TOWN COUNCIL DEVELOPMENT REVIEW MEETING

TOWN OF PALM BEACH

JULY 9, 2025

9:30 AM

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

Danielle H. Moore, Mayor
Bobbie D. Lindsay, President
Lew Crampton, President Pro Tem
Julie Araskog
Ted Cooney
Bridget Moran

AGENDA

CALL TO ORDER AND ROLL CALL

INVOCATION AND PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

ADMINISTRATION OF THE OATH

COMMENTS

1. MAYOR AND TOWN COUNCIL MEMBERS
2. PUBLIC - 3 MINUTE LIMIT

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

GENERAL BUSINESS

3. Proposed Zoning Code Study Items
4. Discussion Regarding Recommendation from PZ Commission Regarding the Zoning In Progress and Possible Zoning in Progress Extension

UNFINISHED BUSINESS

5. ZON-24-0046 (ARC-24-0090) 2720 – 2730 S OCEAN BLVD—EDGEWATER/ AMBASSADOR SITE (COMBO) - SPECIAL EXCEPTION(S), SITE PLAN REVIEW AND VARIANCES The applicant, Palm Beach Edgewater Fee Borrower LLC and Palm Beach Ambassador Fee Borrower LLC, has filed an application requesting Town Council review and approval for two (2) Special Exceptions for 1) five-stories in the R-D(2) zoning district, and 2) the construction of a pedestrian tunnel under S Ocean Boulevard, and Site Plan Review for multifamily dwelling(s), for the construction of a new multi-story residential building with five residential levels and a subterranean parking level and rooftop penthouse mechanical equipment to replace an existing three-story building on the lakefront parcel

(west site) and for the construction of a new multi-story residential building with five residential levels and a subterranean parking level and rooftop penthouse mechanical equipment to replace one existing five- and one existing eight-story buildings on the oceanfront parcel (east site). Additionally, the project includes the following twenty-one (21) variance requests: 10 for the west lakefront (Edgewater) parcel for 1) to exceed the maximum lot coverage, 2) to exceed the maximum building length, 3) to exceed the maximum amount of fill in a required yard, 4) and 5) to reduce the required minimum side (north and south) yard setbacks, 6) to exceed the maximum height for rooftop mechanical equipment, 7) to permit generators on roofs, 8) to exceed the maximum area for mechanical equipment located on a rooftop, 9) to exceed the maximum overall building height for mechanical screening and 10) to increase the maximum height of walls in required side and front yards; and 11 for the east oceanfront (Ambassador) parcel for 11) to exceed the maximum lot coverage, 12) to exceed the maximum building length, 13) to exceed the maximum amount of fill in a required yard, 14) and 15) to reduce the required minimum side (north and south) yard setbacks, 16) to exceed the maximum height for rooftop mechanical equipment, 17) to permit generators on roofs, 18) to exceed the maximum area for mechanical equipment located on a rooftop, 19) to exceed the maximum overall building height for mechanical screening, 20) to exceed the maximum building height for building 2 for the portion of the building located east of the CCCL, and 21) to increase the maximum height of walls in required side and front yards. The Architectural Commission (ARCOM) shall perform design review of the application. ***[The Architectural Review Commission deferred this matter to the May 28, 2025, meeting with the condition to be reviewed by Town Council for zoning relief prior to design review.] [The Town Council deferred this project to the May 14, Town Council meeting to complete safety repairs prior to hearing the project.][The Town Council deferred this project to the July 9, 2025, Town Council meeting, pending Architectural Commission review.]***

6. ZON-24-0093 (ARC-24-0128) 203 VIA VIZCAYA (COMBO)—SPECIAL EXCEPTION & VARIANCE. 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 Town Council approval for a special exception for redevelopment of a nonconforming parcel and one (1) variance for deficient landscape open space as it relates to development of a new residence. The Architectural Commission shall perform design review of the application. ***[The Architectural Commission Recommendation: Implementation of the proposed variances will not cause negative impact to the subject property. Carried 7-0.] [The Architectural Commission approved this project with conditions at the April 23, 2025, meeting to return for further approvals. Carried 6-1.] [The Architectural Commission heard and approved the remainder of the application at the May 28, 2025, meeting. Carried 7-0.][The applicant requested a deferral to the July 9, 2025, Town Council meeting. This request was approved at the June 11, 2025, Town Council meeting.]***

NEW BUSINESS

7. 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 (ARCOM) shall perform design review of the application. ***[This project shall be deferred to the August 13, 2025, Town Council meeting, pending Architectural review.]***

8. ZON-25-0022 (ARC-25-0020) 2875 S OCEAN BLVD (COMBO) –SITE PLAN REVIEW AND VARIANCE. The applicant, 2875 OCEAN LLC (Jim Randall, Manager), has filed an application requesting Town Council review and approval of site plan review related to addition of over 2000 square feet of new commercial area resulting from enclosure of the existing drive-thru at a commercial structure; with one (1) variance required to forgo providing the additional on-site vehicle parking spaces required. The Architectural Commission (ARCOM) shall perform design

review of the application. ***[This project will be heard by ARCOM after the zoning requests are approved by Town Council.]***

9. ZON-25-0021 1170 S OCEAN BLVD – BATH & TENNIS CLUB (COMBO) – SPECIAL EXCEPTION, SITE PLAN REVIEW, AND VARIANCES. The property owner, Bath & Tennis Club, Inc. (Armend Berisha, General Manager), has filed an application requesting Town Council review and approval for one (1) Special Exception with Site Plan Review for the construction of a temporary padel court for the Landmarked property, and five (5) variances to (1) reduce the off-street parking, (2) reduce the west front yard setback, (3) reduce the south side yard setback, (4) reduce the landscape open space, and (5) reduce the front yard landscape open space.

10. ZON-25-0026 (COA-25-0009) 1200 S OCEAN BLVD (COMBO) – SPECIAL EXCEPTION. The applicant, Dustin Mizell with Environment Design Group, has filed an application requesting Town Council review and approval for a special exception to allow the construction of a new padel court. The scope of work includes exterior alterations, landscape, and hardscape modifications for the landmarked property. The Landmarks Preservation Commission shall perform design review of the application. ***[This project shall be deferred to the August 13, 2025, Town Council meeting, pending Landmarks review.]***

11. 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. ***[The Architectural Commission Recommendation: Implementation of the proposed variances will not cause negative impact on the subject property. Carried 7-0.] [The Architectural Commission approved this project. Carried 7-0.]***

12. 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. ***[This project shall be deferred to the August 13, 2025, Town Council meeting, pending Architectural review.]***

13. 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. ***[The Architectural Commission Recommendation: Implementation of the proposed variances will not cause negative impact on the subject property. Carried 7-0.] [The Architectural Commission approved this project with conditions. Carried 6-1.]***

14. ZON-25-0032 1247 S OCEAN BLVD – VARIANCE. The applicant, Providencia Partners, LLC (Gerard Beeson, Manager), has filed an application requesting Town Council review and approval for a variance to exceed the maximum fence height permitted within a side yard setback.

15. ZON-25-0033 (ARC-25-0031) 218 ROYAL PALM WAY (COMBO) — SPECIAL EXCEPTION WITH SITE PLAN REVIEW AND VARIANCES. The applicant, 218 Holdings LLC (Susan Hudson, Manager), has filed an application requesting Town Council review and approval for Special Exception Request with Site Plan Review and including variances (1) to reduce side (east) setback for the new exterior egress stairs, (2) to reduce the required side setback for a 100kw generator, (3) to exceed the maximum height of a generator and screening wall in a required yard and (4) to reduce the required parking. The Architectural Commission (ARCOM) shall perform design review of the application.

[This project will be heard by ARCOM after the zoning requests are approved at Town Council.]

ORDINANCES - SECOND READING

16 **6-2025** An Ordinance Of The Town Council Of The Town Of Palm Beach, Palm Beach County, Florida, Amending The Town Code Of Ordinances At Chapter 134, Zoning, At Article Vi, District Regulations, At Division 4, To Amend Section 134-890 To Remove Public And Private Academic Schools As Special Exceptions In The R-B Low Density Residential District; At Division 5, To Amend Section 134-945, To Remove Public Or Private Academic Schools As Special Exceptions In The R-C Medium Density Residential District; At Division 6, To Amend Section 134-1000, To Remove Public Or Private Academic Schools As Special Exceptions In The R-D(1) Moderate Density Residential District; At Division 7, To Amend Section 134-1055, To Remove Public Or Private Academic Schools As Special Exceptions In The R-D(2) High Density Residential District; At Division 8, To Amend Section 134-1109, To Remove Public Or Private Academic Schools As Special Exceptions In The C-Ts Town-Serving Commercial District; At District 12, To Amend Section 134-1304, To Remove Public Or Private Academic Schools As A Special Exception In The C-B Commercial District; Providing For Exhibit A, Map Of Affected Area; Providing For Exhibit B, Map Of Unaffected Area; Providing For Incorporation Of Recitals; Providing For Severability; Providing For Repeal Of Ordinances In Conflict; Providing For Codification; Providing An Effective Date.

17 **7-2025** An Ordinance Of The Town Council Of The Town Of Palm Beach, Palm Beach County, Florida, Amending The Town Code Of Ordinances At Chapter 42 - Environment, Article V – Noise, By Amending Section 42-199(B) To Prohibit Construction Work From December 24 Through January 1; Providing For Severability; Providing For Repeal Of Ordinances In Conflict; Providing For Codification; Providing An Effective Date.

18 **8-2025** An Ordinance Of The Town Council Of The Town Of Palm Beach, Palm Beach County, Florida, Amending The Town Code Of Ordinances At Chapter 18 – Buildings And Building Regulations, Article VII. – Construction Site Management, By Adding Section 18-355 To Mandate The Use Of A Construction Management Agreement On All Construction Projects That Receive One “Strike” Under The “3-Strike Rule,” A Code Enforcement Notice Of Violation, Or A Stop Work Order; Providing For Severability; Providing For Repeal Of Ordinances In Conflict; Providing For Codification; Providing An Effective Date.

ANY OTHER BUSINESS

19. Requesting a Waiver of Town Code Section 18-237, For a Building Permit Extension at 144 Chilean Avenue

20. Requesting a Waiver of Town Code section 18-237, For a Building Permit Extension at 150 Seminole Avenue

21. Requesting a Waiver of Town Code Section 42-199, For Working Hours at 350 S County Rd.

MEETING SCHEDULE

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

Information for Town Council Meeting on: July 9, 2025

To: Town Council

Via: Wayne Bergman, MCP, LEED® AP, Director of PZ&B

From: Planning, Zoning & Building Staff

Re: Proposed Zoning Code Study Items

Date: 6/30/2025

Staff will present proposed Zoning Code study items for Council discussion.

ATTACHMENTS

Reference Document - Code Review "Quick Fixes"

STRATEGIC PLAN

Strategic Priorities:
Community Culture and Character, Governmental Leadership and Innovation, Safe and Resilient Community

Strategic Focus Areas:
Quality of Life
Community Preservation
Collaborative Town Government
Emergency Management

FUNDING

No Funding
No Fiscal Impact

CODE REVIEW
QUICK FIXES

QUICK FIX #1 | MECHANICAL EQUIPMENT

Code Issues Addressed:

- Screening Walls, Rooftop Location and Height, A/C Equipment, Generators, Pool Equipment.

Perceived Problems & Solutions:

- Height & area limits on rooftop equipment overly restrictive. Solution: Allow rooftop equipment with less strict regulations.
- Screening walls don't fully conceal equipment in flood zones. Solution: Allow walls to exceed max height or don't require full wall screening.
- Lack of requirements for newer equipment types (e.g., meters, batteries, filtration). Solution: Centralized equipment yards.
- Generator placement by kW is restrictive. Solution: Allow generators in setbacks/rooftops with screening and noise limits.

QUICK FIX #2 | NONCONFORMING PARCELS

Code Issues Addressed:

- Redevelopment for substandard size lots.

Perceived Problems & Solutions:

- Requiring separate approval for existing nonconforming lots adds red tape. Solution: Allow redevelopment of nonconforming parcels if consistent with original plat or previous condition.

QUICK FIX #3 | ANGLE OF VISION

Code Issues Addressed:

- Building angle of vision requirements.

Perceived Problems & Solutions:

- Current angle of vision limitations are overly rigid. Solution: Eliminate or require only for structures greater than one story.

QUICK FIX #4 | RESIDENTIAL USE IN COMMERCIAL DISTRICTS DEFAULT TO R-C

Code Issues Addressed:

- Residential use in C-TS, C-WA, C-OPI districts.

Perceived Problems & Solutions:

- Application of residential zoning to commercial districts is bad design/zoning policy. Solution: Eliminate this section entirely.

QUICK FIX #5 | APPEALS

Code Issues Addressed:

- Land use appeals procedures.

Perceived Problems & Solutions:

- Inconsistent processes for appeals across development reviews. Solution: Adjust appeal processes for consistency across all boards.

QUICK FIX #6 | DURATION OF LAND USE APPROVAL & EXTENSION OF TIME

Code Issues Addressed:

- Approval durations for ARCOM, LPC, Town Council

Perceived Problems & Solutions:

- Durations differ by board type. Solution: Standardize all to simplify permit tracking and application management.

QUICK FIX #7 | FLOODPLAIN NOTICE

Code Issues Addressed:

- Noticing requirement for any floodplain variance.

Perceived Problems & Solutions:

- Simple changes require legal notice, regardless of scope. Solution: Eliminate need for notice of the floodplain variance.

QUICK FIX #1
MECHANICAL EQUIPMENT

SCREENING WALLS, ROOFTOP LOCATION AND HEIGHT, A/C EQUIPMENT, GENERATORS, POOL EQUIPMENT

RELATED CODE SECTIONS

a. Sec. 134-796(a) – Exception to Height Regulations (R-AA)
b. Sec. 134-846(a) – Exception to Height Regulations (R-A)
c. Sec. 134-896(b) – Exception to Height Regulations (R-B)
d. Sec. 134-1607(1) – Height and Other Exceptions; Permitted Exceptions (districts other than R-AA, R-A and R-B)
e. Sec. 134-1728 - Air conditioning and swimming pool, and fountain equipment.
f. Sec. 134-1729 – Generators

QUICK FIX #1 | MECHANICAL EQUIPMENT

SECTION 134-796(a)

EXCEPTIONS TO HEIGHT LIMITATIONS (R-AA)

QUICK FIXES IN THIS CODE SECTION:

- Rooftop Mechanical Equipment

PERCEIVED PROBLEMS AND POSSIBLE SOLUTIONS:

- Limiting the height of mechanical equipment and limiting the area on a roof it may occupy effects good design by forcing equipment on the ground and usually near neighboring properties. The minimum stand height required for equipment is not checked/known by planning staff during zoning review.
    - Solution: Allow equipment on roof tops that are adequately screened from the ROW and neighboring property, without limiting the height of equipment and equipment area.
    - Including maximum height. Centrally located on roof. Increase % of roof area for equipment.

CURRENT CODE LANGUAGE

Sec. 134-796. - Exceptions to height limitations.

