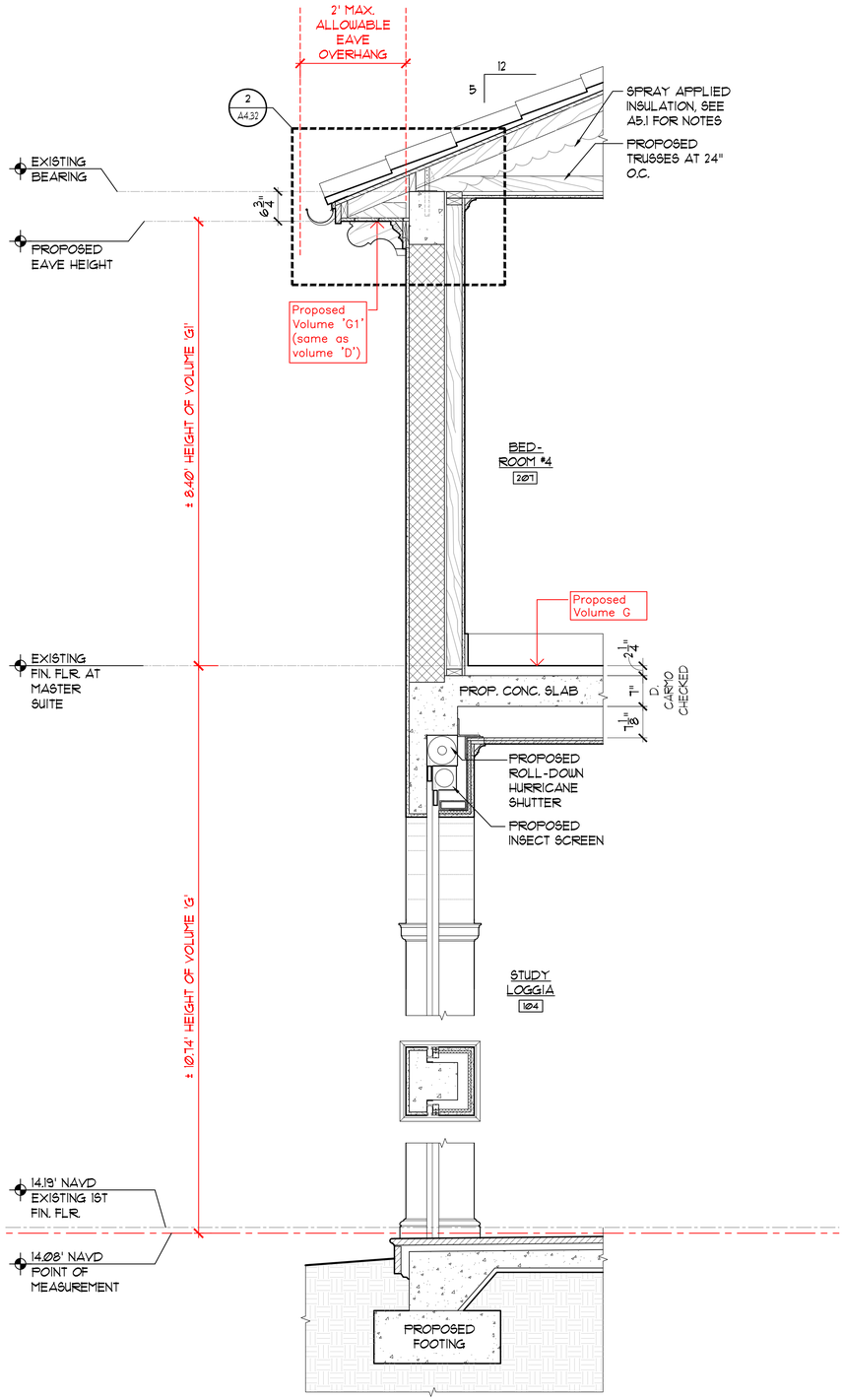

1 **proposed section through Study Loggia - VOLUMES 'G' AND 'G1'**
3/4" = 1'-0"

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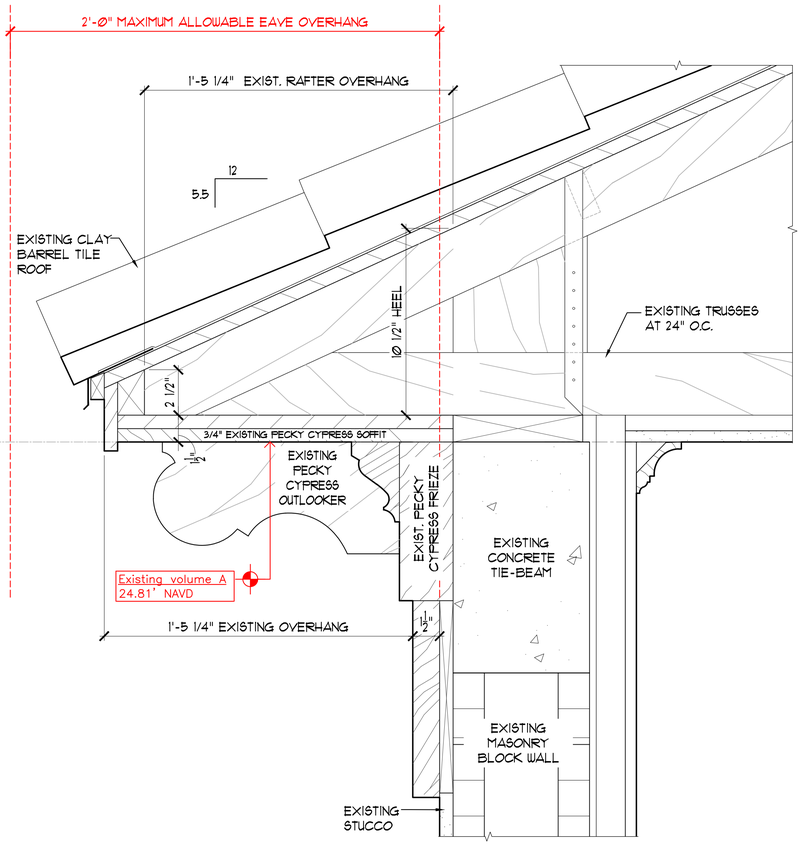
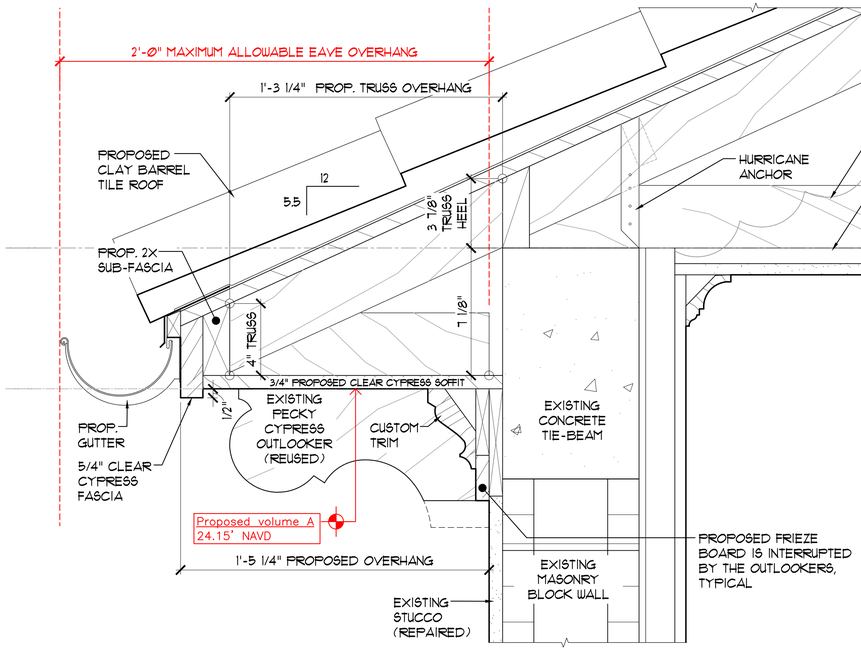


1 **existing cabana eave detail - VOLUME A**
3" = 1'-0"



2 **proposed cabana eave detail - VOLUME A**
3" = 1'-0"

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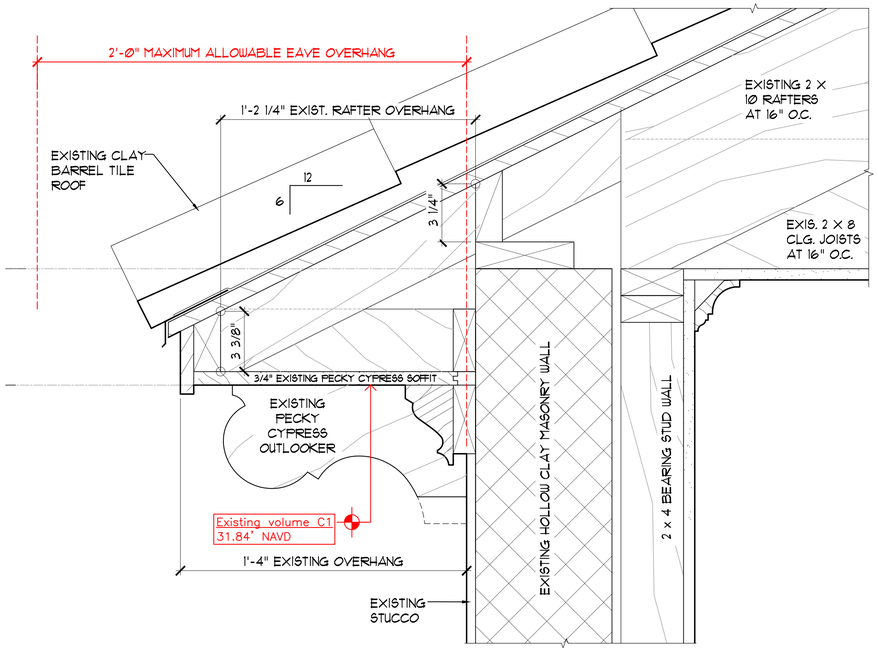
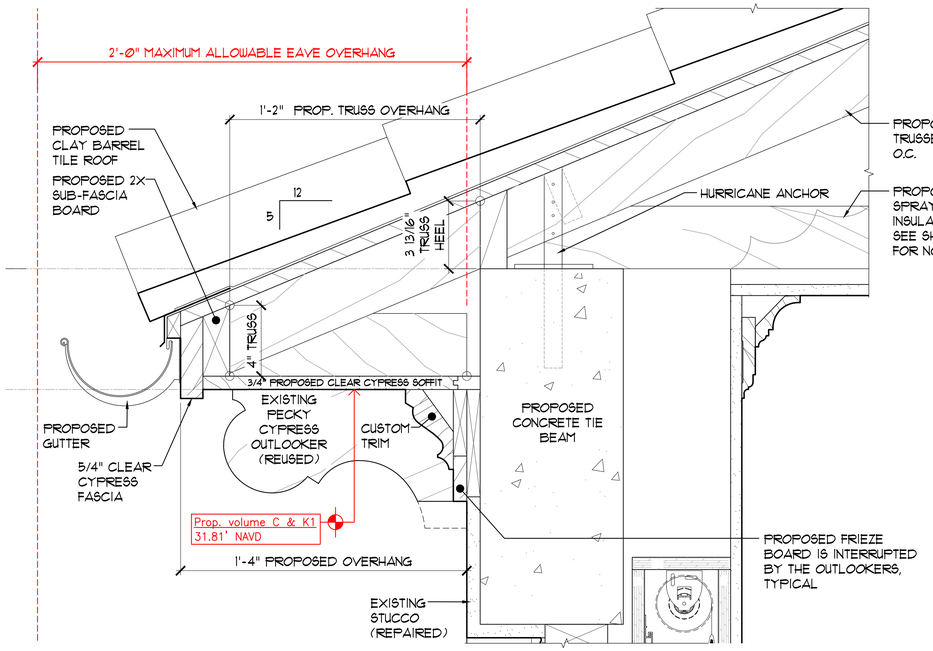


1 **existing guest wing eave detail - VOLUME C1**
3" = 1'-0"



2 **proposed guest wing eave detail - VOLUME C & K1**
3" = 1'-0"

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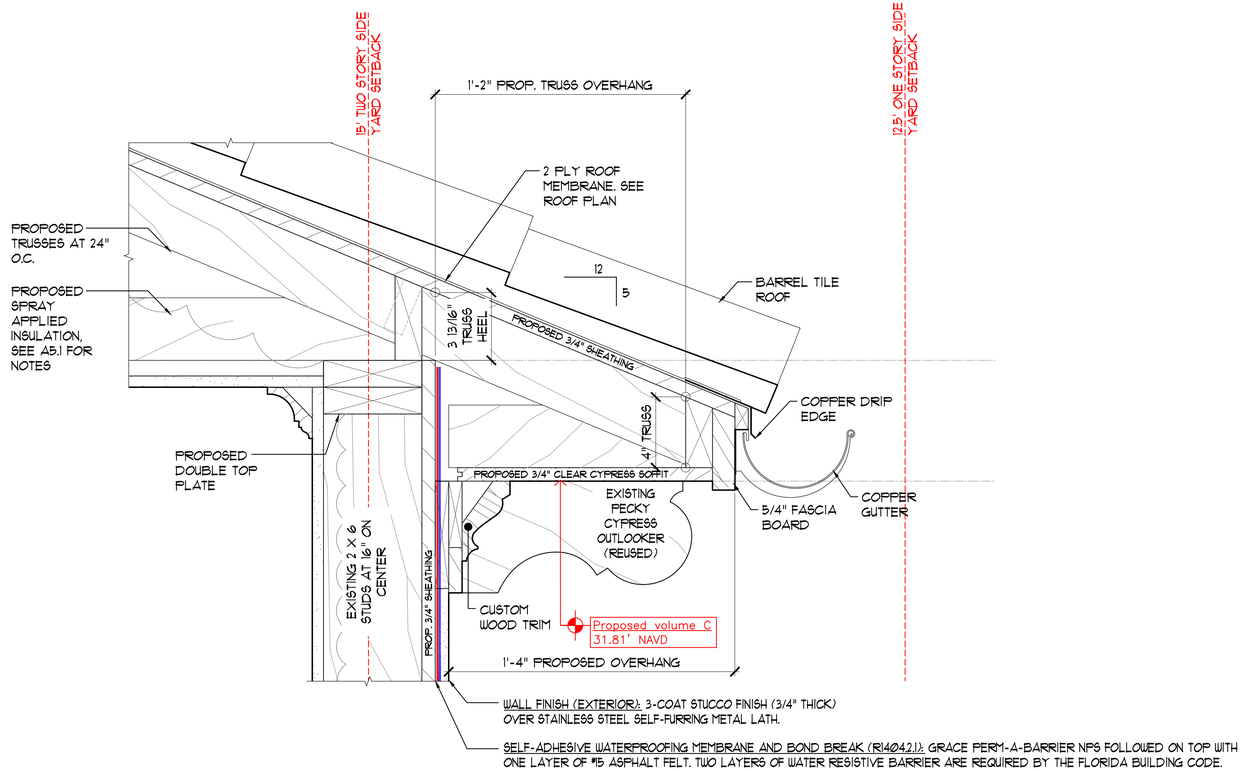
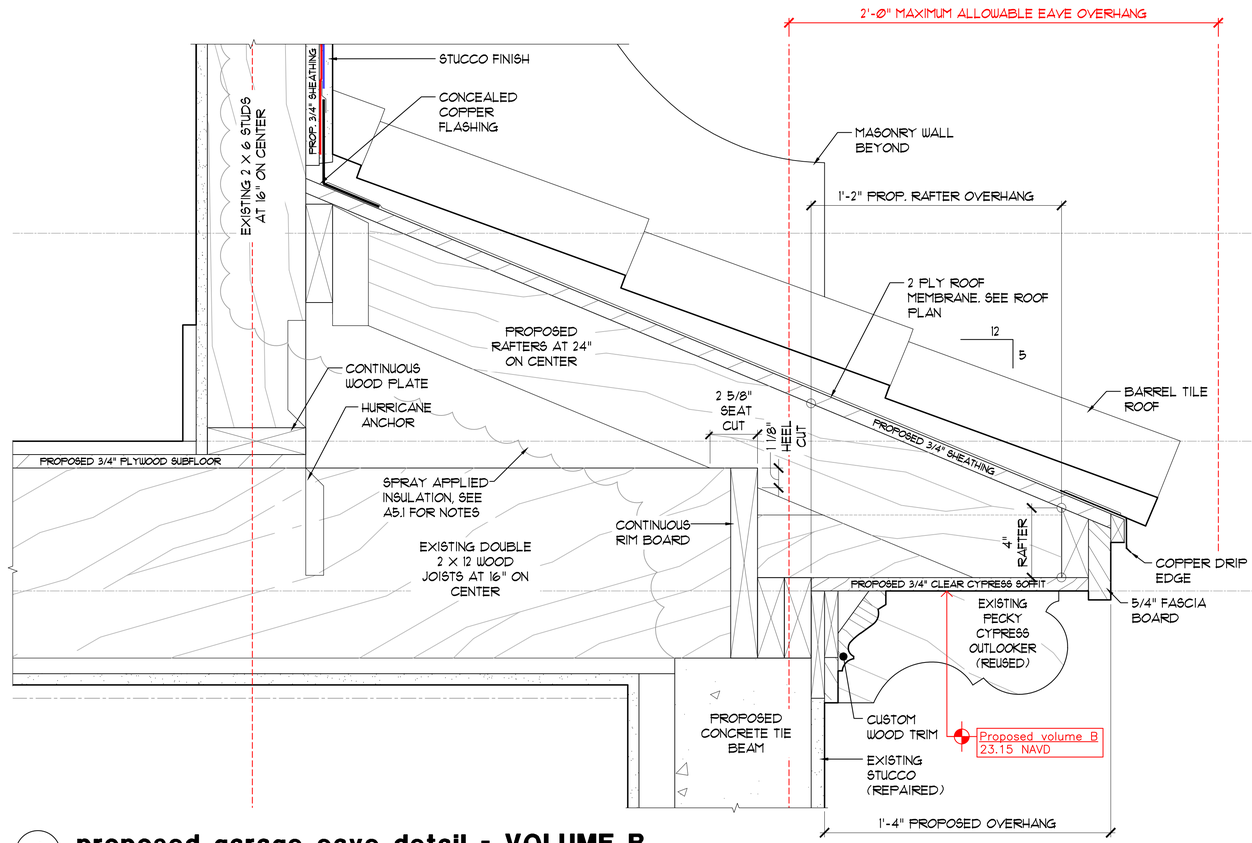


2 proposed guest wing eave detail (over Garage) - VOLUME C

3" = 1'-0"



1 proposed garage eave detail - VOLUME B

3" = 1'-0"

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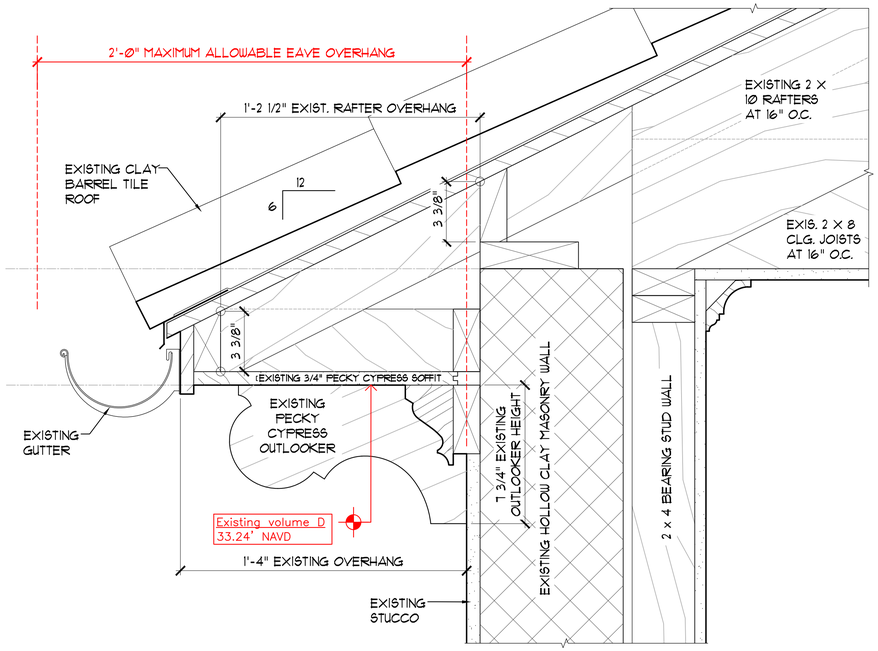
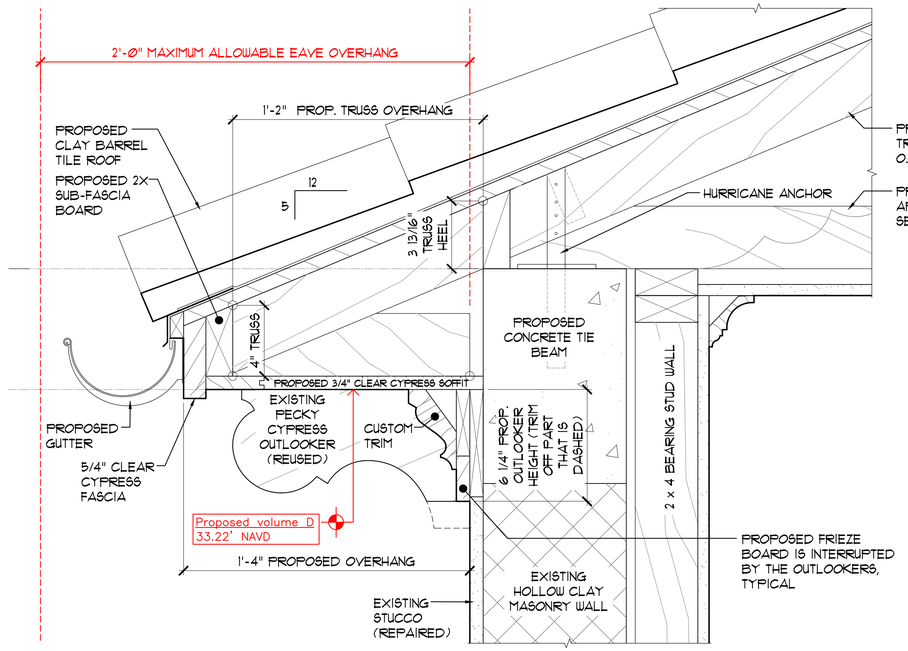


1 **existing main house eave detail - VOLUME D**
3" = 1'-0"



2 **proposed main house eave detail - VOLUME D**
3" = 1'-0"

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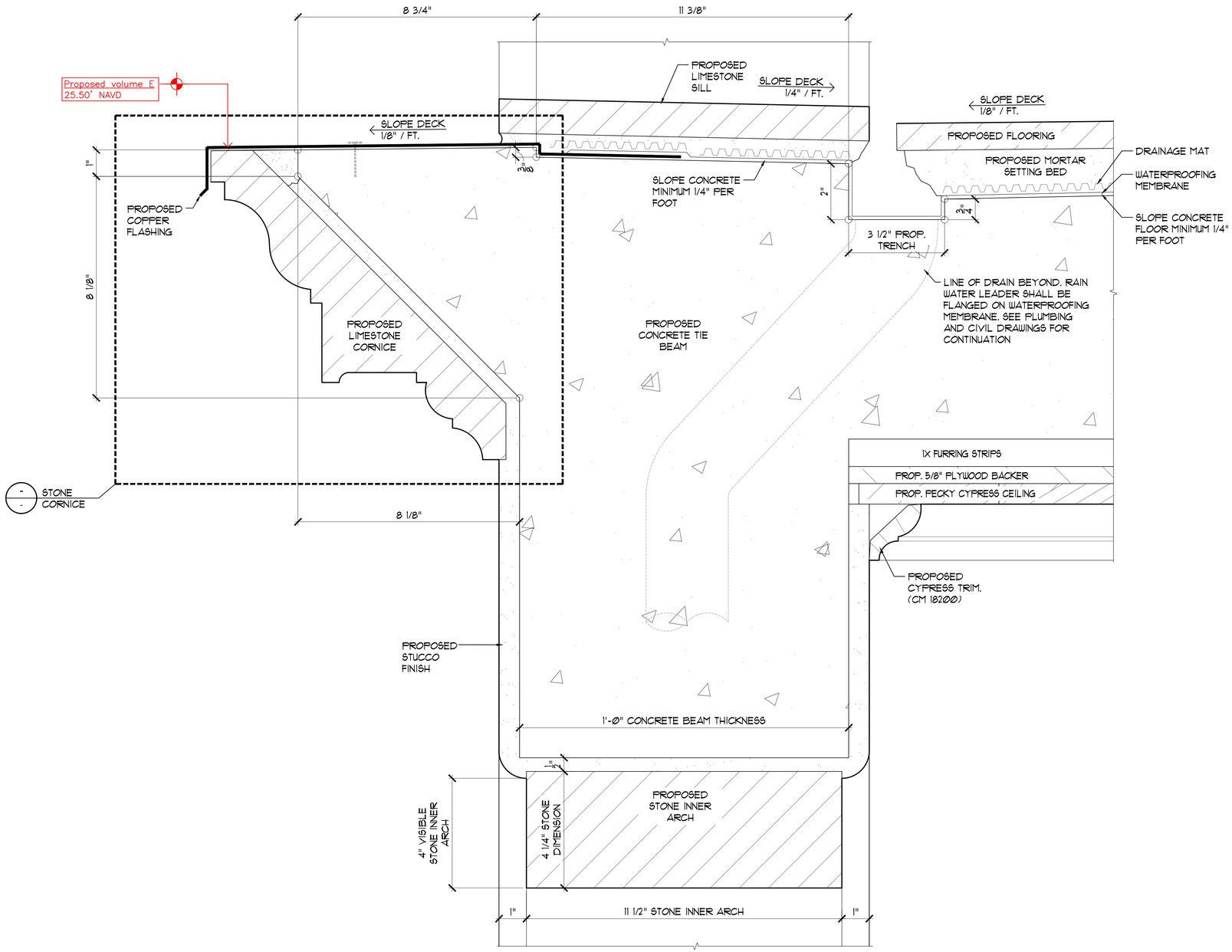

1 entry cornice detail - VOLUME E

6" = 1'-0"

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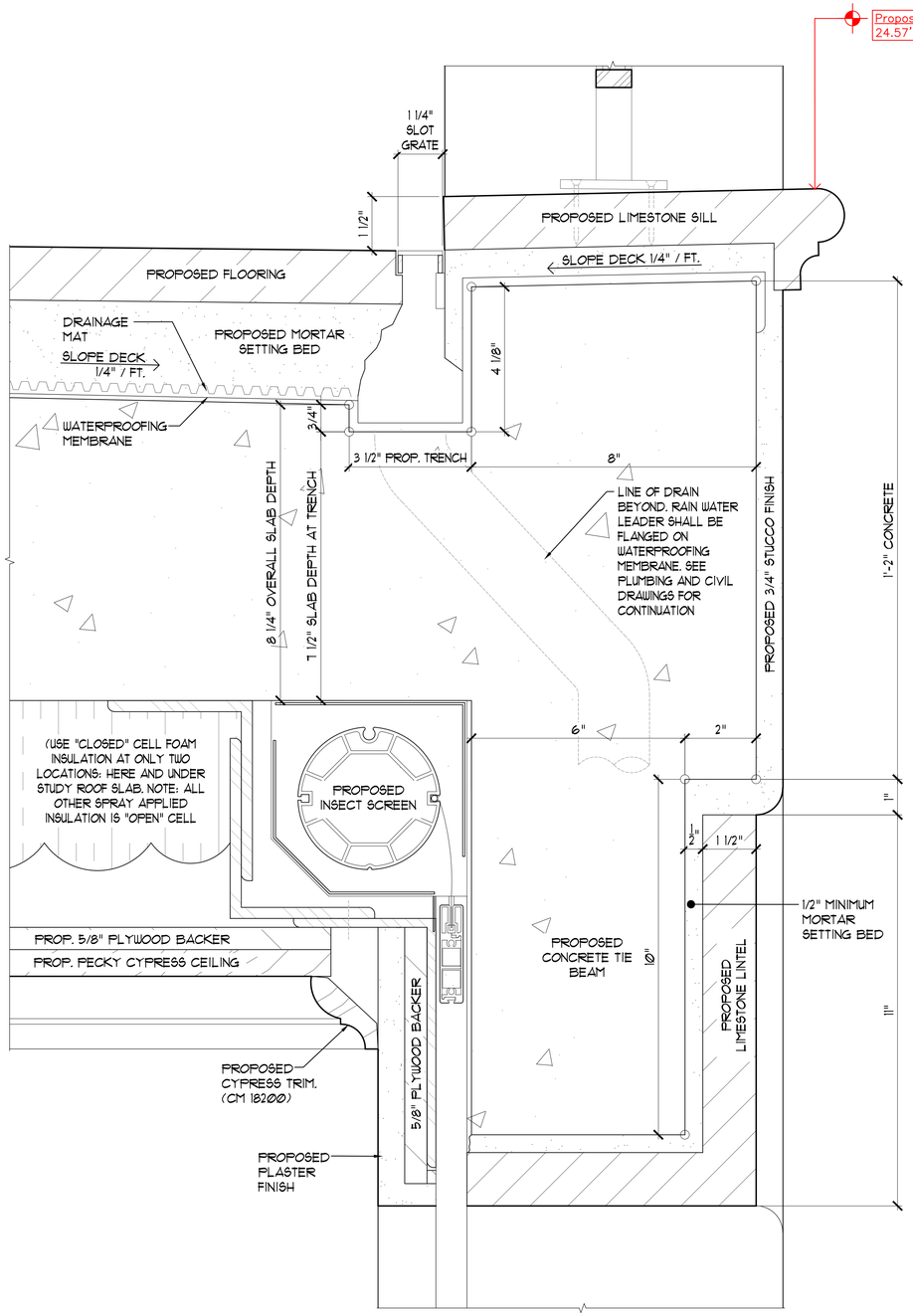
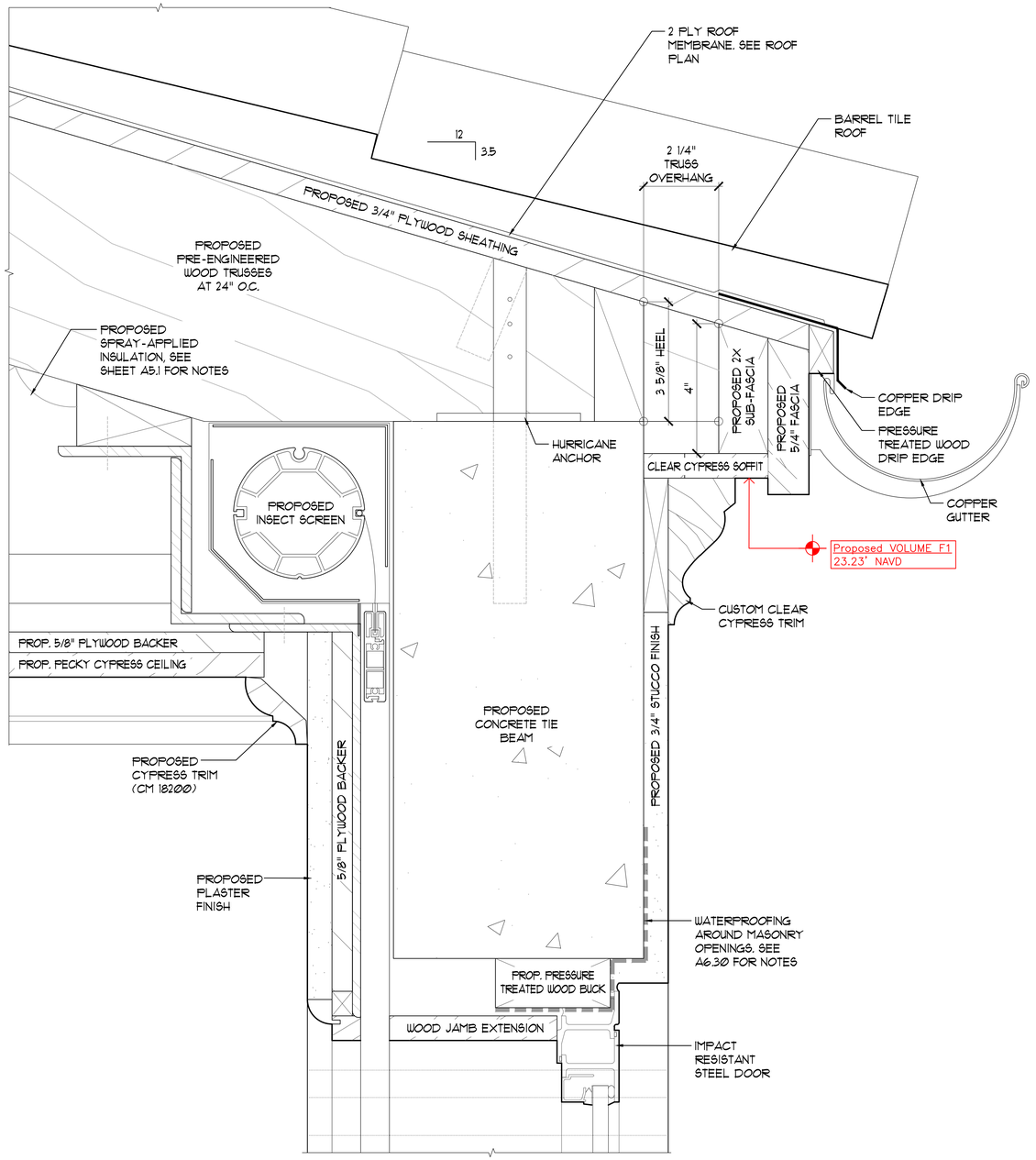


1 sun room detail - VOLUME F

6" = 1'-0"



2 breakfast room detail - VOLUME F1

6" = 1'-0"

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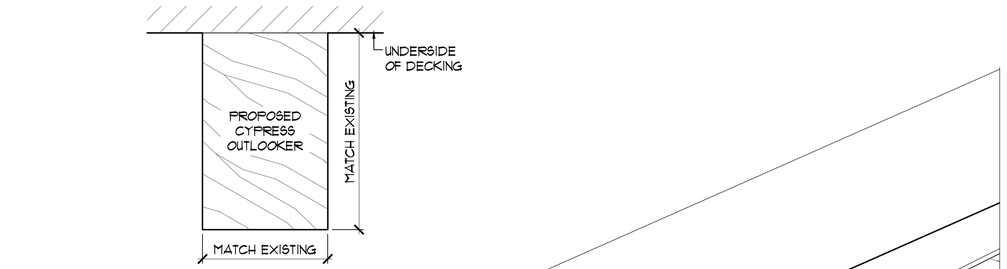
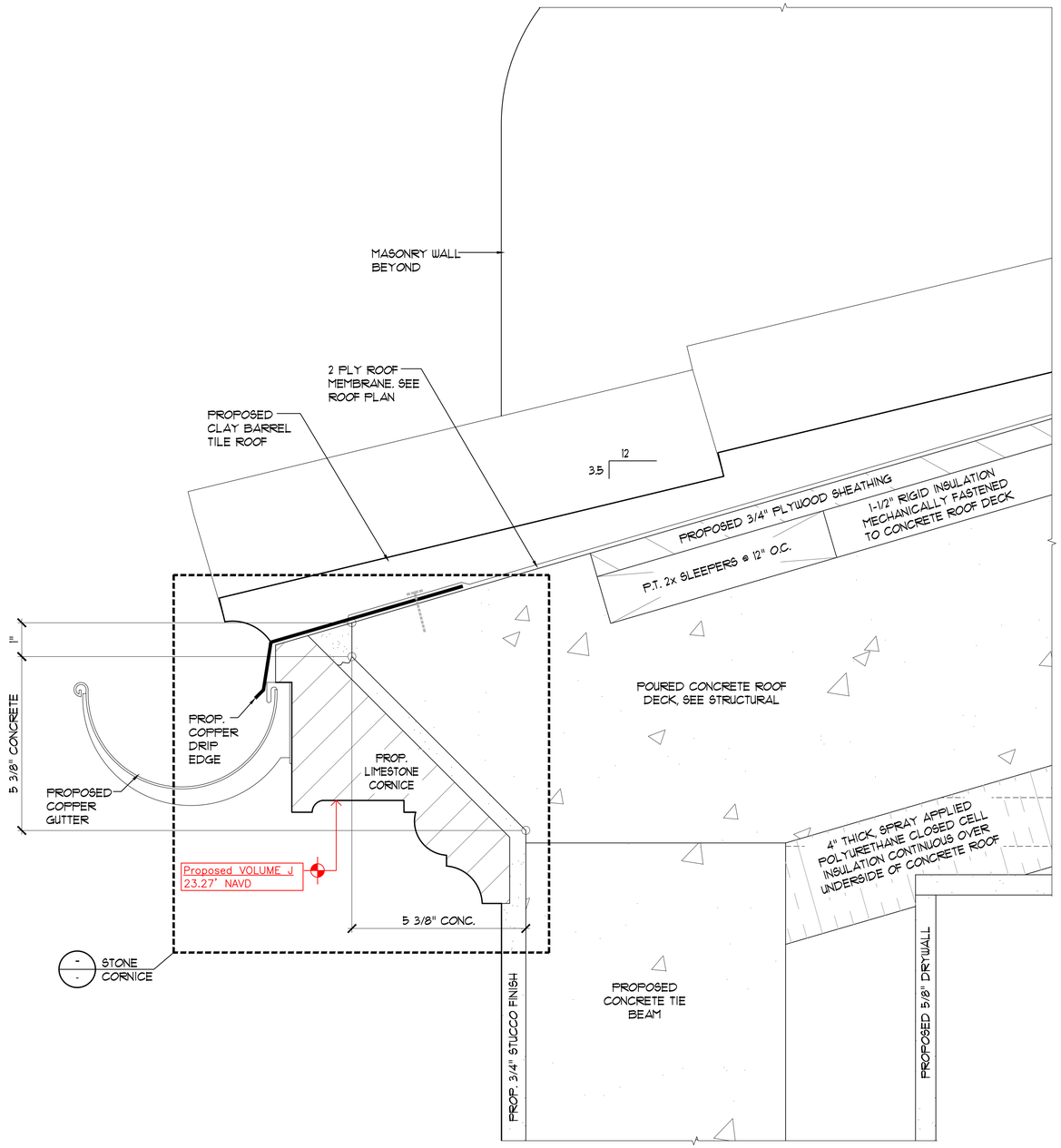


A cross section through outlooker

6" = 1'-0"

1 one story dining room eave detail - VOLUME H

6" = 1'-0"



2 study cornice detail - VOLUME J

6" = 1'-0"

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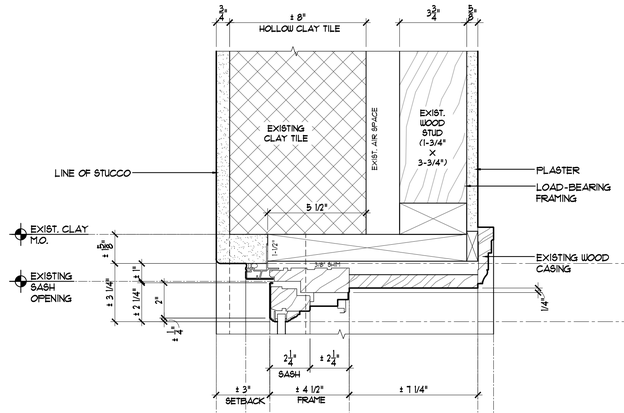
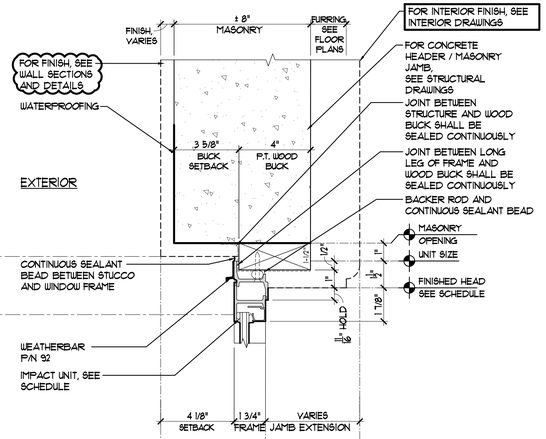


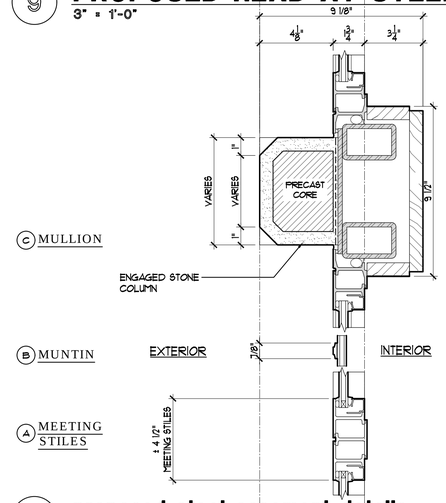
3 EXISITING CLAD WINDOW HEAD

3" = 1'-0" **FROM 2006 RENOVATION JAMB SIMILAR**



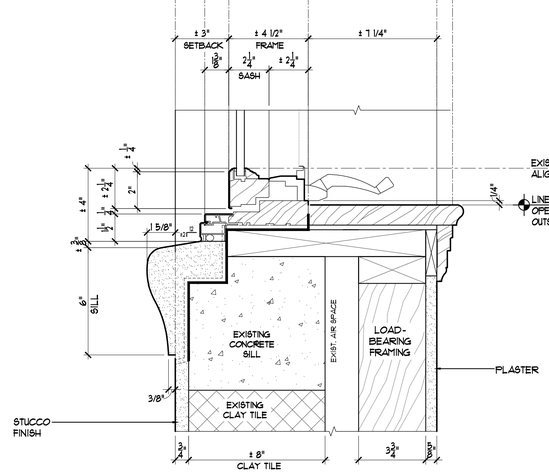
9 PROPOSED HEAD AT STEEL WINDOWS

3" = 1'-0" **JAMB SIMILAR**



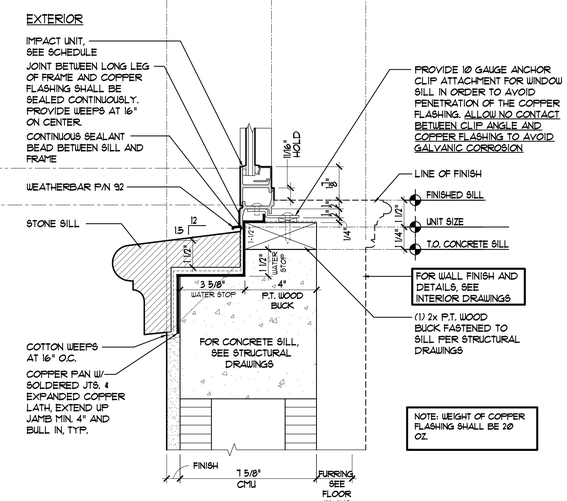
8 proposed steel casement details

3" = 1'-0"



1 EXISTING CLAD WINDOW SILL

3" = 1'-0" **FROM 2006 RENOVATION**



7 PROP. SILL AT STEEL WINDOWS

3" = 1'-0"

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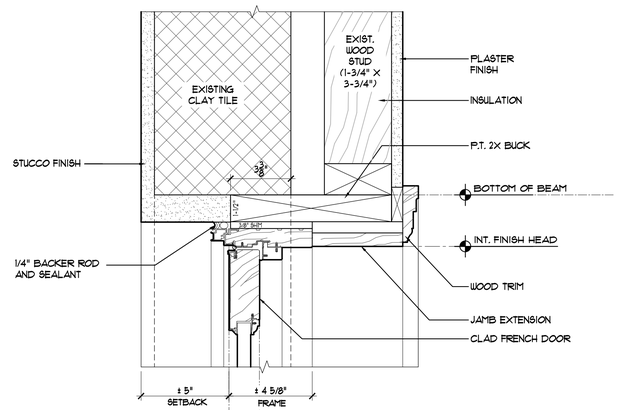
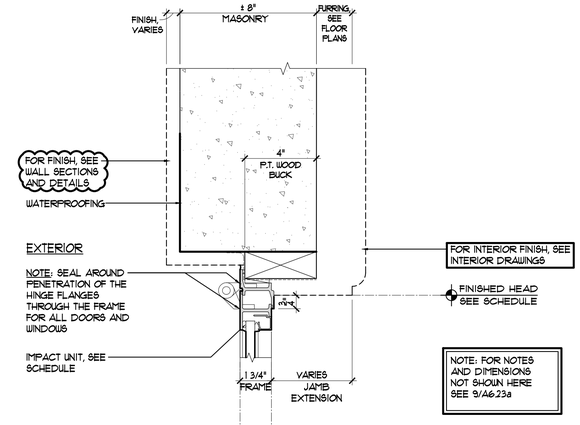


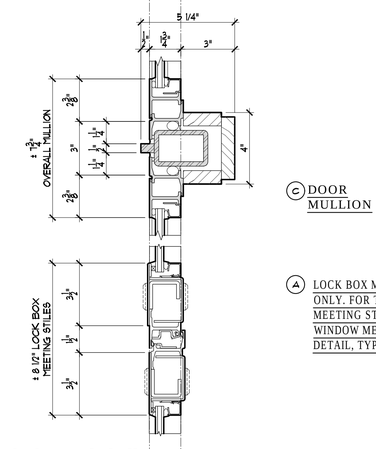
3 EXISITING DOOR HEAD

3" = 1'-0" FROM 2006 RENOVATION JAMB SIMILAR



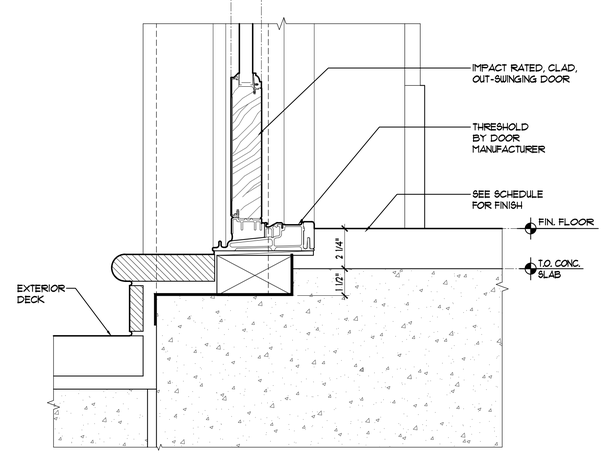
9 PROP. HINGE SIDE JAMB AT STEEL DOORS

3" = 1'-0" HEAD SIMILAR



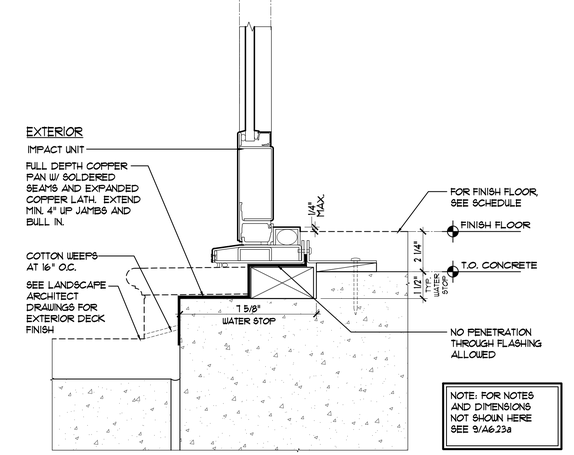
8 prop. steel door details

3" = 1'-0"



1 EXISTING CLAD DOOR SILL

3" = 1'-0" FROM 2006 RENOVATION



7 PROP. SILL AT STEEL DOORS

3" = 1'-0"

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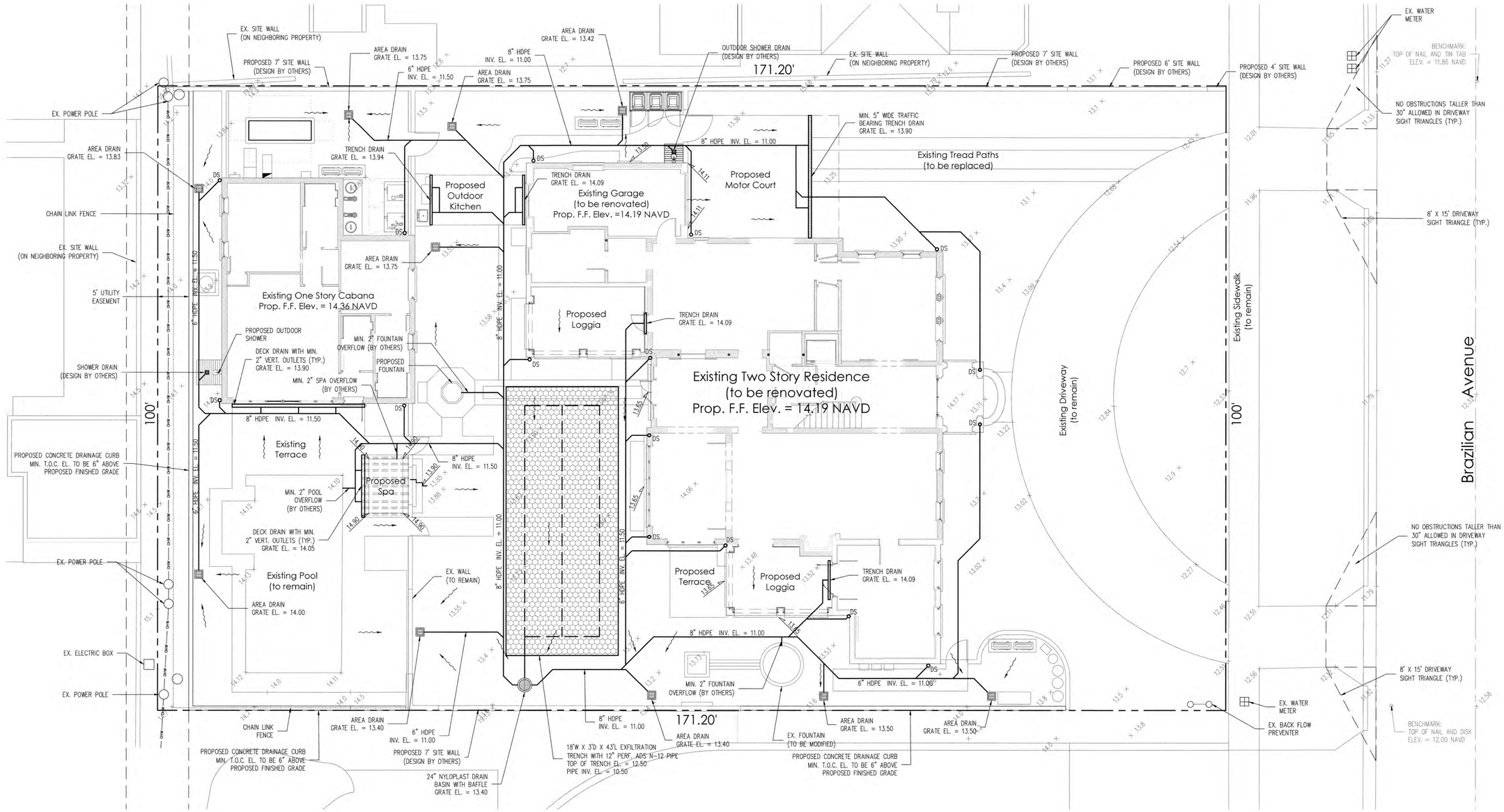

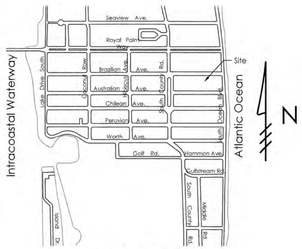

Location Map
N.T.S.