(a) The permitted exceptions to height limitations in sections 134-1606 and 134-1607 in the R-AA large estate residential district are skylights not exceeding three feet above the roof, air conditioning equipment not exceeding four feet above the minimum building requirement for elevated stands on a roof, radio and television antennas for reception purposes only. Flagpoles and chimneys may be erected to a height not to exceed 40 percent above the building height limit for this district. Flagpoles in excess of this height may be permitted by special exception on properties of greater than five acres provided the flag-pole is not in excess of 70 feet in height and is setback at least 120 feet from any lot line. However, such structures located upon the roof shall not cover in the aggregate a roof area greater than ten percent of the ground floor area of such building or structure. Radio and television antennas, air conditioning equipment, or similar equipment to operate and maintain a building which are permitted on the roof shall be sight screened insofar as possible. Solar materials shall be permitted on the roof provided said material is approved by the Architectural Commission or Landmark Preservation Commission.

(b) In the R-AA zoning district, observation towers may be constructed as an integral part of a single-family dwelling. The height of such tower may exceed the allowable building height limit and overall building height limit of the dwelling by ten feet. The area of such tower shall not exceed one percent of the gross floor area of the dwelling. It is also the intent that this subsection not apply to entry facades or parapets.

(Ord. No. 2-74, § 5.22, 3-26-74; Ord. No. 3-76, § 3, 3-23-76; Ord. No. 7-79, § 9, 3-30-79; Ord. No. 4-80, § 4, 3-31-80; Ord. No. 7-82, § 4(c), 3-31-82; Ord. No. 2-83, § 4(c), 2-23-83; Ord. No. 1-84, § 3(a), 3-1-84; Ord. No. 1-85, § 3(a), 2-11-85; Ord. No. 1-90, § 3(b)—(d), 2-5-90; Ord. No. 1-96, §§ 12, 13, 2-5-96; Ord. No. 1-98, § 7, 2-9-98; Ord. No. 1-04, § 46, 3-9-04; Ord. No. 2-05, § 4, 5-10-05; Ord. No. 7-09, §§ 1, 6, 5-13-09; Ord. No. 16-09, § 7, 11-12-09; Ord. No. 04-2018, § 9, 4-11-18)

Editor's note— *Section 6 of Ord. No. 7-09, adopted May 13, 2009, states the following: "Section 6. The newly adopted provisions contained herein relating to flag poles and flags shall not be applicable retrospectively to flags or flag poles permitted prior to the adoption of Ordinance No. 7-09 or, in the event not granted by permit, which have been in continuous existence for a period of three years or more prior to the adoption of this ordinance."*

-END OF CODE SECTION-

QUICK FIX #1 | MECHANICAL EQUIPMENT

SECTION 134-846(a)

EXCEPTIONS TO HEIGHT LIMITATIONS (R-A)

QUICK FIXES IN THIS CODE SECTION:

- Rooftop Mechanical Equipment

PERCEIVED PROBLEMS AND POSSIBLE SOLUTIONS:

- Limiting the height of mechanical equipment and limiting the area on a roof it may occupy effects good design by forcing equipment on the ground and usually near neighboring properties. The minimum stand height required for equipment is not checked/known by planning staff during zoning review.
    - Solution: Permit equipment on roof tops that are adequately screened from the ROW and neighboring property, without limiting the height of equipment and equipment area.
    - Including maximum height. Centrally located on roof. Increase % of roof area for equipment.

CURRENT CODE LANGUAGE

Sec. 134-846. - Exceptions to height limitations.

(a) The permitted exceptions to height limitations in sections 134-1606 and 134-1607 in the R-A large estate residential district are skylights not exceeding three feet above the roof, air conditioning equipment not exceeding four feet above the minimum building requirement for elevated stands on a roof, radio and television antennas for reception purposes only. Flagpoles and chimneys may be erected to a height not to exceed 40 percent above the building height limit for this district. Flagpoles in excess of this height may be permitted by special exception on properties of greater than five acres provided the flagpole is not in excess of 70 feet in height and is setback at least 120 feet from any lot line. However, such structures located upon the roof shall not cover in the aggregate a roof area greater than ten percent of the ground floor area of such building or structure. Radio and television antennas, air conditioning equipment, or similar equipment to operate and maintain a building which are permitted on the roof shall be sight screened insofar as possible. Solar material shall be permitted on the roof provided said material is approved by the Architectural Commission or Landmark Preservation Commission.

(b) In the R-A zoning district, observation towers may be constructed as an integral part of a single-family dwelling. The height of such tower may exceed the allowable building height limit and overall building height limit of the dwelling by ten feet. The area of such tower shall not exceed one percent of the gross floor area of the dwelling. It is also the intent that this subsection not apply to entry facades or parapets.

(Ord. No. 2-74, § 5.22, 3-26-74; Ord. No. 3-76, § 3, 3-23-76; Ord. No. 7-79, § 9, 3-30-79; Ord. No. 4-80, § 4, 3-31-80; Ord. No. 7-82, § 4(c), 3-31-82; Ord. No. 2-83, § 4(c), 2-23-83; Ord. No. 1-84, § 3(a), 3-1-84; Ord. No. 1-85, § 3(a), 2-11-85; Ord. No. 1-90, § 3(b)—(d), 2-5-90; Ord. No. 1-96, §§ 12, 13, 2-5-96; Ord. No. 1-98, § 7, 2-9-98; Ord. No. 1-04, § 47, 3-9-04; Ord. No. 2-05, § 5, 5-10-05; Ord. No. 7-09, §§ 2, 6, 5-13-09; Ord. No. 16-09, § 8, 11-12-09; Ord. No. 04-2018, § 13, 4-11-18)

Editor's note— *Section 6 of Ord. No. 7-09, adopted May 13, 2009, states the following: "Section 6. The newly adopted provisions contained herein relating to flag poles and flags shall not be applicable retrospectively to flags or flag poles permitted prior to the adoption of Ordinance No. 7-09 or, in the event not granted by permit, which have been in continuous existence for a period of three years or more prior to the adoption of this ordinance."*

-END OF CODE SECTION-

QUICK FIX #1 | MECHANICAL EQUIPMENT

SECTION 134-896(b)

SPECIAL EXCEPTIONS TO HEIGHT REGULATIONS (R-B)

QUICK FIXES IN THIS CODE SECTION:

- Rooftop Mechanical Equipment

PERCEIVED PROBLEMS AND POSSIBLE SOLUTIONS

- Limiting the height of mechanical equipment and limiting the area on a roof it may occupy effects good design by forcing equipment on the ground and usually near neighboring properties. The minimum stand height required for equipment is not checked/known by planning staff during zoning review.
    - Permit equipment on roof tops that are adequately screened from the ROW and neighboring property, without limiting the height of equipment and equipment area.
    - Including maximum height. Centrally located on roof. Increase % of roof area for equipment.

CURRENT CODE LANGUAGE

Sec. 134-896. - Special exceptions to height limitations.

(a) The permitted exceptions to height limitations in sections 134-1606 and 134-1607 in the R-B low density district are skylights not exceeding three feet above the roof, air conditioning equipment not exceeding four feet above the minimum building requirement for elevated stands on a roof, radio and television antennas for reception purposes only. Flagpoles and chimneys may be erected to a height not to exceed 40 percent above the building height limit for this district. Flagpoles in excess of this height may be permitted by special exception on properties of greater than five acres provided the flagpole is not in excess of 70 feet in height and is setback at least 120 feet from any lot line. However, such structures located upon the roof shall not cover in the aggregate a roof area greater than ten percent of the ground floor area of such building or structure. Radio and television antennas, air conditioning equipment, or similar equipment to operate and maintain a building which are permitted on the roof shall be sight screened insofar as possible. Solar [material] shall be permitted on the roof provided said material is approved by the Architectural Commission or Landmark Preservation Commission.

(b) In the R-B zoning district, one architectural tower feature may be constructed as an integral part of a single-family dwelling provided that it does not exceed the allowable overall building height by five feet and is setback an additional five feet on the front, rear, side, and street side and street rear yards; and, such tower has no usable floor area. The area of such tower shall not exceed two percent of the gross floor area of the

dwelling. It is the intention of this section to allow only one tower as an architectural feature on a house and not to allow habitable space in upper areas of a tower on a house in the R-B zoning district. It is also the intent that this subsection not apply to entry facades or parapets.

(Ord. No. 2-74, § 5.22(a), 3-26-74; Ord. No. 3-76, § 3, 3-23-76; Ord. No. 7-79, § 9, 3-30-79; Ord. No. 4-80, § 4, 3-31-80; Ord. No. 7-82, § 4(c), 3-31-82; Ord. No. 2-83, § 4(c), 2-23-83; Ord. No. 1-84, § 3(a), 3-1-84; Ord. No. 1-85, § 3(a), 2-11-85; Ord. No. 1-90, § 3(b)—(d), 2-5-90; Ord. No. 1-96, §§ 12, 13, 2-5-96; Ord. No. 1-98, § 7, 2-9-98; Ord. No. 1-99, § 17, 4-5-99; Ord. No. 7-09, §§ 3, 6, 5-13-09; Ord. No. 16-09, § 9, 11-12-09; Ord. No. 04-2018, § 20, 4-11-18)

Editor's note— *Section 6 of Ord. No. 7-09, adopted May 13, 2009, states the following: "Section 6. The newly adopted provisions contained herein relating to flag poles and flags shall not be applicable retrospectively to flags or flag poles permitted prior to the adoption of Ordinance No. 7-09 or, in the event not granted by permit, which have been in continuous existence for a period of three years or more prior to the adoption of this ordinance.*

-END OF CODE SECTION-

QUICK FIX #1 | MECHANICAL EQUIPMENT

SECTION 134-1607(1)

HEIGHT AND OTHER EXCEPTIONS; PERMITTED EXCEPTIONS (DISTRICTS OTHER THAN R-AA, R-A AND R-B)

QUICK FIXES IN THIS CODE SECTION:

- Rooftop Mechanical Equipment

PERCEIVED PROBLEMS AND POSSIBLE SOLUTIONS

- Height limitations and area limitations of rooftop equipment detract from good design by forcing these items to be installed on the face of a building, at grade (reducing landscape open space), near abutting property owners, and/or requiring variances due to modern equipment and regulations being unable to be designed to meet the limitations.
    - Solution: Permit equipment on roof tops that are adequately screened from the ROW and neighboring property, without limiting the height of equipment and equipment area.

- No code language in the specific district regulations providing for rooftop equipment in these zoning districts: R-C, R-D(1), R-D(2), C-TS, C-WA, C-OPI, C-PC, C-B, CI. Language only appears here in the supplementary district regulations. Inconsistent with the R-AA, R-A, and R-B requirements.
    - Solution: Standardize location of exceptions for what is permitted on roof tops. These districts are referenced in "supplementary district regulations" only as it pertains to roof top features.

CURRENT CODE LANGUAGE

Sec. 134-1607(1) – Permitted Exceptions (Districts Other Than R-AA, R-A And R-B)

Permitted exceptions to height regulations in this chapter in districts other than R-AA, R-A and R-B shall be as follows:

(1) In all zoning district other than R-AA. R-A and R-B districts, structures for the housing of elevators, stairways, tanks, and skylights not exceeding ten percent in total area of the roof area on which they are placed, skylights not more than four feet in height above the roof; ventilating fans not exceeding three feet in height above the roof or similar equipment to operate and maintain a building; air conditioning equipment not exceeding four feet above the minimum building requirement for elevated stands on a roof; radio and television antennas for reception purposes only; and church steeples, flagpoles and chimneys no more than 40 percent above the height limits for the district within which they are located as prescribed by this chapter. Flagpoles in excess of this height may be

permitted by special exception on properties of greater than five acres provided the flagpole is not in excess of 70 feet in height and is set back at least 120 feet from any lot line. Such structures located upon the roof area shall not cover in the aggregate a roof area greater than 15 percent of the ground floor area of such building or structure. Radio and television antennas for reception purposes, air conditioning equipment, the housing of elevators, stairways, tanks, ventilating fans or similar equipment to operate and maintain a building which are permitted on the roof shall be sight screened from view in so far as possible. Solar material shall be permitted on the roof provided said material is approved by the Architectural Commission or Landmark Preservation Commission.

(2) When any building is constructed on a tract of land extending from Lake Worth to any north-south street, for the purposes of identifying height, if there is a subbasement and a basement, the basement shall be considered a story. This subsection does not allow any increase in building or story heights as measured from the public street.

(Ord. No. 2-74, § 5.22, 3-26-74; Ord. No. 3-76, § 3, 3-23-76; Ord. No. 7-79, § 9, 3-30-79; Ord. No. 4-80, § 4, 3-31-80; Ord. No. 7-82, § 4(c), 3-31-82; Ord. No. 2-83, § 4(c), 2-23-83; Ord. No. 1-84, § 3(a), 3-1-84; Ord. No. 1-85, § 3(a), 2-11-85; Ord. No. 1-90, § 3(b)—(d), 2-5-90; Ord. No. 1-96, § 13, 2-5-96; Ord. No. 1-03, § 8, 3-11-03; Ord. No. 1-04, § 36, 3-9-04; Ord. No. 7-09, §§ 4, 6, 5-13-09; Ord. No. 16-09, §§ 6, 10, 11-12-09; Ord. No. 04-2018, § 22, 4-11-18)

-END OF CODE SECTION-

QUICK FIX #1 | MECHANICAL EQUIPMENT

SECTION 134-1728

AIR CONDITIONING AND SWIMMING POOL AND FOUNTAIN EQUIPMENT

QUICK FIXES IN THIS CODE SECTION:

- Equipment Screening Walls
- A/C Equipment
- Pool Equipment Setbacks and Screening

PERCEIVED PROBLEMS AND POSSIBLE SOLUTIONS

- Higher base flood elevations are causing equipment to be installed at a height where screening walls will not completely screen the equipment without exceeding the 7' maximum wall height.
    - Solution: If a property is located in a FEMA flood zone, do not permit equipment in required yard areas.
    - Solution: Allow equipment screening walls to exceed the maximum wall height for a specified dimension to allow complete screening of the equipment.
    - Solution: Allow equipment screening walls not to completely screen equipment and require landscaping to screen the difference between top of wall and equipment.
    - Solution: Do not allow equipment screening walls to exceed maximum wall height. Allow partial visibility of equipment above walls.

- Requiring a three-sided concrete wall for cooling towers is arbitrary if less walls can adequately screen equipment.
    - Solution: Require that the equipment be screened by a masonry wall (do not specify number of sides) or be located within a designated equipment yard.

- No relevant code language to require screening of additional types of equipment/utilities customarily required for new constructions (tankless water heaters, electric meters, water filtration systems, battery energy storage wall packs, etc). After a lengthy architectural review process for new construction, it seems obvious that these items should also be screened from view.

    - Solution: Require equipment/utilities to be centrally located in an enclosed equipment yard with sound attenuation.

QUICK FIX #1 | MECHANICAL EQUIPMENT

CURRENT CODE LANGUAGE

Sec. 134-1728. - Air conditioning and swimming pool, and fountain equipment.

(a) *Air conditioning/chiller equipment (excluding cooling towers).* Air conditioning equipment shall not be allowed in a required front yard setback. Said equipment shall be allowed in a required side, rear, street side and street rear yard setback provided the following requirements are met:

(1) The equipment shall have a minimum five-foot side and rear yard setback.