Notes:

1) Exfiltration trenches and storm piping to be protected from roots with a root barrier.
2) Roof drain downspouts are to be connected to the proposed drainage system. Contractor to provide engineer with downspout locations prior to installation of drainage system.
3) Exfiltration trench design uses an assumed value of hydraulic conductivity. Client may obtain a site specific test for hydraulic conductivity prior to exfiltration trench installation.
4) Contractor shall mill and overlay all roadway cuts a minimum of 50 ft. on either side of the excavation the entire width of each affected lane.
5) Contractor is responsible for installing and maintaining erosion control measures during construction.
6) Video inspection of storm drainage system required prior to installation of sod.

STORMWATER RETENTION CALCULATIONS

A. SITE INFORMATION

Total Property Area = 17,120 sq.ft.

Drainage Area Impervious Surface = 9,538 sq.ft.

Drainage Area Pervious Surface = 7,582 sq.ft.

B. ESTIMATED STORMWATER RETENTION VOLUME

The retention volume is estimated using the Rational Method (Q=CiA) where:
C = 1.0 (impervious surface)
C = 0.2 (pervious surface)
i = 2 in/hr

Impervious Surface Runoff Volume:
1.0 x 2 in/hr x 9,538 sq.ft. x 1 ft./12 in. = 1,590 cu.ft.

Pervious Runoff Volume:
0.2 x 2 in/hr x 7,582 sq.ft. x 1 ft./12 in. = 253 cu.ft.

Total Volume to be Retained = 1,843 cu.ft.

C. PROPOSED EXFILTRATION TRENCH SIZING

L	=	Total Length of Trench Provided	=	43	ft
W	=	Trench Width	=	18	ft
K	=	Hydraulic Conductivity	=	0.00005	cfs/sq.ft./ft. of head
H2	=	Depth to Water Table	=	6.00	ft
DU	=	Un-Saturated Trench Depth	=	3.00	ft
DS	=	Saturated Trench Depth	=	0.00	ft
V	=	Volume Treated	=	2,225	cu.ft.

Legend

- EXISTING ELEVATION PER WALLACE SURVEYING CORP. (NAVD-88)
- PROPOSED ELEVATION (NAVD-88)
- PROPOSED ELEVATION CONTOUR (NAVD-88)
- FLOW DIRECTION
- EXFILTRATION TRENCH
- AREA DRAIN
- 24" NYLOPLAST DRAIN BASIN WITH BAFFLE

N

0 4 8 16 32

Scale: 1/8" = 1'-0"

Plan Background from Site Plan by Kirchhoff & Associates Architects
Received 3/20/25

ARC-25-____

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West Palm Beach, FL 33401
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office@gruberengineers.com

48 HOURS BEFORE DIGGING, CALL 1-800-432-4770 SUNSHINE STATE ONE CALL OF FLORIDA, INC.

Contractor is responsible for obtaining location of existing utilities prior to commencement of construction activities.

Conceptual Site Grading & Drainage Plan For:

PROPOSED RENOVATION

124 Brazilian Avenue
Palm Beach, Florida

PROJECT INFORMATION:

Project No.	2024-0078
Issue Date	04/14/2025
Scale	1/8" = 1'-0"

REVISIONS:

1	
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12	

CHAD M. GRUBER
FLORIDA P.E. NO. 57466
Digitally signed by Chad M Gruber
Date: 2025.04.14 16:29:27 -04'00'

This item has been electronically signed and sealed by Chad M. Gruber on the date adjacent to the seal using a SHA authentication code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

SHEET NUMBER:

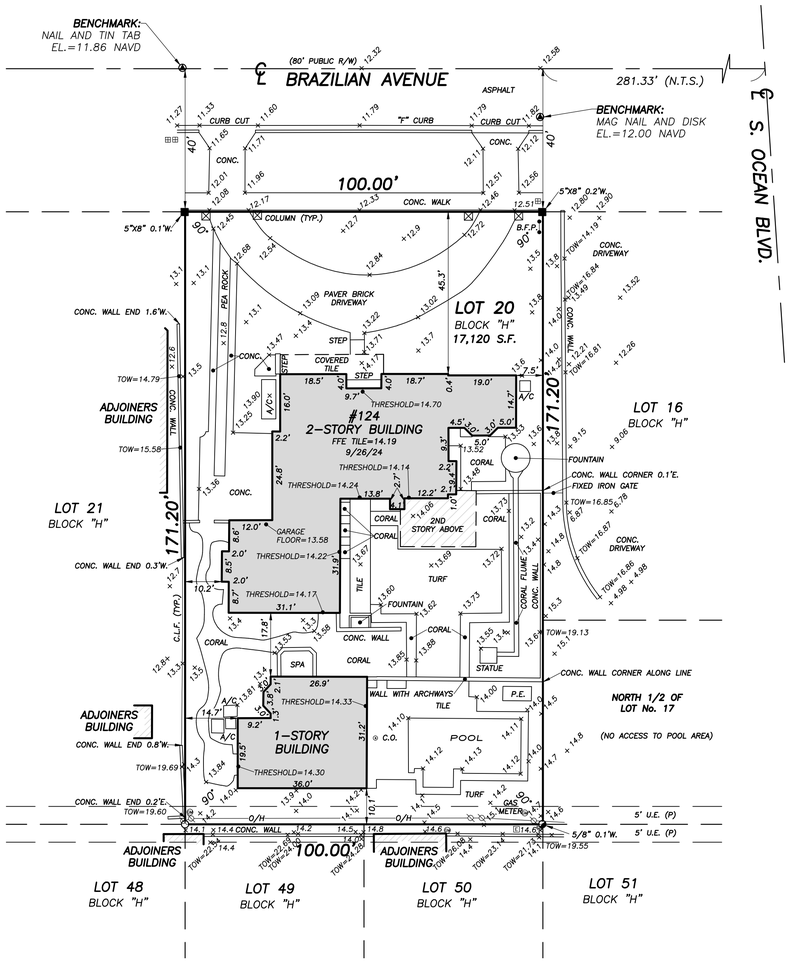
C-1

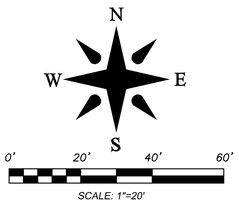
LEGEND

A	= ARC LENGTH
A/C	= AIR CONDITIONING
A.E.	= ACCESS EASEMENT
A.K.A.	= ALSO KNOWN AS
ASPH.	= ASPHALT
B.F.P.	= BACKFLOW PREVENTOR
BLDG.	= BUILDING
B.M.	= BENCHMARK
B.O.C.	= BACK OF CURB
B.O.W.	= BACK OF WALK
(C)	= CALCULATED
CATV	= CABLE ANTENNA TELEVISION
C.B.	= CHORD BEARING
C.B.S.	= CONCRETE BLOCK STRUCTURE
C.C.C.L.	= COASTAL CONSTRUCTION CONTROL LINE
CH	= CHORD
C.L.F.	= CHAIN LINK FENCE
CLR.	= CLEAR
C.M.P.	= CORRUGATED METAL PIPE
CONC.	= CONCRETE
(D)	= DESCRIPTION DATUM
D.B.	= DEED BOOK
D.C.D.A.	= DOUBLE CHECK DETECTOR ASSEMBLY
D.E.	= DRAINAGE EASEMENT
D.H.	= DRILL HOLE
D/W	= DRIVEWAY
EL.	= ELEVATION
ENC.	= ENCROACHMENT
E.O.P	= EDGE OF PAVEMENT
E.O.W.	= EDGE OF WATER
ESM'T	= EASEMENT
F.D.C.	= FIRE DEPARTMENT CONNECTION
F.F.	= FINISHED FLOOR
FND.	= FOUND
F.O.C.	= FACE OF CURB
I.D.	= INSIDE DIAMETER
INV.	= INVERT
I.T.W.C.D.	= INDIAN TRAIL WATER CONTROL DISTRICT
L.A.E.	= LIMITED ACCESS EASEMENT
L.B.	= LICENSE BOARD
L.W.D.D.	= LAKE WORTH DRAINAGE DISTRICT
(M)	= FIELD MEASUREMENT
M.H.	= MANHOLE
M.H.W.L.	= MEAN HIGH WATER LINE
MIN.	= MINIMUM
M.L.W.L.	= MEAN LOW WATER LINE
N.A.V.D.	= NORTH AMERICAN VERTICAL DATUM
N.G.V.D.	= NATIONAL GEODETIC VERTICAL DATUM
N.P.B.C.I.D.	= NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
N.T.S.	= NOT TO SCALE
O.A.	= OVERALL
O.D.	= OUTSIDE DIAMETER
O/H	= OVERHEAD UTILITY LINE
O.R.B.	= OFFICIAL RECORDS BOOK
O/S	= OFFSET
P	= PLANTER
(P)	= PLAT DATUM
P.B.	= PLAT BOOK
P.B.C.	= PALM BEACH COUNTY
P.C.	= POINT OF CURVATURE
P.C.C.	= POINT OF COMPOUND CURVATURE
P.E.	= POOL EQUIPMENT
PG.	= PAGE
P.I.	= POINT OF INTERSECTION
P/O	= PART OF
P.O.B.	= POINT OF BEGINNING
P.O.C.	= POINT OF COMMENCEMENT
P.R.C.	= POINT OF REVERSE CURVATURE
P.R.M.	= PERMANENT REFERENCE MONUMENT
PROP.	= PROPOSED
P.T.	= POINT OF TANGENCY
PVM'T	= PAVEMENT
(R)	= RADIAL
R	= RADIUS
RGE.	= RANGE
R.P.B.	= ROAD PLAT BOOK
R.P.Z.	= REDUCED PRESSURE ZONE
R/W	= RIGHT OF WAY
(S)	= SURVEY DATUM
S.B.	= SETBACK
SEC.	= SECTION
S/D	= SUBDIVISION
S.F.	= SQUARE FEET
S.F.W.M.D.	= SOUTH FLORIDA WATER MANAGEMENT DISTRICT
S.I.R.W.C.D.	= SOUTH INDIAN RIVER WATER CONTROL DISTRICT
S.R.	= STATE ROAD
STA.	= STATION
STY.	= STORY
S/W	= SIDEWALK
T.O.B.	= TOP OF BANK
T.O.C.	= TOP OF CURB
T.O.W.	= TOP OF WALL
TWP.	= TOWNSHIP
TYP.	= TYPICAL
U/C	= UNDER CONSTRUCTION
U.E.	= UTILITY EASEMENT
U.R.	= UNRECORDED
W.C.	= WITNESS CORNER
W.M.E.	= WATER MANAGEMENT EASEMENT
W.M.M.E.	= WATER MANAGEMENT MAINTENANCE EASEMENT
W.M.T.	= WATER MANAGEMENT TRACT
YD	= YARD DRAIN
℄	= BASELINE
℄	= CENTERLINE
△	= CENTRAL ANGLE/DELTA
■	= CONCRETE MONUMENT FOUND (AS NOTED)
□	= CONCRETE MONUMENT SET (LB #8598)
●	= ROD & CAP FOUND (AS NOTED)
○	= 5/8" IRON ROD & CAP SET (LB #8598)
⊙	= IRON PIPE FOUND (AS NOTED)
◕	= IRON ROD FOUND (AS NOTED)
▲	= NAIL FOUND (AS NOTED)
◉	= NAIL & DISK FOUND (AS NOTED)
◎	= MAG NAIL & DISK SET (LB #8598)
P	= PROPERTY LINE
	= UTILITY POLE
	= FIRE HYDRANT
	= WATER METER
	= WATER VALVE
	= LIGHT POLE
TV	= CABLE TV RISER
E	= ELECTRIC BOX
GM	= GAS METER
S	= SANITARY MANHOLE
	= YARD DRAIN

Boundary Survey For:

GULF STREAM TRUST







VICINITY SKETCH

(NOT TO SCALE)

NOTES:

1. No title policy or commitment affecting title or boundary to the subject property has been provided. It is possible there are deeds and easements, recorded or unrecorded, which could affect this survey and boundaries. This office has made no search of the Public Records.
2. Elevations shown hereon, if any, are in feet and decimal parts thereof and are based on NAVD-88. The expected accuracy of the elevations shown hereon is 0.03' for the hard surface elevations and 0.1' for the soft surface elevations. Elevations shown hereon are U.S. survey feet unless otherwise noted.
3. Description furnished by client or client's agent.
4. Unless presented in digital form with electronic seal and electronic signature this survey must bear the signature and the original raised seal of a Florida licensed surveyor or mapper this drawing, sketch, plat or map is for informational purposes only and is not valid.
5. This survey cannot be transferred or assigned without the specific written permission of Wallace Surveying Corporation. This survey is not transferable by Owners Affidavit of Survey or similar instrument.
6. Except as shown, underground and overhead improvements are not located. Underground foundations not located.
7. The survey sketch shown hereon does not necessarily contain all of the information obtained or developed by the undersigned surveyor in his field work, office work or research.
8. No responsibility is assumed by this surveyor for the construction of improvements, from building ties shown on this survey.
9. Revisions shown hereon do not represent a "survey update" unless otherwise noted.
10. All dates shown within the revisions block hereon are for interoffice filing use only and in no way affect the date of the field survey stated herein.
11. In some instances, graphic representations have been exaggerated to more clearly illustrate the relationships between physical improvements and/or lot lines. In all cases, dimensions shown shall control the location of the improvements over scaled positions.
12. It is a violation of Rule 5J-17 of the Florida Administrative Code to alter this survey without the express prior written consent of the Surveyor. Additions and/or deletions made to the face of this survey will make this survey invalid.
13. The ownership of fences, perimeter walls and/or hedges shown hereon are not known and thus are not listed as encroachments. Fences, hedges and/or perimeter walls are shown in their relative position to the boundary.
14. The expected horizontal accuracy of the information shown hereon is +/- 0.10'.

This survey is made specifically and only for the following parties for the purpose of a closing on the surveyed property.

GULF STREAM TRUST

The undersigned surveyor assumes no responsibility or liability for any other purpose or to any other party other than stated above.

PROPERTY ADDRESS:
124 Brazilian Avenue
Palm Beach, FL 33480

LEGAL DESCRIPTION:
Lot 20, Block "H", ***REVISED MAP OF ROYAL PARK ADDITION TO PALM BEACH, FLORIDA****, according to the Plat thereof, on file in the Office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, recorded in Plat Book 4, Page 1.*

FLOOD ZONE:
This property is located in Flood Zone X, according to F.I.R.M. (Flood Insurance Rate Map) No. 12099C0583G, dated 12/20/2024.

CERTIFICATION:

I HEREBY ATTEST *that the survey shown hereon meets the Standards of Practice set forth by the Florida Board of Professional Surveyors and Mappers adopted in Rule 5J-17, Florida Administrative Code pursuant to Section 472.027, Florida Statutes, effective September 1, 1981.*

DATE OF LAST FIELD SURVEY: 05/16/2024

James G. Peden, Jr.
Professional Surveyor and Mapper
Florida Certificate No. 6122

REVISIONS:
03/26/25 SPOT ELEVATIONS J.M./S.W. 206640 JOE3/67
09/26/24 ADJUST ELEVATIONS FROM NGVD TO NAVD & OBTAIN F.F. ELEVATION B.M./S.W. 206640

Boundary Survey For:

GULF STREAM TRUST

WALLACE SURVEYING
A DIVISION OF LANDTEC CONSTRUCTION SURVEYING, LLC. LB #8598
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-4551

FIELD: J.D.	JOB No.: 206640	F.B.	PG.
OFFICE: S.W.	DATE: 05/16/24	DWG. No.: 206640	
C'K'D.: J.P.	REF.: 206640.DWG	SHEET: 1 OF 1	

TOWN OF PALM BEACH

Information for Architectural Commission Meeting on: June 25, 2025

To: Architectural Commission

Via: Wayne Bergman, MCP, LEEP-AP
Director PZ&B

From: Planning, Zoning & Building

Re: ARC-25-0026 310 POLMER PARK The applicant, Oscannlain Sean J Trust (Environment Design Group), has filed an application requesting Architectural Commission review and approval for installation of entry columns, rear yard trellis and landscape and hardscape modifications.

Date: 6/18/2025

CONCLUSION:

Approval of the project will require one (1) motion to be made by the Architectural Commission:
(1) for the overall design of the project in accordance with Sec. 18-205 criteria, subject to any imposed conditions.

ATTACHMENTS

- PZB Staff Report
- Letter of Intent
- Plans

STRATEGIC PLAN

Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Quality of Life

FUNDING

No Fiscal Impact

TOWN OF PALM BEACH
Planning, Zoning & Building Department
360 South County Road
Palm Beach, FL 33480
www.townofpalmbeach.com

PLANNING, ZONING, & BUILDING DEPARTMENT
PZ&B Staff Memorandum: Architectural Commission

FROM: Wayne Bergman, MCP, LEED-AP
Director PZ&B

SUBJECT: ARC-25-0026 310 POLMER PARK

MEETING: JUNE 25, 2025 ARCOM

ARC-25-0026 310 POLMER PARK. The applicant, Oscannlain Sean J Trust (Environment Design Group), has filed an application requesting Architectural Commission review and approval for installation of entry columns, rear yard trellis and landscape and hardscape modifications.

Applicant: Oscannlain Sean J Trust
Architect: Environment Design Group

HISTORY:
The single-family residence located at 310 Polmer Park was originally constructed in 1962. In 2023, under application ARC-23-051, approval was granted for multiple modifications, including the replacement of windows and doors. The project also included a redesign of the rear garden featuring a new spa, updated paving, an outdoor bar area, and associated landscaping improvements.

THE PROJECT:
The applicant has submitted plans, entitled "Private Residence" as prepared by **Environment Design Group**, dated June 9, 2025.

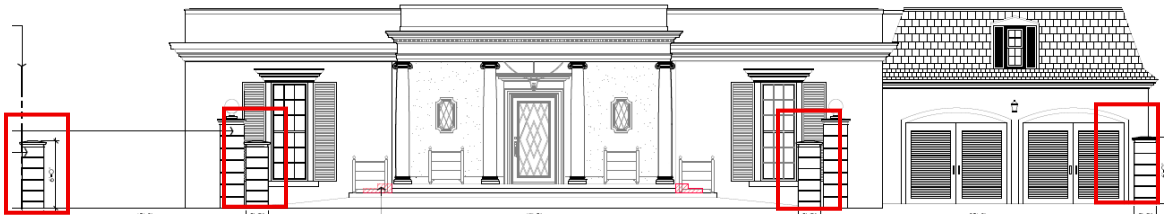
The following scope of work is proposed:

- Addition of entry columns.
- Landscape modifications.
- Addition of rear yard pergola.

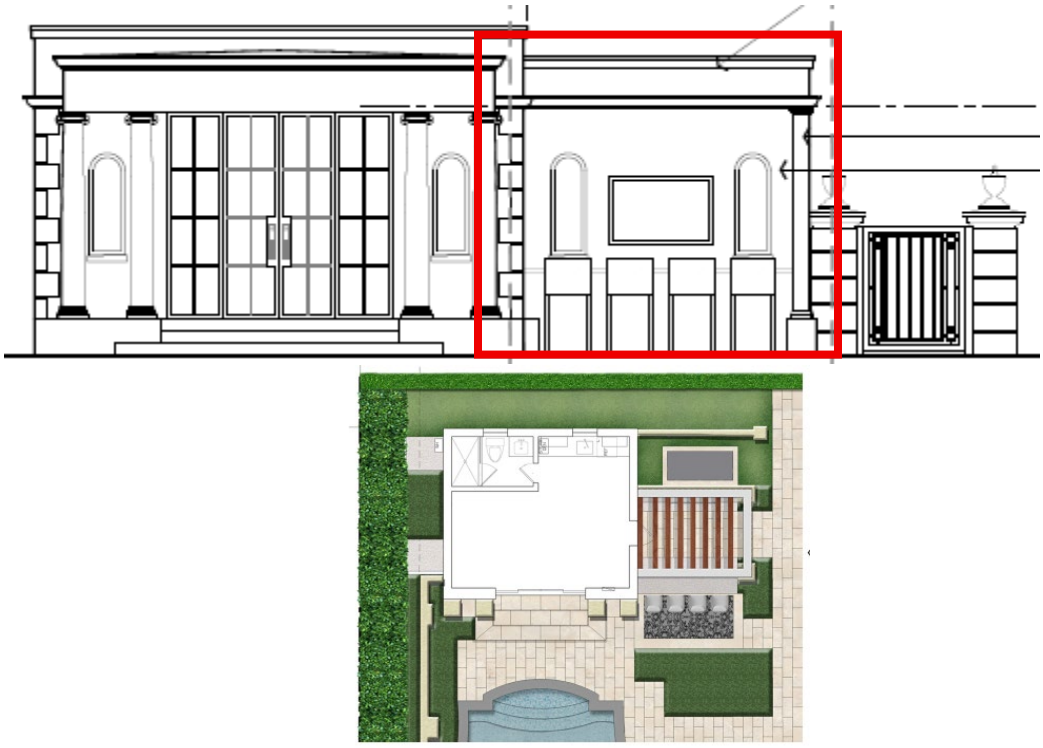
Site Data			
Zoning District	R-B	**Future Land Use**	Single-Family
Lot Size	15,850 SF	**Overall Landscape Open Space**	Required: 45% Existing: 32.11% Proposed: 32%
Perimeter Landscape Open Space	Required:50 % Existing: 65.74% Proposed: 65.74%	**Front Yard Landscape Open Space**	Required: 40% Existing: 31.4% Proposed: 30.79%
Surrounding Properties / Zoning			
North	311 Polmer Park | Residence / R-B		
South	309 Via Linda | Residence / R-B		
East	300 Polmer Park | Residence / R-B		
West	320 Polmer Park | Residence / R-B		

STAFF ANALYSIS

A preliminary review of the project indicates that the proposed application does comply with the Town's zoning code. The application seeks to add 6' entry columns matching in style to the existing ones at the front of the residence.



A pergola structure will be added to the pool cabana, currently under construction, in the rear yard. The pergola will be installed with a matching roofline fascia in a stucco finish to match the cabana with pecky cypress beams across.



CONCLUSION:

Approval of the project will require one (1) motion to be made by the Architectural Commission:

(1) for the overall design of the project in accordance with Sec. 18-205 criteria, subject to any imposed conditions.

WRB:JGM:SCP

ENVIRONMENT
DESIGN
GROUP

Land Planning
Landscape Architecture
Landscape Management

April 7, 2025

Town of Palm Beach
Planning, Zoning, & Building Department
360 S. County Road
Palm Beach, Florida 33480

ATTN: *ARCOM Staff*
Re: 310 Polmer - Landscape Architecture
Our Ref # 22088.00 LA

LETTER OF INTENT

Current zoning for the project is R-B LOW DENSITY RESIDENTIAL

Our current proposal, for improvements to the site, does not include any architectural changes to the approved house. We are proposing the following revisions to the originally approved ARCOM plans.

The proposed changes include:

1. New Entry Columns, 6'-0" tall, matching existing style
2. Infill existing gate opening on north east wall
3. Modification to bottom entry stairs
4. Removal of street front Ficus hedge to be replaced with Calophyllum and native understory
5. Trellis structure in rear of property

The attached plan reflects the above-outlined revisions.

If there are any questions regarding this project, please feel free to reach out to our office.
Thank you for your assistance.

Dustin Mizell, MLA RLA #6666784
Environment **D**esign **G**roup

Paramount Building
139 North County Road, Suite 20-B
Palm Beach, FL 33480
561.832.4600 phone
Dustin@environmentdesigngroup.com

Scope of Work

1. New Entry Columns, 6'-0" tall, matching existing style
2. Infill existing gate opening on north east wall
3. Modification to bottom entry stairs
4. Removal of street front Ficus hedge to be replaced with Calophyllum and native understory
5. Pergola structure in rear of property

ENVIRONMENT DESIGN GROUP
139 North County Road Ste 20-B Palm Beach, Fl 33480
Phone 561.832.4600 Mobile 561.313.4424
Landscape Architecture
Land Planning
Landscape Management
Dustin M. Mizell, MLA RLA #6666784
Dustin@environmentdesigngroup.com

Private Residence
310 Polmer Park Road
Palm Beach

F L O R I D A

Application #:
ARC-25-0026
First Submittal
Date of Presentation: 06.25.25

Sheet Index

Cover Sheet
Survey
L1.0 - Existing Site Photos
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L3.0 - Demolition Plan
L4.0 Construction Staging/Screening Plan
L5.0 - Truck Logistics Plan
L6.0 -Site Plan
L6.0a - Elevation Callouts
L6.1 Elevations Details
L6.2 Elevations Details
L6.3 Elevations Details
L6.4 - Open Space Diagrams
L7.0 - Landscape Plan
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L8.0 - Rendered Landscape Plan
L8.1 - Rendered North Landscape Elevations
L8.2 - Rendered South Landscape Elevations
L8.3 - Rendered Cabana Elevations
L8.4 - Rendered Cabana Front Elevations
L9.0 Lighting Plan

Design Team/Consultants

Landscape Architects
ENVIRONMENT DESIGN GROUP
139 NORTH COUNTY ROAD SUITE 20B
PALM BEACH, FL 33480
561.832.4600
WWW.ENVIRONMENTDESIGNGROUP.COM

ENVIRONMENT DESIGN GROUP
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Private Residence
310 Polmer Park Rd
Palm Beach
FLORIDA



View From Polmer Park Road



Northwest Property Line



Northeast Property Line



Existing North Ficus
Hedge Prior to Construction



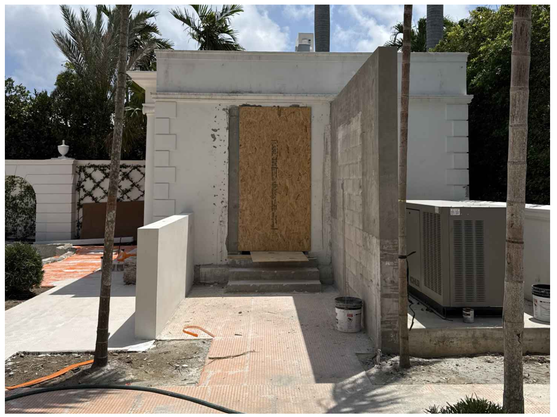
Existing Motorcourt
Prior to Construction



Cabana (East Facade)



Cabana (North/East Corner)



Cabana (North Facade)

JOB NUMBER: # 22088.00 LA
DRAWN BY: Kerlinaelle Dorinvil
DATE: 04.21.2025

SHEET L1.0

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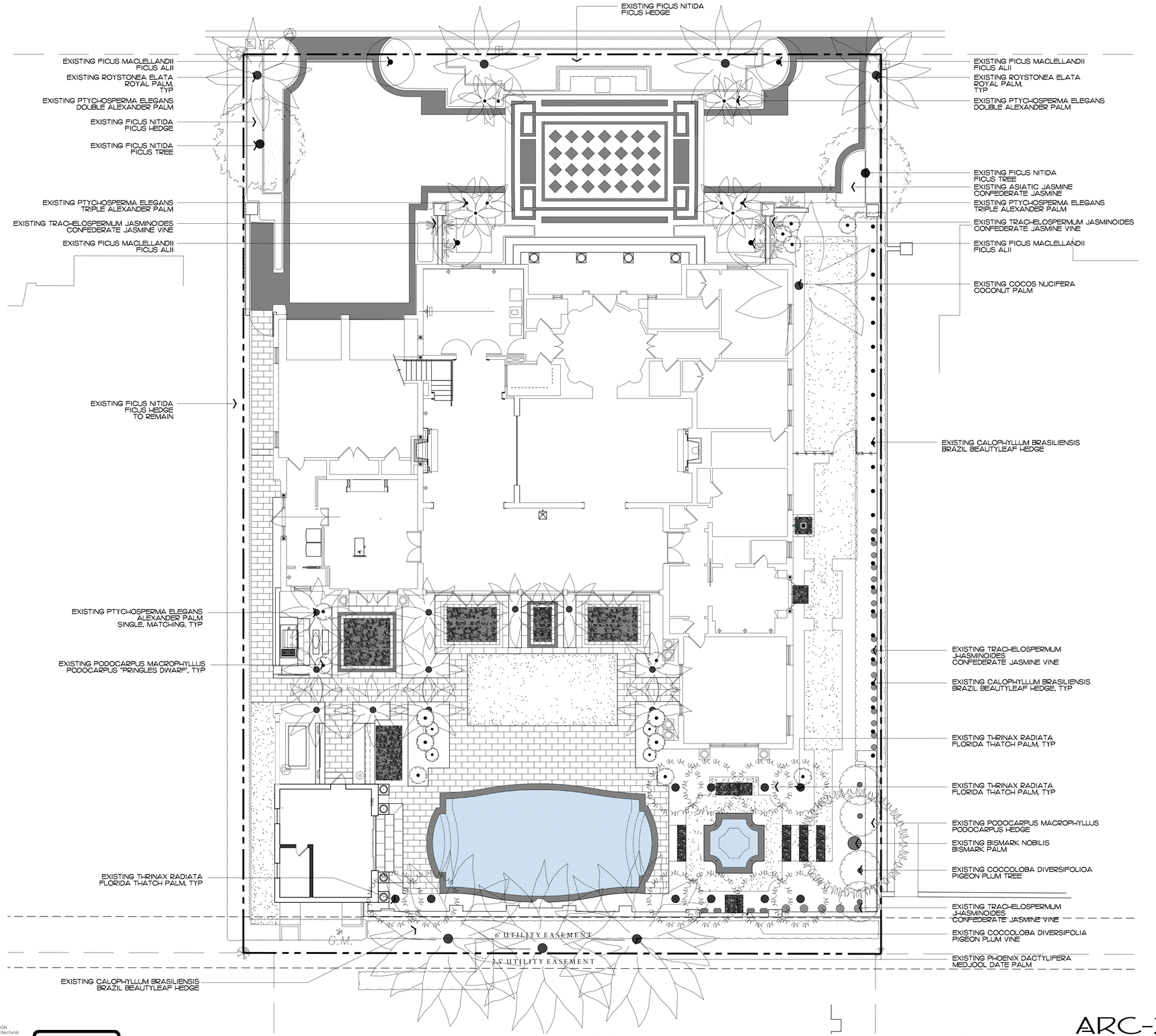
48 HOURS BEFORE DIGGING
CALL TOLL FREE
1-800-432-4770
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

ARC-25-0026

Existing Site Photos



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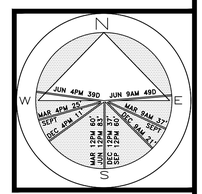

JOB NUMBER: # 22088.00 LA
DRAWN BY: Adam Mills
Kerlinaelle Dorinvil
DATE: 04.22.2025

SHEET L2.0

64 sf.
AREA IN SQ.FT.

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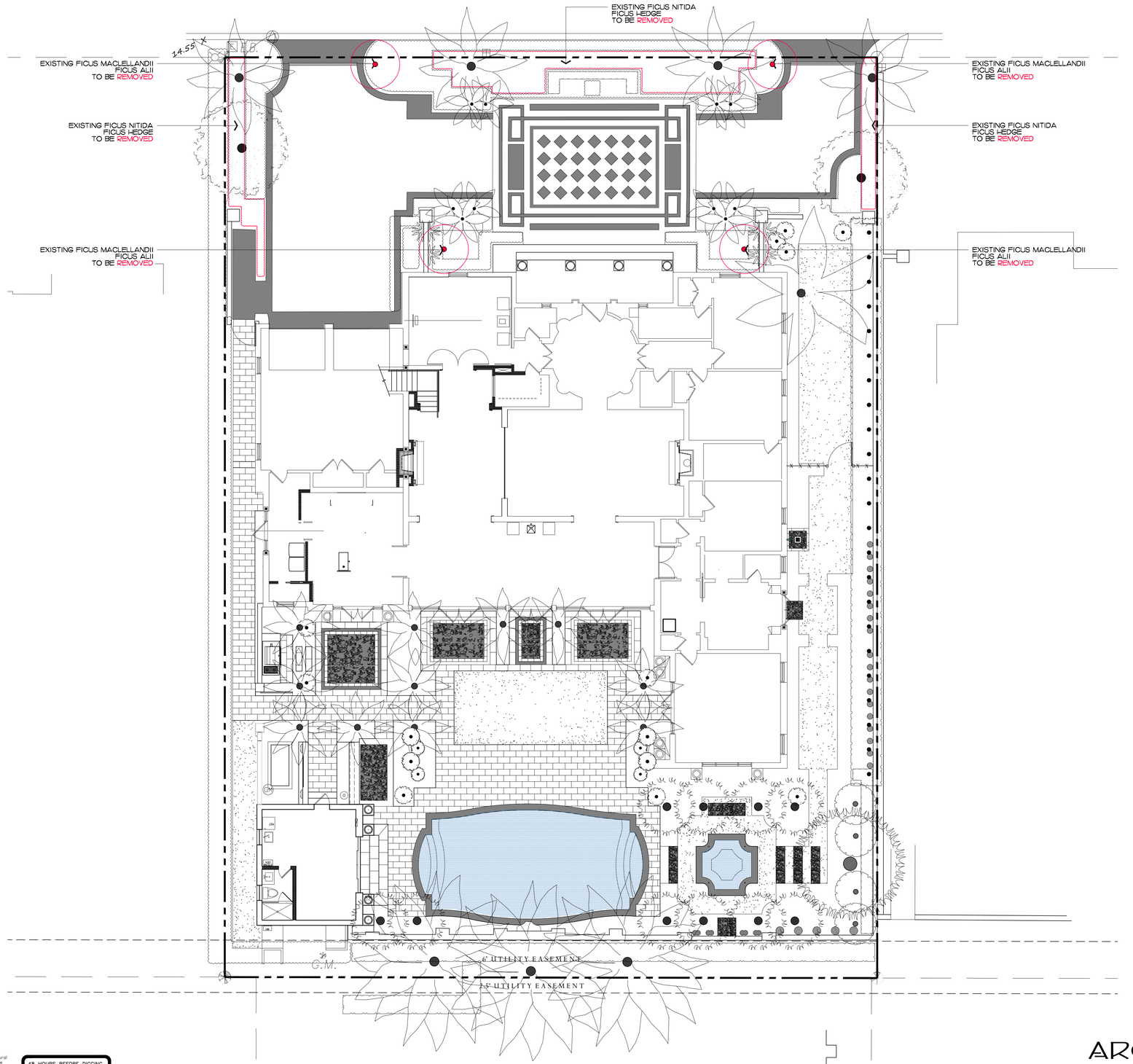
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

ARC-25-0026

Existing Vegetation Inventory

SCALE IN FEET 0' 8' 16' 24'



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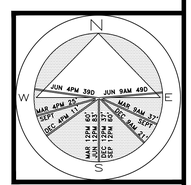
F L O R I D A



JOB NUMBER: # 22088.00 LA
DRAWN BY: Adam Mills
Kerlinaelle Dorinvil
DATE: 04.22.2025

SHEET L3.0

64 sf.
AREA IN SQ.FT.

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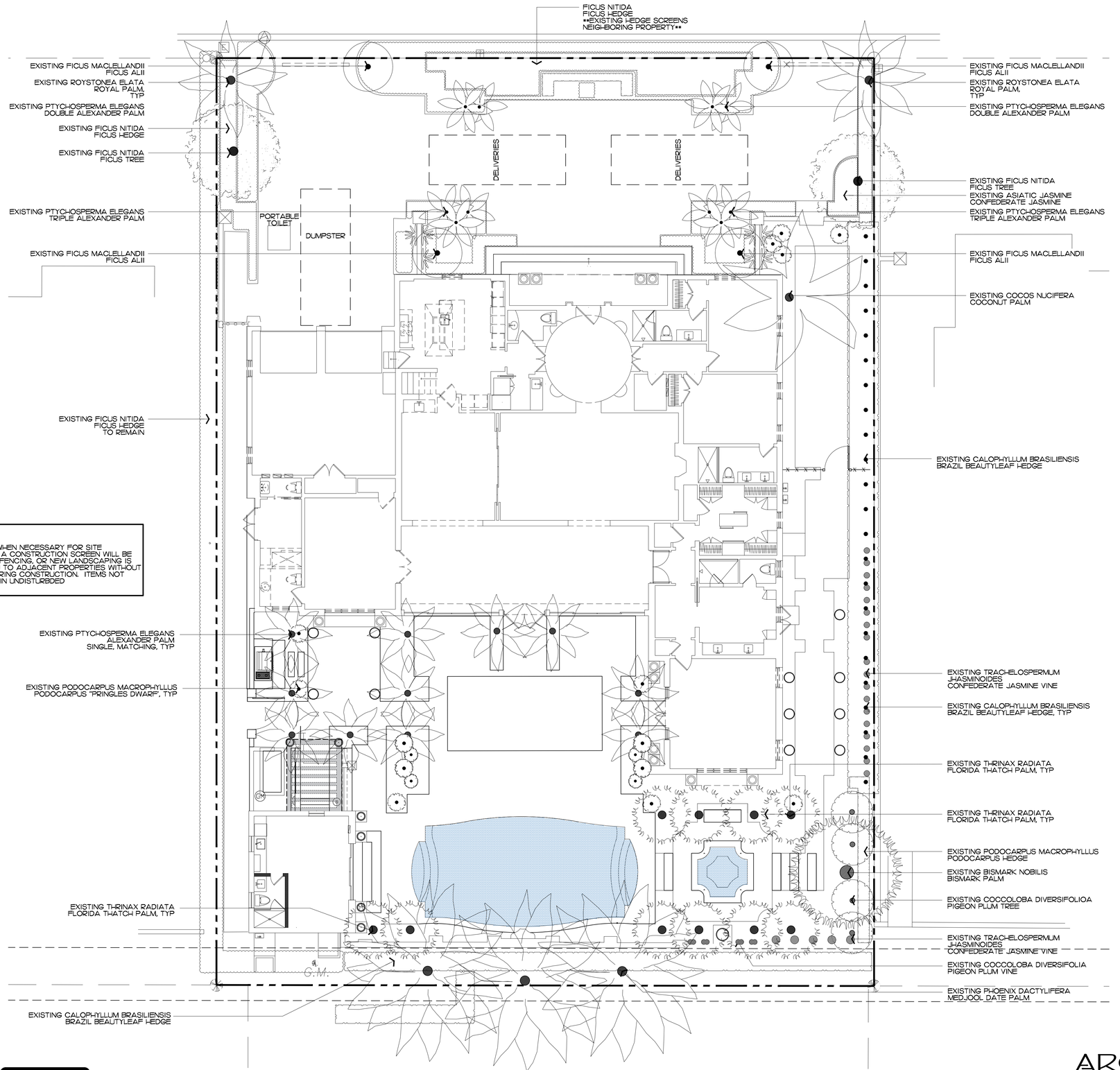
48 HOURS BEFORE DIGGING
CALL TOLL FREE
1-800-432-4770
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

ARC-25-0026

Demolition Plan

SCALE IN FEET 0' 8' 16' 24'



NOTE:
INTERIOR TREES AND PALMS WILL BE REMOVED WHEN NECESSARY FOR SITE UTILIZATION AND CONSTRUCTION DEVELOPMENT. A CONSTRUCTION SCREEN WILL BE ADDED IN THESE AREAS UNTIL SITE WALLS, NEW FENCING, OR NEW LANDSCAPING IS INSTALLED. AT NO TIME SHALL THE SITE BE OPEN TO ADJACENT PROPERTIES WITHOUT ANY PERMANENT OR TEMPORARY SCREENING DURING CONSTRUCTION. ITEMS NOT NOTED FOR RELOCATION OR REMOVAL TO REMAIN UNDISTURBED

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Private Residence
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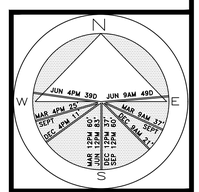
L O R I D A



JOB NUMBER: # 22088.00 LA
DRAWN BY: Adam Mills
Kerlinaelle Dorinvil
DATE: 04.22.2025

SHEET L4.0

64 sf.
AREA IN SQ.FT.

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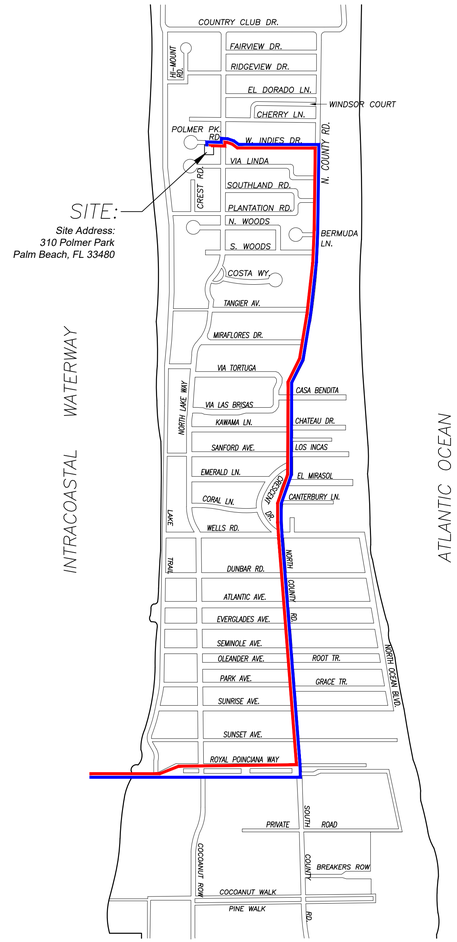
ARC-25-0026

Construction Staging/Screening Plan

SCALE IN FEET 0' 8' 16' 24'



1 *PROPOSED TRUCK INGRESS / EGRESS ROUTES MAP*

LARGEST TRUCK - 75' LENGTH

ESTIMATED NUMBER OF DELIVERIES - 20-30

NOTE: CONTRACTOR TO APPLY FOR ALL NECESSARY PERMITS NEEDED FOR DELIVERIES

NOTE: SEE SEPARATE "CONSTRUCTION STAGING PLAN" SHEET FOR INFORMATION ON LOCATIONS FOR PARKING, MATERIAL STORAGE, DELIVERIES, DUMPSTER, PORTABLE TOILETS, TIRE CLEANING AREA, SILT FENCE, ETC.

PROPOSED INGRESS TRUCK ROUTE

PROPOSED EGRESS TRUCK ROUTE

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Dustin M. Mizell, MLA RLA #6666784
Dustin@environmentdesigngroup.com

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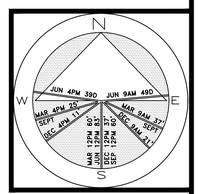
Palm Beach
FLORIDA



JOB NUMBER: # 22088.00 LA
DRAWN BY: Nick Pastor
Kerlinaelle Dorinvil
DATE: 04.22.2025

SHEET L5.0

ARC-25-0026

Truck Logistics Plan

SCALE: NOT TO SCALE

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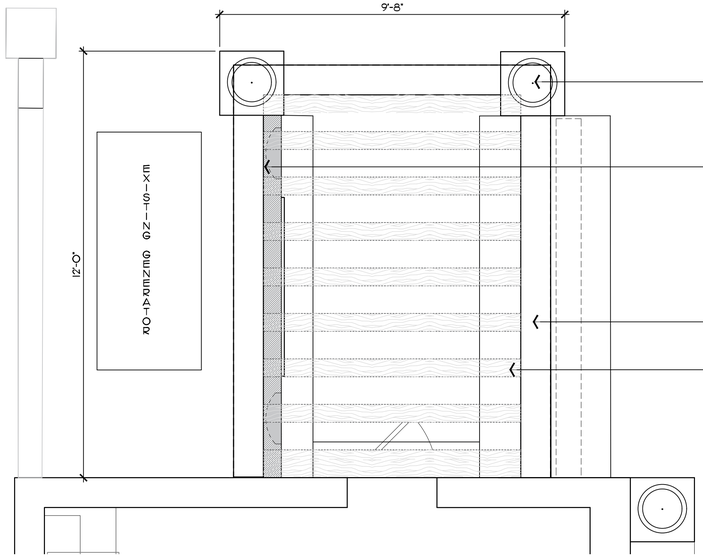


Enlargement of Trellis

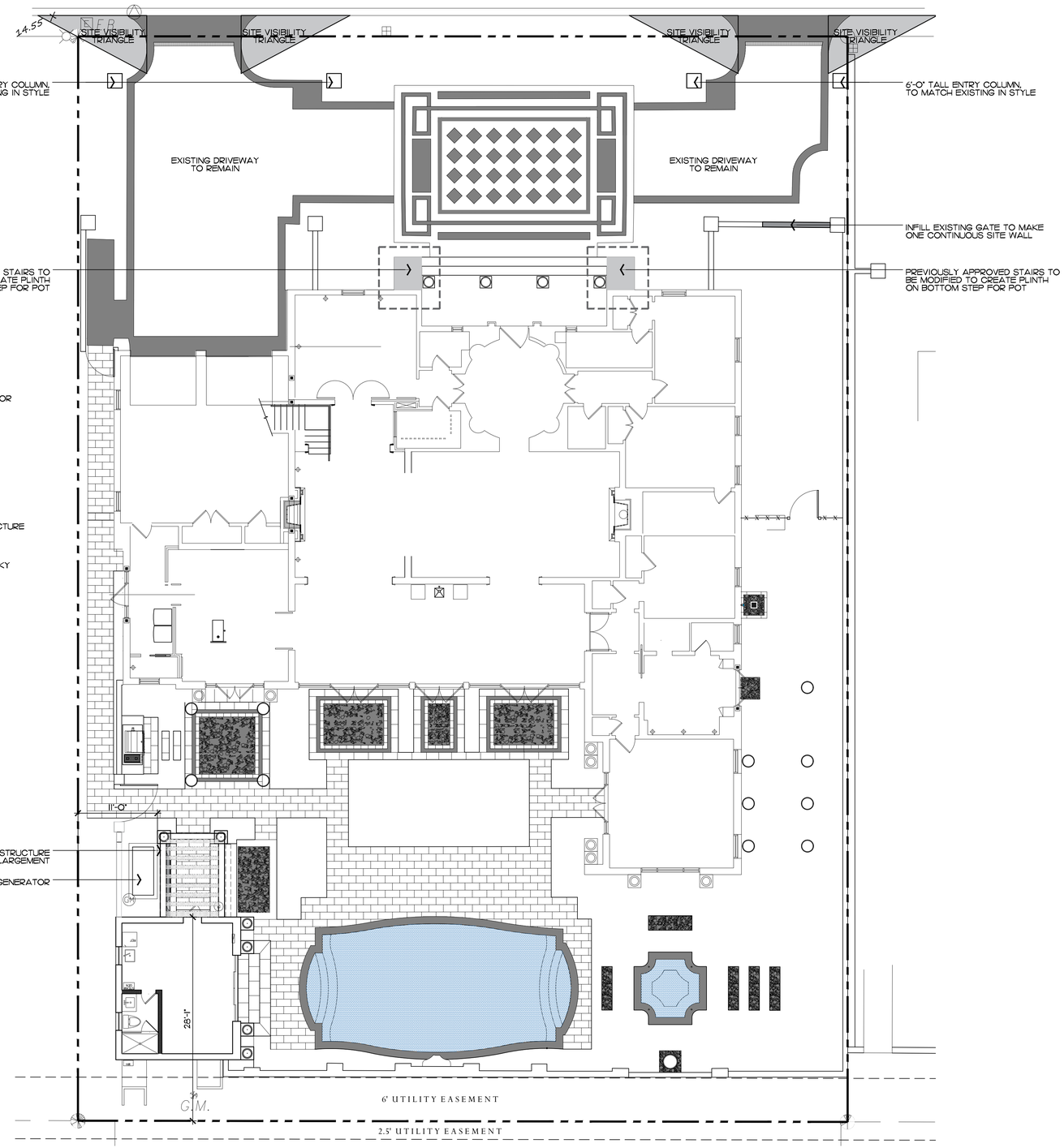
SCALE : 1/2" = 1'-0"

Scope of Work

1. New Entry Columns, 6'-0" tall, matching existing style
2. Infill existing gate opening on north east wall
3. Modification to bottom entry stairs
4. Removal of street front Ficus hedge to be replaced with Calophyllum and native understory
5. Trellis structure in rear of property

Site Data

DESCRIPTION	REQUIRED		PREVIOUSLY APPROVED		CURRENTLY PROPOSED	
LOT ZONE			R-B - LOW DENSITY RESIDENTIAL			
LOT AREA	10,000 S.F. MINIMUM		15,850 S.F.			
OPEN / PERMEABLE SPACE	MINIMUM 45%	7,132 S.F.	32.11%	5,089.33 S.F.	32%	5,074 S.F.
FRONT YARD LANDSCAPE	MINIMUM 40% OF FRONT YARD	1,060 S.F.	31.4%	832 S.F.	30.79%	817 S.F.
PERIMETER LANDSCAPE WITHIN 10' OF PROPERTY LINE	MINIMUM 50% OF REQ'D OPEN SPACE	2,355.36 S.F.	65.74%	3,097.09 S.F.	65.74%	3,097.09 S.F.



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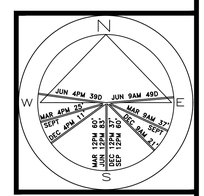

JOB NUMBER: # 22088.00 LA
DRAWN BY: Adam Mills
Kerlinaelle Dorinvil
DATE: 04.22.2025

SHEET L6.0



ARC-25-0026

Site Plan

SCALE IN FEET 0' 8' 16' 24'

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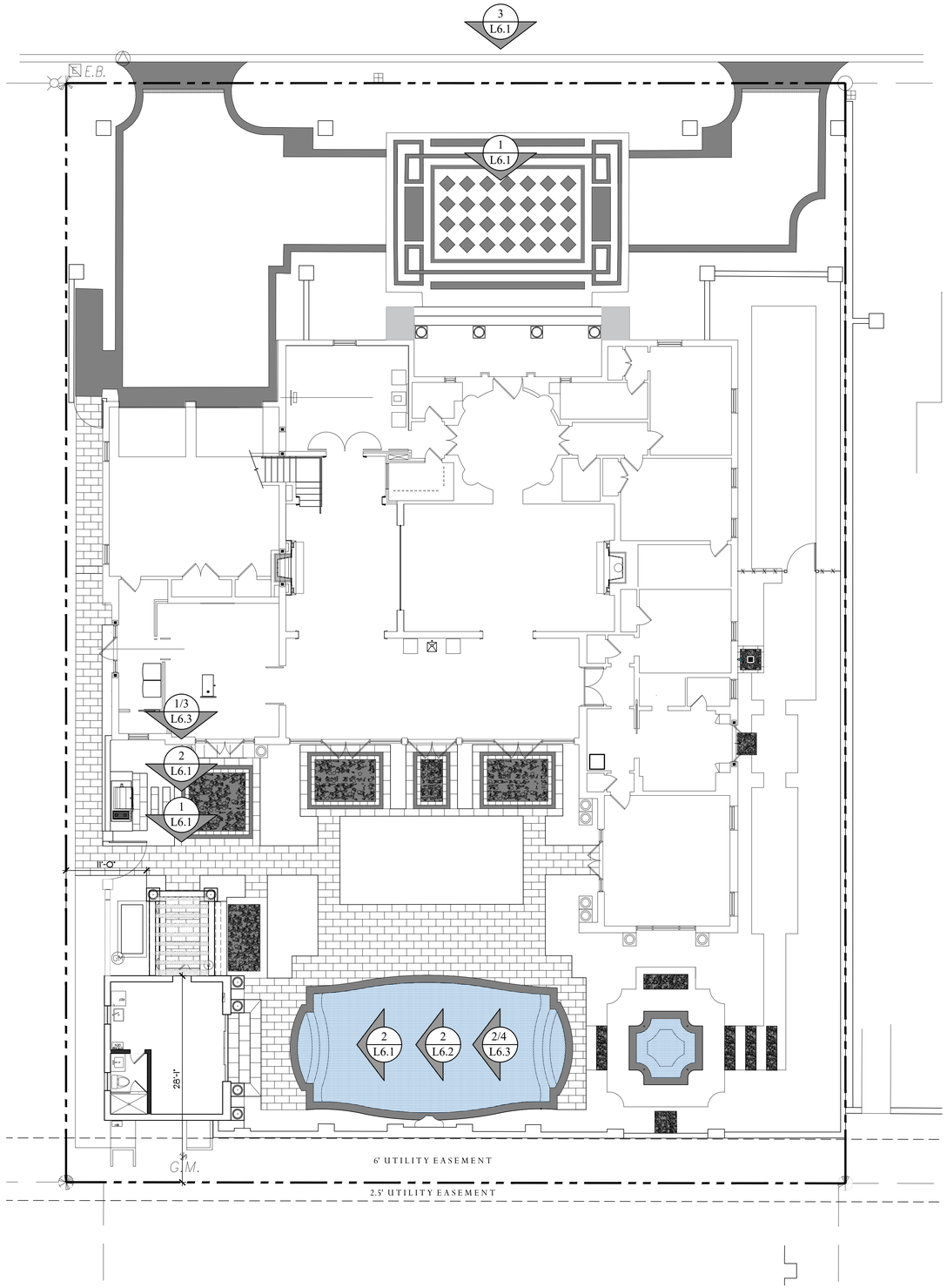

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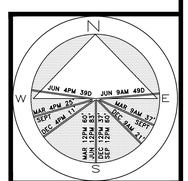

JOB NUMBER: # 22088.00 LA
DRAWN BY: Kerlinaelle Dorinvil
DATE: 06.04.2025

SHEET L6.0a

ARC-25-0026

Elevation Callouts

SCALE IN FEET 0' 8' 16' 24'

64 sf.

AREA IN SQ.FT.

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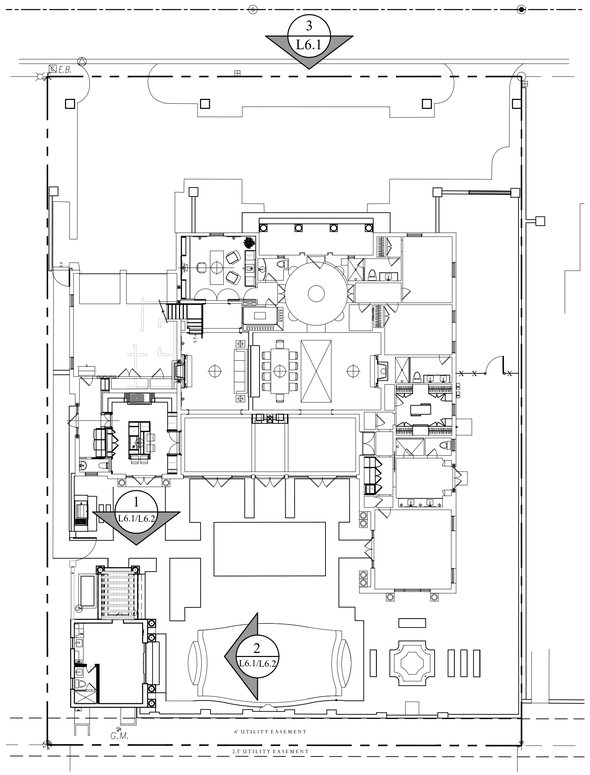
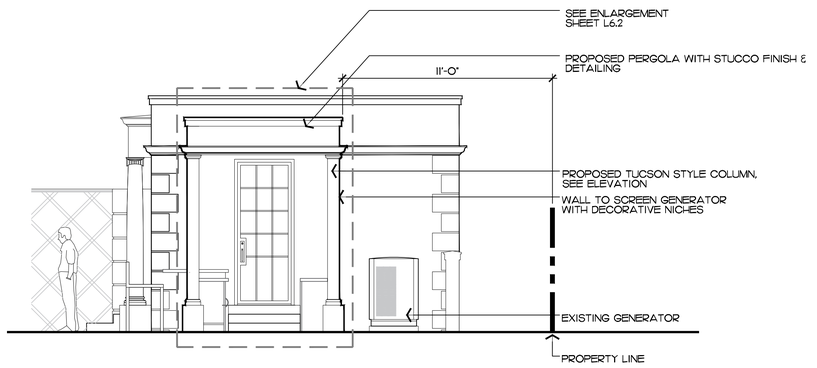


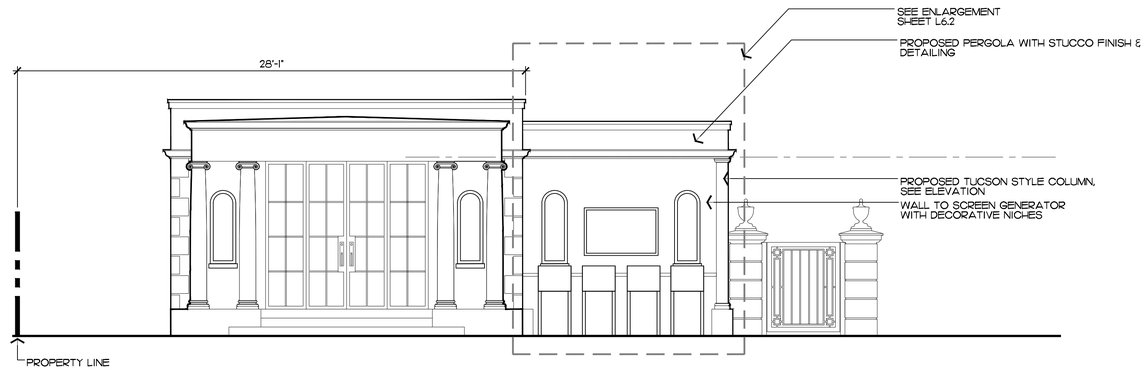
Site Plan

SCALE: 1/16" = 1'-0"



1 L6.1 Cabana North Elevation

SCALE: 1/4" = 1'-0"



2 L6.1 Cabana East Elevation

SCALE: 1/4" = 1'-0"



3 L6.1 Proposed Main House North Elevation

SCALE: 1/4" = 1'-0"

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Dustin@environmentdesigngroup.com

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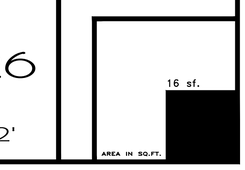
JOB NUMBER: # 22088.00 LA
DRAWN BY: Kerlinaelle Dorinvil
DATE: 05.08.2025

SHEET L6.1



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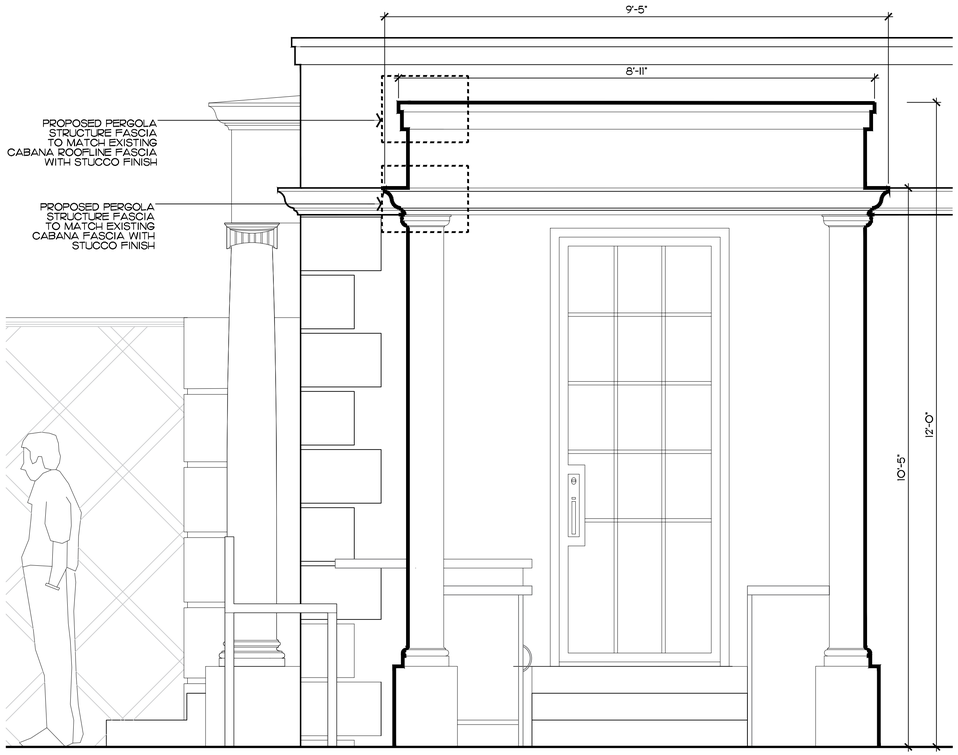
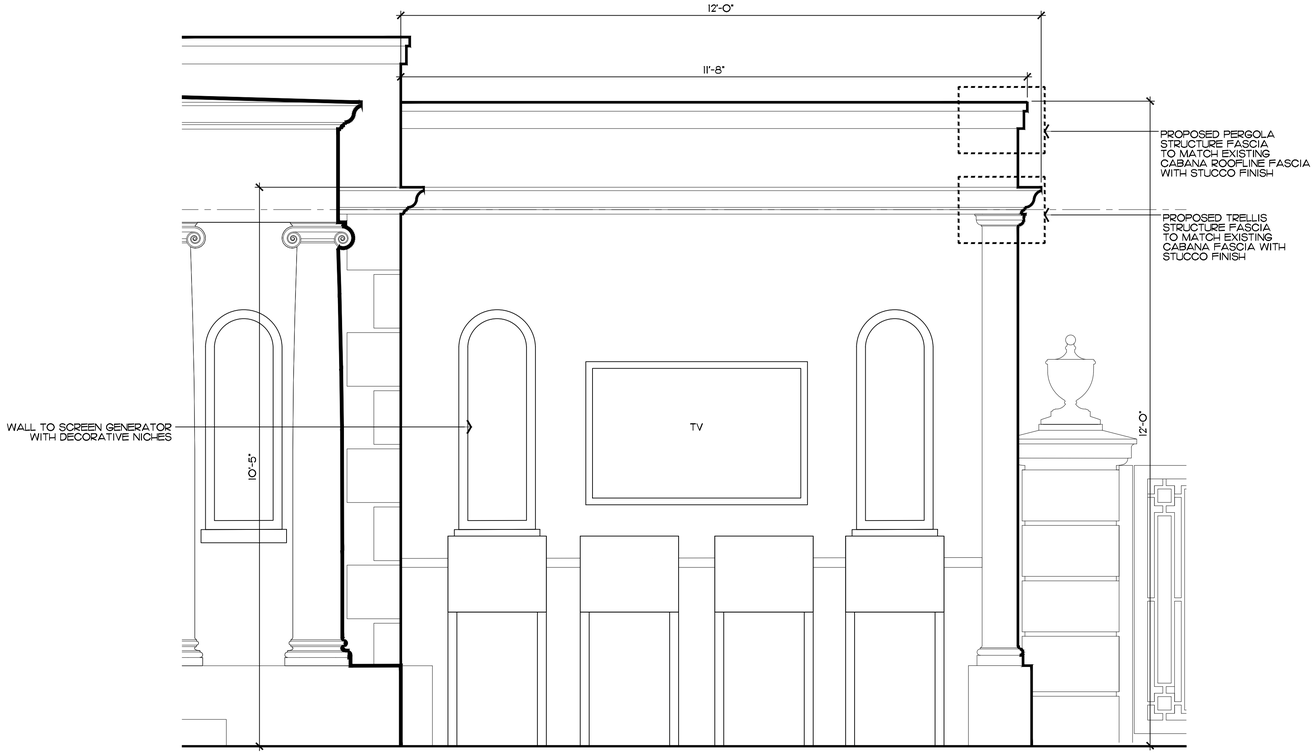
Elevation Details

SCALE IN FEET 0' 4' 8' 12'



1 L6.2 Cabana North Elevation

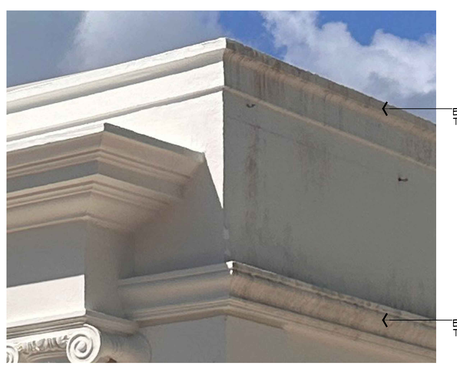
SCALE: 3/4" = 1'-0"



2 L6.2 Cabana East Elevation

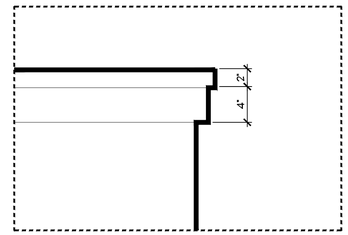
SCALE: 3/4" = 1'-0"



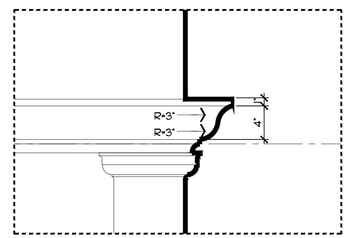


Cabana North Elevation

NOTE:
DIMENSIONS TO BE VERIFIED PRIOR TO INSTALLATION. DIMENSIONS ILLUSTRATED DEPICT INTENT.



Roofline Fascia Enlargement



Cabana Fascia Enlargement

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DRAWN BY: Kerlinaelle Dorinvil
DATE: 05.08.2025

SHEET L6.2

ARC-25-0026

Elevation Details

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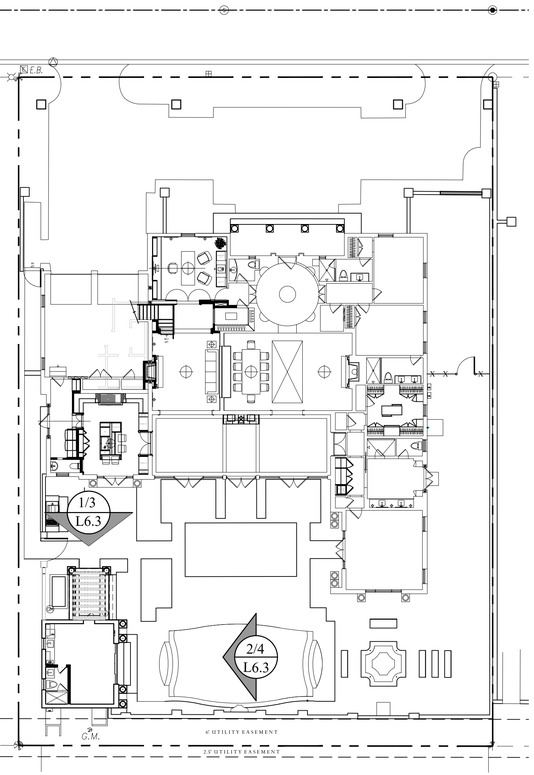
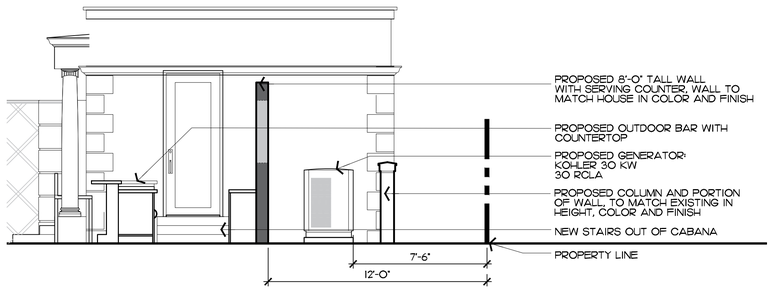


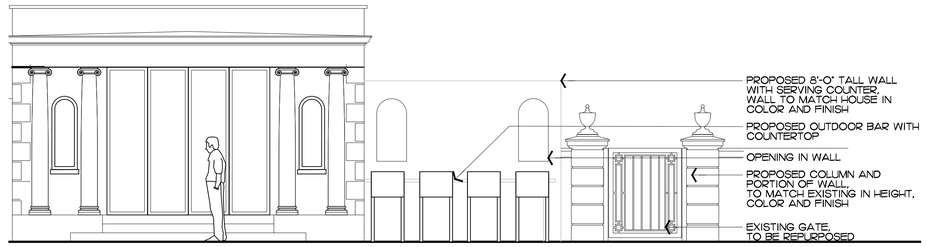
Site Plan

SCALE: 1/16" = 1'-0"



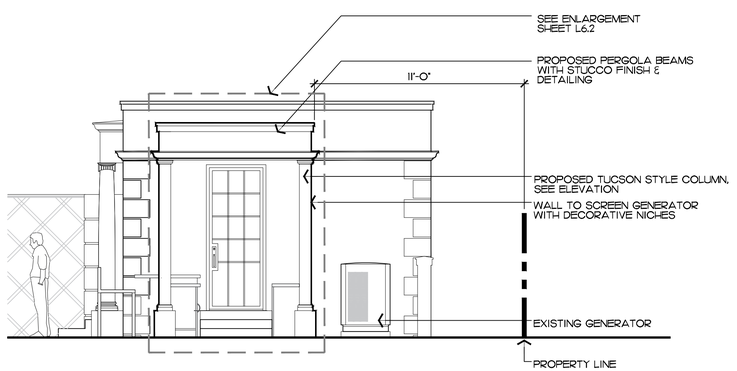
1 L6.3 Currently Approved Cabana North Elevation

SCALE: 1/4" = 1'-0"



2 L6.3 Currently Approved Cabana East Elevation

SCALE: 1/4" = 1'-0"



3 L6.3 Proposed Cabana North Elevation

SCALE: 1/4" = 1'-0"



4 L6.3 Proposed Cabana East Elevation

SCALE: 1/4" = 1'-0"

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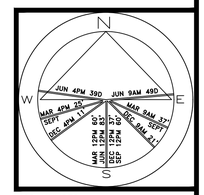

JOB NUMBER: # 22088.00 LA
DRAWN BY: Kerlinaelle Dorinvil
DATE: 05.13.2025

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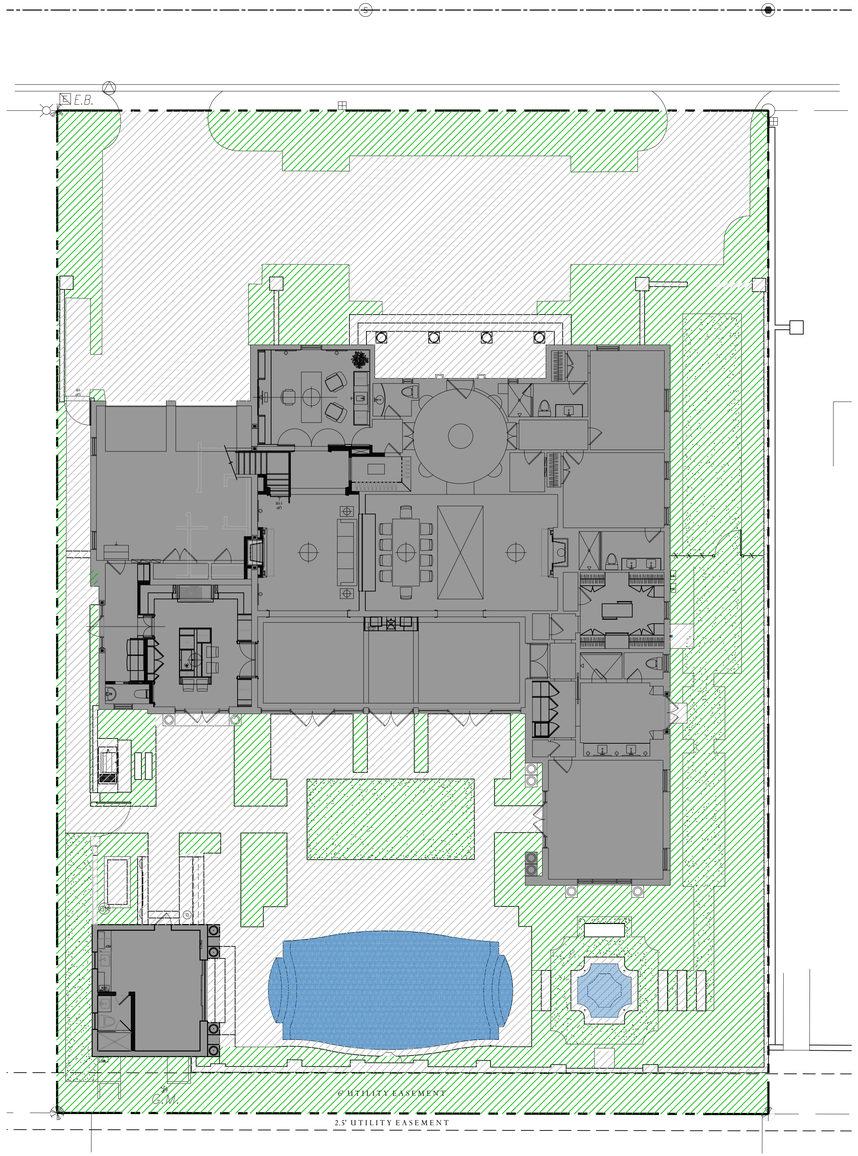
ARC-25-0026

Elevation Details

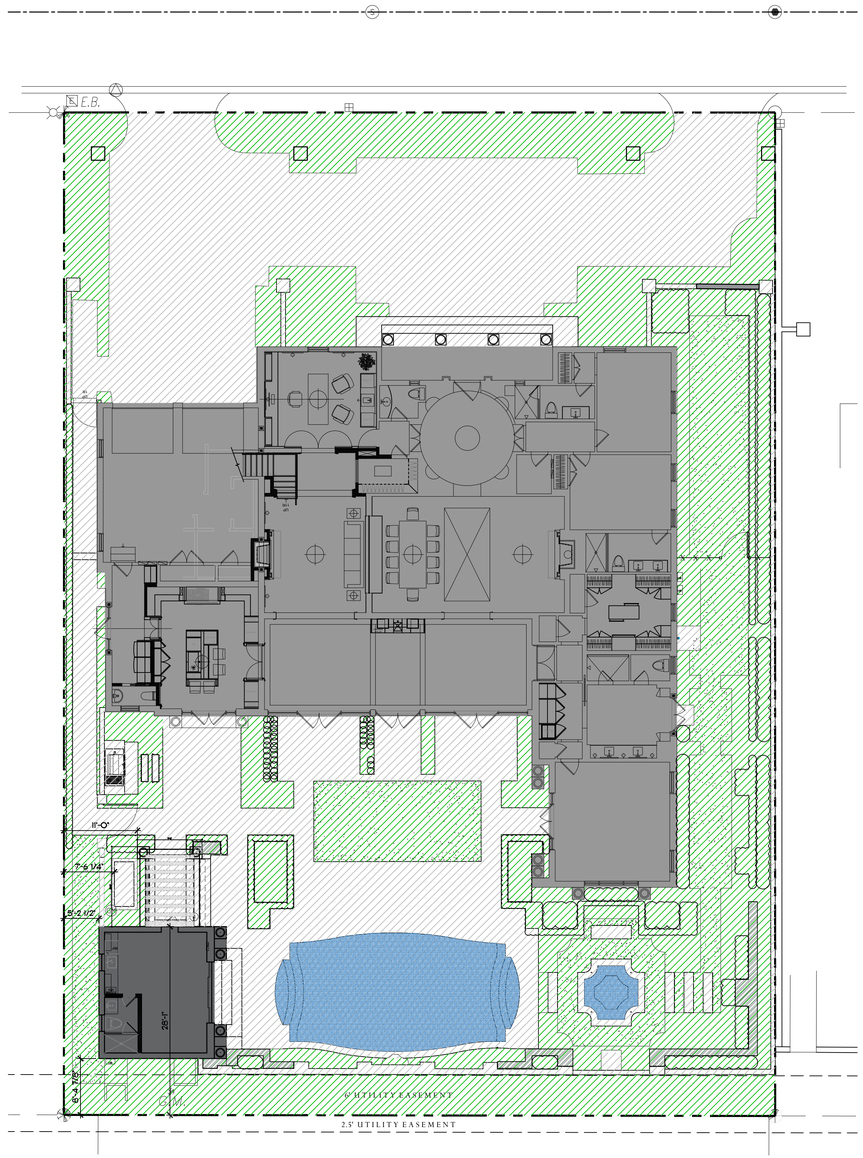
SHEET L6.3

64 sf.

AREA IN SQ.FT.



Existing Lot Coverage Graphic



Proposed Lot Coverage Graphic

Legend

- IMPERVIOUS AREA (HOUSE/STRUCTURE)
- IMPERVIOUS AREA (HARDSCAPE)
- PERVIOUS AREA / OPEN SPACE

Site Data

DESCRIPTION	REQUIRED		PREVIOUSLY APPROVED		CURRENTLY PROPOSED	
LOT ZONE					R-B - LOW DENSITY RESIDENTIAL	
LOT AREA	10,000 S.F. MINIMUM				15,850 S.F.	
OPEN / PERMEABLE SPACE	MINIMUM 45%	7,132 S.F.	32.11%	5,089.33 S.F.	32%	5,074 S.F.
FRONT YARD LANDSCAPE	MINIMUM 40% OF FRONT YARD	1,060 S.F.	31.4%	832 S.F.	30.79%	817 S.F.
PERIMETER LANDSCAPE WITHIN 10' OF PROPERTY LINE	MINIMUM 50% OF REQ'D OPEN SPACE	2,355.36 S.F.	65.74%	3,097.09 S.F.	65.74%	3,097.09 S.F.

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Open Space Diagrams

SCALE IN FEET 0' 16' 32' 48'

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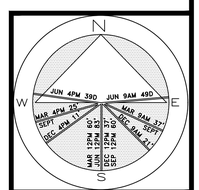
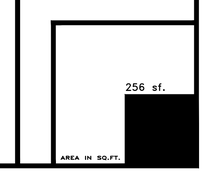
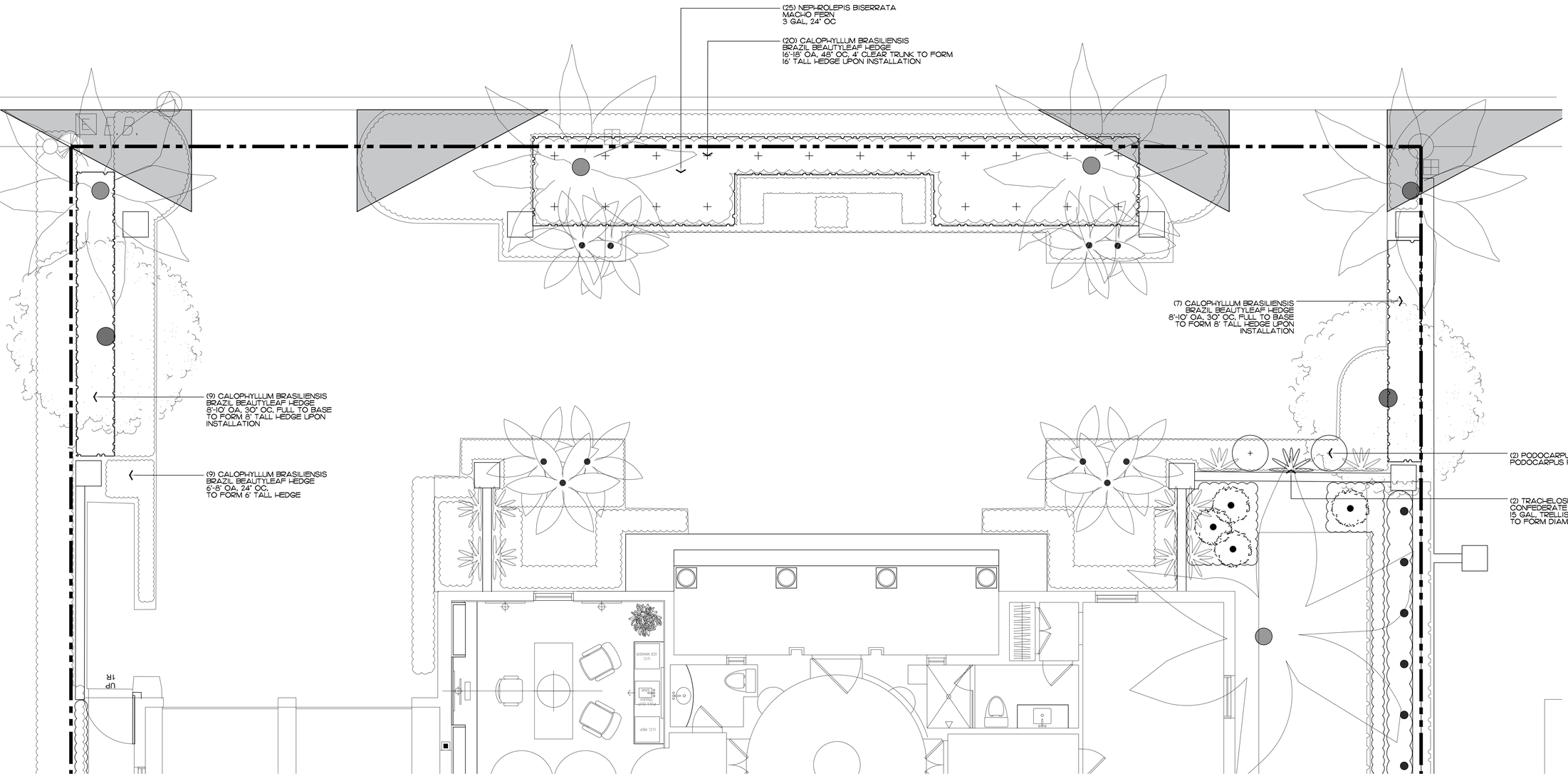


JOB NUMBER: # 22088.00 LA
DRAWN BY: Adam Mills
Kerlinaelle Dorinvil
DATE: 04.22.2025

SHEET L6.4





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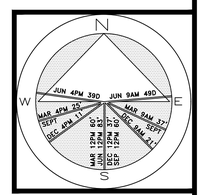
Land Planning
Landscape Management
Dustin M. Mizell, MLA FLA #6666784
Dustin@environmentdesigngroup.com

Private Residence
310 Polmer Park Rd
Palm Beach
FLORIDA



JOB NUMBER: # 22088.00 LA
DRAWN BY: Adam Mills
Kerlinaelle Dorinvil
DATE: 04.07.2025
04.23.2025

SHEET L7.0

16 sf.
AREA IN SQ.FT.

ARC-25-0026

Landscape Plan

SCALE IN FEET 0' 4' 8' 12'

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Native Landscape Legend

PROPERTY ADDRESS:		
	REQUIRED	PROPOSED
LOT SIZE (SQ FT)		15,850 SF
LANDSCAPE OPEN SPEACE (LOS) (SQ FT AND %)	7,132 SF (45.00%)	5,505 SF (32.22%)
PERIMTETER LOS (SQ FT AND %)	1,060 SF (40.00%)	834 SF (31.47%)
FRONT YARD LOS (SQ FT AND %)	3,566 SF (50.00%)	23,334 SF (46.74%)
NATIVE SHRUBS %	35.00%	37.8%

Hedge & Shrubs

SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	NEPHROLEPIS BISERRATA MACHO FERN	28	3 GAL, 24" OC	YES
+ + + +	CALOPHYLLUM BRASILIENSIS BRAZIL BEAUTYLEAF HEDGE	20	16'-18' OA, 48" OC, 4' CLEAR TRUNK TO FORM 16' TALL HEDGE UPON INSTALLATION	NO
	CALOPHYLLUM BRASILIENSIS BRAZIL BEAUTYLEAF HEDGE	16	8'-10' OA, 30" OC, FULL TO BASE TO FORM 8' TALL HEDGE UPON INSTALLATION	NO
	CALOPHYLLUM BRASILIENSIS BRAZIL BEAUTYLEAF HEDGE	9	6'-8' OA, 24" OC, TO FORM 6' TALL HEDGE	NO
	TRACHELOSPERMUM JASMINOIDES CONFEDERATE JASMINE VINE	2	15 GAL, TRELLIS TO FORM DIAMONDS	NO
+	PODOCARPUS MACROPHYLLUS PODOCARPUS PRINGLES	2	2 X 2, SPHERES	NO

TOTAL: 74
NATIVE SPECIES: 28 (37.8%)

Lawn & Mulch

SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION
LAWN	DIAMOND ZOYSIA LAWN	AS NEEDED	SOD PALLETS
PLANTING BED	SHREDDED EUCALYPTUS MULCH	AS NEEDED	MULCH ALL BEDS 3" MIN. DEPTH

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FLORIDA

JOB NUMBER: # 22088.00 LA
DRAWN BY: Adam Mills
Kerlinaelle Dorinvil
DATE: 04.23.2025

SHEET L7.1

ARC-25-0026
Plant Schedule

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Rendered Landscape Plan

ARC-25-0026

SCALE IN FEET 0' 8' 16' 24'

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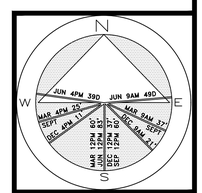
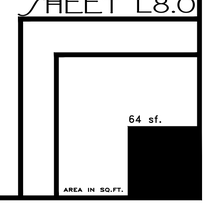


JOB NUMBER: # 22088.00 LA
DRAWN BY: Adam Mills
Kerlinaelle Dorinvil
DATE: 08.02.2024
04.21.2025

SHEET L8.0





1
L8.1 Existing North Elevation

SCALE: 3/16" = 1'-0"



2
L8.1 Proposed North Elevation

SCALE: 3/16" = 1'-0"

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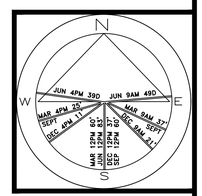

JOB NUMBER: # 22088.00 LA
DRAWN BY: Karlinaelle Dorinvil
DATE: 05.09.2025

SHEET L8.1

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ARC-25-0026

Rendered Landscape Elevations



1
L8.2

Existing South Elevation

SCALE: 3/16" = 1'-0"



2
L8.2

Proposed South Elevation

SCALE: 3/16" = 1'-0"

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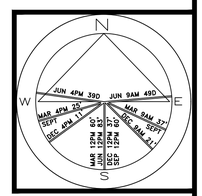

JOB NUMBER: # 22088.00 LA
DRAWN BY: Kerlinaelle Dorinvil
DATE: 06.04.2025

SHEET L8.2

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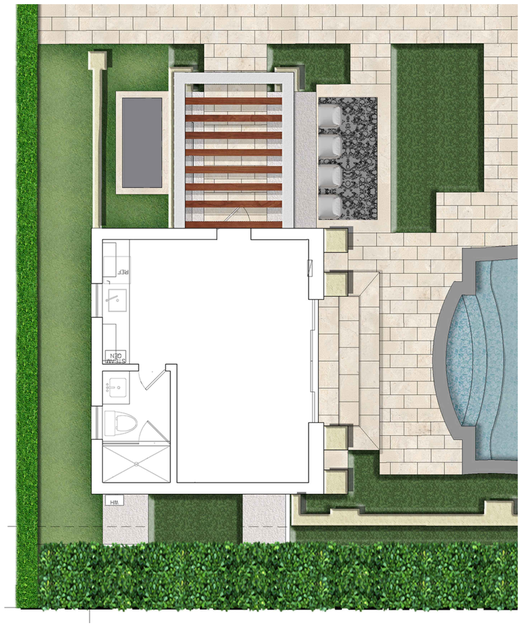
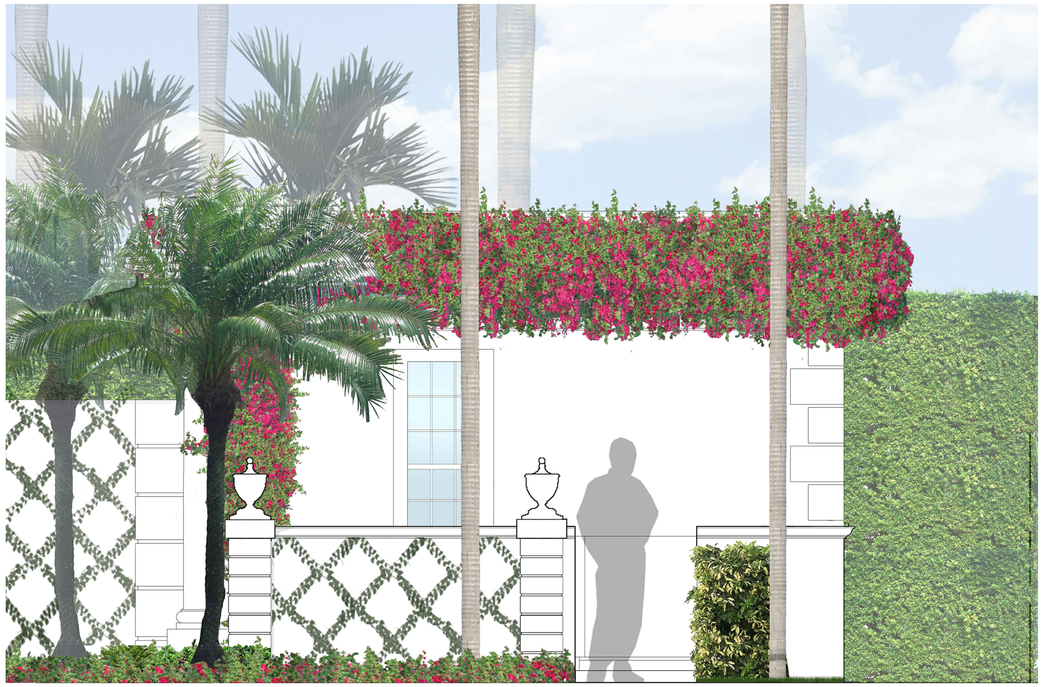
ARC-25-0026

Rendered Landscape Elevations



SITE PLAN

SCALE: 1/4" = 1'-0"



1
L8.3

Previous Cabana Elevation

SCALE: 3/8" = 1'-0"



2
L8.3

Currently Approved Cabana Elevation

SCALE: 3/8" = 1'-0"



3
L8.3

Proposed Cabana Elevation

SCALE: 3/8" = 1'-0"

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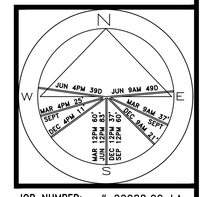
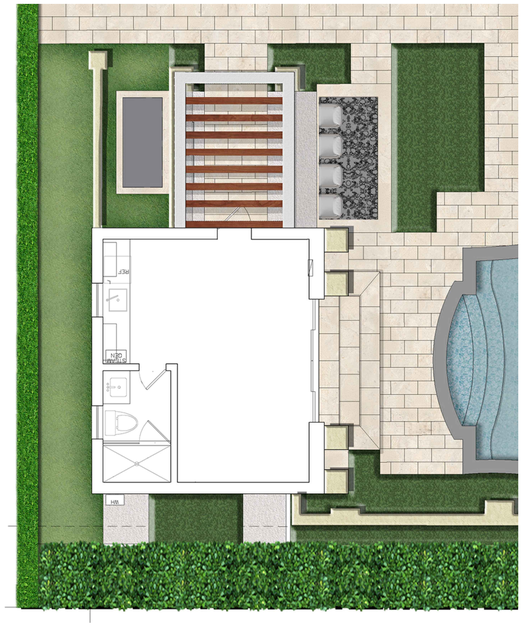


JOB NUMBER: # 22088.00 LA
DRAWN BY: Kerlinaelle Dorinvil
DATE: 05.20.2025

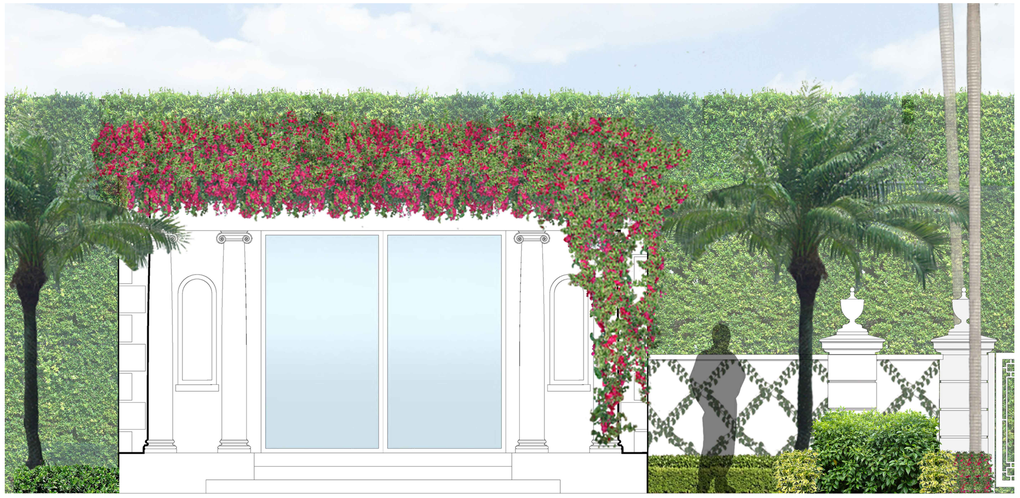
SHEET L8.3

ARC-25-0026
Rendered Cabana Elevations



SITE PLAN

SCALE: 1/4" = 1'-0"



1
L8.4

Previous Cabana East Elevation

SCALE: 3/8" = 1'-0"



2
L8.4

Currently Approved East Cabana Elevation

SCALE: 3/8" = 1'-0"



3
L8.4

Proposed East Cabana Elevation

SCALE: 3/8" = 1'-0"

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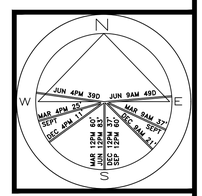

JOB NUMBER: # 22088.00 LA
DRAWN BY: Kerlinaelle Dorinvil
DATE: 05.20.2025

SHEET L8.4

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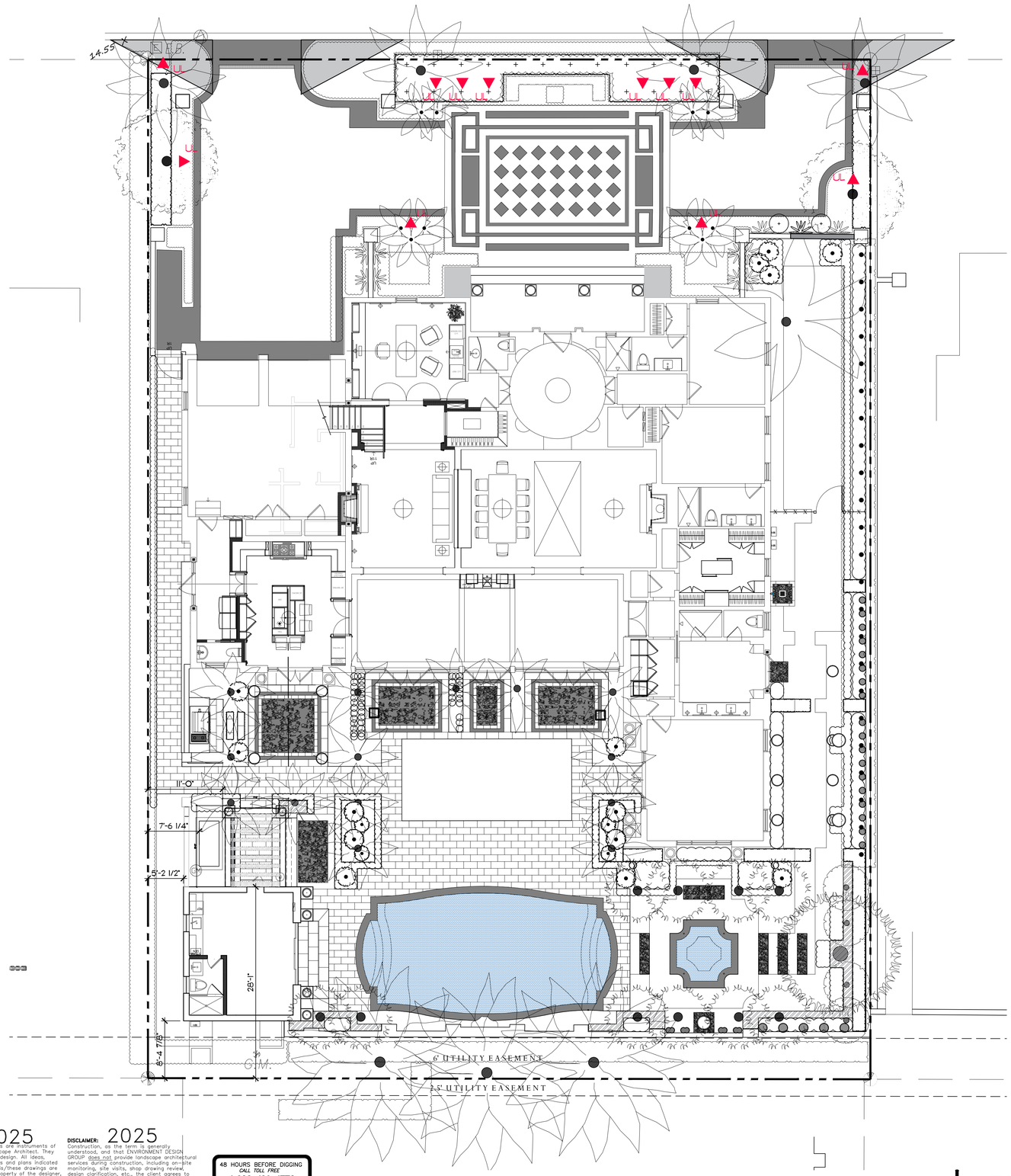
ARC-25-0026

Rendered Cabana Front Elevations



Lighting Schedule

SYMBOL	DESCRIPTION	QTY.
▲ UL	UPLIGHT - AURORALIGHT - HSL16-R TELLURIDE BRASS - 3 WATTS - LED 3000K	12



UP LIGHT

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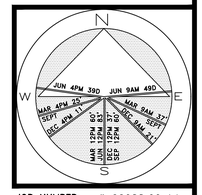

JOB NUMBER: # 22088.00 LA
DRAWN BY: Adam Mills
Kerlinaelle Dorinvil
DATE: 06.05.2025

SHEET L9.0

64 sf.
AREA IN SQ.FT.

ARC -23-0026

Landscape Lighting Plan

SCALE IN FEET 0' 8' 16' 24'

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TOWN OF PALM BEACH

Information for Architectural Commission Meeting on: June 25, 2025

To: Architectural Commission

Via: Wayne Bergman, MCP, LEEP-AP
Director PZ&B

From: Planning, Zoning & Building

Re: ARC-25-0027 1436 N OCEAN WAY The applicants, Geoffrey & Casey Richards, have filed an application requesting Architectural Commission review and approval for modifications to the front façade and modifications to the existing landscape and hardscape at an existing two-story, single-family residence.

Date: 6/18/2025

CONCLUSION:

Approval of the project will require one (1) motion to be made by the Architectural Commission:
(1) for the overall design of the project in accordance with Sec. 18-205 criteria, subject to any imposed conditions.

ATTACHMENTS

- PZB Staff Report
- Letter of Intent
- Plans

STRATEGIC PLAN

Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Community Preservation

FUNDING

No Fiscal Impact

TOWN OF PALM BEACH
Planning, Zoning & Building Department
360 South County Road
Palm Beach, FL 33480
www.townofpalmbeach.com

PLANNING, ZONING, & BUILDING DEPARTMENT
PZ&B Staff Memorandum: Architectural Commission

FROM: Wayne Bergman, MCP, LEED-AP
Director PZ&B

SUBJECT: ARC-25-0027 1436 N OCEAN WAY

MEETING: JUNE 25, 2025 ARCOM

ARC-25-0027 1436 N OCEAN WAY. The applicants, Geoffrey & Casey Richards, have filed an application requesting Architectural Commission review and approval for modifications to the front façade and modifications to the existing landscape and hardscape at an existing two-story, single-family residence.

Applicant: Geoffrey & Casey Richards
Architecture: FGS Design, LLC (Caleb Laux)
Landscape: Environment Design Group (Dustin Mizell)

THE PROJECT:

The applicant has submitted plans, entitled "RICHARDS RESIDENCE 1436 N Ocean Way, Palm Beach, Florida" as prepared by **FGS Design, LLC**, uploaded June 09, 2025.

The following scope of work is proposed:

- Replacement of entry and garage doors.
- New shutters and guardrails.
- New stucco entry wall, new entry and yard gates, and modified fence configuration.
- Associated landscape modifications and new perimeter plantings along north and east.
- Driveway replacement with tabby material.