(2) The equipment shall have a minimum 20-foot street side and street rear yard setback.

(3) A maximum of two pieces of air conditioning equipment not exceeding six feet in height above grade or the minimum flood elevation, whichever is higher, shall be allowed.

(4) The equipment shall be completely screened from the neighboring property and the street by a concrete wall as high as said equipment. Said wall cannot exceed the maximum height allowed by Code. A neighbor's existing concrete wall can satisfy said requirement provided that wall meets the height requirement to completely screen said equipment from the adjacent neighbor and the applicant enter into a recorded agreement with the town to construct said wall as provided for in the Code to meet the screening requirement should the neighbor remove their wall.

(5) If the equipment and required new screening wall can be seen from the street, said equipment and wall shall be approved by either the Architectural Commission or Landmark Preservation Commission, whichever is applicable. Intervening landscape material shall not be considered when determining air conditioning/chiller equipment visibility.

(6) Where required setbacks for principal structures are increased based on a larger lot width or depth, the air conditioning equipment (not including cooling towers) shall meet the same requirements as the standard size lots in the district it is located.

(b) *Cooling tower equipment.* Cooling tower equipment shall meet the following requirements:

(1) The equipment and screening wall required below shall meet the same minimum required yard setbacks as the principal structure.

(2) The equipment shall be screened from the neighbors and/or a street by a three-sided, concrete wall at least as high as said cooling tower.

(3) If the equipment and required screening wall can be seen from the street without intervening landscape material, said equipment and wall shall be approved by either the Architectural Commission or Landmark Preservation Commission, whichever is applicable.

(c) *Swimming pool and fountain equipment.* Swimming pool and fountain equipment shall be allowed in a required side, rear, street side and street rear yard setback provided the following requirements are met:

(1) Swimming pool and fountain pump and filter equipment shall have a minimum five foot side and rear yard setback and shall in all situations be located no further than 25-feet from the pool or fountain water's edge.

(2) Swimming pool heater equipment shall have a minimum ten-foot side and rear yard setback and shall in all situations be located no further than 25-feet of the swimming pool water's edge.
(3) Swimming pool heater and pump equipment and fountain equipment (excluding filters) shall not exceed four pieces of equipment.
(4) Swimming pool heater, pump and filter equipment and fountain equipment shall not exceed a maximum height of four feet above grade or the minimum flood elevation, whichever is higher.
(5) All swimming pool and fountain equipment, and filter equipment, shall have a minimum 20-foot street side yard setback and in all situations shall be located no further than 25-feet from the water's edge of the swimming pool and/or fountain.
(6) Swimming pool and fountain pump and filter equipment, excluding swimming pool heater equipment, shall be enclosed in a pump house and shall be located no further [than] 25-[feet] from the swimming pool or fountain water's edge.
(7) Swimming pool heater equipment shall be completely screened from a neighboring property and a street by a building or concrete wall as high as said equipment. Said wall cannot exceed the maximum height allowed by Code. A neighbor's existing concrete wall can satisfy said requirement provided the wall meets the height requirement to completely screen said equipment from the adjacent neighbor and the applicant enters into a recorded agreement with the town to construct said wall as provided for in the Code to meet the screening requirement should the neighbor remove their wall.
(8) If the equipment and required new screening wall or pump house can be seen from the street, said equipment and wall shall be approved by either the Architectural Commission or Landmark Preservation Commission, whichever is applicable. Intervening landscape material shall not be considered when determining swimming pool and fountain pump, heating and filter equipment visibility.
(9) Where required setbacks for principal structures are increased based on a larger lot width or depth, the swimming pool and fountain pump, filter and heating pool equipment shall meet the same requirements as the standard size lots in the district it is located.

(Ord. No. 2-74, § 5.50(c), 3-26-74; Ord. No. 1-88, § 2, 2-8-88; Ord. No. 1-89, § 3(c), 2-6-89; Ord. No. 1-94, § 3(b), 2-7-94; Ord. No. 1-99, § 24, 4-5-99; Ord. No. 1-00, § 5, 2-22-00; Ord. No. 1-03, § 9, 3-11-03; Ord. No. 16-09, § 11, 11-12-09; Ord. No. 4-2016, § 7, 4-13-16; Ord. No. 16-2020, § 1, 12-9-20)

-END OF CODE SECTION-

QUICK FIX #1 | MECHANICAL EQUIPMENT

SECTION 134-1729
GENERATORS

QUICK FIX ITEMS FROM THIS CODE SECTION:

- Generators
- Equipment Screening
- Equipment Setbacks
- Rooftop Mechanical Equipment

PERCEIVED PROBLEMS AND POSSIBLE SOLUTIONS

- Limiting generator numbers in setbacks might be onerous if they are screened and within permitted decibel levels (60KW OR LESS)
    - Solution: Allow generators in setbacks with proper screening and noise attenuation.

- Limiting height of generator in setbacks is onerous if they are already being completely screened. Actual dimensions of generator are often unknown at time of permitting. Further, this subsection references height as measured from neighboring grade. Other similar requirements for A/C and pool equipment do not reference neighbor's grade. (60 KW OR LESS)
    - Solution: Remove height regulation if equipment is screened.

- The roof of a building may be an appropriate location for a generator.
    - Solution: Allow generators on the roofs of buildings with regulation for screening.

- Site Plan Review for generators over 100kW (or multiple generators exceeding 120kW) may be too cumbersome with modern technology.
    - Solution: Remove requirement for TC review over generators over 100kW (multiple generators over 120kW) and allow ARCOM/LPC to approve the location outside of required setbacks with screening.

- The requirement to enclose the generator over 100kW in a building may also be cumbersome as this potentially creates a greater impact to neighborhood/residents by forcing new enclosed structures to be built when a thoughtful site plan could better accommodate a larger piece of equipment.
    - Solution: Allow ARCOM/LPC to approve appropriate location for generator outside of setbacks.

- The director waiver rarely, if ever, has been applied for or granted for director to approve alternate location of a generator. Seems that this section could be readily appealed if

someone disagrees with a positive indication from the director regarding the "proposed location is not merely for convenience but there is no other location for safe placement."

- Solution: Remove this subsection of code entirely. Allow a generator between 60kW and 100kW to be located in a setback with screening.

CURRENT CODE LANGUAGE

Sec. 134-1729. - Generators.

Except for generators serving a public purpose and owned and operated by the town or temporary generators used during or after a natural disaster such as a tropical storm or hurricane event, and which are therefore exempt from these regulations, portable or permanent generators temporarily or permanently placed on the ground, on a stand or on a trailer, shall not be placed in the required front, street side or street rear yard setbacks; provided, however, not more than one such generator shall be placed in any given within the same required side or rear yard setback.

(1) One or a combination of more than one portable or permanent generators with combined output of not more than 60 KW shall be allowed provided only one generator is within the same required yard area. Said generator(s) shall be allowed five feet from a side or rear property line provided said generator meets the following requirements:

a. There is only one generator within that required yard area.
b. The generator(s) shall not, at any time or for any purpose, exceed the maximum decibels allowed at the property line as set forth in section 42-228.
c. The highest point on the generator(s) shall not exceed a maximum of seven feet above the neighboring property owner's grade or zero datum as defined in the appropriate definition of building height in section 134-2.
d. The generator(s) shall be completely screened from a street and the neighboring property owners by a concrete wall the same height as the generator(s) (including the height of the exhaust muffler). An adjacent property owner's existing side or rear concrete wall that completely screens the generator from the neighbor adjacent to that generator can satisfy said requirement provided the wall meets the height requirement to screen the generator and the applicant enters into a recorded agreement with the town to construct said wall as provided for in the Code to meet the screening requirement should the neighbor remove their wall.
e. If the generator(s) is visible from a street or public way, its location shall be subject to approval by the Architectural Commission or Landmarks Preservation Commission, whichever is applicable. Intervening landscape material shall not be considered when determining a generator's visibility.

f. The generator's exhaust shall, as much as practically feasible, be vented upwards or directed away from neighboring properties.
g. The generator(s) shall be used only during periods of power outages or for periodic testing and necessary maintenance operation and shall not be used to sell power back to a power company or for use by power customers during periods of peak demand.
h. The generator(s) shall be operated for routine testing and maintenance purposes not more than one time in any seven-day period and no test shall exceed 30 minutes. Testing of emergency generators is permitted Monday through Thursday only (excluding holidays), between the hours of 11:00 a.m. and 12:00 p.m. or 2:00 pm. and 3:00 p.m.
i. Testing may be conducted when the unit is being repaired, provided that such testing period shall not exceed 30 minutes and shall be conducted only between the hours of 10:00 a.m. and 5:00 p.m. Monday through Saturday, excluding holidays.
j. Generators shall not be permitted on the roof of a building.

(2) Temporary or permanent generators with a combined output of greater than 60 KW or more may be temporarily placed on the ground, on a stand or on a trailer provided, however, said generator(s) meets the following requirements:
a. A generator(s) shall meet the minimum setback requirements applicable to a principal structure and not more than one generator shall be within the same required setback or yard area.
b. The generator shall not, at any time or for any purpose, exceed the maximum decibels allowed at the property line as set forth in section 42-228.
c. If the generator exceeds an output capacity of 100 KW or the combined output capacity of multiple generators exceeds 120 KW, said generator(s) shall be subject to site plan review as defined in sections 134-326—134-330. If any individual generator output capacity exceeds 100 KW it shall be housed in an enclosed building with landscaping as approved by the Architectural Commission or Landmarks Preservation Commission, whichever is applicable.
d. If the generator exceeds 60KW and is 100KW or less, it shall be screened from view at the street and from the neighboring properties by a concrete block wall, at least the same height as the generator (including the height of the exhaust muffler). An adjacent property owner's side or rear concrete wall that completely screens the generator from the neighbor adjacent to said generator can count towards screening provided that the wall meets the height requirement to screen the generator and the applicant enters into a recorded agreement with the town to construct said wall as provided for in the Code to meet the screening requirement should the neighbor remove their wall.

e. If the generator is visible from a street or public way, its location shall be subject to approval by the Architectural Commission or Landmarks Preservation Commission, as applicable. Intervening landscape material shall not be considered when determining a generator's visibility.
f. The generator'(s) exhaust shall, as much as practically feasible, be vented upwards or directed away from neighboring properties.
g. The generator(s) shall be used only during periods of power outages, periods of power reductions resulting from the exercise of utility load control programs or for periodic testing and necessary maintenance operation and shall not be used to sell power back to a power company.
h. The generator(s) shall be operated for routine testing and maintenance purposes not more than one time in any seven-day period and no test shall exceed 30 minutes. Testing of emergency generators is permitted Monday through Thursday only (excluding holidays), between the hours of 11:00 a.m. and 12:00 p.m. or 2:00 pm. and 3:00 p.m.
i. Testing may be conducted when the unit is being repaired, provided that such testing period shall not exceed 30 minutes and shall be conducted only between the hours of 10:00 a.m. and 5:00 p.m. Monday through Saturday, excluding holidays.
j. Generators shall not be permitted on the roof of a building.

(3) Notwithstanding subsection (a), the director or designee may grant a waiver allowing a one generator with an output capability in excess of 60KW to be located within a required side or rear yard setback, provided the applicant submits to the town a site plan and evidence or testimony substantiating each of the following conditions:
   a. The output of a 60 KW or less generator is incapable of providing enough electricity for the basic necessity of occupying a building and/or protecting interiors or possessions in a building from the damaging effects of prolonged loss of power.
   b. The proposed location is not merely for the convenience or preference of the applicant, but that there is no other location outside of the required setbacks that will provide for safe placement of the generator.
   c. The proposed location represents the minimum intrusion into the required setback(s) necessary to safely accommodate the generator.

(4) If an administrative waiver is not granted pursuant to subsection (c) the applicant may appeal the administrative decision to the town council pursuant to sections 134-131—134-145.

(Ord. No. 1-99, § 25, 4-5-99; Ord. No. 1-00, § 6, 2-22-00; Ord. No. 1-03, § 10, 3-11-03; Ord. No. 5-07, § 1, 5-8-07; Ord. No. 8-07, § 4, 5-8-07; Ord. No. 4-2016, § 5, 4-13-16; Ord. No. 16-2020, § 2, 12-9-20)

***Editor's note—** Ord. No. 5-07, § 1, adopted May 8, 2007, enacted provisions intended for use as subsections (a)—(d). To preserve the style of this Code, and at the discretion of the editor, said provisions have been redesignated as subsections (1)—(4).*

-END OF CODE SECTION-

-END OF QUICK FIX 1-

QUICK FIX #2
NONCONFORMING PARCELS

RELATED CODE SECTIONS

a. Sec. 134-446 – Development and redevelopment of nonconforming residential lots.
b. Sec. 134-793(b) – Existing Building Lots (R-AA)
c. Sec. 134-843(b) – Existing Building Lots (R-A)
d. Sec. 134-893(c) – Existing Building Lots (R-B)
   Sec. 134-893(c) – Existing Building Lots (R-B)

SECTION 134-446

DEVELOPMENT AND REDEVELOPMENT OF NONCONFORMING RESIDENTIAL LOTS

QUICK FIXES IN THIS CODE SECTION:

- Standardize and simplify review for redevelopment of nonconforming residential lots.

PERCEIVED PROBLEMS AND POSSIBLE SOLUTIONS:

- Subsection (b): Requiring a VARIANCE for nonconforming parcels of land requires demonstration of hardship and seems arbitrary compared to the requirement of a special exception or site plan review as permitted in other zoning districts.
    - Solution: Allow the redevelopment of nonconforming parcels of land if they are existing or developed as originally platted by right -or- by additional finding of the architectural commission/landmark preservation commission as applicable if additional review is desired.

- Subsection (c): Nonconforming parcels in the R-AA, R-A, and R-B zoning district require site plan review or special exception with site plan review to allow redevelopment of the parcel, even if an existing configuration.
    - Solution: Allow the redevelopment of nonconforming parcels of land if they are existing or developed as originally platted by right or by finding of the architectural commission/landmark preservation commission as applicable if additional review is desired.

- Subsection (c): Generally, in chapter 134, special exceptions are related to a use, which may be irrelevant to the redevelopment of a residential parcel. Presumably, the residential use would inherently not have an adverse impact on an area if the surrounding uses are the same and the use is a permitted use.
    - Eliminate special exception review from redevelopment of nonconforming residential parcels.

- Subsection (c): Code language as written ("… as provided for in subsections 134-793(b), 134-843(b) and 134-893(b).") requires user to jump between different parts of the code, adding inefficiencies and difficulties when looking for information. Why are these district regulations (R-AA, R-A, R-B) regulated in a different part of the code?
    - Solution: Either each zoning district should have language governing nonconforming parcels OR regulations for nonconforming parcels for all districts should be contained in one code section.

CURRENT CODE LANGUAGE

Sec. 134-446. - Development and redevelopment of nonconforming residential lots.

(a) Vacant land located in any zoning district which does not conform to the minimum requirements of lot dimension or lot area as required by the schedule of lot, yard and bulk regulations for the district as given in article VI of this chapter may be developed or redeveloped as allowed in subsections (b) and (c) provided that multi-family residential use and single-family residential use does not exceed the maximum density allowed for the site, as identified in chapter 134 and the Future Land Use Element in the town's comprehensive plan. Development of a single-family residential dwelling unit on a vacant residentially zoned lot which has existed in the same configuration for a minimum of 30 years is allowed subject to subsection (b) or (c), whichever is relevant.