Site Data			
Zoning District	R-B	**Future Land Use**	SINGLE FAMILY
Lot Size	14,043 SF	**Crown of Road**	6.84’ NAVD
Lot Width	116’	**Lot Depth**	114’
Landscape Open Space	Required: 45% Existing: 55.1% Proposed: 55.7%	**Front Yard Landscape Open Space**	Required: 45% Existing: 77.5% Proposed: 77.2%
Surrounding Properties / Zoning			
North	1440 N Ocean Way | Residence / R-B		
South	200 Esplanade Way | Residence / R-B		
East	1435 N Ocean Way | Residence / R-B		
West	211 Esplanade Way | Residence / R-B		

STAFF ANALYSIS

The applicant is proposing design changes to primary façade of an existing two-story, single-family

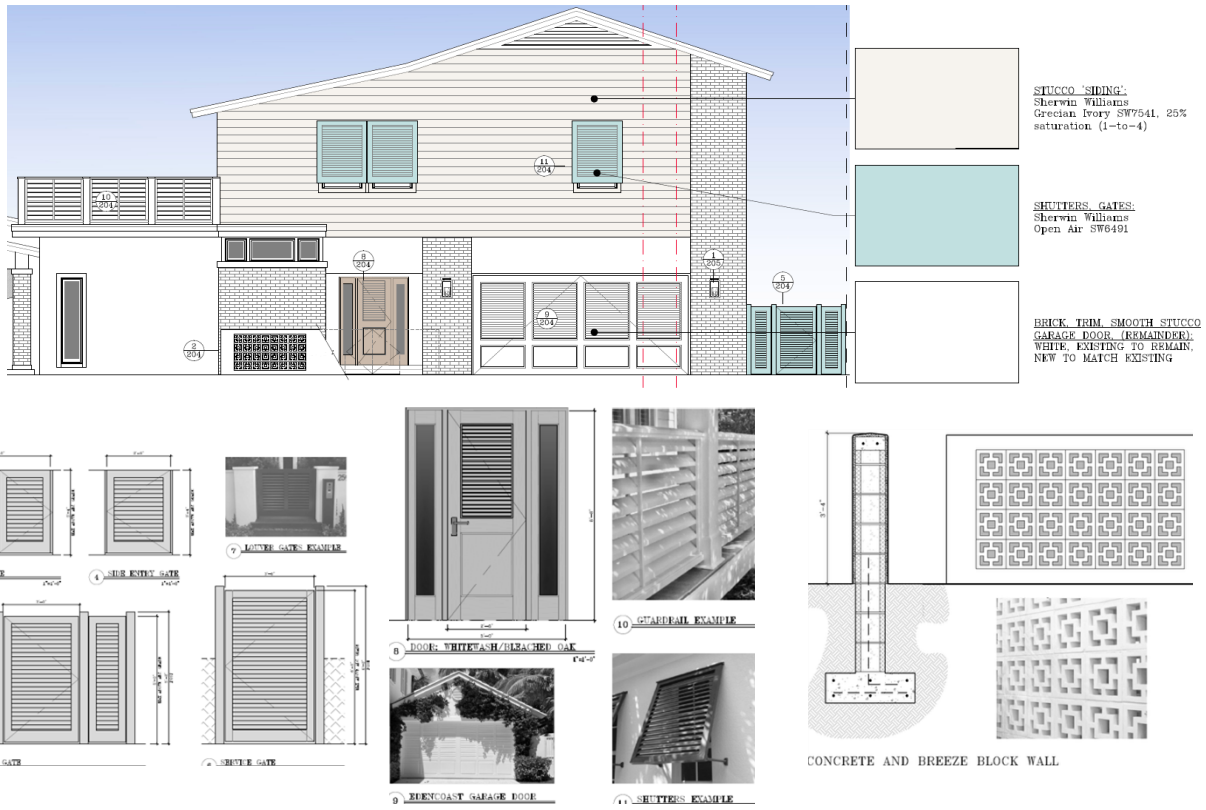
residence in addition to hardscape and landscape modifications. The changes include replacement of double, full-lite front door with single louvered door with flanking sidelites; replacement of paneled garage door with louvered design door to match entry; addition of Bahama style shutters on second floor of the front east façade; incorporation of a faux louver gable vent on the east front entry; replacement of handrail on second floor terrace with alternate design; new stucco finish wall on east façade; new low site wall at entry and new louvered pedestrian gate; replacement of entry walkway in east yard with associated hardscape modifications; replacement of side yard gate with alterations to existing fencing; associated landscape alterations, including perimeter planting modifications along the north side and east front of the property; replacement of driveway with tabby; removal of a schefflera tree at west property line. The application, as proposed, is consistent with zoning code.



The subject property is a corner parcel located on the north-west corner of North Ocean Way at Esplanade Way. The existing residence is one and two stories, with the two-story massing fronting North Ocean Way and one-story massing along the north and west sides of the property. The design is the south and southeast corner of the property are open yard areas, with an existing rectangular swimming pool sited on and angle. The proposed modifications do not affect the overall site programming. The changes incorporate design elements familiar to the town and region (i.e. Bahama shutters and breezeblock site wall element) without taking on a complete renovation of the exterior of the structure. Warmth is added to the stark, all white structure by painting the existing second floor siding in an ivory color and with the incorporation of the blue-green painted shutters and pedestrian gates. The new landscape plan further softens the primary facade with the garage now framed by a jasmine vine trained to follow a trellis and the addition of 20’ green button wood trees flanking the pedestrian walkway to the main entry. The new entry door is proposed in a whitewashed oak with the existing brick trim, new garage door, and remaining trim in white to match existing.









CONCLUSION:

Approval of the project will require one (1) separate motion to be made by the Architectural Commission:

(1) for the overall design of the project in accordance with Sec. 18-205 criteria, subject to any imposed conditions.

WRB:JGM:BMF

FGS DESIGN, LLC.
ARCHITECTURE ~ INTERIORS

1436 North Ocean Way

Proposed Landscape and Exterior Alterations
Letter of Intent

Date:
9 June 2025

PROJECT:
ARC-25-0027
1436 North Ocean Way
Palm Beach, FL 33480
Hearing: ARCOM 25 June 2025

The proposed Scope of Work for the above property is outlined as follows:
The existing "midcentury" style home is being provided with more formality, clearer façade and usage hierarchy, internal consistency of building language, and improved street presence (see Town Criteria below) via cosmetic alterations to building exterior and associated hardscape & landscape including:

1. Replace front door.
2. Replace garage door.
3. Addition of shutters on east façade.
4. New handrail on second floor terrace.
5. New stucco finish/wall treatment east façade.
6. New site wall at entry, replacement of entry walkway in east yard with associated hardscape modifications.
7. Replace side yard gate, alterations to existing fencing.
8. Landscape alterations associated with the above, including perimeter planting modifications along the north and east (front) property boundaries.
9. Driveway replacement with tabbycrete.
10. Removal of schefflera tree on west property boundary.

Town Criteria

The proposed alterations comply with the following criteria of Sec 18-205 of the Town Code:

(1)The plan for the proposed building or structure is in conformity with good taste and design and in general contributes to the image of the town as a place of beauty, spaciousness, balance, taste, fitness, charm and high quality.

(3) The proposed building or structure is not, in its exterior design and appearance, of inferior quality such as to cause the nature of the local environment to materially depreciate in appearance and value.

(4) The proposed building or structure is in harmony with the proposed developments on land in the general area, with the comprehensive plan for the town, and with any precise plans adopted pursuant to the comprehensive plan.

(5) The proposed building or structure is not excessively similar to any other structure existing or for which a permit has been issued or to any other structure included in the same permit application within 200 feet of the proposed site in respect to one or more of the following features of exterior design and appearance:

(6) The proposed building or structure is not excessively dissimilar in relation to any other structure existing or for which a permit has been issued or to any other structure included in the same permit application within 200 feet of the proposed site in respect to one or more of the following features:

(7) The proposed addition or accessory structure is subservient in style and massing to the principal or main structure.

(8) The proposed building or structure is appropriate in relation to the established character of other structures in the immediate area or neighboring areas in respect to significant design features such as material or quality or architectural design as viewed from any public or private way (except alleys).

(9) The proposed development is in conformity with the standards of this Code and other applicable ordinances insofar as the location and appearance of the buildings and structures are involved.

1436 N Ocean Way

PALM BEACH, FLORIDA 33480

ARC-25-0027

FINAL SUBMITTAL: JUNE 9TH, 2025

ARCOM HEARING; JUNE 25TH, 2025

ARCHITECT: FGS DESIGN, LLC.

LANDSCAPE ARCHITECT: ENVIRONMENTAL DESIGN GROUP

A -000	COVER
	LAND SURVEY
SP -001	VICINITY LOCATION MAP/LOCATION PLAN
SP -100	EXISTING SITE PLAN
SP -101	PROPOSED SITE PLAN
SP -201	EXISTING VICINTY PHOTOS
SP -202	EXISTING HOUSE PHOTOS
A -200	EXISTING/PROPOSED EAST ELEVATIONS
A -201	EXISTING/PROPOSED SOUTH ELEVATIONS
A -202	EXISTING/PROPOSED WEST ELEVATIONS
A -203	EXISTING/PROPOSED NORTH ELEVATIONS
A -204	PROPOSED MATERIALS AND FINISHES
A -205	PROPOSED ACCESSORIES AND DETAILS
L 1.0	EXISTING SITE PHOTOS
L 1.1	EXISTING NEIGHBORHOOD AND CONTEXT
L 2.0	EXISTING CONDITIONS AND INVENTORY PLAN
L 2.1	DEMOLITION PLAN
L 3.0	SITE PLAN
L 3.1	OPEN SPACE DIAGRAMS
L 3.2	PROPOSED HARDSCAPE EXHIBIT
L 4.0	LANDSCAPE PLAN
L 5.0	RENDERED LANDSCAPE PLAN
L 5.1	RENDERED LANDSCAPE ELEVATIONS
L 5.2	RENDERED LANDSCAPE ELEVATIONS

SCOPE OF WORK:

MINOR PROJECT

1. REPLACE FRONT DOOR
2. REPLACE GARAGE DOOR
3. ADDITION OF SHUTTERS ON EAST FACADE
4. NEW HANDRAIL ON SECOND FLOOR TERRACE
5. NEW STUCCO FINISH/WALL TREATMENT EAST FACADE
6. NEW SITE WALL AT ENTRY, REPLACEMENT OF ENTRY WALKWAY IN EAST YARD WITH ASSOCIATED HARDSCAPE MODIFICATIONS
7. REPLACE SIDE YARD GATE, ALTERATIONS TO EXISTING FENCING
8. LANDSCAPE ALTERATIONS ASSOCIATED WITH THE ABOVE, INCLUDING PERIMETER PLANTING MODIFICATIONS ALONG THE NORTH AND EAST (FRONT) PROPERTY BOUNDARIES.
9. DRIVEWAY REPLACEMENT WITH TABBYCRETE.
10. REMOVAL OF SCHEFFLERA TREE ON WEST PROPERTY BOUNDARY.

FINAL SUBMITTAL
ARC-25-0027
HEARING: 25 JUNE 2025

SEAL & SIGNATURE

FRANCISCO G. SANCHEZ AIA
RA # AR39597

RICHARDS RESIDENCE

1436 NORTH OCEAN WAY,
PALM BEACH, FLORIDA

SHEET TITLE

TITLE SHEET

DATE ISSUED
9 JUNE 2025

SCALE
N/A

SHEET NO.
A000

DRAWN BY
AADM

FGS DESIGN, L.L.C.
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T: 646-470-6528 WWW.FGS-A.COM

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1 VICINTY LOCATION MAP



2 LOCATION PLAN

1/32"=1'=0"

FINAL SUBMITTAL
ARC-25-0027
HEARING: 25 JUNE 2025

SEAL & SIGNATURE

FRANCISCO G. SANCHEZ AIA
RA # AR99597

RICHARDS RESIDENCE

1436 NORTH OCEAN WAY,
PALM BEACH, FLORIDA

SHEET TITLE
VICINTY MAP AND LOCATION PLAN

DATE ISSUED
9 JUNE 2025

SCALE
N/A

SHEET NO.
SP001

DRAWN BY
CRWL

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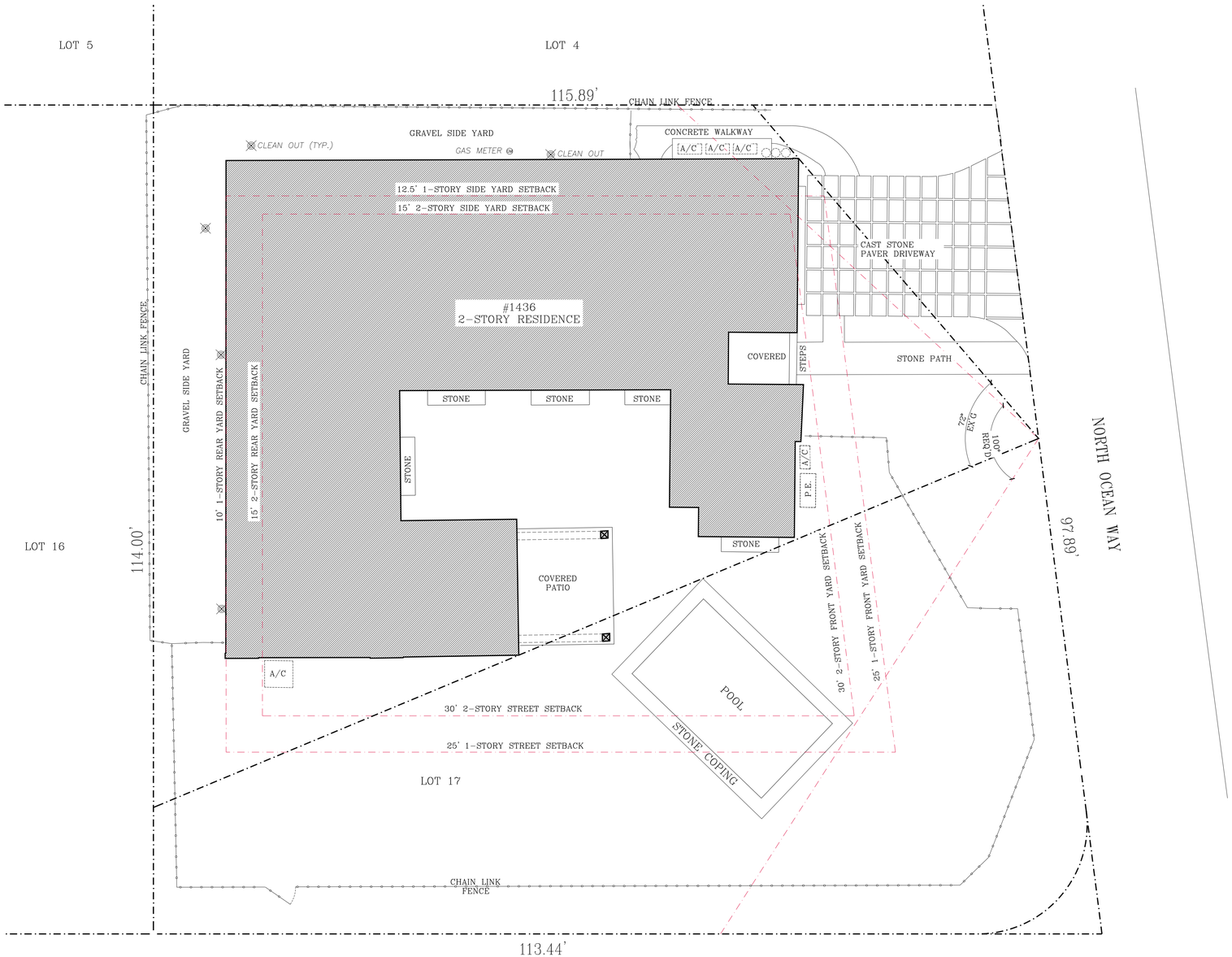

1 SITE PLAN

GRAPHIC SCALE 0' 10' 20'
Scale: 1/8"=1'

FINAL SUBMITTAL
ARC-25-0027
HEARING: 25 JUNE 2025

SEAL & SIGNATURE

FRANCISCO G. SANCHEZ AIA
RA # AR99597

RICHARDS RESIDENCE

1436 NORTH OCEAN WAY,
PALM BEACH, FLORIDA

SHEET TITLE
EXISTING SITE PLAN

DATE ISSUED
9 JUNE 2025

SCALE
1/8"=1'-0"

SHEET NO.
SP100

DRAWN BY
BO

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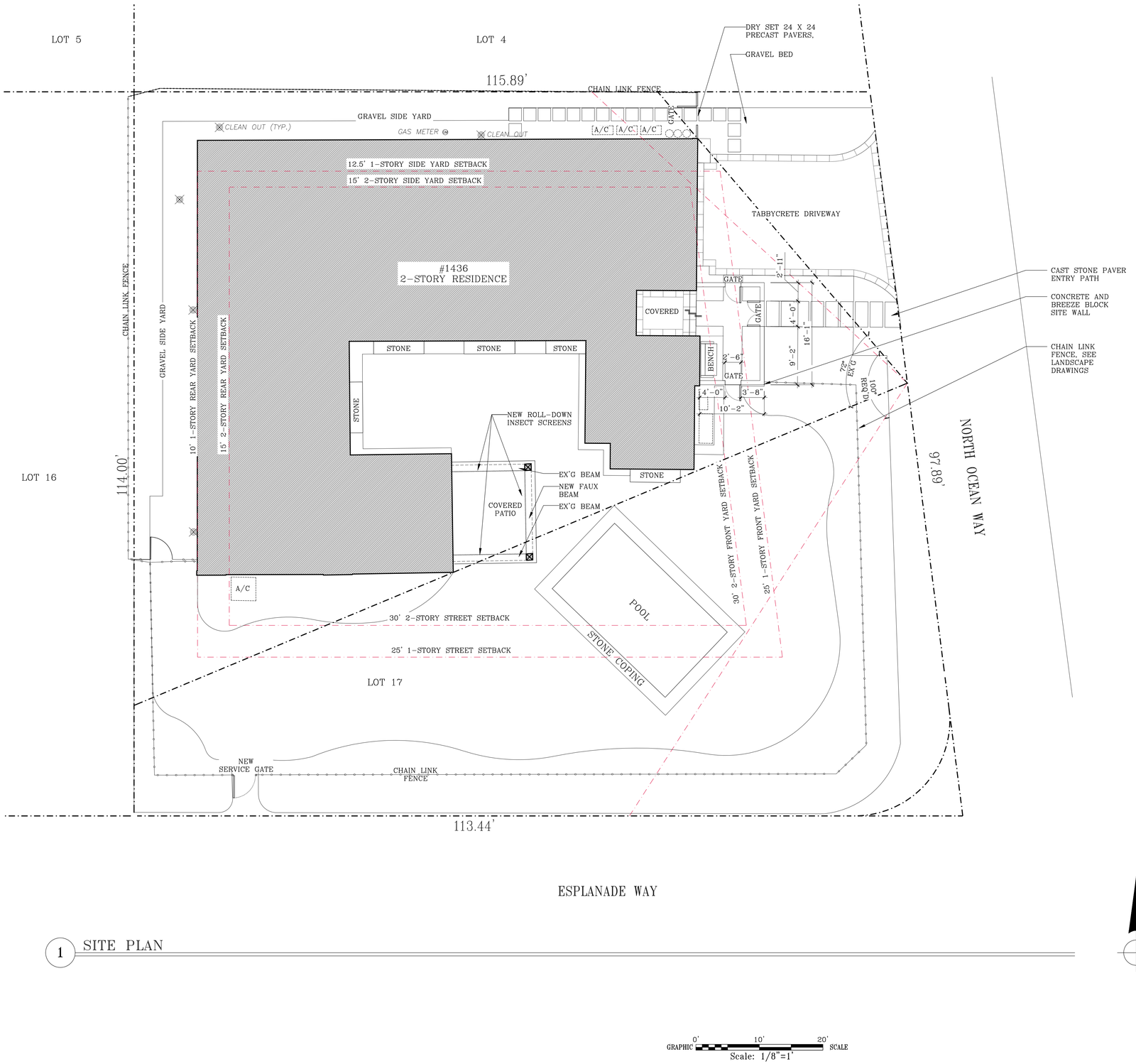

1 SITE PLAN

GRAPHIC SCALE 0' 10' 20'
Scale: 1/8"=1'

Town of Palm Beach
Planning Zoning and Building
360 S County Rd
Palm Beach, FL 33480
www.townofpalmbeach.com

Line #	Zoning Legend			
1	**Property Address:**	1436 N OCEAN WAY		
2	**Zoning District:**	RB		
3	**Lot Area (sq. ft.):**	14043 SQ FT		
4	**Lot Width (W) & Depth (D) (ft.):**	115.89' x 114'		
5	**Structure Type:** (Single-Family, Multi-Family, Comm., Other)	Single-Family		
6	**FEMA Flood Zone Designation:**	x		
7	**Zero Datum for point of meas. (NAVD)**	7.6		
8	**Crown of Road (COR) (NAVD)**	6.84		
9		REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq Ft and %)	4,199 SQ. FT. (30% MAX.)	4228 sq.ft., 30.1%	N/C
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc)		3975 sq. ft.	N/C
12	*Front Yard Setback (Ft.)	25'-0" MIN.	N/A	N/C
13	* Side Yard Setback (1st Story) (Ft.)	12'-0" MIN.	N/A	N/C
14	* Side Yard Setback (2nd Story) (Ft.)	15'-0" MIN.	N/A	N/C
15	*Rear Yard Setback (Ft.)	10'-0" (1ST STORY) 15'-0" (2ND STORY) MIN.	N/A	N/C
16	Angle of Vision (Deg.)	100 DEG.	72 DEG.	N/C
17	Building Height (Ft.)	22'-0"	21'-6"	N/C
18	Overall Building Height (Ft.)	30'-0"	26'-4"	N/C
19	Cubic Content Ratio (CCR) (R-B ONLY)	N/A	N/A	N/C
20	** Max. Fill Added to Site (Ft.)	N/A	N/A	N/C
21	Finished Floor Elev. (FFE)(NAVD)	N/A	7.6	N/C
22	Base Flood Elevation (BFE)(NAVD)	N/A	N/A	N/C
23	Landscape Open Space (LOS) (Sq Ft and %)	6318.45 sq.ft, 45% min	7294 sq.ft., 55.1%	7254 sq.ft., 51.7%
24	Perimeter LOS (Sq Ft and %)	3159 sq.ft., 50% min	2868 sq.ft., 45.3%	N/C
25	Front Yard LOS (Sq Ft and %)	1292 sq.ft., 45% min	2228 sq.ft., 77.5%	2218 sq.ft., 77.2%
26	*** Native Plant Species %	*Please refer to TOPB Landscape Legend.*		

** Indicate each yard area with cardinal direction (N,S,E,W)*

*** Difference of Fin. Floor Elev. (FFE) and highest Crown of Rd (COR) divided by two. (FFE - COR) / 2 = Max. Fill [Sec. 134-1600]*

**** Provide Native plant species info per category as required by Ord. 003-2023 on separate TOPB Landscape Legend*

Enter N/A if value is not applicable.
Enter N/C if value is not changing.

REV BF 20230626

FINAL SUBMITTAL
ARC-25-0027
HEARING: 25 JUNE 2025

SEAL & SIGNATURE

FRANCISCO G. SANCHEZ AIA
RA # AR99597

RICHARDS RESIDENCE

1436 NORTH OCEAN WAY,
PALM BEACH, FLORIDA

SHEET TITLE
PROPOSED SITE PLAN

DATE ISSUED
9 JUNE 2025

SCALE
1/8"=1'-0"

SHEET NO.
SP101

DRAWN BY
BO

FGS DESIGN, L.L.C.
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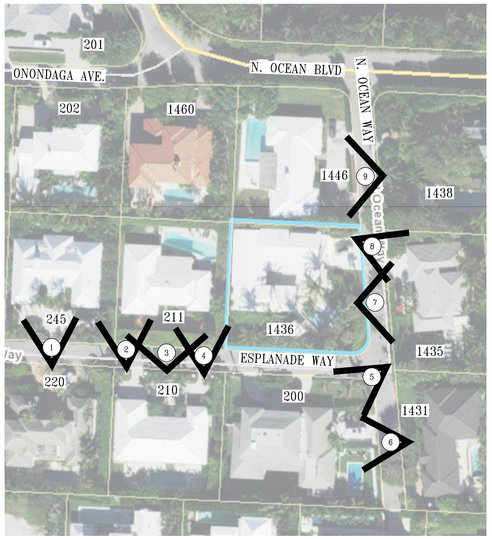
1 245 ESPLANADE WAY



2 245 ESPLANADE WAY



3 245 ESPLANADE WAY



– KEY MAP

1/64"=1'=0"



4 211 ESPLANADE WAY



5 200 ESPLANADE WAY



6 200 ESPLANADE WAY



7 1435 N. OCEAN WAY



8 1435 N. OCEAN WAY



9 1446 N. OCEAN WAY

FINAL SUBMITTAL
ARC-25-0027
HEARING: 25 JUNE 2025

SEAL & SIGNATURE

FRANCISCO G. SANCHEZ AIA
RA # AR99597

RICHARDS RESIDENCE

1436 NORTH OCEAN WAY,
PALM BEACH, FLORIDA

SHEET TITLE
VICINTY PHOTOS

DATE ISSUED
9 JUNE 2025

SCALE
N/A

SHEET NO.
SP201

DRAWN BY
CRWL

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1 EAST ELEVATION VIEW



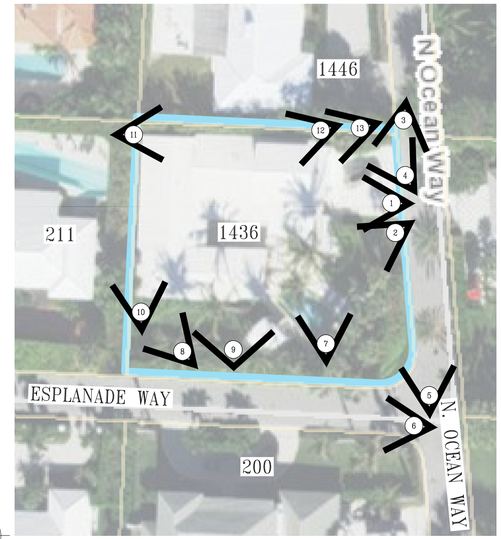
2 FRONT ENTRY AND BALCONY VIEW



3 N. OCEAN Wy. LOOKING S.



4 LOOKING N. @ DRIVEWAY



KEY MAP

1/32"=1'=0"



5 N. OCEAN WAY LOOKING NORTH



6 ESPLANADE WAY LOOKING WEST



7 SOUTH ELEVATION VIEW



8 SHEFFLARA TREE



9 SOUTH ELEVATION VIEW



10 W. SETBACK



11 N. SETBACK



12 N. SETBACK



13 N. SETBACK

FINAL SUBMITTAL
ARC-25-0027
HEARING: 25 JUNE 2025

SEAL & SIGNATURE

FRANCISCO G. SANCHEZ AIA
RA # AR99597

RICHARDS RESIDENCE

1436 NORTH OCEAN WAY,
PALM BEACH, FLORIDA

SHEET TITLE
EXISTING HOUSE PHOTOS

DATE ISSUED
9 JUNE 2025

SCALE
N/A

SHEET NO.
SP202

DRAWN BY
CRWL

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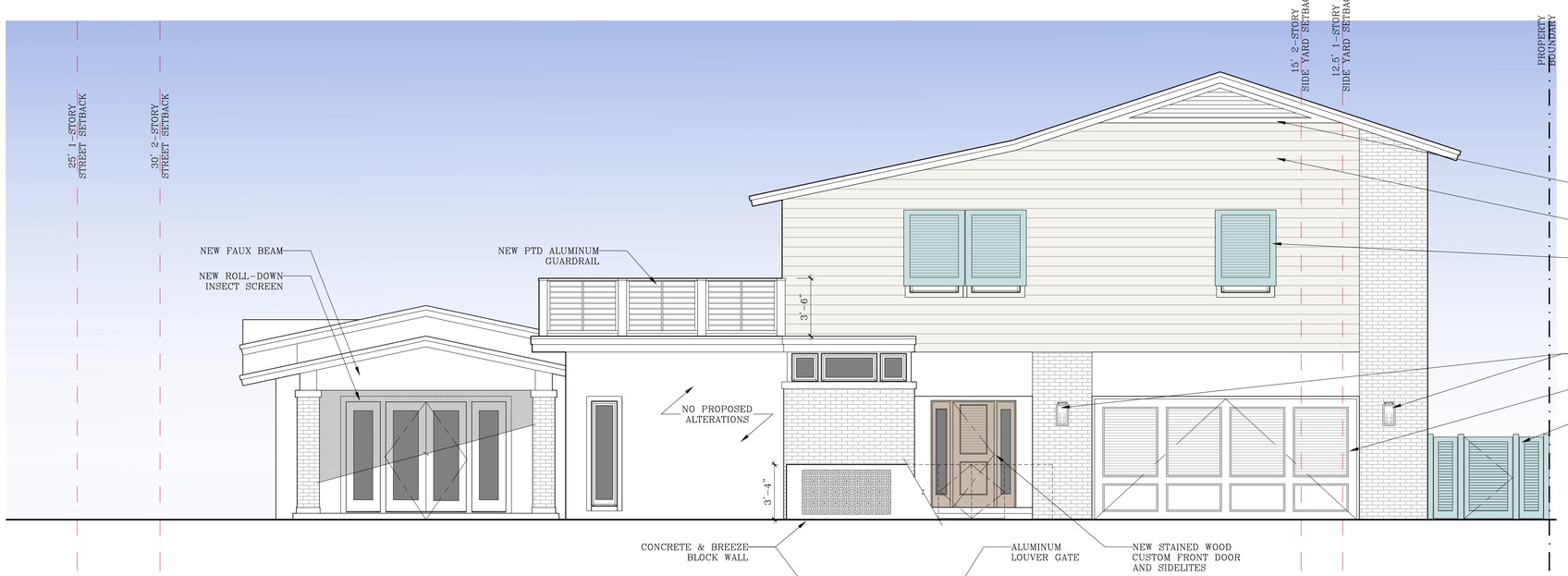
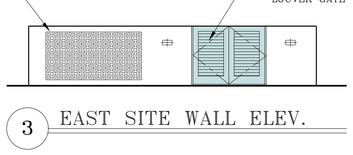
1 EXISTING EAST ELEVATION



2 PROPOSED EAST ELEVATION

GRAPHIC SCALE 0' 5' 10'
Scale: 1/4"=1'



3 EAST SITE WALL ELEV.

FINAL SUBMITTAL
ARC-25-0027
HEARING: 25 JUNE 2025

SEAL & SIGNATURE

FRANCISCO G. SANCHEZ AIA
RA # AR99597

RICHARDS RESIDENCE

1436 NORTH OCEAN WAY,
PALM BEACH, FLORIDA

SHEET TITLE
EAST ELEVATIONS

DATE ISSUED
9 JUNE 2025

SCALE
1/4"=1'-0"

SHEET NO.
A200

DRAWN BY
BRO

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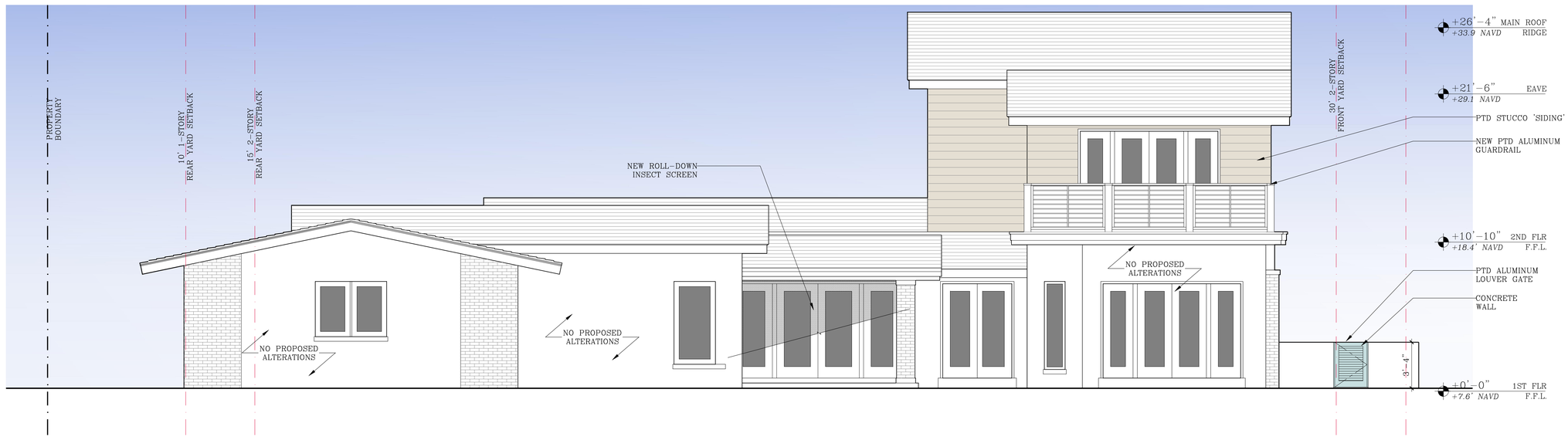
1 EXISTING SOUTH ELEVATION



2 PROPOSED SOUTH ELEVATION

GRAPHIC SCALE 0' 5' 10'
Scale: 1/4"=1'

FINAL SUBMITTAL
ARC-25-0027
HEARING: 25 JUNE 2025

SEAL & SIGNATURE

FRANCISCO G. SANCHEZ AIA
RA # AR99597

RICHARDS RESIDENCE

1436 NORTH OCEAN WAY,
PALM BEACH, FLORIDA

SHEET TITLE
SOUTH ELEVATIONS

DATE ISSUED
9 JUNE 2025

SCALE
1/4"=1'-0"

SHEET NO.
A201

DRAWN BY
BRO

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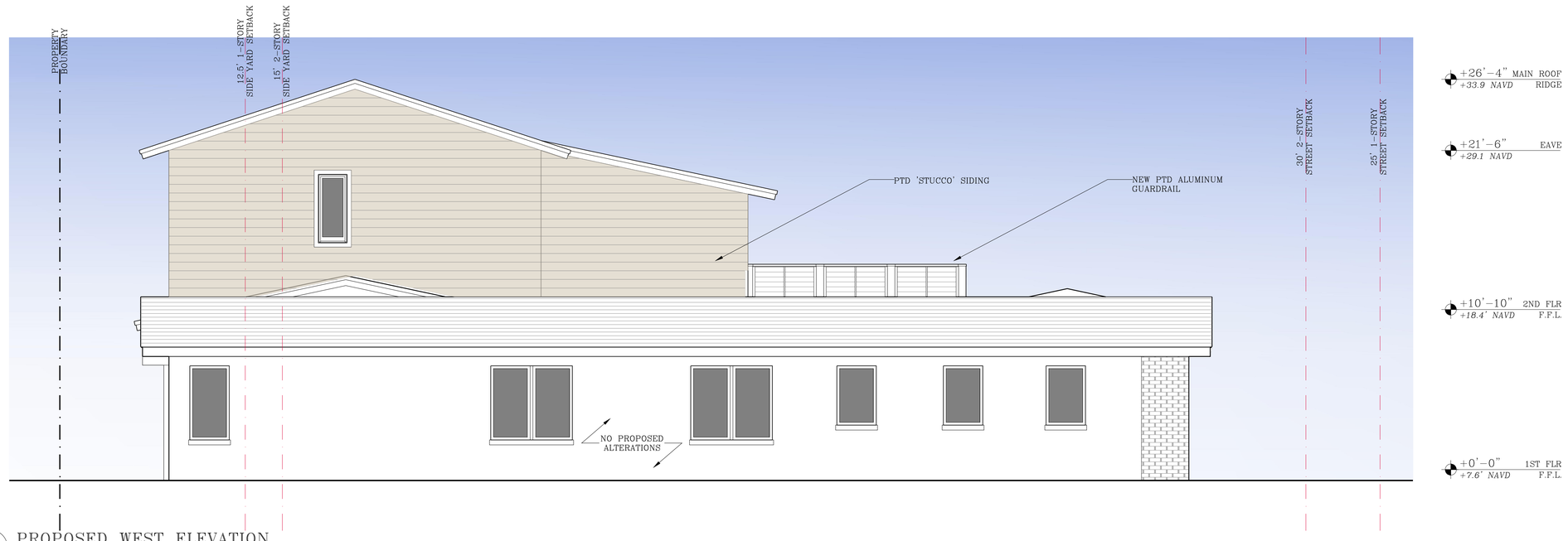
1 EXISTING WEST ELEVATION



2 PROPOSED WEST ELEVATION

GRAPHIC 0' 5' 10' SCALE
Scale: 1/4"=1'

FINAL SUBMITTAL
ARC-25-0027
HEARING: 25 JUNE 2025

SEAL & SIGNATURE

FRANCISCO G. SANCHEZ AIA
RA # AR99597

RICHARDS RESIDENCE

1436 NORTH OCEAN WAY,
PALM BEACH, FLORIDA

SHEET TITLE
WEST ELEVATIONS

DATE ISSUED
9 JUNE 2025

SCALE
1/4"=1'-0"

SHEET NO.
A202

DRAWN BY
CRWL

FGS DESIGN, L.L.C.
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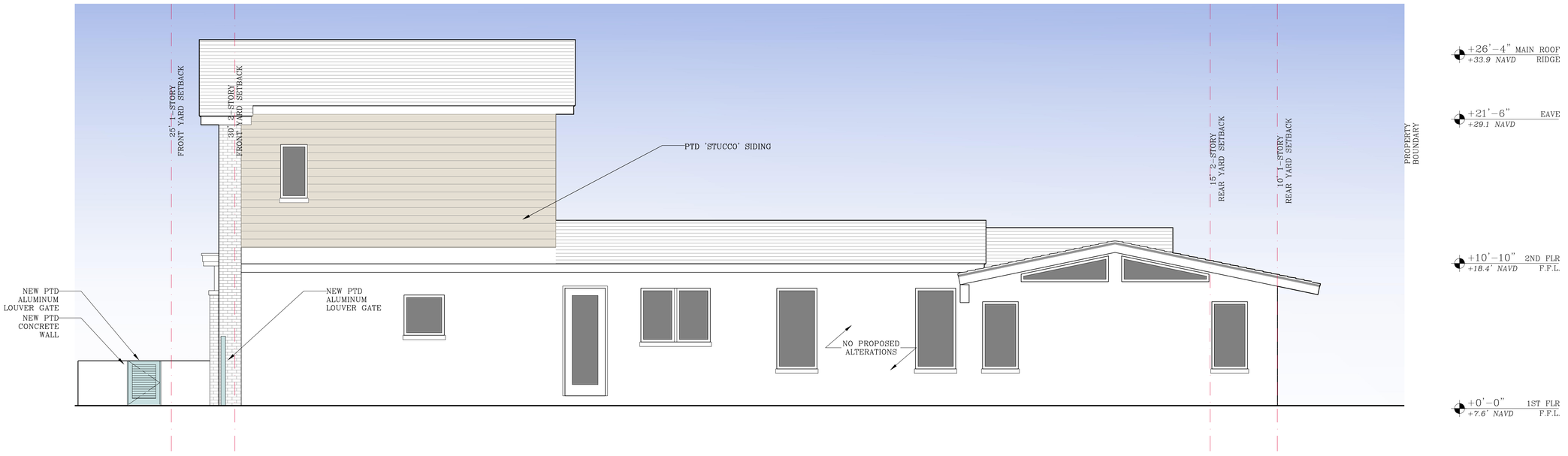
1 EXISTING NORTH ELEVATION



2 PROPOSED NORTH ELEVATION

GRAPHIC 0' 5' 10' SCALE
Scale: 1/4"=1'

FINAL SUBMITTAL
ARC-25-0027
HEARING: 25 JUNE 2025

SEAL & SIGNATURE

FRANCISCO G. SANCHEZ AIA
RA # AR99597

RICHARDS RESIDENCE

1436 NORTH OCEAN WAY,
PALM BEACH, FLORIDA

SHEET TITLE
NORTH ELEVATIONS

DATE ISSUED
9 JUNE 2025

SCALE
1/4"=1'-0"

SHEET NO.
A203

DRAWN BY
CRWL

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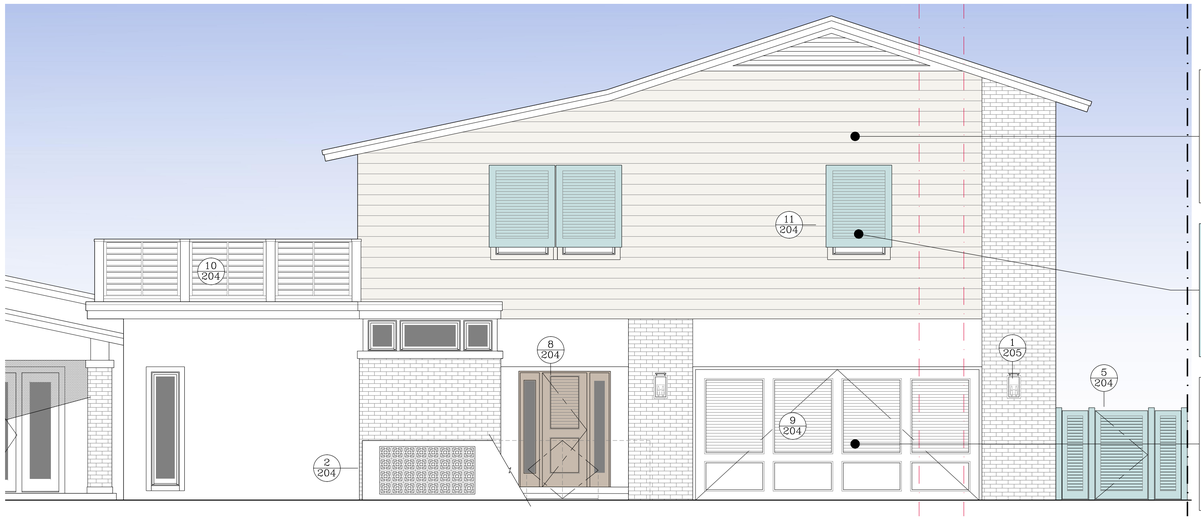
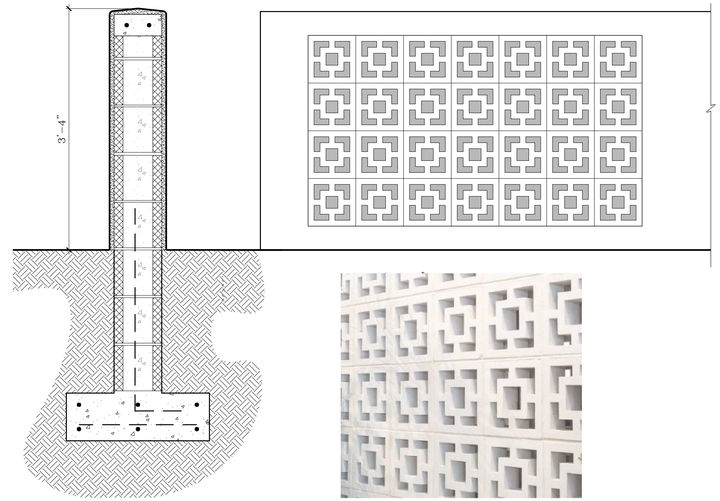


STUCCO 'SIDING':
Sherwin Williams
Grecian Ivory SW7541, 25% saturation (1-to-4)

SHUTTERS, GATES:
Sherwin Williams
Open Air SW6491

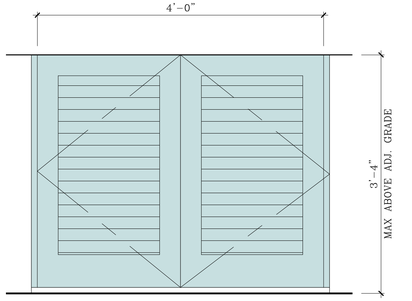
BRICK, TRIM, SMOOTH STUCCO, GARAGE DOOR, (REMAINDER):
WHITE, EXISTING TO REMAIN, NEW TO MATCH EXISTING

1 ELEVATION KEY



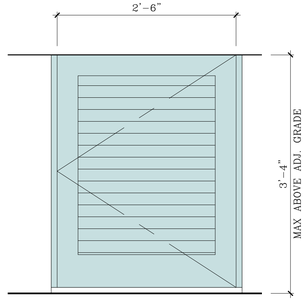
2 CONCRETE AND BREEZE BLOCK WALL

1"=1'-0"



3 ENTRY GATE

1"=1'-0"



4 SIDE ENTRY GATE

1"=1'-0"

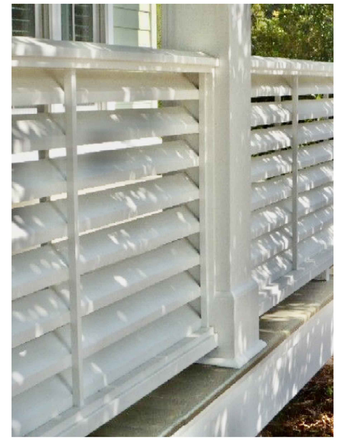


7 LOUVER GATES EXAMPLE

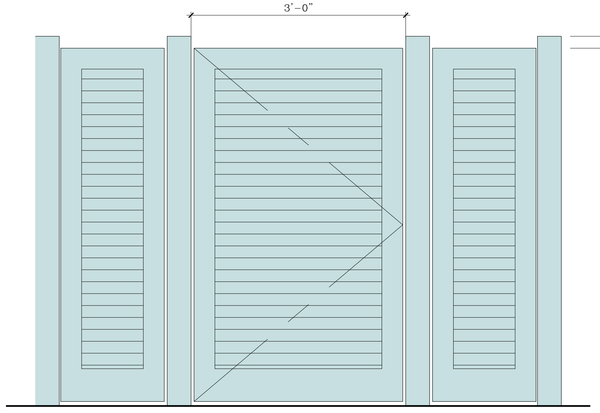


8 DOOR: WHITEWASH/BLEACHED OAK

1"=1'-0"

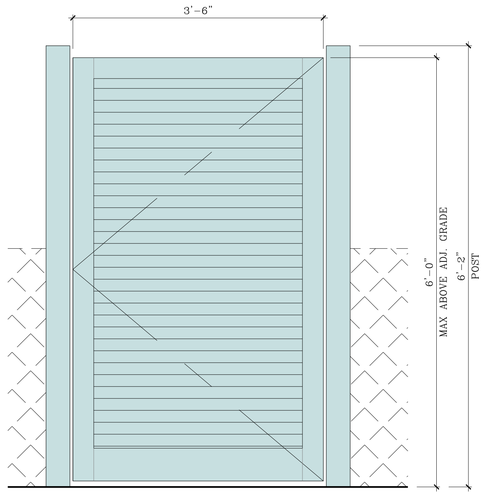


10 GUARDRAIL EXAMPLE



5 SIDE YARD GATE

1"=1'-0"

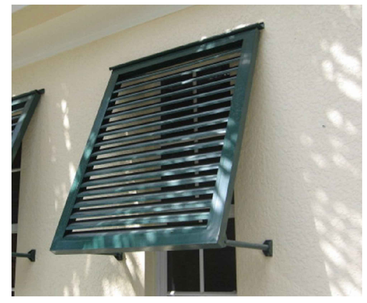


6 SERVICE GATE

1"=1'-0"



9 EDENCOAST GARAGE DOOR



11 SHUTTERS EXAMPLE

FINAL SUBMITTAL
ARC-25-0027
HEARING: 25 JUNE 2025

SEAL & SIGNATURE

FRANCISCO G. SANCHEZ AIA
RA # AR99597

RICHARDS RESIDENCE

1436 NORTH OCEAN WAY,
PALM BEACH, FLORIDA

SHEET TITLE
MATERIALS & FINISHES

DATE ISSUED
9 JUNE 2025

SCALE
AS NOTED

SHEET NO.
A204

DRAWN BY
CRWL

FGS DESIGN, L.L.C.
ARCHITECTURE – INTERIOR DESIGN
249 ROYAL PALM WAY, STE. 303, PALM BEACH, FL 33480
381 PARK AVENUE SOUTH, STE. 920, NEW YORK, NY 10016
E: info@fgs-a.com
T: 646-470-6528 WWW.FGS-A.COM

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Hinkley Sutcliffe 29140Z
9" x 17", Oil Rubbed Bronze

1 SCONCES @ GARAGE



Whitehall Products, Premium Post Mounted Mailbox
White

2 MAILBOX

FINAL SUBMITTAL
ARC-25-0027
HEARING: 25 JUNE 2025

SEAL & SIGNATURE

FRANCISCO G. SANCHEZ AIA
RA # AR99597

RICHARDS RESIDENCE

1436 NORTH OCEAN WAY,
PALM BEACH, FLORIDA

SHEET TITLE

ACCESSORIES DETAILS

DATE ISSUED
9 JUNE 2025

SCALE
N/A

SHEET NO.
A205

DRAWN BY
CRWL

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ARCHITECTURE ~ INTERIOR DESIGN
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Existing View from Front



Existing Pool



Existing Courtyard



Existing Back of House



Existing South Buffer



Existing North Buffer

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Land Planning
Landscape Management
Dustin M. Mizell, MLA FLA #6666784
Dustin@environmentdesigngroup.com

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Town of Palm Beach
FLORIDA

JOB NUMBER: # 24164.00 LA
DRAWN BY: Caleb Weigel
DATE: 05.12.2025

SHEET L1.0

ARC-25-0027

Existing Site Photos Exhibit





1440 North Ocean Way

North Adjacent Neighbor



1436 N Ocean Way

Subject Property



211 Esplanade Way

East Adjacent Neighbor

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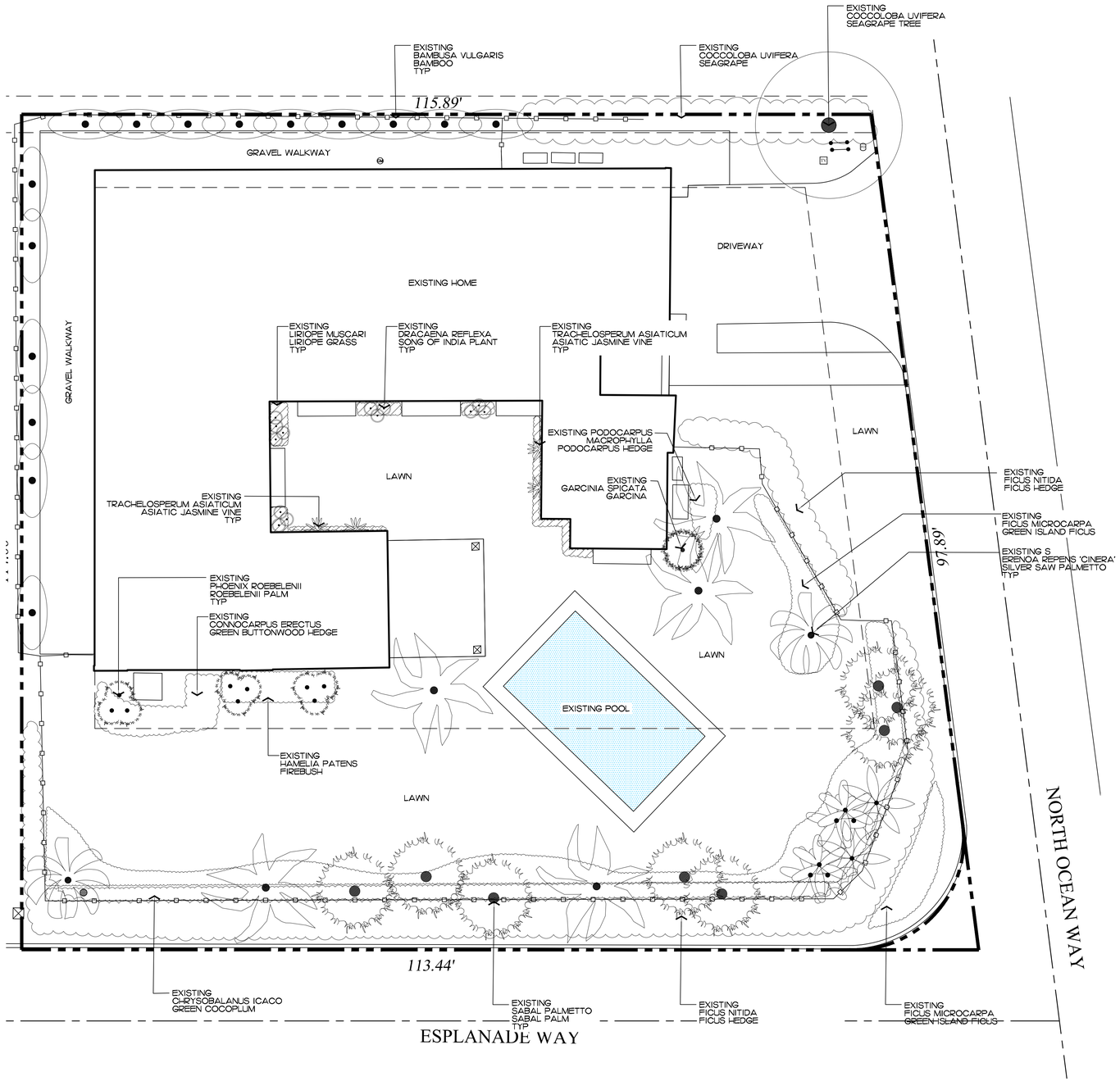
Existing Neighboring Context Exhibit



Existing Landscape









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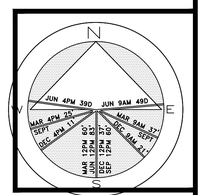

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DRAWN BY: Caleb Weigel
DATE: 05.12.2025

SHEET L2.0

64 sf.