(b) The development or redevelopment of land which does not conform to the requirements of lot dimension or lot area requirements in the R-C, R-D(1), R-D(2), C-TS, C-WA, C-OPI, C-PC, C-B and PUD zoning districts shall be subject to an application to the town council for a variance. A variance to develop or redevelop on a lot that is deficient in lot area or dimension cannot be considered by the town council until the architectural commission has completed review of the project.

(c) The development or redevelopment of land which does not conform to the requirements of lot dimension or lot area requirements in the R-AA, R-A and R-B zoning districts shall be subject to an application to the town council for special exception and/or site plan review as provided for in subsections 134-793(b), 134-843(b) and 134-893(b). A special exception and/or site plan review to develop or redevelop on a lot that is deficient in lot area or dimension cannot be considered by the town council until the architectural commission has completed review of the project.

(Ord. No. 26-10, § 17, 12-15-10; Ord. No. 4-2016, § 2, 4-13-16)

-END OF CODE SECTION-

SECTION 134-793(b)

LOT YARD AND AREA REQUIREMENTS – EXISTING BUILDING LOTS (R-AA)

QUICK FIXES IN THIS CODE SECTION:

- Standardize and simplify review for redevelopment of nonconforming residential lots.

PERCEIVED PROBLEMS AND POSSIBLE SOLUTIONS:

- Special exception with site plan review required for redevelopment of unplatted lots (several south end estates are unplatted government lots).

- Combinations of platted lots (for example, a legal description that reads: "All of lot 1 and the east 10 feet of lot 2 of the Palm Beach Subdivision as recorded in ORB 999/9999") would be an "unplatted lot" and would require special exception approval. Site plan review is a component of all special exception reviews and therefore would have additional findings.

- Special exception review appears to be more concerned with reviewing a proposed use. A residential use in a residential district would seem to be inherent.

- Site Plan Review is required for a platted lot (for example, a legal description that reads "Lot 1 of the Palm Beach Subdivision as recorded in ORB 999/9999").
    - Solution: Allow redevelopment of existing nonconforming parcels if the parcel configuration is continued in the same configuration as prior to development and allow the redevelopment of a nonconforming parcel if it is in the same configuration as described on the underlying plat.

- End of code section that begins "In addition" should be removed as it is trying to govern who may or may not own land and further is not enforceable and cannot be monitored by our department.

CURRENT CODE LANGUAGE

Sec. 134-793. Lot, yard and area requirements—Generally. (R-AA)

(a) *Schedule of regulations.* In the R-AA large estate residential district, the schedule of lot, yard and area requirements is as given in this section.

(1) *Lot area.* The minimum lot area is 60,000 square feet; except that any property to be developed which consists of two or more lots shall have a minimum lot area of 40,000

square feet for each lot, and that the average lot area of all lots to be developed shall not be less than 60,000 square feet.

(2) *Lot width.* The minimum lot width is 150 feet.

(3) *Lot depth.* The minimum lot depth is 150 feet.

(4) *Density.* The maximum density is one dwelling unit per 1½ acres.

(5) *Front yard.* The minimum front yard setback is 35 feet.

(6) *Angle of vision.* The building angle of vision (front setback) is 100 degrees.

a. Building angle of vision is not applicable to lots fronting on cul-de-sacs.

b. No portion of any individual building shall extend beyond a line drawn from the front property line 50 degrees either side of a line drawn perpendicular or radial to the front yard property line. For lots exceeding the minimum required width, the base angle of vision (50 degrees on either side of the line) shall be increased by two degrees for each ten feet of increased lot width over the minimum up to a maximum additional width of 50 feet in the R-AA district.

c. In the case of corner lots or through lots with frontage on the following primary north-south roadways, the building angle of vision shall be applied only to the frontage along the designated primary north-south roadway: North Ocean Boulevard; South Ocean Boulevard; North County Road; South County Road; and North Lake Way.

d. In the case of other corner or through lots, the building angle of vision shall be applied only to the front yard as determined by the orientation of the building.

e. For exceptions to these regulations, see section 134-795.

f. For the purposes of determining application of the building angle of vision, an accessory structure shall be considered part of the principal structure when it is separated from the principal structure by a distance of less than 25 feet. When an accessory structure is separated by a distance of 25 feet or more from the principal structure, it shall be treated as separate structure and individually subject to the building angle of vision.

(7) *Building height plane.* The building height plane regulations are as follows: two feet of front setback for each one foot in building height.

a. No portion of any building or building roof system shall extend beyond a height limiting plane extending at an inclined angle from the intersection of the front yard property line and the zero datum grade for a lot or the minimum flood elevation as established in chapter 50, whichever is higher, as defined by height of building and overall height of building.

b. In the case of corner lots or through lots with frontage on the following primary north-south roadways, the building height plane shall be applied only to the frontage along the designated primary north-south roadway: North Ocean

Boulevard; South Ocean Boulevard; North County Road; South County Road; and North Lake Way.

c. In the case of other corner or through lots, the building height plane shall be applied only to the front yard as determined by the orientation of the building.

d. The granting of a variance for measurement for building height for ground levels above the minimum flood elevation as required in chapter 50 or zero datum grade is not intended to modify the location of the building height plane.

e. For exceptions to these regulations, see section 134-796.

(8) *Side yard.* The minimum side yard setback is 30 feet.

(9) *Rear yard.* The minimum rear yard setback is 15 feet.

(10) *Height and overall height.*

a. The maximum building height is 30 feet, not to exceed two stories.

b. Maximum overall height of a building shall be the maximum allowable building height, as defined in section 134-2, plus five feet for a flat roof and ten feet for all other roof styles. Parapet walls extending above the maximum allowable building height shall have appropriate architectural treatment.

(11) *Lot coverage.*

a. The maximum lot coverage for one-story buildings is 25 percent.

b. The maximum lot coverage for two-story buildings is 25 percent.

(12) *Landscaped open space.*

a. The minimum landscaped open space is 55 percent.

b. Additionally, not less than 45 percent of the required front yard must be landscaped open space in the R-AA district.

(b) ***Existing building lots.*** **A single-family structure may be constructed on any existing nonconforming lot at the time of adoption of the ordinance from which this section derives in the R-AA zoning district if the lot is less than the minimum area and/or dimension required for building lots in this district; provided, however, that a special exception with site plan review would be required for an unplatted lot and site plan review would be required for a platted lot. A special exception and/or site plan review to develop or redevelop on a lot that is deficient in lot area or dimension cannot be considered by the town council until the architectural commission has completed review of the project.**

In addition, all new construction must comply with all other provisions of the schedule of lot, yard and bulk requirements in subsection (a) of this section and provided, further, that the owner of such lot shall not own any adjacent vacant land which would create a conforming lot if the vacant land were combined with the lot deficient in area.

(Ord. No. 2-74, schedule A, § 5.11, 3-26-74; Ord. No. 7-79, §§ 2, 6, 3-30-79; Ord. No. 4-80, § 3, 3-31-80; Ord. No. 6-81, § 2(e), (f), 3-31-81; Ord. No. 7-82, § 3(e), 3-31-82; Ord. No. 2-83, §§ 3(a), (b), 2-

23-83; Ord. No. 1-84, §§ 2(a)—(e), 3-1-84; Ord. No. 1-85, § 2(b)—(f), 2-11-85; Ord. No. 1-86, § 2(a), 2-10-86; Ord. No. 1-88, § 1, 2-8-88; Ord. No. 1-89, § 2(b)—(d), 2-6-89; Ord. No. 1-90, § 2(a)—(e), 2-5-90; Ord. No. 1-92, § 2(a)1, 2, 2-3-92; Ord. No. 9-93, § 2(b), 6-8-93; Ord. No. 1-94, § 2(a), 2-7-94; Ord. No. 1-96, §§ 8, 11, 2-5-96; Ord. No. 1-97, § 1, 2-17-97; Ord. No. 1-98, §§ 2—4, 2-9-98; Ord. No. 2-98, §§ 1, 2, 2-27-98; Ord. No. 1-01, § 1, 2-19-01; Ord. No. 1-02, § 14, 3-12-02; Ord. No. 1-03, § 14, 3-11-03; Ord. No. 1-04, § 13, 3-9-04; Ord. No. 4-2016, §§ 3, 4, 4-13-16; Ord. No. 15-2017, § 2, 7-12-2017)

-END OF CODE SECTION-

SEC. 134-843(b)
LOT YARD AND AREA REQUIREMENTS – EXISTING BUILDING LOTS (R-A)

QUICK FIXES IN THIS CODE SECTION:

- Standardize and simplify review for redevelopment of nonconforming residential lots.

PERCEIVED PROBLEMS AND POSSIBLE SOLUTIONS:

- Special exception with site plan review required for redevelopment of unplatted lots.

- Combinations of platted lots (for example, a legal description that reads: "All of lot 1 and the east 10 feet of lot 2 of the Palm Beach Subdivision as recorded in ORB 999/9999") would be an "unplatted lot" and would require special exception approval. Site plan review is a component of all special exception reviews and therefore would have additional findings.

- Special exception review appears to be more concerned with reviewing a proposed use. A residential use in a residential district would seem to be inherent.

- Site Plan Review is required for a platted lot (for example, a legal description that reads "Lot 1 of the Palm Beach Subdivision as recorded in ORB 999/9999").
    - Solution: Allow redevelopment of existing nonconforming parcels if the parcel configuration is continued in the same configuration as prior to development and allow the redevelopment of a nonconforming parcel if it is in the same configuration as described on the underlying plat.

- End of code section that begins "In addition" should be removed as it is trying to govern who may or may not own land and further is not enforceable and cannot be monitored by our department.

CURRENT CODE LANGUAGE

Sec. 134-843. Lot, yard and area requirements—Generally.

(a) *Schedule of regulations.* In the R-A estate residential district, the schedule of lot, yard and area requirements is as given in this section:

(1) *Lot area.* The minimum lot area is 20,000 square feet.

(2) *Lot width.* The minimum lot width is 125 feet.

(3) *Lot depth.* The minimum lot depth is 150 feet.

(4) *Density.* The maximum density is two dwelling units per acre.

(5) *Front yard.* The minimum front yard setback is 35 feet.

(6) *Angle of vision.* The building angle of vision (front setback) is 100 degrees.

a. Building angle of vision is not applicable to lots fronting on cul-de-sacs.

b. No portion of any individual building shall extend beyond a line drawn from the front property line 50 degrees either side of a line drawn perpendicular or radial to the front yard property line. For lots exceeding the minimum required width, the base angle of vision (50 degrees on either side of the line) shall be increased by two degrees for each ten feet of increased lot width over the minimum up to a maximum additional width of 50 feet in the R-A district.

c. In the case of corner lots or through lots with frontage on the following primary north-south roadways, the building angle of vision shall be applied only to the frontage along the designated primary north-south roadway: North Ocean Boulevard; South Ocean Boulevard; North County Road; South County Road; and North Lake Way.

d. In the case of other corner or through lots, the building angle of vision shall be applied only to the front yard as determined by the orientation of the building.

e. For exceptions to these regulations, see section 134-845.

f. For the purposes of determining application of the building angle of vision, an accessory structure shall be considered part of the principal structure when it is separated from the principal structure by a distance of less than 25 feet. When an accessory structure is separated by a distance of 25 feet or more from the principal structure, it shall be treated as a separate structure and individually subject to the building angle of vision.

(7) *Building height plane.* The building height plane regulations are as follows: two feet of front setback for each one foot in building height.

a. No portion of any building or building roof system shall extend beyond a height limiting plane extending at an inclined angle from the intersection of the front yard property line and the zero datum grade for a lot or the minimum flood elevation as established in chapter 50, whichever is higher, as defined by height of building and overall height of building.

b. In the case of corner lots or through lots with frontage on the following primary north-south roadways, the building height plane shall be applied only to the frontage along the designated primary north-south roadway: North Ocean Boulevard; South Ocean Boulevard; North County Road; South County Road; and North Lake Way.

c. In the case of other corner or through lots, the building height plane shall be applied only to the front yard as determined by the orientation of the building.

d. The granting of a variance for measurement for building height for ground levels above the minimum flood elevation as required in chapter 50 or zero datum grade is not intended to modify the location of the building height plane.

e. For exceptions to these regulations, see section 134-846.

(8) *Side yard.* The minimum side yard setback is 15 feet, except that for lots of 60,000 square feet or more in area, the minimum side yard setback shall be 30 feet.

(9) *Rear yard.* The minimum rear yard setback is 15 feet.

(10) *Height and overall height.*

a. The maximum building height is 25 feet, not to exceed two stories.

b. Maximum overall height of a building shall be the maximum allowable building height, as defined in section 134-2, plus five feet for a flat roof and ten feet for all other roof styles. Parapet walls extending above the maximum allowable building height shall have appropriate architectural treatment.

(11) *Lot coverage.*

a. The maximum lot coverage for one-story buildings is 25 percent.

b. The maximum lot coverage for two-story buildings is 25 percent.

(12) *Landscaped open space.*

a. The minimum landscaped open space is 50 percent.

b. Additionally, not less than 45 percent of the required front yard must be landscaped open space in the R-A district.

(b) ***Existing building lots.*** **A single-family structure may be constructed on any existing nonconforming lot at the time of adoption of the ordinance from which this section derives in the R-A zoning district if the lot is less than the minimum area and/or dimension required for building lots in this district; provided, however, that a special exception with site plan review would be required for an unplatted lot and site plan review would be required for a platted lot. A special exception and/or site plan review to develop or redevelop on a lot that is deficient in lot area or dimension cannot be considered by the town council until the architectural commission has completed review of the project.**

In addition, all new construction must comply with all other provisions of the schedule of lot, yard and bulk requirements in subsection (a) of this section and provided, further, that the owner of such lot shall not own any adjacent vacant land which would create a conforming lot if the vacant land were combined with the lot deficient in area.

(Ord. No. 2-74, schedule A, §§ 5.11, 5.15(c), 3-26-74; Ord. No. 7-79, §§ 2, 6, 3-30-79; Ord. No. 4-80, § 3, 3-31-80; Ord. No. 6-81, § 2(e), (f), 3-31-81; Ord. No. 7-82, § 3(e), 3-31-82; Ord. No. 2-83, §§ 3(a), (b), 2-23-83; Ord. No. 1-84, §§ 2(a)—(e), 3-1-84; Ord. No. 1-85, § 2(b)—(f), 2-11-85; Ord. No. 1-86, § 2(a), 2-10-86; Ord. No. 1-88, § 1, 2-8-88; Ord. No. 1-89, § 2(b)—(d), 2-6-89; Ord. No. 1-90, § 2(a)—(e), 2-5-90; Ord. No. 1-92, § 2(a)1, 2, 2-3-92; Ord. No. 1-93, § 3(a), 2-8-93; Ord. No. 9-93, § 2(b), 6-8-93; Ord. No. 1-94, § 2(a), 2-7-94; Ord. No. 10-95, § 1(a), 1-23-95; Ord. No. 1-96, §§ 8, 11,

2-5-96; Ord. No. 1-97, § 1, 2-17-97; Ord. No. 1-98, §§ 2—4, 6, 2-9-98; Ord. No. 2-98, §§ 1, 2, 2-27-98; Ord. No. 1-01, § 1, 2-19-01; Ord. No. 1-02, § 6, 3-12-02; Ord. No. 1-02, § 14, 3-12-02; Ord. No. 1-03, § 15, 3-11-03; Ord. No. 1-04, § 14, 3-9-04; Ord. No. 4-2016, § 3, 4, 4-13-16; Ord. No. 15-2017, § 3, 7-12-2017)

-END OF CODE SECTION-

SECTION 134-893(c)

LOT YARD AND AREA REQUIREMENTS – EXISTING BUILDING LOTS (R-B)

QUICK FIXES IN THIS CODE SECTION:

- Standardize and simplify review for redevelopment of nonconforming residential lots.

PERCEIVED PROBLEMS AND POSSIBLE SOLUTIONS:

- Special exception with site plan review required for redevelopment of unplatted lots (several south end estates are unplatted government lots).

- Combinations of platted lots (for example, a legal description that reads: "All of lot 1 and the east 10 feet of lot 2 of the Palm Beach Subdivision as recorded in ORB 999/9999") would be an "unplatted lot" and would require special exception approval. Site plan review is a component of all special exception reviews and therefore would have additional findings.

- Special exception review appears to be more concerned with reviewing a proposed use. A residential use in a residential district would seem to be inherent.

- Site Plan Review is required for a platted lot (for example, a legal description that reads "Lot 1 of the Palm Beach Subdivision as recorded in ORB 999/9999").
    - Solution: Allow redevelopment of existing nonconforming parcels if the parcel configuration is continued in the same configuration as prior to development and allow the redevelopment of a nonconforming parcel if it is in the same configuration as described on the underlying plat.

- End of code section that begins "In addition" should be removed as it is trying to govern who may or may not own land and further is not enforceable and cannot be monitored by our department.

- End of code section that begins "In addition" incorrectly sites subsection (a) in the second paragraph. Subsection (a) of 134-893 pertains to the Sea Streets character regulations for development. Subsection (b) would be the correct section to cite for minimum lot dimensions and area.

CURRENT CODE LANGUAGE

Sec. 134-893. Lot, yard and area requirements—Generally.

(a) In order to protect the unique, residential character of Seaview Avenue, Seaspray Avenue and Seabreeze Avenue (Sea Streets), partial or complete demolition and reconstruction of a single-family dwelling and/or accessory buildings on a lot 75 feet or less in width are exempt from the lot, yard, and area requirements as set forth in this section if redeveloped substantially on the same footprint as existed prior to demolition provided the following conditions are met:

(1) The proposed single-family dwelling and/or accessory buildings are of an architectural style consistent with the architecture of the single-family dwellings within the R-B zoning district on both sides of the subject street, between the intersecting streets in both directions, where the dwelling is situated, as determined by the architectural commission.

(2) The proposed single-family dwelling and/or accessory building(s) shall meet the requirements in subsection (c) of this section.

(3) If the existing footprint of the single-family dwelling and/or accessory building(s) lay within five feet of a side or rear lot line, the replacement footprint must be shifted such that an absolute minimum five foot side and rear lot line setback is created, and further the redeveloped home must be situated at least ten feet apart from any structure on a neighboring lot.

(4) The height and overall height from the point of measurement of the proposed single-family dwelling and/or accessory buildings are no higher than the dwelling and/or accessory buildings being demolished.

(5) Any square footage added to the proposed single-family dwelling and/or accessory buildings shall meet all lot, yard and bulk zoning requirements in the Code.

(6) If using the provisions of this subsection (a) above, no variances can be requested for any new additions which add additional square footage or cubic content than existed prior to demolition of a single-family dwelling and/or accessory buildings.

(b) *Schedule of regulations.* In the R-B low density residential district, the schedule of lot, yard and area requirements is as given in this section:

(1) *Lot area.* The minimum lot area is 10,000 square feet. For lots of 20,000 or more square feet in the R-B district, except for those lots between Dunbar Road and Reef Road which are adjacent to the waters of Lake Worth, the following shall apply:

a. When the width of a lot in the R-B district is equal to or greater than the minimum required for a lot in the R-A district, development of the lot shall be subject to the minimum side yard setback and angle of vision provisions of the R-A district.

b. When the width of the lot is equal to or greater than the minimum required for a lot in the R-AA district, development of the lot shall be subject to the angle of vision provisions of the R-AA district, and lots of 150 feet or more in width shall have the following side yard setbacks: Lots of 150-154 feet in width are required

to have a 17.5 foot setback; lots of 155—159 feet in width are required to have a 20-foot setback; and for lots of 160 feet or more in width the setback shall be 22 feet plus two feet for each additional ten feet in width in excess of 169 feet, to a maximum side yard setback of 30 feet.

c. When the depth of a lot in the R-B district is equal to or greater than the minimum required for a lot in the R-A district, development of the lot shall be subject to the minimum front and rear yard setbacks and building height plane provisions of the R-A district.

d. When the depth of the lot is equal to or greater than the minimum required for a lot in the R-AA district, development of the lot shall be subject to the minimum front and rear yard setbacks and building height plane provisions of the R-AA district.

e. When the area of a lot in the R-B district is equal to or greater than 20,000 square feet, development of the lot shall be subject to the maximum coverage and minimum open space provisions of the R-A district, except that the maximum allowable lot coverage for single-story development shall be 30 percent.

f. When the area of the lot is equal to or greater than 60,000 square feet, development of the lot shall be subject to the maximum coverage and minimum open space provisions of the R-AA district, except the minimum allowable lot coverage for single-story development shall be 30 percent.

g. The provisions in subsections (1)a. through f. above do not apply to lots 20,000 square feet or greater in area between Dunbar Road and Reef Road which are adjacent to the waters of Lake Worth.

(2) *Lot width.* The minimum lot width is 100 feet.

(3) *Lot depth.* The minimum lot depth is 100 feet.

(4) *Density.* The maximum density is four dwelling units per acre.

(5) *Front yard.*

a. The minimum front yard setback for the first story is 25 feet, however the front yard setback may be reduced to a minimum of 20 feet, or portion thereof, provided the required rear yard setback for the first story is increased by the amount of reduction in the front yard.

b. The minimum front yard setback for the second story is 30 feet, however the front yard setback may be reduced to a minimum of 25 feet, or portion thereof, provided the required rear yard setback for the first and second story is increased by the amount of reduction in the front yard.

(6) *Angle of vision.*

a. The building angle of vision (front setback) for one-story buildings is 100 degrees.

b. The building angle of vision (front setback) for two-story buildings is 100 degrees.

c. Building angle of vision is not applicable to lots fronting on cul-de-sacs.

d. No portion of any individual building shall extend beyond a line drawn from the front property line 50 degrees either side of a line drawn perpendicular or radial to the front yard property line. For lots exceeding the minimum required width, the base angle of vision (50 degrees on either side of the line) shall be increased by two degrees for each ten feet of increased lot width over the minimum up to a maximum additional width of 40 feet in the R-B district.

e. In the case of corner lots or through lots with frontage on the following primary north-south roadways, the building angle of vision shall be applied only to the frontage along the designated primary north-south roadway: North Ocean Boulevard; South Ocean Boulevard; North County Road; South County Road; and North Lake Way.

f. In the case of other corner or through lots, the building angle of vision shall be applied only to the front yard as determined by the orientation of the building.

g. For exceptions to these regulations, see section 134-895.

h. For the purposes of determining application of the building angle of vision, an accessory structure shall be considered part of the principal structure when it is separated from the principal structure by a distance of less than 25 feet. When an accessory structure is separated by a distance of 25 feet or more from the principal structure, it shall be treated as separate structure and individually subject to the building angle of vision.

(7) *Side yard.*

a. The minimum side yard setback for the first story shall be 12½ feet.

b. The minimum side yard setback for the second story shall be 15 feet.

(8) *Rear height plane setback.* 25 feet.

(9) *Rear yard.*

a. The minimum rear yard setback for the first story is ten feet except as provided for in subsection (5)a.

b. The minimum rear yard setback for the second story is 15 feet except as provided for in subsection (5)b.

(10) *Height and overall height.*

a. For one-story buildings, the maximum building height is 14 feet.

b. For two-story buildings, the maximum building height is 22 feet.

c. Maximum overall height of a building in the R-B district shall be the maximum allowable building height plus three feet for a flat roof and eight feet for all other roof styles. When a parapet is used above the maximum building height, as defined in section 134-2, the building overall height will be calculated based on the flat roof style identified above. Parapet walls extending above the maximum allowable building height shall have appropriate architectural treatment.

(11) *Lot coverage.*

a. The maximum lot coverage for one-story buildings is 40 percent.

b. The maximum lot coverage for two-story buildings is 30 percent.

(12) *Landscape open space.*

a. The minimum landscaped open space is 45 percent, of which 50 percent of that percentage is required to be perimeter landscaping within ten feet of the property line. The perimeter landscaped open space requirement shall not apply to lots 20,000 square feet or more in area.

b. Additionally, not less than 40 percent of the required front yard must be landscaped open space in the R-B district.

(13) *Cubic content ratio.*

a. The maximum cubic content ratio shall be as follows:

1. For lots of less than 10,000 square feet, the maximum allowable CCR shall be calculated as follows: 4.00 + [(10,000 - the lot size) ÷ 10,000].

2. For lots between 10,000 and 60,000 square feet which are not identified in subsection 4 of this section, the maximum allowable CCR shall be calculated as follows: 3.50 + [(60,000 - the lot size)÷ 50,000) × 0.5].

3. For lots of greater than 60,000 square feet which are not identified in subsection 4 of this section, the maximum allowable CCR shall be 3.50.

4. For lots of 20,000 square feet or greater which are adjacent to the waters of Lake Worth from Dunbar Road to Reef Road, the maximum allowable CCR shall be 4.50. For purposes of determining whether a lot is adjacent to the waters of Lake Worth, the traversing of all or a portion of the lot by Lake Trail shall not be considered when determining that adjacency.

(5) Exceptions. One architectural tower feature involving no habitable space, as otherwise permitted under subsection l34-896(b), shall not be counted in calculating the cubic content of the structure. Unenclosed loggias, pergolas, porches, terraces and covered patios located on the first floor shall be excluded from the calculation of total cubic content up to 5% of allowable cubic content. Portions of unenclosed structures in excess of the 5% maximum, as well as those located above the first floor, shall be included in the calculation of total cubic content. Such appurtenances so erected may not in the future be enclosed or converted to permanent additions to the structure if such conversion would increase the cubic content of the structure beyond that allowed by the applicable cubic content ratio.

b. For purposes of calculating the cubic content ratio, lot size shall be rounded to the nearest 100 square feet. For purposes of computing the resultant cubic content, the cubic content ratio shall be rounded to two decimal places. A table illustrating the cubic content ratio and associated cubic content for varying lots sizes resulting from the application of the above formulas is provided as attachment A to this

chapter. This table also provides approximations of the likely floor areas achievable at varying average building heights.

(c) ***Existing building lots.*** **A single-family structure may be constructed on any existing nonconforming lot at the time of adoption of the ordinance from which this section derives in the R-B zoning district if the lot is less than the minimum area and/or dimension required for building lots in this district; provided, however, that a special exception with site plan review would be required for an unplatted lot and site plan review would be required for a platted lot. A special exception and/or site plan review to develop or redevelop on a lot that is deficient in lot area or dimension cannot be considered by the town council until the architectural commission has completed review of the project.**

In addition, all new construction must comply with all other provisions of the schedule of lot, yard and bulk requirements in subsection (a) of this section and provided, further, that the owner of such lot shall not own any adjacent vacant land which would create a conforming lot if the vacant land were combined with the lot deficient in area.

(Ord. No. 2-74, schedule A, §§ 5.11, 5.15(c), 3-26-74; Ord. No. 7-79, §§ 2, 6, 3-30-79; Ord. No. 4-80, § 3, 3-31-80; Ord. No. 6-81, § 2(e), (f), 3-31-81; Ord. No. 7-82, § 3(e), 3-31-82; Ord. No. 2-83, §§ 3(a), (b), 2-23-83; Ord. No. 1-84, §§ 2(a)—(e), 3-1-84; Ord. No. 1-85, § 2(b)—(f), 2-11-85; Ord. No. 1-86, § 2(a), 2-10-86; Ord. No. 1-88, § 1, 2-8-88; Ord. No. 1-89, § 2(b)—(d), 2-6-89; Ord. No. 1-90, § 2(a)—(e), 2-5-90; Ord. No. 1-92, § 2(a)1, 2, 2-3-92; Ord. No. 1-93, § 3(a), 2-8-93; Ord. No. 9-93, § 2(b), 6-8-93; Ord. No. 1-94, § 2(a), 2-7-94; Ord. No. 10-95, § 1(a), 1-23-95; Ord. No. 1-96, §§ 8, 11, 2-5-96; Ord. No. 1-97, § 1, 2-17-97; Ord. No. 1-98, §§ 2—4, 6, 2-9-98; Ord. No. 2-98, §§ 1, 2, 2-27-98; Ord. No. 1-99, §§ 12—16, 4-5-99; Ord. No. 1-01, §§ 1, 3, 4, 2-19-01; Ord. No. 1-02, § 7, 3-12-02; Ord. No. 1-02, § 14, 3-12-02; Ord. No. 1-03, §§ 16, 20, 3-11-03; Ord. No. 1-05, § 4, 3-8-05; Ord. No. 5-09, § 37, 4-15-09; Ord. No. 12-09, §§ 1, 2, 6-10-09; Ord. No. 16-09, § 2, 11-12-09; Ord. No. 4-10, § 3, 2-10-10; Ord. No. 3-2012, § 2, 4-11-12; Ord. No. 4-2016, §§ 3, 4, 4-13-16; Ord. No. 16-2016, § 1, 12-14-16; Ord. No. 15-2017, § 4, 7-12-2017; Ord. No. 04-2018, § 17, 4-11-18)

-END OF CODE SECTION-

-END OF QUICK FIX 2-

QUICK FIX #3
ANGLE OF VISION

RELATED CODE SECTIONS

a. Sec. 134-2 – Definitions and rules of construction.
b. Sec. 134-793(a)(6) – Lot, yard and area requirements. Angle of Vision. (R-AA)
c. Sec. 134-843(a)(6) – Lot, yard and area requirements. Angle of Vision. (R-A)
d. Sec. 134-893(b)(1)a.-b. – Lot, yard and area requirements. Angle of Vision. (R-B >20k SF)
e. Sec. 134-893(b)(6) – Lot, yard and area requirements. Angle of Vision. (R-B)
f. Sec. 134-1636 – Street lot lines. Supplementary district regulations – streets.

QUICK FIX #3 | ANGLE OF VISION

SECTION 134-2
DEFINITIONS AND RULES OF CONSTRUCTION

QUICK FIXES IN THIS SECTION

- Modify angle of vision definition as needed pursuant to approved code review change.

CURRENT CODE LANGUAGE

(a) Rules of construction. For the purpose of this chapter, the regulations are structured so as to be strictly permissive. As such, only those uses and structures which are specifically permitted in the Code of Ordinances are allowed. If there is no specific language in the Code which addresses a use or a structure, then said use or structure is not permitted.