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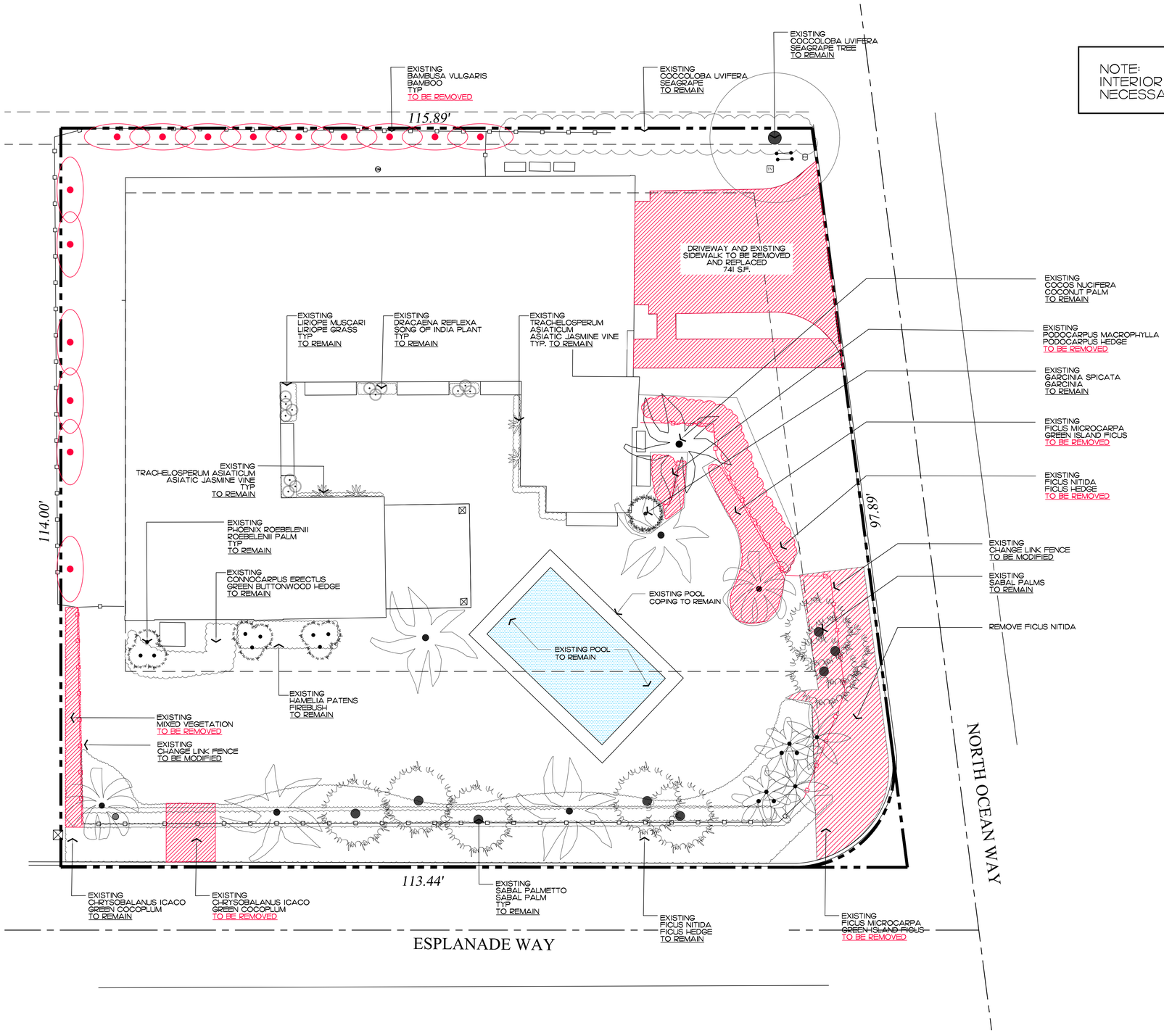
ARC-25-0027

Existing Conditions / Inventory Plan

SCALE IN FEET 0' 8' 16' 24'



NOTE:
INTERIOR TREES AND PALMS WILL BE REMOVED OR RELOCATED WHEN NECESSARY FOR SITE UTILIZATION AND CONSTRUCTION DEVELOPMENT.

DESCRIPTION	AREAS	
1436 N OCEAN WAY	R-B - LOW DENSITY RESIDENTIAL	
LOT SIZE	14,041 S.F	
EX. IMPERVIOUSE AREA	6,747 S.F.	
TO BE REMOVED	11.4 %	741 S.F.
EX. OPEN SPACE	7,294 S.F	
TO BE REMOVED	13.5%	985 S.F.

Existing Landscape



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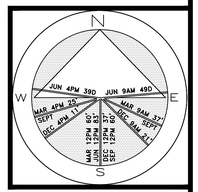

JOB NUMBER: # 24164.00 LA
DRAWN BY: Caleb Weigel

DATE: 05.12.2025

SHEET L2.1

64 sf.
AREA IN SQ.FT.

ARC-25-0027

Demolition Plan

SCALE IN FEET 0' 8' 16' 24'

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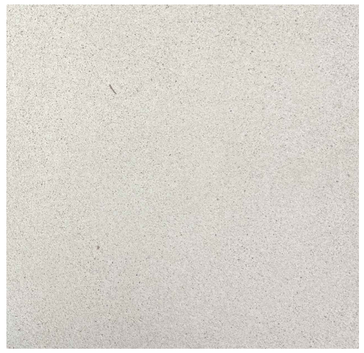
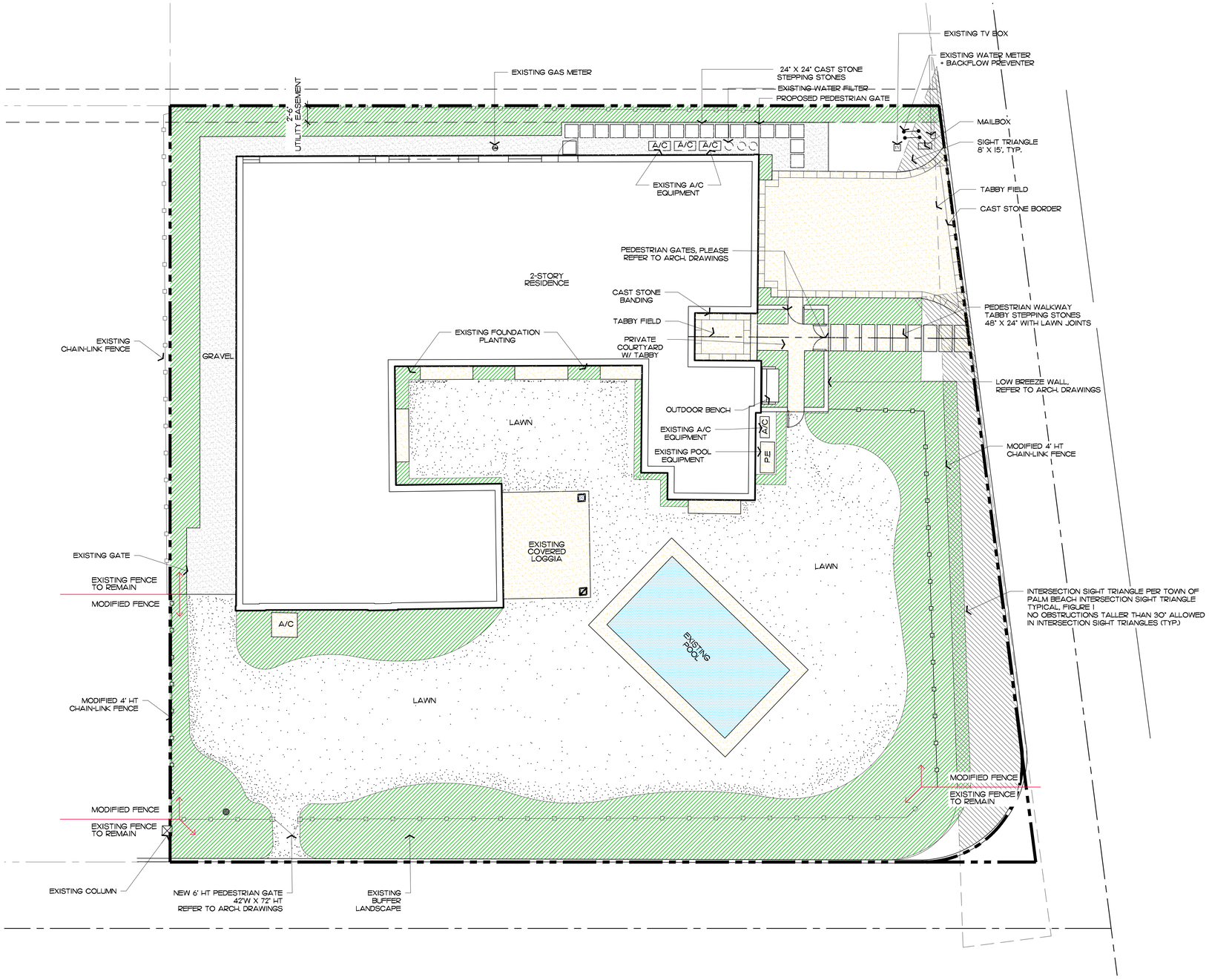
TABBY
- Beach beige
- Driveway field



CAST STONE
- Driveway Banding
- Walkway Material



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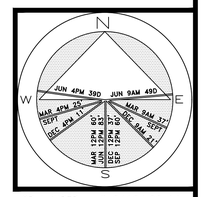

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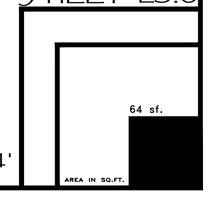
DATE: 05.12.2025

SHEET L3.0



ARC-25-0027

Site Plan
SCALE IN FEET 0' 8' 16' 24'

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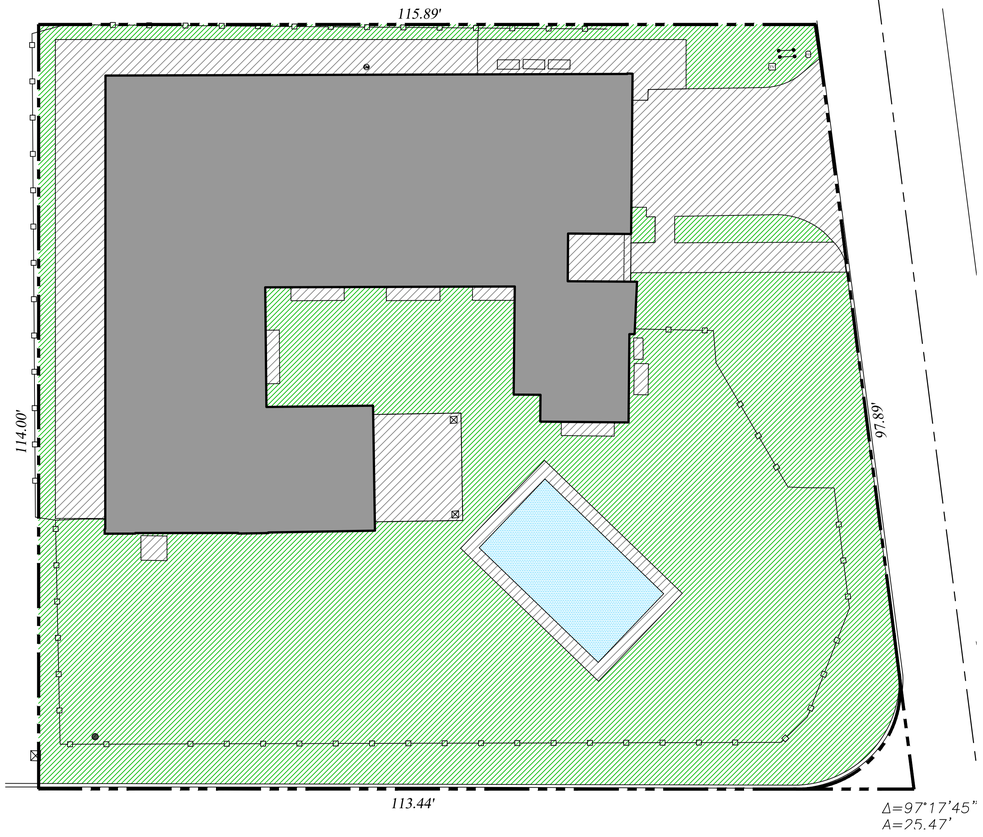
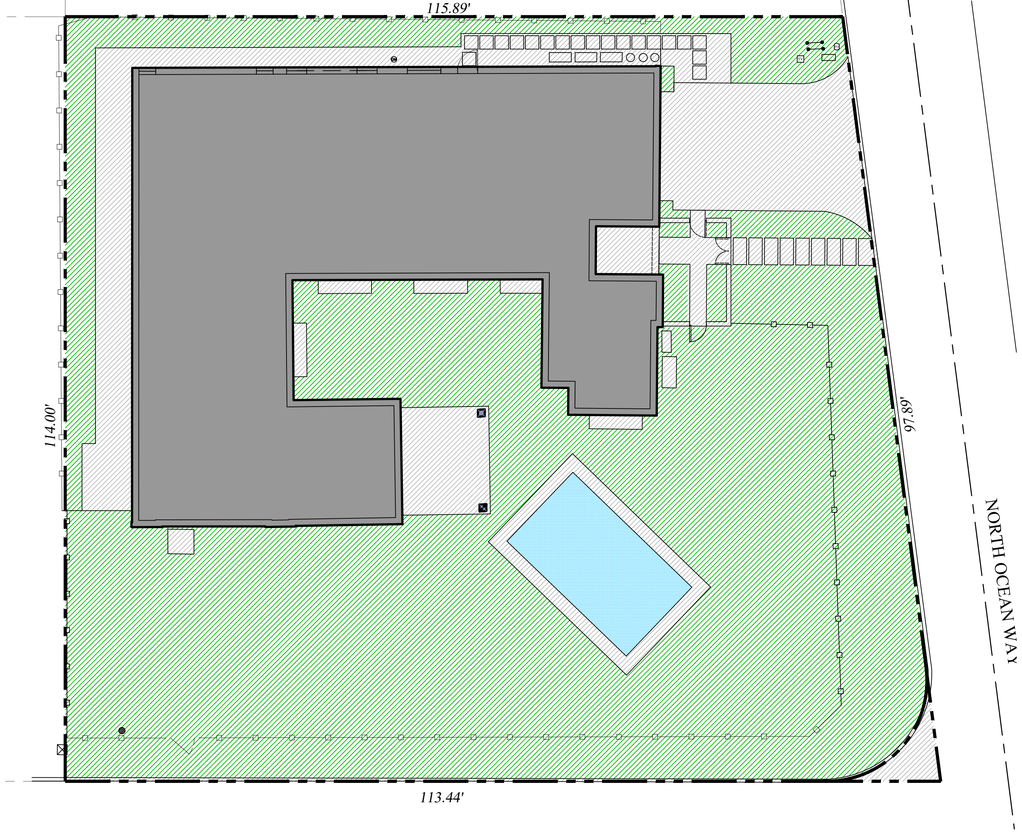
Legend

- IMPERVIOUS AREA (HOUSE/STRUCTURE)
- IMPERVIOUS AREA (HARDSCAPE)
- IMPERVIOUS AREA (WATER)
- PERVIOUS AREA / OPEN SPACE



Existing Lot Coverage Graphic



Proposed Lot Coverage Graphic

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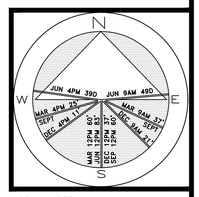

JOB NUMBER: # 24164.00 LA
DRAWN BY: Dustin Mizell

DATE: 05.12.2025

Site Requirements

DESCRIPTION	REQUIRED		EXISTING		PROPOSED	
LOT ZONE	RB - LOW DENSITY RESIDENTIAL					
LOT AREA	14,041 S.F.					
OPEN / PERMEABLE SPACE	MINIMUM 45%	6,318.45 S.F.	51.9%	7,294 S.F.	53.7%	7,540 S.F.
PERIMETER LANDSCAPE	MINIMUM 50% OF OPEN SPACE	3,159 S.F.	45.3%	2,868 S.F.	48.5%	3,070 S.F.
FRONT YARD LANDSCAPE	MINIMUM 45% OF FRONT YARD	1,292.8 S.F.	77.5%	2,228 S.F.	77.2%	2,218.5 S.F.

SHEET L3.1

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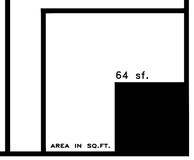
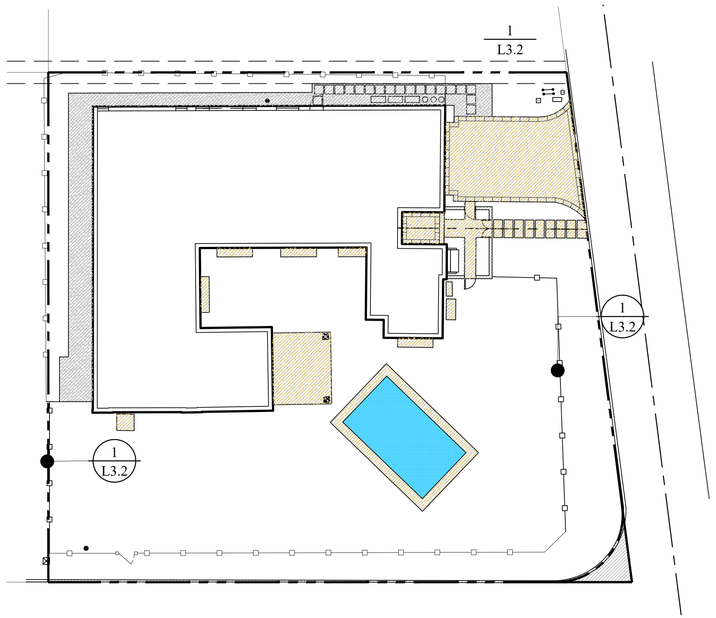
Open Space Diagrams

SCALE IN FEET 0' 8' 16' 24'



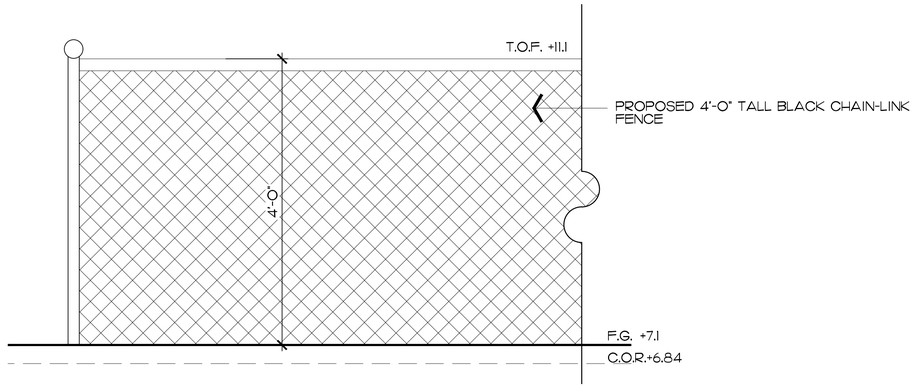


Key Map

SCALE: 1/16" = 1'-0"



Black Chain-link Fence



1 L3.2 Chain-link Fence

SCALE: 1" = 1'-0"

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SHEET L3.2

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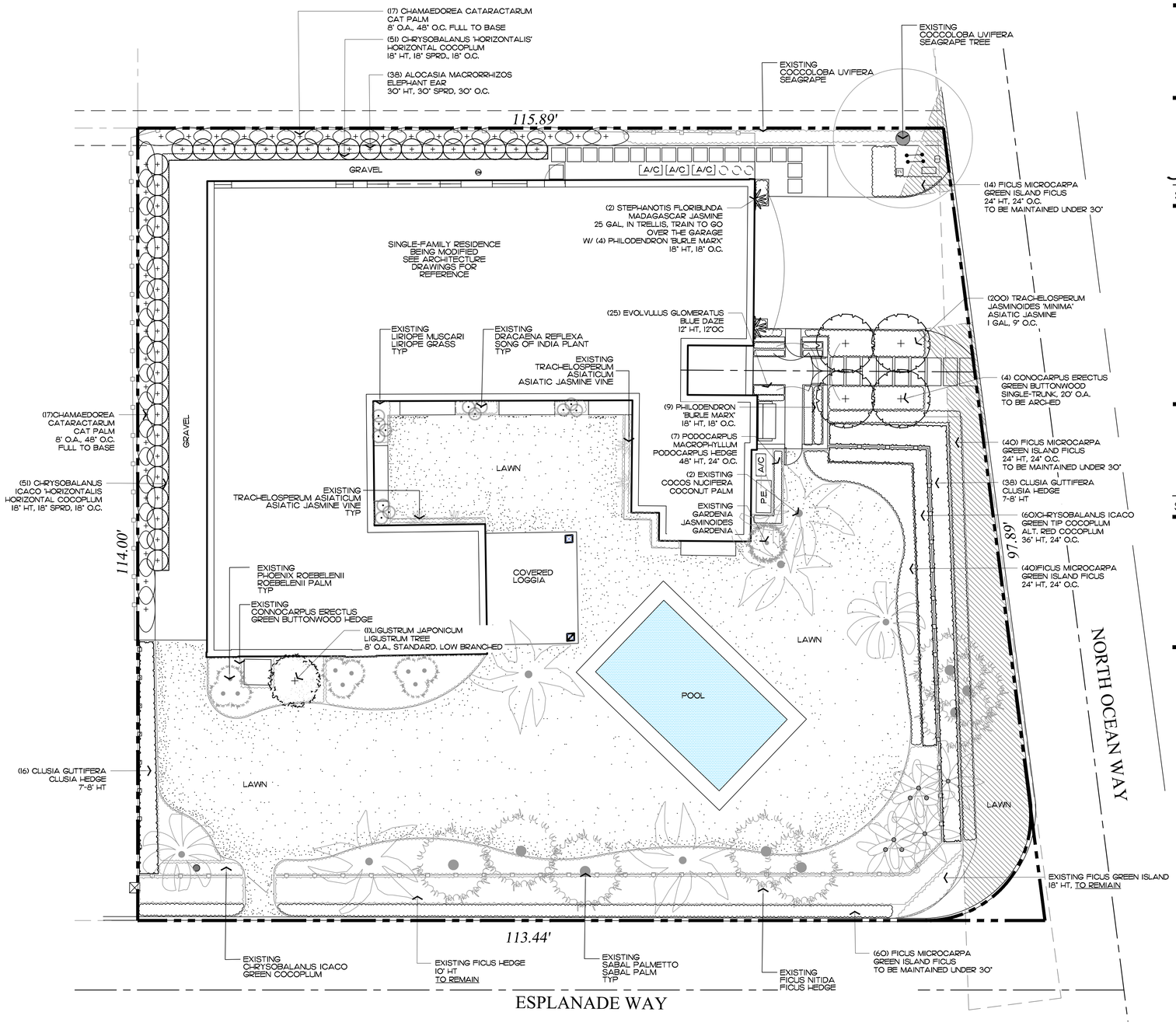
Proposed Hardscape Exhibit



Trees & Palms

SYMBOL	PLANT NAME	QTY.	DESCRIPTION	NATIVE
+	CONOCARPUS ERECTUS GREEN BUTTONWOOD	4	20 OA, 5' CT. TO BE FORMED AS AN ARCH	YES
+	LIGUSTRUM JAPONICUM LIGUSTRUM TREE	1	8' O.A., STANDARD, LOW BRANCHED	NO
	TOTAL TREES: NATIVE SPECIES:	5 4 (80%)		

Shrubs & Vines

SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	CHRYSOBALANUS ICACO GREEN TIP COCOPLUM	60	36" HT, 24" O.C.	YES
	CLUSIA GUTTIFERA CLUSIA HEDGE	54	7'-8" HT, 24" O.C.	NO
+	CHAMAEDOREA CATARACTARUM CAT PALM	34	8' O.A. 48" O.C. FULL TO BOTTOM	NO
	FICUS MICROCARPA GREEN ISLAND FICUS	40	24" HT, 24" O.C.	NO
	PODOCARPUS MACROPHYLLUM PODOCARPUS HEDGE	7	48" HT, 24" O.C.	NO
	STEPHANOTIS FLORIBUNDA MADAGASCAR JASMINE	2	25 GAL, IN TRELLIS, TRAIN TO GO OVER THE GARAGE	NO
	TOTAL: NATIVE SPECIES:	197 90 (30.45%)		

Groundcovers

SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	CHRYSOBALANUS 'HORIZONTALIS' HORIZONTAL COCOPLUM	102	24" HT, 24" O.C.	NO
	EVOLVUS GLOMERATUS BLUE DAZE	25	12" HT, 12" O.C.	NO
	PHILODENDRON 'BURLE MARX'	13	18" HT, 18" O.C.	NO
	TRACHELOSPERUM JASMINOIDES ASIATIC JASMINE	200	1 GAL, 9" O.C.	NO
	TOTAL: NATIVE SPECIES:	340 102 (30%)		

Lawn & Mulch

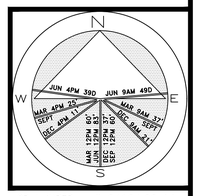
SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION
LAWN	DIAMOND ZOYSIA LAWN	AS NEEDED	SOD PALLETS
PLANTING BED	SHREDDED EUCALYPTUS MULCH	AS NEEDED	MULCH ALL BEDS 3" MIN. DEPTH

Landscape Legend

PROPERTY ADDRESS:	1436 NORTH OCEAN WAY	
LOT AREA (SQ FT)	14,041 S.F	
	REQUIRED	PROPOSED
LANDSCAPE OPEN SPEACE (LOS) (SQ FT AND %)	6,318 S.F (45%)	7,540 S.F (53.7%)
LOS TO BE ALTERED (SQ FT AND %)	NA	985 S.F. (13.5%)
PERIMTETER LOS (SQ FT AND %)	3,159 S.F. (50%)	3,070 S.F. (48.5%)
FRONT YARD LOS (SQ FT AND %)	1,292.8 S.F. (45%)	2,218.5 S.F. (77.2%)
NATIVE TREES %	30% (NUMBER OF TREES)	80% (4)
NATIVE SHRUBS & VINES %	30% (NUMBER OF SHRUBS & VINES)	30.45% (197)
NATIVE GROUNDCOVER %	30% (GROUNDCOVER AREA)	30% (102)

ENVIRONMENT DESIGN GROUP
139 North County Road SJ20-B Palm Beach, Fl 33480
Phone 561.832.4600 Mobile 561.313.4424
Landscape Architecture
Land Planning
Landscape Management
Dustin M. Mizell, MLA FLA #6666784
Dustin@environmentdesigngroup.com

Private Residence
1436 N Ocean Way
Town of Palm Beach
FL



JOB NUMBER: # 24164.00 LA
DRAWN BY: Valeria Quintanilla

DATE: 05.12.2025

SHEET L4.0



ARC-25-0027

Landscape Plan

SCALE IN FEET 0' 8' 16' 24'

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48 HOURS BEFORE DIGGING
CALL TOLL FREE
1-800-432-4770
SUNSHINE STATE ONE CALL OF FLORIDA, INC.



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Land Planning
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Town of Palm Beach
FL

JOB NUMBER: # 24164.00 LA
DRAWN BY: Caleb Weigel
DATE: 05.12.2025

SHEET L5.0

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ARC-25-0027

Rendered Landscape Plan

SCALE IN FEET 0' 8' 16' 24'



1 L6.1 North Elevation



2 L6.1 South Elevation

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ARC-25-0027

Rendered Landscape Elevations

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Town of Palm Beach
FLORIDA

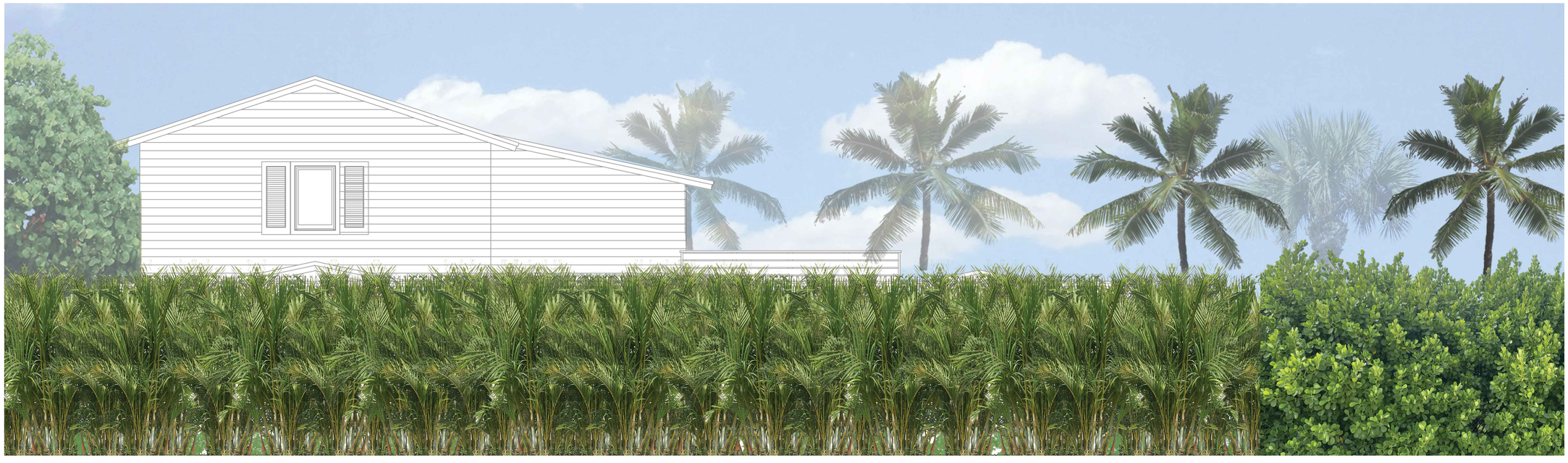
JOB NUMBER: # 24164.00 LA
DRAWN BY: Caleb Weigel
DATE: 05.12.2025

SHEET L5.1



East Elevation

1
L6.2



West Elevation

2
L6.2

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FLORIDA

JOB NUMBER: # 24164.00 LA
DRAWN BY: Caleb Weigel

DATE: 05.12.2025

SHEET L5.2

TOWN OF PALM BEACH

Information for Architectural Commission Meeting on: June 25, 2025

To: Architectural Commission

Via: Wayne Bergman, MCP, LEEP-AP
Director PZ&B

From: Planning, Zoning & Building

Re: ARC-25-0028 (ZON-25-0031) 266 SOUTHLAND RD (COMBO) The applicant, Mr. & Mrs. Roberts (Vintage Building and Design), has filed an application requesting Architectural Commission review and approval for fenestrations changes, landscape and hardscape modifications and a first-floor addition requiring a variance for a structure not meeting the required setback. Town Council shall review the application as it pertains to zoning relief/approval.

Date: 6/18/2025

CONCLUSION:

Approval of the project will require two (2) separate motion(s) to be made by the Architectural Commission:

1. for the overall design of the project in accordance with Sec. 18-205 criteria, subject to any imposed conditions, and
2. that the implementation of the proposed variance shall or shall not cause negative architectural impacts to the subject property.

ATTACHMENTS

- PZB Staff Report
- Letter of Intent
- Plans

STRATEGIC PLAN

Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Quality of Life

FUNDING

No Fiscal Impact

TOWN OF PALM BEACH
Planning, Zoning & Building Department
360 South County Road
Palm Beach, FL 33480
www.townofpalmbeach.com

PLANNING, ZONING, & BUILDING DEPARTMENT
PZ&B Staff Combination Memorandum: Architectural Commission and Town Council

FROM: Wayne Bergman, MCP, LEED-AP
Director PZ&B

SUBJECT: ARC-25-0028 (ZON-25-0031) 266 SOUTHLAND RD (COMBO)

MEETING: JUNE 25, 2025 ARCOM
JULY 09, 2025 TC

ARC-25-0028 (ZON-25-0031) 266 SOUTHLAND RD. The applicant, Mr. & Mrs. Roberts (Vintage Building and Design), has filed an application requesting Architectural Commission review and approval for fenestrations changes, landscape and hardscape modifications and a first-floor addition requiring a variance for a structure not meeting the required setback. Town Council shall review the application as it pertains to zoning relief/approval.

ZON-25-0031 (ARC-25-0028) 266 SOUTHLAND RD (COMBO) – VARIANCE(S). The applicant, Mr. & Mrs. Roberts (Vintage Building and Design), has filed an application requesting Town Council review and approval of one (1) variance related to a one-story addition, not meeting the required side yard setback. The Architectural Commission (ARCOM) shall perform design review of the application.

Applicant: Mr. & Mrs. Roberts
Architect: Vintage Building and Design
Landscape: Environment Design Group

HISTORY:

The property at 266 Southland Rd is a single-family residence built in 1954. A window and door replacement was completed as well as revisions to the hardscape and landscape in 2008.

THE PROJECT:

The applicant has submitted plans, entitled "266 Southland Rd " as prepared by **Vintage Building & Design**, dated June 9, 2025.

The following scope of work is proposed:

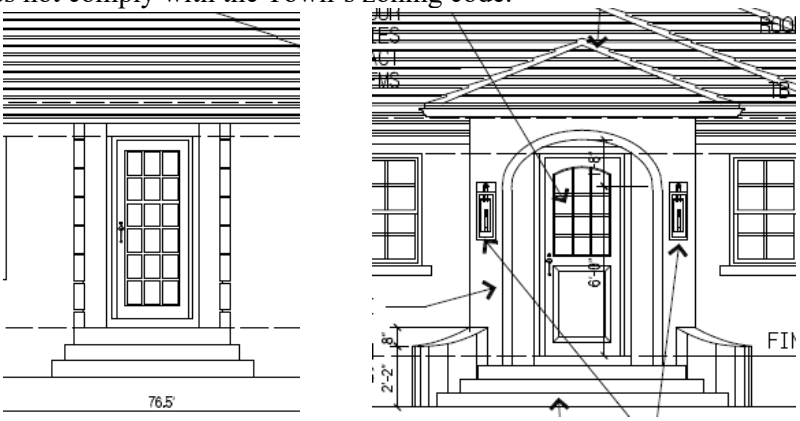
- New entry portico.
- Expansion of the rear bathroom.
- New windows, door and garage doors.

Site Data			
Zoning District	R-B	**Future Land Use**	Single-Family
Lot Size	11,000 SF	**Flood Zone**	X & AE
Lot Width	100'	**Lot Depth**	110'
Lot Coverage	Permitted: 4,400 SF Existing: 3,250 SF Proposed: 3,436 SF	**Overall Landscape Open Space**	Required: 45% Existing: 42% Proposed: 42%

Perimeter Landscape Open Space	Required:50 % Existing: 60% Proposed: 64%	**Front Yard Landscape Open Space**	Required: 40% Existing: 57% Proposed: 51%
Surrounding Properties / Zoning			
North	265 Southland Rd | Residence / R-B		
South	265 Plantation Rd | Residence / R-B		
East	248 Southland Rd| Residence / R-B		
West	272 Southland Rd | Residence / R-B		

STAFF ANALYSIS

The scope includes multiple fenestration modifications to the existing residence, involving changes to the location and size of windows and doors—many of which result from alterations to the interior layout. Additionally, a new front entry and portico are proposed, featuring new steps, wall sconces, and a redesigned front door. A preliminary review of the project indicates that the proposed application does not comply with the Town's zoning code.

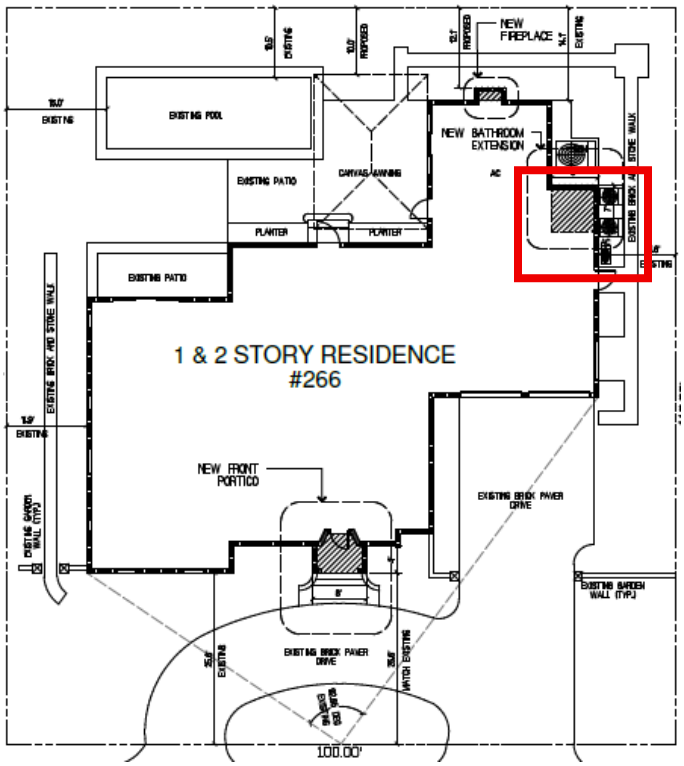


Proposed modifications include updates to both the landscape and hardscape. The existing driveway will be removed and replaced with a new configuration featuring Chicago brick with a limestone border and an integrated water feature. Limestone terraces will be added in the backyard and used as updated pool coping. Additional landscape enhancements are planned throughout the property.



Code Section	Required	Proposed	Deficiency
Minimum Side Yard Setback Section: 134-893.	12.5’	11.6’	0.4’

A variance is being requested to allow a bathroom addition that does not meet the required 12.5-foot side yard setback. The existing residence already encroaches into the setback on this side, and the proposed addition will increase this nonconformity.



CONCLUSION:

Approval of the project will require two (2) separate motion(s) to be made by the Architectural Commission:

1. for the overall design of the project in accordance with Sec. 18-205 criteria, subject to any imposed conditions, and
2. that the implementation of the proposed variance shall or shall not cause negative architectural impacts to the subject property.

Approval of the project will require one separate motion to be made by the Town Council:

1. for final determination of approval or denial of the (1) variance by the Town Council, and that the variances shall or shall not be granted that all the criteria applicable to this application as set forth in Sec. 134-201(a), items 1 through 7 have been met.

WRB:JGM:SCP

VINTAGE
BUILDING AND DESIGN

ARC-25-0028/ZON-25-0031
266 Southland Rd
Palm Beach, FL 33480

Letter of Intent for Minor Addition to
266 Southland Rd.

We are submitting this letter of intent with the accompanying drawings for consideration at the Architectural Review Commission. The existing one story, ranch style home was built in 1954. The home is currently 3,250 sq ft on a lot measuring 11,000 sq ft.

We are preserving the existing style of the home. Currently the home lacks any sort of entry area where a guest can get out of the weather while waiting to enter the home. In addition, we feel the addition of the entry feature enhances the look of the front façade and will be a welcome addition to the residence.

The proposal includes the following modifications

The addition of an entry portico
Enlarged secondary bathroom
Small build out for a fireplace.
Landscape and minor hardscape modifications

Section 18-205

The plan for the proposed building or structure is in conformity with good taste and design and in general contributes to the image of the town as a place of beauty, spaciousness, balance, taste, fitness, charm and high quality.

We are submitting the proposed application on behalf of our clients, Williams Roberts and Emma Roberts. The design has been thoughtfully considered to be in harmony with the existing structure and the surrounding properties.

VARIANCES 134-201

1) Section 134-893 (7) A request for a Variance to allow the addition to have a 11.5 foot west side yard setback in lieu of the 12.5 foot minimum required for a 1 story structure in the R-B Zoning District.

The criteria for granting the variances are as follows:

1. List the special conditions and circumstances peculiar to the land, structure or building which are not applicable to other lands, structures or buildings in the same zoning district.

The property is located in the R-B Zoning District and the house currently is non-conforming to today's code as it was built in 1954.

200 Lindell Boulevard, Suite 919, Delray Beach, FL 33483
P 561-716-8454 · F 561-932-1722 · www.vintagebd.net · CGC#034794

2. Indicate how the special conditions and circumstances do not result from the actions of the applicant.

The Applicant was not the cause of the special conditions of the property or residence, as the characteristics of the residence and land have been in existence since the house was designed and built in 1954.

3. Demonstrate that the granting of the variance will not confer on the applicant any special privilege that is denied by this ordinance to other lands, buildings or structures in the same zoning district.

The granting of the variance will not confer on the Applicant a special privilege. There are other properties in the neighborhood with non-conforming setbacks as many of the residences were constructed prior to today's zoning code requirements.

4. Demonstrate how literal interpretation of this ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this ordinance and would work unnecessary and undue hardship on the applicant.

The hardship for the cubic content ratio variance, which runs with the land, is that the residence was built in 1954 and is non-conforming to today's code. The proposed encroachment into the setback is minor in order to accommodate for the minor addition.

5. Demonstrate that the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure.

The variance requested is the minimum necessary to make reasonable use of the land in order to create a modest addition.

6. Show how the granting of the variance will be in harmony with the general intent and purpose of this chapter, and such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

Granting the variances will not be injurious to the neighborhood, as the requests are minor and in the rear of the property.

Thank You for your consideration,

Ken Weitz

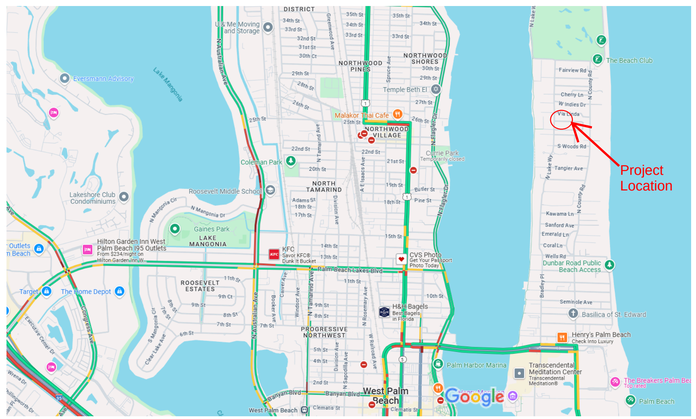
200 Lindell Boulevard, Suite 919, Delray Beach, FL 33483
P 561-716-8454 · F 561-932-1722 · www.vintagebd.net · CGC#034794

266 SOUTHLAND ROAD
PALM BEACH, FL 33480

SCOPE OF WORK

This is a submittal for approval to add a New Entry Portico to the existing home, and an addition to the existing bathroom located on the west side of house which is contiguous with the existing garage. The existing setback of the garage and the bathroom addition is 11.5, the current required setback is 12.5. This addition requires a variance. The entry Portico addition falls within all required setbacks.