The term "used for" shall include the term "designed for", the term "structure" shall include the term "building", the term "lot" shall include the terms "plot" or "tract", and the term "shall" is mandatory and not permissive.

In the interpretation or application of any provision of this chapter, it shall be held to be the minimum requirement adopted for the promotion of the public health, safety, comfort, convenience and general welfare. Where any provision imposes greater restrictions upon the subject matter than the general provision imposed by the Code, the provision imposing the greater restriction or regulations shall be controlling.

(b) Definitions. The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

...

***Building angle of vision* means a line drawn from the front yard property line as determined in section 134-1636(2) 50 degrees either side of a line drawn perpendicular or radial to the front yard property line.**

...

(Ord. No. 2-74, § 2.10, 3-26-74; Ord. No. 3-77, § 1, 3-29-77; Ord. No. 5-78, § 1, 3-31-78; Ord. No. 7-79, §§ 1, 4, 3-30-79; Ord. No. 4-80, § 1, 3-31-80; Ord. No. 6-81, § 1(a), 3-31-81; Ord. No. 7-82, § 1(a), (b), 3-31-82; Ord. No. 2-83, § 1(a), (b), 2-23-83; Ord. No. 1-84, § 1(a), (b), (d)—(i), 3-1-84; Ord. No. 2-84, § 1(c), 3-1-84; Ord. No. 1-85, § 1(a)—(i), 2-11-85; Ord. No. 1-86, § 1(a), (c)—(e), 2-10-86; Ord. No. 1-87, § 1(a)—(d), 2-9-87; Ord. No. 1-89, § 1(a)—(i), 2-6-89; Ord. No. 1-90, § 1(a), (b), 2-5-90; Ord. No. 1-91, § 1(a), (b), 4-23-91; Ord. No. 1-92, § 1(a), 2-3-92; Ord. No. 1-93, § 1(a)—(c), 2-8-93; Ord. No. 9-93, § 1(a)—(h), 6-8-93; Ord. No. 1-94, § 1(a), 2-7-94; Ord. No. 1-96, §§ 2, 18, 19, 2-5-96; Ord. No. 1-98, § 1, 2-9-98; Ord. No. 1-99, §§ 1, 2, 4-5-99; Ord. No. 1-01, §§ 3,

5, 2-19-01; Ord. No. 1-02, §§ 3, 4, 3-12-02; Ord. No. 3-02, § 1, 7-9-02; Ord. No. 1-03, § 1, 3-11-03; Ord. No. 1-04, §§ 7, 21, 3-9-04; Ord. No. 1-06, § 1, 3-14-06; Ord. No. 1-07, § 1, 4-10-07; Ord. No. 4-08, §§ 1, 4, 7, 4-7-08; Ord. No. 11-08, §§ 1, 2, 5-12-08; Ord. No. 5-09, § 29, 4-15-09; Ord. No. 26-10, § 1, 12-15-10; Ord. No. 14-2011, § 1, 6-15-11; Ord. No. 2-2011, § 1, 7-13-11; Ord. No. 3-2012, § 1, 4-11-12; Ord. No. 10-2012, § 1, 9-11-12; Ord. No. 7-2014, § 1, 5-14-14; Ord. No. 25-2015, § 1, 11-12-15; Ord. No. 31-2015, § 1, 2-10-16; Ord. No. 24-2016, § 1, 1-11-17; Ord. No. 15-2017, § 1, 7-12-2017; Ord. No. 04-2018, § 1, 4-11-18; Ord. No. 30-2017, § 1, 1-10-18; Ord. No. 11-2018, § 1, 7-11-18; Ord. No. 02-2019, § 1, 3-19-19; Ord. No. 01-2021, § 1, 2-10-21; Ord. No. 16-2021, § 1, 8-11-21; Ord. No. 19-2021, § 1, 9-13-21; Ord. No. 20-2021, § 1, 9-13-21; Ord. No. 011-2023, § 1, 8-9-23; Ord. No. 034-2024, § 1, 12-11-24)

***Editor's note—** Ord. No. 25-2015 § 8, adopted November 12, 2015 provided that the amendment to section 134-2 contained in § 1 of said ordinance shall sunset on December 13, 2017, whereupon section 134-2 as it existed prior to adoption of said ordinance shall remain in full force and effect.*

***Cross reference—** Definitions generally, § 1-2.*

-END OF CODE SECTION-

QUICK FIX #3 | ANGLE OF VISION

SECTION 134-793(a)(6)

LOT YARD AND AREA REQUIREMENTS – ANGLE OF VISION (R-AA)

QUICK FIXES IN THIS SECTION

- Modify code section as it relates to angle of vision as needed pursuant to approved code review change.

PERCEIVED PROBLEMS AND POSSIBLE SOLUTIONS

CURRENT CODE LANGUAGE

Sec. 134-793. Lot, yard and area requirements—Generally. (R-AA)

(a) *Schedule of regulations.* In the R-AA large estate residential district, the schedule of lot, yard and area requirements is as given in this section.

(1) *Lot area.* The minimum lot area is 60,000 square feet; except that any property to be developed which consists of two or more lots shall have a minimum lot area of 40,000 square feet for each lot, and that the average lot area of all lots to be developed shall not be less than 60,000 square feet.

(2) *Lot width.* The minimum lot width is 150 feet.

(3) *Lot depth.* The minimum lot depth is 150 feet.

(4) *Density.* The maximum density is one dwelling unit per 1½ acres.

(5) *Front yard.* The minimum front yard setback is 35 feet.

(6) *Angle of vision.* The building angle of vision (front setback) is 100 degrees.

a. Building angle of vision is not applicable to lots fronting on cul-de-sacs.

b. No portion of any individual building shall extend beyond a line drawn from the front property line 50 degrees either side of a line drawn perpendicular or radial to the front yard property line. For lots exceeding the minimum required width, the base angle of vision (50 degrees on either side of the line) shall be increased by two degrees for each ten feet of increased lot width over the minimum up to a maximum additional width of 50 feet in the R-AA district.

c. In the case of corner lots or through lots with frontage on the following primary north-south roadways, the building angle of vision shall be applied only to the frontage along the designated primary north-south roadway: North Ocean Boulevard; South Ocean Boulevard; North County Road; South County Road; and North Lake Way.

d. In the case of other corner or through lots, the building angle of vision shall be applied only to the front yard as determined by the orientation of the building.

e. For exceptions to these regulations, see section 134-795.

f. For the purposes of determining application of the building angle of vision, an accessory structure shall be considered part of the principal structure when it is separated from the principal structure by a distance of less than 25 feet. When an accessory structure is separated by a distance of 25 feet or more from the principal structure, it shall be treated as separate structure and individually subject to the building angle of vision.

(7) *Building height plane.* The building height plane regulations are as follows: two feet of front setback for each one foot in building height.

a. No portion of any building or building roof system shall extend beyond a height limiting plane extending at an inclined angle from the intersection of the front yard property line and the zero datum grade for a lot or the minimum flood elevation as established in chapter 50, whichever is higher, as defined by height of building and overall height of building.

b. In the case of corner lots or through lots with frontage on the following primary north-south roadways, the building height plane shall be applied only to the frontage along the designated primary north-south roadway: North Ocean Boulevard; South Ocean Boulevard; North County Road; South County Road; and North Lake Way.

c. In the case of other corner or through lots, the building height plane shall be applied only to the front yard as determined by the orientation of the building.

d. The granting of a variance for measurement for building height for ground levels above the minimum flood elevation as required in chapter 50 or zero datum grade is not intended to modify the location of the building height plane.

e. For exceptions to these regulations, see section 134-796.

(8) *Side yard.* The minimum side yard setback is 30 feet.

(9) *Rear yard.* The minimum rear yard setback is 15 feet.

(10) *Height and overall height.*

a. The maximum building height is 30 feet, not to exceed two stories.

b. Maximum overall height of a building shall be the maximum allowable building height, as defined in section 134-2, plus five feet for a flat roof and ten feet for all other roof styles. Parapet walls extending above the maximum allowable building height shall have appropriate architectural treatment.

(11) *Lot coverage.*

a. The maximum lot coverage for one-story buildings is 25 percent.

b. The maximum lot coverage for two-story buildings is 25 percent.

(12) *Landscaped open space.*

a. The minimum landscaped open space is 55 percent.

b. Additionally, not less than 45 percent of the required front yard must be landscaped open space in the R-AA district.

(b) *Existing building lots.* A single-family structure may be constructed on any existing nonconforming lot at the time of adoption of the ordinance from which this section derives in the R-AA zoning district if the lot is less than the minimum area and/or dimension required for building lots in this district; provided, however, that a special exception with site plan review would be required for an unplatted lot and site plan review would be required for a platted lot. A special exception and/or site plan review to develop or redevelop on a lot that is deficient in lot area or dimension cannot be considered by the town council until the architectural commission has completed review of the project.

In addition, all new construction must comply with all other provisions of the schedule of lot, yard and bulk requirements in subsection (a) of this section and provided, further, that the owner of such lot shall not own any adjacent vacant land which would create a conforming lot if the vacant land were combined with the lot deficient in area.

(Ord. No. 2-74, schedule A, § 5.11, 3-26-74; Ord. No. 7-79, §§ 2, 6, 3-30-79; Ord. No. 4-80, § 3, 3-31-80; Ord. No. 6-81, § 2(e), (f), 3-31-81; Ord. No. 7-82, § 3(e), 3-31-82; Ord. No. 2-83, §§ 3(a), (b), 2-23-83; Ord. No. 1-84, §§ 2(a)—(e), 3-1-84; Ord. No. 1-85, § 2(b)—(f), 2-11-85; Ord. No. 1-86, § 2(a), 2-10-86; Ord. No. 1-88, § 1, 2-8-88; Ord. No. 1-89, § 2(b)—(d), 2-6-89; Ord. No. 1-90, § 2(a)—(e), 2-5-90; Ord. No. 1-92, § 2(a)1, 2, 2-3-92; Ord. No. 9-93, § 2(b), 6-8-93; Ord. No. 1-94, § 2(a), 2-7-94; Ord. No. 1-96, §§ 8, 11, 2-5-96; Ord. No. 1-97, § 1, 2-17-97; Ord. No. 1-98, §§ 2—4, 2-9-98; Ord. No. 2-98, §§ 1, 2, 2-27-98; Ord. No. 1-01, § 1, 2-19-01; Ord. No. 1-02, § 14, 3-12-02; Ord. No. 1-03, § 14, 3-11-03; Ord. No. 1-04, § 13, 3-9-04; Ord. No. 4-2016, §§ 3, 4, 4-13-16; Ord. No. 15-2017, § 2, 7-12-2017)

-END OF CODE SECTION-

QUICK FIX #3 | ANGLE OF VISION

SEC. 134-843(a)(6)

LOT YARD AND AREA REQUIREMENTS – ANGLE OF VISION

(R-A)

QUICK FIXES IN THIS CODE SECTION:

- Modify code section as it relates to angle of vision as needed pursuant to approved code review change.

PERCEIVED PROBLEMS AND POSSIBLE SOLUTIONS:

CURRENT CODE LANGUAGE

Sec. 134-843. Lot, yard and area requirements—Generally.

(a) *Schedule of regulations.* In the R-A estate residential district, the schedule of lot, yard and area requirements is as given in this section:

(1) *Lot area.* The minimum lot area is 20,000 square feet.

(2) *Lot width.* The minimum lot width is 125 feet.

(3) *Lot depth.* The minimum lot depth is 150 feet.

(4) *Density.* The maximum density is two dwelling units per acre.

(5) *Front yard.* The minimum front yard setback is 35 feet.

(6) *Angle of vision.* The building angle of vision (front setback) is 100 degrees.

a. Building angle of vision is not applicable to lots fronting on cul-de-sacs.

b. No portion of any individual building shall extend beyond a line drawn from the front property line 50 degrees either side of a line drawn perpendicular or radial to the front yard property line. For lots exceeding the minimum required width, the base angle of vision (50 degrees on either side of the line) shall be increased by two degrees for each ten feet of increased lot width over the minimum up to a maximum additional width of 50 feet in the R-A district.

c. In the case of corner lots or through lots with frontage on the following primary north-south roadways, the building angle of vision shall be applied only to the frontage along the designated primary north-south roadway: North Ocean Boulevard; South Ocean Boulevard; North County Road; South County Road; and North Lake Way.

d. In the case of other corner or through lots, the building angle of vision shall be applied only to the front yard as determined by the orientation of the building.

e. For exceptions to these regulations, see section 134-845.

f. For the purposes of determining application of the building angle of vision, an accessory structure shall be considered part of the principal structure when it is separated from the principal structure by a distance of less than 25 feet. When an accessory structure is separated by a distance of 25 feet or more from the principal structure, it shall be treated as a separate structure and individually subject to the building angle of vision.

(7) *Building height plane.* The building height plane regulations are as follows: two feet of front setback for each one foot in building height.

a. No portion of any building or building roof system shall extend beyond a height limiting plane extending at an inclined angle from the intersection of the front yard property line and the zero datum grade for a lot or the minimum flood elevation as established in chapter 50, whichever is higher, as defined by height of building and overall height of building.

b. In the case of corner lots or through lots with frontage on the following primary north-south roadways, the building height plane shall be applied only to the frontage along the designated primary north-south roadway: North Ocean Boulevard; South Ocean Boulevard; North County Road; South County Road; and North Lake Way.

c. In the case of other corner or through lots, the building height plane shall be applied only to the front yard as determined by the orientation of the building.

d. The granting of a variance for measurement for building height for ground levels above the minimum flood elevation as required in chapter 50 or zero datum grade is not intended to modify the location of the building height plane.

e. For exceptions to these regulations, see section 134-846.

(8) *Side yard.* The minimum side yard setback is 15 feet, except that for lots of 60,000 square feet or more in area, the minimum side yard setback shall be 30 feet.

(9) *Rear yard.* The minimum rear yard setback is 15 feet.

(10) *Height and overall height.*

a. The maximum building height is 25 feet, not to exceed two stories.

b. Maximum overall height of a building shall be the maximum allowable building height, as defined in section 134-2, plus five feet for a flat roof and ten feet for all other roof styles. Parapet walls extending above the maximum allowable building height shall have appropriate architectural treatment.

(11) *Lot coverage.*

a. The maximum lot coverage for one-story buildings is 25 percent.

b. The maximum lot coverage for two-story buildings is 25 percent.

(12) *Landscaped open space.*

a. The minimum landscaped open space is 50 percent.

b. Additionally, not less than 45 percent of the required front yard must be landscaped open space in the R-A district.

(b) *Existing building lots.* A single-family structure may be constructed on any existing nonconforming lot at the time of adoption of the ordinance from which this section derives in the R-A zoning district if the lot is less than the minimum area and/or dimension required for building lots in this district; provided, however, that a special exception with site plan review would be required for an unplatted lot and site plan review would be required for a platted lot. A special exception and/or site plan review to develop or redevelop on a lot that is deficient in lot area or dimension cannot be considered by the town council until the architectural commission has completed review of the project.

In addition, all new construction must comply with all other provisions of the schedule of lot, yard and bulk requirements in subsection (a) of this section and provided, further, that the owner of such lot shall not own any adjacent vacant land which would create a conforming lot if the vacant land were combined with the lot deficient in area.

(Ord. No. 2-74, schedule A, §§ 5.11, 5.15(c), 3-26-74; Ord. No. 7-79, §§ 2, 6, 3-30-79; Ord. No. 4-80, § 3, 3-31-80; Ord. No. 6-81, § 2(e), (f), 3-31-81; Ord. No. 7-82, § 3(e), 3-31-82; Ord. No. 2-83, §§ 3(a), (b), 2-23-83; Ord. No. 1-84, §§ 2(a)—(e), 3-1-84; Ord. No. 1-85, § 2(b)—(f), 2-11-85; Ord. No. 1-86, § 2(a), 2-10-86; Ord. No. 1-88, § 1, 2-8-88; Ord. No. 1-89, § 2(b)—(d), 2-6-89; Ord. No. 1-90, § 2(a)—(e), 2-5-90; Ord. No. 1-92, § 2(a)1, 2, 2-3-92; Ord. No. 1-93, § 3(a), 2-8-93; Ord. No. 9-93, § 2(b), 6-8-93; Ord. No. 1-94, § 2(a), 2-7-94; Ord. No. 10-95, § 1(a), 1-23-95; Ord. No. 1-96, §§ 8, 11, 2-5-96; Ord. No. 1-97, § 1, 2-17-97; Ord. No. 1-98, §§ 2—4, 6, 2-9-98; Ord. No. 2-98, §§ 1, 2, 2-27-98; Ord. No. 1-01, § 1, 2-19-01; Ord. No. 1-02, § 6, 3-12-02; Ord. No. 1-02, § 14, 3-12-02; Ord. No. 1-03, § 15, 3-11-03; Ord. No. 1-04, § 14, 3-9-04; Ord. No. 4-2016, § 3, 4, 4-13-16; Ord. No. 15-2017, § 3, 7-12-2017)

-END OF CODE SECTION-

QUICK FIX #3 | ANGLE OF VISION

SECTION 134-893(b)(1)a.&b. AND 134-893(b)(6)

LOT YARD AND AREA REQUIREMENTS – ANGLE OF VISION

(R-B)

QUICK FIXES IN THIS CODE SECTION:

- Modify code section as it relates to angle of vision as needed pursuant to approved code review change.

PERCEIVED PROBLEMS AND POSSIBLE SOLUTIONS:

CURRENT CODE LANGUAGE

Sec. 134-893. Lot, yard and area requirements—Generally.

(a) In order to protect the unique, residential character of Seaview Avenue, Seaspray Avenue and Seabreeze Avenue (Sea Streets), partial or complete demolition and reconstruction of a single-family dwelling and/or accessory buildings on a lot 75 feet or less in width are exempt from the lot, yard, and area requirements as set forth in this section if redeveloped substantially on the same footprint as existed prior to demolition provided the following conditions are met:

(1) The proposed single-family dwelling and/or accessory buildings are of an architectural style consistent with the architecture of the single-family dwellings within the R-B zoning district on both sides of the subject street, between the intersecting streets in both directions, where the dwelling is situated, as determined by the architectural commission.

(2) The proposed single-family dwelling and/or accessory building(s) shall meet the requirements in subsection (c) of this section.

(3) If the existing footprint of the single-family dwelling and/or accessory building(s) lay within five feet of a side or rear lot line, the replacement footprint must be shifted such that an absolute minimum five foot side and rear lot line setback is created, and further the redeveloped home must be situated at least ten feet apart from any structure on a neighboring lot.

(4) The height and overall height from the point of measurement of the proposed single-family dwelling and/or accessory buildings are no higher than the dwelling and/or accessory buildings being demolished.

(5) Any square footage added to the proposed single-family dwelling and/or accessory buildings shall meet all lot, yard and bulk zoning requirements in the Code.

(6) If using the provisions of this subsection (a) above, no variances can be requested for any new additions which add additional square footage or cubic content than existed prior to demolition of a single-family dwelling and/or accessory buildings.

(b) *Schedule of regulations.* In the R-B low density residential district, the schedule of lot, yard and area requirements is as given in this section:

(1) ***Lot area.*** **The minimum lot area is 10,000 square feet. For lots of 20,000 or more square feet in the R-B district, except for those lots between Dunbar Road and Reef Road which are adjacent to the waters of Lake Worth, the following shall apply:**

a. When the width of a lot in the R-B district is equal to or greater than the minimum required for a lot in the R-A district, development of the lot shall be subject to the minimum side yard setback and angle of vision provisions of the R-A district.

b. When the width of the lot is equal to or greater than the minimum required for a lot in the R-AA district, development of the lot shall be subject to the angle of vision provisions of the R-AA district, and lots of 150 feet or more in width shall have the following side yard setbacks: Lots of 150-154 feet in width are required to have a 17.5 foot setback; lots of 155—159 feet in width are required to have a 20-foot setback; and for lots of 160 feet or more in width the setback shall be 22 feet plus two feet for each additional ten feet in width in excess of 169 feet, to a maximum side yard setback of 30 feet.

c. When the depth of a lot in the R-B district is equal to or greater than the minimum required for a lot in the R-A district, development of the lot shall be subject to the minimum front and rear yard setbacks and building height plane provisions of the R-A district.

d. When the depth of the lot is equal to or greater than the minimum required for a lot in the R-AA district, development of the lot shall be subject to the minimum front and rear yard setbacks and building height plane provisions of the R-AA district.

e. When the area of a lot in the R-B district is equal to or greater than 20,000 square feet, development of the lot shall be subject to the maximum coverage and minimum open space provisions of the R-A district, except that the maximum allowable lot coverage for single-story development shall be 30 percent.

f. When the area of the lot is equal to or greater than 60,000 square feet, development of the lot shall be subject to the maximum coverage and minimum open space provisions of the R-AA district, except the minimum allowable lot coverage for single-story development shall be 30 percent.

g. The provisions in subsections (1)a. through f. above do not apply to lots 20,000 square feet or greater in area between Dunbar Road and Reef Road which are adjacent to the waters of Lake Worth.

(2) *Lot width.* The minimum lot width is 100 feet.

(3) *Lot depth.* The minimum lot depth is 100 feet.

(4) *Density.* The maximum density is four dwelling units per acre.

(5) *Front yard.*

a. The minimum front yard setback for the first story is 25 feet, however the front yard setback may be reduced to a minimum of 20 feet, or portion thereof, provided the required rear yard setback for the first story is increased by the amount of reduction in the front yard.

b. The minimum front yard setback for the second story is 30 feet, however the front yard setback may be reduced to a minimum of 25 feet, or portion thereof, provided the required rear yard setback for the first and second story is increased by the amount of reduction in the front yard.

(6) *Angle of vision.*

a. The building angle of vision (front setback) for one-story buildings is 100 degrees.

b. The building angle of vision (front setback) for two-story buildings is 100 degrees.

c. Building angle of vision is not applicable to lots fronting on cul-de-sacs.

d. No portion of any individual building shall extend beyond a line drawn from the front property line 50 degrees either side of a line drawn perpendicular or radial to the front yard property line. For lots exceeding the minimum required width, the base angle of vision (50 degrees on either side of the line) shall be increased by two degrees for each ten feet of increased lot width over the minimum up to a maximum additional width of 40 feet in the R-B district.

e. In the case of corner lots or through lots with frontage on the following primary north-south roadways, the building angle of vision shall be applied only to the frontage along the designated primary north-south roadway: North Ocean Boulevard; South Ocean Boulevard; North County Road; South County Road; and North Lake Way.

f. In the case of other corner or through lots, the building angle of vision shall be applied only to the front yard as determined by the orientation of the building.

g. For exceptions to these regulations, see section 134-895.

h. For the purposes of determining application of the building angle of vision, an accessory structure shall be considered part of the principal structure when it is separated from the principal structure by a distance of less than 25 feet. When an accessory structure is separated by a distance of 25 feet or more from the principal structure, it shall be treated as separate structure and individually subject to the building angle of vision.

(7) *Side yard.*

a. The minimum side yard setback for the first story shall be 12½ feet.

b. The minimum side yard setback for the second story shall be 15 feet.

(8) *Rear height plane setback.* 25 feet.

(9) *Rear yard.*

a. The minimum rear yard setback for the first story is ten feet except as provided for in subsection (5)a.

b. The minimum rear yard setback for the second story is 15 feet except as provided for in subsection (5)b.

(10) *Height and overall height.*

a. For one-story buildings, the maximum building height is 14 feet.

b. For two-story buildings, the maximum building height is 22 feet.

c. Maximum overall height of a building in the R-B district shall be the maximum allowable building height plus three feet for a flat roof and eight feet for all other roof styles. When a parapet is used above the maximum building height, as defined in section 134-2, the building overall height will be calculated based on the flat roof style identified above. Parapet walls extending above the maximum allowable building height shall have appropriate architectural treatment.

(11) *Lot coverage.*

a. The maximum lot coverage for one-story buildings is 40 percent.

b. The maximum lot coverage for two-story buildings is 30 percent.

(12) *Landscape open space.*

a. The minimum landscaped open space is 45 percent, of which 50 percent of that percentage is required to be perimeter landscaping within ten feet of the property line. The perimeter landscaped open space requirement shall not apply to lots 20,000 square feet or more in area.

b. Additionally, not less than 40 percent of the required front yard must be landscaped open space in the R-B district.

(13) *Cubic content ratio.*

a. The maximum cubic content ratio shall be as follows:

1. For lots of less than 10,000 square feet, the maximum allowable CCR shall be calculated as follows: 4.00 + [(10,000 - the lot size) ÷ 10,000].

2. For lots between 10,000 and 60,000 square feet which are not identified in subsection 4 of this section, the maximum allowable CCR shall be calculated as follows: 3.50 + [(60,000 - the lot size)÷ 50,000) × 0.5].

3. For lots of greater than 60,000 square feet which are not identified in subsection 4 of this section, the maximum allowable CCR shall be 3.50.

4. For lots of 20,000 square feet or greater which are adjacent to the waters of Lake Worth from Dunbar Road to Reef Road, the maximum allowable CCR shall be 4.50. For purposes of determining whether a lot is adjacent to the

waters of Lake Worth, the traversing of all or a portion of the lot by Lake Trail shall not be considered when determining that adjacency.

(5) Exceptions. One architectural tower feature involving no habitable space, as otherwise permitted under subsection l34-896(b), shall not be counted in calculating the cubic content of the structure. Unenclosed loggias, pergolas, porches, terraces and covered patios located on the first floor shall be excluded from the calculation of total cubic content up to 5% of allowable cubic content. Portions of unenclosed structures in excess of the 5% maximum, as well as those located above the first floor, shall be included in the calculation of total cubic content. Such appurtenances so erected may not in the future be enclosed or converted to permanent additions to the structure if such conversion would increase the cubic content of the structure beyond that allowed by the applicable cubic content ratio.

b. For purposes of calculating the cubic content ratio, lot size shall be rounded to the nearest 100 square feet. For purposes of computing the resultant cubic content, the cubic content ratio shall be rounded to two decimal places. A table illustrating the cubic content ratio and associated cubic content for varying lots sizes resulting from the application of the above formulas is provided as attachment A to this chapter. This table also provides approximations of the likely floor areas achievable at varying average building heights.

(c) *Existing building lots.* A single-family structure may be constructed on any existing nonconforming lot at the time of adoption of the ordinance from which this section derives in the R-B zoning district if the lot is less than the minimum area and/or dimension required for building lots in this district; provided, however, that a special exception with site plan review would be required for an unplatted lot and site plan review would be required for a platted lot. A special exception and/or site plan review to develop or redevelop on a lot that is deficient in lot area or dimension cannot be considered by the town council until the architectural commission has completed review of the project.

In addition, all new construction must comply with all other provisions of the schedule of lot, yard and bulk requirements in subsection (a) of this section and provided, further, that the owner of such lot shall not own any adjacent vacant land which would create a conforming lot if the vacant land were combined with the lot deficient in area.

(Ord. No. 2-74, schedule A, §§ 5.11, 5.15(c), 3-26-74; Ord. No. 7-79, §§ 2, 6, 3-30-79; Ord. No. 4-80, § 3, 3-31-80; Ord. No. 6-81, § 2(e), (f), 3-31-81; Ord. No. 7-82, § 3(e), 3-31-82; Ord. No. 2-83, §§ 3(a), (b), 2-23-83; Ord. No. 1-84, §§ 2(a)—(e), 3-1-84; Ord. No. 1-85, § 2(b)—(f), 2-11-85; Ord. No. 1-86, § 2(a), 2-10-86; Ord. No. 1-88, § 1, 2-8-88; Ord. No. 1-89, § 2(b)—(d), 2-6-89; Ord. No. 1-90, § 2(a)—(e), 2-5-90; Ord. No. 1-92, § 2(a)1, 2, 2-3-92; Ord. No. 1-93, § 3(a), 2-8-93; Ord. No. 9-93, § 2(b), 6-8-93; Ord. No. 1-94, § 2(a), 2-7-94; Ord. No. 10-95, § 1(a), 1-23-95; Ord. No. 1-96, §§ 8, 11, 2-5-96; Ord. No. 1-97, § 1, 2-17-97; Ord. No. 1-98, §§ 2—4, 6, 2-9-98; Ord. No. 2-98, §§ 1, 2, 2-27-98; Ord. No. 1-99, §§ 12—16, 4-5-99; Ord. No. 1-01, §§ 1, 3, 4, 2-19-01; Ord. No. 1-02, § 7, 3-12-02; Ord. No. 1-02, § 14, 3-12-02; Ord. No. 1-03, §§ 16, 20, 3-11-03; Ord. No. 1-05, § 4, 3-8-05; Ord. No. 5-09, § 37, 4-15-09; Ord. No. 12-09, §§ 1, 2, 6-10-09; Ord. No. 16-09, § 2, 11-12-09; Ord. No. 4-10, § 3, 2-10-10; Ord.

No. 3-2012, § 2, 4-11-12; Ord. No. 4-2016, §§ 3, 4, 4-13-16; Ord. No. 16-2016, § 1, 12-14-16; Ord. No. 15-2017, § 4, 7-12-2017; Ord. No. 04-2018, § 17, 4-11-18)

-END OF CODE SECTION-

QUICK FIX #3 | ANGLE OF VISION

SECTION 134-1636(2)

STREET LOT LINES. SUPPLEMENTARY DISTRICT REGULATIONS – STREETS

QUICK FIXES IN THIS CODE SECTION:

- Modify code section as it relates to angle of vision as needed pursuant to approved code review change.

CURRENT CODE LANGUAGE

Sec. 134-1636. Street lot lines.

Under this chapter, the front lot line, side street line or rear street line of any lot shall be the right-of-way line (the street line) of the abutting street except when the following conditions exist:

(1) When a lot abuts a private street where the right-of-way width is not, in the opinion of the building official, clearly determined, the street lot lines, for the purposes of this chapter, shall be located 15 feet from and parallel to or concentric with the centerline of the street.