PROJECT LOCATION



DRAWING INDEX

AR-0.0	Cover Sheet
	Survey
SP-1.0	Proposed Site Plan and Data
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DO-1.1	Openings Demo
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AR-2.0	Adjacent House Photos
AR-2.1	Photo Key
AR-2.2	Material Specifications
AR-3.0	Existing Floor Plans
AR-3.1	Proposed Floor Plans and Section
AR-4.0	Existing and Proposed Elevations
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AR-4.2	Existing and Proposed Elevations
AR-4.3	Existing and Proposed Elevations
AR-5.0	Existing Roof Plan
AR-5.1	Proposed Roof Plan
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AR-6.1	Rendering 2
AR-6.2	Rendering 3
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L2.0	Demolition Plan
L3.0	Site Plan
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L5.0	Site Plan
L6.0	Landscape Plan
L6.1	Plant Images
L6.2	Plant Schedule
L7.0	Plant Details and Specifications
L8.0	Landscape Alteration Diagram
L9.0	Rendered Landscape Plan
L9.1	Rendered Landscape Elevations
L9.2	Rendered Landscape Elevations
D1.0	Fountain Design
L10.0	Construction Screening Plan
L10.1	Construction Staging Plan
L10.2	Truck Logistics Plan
L11.0	Perspective Rendering
L11.1	Perspective Rendering
L11.2	Perspective Rendering

PROJECT DESIGN TEAM

Counsel - Kochman & Ziska PLC
222 Lakeview Avenue, Suite 1500
West Palm Beach, FL 33401
561-802-8960 (telephone)
561-802-8995 (fax)

Architect - Offerle - Lerner AIA Architects and Planners
13190 S.W. 134th Street Ste 208
Miami, FL 33186
305-385-1700 (telephone)
305-254-4469 (fax)

Landscape Architect- Environment Design Group
139 N County Rd #20B
Palm Beach, FL 33480
561-832-4600 (telephone)

General Contractor- Vintage Building & Design
200 Lindell Blvd. Ste 919
Delray Beach, FL 334983
561-716-8454 (telephone)

First Submittal Date: April 24, 2025

Second Submittal Date: May 12, 2025

ARCOM Hearing Date: June 23, 2025

CASE # ARC-25-0028/ZON-25-0031

William & Emma ROBERTS
266 SOUTHLAND RD
PALM BEACH, FL. 33480

ARCHITECT
OFFERLE-LERNER AIA ARCHITECTS AND PLANNERS
13190 S.W. 134TH STREET
SUITE # 208,
MIAMI, FLORIDA 33186
PH: 305.385.1700
FAX: 305.254.4469
WWW.OFFLER.COM
AA#0003139

PROJECT DESCRIPTION:
PROPOSED NEW ENTRY PORTICO

Revised
06/05/2025 5:37:08 PM

DIGITAL SIGNATURE
Alan Lerner

SEAL
STATE OF FLORIDA
ALAN D. LERNER
AR0005784
REGISTERED ARCHITECT

State of Florida Registration AR0005784 ALAN D. LERNER

PROCESS #

Issue #	Issue Date
#1	04/24/2025
#2	05/01/2025 WINDOWS AND PORTICO

OL Project No.: 25-002
Drawn by: ADL
Approved by: ADL

SHEET NAME
Administrative Review Application Town of Palm Beach

SHEET NO.
AR-0.0

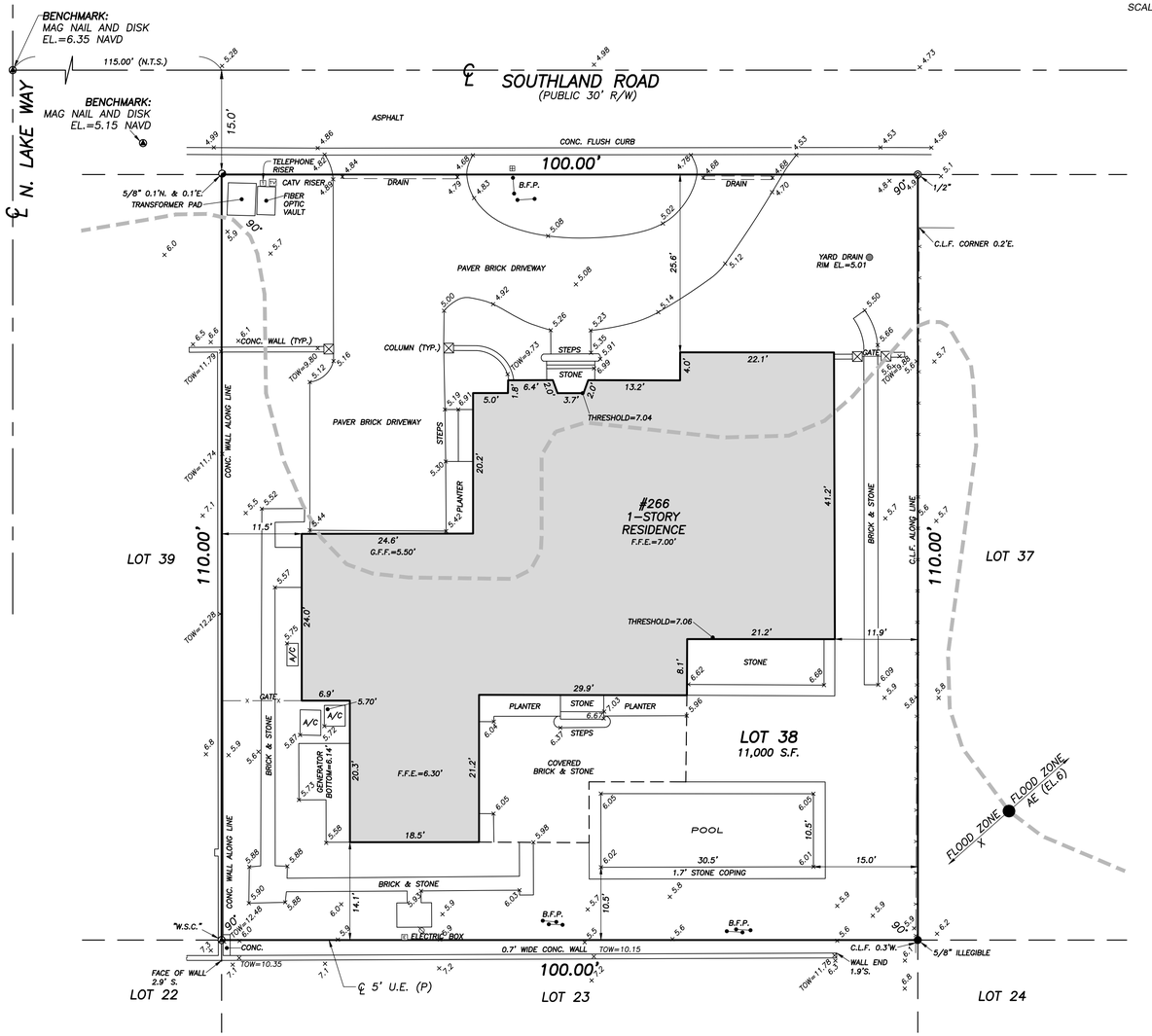
r:\active\2025\25-002_roberts\construct_docs\sheets.dbl_a0-0.sht Jun 05 2025

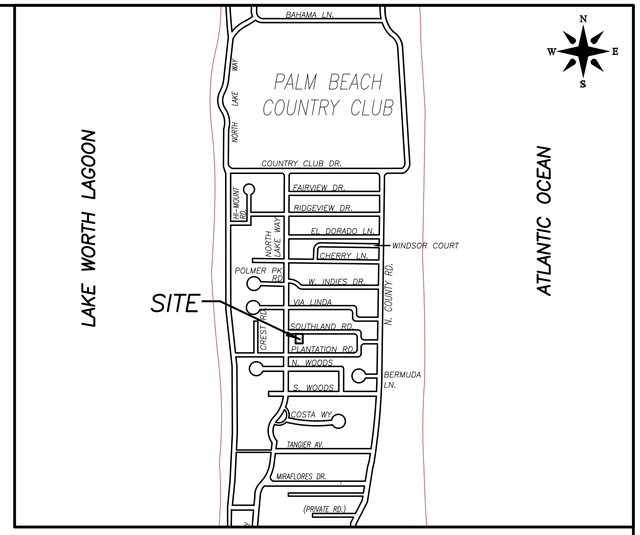
Boundary Survey For:

T. WILLIAMS ROBERTS, III and EMMA R. ROBERTS

LEGEND

A	= ARC LENGTH
A/C	= AIR CONDITIONING
A.E.	= ACCESS EASEMENT
A.K.A.	= ALSO KNOWN AS
ASPH.	= ASPHALT
B.F.P.	= BACKFLOW PREVENTOR
BLDG.	= BUILDING
B.M.	= BENCHMARK
B.O.C.	= BACK OF CURB
B.O.W.	= BACK OF WALK
(C)	= CALCULATED
CATV	= CABLE ANTENNA TELEVISION
C.B.	= CHORD BEARING
C.B.S.	= CONCRETE BLOCK STRUCTURE
C.C.C.L.	= COASTAL CONSTRUCTION CONTROL LINE
CH	= CHORD
C.L.F.	= CHAIN LINK FENCE
CLR.	= CLEAR
C.M.P.	= CORRUGATED METAL PIPE
CONC.	= CONCRETE
(D)	= DESCRIPTION DATUM
D.B.	= DEED BOOK
D.C.D.A.	= DOUBLE CHECK DETECTOR ASSEMBLY
D.E.	= DRAINAGE EASEMENT
D.H.	= DRILL HOLE
D/W	= DRIVEWAY
EL.	= ELEVATION
ENC.	= ENCROACHMENT
E.O.P	= EDGE OF PAVEMENT
E.O.W.	= EDGE OF WATER
ESM'T	= EASEMENT
F.D.C.	= FIRE DEPARTMENT CONNECTION
F.F.E.	= FINISHED FLOOR ELEVATION
FND.	= FOUND
F.O.C.	= FACE OF CURB
G.F.F.	= GARAGE FINISH FLOOR
INV.	= INVERT
I.T.W.C.D.	= INDIAN TRAIL WATER CONTROL DISTRICT
L.A.E.	= LIMITED ACCESS EASEMENT
L.B.	= LICENSE BOARD
L.W.D.D.	= LAKE WORTH DRAINAGE DISTRICT
(M)	= FIELD MEASUREMENT
M.H.	= MANHOLE
M.H.W.L.	= MEAN HIGH WATER LINE
MIN.	= MINIMUM
M.L.W.L.	= MEAN LOW WATER LINE
N.A.V.D.	= NORTH AMERICAN VERTICAL DATUM
N.G.V.D.	= NATIONAL GEODETIC VERTICAL DATUM
N.P.B.C.I.D.	= NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
N.T.S.	= NOT TO SCALE
O.A.	= OVERALL
O.D.	= OUTSIDE DIAMETER
O/H	= OVERHEAD UTILITY LINE
O.R.B.	= OFFICIAL RECORDS BOOK
O/S	= OFFSET
P	= PLANTER
(P)	= PLAT DATUM
P.B.	= PLAT BOOK
P.B.C.	= PALM BEACH COUNTY
P.C.	= POINT OF CURVATURE
P.C.C.	= POINT OF COMPOUND CURVATURE
P.E.	= POOL EQUIPMENT
PG.	= PAGE
P.I.	= POINT OF INTERSECTION
P/O	= PART OF
P.O.B.	= POINT OF BEGINNING
P.O.C.	= POINT OF COMMENCEMENT
P.R.C.	= POINT OF REVERSE CURVATURE
P.R.M.	= PERMANENT REFERENCE MONUMENT
PROP.	= PROPOSED
P.T.	= POINT OF TANGENCY
PVM'T	= PAVEMENT
(R)	= RADIAL
R	= RADIUS
R/GE.	= RANGE
R.P.B.	= ROAD PLAT BOOK
R.P.Z.	= REDUCED PRESSURE ZONE
R/W	= RIGHT OF WAY
(S)	= SURVEY DATUM
S.B.	= SETBACK
SEC.	= SECTION
S/D	= SUBDIVISION
S.F.	= SQUARE FEET
S.F.W.M.D.	= SOUTH FLORIDA WATER MANAGEMENT DISTRICT
S.I.R.W.C.D.	= SOUTH INDIAN RIVER WATER CONTROL DISTRICT
S.R.	= STATE ROAD
STA.	= STATION
STY.	= STORY
S/W	= SIDEWALK
T.O.B.	= TOP OF BANK
T.O.C.	= TOP OF CURB
T.O.W.	= TOP OF WALL
TWP.	= TOWNSHIP
TYP.	= TYPICAL
U/C	= UNDER CONSTRUCTION
U.E.	= UTILITY EASEMENT
U.R.	= UNRECORDED
W.C.	= WITNESS CORNER
W.M.E.	= WATER MANAGEMENT EASEMENT
W.M.M.E.	= WATER MANAGEMENT MAINTENANCE EASEMENT
W.S.C.	= WALLACE SURVEYING CORPORATION
YD	= YARD DRAIN
℄	= BASELINE
℄	= CENTERLINE
△	= CENTRAL ANGLE/DELTA
■	= CONCRETE MONUMENT FOUND (AS NOTED)
□	= CONCRETE MONUMENT SET (LB #8598)
●	= ROD & CAP FOUND (AS NOTED)
○	= 5/8" IRON ROD & CAP SET (LB #8598)
⊙	= IRON PIPE FOUND (AS NOTED)
◒	= IRON ROD FOUND (AS NOTED)
▲	= NAIL FOUND (AS NOTED)
◉	= NAIL & DISK FOUND (AS NOTED)
⊚	= MAG NAIL & DISK SET (LB #8598)
℄	= PROPERTY LINE
⊘ ⊠	= UTILITY POLE
	= FIRE HYDRANT
	= WATER METER
	= WATER VALVE
	= LIGHT POLE
TV	= CABLE TV RISER
E	= ELECTRIC BOX
GM	= GAS METER
S	= SANITARY MANHOLE
	= YARD DRAIN





VICINITY SKETCH
(NOT TO SCALE)



Revised
05/09/2025 11:33:45 AM

This survey is made specifically and only for the following parties for the purpose of a closing on the surveyed property.

T. Williams Roberts, III and Emma R. Roberts
Old Republic National Title Insurance Company
Stephanie A. Eady Law PLLC

The undersigned surveyor assumes no responsibility or liability for any other purpose or to any other party other than stated above.

PROPERTY ADDRESS:
266 Southland Road
Palm Beach, FL 33480

LEGAL DESCRIPTION:
*Lot 38, **EAST SHORE ADDITION TO THE TOWN OF PALM BEACH**, according to the Plat thereof, recorded in Plat Book 21, Page 14 of the Public Records of Palm Beach County, Florida.*

FLOOD ZONES:
This property is located in Flood Zones X and AE (EL6), according to F.I.R.M. (Flood Insurance Rate Map) No. 12099C 0581 G, dated 12/20/2024.

NOTES:

1. *No title policy or commitment affecting title or boundary to the subject property has been provided. It is possible there are deeds and easements, recorded or unrecorded, which could affect this survey and boundaries. This office has made no search of the Public Records.*
2. *Elevations shown hereon, if any, are in feet and decimal parts thereof and are based on NAVD-88. The expected accuracy of the elevations shown hereon is 0.03' for the hard surface elevations and 0.1' for the soft surface elevations. Elevations shown hereon are U.S. survey feet unless otherwise noted.*
3. *Description furnished by client or client's agent.*
4. *Unless presented in digital form with electronic seal and electronic signature this survey must bear the signature and the original raised seal of a Florida licensed surveyor or mapper this drawing, sketch, plat or map is for informational purposes only and is not valid.*
5. *This survey cannot be transferred or assigned without the specific written permission of Wallace Surveying Corporation. This survey is not transferable by Owners Affidavit of Survey or similar instrument.*
6. *Except as shown, underground and overhead improvements are not located. Underground foundations not located.*
7. *The survey sketch shown hereon does not necessarily contain all of the information obtained or developed by the undersigned surveyor in his field work, office work or research.*
8. *No responsibility is assumed by this surveyor for the construction of improvements, from building ties shown on this survey.*
9. *Revisions shown hereon do not represent a "survey update" unless otherwise noted.*
10. *All dates shown within the revisions block hereon are for interoffice filing use only and in no way affect the date of the field survey stated herein.*
11. *In some instances, graphic representations have been exaggerated to more clearly illustrate the relationships between physical improvements and/or lot lines. In all cases, dimensions shown shall control the location of the improvements over scaled positions.*
12. *It is a violation of Rule 5J-17 of the Florida Administrative Code to alter this survey without the express prior written consent of the Surveyor. Additions and/or deletions made to the face of this survey will make this survey invalid.*
13. *The ownership of fences, perimeter walls and/or hedges shown hereon are not known and thus are not listed as encroachments. Fences, hedges and/or perimeter walls are shown in their relative position to the boundary.*
14. *The expected horizontal accuracy of the information shown hereon is +/- 0.10'.*

CERTIFICATION:

I HEREBY ATTEST *that the survey shown hereon meets the Standards of Practice set forth by the Florida Board of Professional Surveyors and Mappers adopted in Rule 5J-17, Florida Administrative Code pursuant to Section 472.027, Florida Statutes, effective September 1, 1981.*

DATE OF LAST FIELD SURVEY: 01/15/25

William M. Naulty
Professional Surveyor and Mapper
Florida Certificate No. 7558

REVISIONS:

Boundary Survey For:

T. WILLIAMS ROBERTS, III and EMMA R. ROBERTS

WALLACE SURVEYING
A DIVISION OF LANDTEC CONSTRUCTION SURVEYING, LLC, LB #8598
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-4551

FIELD: B.M.	JOB No.: 233618-SE	F.B. PB365 PG. 61	
OFFICE: S.W.	DATE: 01/15/25	DWG. No.: 233618-SE	
C'K'D.: W.N.	REF.: 233618.DWG	SHEET: 1 OF 1	

Town of Palm Beach
Planning Zoning and Building
360 S County Rd
Palm Beach, FL 33480
www.townofpalmbeach.com

Line #	Zoning Legend			
1	**Property Address:**	266 Southland Rd. Palm Beach, FL 33480		
2	**Zoning District:**	0100- Single Family R-B Low Density Residential		
3	**Lot Area (sq. ft.):**	11,000 sq. ft.		
4	**Lot Width (W) & Depth (D) (ft.):**	100.00' x 110.00'		
5	**Structure Type:** (Single-Family, Multi-Family, Comm., Other)	Single Family		
6	**FEMA Flood Zone Designation:**	Flood Zones X and AE		
7	**Zero Datum for point of meas. (NAVD)**			
8	**Crown of Road (COR) (NAVD)**	4.98 NAVD		
9		REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq Ft and %)	4,400 sq. ft.	3,250 sq. ft.	3,436 sq. ft.
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc)		3,250 sq.ft.	3,436 sq.ft.
12	*Front Yard Setback (Ft.)	25'	25.6'	25.6'
13	* Side Yard Setback (1st Story) (Ft.)	12.5'	11.5'	11.5'
14	* Side Yard Setback (2nd Story) (Ft.)	na	na	na
15	*Rear Yard Setback (Ft.)	10'	14.1'	12.0'
16	Angle of Vision (Deg.)	100 deg.	92.6 deg	92.6 deg
17	Building Height (Ft.)	14'	14'	12'
18	Overall Building Height (Ft.)	na	na	na
19	Cubic Content Ratio (CCR) (R-B ONLY)	3.9	2.9	3.1
20	** Max. Fill Added to Site (Ft.)	na	na	na
21	Finished Floor Elev. (FFE)(NAVD)	7.00 NAVD	7.00 NAVD	7.00 NAVD
22	Base Flood Elevation (BFE)(NAVD)	6.0 NAVD	6.0 NAVD	6.0 NAVD
23	Landscape Open Space (LOS) (Sq Ft and %)	4,950 sq.ft. 45%	4,667 sq. ft. 42%	4,672 sq.ft. 42%
24	Perimeter LOS (Sq Ft and %)	2,475 sq. ft. 50%	2,985 sq.ft. 60%	3,160 sq.ft. 64%
25	Front Yard LOS (Sq Ft and %)	1,000 sq.ft. 40%	1,427 sq.ft. 57%	1,254 sq.ft. 51%
26	*** Native Plant Species %	*Please refer to TOPB Landscape Legend.*		

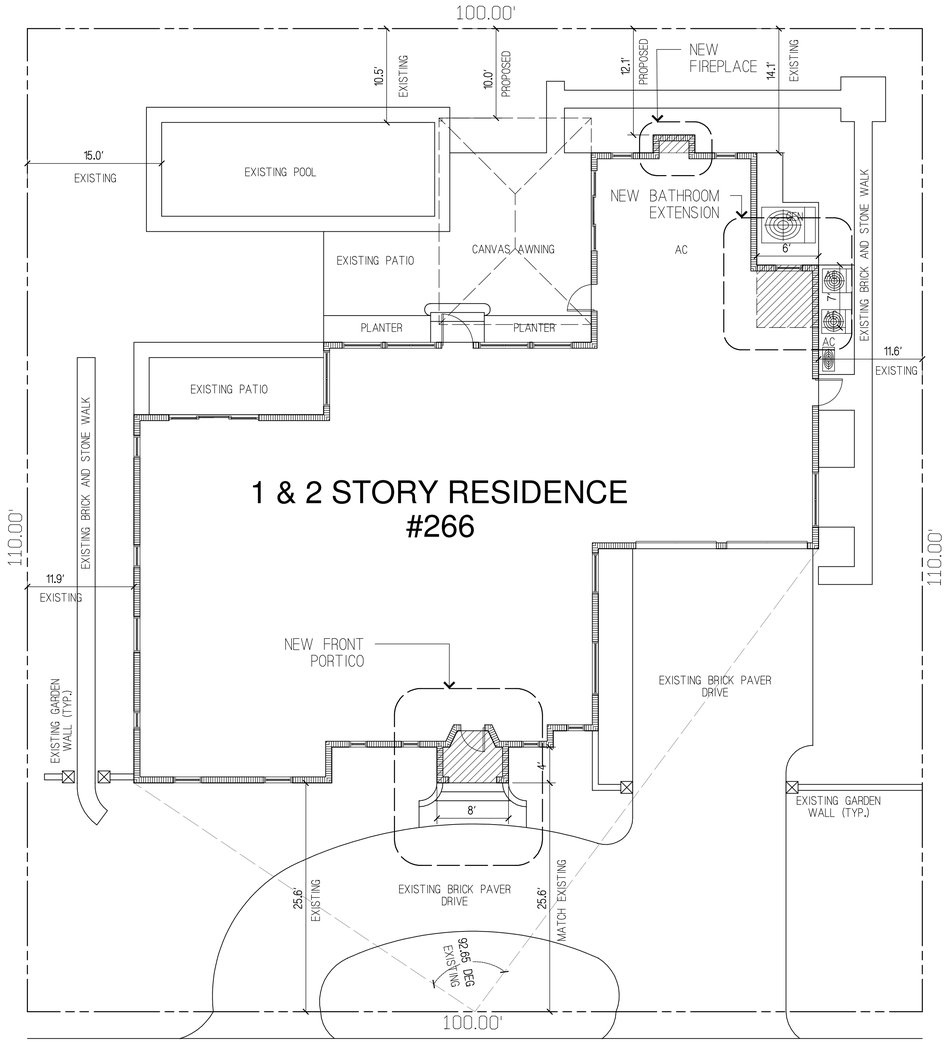
** Indicate each yard area with cardinal direction (N,S,E,W)*

*** Difference of Fin. Floor Elev. (FFE) and highest Crown of Rd (COR) divided by two. (FFE - COR) / 2 = Max. Fill (Sec. 134-1600)*

**** Provide Native plant species info per category as requited by Ord. 003-2023 on separate TOPB Landscape Legend*

Enter N/A if value is not applicable.
Enter N/C if value is not changing.

REV BF 20230626



SOUTHLAND ROAD 30' R.O.W.

0 2 4 8 12 16 20 FEET

LEGAL DESCRIPTION: LOT 38: EAST SHORE ADDITION TO THE TOWN OF PALM BEACH PB 21: PG 14: PALM BEACH COUNTY, FLORIDA

Revised
05/09/2025 11:33:52 AM

1 PROPOSED SITE PLAN
SCALE 1/8"=1'-0"

CASE # ARC-25-0028/ZON-25-0031

William & Emma ROBERTS
266 SOUTHLAND RD
PALM BEACH, FL. 33480

ARCHITECT
OFFERLE-LERNER AIA ARCHITECTS AND PLANNERS
13190 S.W. 134TH STREET
SUITE # 208,
MIAMI, FLORIDA 33186
PH: 305.385.1700
FAX: 305.254.4469
WWW.OFFLER.COM
AA#0003139

PROJECT DESCRIPTION:
PROPOSED NEW ENTRY PORTICO

Revised
06/05/2025 5:38:08 PM

DIGITAL SIGNATURE
Alan Lerner
Digitally signed by Alan Lerner
DN: C=US, E=alerner@offler.com, O=Alan, SN=Lerner, CN=Alan Lerner, OU=Offerle Lerner Inc., 0.9.2.3.4.5=?UTF8?=5-#5-2700000107726?, 1.3.6.1.4.1.311.60.2.1.3=?UTF8?=FOC38374A00F6244
Date: 2025.04.30 12:04:13-04'00'

SEAL
STATE OF FLORIDA
ALAN D. LERNER
AR0005784
REGISTERED ARCHITECT

State of Florida Registration AR0005784 ALAN D. LERNER

PROCESS #

Issue #	Issue Date
#1	04/24/2025
#2	05/01/2025 WINDOWS AND PORTICO

OL Project No.: 25-002
Drawn by: ADL
Approved by: ADL

SHEET NAME
Site Plan

SHEET NO.
SP-1.0

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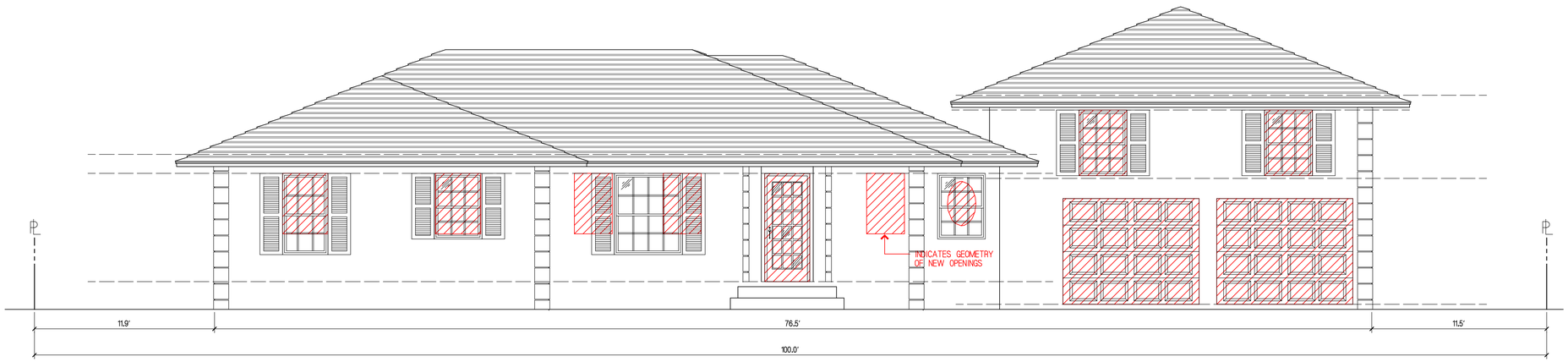

OPENING DEMO - FRONT (2)
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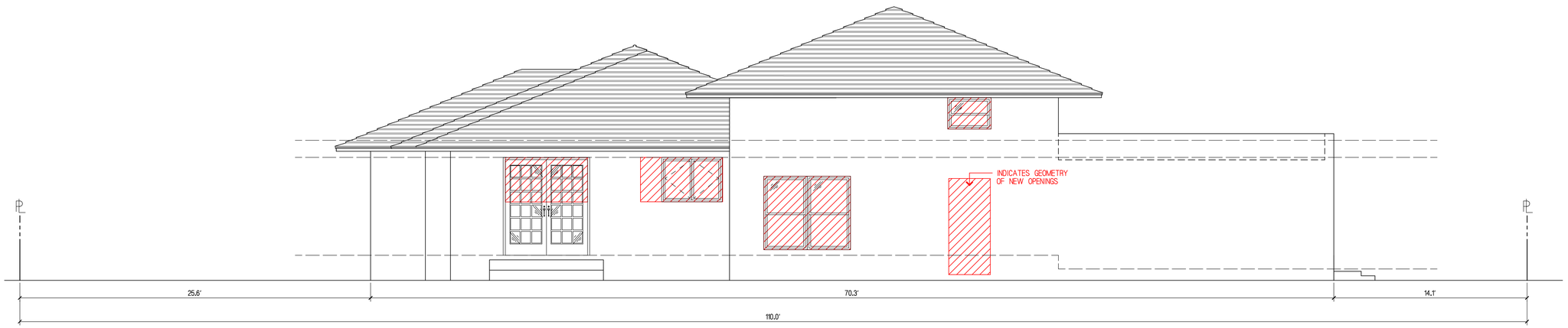

OPENING DEMO - RIGHT SIDE (1)
SCALE: 1/4"=1'-0"

CASE # ARC-25-0028/ZON-25-0031

William & Emma
ROBERTS
266 SOUTHLAND RD
PALM BEACH, FL. 33480

ARCHITECT
OFFERLE-LERNER AIA
ARCHITECTS AND PLANNERS
13190 S.W. 134TH STREET
SUITE # 208,
MIAMI, FLORIDA 33186
PH: 305.385.1700
FAX: 305.254.4469
WWW.OFFLER.COM
AA#0003139

PROJECT DESCRIPTION:
PROPOSED NEW ENTRY PORTICO

Revised
06/05/2025 5:38:46 PM

DIGITAL SIGNATURE
Alan Lerner
Digitally signed by Alan Lerner
DN: cn=Alan Lerner, o=Offerle-Lerner, ou=Alan, Shri-Lerner, Chri=Alan Lerner, Ch=Offerle-Lerner, Inc.
OID.2.5.4.97=VATRU-54FL-P97000107729
SERIALNUMBER=AC43E0D0000189FC5B37A300F8324A
Date: 2025.06.06 12:06:35-04'00'

SEAL
STATE OF FLORIDA
ALAN D. LERNER
AR0005784
REGISTERED ARCHITECT

State of Florida Registration AR0005784 ALAN D. LERNER

PROCESS #

Issue #	Issue Date
#1	04/24/2025
#2	05/01/2025 WINDOWS AND PORTICO

OL Project No.: 25-002
Drawn by: ADL
Approved by: ADL

SHEET NAME
OPENING DEMO

SHEET NO.
DO-1.0

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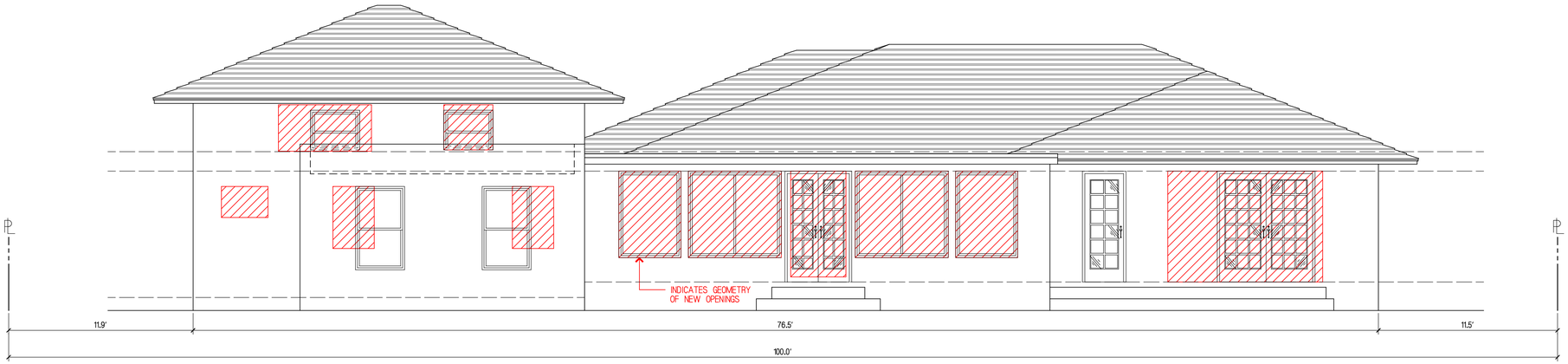

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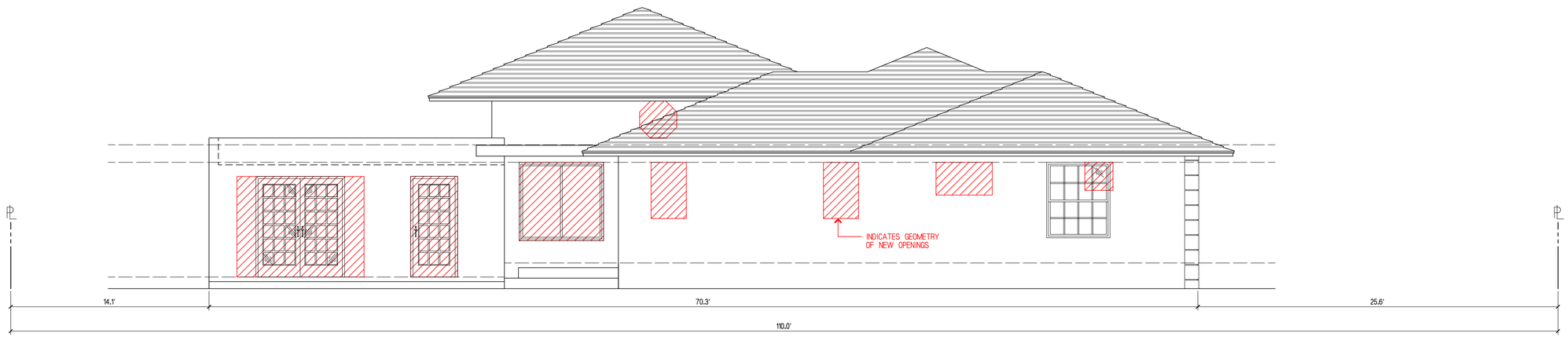

OPENING DEMO - LEFT SIDE (1)
SCALE: 1/4"=1'-0"

CASE # ARC-25-0028/ZON-25-0031

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WWW.OFFLER.COM
AA#0003139

PROJECT DESCRIPTION:
PROPOSED NEW ENTRY PORTICO

Revised
06/05/2025 5:38:59 PM

DIGITAL SIGNATURE
Alan Lerner

SEAL
STATE OF FLORIDA
ALAN D. LERNER
AR0005784
REGISTERED ARCHITECT

State of Florida Registration AR0005784 ALAN D. LERNER

PROCESS #

Issue #	Issue Date
#1	04/24/2025
#2	05/01/2025 WINDOWS AND PORTICO

OL Project No.: 25-002
Drawn by: ADL
Approved by: ADL

SHEET NAME
OPENING DEMO

SHEET NO.
DO-1.1

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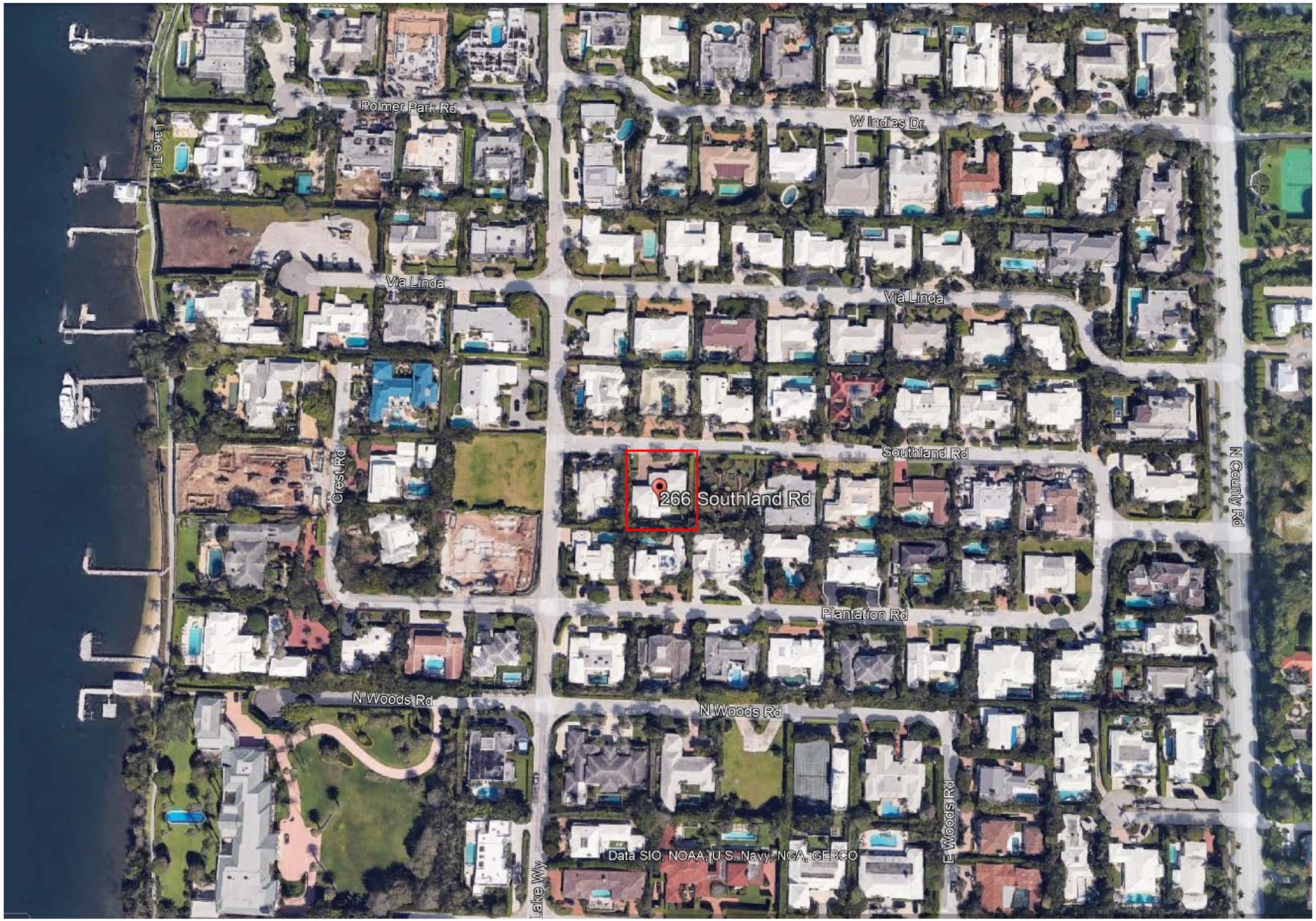

Sitescape - 266 Southland Rd - NTS

Revised
05/09/2025 11:34:01 AM

CASE # ARC-25-0028/ZON-25-0031

William & Emma
ROBERTS
266 SOUTHLAND RD
PALM BEACH, FL. 33480

ARCHITECT
OFFERLE-LERNER AIA
ARCHITECTS AND PLANNERS
13190 S.W. 134TH STREET
SUITE # 208,
MIAMI, FLORIDA 33186
PH: 305.385.1700
FAX: 305.254.4469
WWW.OFFLER.COM
AA#0003139

PROJECT DESCRIPTION:
EXTERIOR WINDOW AND DOOR REPLACEMENT

DIGITAL SIGNATURE
Alan Lerner

SEAL
STATE OF FLORIDA
ALAN D. LERNER
AR0005784
REGISTERED ARCHITECT
State of Florida Registration AR0005784 ALAN D. LERNER

PROCESS #

Issue #	Issue Date
#1	04/04/2025

OL Project No.: 25-002
Drawn by: ADL
Approved by: ADL

SHEET NAME
Administrative Review Application Town of Palm Beach

SHEET NO.
AR-1.0

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271 Southland



265 Southland



255 Southland



272 Southland



248 Southland (Garden)



248 Southland (House)

Adjacent House Photos

Revised
05/09/2025 11:34:09 AM

CASE # ARC-25-0028/ZON-25-0031

William & Emma
ROBERTS
266 SOUTHLAND RD
PALM BEACH, FL. 33480

ARCHITECT
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SUITE # 208,
MIAMI, FLORIDA 33186
PH: 305.385.1700
FAX: 305.254.4469
WWW.OFFLER.COM
AA#0003139

PROJECT DESCRIPTION:
EXTERIOR WINDOW AND DOOR REPLACEMENT

DIGITAL SIGNATURE
Alan Lerner

SEAL
STATE OF FLORIDA
ALAN D. LERNER
AR0005784
REGISTERED ARCHITECT
State of Florida Registration AR0005784 ALAN D. LERNER

PROCESS #

Issue #	Issue Date
#1	04/04/2025

OL Project No.: 25-002
Drawn by: ADL
Approved by: ADL

SHEET NAME
Administrative Review Application Town of Palm Beach

SHEET NO.
AR-2.0

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ARNOLD

B6520-PBR/TBZ

The Arnold sconce reimagines a traditional lantern with graphic geometry and mixed metal finishes. The design includes a clean-lined True Bronze frame and EPM encasing to resist fading and corrosion over time. Patina Brass accents create striking focal points, from the candle reflector to the suspension loop. Arnold comes in three sizes, making it suitable for any home size.

Part of Troy Elements, Arnold is crafted from an exclusive EPM material that can handle UV and salt exposure for years to come.

FINISHES

PATINA BRASS w/ TEXTURED BRONZE
Coastal Suitable Finish (EPM): Yes

DIMENSIONS

Height: 20"
Width/Diameter: 8"
Canopy/Backplate: 7"
Product Weight: 10.2lb
Extension: 8.75"
Top to Center: 5.5"
Canopy/Backplate Shape: Rectangle
Sloped Ceiling Compatible: No
Living Finish: No
Uplight Only: Yes

Shade

Shade 1: Glass
Shade 1 Finish: Clear
Shade 1 Top Width: 7"
Shade 1 Height: 15.5"

ELECTRICAL

Bulb 1
Bulb Included: No
Socket: E12 Candelabra Base
Bulb Type: T9-3.5
Max Wattage: 10
Bulb Quantity: 1
Bulb Included: No
Wire Length: 7'
Cord Type: B & W TEFLON W/ GROUND WIRE
Gem Box Required (2"x3"): No
Dark Sky: No

SHIPPING

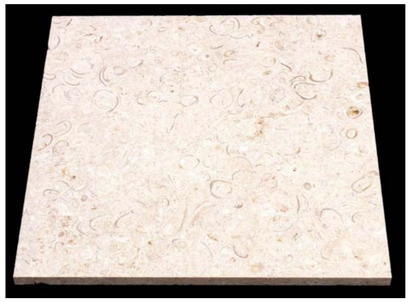
Carton 1: 13" x 12" x 24"
Carton 1 Weight: 13lb
Shipping Method: Ground
Country of Origin: CN



HUDSON VALLEY LIGHTING GROUP | hvlgroup.com | 1.800.814.3993

REVISED 3.11.2022

Troy Elements "Arnold" Wall Sconces



Mexican Shell Stone

NEWPOINT CONCRETE ROOF TILE

Westlake Royal Roofing Solutions™

PRODUCT INFORMATION



Product Name:	Saxony® 900 Slate - White - Color Coat - Okeechobee
SKU Number:	1FMBS8001O
Product Type:	Standard Weight
Color:	White

Cool Rated Product

Reflectivity:	0.75
Aged Ref. (3 yr):	0.7
Emmisivity:	0.91
Aged Em. (3 yr):	0.97
SRI:	93
Aged SRI (3 yr):	87
CRRC ID#:	0027
Seller ID#:	0942

Tile Specifications:

Size:	17 x 13 in
Coverage:	85
Approx. Installed Weight:	950 lbs
Pieces per Pallet:	288
Squares per Pallet:	3.39
Approx. Weight per Pallet:	3490 lbs

*Calculated Aged Value
The printed color shown here may vary from the actual available tile color and should not be used to color match. Please contact your local Sales Representative for actual tile samples.

1.800.669.TILE (8453)
www.WestlakeRoyalRoofing.com

CRRC COOL ROOF RATING COUNCIL

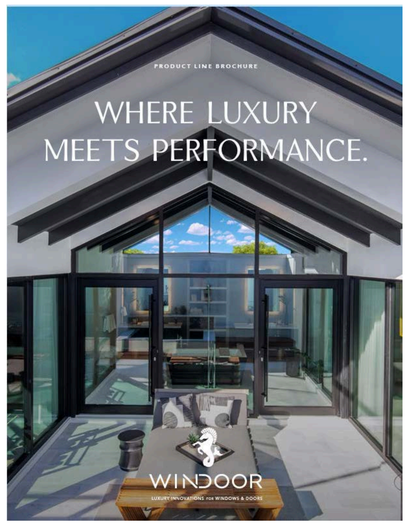
	Initial	Weathered
Solar Reflectance	0.75	0.7
Thermal Emittance	0.91	0.97
Rated Product ID Number	0027	
Licensed Seller ID Number	0942	
Classification	Production Line	

Cool Roof Rating Council ratings are determined for a fixed set of conditions, and may not be appropriate for determining seasonal energy performance. The actual effect of solar reflectance and thermal emittance on building performance may vary.
Manufacturer of product stipulates that these ratings were determined in accordance with the applicable Cool Roof Rating Council procedures.

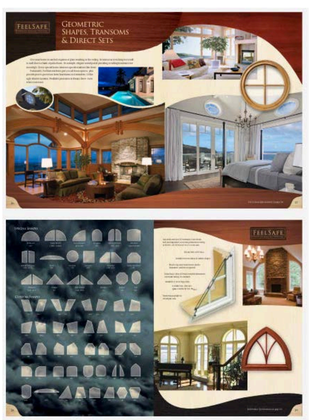
Roof Tiles
Westlake (formerly Boral)



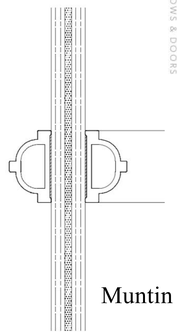
Shutter Hardware



Main Window Manufactor
(formerly CGI)



Sierra Pacific octagon and
oval picture windows



450 ESTATE SERIES
ENTRANCE DOOR

- Easy opening with heavy-duty hinges
- Strength and security
- Modular design with matching sidelite options

HARDWARE
- Residential
- 4 - 1/2" x 4" hinges (solid brass or stainless steel)
- Patented 3 point lock mechanism

FRAME DEPTH/TYPES
4 9/16"; Equal Leg

MAX SIZE
Single: 38 - 9/16" x 120 - 3/4" or 44 - 9/16" x 102 - 3/4"*
Double: 74 - 1/2" x 120 - 3/4" or 86 - 1/2" x 102 - 3/4"*

CONFIGURATIONS
X, XX, Sidelites, Transoms

OPTIONAL ITEMS FOR ESTATE ENTRANCES

- In-swing configuration
- Extruded double-applied raised-profile 1" and 3 - 1/2" muntins*
- True horizontal muntin (4 - 5/8" wide)
- 1/2" thick combinations aluminum/wood panel (in lieu of glass)
- Free-Standing and Self-Mating Sidelites and Transoms
- Residential Saddle or ADA Saddle thresholds (not rated for water resistance)
- Muntin grids inside insulated glass (GBGs)
- Jackson series 2086 concealed vertical rod exit devices

*Not applicable with insulated glass

WINDOWS & DOORS

Windoor French Doors

360 ESTATE SERIES
SINGLE HUNG

- Flexible design
- Easy opening and closing
- Style and design options
- Locking hardware options
- Removable top sash

FRAME DEPTH/TYPES
3 - 5/8", Flange

MAX SIZE
54" X 96" or 42" X 120"

WINDOWS & DOORS

Windoor Single Hung
Windows

WINDOWS & DOORS

Muntin Profile

Windoor Sliding Glass Doors

Available in 2-, 3-, 4-, and 5- track configurations.



560 ESTATE SERIES
SLIDING GLASS DOOR

- *Easy opening*
- *Panoramic views with abundant natural light*
- *Added strength and security*
- *Versatile bypass or pocket design*
- *Optional heavy duty screens*

FRAME TYPES
Equal Leg

MAX PANEL SIZE
60" x 120"

Available in 2- and 3-track configurations.



238 ESTATE SERIES
FIXED / PICTURE

- Fixed, non-operable window
- Modular design available in a variety of architectural shapes
- Maximizes the view and natural light
- Companion window options available

FRAME DEPTH/TYPES
2- 3/8" Equal Leg, Flange

MAX SIZE
36" x 156"

WINDOWS & DOORS

Windoor Rectangular
Picture Windows

15

William & Emma
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PALM BEACH, FL. 33480

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AA#0003139

PROJECT DESCRIPTION:
EXTERIOR WINDOW AND DOOR REPLACEMENT

DIGITAL SIGNATURE
Alan Lerner
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DN: C=US, E=alan@offler.com, O=Alan, Shiv-Lerner, CN=Alan Lerner, OU=Alan Lerner Inc.
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SEAL
STATE OF FLORIDA
ALAN D. LERNER
AR0005784
REGISTERED ARCHITECT

State of Florida Registration AR0005784 ALAN D. LERNER

PROCESS #

Issue #	Issue Date
#1	04/04/2025

OL Project No.: 25-002
Drawn by: ADL
Approved by: ADL

SHEET NAME
Administrative Review Application Town of Palm Beach

SHEET NO.
AR-2.2

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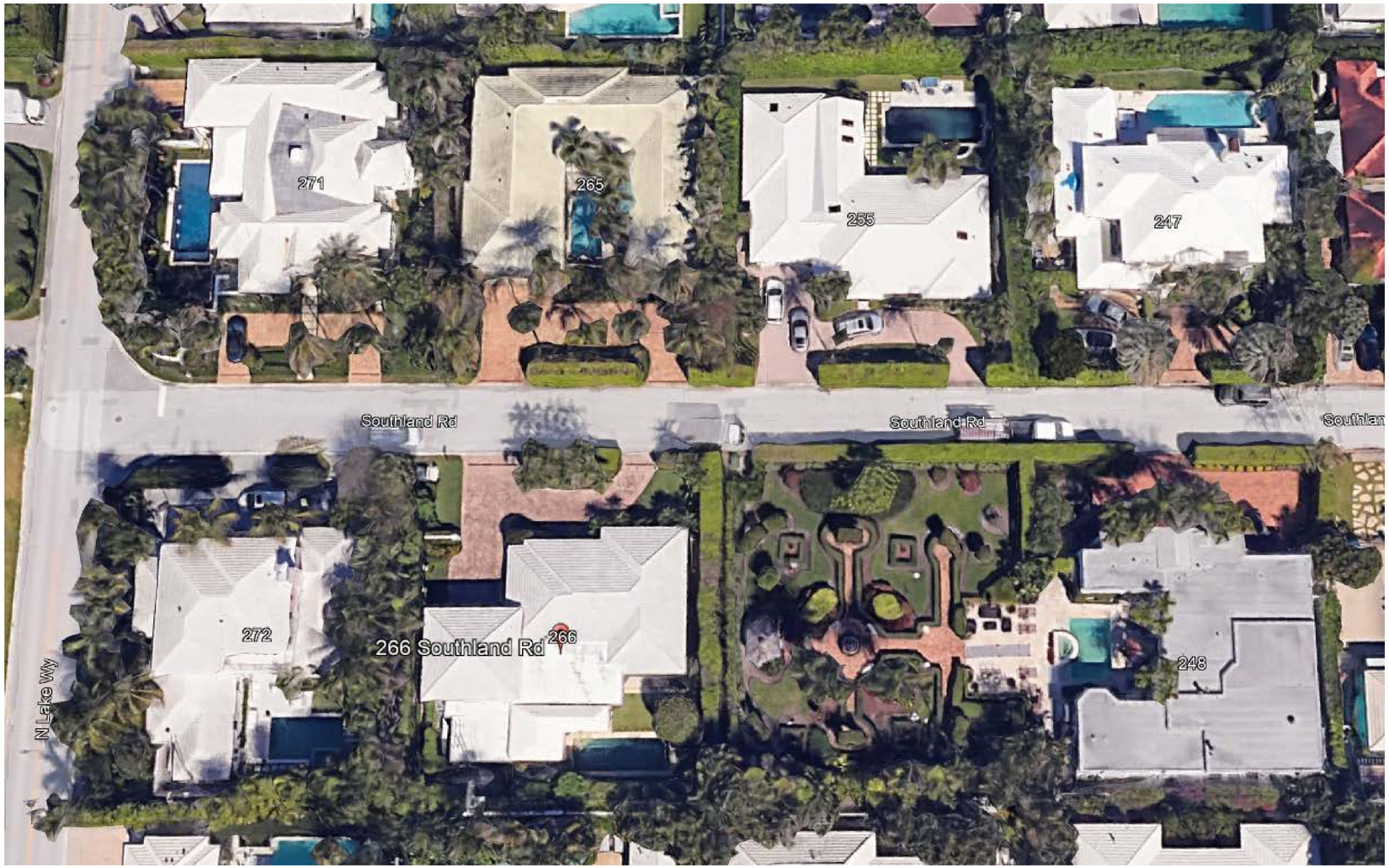

PHOTO KEY (nts)

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05/09/2025 11:34:18 AM

CASE # ARC-25-0028/ZON-25-0031

William & Emma
ROBERTS
266 SOUTHLAND RD
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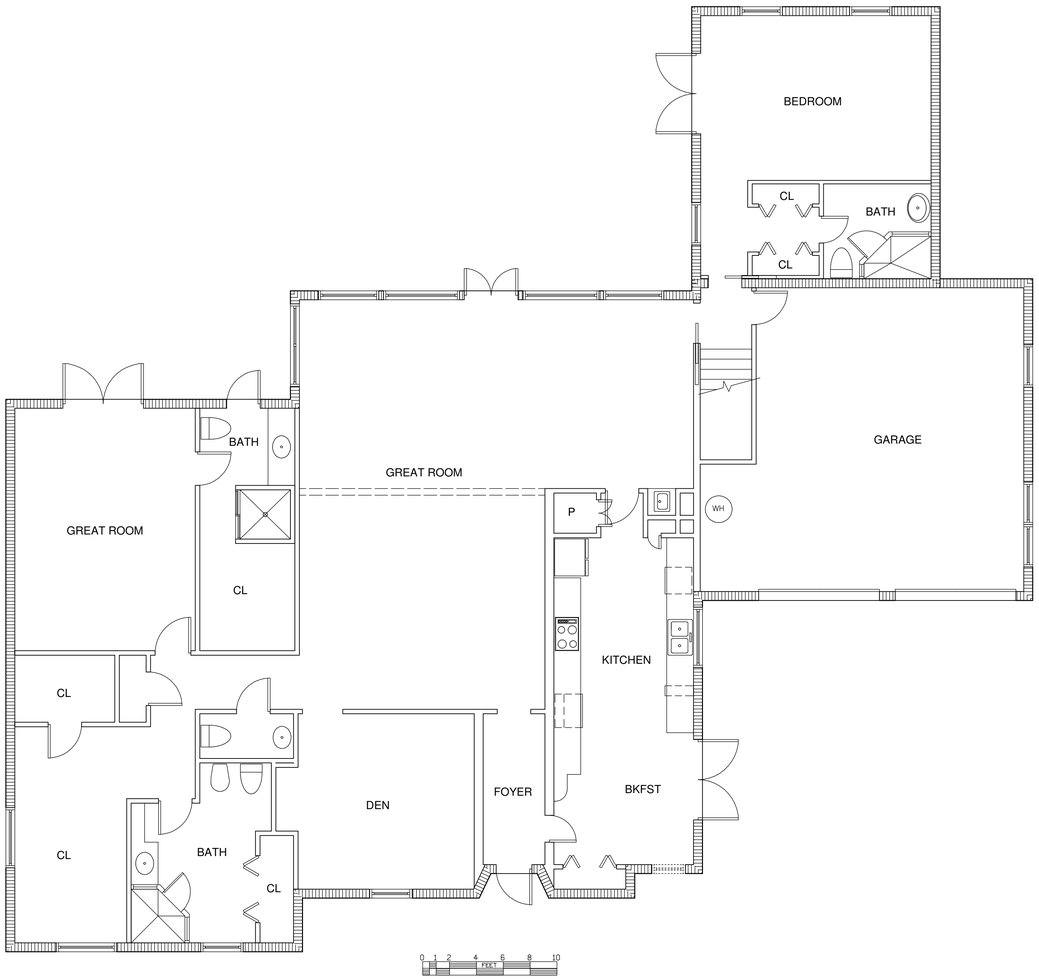
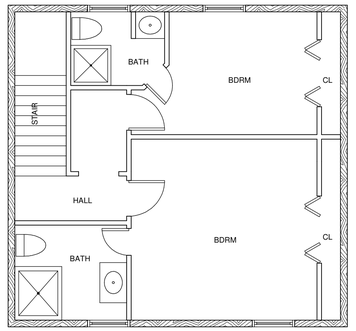


EXISTING 1st FLOOR PLAN (1)

SCALE: 3/16"=1'-0"



EXISTING 2nd FLOOR PLAN (1)

SCALE: 3/16"=1'-0"

Revised
05/09/2025 11:34:26 AM

CASE # ARC-25-0028/ZON-25-0031

William & Emma
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PROJECT DESCRIPTION:
PROPOSED NEW ENTRY PORTICO

DIGITAL SIGNATURE
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Location: your signing location here
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STATE OF FLORIDA
ALAN D. LERNER
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REGISTERED ARCHITECT

State of Florida Registration AR0005784 ALAN D. LERNER

PROCESS #

Issue #	Issue Date
#1	04/24/2025

OL Project No.: 25-002
Drawn by: ADL
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SHEET NAME
Administrative Review Application Town of Palm Beach

SHEET NO.
AR-3.0

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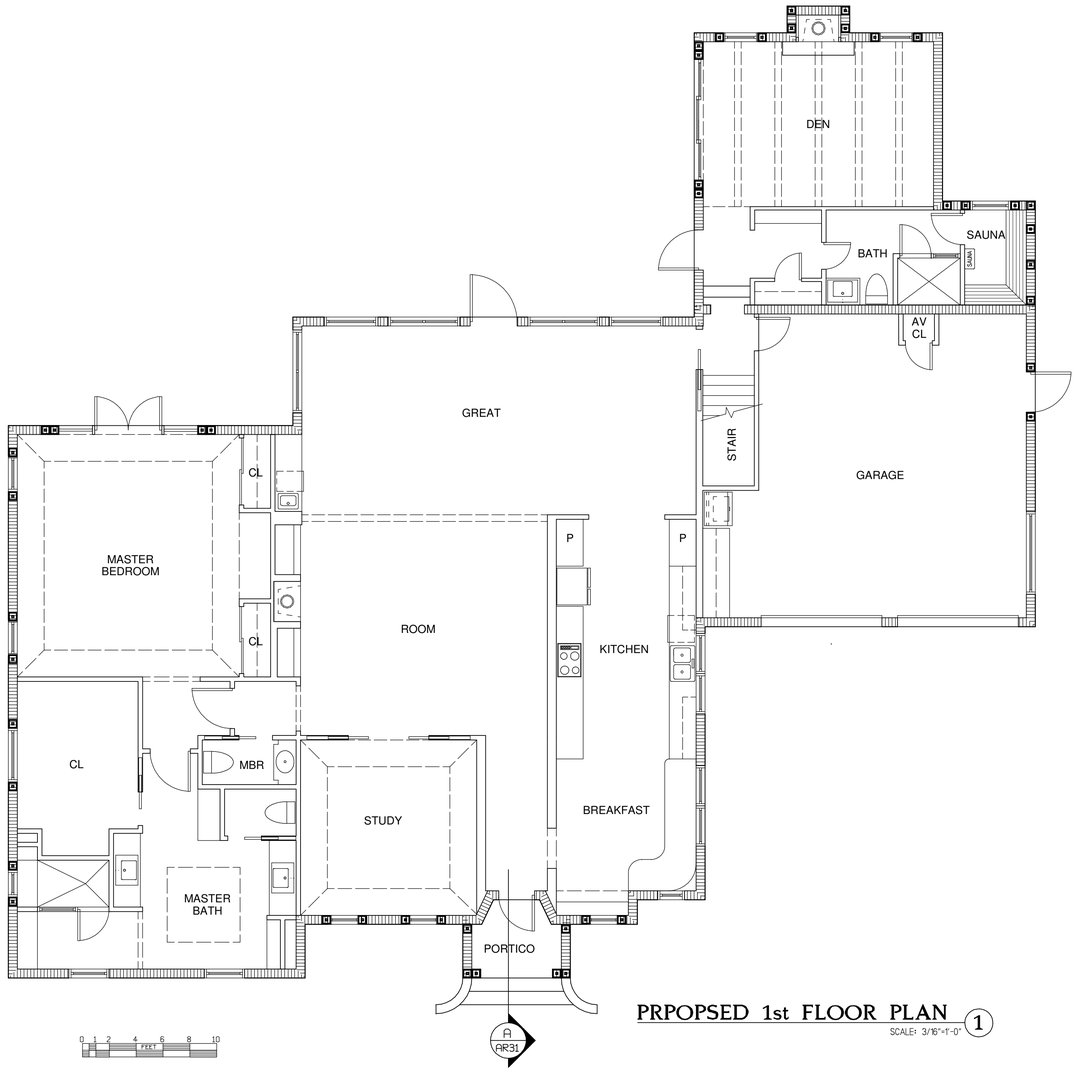

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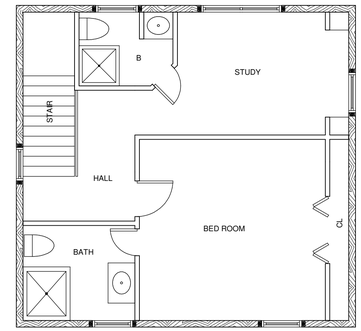


PRPOPSED 2nd FLOOR PLAN (1)

SCALE: 3/16"=1'-0"

WINDOW SCHEDULE

MRK	SIZE CODE	OVERALL WIDTH	OVERALL HT.	MASONRY OPENING (use)*	MAT	REMARKS	SPEC
A	3048 SH	30"	48"	SEE MANUF REQ	ALUM.	4/4 MUNTINS	WINDOOR ESTATE SERIES 350
B	3048 SH	30"	48"	SEE MANUF REQ	ALUM.	4/1 MUNTINS	WINDOOR ESTATE SERIES 350
C	3648 SH	36"	48"	SEE MANUF REQ	ALUM.	6/6 MUNTINS	WINDOOR ESTATE SERIES 350
D	3636 SH	36"	36"	SEE MANUF REQ	ALUM.	6/6 MUNTINS	WINDOOR ESTATE SERIES 350
E	3639 FIXED	36"	39"	SEE MANUF REQ	ALUM.	9 PANEL MUNTINS	WINDOOR ESTATE SERIES 238
F	3624 FIXED	36"	24"	SEE MANUF REQ	ALUM.	6 PANEL MUNTINS	WINDOOR ESTATE SERIES 238
G	4828 FIXED	48"	28"	SEE MANUF REQ	ALUM.	8 PANEL MUNTINS	WINDOOR ESTATE SERIES 238
H	2424 FIXED	24"	24"	SEE MANUF REQ	ALUM.	4 PANEL MUNTINS	WINDOOR ESTATE SERIES 238
J	3667 FIXED	36"	67"	SEE MANUF REQ	ALUM.	4/1 MUNTINS	WINDOOR ESTATE SERIES 238
K	4867 FIXED	48"	67"	SEE MANUF REQ	ALUM.	6/1 MUNTINS	WINDOOR ESTATE SERIES 238
L	7357 FIXED	73"	57"	SEE MANUF REQ	ALUM.	24 PANEL MUNTINS	WINDOOR ESTATE SERIES 238
M	2436 OVAL	24"	36"	SEE MANUF REQ	ALUM.	SIERRA PACIFIC FEEL SAFE	SIERRA PACIFIC FEEL SAFE
N	3030 OCTOGON	30"	30"	SEE MANUF REQ	ALUM.	SIERRA PACIFIC FEEL SAFE	SIERRA PACIFIC FEEL SAFE
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-

•CONTRACTOR TO CONFIRM ROUGH OPENING DIMENSIONS WITH DOOR OR WINDOW MANUF.
•DOOR/WINDOW CONTRACTOR SHALL CONFIRM ALL OPENING DIMENSIONS ON THE FIELD PRIOR TO FABRICATION
•FLASHING TO BE BOSTITCH FLUID APPLIED MEMBRANE

NOTE: ALL GLASS TO BE MONO-LAMI CLEAR: LoE 366 IMPACT RESISTANT GLASS.

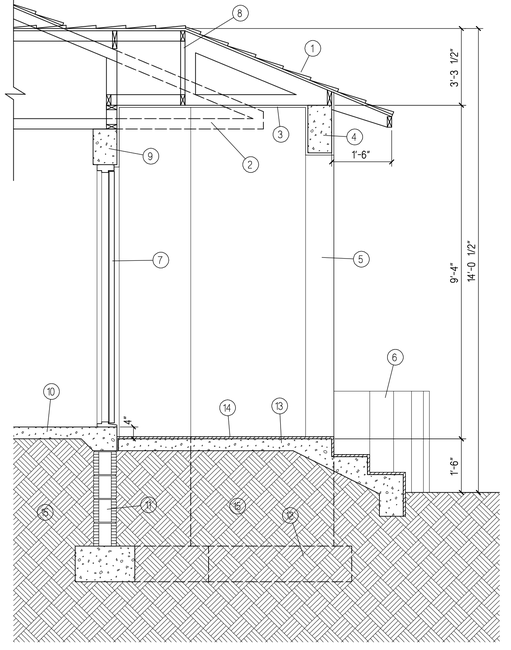
FRAME COLOR: WHITE.

EXTERIOR DOOR SCHEDULE

NO	COND.	TYPE		WIDTH	HT.	THK.	MAT.	REMARKS	SPECIALTIES	SPEC
1	(N)	OVERHEAD	-	9'-0"	7'-0"	-	ALUM.	GARAGE	IMPACT RESISTANT	CANYON RIDGE LTD. ED.
2	(N)	SWING	-	3'-0"	7'-0"	1 3/4"	WOOD	MAIN ENTRY	IMPACT RESISTANT	IMPACT DOOR SYSTEMS
3	(N)	SWING	-	3'-6"	7'-0"	-	ALUM/GL.	FRENCH - GREAT ROOM	IMPACT RESISTANT	WINDOOR ESTATE SERIES 450
4	(N)	SWING	-	3'-0"	7'-0"	-	ALUM/GL.	FRENCH - HALL - GARAGE	IMPACT RESISTANT	WINDOOR ESTATE SERIES 450
5	(N)	SWING	-	(2) 2'-6"	7'-0"	-	ALUM/GL.	FRENCH - MA. BED.	IMPACT RESISTANT	WINDOOR ESTATE SERIES 450
6	(N)	FIXED	-	2'-6"	7'-0"	-	ALUM/GL.	FRENCH - MA. BED.	IMPACT RESISTANT	WINDOOR ESTATE SERIES 450
7	(N)	SLIDING	-	9'-0"	7'-0"	-	ALUM/GL.	MUNTINS - DEN	IMPACT RESISTANT	WINDOOR ESTATE SERIES 500
-	-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-

DOOR NOTES

1. ALL DOORS SHALL BE FLASHED AND CAULKED AS PER MANUFACTURER'S RECOMMENDATIONS AND SHALL BE FULLY WEATHERPROOF.
2. ALL GLAZING IN DOORS AND SIDELIGHTS SHALL BE TEMPERED AS PER FLORIDA BUILDING CODE.
3. ALL DOORS SHALL MEET REQUIREMENTS OF LOCAL BUILDING AUTHORITIES.
4. FRENCH DOORS SHALL HAVE ASTRAGAL AS REQUIRED: SEE PLAN FOR ACTIVE AND INACTIVE LEAVES.
5. ALL DOORS SHALL MEET WIND AND WATER PENETRATION AND SHALL HAVE IMPACT PROTECTION AS NOTED IN SCHEDULE AS PER FLORIDA BUILDING CODE.
6. ALL DIMENSIONS IN SCHEDULE ARE APPROXIMATE: VERFIY ACTUAL OPENING DIMENSIONS WITH SELECTED MANUFACTURER.
7. ALL EXTERIOR DOORS SHALL HAVE MIAMI-DADE OR FL HVHZ NOA COMPLIANCE.



1/2" = 1'-0"

SECTION @ PORTICO (A)

SCALE: 1/2"=1'-0"

SECTION KEYNOTES

1. Match existing roof, sheathing, slope, fascia and profile.
2. Cut back existing cantilever trusses.
3. 5/8" stucco on hi-rib expanded metal K-lath.
4. New min. 8"x16" reinforced concrete parabolic arch. See elevation.
5. Wrap smooth stucco band to inside of arch.
6. Curved CMU and stucco wing wall beyond. See plan and elevations.
7. New entry door. See elevation for specification.
8. Jack truss spanning east to west portico walls.
9. Existing tie beam.
10. Existing finished floor of residence.
11. Existing CMU stem wall and concrete footing.
12. Foundation wall and footing beyond.
13. New poured concrete portico floor and steps.
14. 'Mexican Shell Stone" topping.
15. Well compacted fill.

CASE # ARC-25-0028/ZON-25-0031

William & Emma ROBERTS
266 SOUTHLAND RD
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AA#0003139

PROJECT DESCRIPTION:
PROPOSED NEW ENTRY PORTICO

Revised
06/05/2025 5:39:28 PM

DIGITAL SIGNATURE
Alan Lerner
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DN: C=US, E=alerner@offler.com, O=Alan, SN=Lerner, CN=Alan Lerner, OU=Offerle Lerner Inc.
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SEAL
STATE OF FLORIDA
ALAN D. LERNER
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REGISTERED ARCHITECT

State of Florida Registration AR0005784 ALAN D. LERNER

PROCESS #

Issue #	Issue Date
#1	04/24/2025
#2	05/01/2025 WINDOWS AND PORTICO

OL Project No.: 25-002
Drawn by: ADL
Approved by: ADL

SHEET NAME
Administrative Review Application Town of Palm Beach

SHEET NO.
AR-3.1

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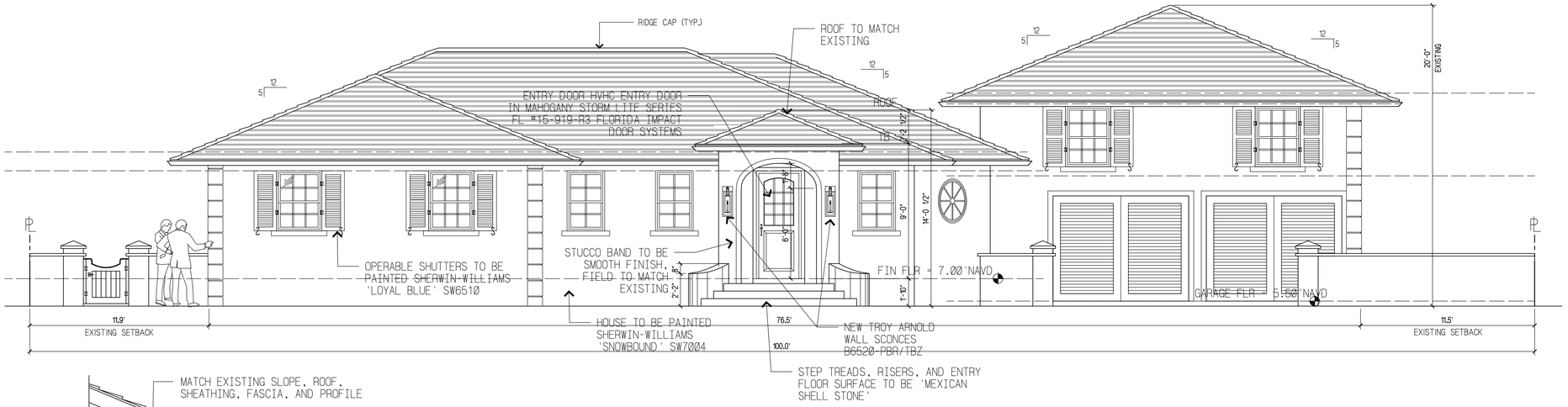
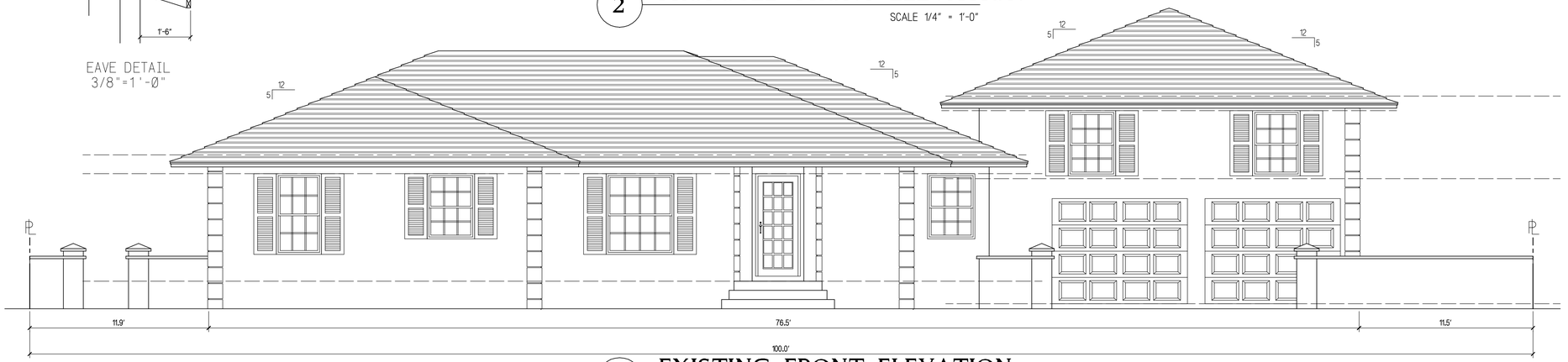


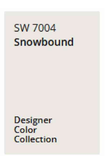
2 PROPOSED FRONT ELEVATION

SCALE 1/4" = 1'-0"



1 EXISTING FRONT ELEVATION

SCALE 1/4" = 1'-0"



EXTERIOR PAINT COLOR



SHUTTER & GATE PAINT COLOR

CASE # ARC-25-0028/ZON-25-0031

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PROJECT DESCRIPTION:
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Revised
06/05/2025 5:39:43 PM

DIGITAL SIGNATURE

Alan Lerner

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DN: C=US, E=alerner@offler.com, O=Alan, SN=Lerner, CN=Alan Lerner, O=Offerle Lerner Inc.
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SEAL

STATE OF FLORIDA
ALAN D. LERNER
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SHEET NO.

AR-4.0

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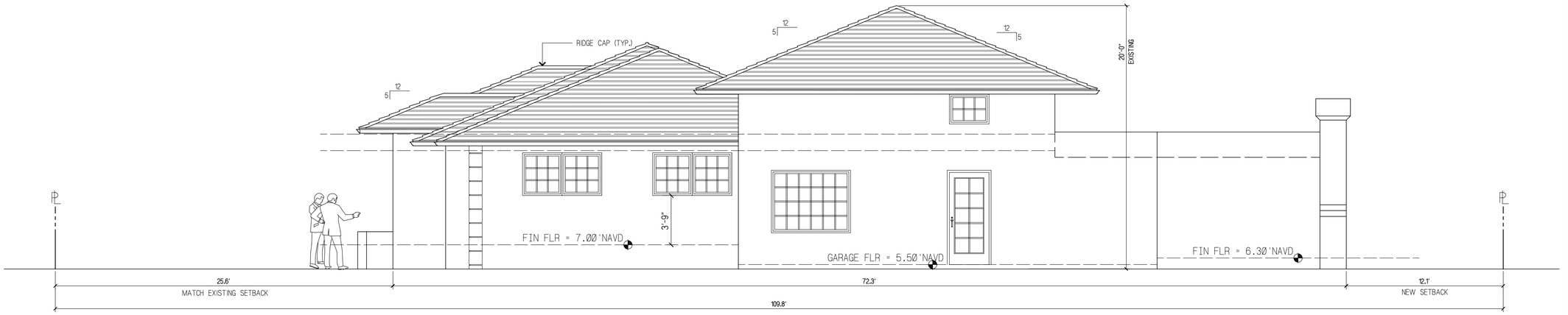
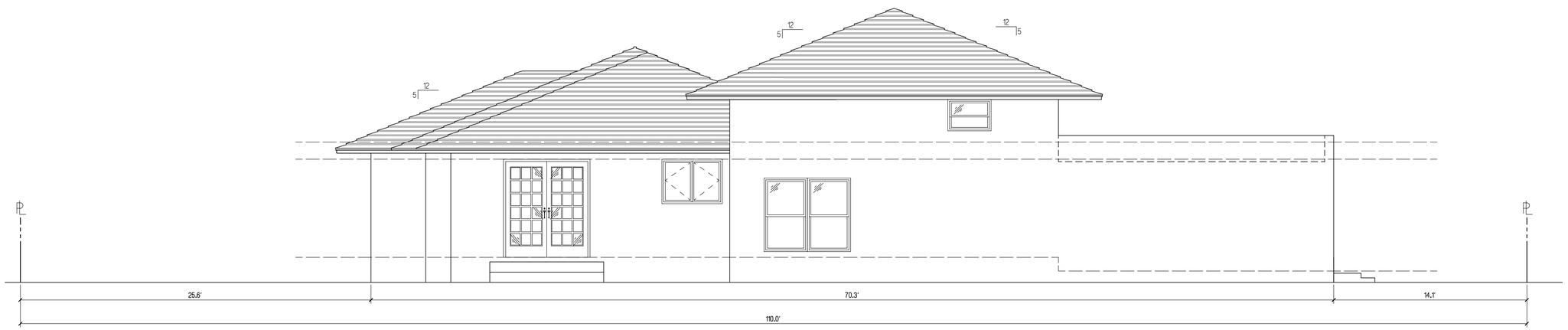


2 PROPOSED RIGHT SIDE ELEVATION

SCALE 1/4" = 1'-0"



1 EXISTING RIGHT SIDE ELEVATION

SCALE 1/4" = 1'-0"

CASE # ARC-25-0028/ZON-25-0031

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Revised
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DN: c=US, st=Florida, l=Miami, o=Offerle-Lerner Inc., ou=Offerle-Lerner Inc., cn=Alan, sn=Lerner, 2.5.4.5=7e7f4c1d4fc1ff3700010772f, 300f4c1b4f4f07e1e1d3f2d0001d0f2fc383740009f434a
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SEAL
STATE OF FLORIDA
ALAN D. LERNER
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State of Florida Registration AR0005784 ALAN D. LERNER

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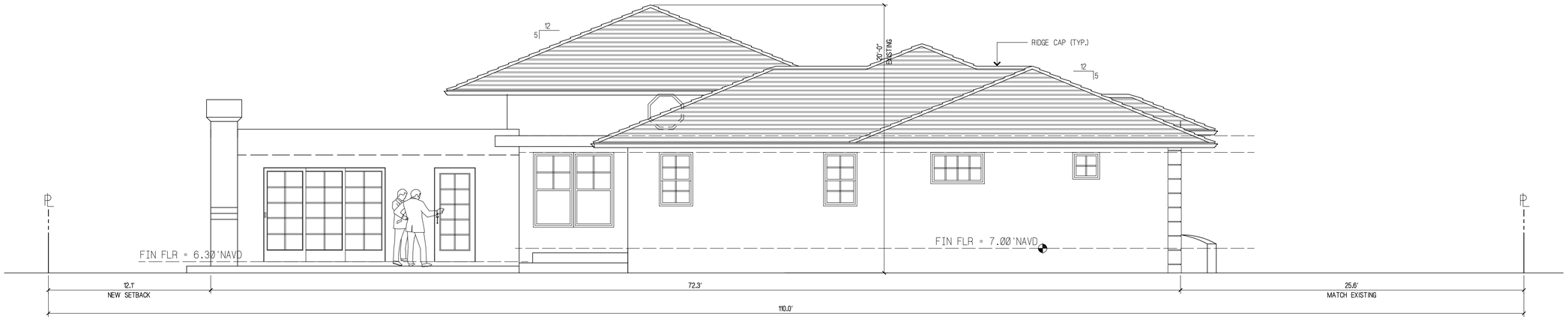

2 PROPOSED LEFT SIDE ELEVATION

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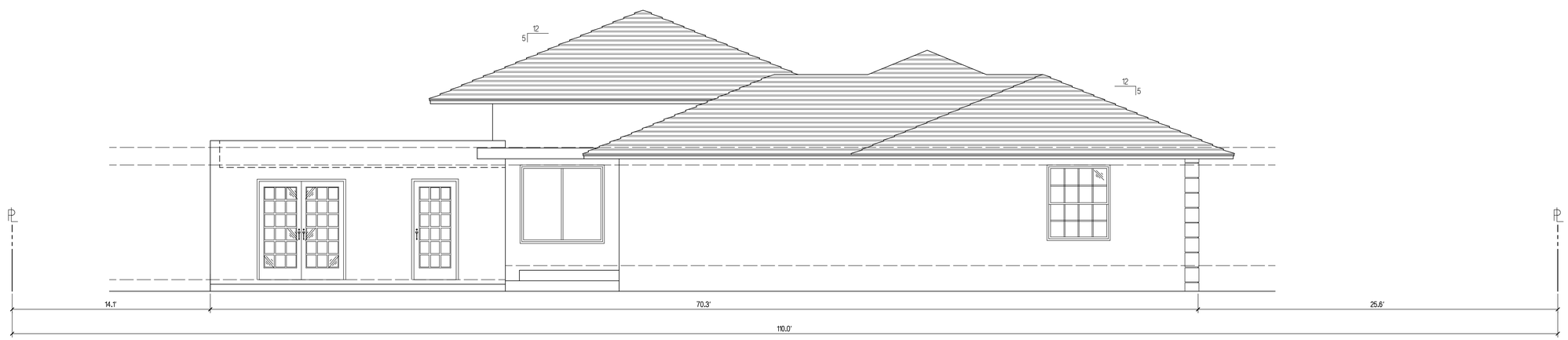

1 EXISTING LEFT SIDE ELEVATION

SCALE 1/4" = 1'-0"

CASE # ARC-25-0028/ZON-25-0031

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William & Emma
ROBERTS

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PROJECT DESCRIPTION:
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DIGITAL SIGNATURE
Alan Lerner
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DN: cn=Alan Lerner, o=Offerle Lerner, ou=Alan, Shi=Lerner, cn=Alan Lerner, c=Florida License no.
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SEAL
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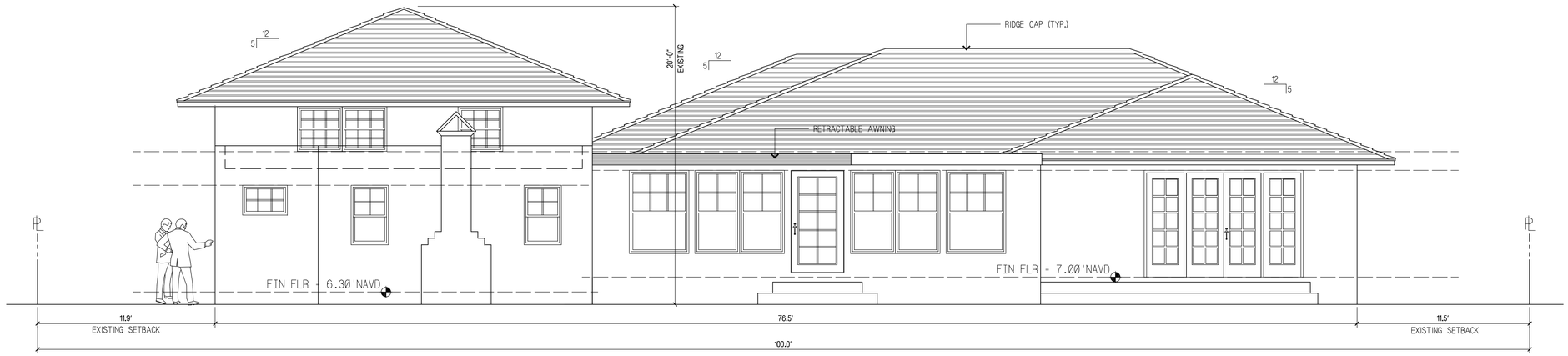
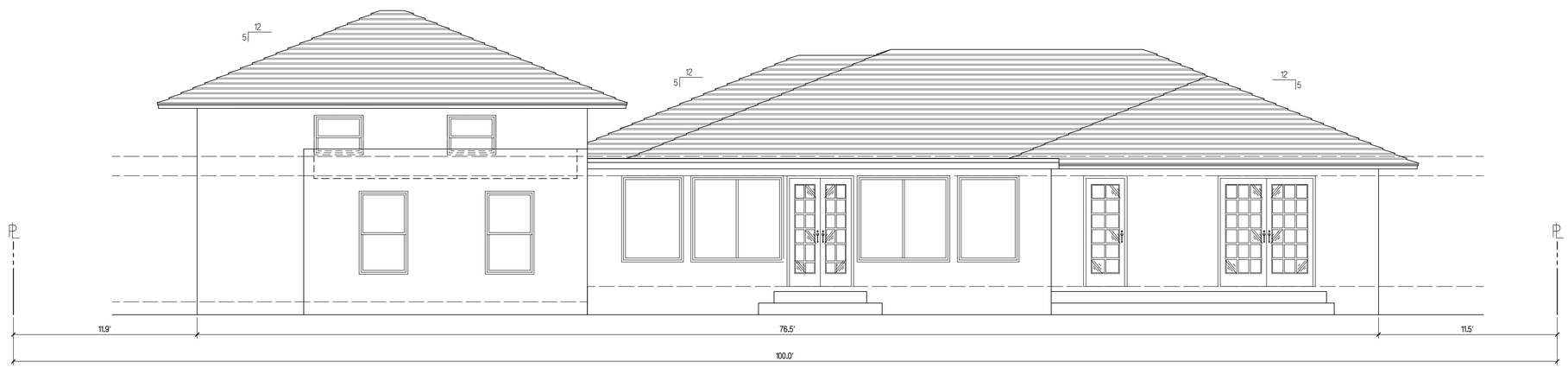


2 PROPOSED REAR ELEVATION

SCALE 1/4" = 1'-0"



1 EXISTING REAR ELEVATION

SCALE 1/4" = 1'-0"

CASE # ARC-25-0028/ZON-25-0031

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06/05/2025 5:40:22 PM

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SHEET NO.

AR-4.3

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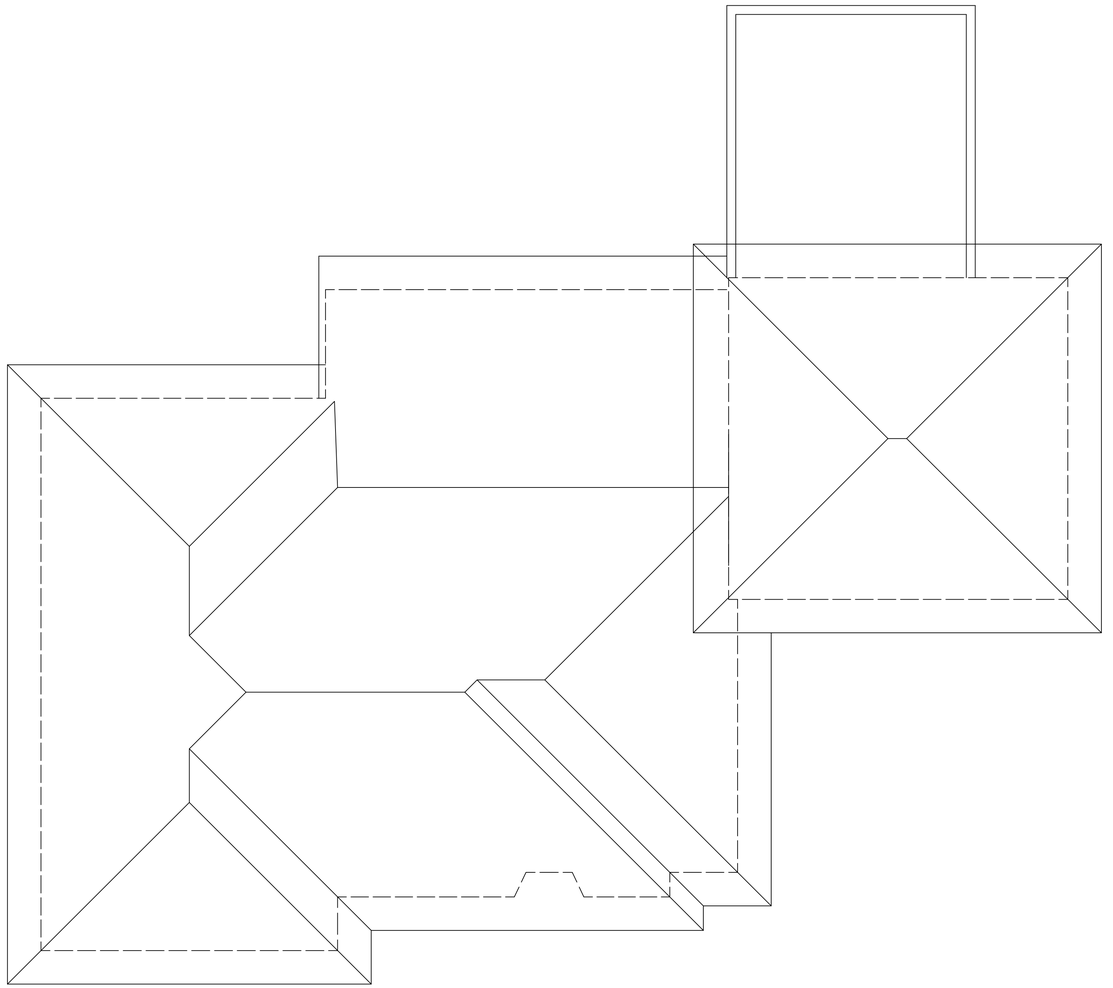

1 EXISTING ROOF PLAN

SCALE 3/16" = 1'-0"

Revised

05/09/2025 11:35:27 AM

CASE # ARC-25-0028/ZON-25-0031

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Alan Lerner

Digitally signed by Alan Lerner
DN: C=US, E=alerner@offler.com, O=Alan, SN=Lerner, CN=Alan Lerner, O=Offerle-Lerner Inc., OID.2.5.4.65=1ATN1JL0-6FLJP0000010772B1, SERIALNUMBER=A01410C000000JPC5C8B37A000F624A
Date: 2025.04.24 13:36:25-04'00'

SEAL

STATE OF FLORIDA
ALAN D. LERNER
AR0005784
REGISTERED ARCHITECT

State of Florida Registration AR0005784 ALAN D. LERNER

PROCESS #

Issue #	Issue Date
#1	04/24/2025

OL Project No.: 25-002
Drawn by: ADL
Approved by: ADL

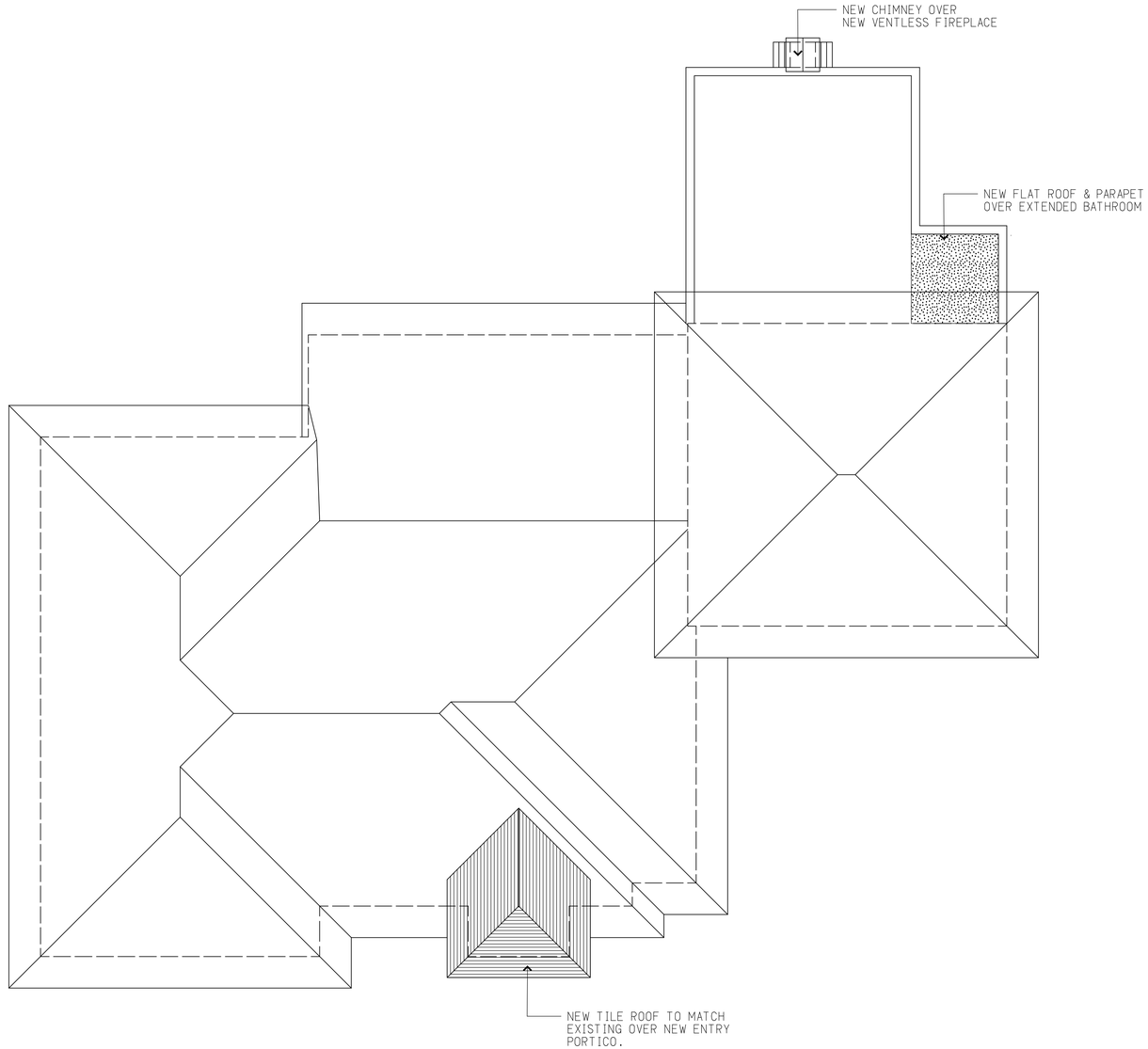
SHEET NAME

Administrative Review Application Town of Palm Beach

SHEET NO.

AR-5.0

r:\2025\25-002_roberts\construct_docs\sheets.db_arb50.sht Apr 23 2025



1 PROPOSED ROOF PLAN

SCALE 3/16" = 1'-0"

Revised
05/09/2025 11:35:36 AM

CASE # ARC-25-0028/ZON-25-0031

William & Emma ROBERTS

266 SOUTHLAND RD
PALM BEACH, FL. 33480

ARCHITECT
OFFERLE-LERNER AIA ARCHITECTS AND PLANNERS
13190 S.W. 134TH STREET
SUITE # 208,
MIAMI, FLORIDA 33186
PH: 305.385.1700
FAX: 305.254.4469
WWW.OFFLER.COM
AA#0003139

PROJECT DESCRIPTION:
PROPOSED NEW ENTRY PORTICO

DIGITAL SIGNATURE
Alan Lerner
Digitally signed by Alan Lerner
DN: C=US, E=alerner@offler.com, CN=Alan, SN=Lerner, CN=Alan Lerner, O=Offerle Lerner Inc.
OID.2.5.4.97="NTRUS-4FL-P937000107729"
Serial: 2b82c4c4c4

266 Southland Front Rendering



CASE # ARC-25-0028/ZON-25-0031

William & Emma
ROBERTS
266 SOUTHLAND RD
PALM BEACH, FL. 33480

ARCHITECT
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ARCHITECTS AND PLANNERS
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PH: 305.385.1700
FAX: 305.254.4469
WWW.OFFLER.COM
AA#0003139

PROJECT DESCRIPTION:
PROPOSED NEW ENTRY PORTICO

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06/05/2025 5:40:44 PM

DIGITAL SIGNATURE
Alan Lerner

SEAL
STATE OF FLORIDA
ALAN D. LERNER
AR0005784
REGISTERED ARCHITECT

State of Florida Registration AR0005784 ALAN D. LERNER

PROCESS #

Issue #	Issue Date
#1	04/24/2025
#2	05/01/2025 WINDOWS AND PORTICO

OL Project No.: 25-002
Drawn by: ADL
Approved by: ADL

SHEET NAME
Rendering

SHEET NO.
AR-6.0

r:\active\2025\25-002_roberts\construct_docs\sheets.db_a60.sht May 09 2025

266 Southland Front Rendering



CASE # ARC-25-0028/ZON-25-0031

William & Emma
ROBERTS
266 SOUTHLAND RD
PALM BEACH, FL. 33480

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PH: 305.385.1700
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WWW.OFFLER.COM
AA#0003139

PROJECT DESCRIPTION:
PROPOSED NEW ENTRY PORTICO

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06/05/2025 5:40:58 PM

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Alan Lerner

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STATE OF FLORIDA
ALAN D. LERNER
AR0005784
REGISTERED ARCHITECT

State of Florida Registration AR0005784 ALAN D. LERNER

PROCESS #

Issue #	Issue Date
#1	04/24/2025
#2	05/01/2025 WINDOWS AND PORTICO

OL Project No.: 25-002
Drawn by: ADL
Approved by: ADL

SHEET NAME
Rendering 2

SHEET NO.
AR-6.1

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266 Southland Rear Rendering

CASE # ARC-25-0028/ZON-25-0031

William & Emma
ROBERTS

266 SOUTHLAND RD
PALM BEACH, FL. 33480

ARCHITECT
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ARCHITECTS AND PLANNERS
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PH: 305.385.1700
FAX: 305.254.4469
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AA#0003139

PROJECT DESCRIPTION:
PROPOSED NEW ENTRY PORTICO

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DIGITAL SIGNATURE
Alan Lerner

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ALAN D. LERNER
AR0005784
REGISTERED ARCHITECT

State of Florida Registration AR0005784 ALAN D. LERNER

PROCESS #

Issue #	Issue Date
#1	04/24/2025
#2	05/01/2025 WINDOWS AND PORTICO

OL Project No.: 25-002
Drawn by: ADL
Approved by: ADL

SHEET NAME
Rendering 3

SHEET NO.
AR-6.2

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Existing North Elevation



Existing Northeast Corner



Existing East Elevation



Existing West Elevation



Existing South Elevation



Existing Southwest Elevation

ENVIROMENT DESIGN GROUP
139 North County Road SR20-B Palm Beach, Fl 33480
Phone 561.832.4600 Mobile 561.313.4424
Landscape Architecture
Land Planning
Landscape Management
Dustin M. Mizell, MLA FLA #6666784
Dustin@environmentdesigngroup.com

Private Residence
266 Southland Rd
Town of Palm Beach
FLORIDA

JOB NUMBER: # 25063.00 LA
DRAWN BY: Aleksandra Bugrii

DATE: 05.29.2025

SHEET L1.0

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Existing Site Photos Exhibit



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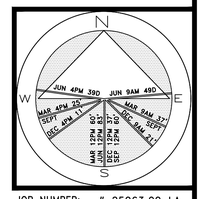

JOB NUMBER: # 25063.00 LA
DRAWN BY: Dustin Mizell

DATE: 05.29.2025

SHEET L2.0

64 sf.
AREA IN SQ.FT.

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Existing Conditions / Inventory Plan

SCALE IN FEET 0' 8' 16' 24'

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Dustin@environmentdesigngroup.com

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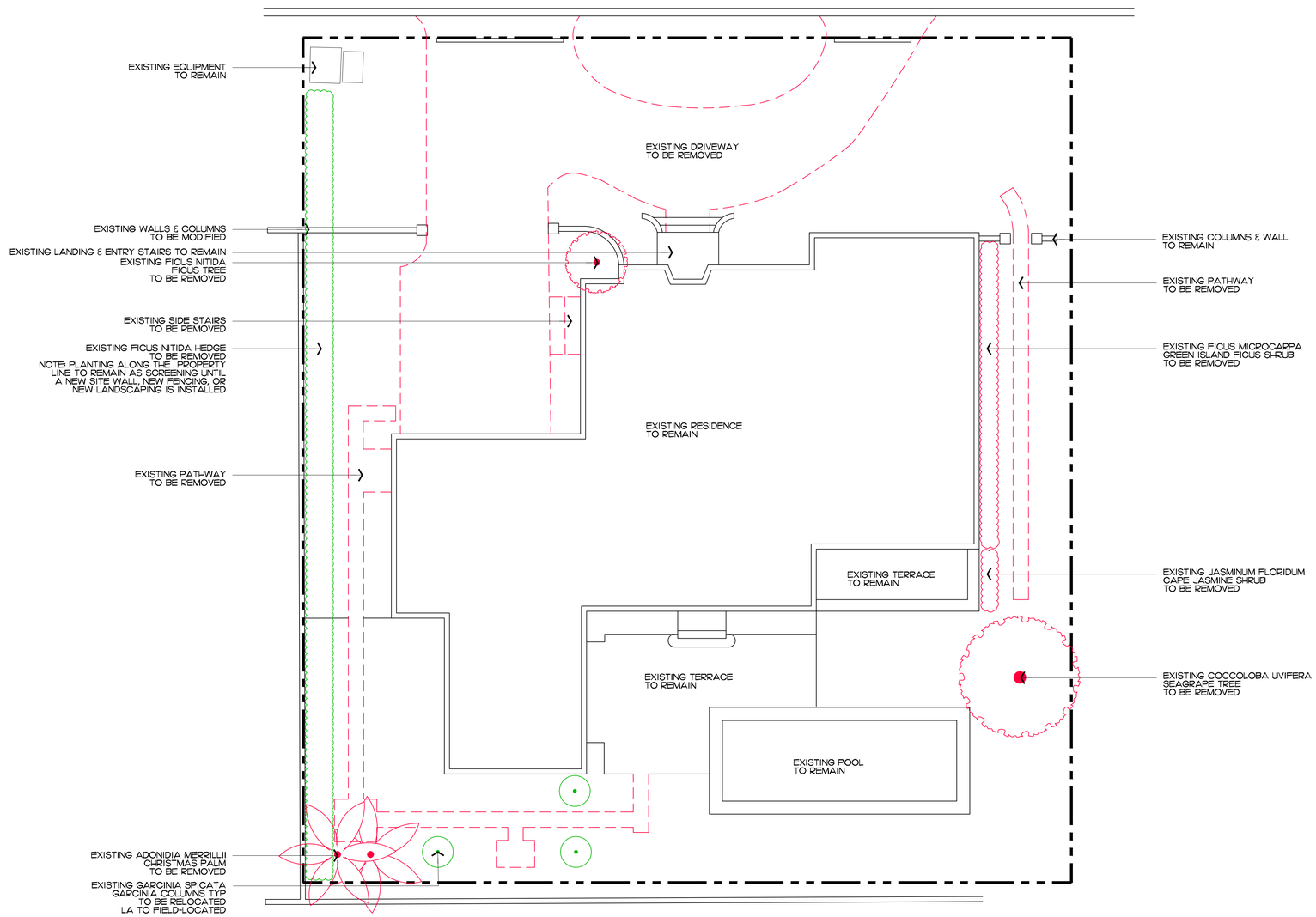
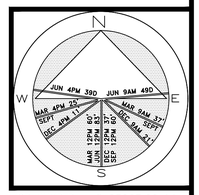
FL

SOUTHLAND RD





JOB NUMBER: # 25063.00 LA
DRAWN BY: Aleksandra Bugril
DATE: 05.29.2025

SHEET L3.0

64 sf.
AREA IN SQ.FT.

Demolition Plan
SCALE IN FEET 0' 8' 16' 24'

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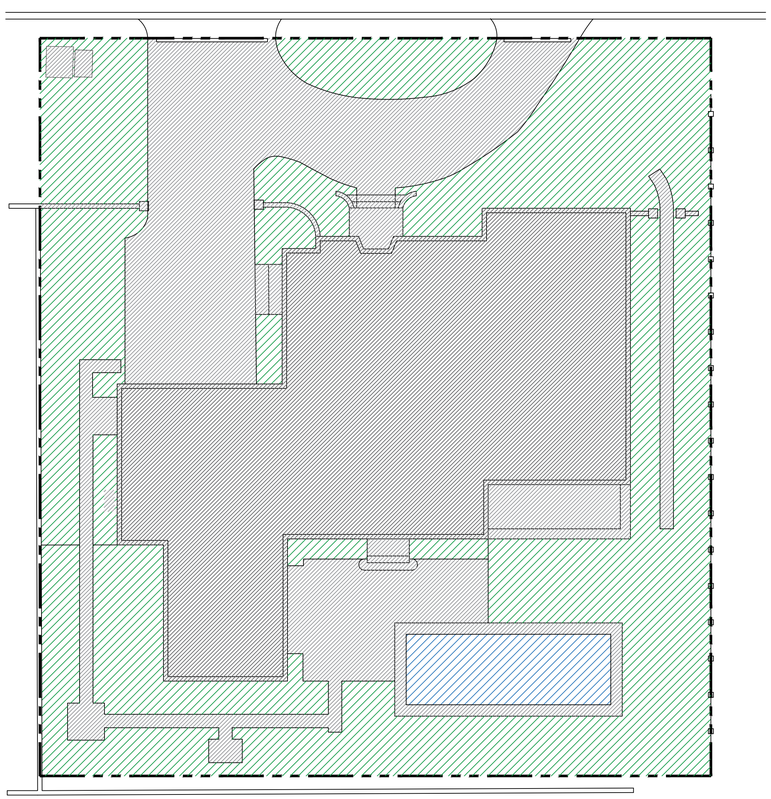
Legend

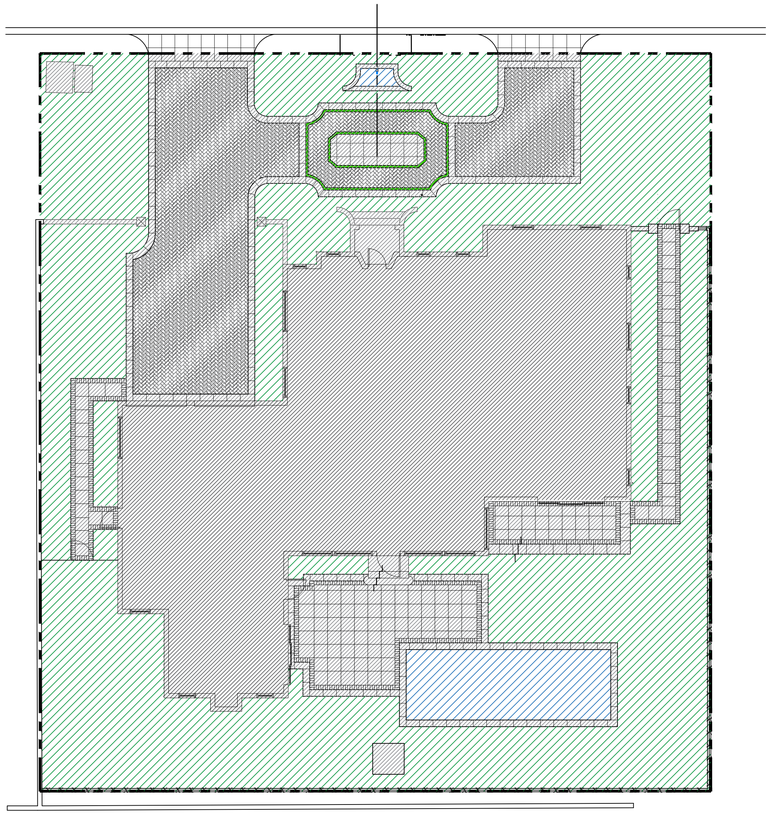
- IMPERVIOUS AREA (HOUSE/STRUCTURE)
- IMPERVIOUS AREA (HARDSCAPE)
- IMPERVIOUS AREA (WATER)
- PERVIOUS AREA / OPEN SPACE

℄ SOUTHLAND RD



Existing Lot Coverage Graphic

SOUTHLAND RD



Proposed Lot Coverage Graphic

Existing Site Data

DESCRIPTION	REQUIRED		EXISTING		PROPOSED	
LOT ZONE			R-B - LOW DENSITY RESIDENTIAL			
LOT AREA	10,000 S.F. MINIMUM		11,000 S.F.			
OPEN / PERMEABLE SPACE	MINIMUM 45%	4,950 S.F.	42.42%	4,667 S.F.	42.47%	4,672 S.F.
FRONT YARD LANDSCAPE	MINIMUM 40% OF FRONT YARD	1,000 S.F.	57.08%	1,427 S.F.	50.16%	1,254 S.F.
PERIMETER LANDSCAPE WITHIN 10' OF PROPERTY LINE	MINIMUM 50% OF REQ'D OPEN SPACE	2,475 S.F.	60.30%	2,985 S.F.	63.83%	3,160 S.F.

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Open Space Diagrams

SCALE IN FEET 0' 8' 16' 24'

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Dustin@environmentdesigngroup.com

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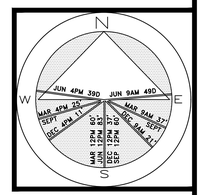
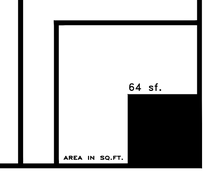
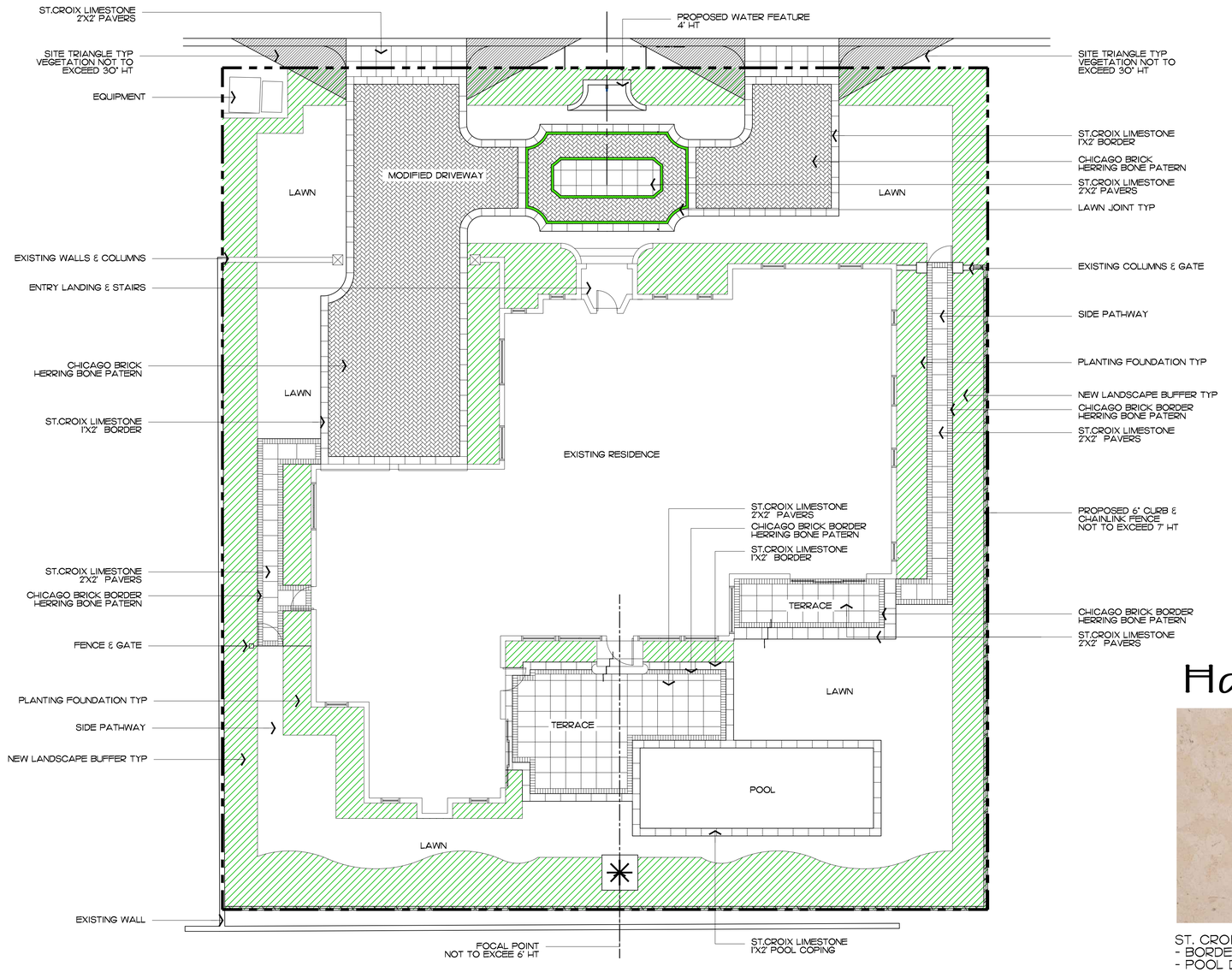
FLORIDA



JOB NUMBER: # 25063.00 LA
DRAWN BY: Aleksandra Bugrii
DATE: 05.29.2025

SHEET L4.0





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Dustin@environmentdesigngroup.com

Private Residence
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Town of Palm Beach
FLORIDA

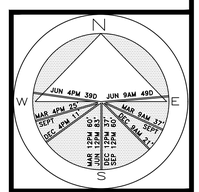
Hardscape Materials:



ST. CROIX LIMESTONE
- BORDER / ACCENT DRIVEWAY
- POOL DECK & COPING



CHICAGO BRICK
- DRIVEWAY FIELD
- WALKWAY ACCENT



JOB NUMBER: # 25063.00 LA
DRAWN BY: Aleksandra Bugrii
DATE: 05.29.2025

SHEET L5.0

Site Plan
SCALE IN FEET 0' 8' 16' 24'

64 sf.
AREA IN SQ.FT.

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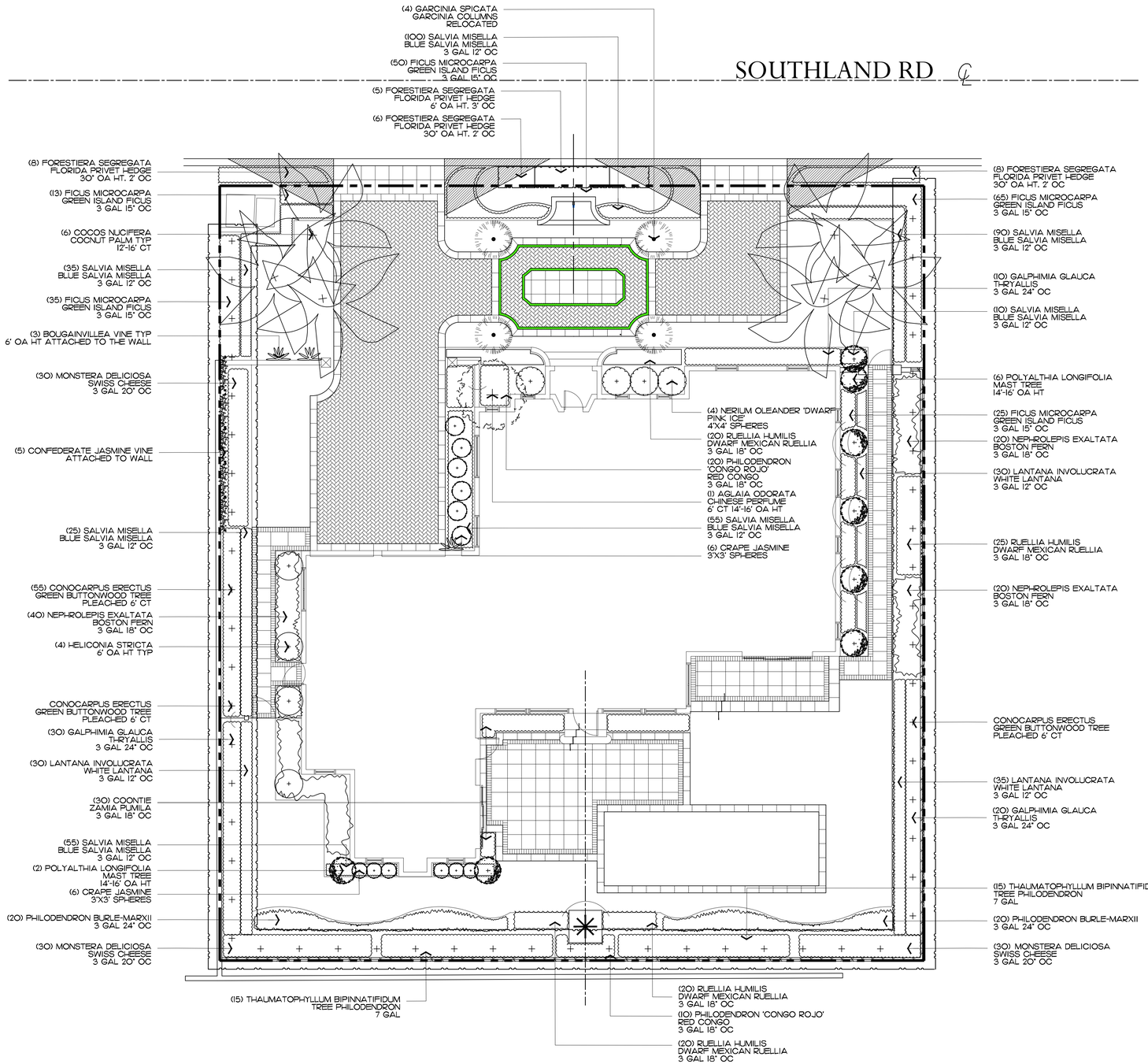

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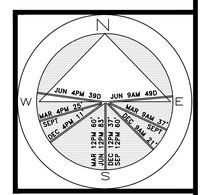

JOB NUMBER: # 25063.00 LA
DRAWN BY: Alex Bugrii

DATE: 05.29.2025

SHEET L6.0

64 sf.

AREA IN SQ.FT.

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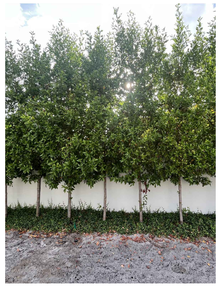
Landscape Plan

SCALE IN FEET 0' 8' 16' 24'



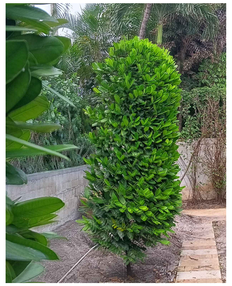
Conocarpus erectus
Green buttonwood



Monoon longifolium
Mast tree



Cocos Nucifera
Coconut Palm



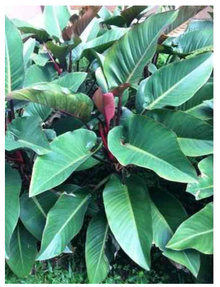
Garcinia
Garcinia column
* Existing to be relocated



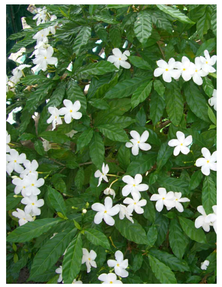
Thaumatophyllum bipinnatifidum
Philodendron selloum



Ruellia simplex
Mexican petunia



Philodendron 'congo rojo'
Red congo



Jasmine spp
Jasmine sphere



Salvia misella
Blue sage



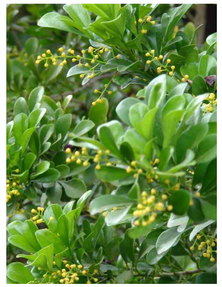
Ficus microcarpa
Green island ficus



Philodendron
'Burle Marx'



Nephrolepis exaltata
Boston fern



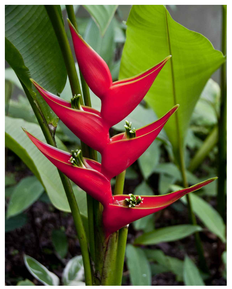
Aglaia odorata
Chinese perfume



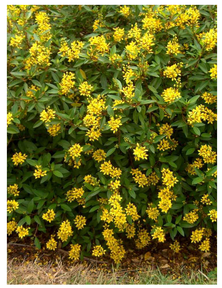
Forestiera segregata
Florida privet



Confederate jasmine vine



Heliconia stricta



Galphimia glauca
Golden thryallis



Dwarf 'iced pink' Oleander



Lantana involucrata
White lantana



Monstera deliciosa
Swiss cheese

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Private Residence
266 Southland Rd
Town of Palm Beach
FLORIDA

JOB NUMBER: # 25063.00 LA
DRAWN BY: Alex Bugrii

DATE: 05.29.2025

SHEET L6.1

64 sf.
AREA IN SQ.FT.

Plant Images

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Trees & Palms

SYMBOL	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	CONOCAPUS ERECTUS GREEN BUTTONWOOD TREE	55	6' CT PLEACHED	YES
	AGLAIA ODORATA CHINESE PEFUME	1	6' CT 14'-16' OA HT	NO
	POLYALTHIA LONGIFOLIA MAST TREE	8	14'-16' OA HT	NO
	COCOS NUCIFERA PALM BEACH	6	12'-16' OA HT	NO
	GARCINIA GARCINIA COLUMN	4	* EXISTING TO BE RELOCATED	YES

TOTAL TREES:	64
NATIVE SPECIES:	55 (85%)

Groundcovers

SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	SALVIA MISELLA BLUE SALVIA	370	1 GAL 12" OC	YES

TOTAL:	370
NATIVE SPECIES:	370 (100%)

Lawn & Mulch

SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION
LAWN	DIAMOND ZOYSIA LAWN	AS NEEDED	SOD PALLETS
PLANTING BED	SHREDDED EUCALYPTUS MULCH	AS NEEDED	MULCH ALL BEDS 3" MIN. DEPTH

Shrubs & Vines

SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	FICUS MICROCARPA GREEN ISLAND FICUS	188	3 GAL 15" OC	NO
	FORESTIERA SEGREGATA FLORIDA PRIVET HEDGE	5 22	6' OA HT 3' OC 30" OA HT 2' OC	YES
	MONSTERA DELICIOSA SWISS CHEESE	90	3 GAL 20" OC	NO
	ALPINIA ZERUMBET GREEN SHELL GINGER	15	7 GAL 24" OC	NO
	HELICONIA STRICTA	4	6' OA HT	NO
	NEPHROLEPIS EXALTATA BOSTON FERN	80	3 GAL 18" OC	YES
	GALPHIMIA GRACILIS THRYALLIS GRACILIS	60	3 GAL 24" OC	NO
	PHILODENDRON 'CONGO ROJO' RED CONGO	30	3 GAL 18" OC	NO
	TRACHELOSPERMUM JASMINOIDES CONFEDERATE JASMINE	5	6' OA HT ATTACHED TO WALL	NO
	PHILODENDRON 'CONGO ROJO' RED CONGO	30	3 GAL 18" OC	NO
	LANTANA INVOLUCRATA WHITE LANTANA	95	3 GAL 12" OC	YES
	COONTIE ZAMIA PUMILA ZAMIA PUMILA	30	3 GAL 18" OC	YES
	TABERNAEMONTANA DIVARICATA CRAPE JASMINE	12	3'X3' SPHERES	NO
	NERIUM OLEANDER 'DWARF PINK ICE' OLEANDER	4	4'X4' SPHERES	NO
	THAUMATOPHYLLUM BIPINNATIFIDUM PHILODENDRON TREE	30	7 GAL	NO
	PHILODENDRON BURLE-MARXII	40	3 GAL 24" OC	NO
	RUELLIA HUMILIS DWARF MEXICAN RUELLIA	85	3 GAL 18" OC	YES
	BOUGAINVILLEA VINE	3	6' OA HT ATTACHED TO THE WALL	NO

TOTAL:	828
NATIVE SPECIES:	317 (38.28%)

Landscape Legend

PROPERTY ADDRESS:	266 SOUTHLAND RD	
LOT AREA (SQ FT)	11,000.00	
	REQUIRED	PROPOSED
LANDSCAPE OPEN SPEACE (LOS) (SQ FT AND %)	4,950 (45%)	4,672 (42.47%)
LOS TO BE ALTERED (SQ FT AND %)	NA	NA
PERIMTETER LOS (SQ FT AND %)	2,475 (50%)	3,160 (63.83)
FRONT YARD LOS (SQ FT AND %)	1,000 (40%)	1,254 (50%)
NATIVE TREES %	30%	85%
NATIVE SHRUBS & VINES %	30%	38.42%
NATIVE GROUNDCOVER %	30%	100%

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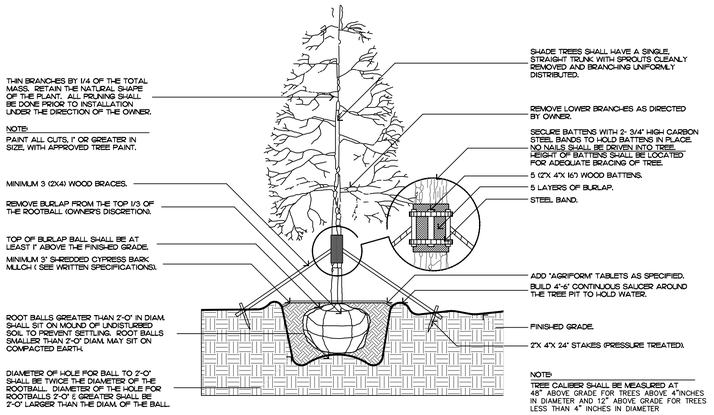
Town of Palm Beach
FL

JOB NUMBER: # 25063.00 LA
DRAWN BY: Alex Bugrii
DATE: 05.29.2025

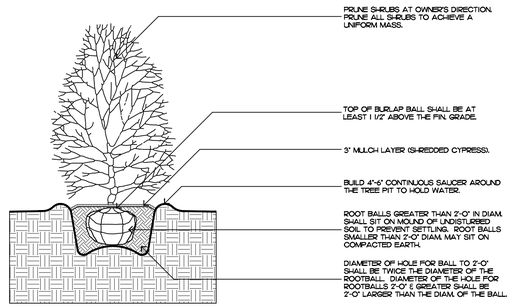
SHEET L6.2

Plant Schedule



FILL MATERIAL SHALL CONSIST OF AT LEAST 1/3 NATIVE SOIL FROM THE HOLE DUG FOR THE PLANT. SEE SPECIFICATIONS FOR BACKFILL MIXTURE.

Tree Planting



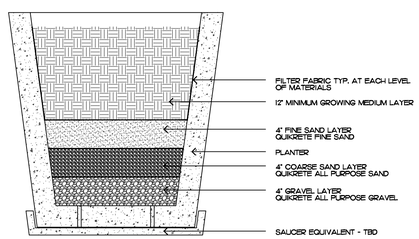
FILL MATERIAL SHALL CONSIST OF AT LEAST 1/3 NATIVE SOIL FROM THE HOLE DUG FOR THE PLANT. SEE SPECIFICATIONS FOR BACKFILL MIXTURE.

Shrub Planting

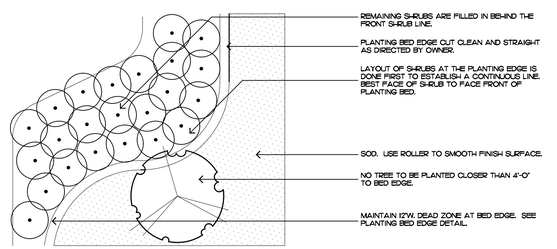
FILL MATERIAL SHALL CONSIST OF AT LEAST 1/3 NATIVE SOIL FROM THE HOLE DUG FOR THE PLANT. SEE SPECIFICATIONS FOR BACKFILL MIXTURE.

Irregular and Multi-stem Tree

Palm Tree Planting



Typical Planter Sediment Filtration Detail



Shrub & Groundcover Layout

Planting Notes

COMMERCIAL FERTILIZER:

FERTILIZER SHALL BE COMPLETELY ORGANIC, IT SHALL BE UNIFORM IN COMPOSITION, DRY AND FREE FLOWING. THIS FERTILIZER SHALL BE DELIVERED TO THE SITE IN THE ORIGINAL UNOPENED BAGS, EACH BEARING THE MANUFACTURER'S STATEMENT OF ANALYSIS, AND SHALL MEET THE FOLLOWING REQUIREMENTS:

SIX PERCENT (6%) NITROGEN
SIX PERCENT (6%) PHOSPHOROUS
SIX PERCENT (6%) POTASSIUM

FERTILIZER SHALL BE APPLIED TO ALL SHRUBS (1/3 LB. PER 3 GAL. POT, 1/4 LB. PER 1 GAL. POT) AND GROUNDCOVER. THE SAME FERTILIZER MIXTURES SHALL BE USED ON SOD AT A RATE OF 15 LBS. PER 1000 SQUARE FEET. A FOURTEEN PERCENT (14%) NITROGEN, FOURTEEN PERCENT (14%) PHOSPHOROUS AND FOURTEEN PERCENT (14%) POTASSIUM IS REQUIRED ON ALL TREES AND SHRUBS OVER 5'-0" IN HEIGHT (1/2 LB. PER 5'-0" OF SPREAD). AGRIFORM TABLETS WITH TWENTY PERCENT (20%) NITROGEN, TEN PERCENT (10%) PHOSPHOROUS, FIVE PERCENT (5%) POTASSIUM IN 21 GRAM SIZES SHALL BE APPLIED ALONG WITH THE FERTILIZER PROCESS (1 WITH 1 GAL. PLANTS, 2 WITH 3 GAL. PLANTS AND 2 TABLETS PER 1" OF TREE TRUNK CALIPER). BACK FILL HALFWAY UP THE ROOT BALL. PLACE ABOUT ONE INCH (1") FROM ROOT TIPS. MAGNESIUM SULFATE SHALL BE APPLIED TO ALL PALMS AT INSTALLATION AT A RATE OF 1/2 LB. PER INCH OF TRUNK CALIPER. MANGANESE SHALL BE APPLIED AT THE SAME RATE.

MULCH:

MULCH MATERIAL SHALL BE SHREDDED CYPRESS MULCH OR APPROVED EQUAL, MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT. MULCH SHALL BE APPLIED TO A MINIMUM 3" DEPTH IN PLANTING BEDS.

SOD:

THE SOD SHALL BE FREE FROM WEEDS, FUNGUS, INSECTS AND DISEASES OF ANY KIND, CLEAN, STRONGLY ROOTED, UNIFORMLY SIZED STRIPS, MACHINE STRIPPED NOT MORE THAN TWENTY-FOUR (24) HOURS PRIOR TO LAYING.

SUBSTITUTIONS:

NO SUBSTITUTION OF PLANT MATERIAL TYPES OR SIZES WILL BE ALLOWED WITHOUT WRITTEN AUTHORIZATION FROM THE OWNER. CONTAINER GROWN MATERIAL WILL NOT BE ACCEPTED AS SUBSTITUTE FOR B&B MATERIAL UNLESS PREVIOUSLY APPROVED. INTENDED SUBSTITUTIONS SHALL BE SPELLED OUT IN BID.

MEASUREMENTS:

SHADE TREES: HEIGHT SHALL BE MEASURED FROM GROUND TO THE AVERAGE BRANCH HEIGHT OF CANOPY. SPREAD SHALL BE MEASURED TO THE END OF THE BRANCHING EQUALLY AROUND THE CROWN FROM THE CENTER OF THE TRUNK. MEASUREMENTS ARE NOT TO INCLUDE ANY TERMINAL GROWTH. SINGLE TRUNK TREES SHALL BE FREE OF "V" CROTCHES THAT COULD BE POINTS OF WEAK LIMB STRUCTURE OR DISEASE INFESTATION.

SHRUBS: HEIGHT SHALL BE MEASURED FROM THE GROUND TO THE AVERAGE POINT WHERE MATURE PLANT GROWTH STOPS. SPREAD SHALL BE MEASURED TO THE END OF BRANCHING EQUALLY AROUND THE SHRUB MASS. MEASUREMENT AREA NOT TO INCLUDE ANY TERMINAL GROWTH.

PALMS: CLEAR TRUNK (C.T.) - SHALL BE MEASURED FROM THE GROUND AT TIME OF INSTALLATION TO THE POINT WHERE THE MATURE AGED TRUNK JOINS THE IMMATURE OR GREEN PORTION OF THE TRUNK OR HEAD.

OVERALL HEIGHT (O.A.) - SHALL BE MEASURED FROM THE GROUND AT THE TIME OF INSTALLATION TO THE AVERAGE FROND HEIGHT.

PALMS WITH MARRED OR BURNED TRUNKS WILL NOT BE ACCEPTED.

PLANTING SOIL AND BACKFILL:

PLANTING SOIL FOR USE IN PREPARING BACKFILL FOR PLANT PITS SHALL BE A FERTILE, FRIABLE AND NATURAL TOPSOIL, WITHOUT MIXTURE OF SUBSOIL MATERIALS, AND SHALL BE FREE FROM HEAVY CLAY, STONES, LIME, LUMPS, SHELLS, PLANTS, ROOTS OR OTHER FOREIGN MATERIALS, WEEDS, OR NOXIOUS GRASSES (SUCH AS BERMUDA OR NUT GRASS). IT SHALL NOT CONTAIN TOXIC SUBSTANCES WHICH MAY BE HARMFUL TO THE PLANT GROWTH.

BACKFILL FOR SOD AREAS SHALL BE SUBJECT TO LESSER STANDARDS AT THE DISCRETION AND DECISION OF THE OWNER.

EXISTING TOPSOIL SHALL BE USED IN ALL PLANT MATERIAL PITS EXCEPT SABAL PALMS WHERE THE SOIL SHALL CONSIST OF CLEAN SAND.

PLANTING SOIL FOR USE IN BEDS FOR ANNUALS AND/OR PERENNIALS SHALL CONTAIN ONE-THIRD (1/3) POTTING SOIL OR A BLENDED TOPSOIL, TILL INTO TOP 10" - 12" OF SOIL WITH A TIME-RELEASE FERTILIZER.

PLANT MATERIALS:

PALMS, TREES, SHRUBS, GROUNDCOVERS AND VINES

PLANT SPECIES AND SIZE SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. NOMENCLATURE SHALL CONFORM TO "STANDARDIZED PLANT NAMES", 1942 EDITION. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH "GRADES AND STANDARDS FOR NURSERY PLANTS PARTS I & II", LATEST EDITION PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. UNLESS SPECIFIED OTHERWISE, ALL PLANTS SHALL BE FLORIDA GRADE NUMBER 1 OR BETTER AS DETERMINED BY THE FLORIDA DIVISION OF PLANT INDUSTRY. SPECIMEN MEANS AN EXCEPTIONALLY HEAVY, SYMMETRICAL TIGHTLY KNIT PLANT, SO TRAINED OR FAVORED IN ITS DEVELOPMENT THAT FIRST APPEARANCE IS UNQUESTIONABLE AND OUTSTANDINGLY SUPERIOR IN FORM, NUMBER OF BRANCHES, COMPACTNESS AND SYMMETRY. ALL PLANTS SHALL BE FRESHLY DUG, SOUND, HEALTHY, VIGOROUS, WELL BRANCHED AND FREE OF DISEASE AND INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES FOR PLANTING ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER. WHERE REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY AND FLORIDA NUMBER 1. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY UPON THE APPROVAL OF THE OWNER.

CONTAINER GROWN STOCK:

1. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS OF GOOD QUALITY AND BE IN A HEALTHY GROWING CONDITION.
2. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG ENOUGH FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER.

WARRANTY:

WARRANTY PLANTS, SHRUBS AND GROUNDCOVERS FOR A PERIOD OF NINETY (90) DAYS: TREES & PALMS FOR ONE YEAR (1) AGAINST UNHEALTHY CONDITION, EXCEPT AS MAY RESULT FROM NEGLECT BY OWNER, DAMAGE BY OTHERS, AND UNUSUAL PHENOMENA BEYOND INSTALLER'S CONTROL. REPLACE AT TIME REQUESTED BY THE OWNER OR LANDSCAPE ARCHITECT.

MAINTENANCE:

MAINTAIN LANDSCAPE WORK UNTIL THE LETTER OF SUBSTANTIAL COMPLETION BY THE GENERAL CONTRACTOR. INCLUDE WATERING, WEEDING, CULTIVATING, RESTORATION OF GRADE, MOWING AND TRIMMING GRASS, PRUNING TREES AND SHRUBS, PROTECTION FROM INSECTS AND DISEASES, FERTILIZATION AND SIMILAR OPERATIONS AS NEEDED TO ENSURE NORMAL GOOD HEALTH FOR LIVE PLANT MATERIAL.

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FLORIDA

JOB NUMBER: # 25063.00 LA
DRAWN BY: Dustin Mizell
DATE: 05.29.2025

SHEET L7.0

Planting Details & Specifications

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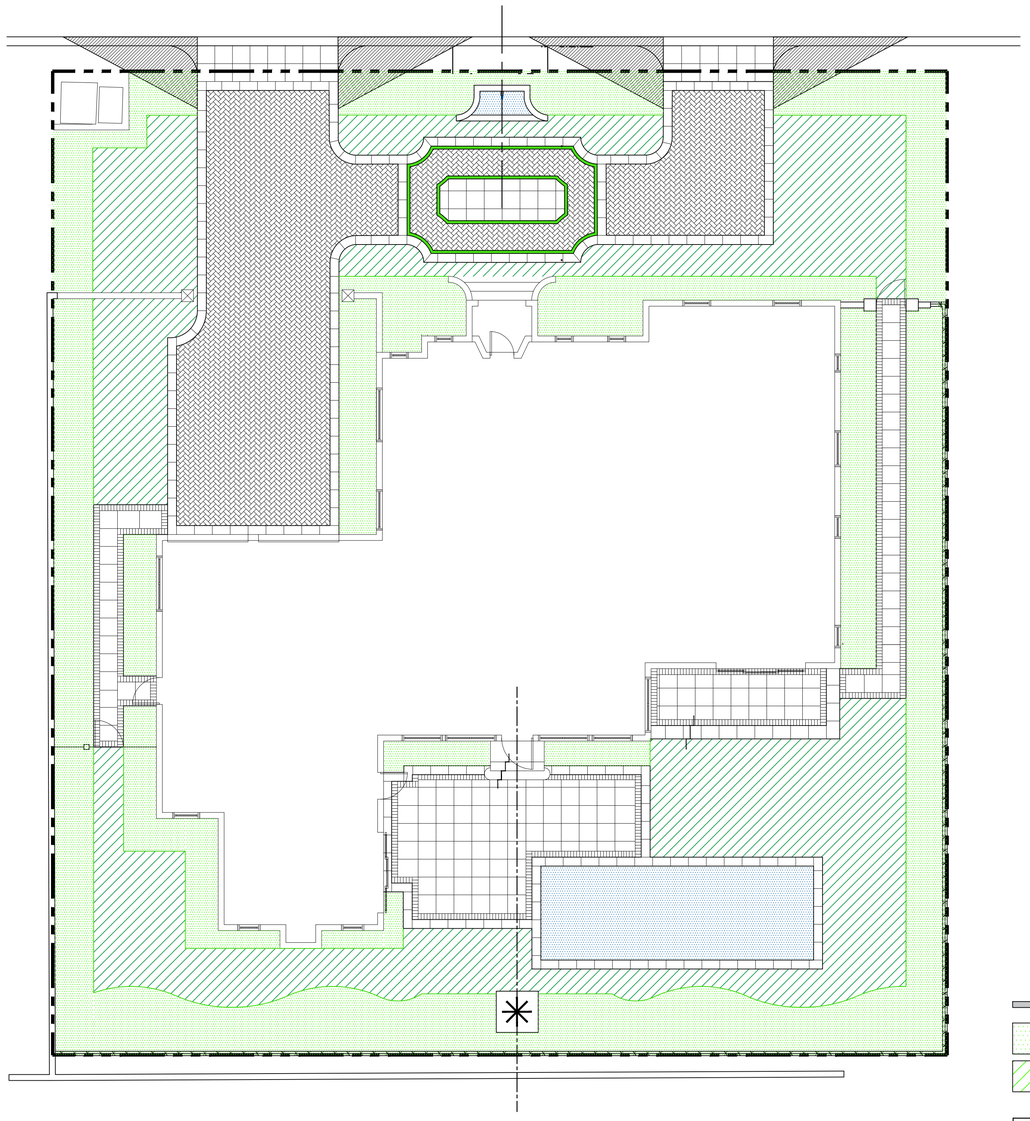
SOUTHLAND RD ℄



Legend

- NEW LANDSCAPE
- EXISTING SITE LANDSCAPE TO REMAIN

NOTE: 2,572 SF (23.38%) TO BE ALTERED

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Landscape Alteration Diagram

SCALE IN FEET 0' 8' 16' 24'

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SHEET L9.0

64 sf.
AREA IN SQ.FT.

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Rendered Landscape Plan



North Elevation



South Elevation

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SHEET L9.1

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Rendered Landscape Elevations



East Elevation



West Elevation

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Rendered Landscape Elevations

SCALE IN FEET

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SHEET L9.2

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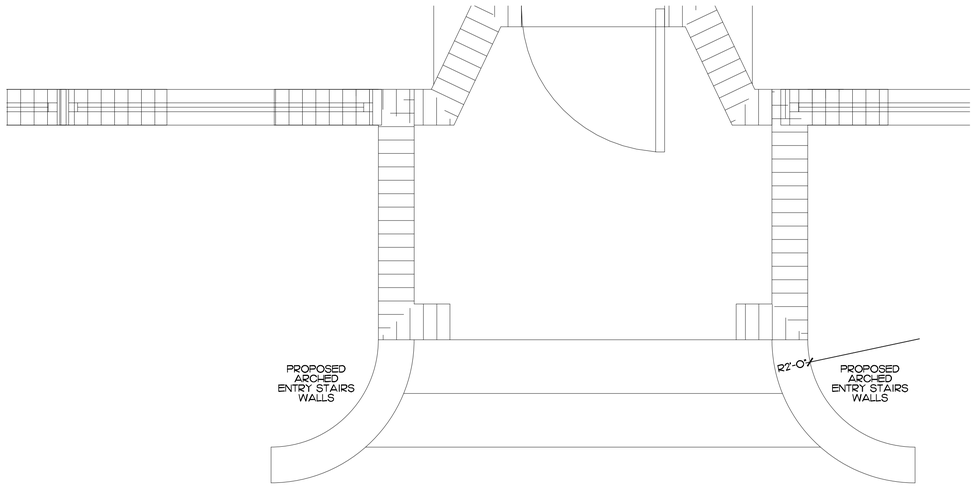
Proposed North Elevation

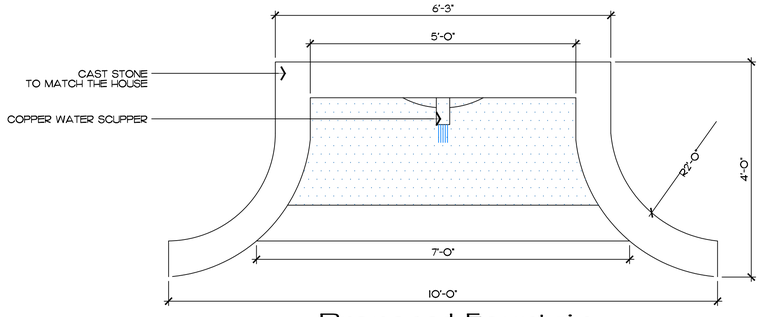
SCALE IN FEET



Proposed Floor Plan



Proposed Front Door Elevation

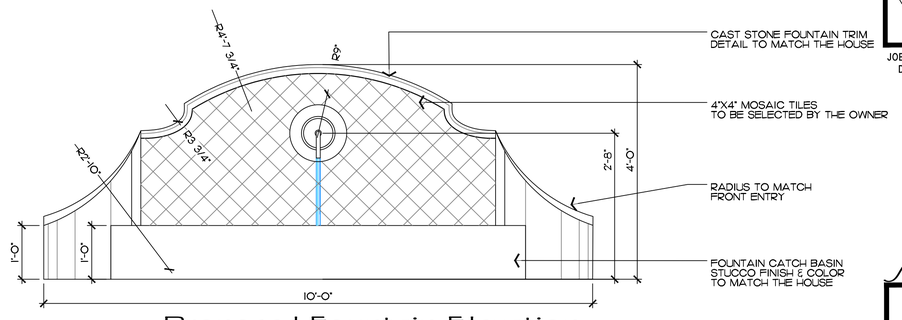


Proposed Fountain

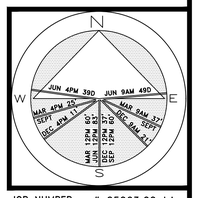
PROPOSED FOUNTAIN TO MATCH ARCHED ENTRY DOUBLE DOOR & ARCHED ENTRANCE WALLS OF PROPOSED FRONT ELEVATION



COPPER FOUNTAIN WATER SCUPPER
TO BE APPROVED BY THE OWNER



Proposed Fountain Elevation



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DRAWN BY: Aleksandra Bugril

DATE: 05.29.2025

SHEET D1.0

64 sf.
AREA IN SQ.FT.

Fountain Design Inspiration

SCALE IN FEET: 3/4"=1'

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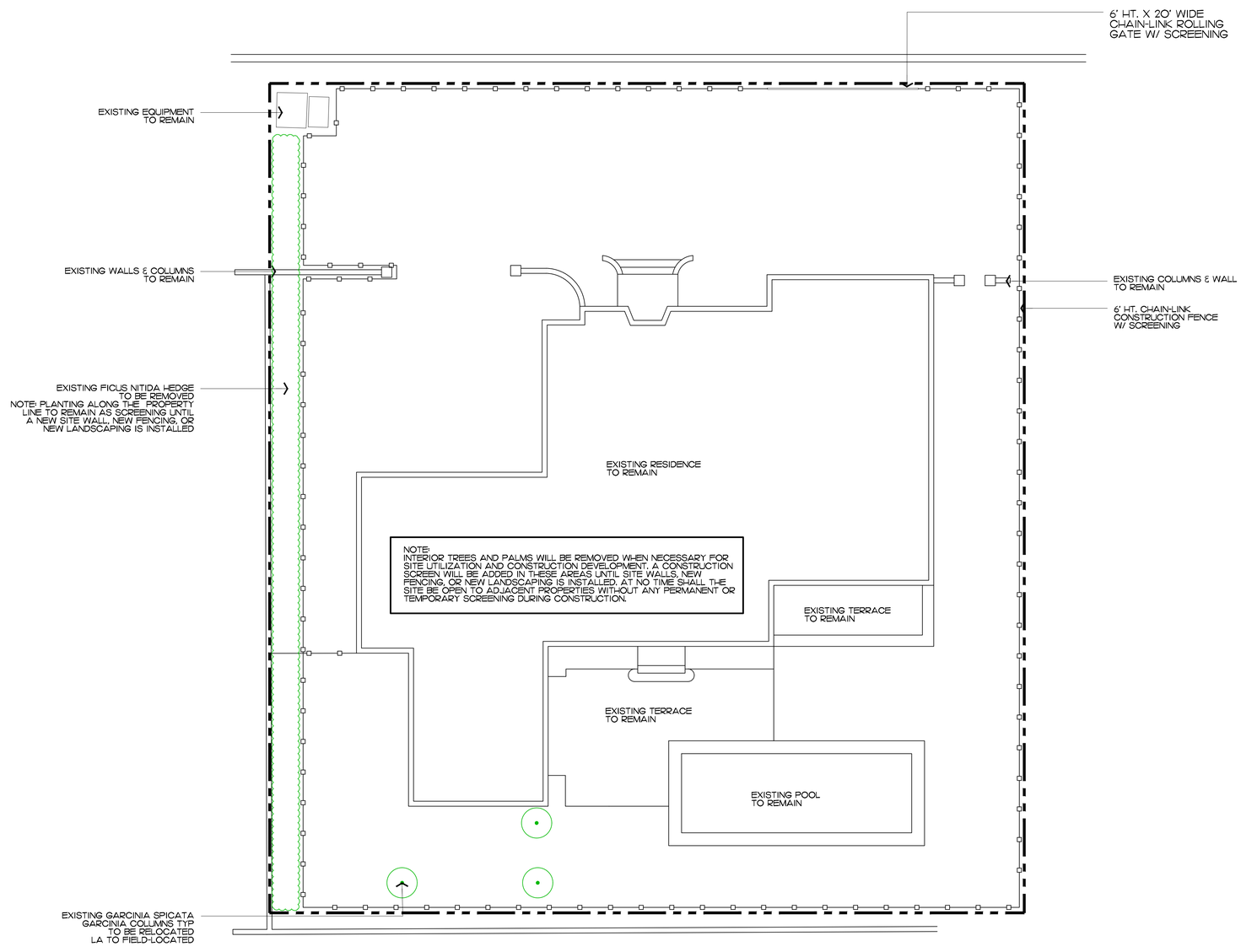

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Town of Palm Beach
FLORIDA

JOB NUMBER: # 25063.00 LA
DRAWN BY: Dustin Mizell

DATE: 05.29.2025

SHEET L10.0

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48 HOURS BEFORE DIGGING
CALL TOLL FREE
1-800-432-4770
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

Construction Screening Plan

SCALE IN FEET 0' 8' 16' 24'

ENVIROMENT DESIGN GROUP
139 North County Road SR20-B Palm Beach, Fl 33480
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Landscape Architecture
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Landscape Management
Dustin M. Mizell, MLA FLA #6666784
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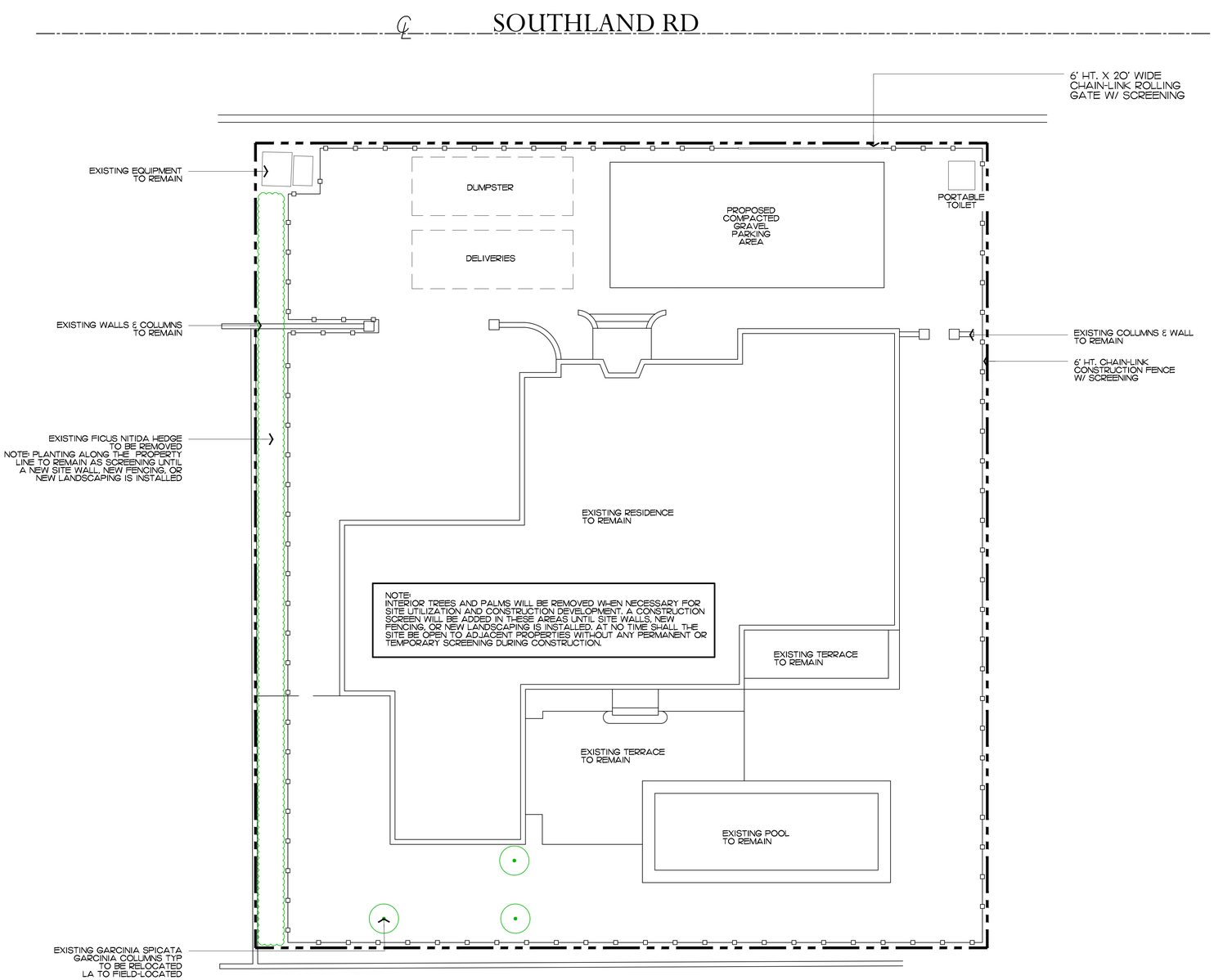

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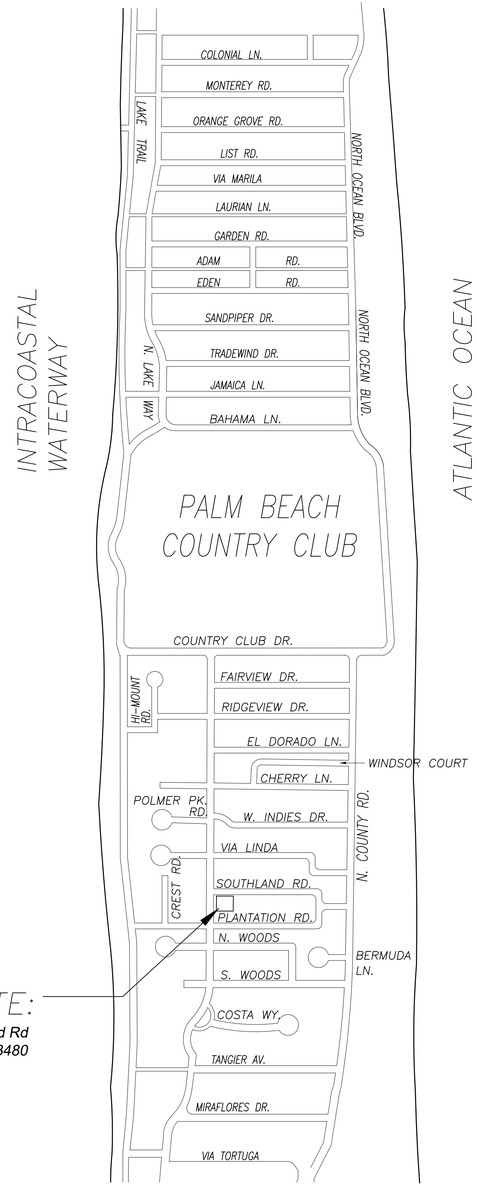
Construction Staging Plan

SCALE IN FEET 0' 8' 16' 24'



CONCEPTUAL CONSTRUCTION SCHEDULE

- JUN 25TH 2025 – ARCOM MEETING
- JUL 1TH 2025 – TOWN COUNCIL
- OCT–NOV 2025 – SUBMIT FOR PERMIT

- 1 MONTH –DEC 2025 – MOBILIZATION & DEMOLITION OF EXISTING STRUCTURES
- 2 MONTHS – SITE/BUILDING PREPARATION
- 2 MONTHS – LANDSCAPE INSTALLATION
- 2 MONTHS – FINAL INSPECTIONS

- +/–7 MONTHS – PROPOSED TOTAL CONSTRUCTION FOLLOWING BUILDING PERMIT

1 *PROPOSED TRUCK INGRESS / EGRESS ROUTES MAP*

SCHEDULE:

MONTH 1: DEMOLITION AND CLEANUP
(3 - 5 DAYS)

LARGEST TRUCK ->
10-15 DUMP TRUCKS FOR DEBRIS REMOVAL
TRAILER FOR EXCAVATOR / DEMOLITION
LANDSCAPE TRUCKS ->
SOD
IRRIGATION

NOTE: SEE SEPARATE "CONSTRUCTION STAGING PLAN" SHEET FOR INFORMATION ON LOCATIONS FOR PARKING, MATERIAL STORAGE, DELIVERIES, DUMPSTER, PORTABLE TOILETS, TIRE CLEANING AREA, SILT FENCE, ETC.

PROPOSED INGRESS TRUCK ROUTE

PROPOSED EGRESS TRUCK ROUTE

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SHEET L10.2

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Truck Logistics Plan

SCALE: NOT TO SCALE



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Perspective Rendering
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