(2) For the purpose of uniformity in administration of regulations contained in this ordinance, no portion of a public or private street right-of-way as defined herein shall be used as the front property line when calculating the required front yard, street side yard, street rear yard areas or in building angle of vision and building height plane for determining required building setbacks, nor shall any portion of a public or private street right-of-way be used in the computations of required minimum abutting lot areas. Further, cul-de-sacs and street transitions at street intersections, as shown on the town council approved subdivision plats having public or private streets therein, shall likewise not be included as a portion of required setback areas, required minimum lot area, or in the calculation of building angle of vision or building height plane.

(3) Any structure on any lot which abuts a public or private alley or platted access walkway, except Lake Trail, shall be set back from that alley or platted walkway a distance equal to the side or rear yard setback requirements, as the case may be, for that district. A principal structure shall not front on such an alley or walkway.

(Ord. No. 2-74, § 5.14, 3-26-74; Ord. No. 6-81, § 3, 3-31-81; Ord. No. 2-83, § 4(a), 2-23-83; Ord. No. 1-86, § 3(a), 2-10-86; Ord. No. 1-91, § 3(a), 4-23-91; Ord. No. 1-99, § 22, 4-5-99)

-END OF CODE SECTION-

-END OF QUICK FIX 3-

QUICK FIX #4
RESIDENTIAL USE IN C-TS, C-WA OR C-OPI DISTRICT DEFAULTING TO R-C DISTRICT

RELATED CODE SECTIONS

a. Sec. 134-231 - Residential use in C-TS, C-WA or C-OPI district; one-family use above first floor in C-TS, C-WA or C-PC district.

QUICK FIX #4 | RESIDENTIAL USE IN C-TS, C-WA OR C-OPI DISTRICT DEFAULTING TO R-C

SECTION 134-231

RESIDENTIAL USE IN C-TS, C-WA OR C-OPI DISTRICT; ONE-FAMILY USE ABOVE FIRST FLOOR IN C-TS, C-WA OR C-PC DISTRICT

QUICK FIXES IN THIS CODE SECTION:

- Eliminate this section entirely.

PERCEIVED PROBLEMS AND POSSIBLE SOLUTIONS:

- Applying a residential-commercial (R-C) zoning district, intended to maintain spacious residential environments, to a floor within an urban commercial building is architecturally and urbanistically illogical. Bad design and even worse zoning policy having differing setbacks in floors of buildings based on use.
    - Let underlying commercial zoning regulations prevail, regardless of second floor use.

CURRENT CODE LANGUAGE

Sec. 134-231. - Residential use in C-TS, C-WA or C-OPI district; one-family use above first floor in C-TS, C-WA or C-PC district.

(a) When any residential use is approved as a special exception use as provided for within the C-TS, C-WA, or C-OPI commercial district, it shall conform to the lot, yard, and bulk regulations of the R-C residential district and, if appropriate, division 9 of article VIII of this chapter and subdivision II of division 10 of article VIII of this chapter.

(b) When a one-family residential use is approved as a special exception use above the first floor within the C-TS, C-WA, or C-PC district, the residential story shall conform to the lot, yard, and bulk requirements of the R-C residential district.

(Ord. No. 2-74, § 6.40(o), 3-26-74; Ord. No. 3-77, § 11, 3-29-77; Ord. No. 5-78, § 12, 3-31-78; Ord. No. 7-79, § 12, 3-30-79; Ord. No. 4-80, § 6, 3-31-80; Ord. No. 1-85, §§ 3(b), 4(d), (e), 2-11-85; Ord. No. 1-90, § 4(d), 2-5-90; Ord. No. 1-91, § 4(c), (d), 4-23-91)

-END OF CODE SECTION-

-END OF QUICK FIX 4-

QUICK FIX #5
APPEALS

RELATED CODE SECTIONS

a. Sec. 18-175 – Issuance of permits. (Architectural Commission)
b. Sec. 18-177 – Appeals and review. (Architectural Commission)
c. Sec. 18-308 – Appeals. (Historic Conservation Districts)
d. Sec. 54-41 – Appeals and review. (Landmarks Preservation Commission)
e. Ch. 134 / Art. II / Div. 3 – Appeals. (Zoning / Administration / Appeals)
f. Sec. 134-174 – Judicial remedy by circuit court.

QUICK FIX #5 | APPEALS

CHAPTER 18 | CHAPTER 54 | CHAPTER 134
ARCOM, LPC, AND ZONING APPEALS

QUICK FIXES IN THIS CODE SECTION:

- Adjust appeal process for consistency across development review types.

PERCEIVED PROBLEMS AND POSSIBLE SOLUTIONS:

- Each land development review type has inconsistent processes for appeals.

CURRENT CODE LANGUAGE

ARCHITECTURAL COMMISSION

Sec. 18-175. Issuance of permits.

(a) Approval of request. Unless requests for demolition of structures, other than single-family residential (request shall be reviewed considering proposed date to demolish, construct, and future use of new construction), building and landscaping plans, elevations and proposed signs for buildings or structures, or alterations thereto, including reroofing that involves a significant change in materials or appearance, have been approved by the architectural commission, or by the town council on appeal, no permit shall be issued for any such demolition of structures, other than single-family residential, building, structure, sign, or other development of property, or appurtenances or alterations thereto. In addition to the criteria outlined in sections 18-113 and 18-205, such requests will be reviewed in accordance with the procedures set forth in the ARCOM Project Designation Manual, as adopted by the town council by resolution and amended by the town council from time to time by resolution after review and recommendation by the architectural commission.

(b) Prior to approval of a building permit for construction for all primary structures other than single family structures in the town, the owner/applicant shall provide financial proof of ability to complete the construction. In addition, the owner/applicant shall provide to the town a financial guarantee in writing executed by all parties in interest to the property, including mortgagees, if any, in an amount to be adopted by resolution of the town council and amended by adoption of a resolution by the town council representing a percentage of the estimated cost of demolition of the construction when complete as verified by the town's building official, as well as the cost of returning the property to grade, and to be sodded, landscaped and irrigated. The financial guarantee shall provide that in the event the construction is not completed within 12 months of the maximum time permitted for construction as set forth in section 18-237 of this Code, the town may call in the financial guarantee which shall be secured in the form of a bond, cash deposit or clean, irrevocable letter of credit, and cause the demolition of the structure permitted herein, including bringing the property back to grade, sodded, irrigated and landscaped as required. The financial guarantee shall be recorded in the public records of Palm Beach County, Florida, so

as to provide notice of said guarantee to all who may have or obtain an interest in the property. This subsection, requiring a financial guarantee, shall apply only to new construction on vacant lots and shall not be required for restoration or renovation of existing structures or structures accessory to an existing primary structure.

(c) Exceptions.

(1) When in the opinion of the planning, zoning and building department director or his or her designee, the improvements contemplated in an application for a construction permit are minimal in nature, and are not included in the listing of projects subject to architectural review contained within the ARCOM Project Designation Manual, and such improvements do not defeat the purposes and objectives of this article, he or she may grant the permit without requiring architectural review, notwithstanding any other provisions of this section or this article. The decision of the planning, zoning and building department director or his/her designee shall be subject to appeal made to the town council in accordance with the provisions of section 18-177.

(2) Individual structures and/or properties that have been designated or are under consideration or in an historic district are subject to review by the landmark preservation commission and shall not be subject to review by the architectural commission.

(Ord. No. 11-2015, § 1(Att.), 4-15-15; Ord. No. 013-2022, § 1, 8-10-22)

Sec. 18-177. Appeals and review.

An applicant or any interested party may file an appeal to the town council on any ruling by the architectural commission or the director of the planning, zoning and building department or his/her designee made pursuant to this article. The appeal shall take the form of a letter addressed to the town clerk. In the case of an appeal from the architectural commission, the appeals shall be filed or made within ten calendar days of the date of the meeting at which the decision of the commission is rendered. In the case of an appeal from the decision of the director of planning, zoning and building, the appeal shall be filed or made within ten calendar days of the date the director of the planning, zoning and building department or his or her designee renders the decision in writing. Appeals shall set forth the alleged inconsistency or nonconformity with procedures or criteria set forth in this article or standards set forth in or pursuant to this Code. The town council shall decide an appeal within 45 days of the filing of such appeal unless an extension of time is consented to by the applicant, and such filing shall suspend any building permit issued pursuant to the ruling of the architectural commission or director of the planning, zoning and building department or his/her designee until the town council has decided the appeal. The town council may review any decision of the architectural commission or the director of the planning, zoning and building department and its disposition of the matter shall be final. In addition to appeals, the town council shall consider major projects as defined in the ARCOM Project Designation Manual at the next regularly scheduled town council meeting, subsequent to the meeting of the commission. The disposition of such matters by the town council shall be final. Appeals filed pursuant to this section shall be based on the record of the proceedings below

and shall not be presented de novo. The time allotted for presentation of an appeal shall be determined by the town council president.

(Ord. No. 11-2015, § 1(Att.), 4-15-15)

HISTORIC CONSERVATION DISTRICTS

Sec. 18-308. Appeals.

An applicant or any interested party may file an appeal to the town council on any ruling by town staff or town consultant made pursuant to this article. The appeal shall take the form of a letter addressed to the town clerk. In all cases, the appeals shall be filed or made within ten calendar days of the date of the decision or meeting at which the decision was rendered. Appeals shall set forth the alleged inconsistency or nonconformity with procedures or criteria set forth in this article or standards set forth in or pursuant to this Code. The town council shall decide an appeal within 45 days of the filing of such appeal unless an extension of time is consented to by the applicant, and such filing shall suspend any building permit issued pursuant to the ruling until the town council has decided the appeal. The town council may review any decision and its disposition of the matter shall be final. Appeals filed pursuant to this section shall be based on the record of the proceedings below and shall not be presented de novo. The time allotted for presentation of an appeal shall be determined by the town council president.

(Ord. No. 02-2020, §, 8-12-20)

LANDMARKS PRESERVATION COMMISSION

Sec. 54-41. Appeals and review.

The applicant or any interested party may file an appeal to the town council on any ruling by the commission or the building official made pursuant to this chapter. The appeal shall take the form of a letter addressed to the town clerk and shall be based upon the record. The appeal shall be filed or made within ten days. Appeals shall set forth the alleged inconsistency or nonconformity with procedures or criteria set forth in this chapter. The town council shall decide an appeal within 45 days of the filing of such appeal unless an extension of time is consented to by the applicant, and such filing shall suspend any building permit issued pursuant to the ruling of the commission or building official until the town council has decided the appeal. The town council may review any decision of the commission or the building official, and their disposition of the matter shall be final. Appeals filed pursuant to this section shall be based on the record of the proceedings below and shall not be presented de novo. The time allotted for presentation of an appeal shall be determined by the town council president.

(Code 1982, § 16-46; Ord. No. 6-06, § 1, 7-11-06; Ord. No. 15-2014, § 1, 10-14-14)

QUICK FIX #5 | APPEALS

ZONING

Chapter 134 – ZONING / ARTICLE II – ADMINISTRATION / DIVISION 3 – APPEALS

Sec. 134-141. Town council powers.

The town council shall hear and decide appeals where it is alleged there is error in any order, requirement, decision or determination made by an administrative official in the enforcement of this chapter.

(Ord. No. 2-74, § 10.11, 3-26-74)

Sec. 134-142. Exercise of town council powers.

In exercising its powers, the town council may, upon appeal, reverse or affirm, wholly or partly, or may modify the order, requirement, decision or determination made by an administrative official in the enforcement of this chapter and may make any necessary order, requirement, decision or determination, and to that end shall have all the powers of the officer from whom the appeal is taken. The concurring vote by three-fifths of all the members of the town council shall be necessary to reverse any order, requirement, decision or determination of any such administrative official or to decide in favor of the applicant on any matter upon which the town council is required to pass under this chapter. In the event of a tie vote, the mayor shall cast the deciding vote, which shall constitute the three fifth's requirement of the town council stated herein.

(Ord. No. 2-74, § 10.20, 3-26-74; Ord. No. 1-03, § 22, 3-11-03)

Sec. 134-143. Persons authorized to appeal.

Appeals to the town council may be taken by any person aggrieved or by any officer, board or bureau of the town affected by any decision of an administrative official under any section of this chapter.

(Ord. No. 2-74, § 10.30, 3-26-74; Ord. No. 5-78, § 7, 3-31-78; Ord. No. 7-82, § 8(a), 3-31-82)

Sec. 134-144. Stay of work on premises.

Under this chapter, an appeal to the town council stays all work on the premises which is in furtherance of the action appealed from, unless the official from whom the appeal was taken shall certify to the town council that, because of facts stated in the certificate, a stay would cause imminent peril to life and property, in which case, proceedings or work shall not be stayed except by a restraining order which may be granted by the town council or by a court of competent jurisdiction on application, on notice to the officer from whom the appeal is taken, and on due cause shown of imminent peril to life and property.

(Ord. No. 2-74, § 10.31, 3-26-74; Ord. No. 7-82, § 8(b), 3-31-82)

Sec. 134-145. Hearing procedure.

Any person appealing any decision of an administrative official made under this chapter shall make such appeal within 30 days after rendition of the written order, requirement, decision, or determination that is being appealed, or the right to appeal shall be barred. Such appeal shall be filed in writing or electronically to the director of planning zoning and building for consideration by the town council. The filing shall include a recorded disk or the documents which contain all supporting facts, and data and appropriate exhibits, plans, documents and other materials to adequately depict and support the appeal. Upon receipt of the appeal, the following procedures shall be followed:

(1) The director of planning, zoning and building shall examine such appeal and make a recommendation thereon, and shall forward such recommendation to town council, together with all documents, plans, and/or other materials that constitute the record of the action that is being appealed.

(2) All appeals will be heard at regular meetings of the town council unless otherwise ordered by the town council and in accordance with sections 134-141, 134-142, 134-201 and 134-226.

(3) Postponement requests for deferred action on any appeal will be granted for one month only or the next succeeding regular town council meeting, if that should occur on a different date, except for good cause shown.

(4) When an appeal is deferred or postponed because the town council determines that additional professional advice is necessary, the expense of obtaining such additional professional advice shall be borne by the appellant. The person to render or give such additional professional advice shall be selected by mutual agreement of the town and appellant.

(Ord. No. 2-74, § 10.32, 3-26-74; Ord. No. 3-76, § 5, 3-23-76; Ord. No. 3-77, § 16, 3-29-77; Ord. No. 5-78, § 8, 3-31-78; Ord. No. 7-82, § 8(c), 3-31-82; Ord. No. 26-10, § 3, 12-15-10; Ord. No. 04-2018, § 3, 4-11-18)

-END OF QUICK FIX 5-

QUICK FIX #6
DURATION OF LAND USE APPROVAL & EXTENSION OF TIME

RELATED CODE SECTIONS

a. Sec. 18-203 – Duration of approval; time extension; denial of application; determination; clarification; deferral. (Architectural Review)
b. Sec. 18-237 – Agreed maximum time schedule for completion of major construction.
c. Sec. 18-238 – Agreed maximum time schedule for completion of minor construction.
d. Sec. 54-94 - Duration of approval; time extension; denial of application; determination; clarification; deferral. (Certificate of Appropriateness)
e. Sec. 134-173 - Deferral request; denial of application; duration of approval; time extension; clarification. (Special Exceptions, Variances, and Dimensional Waivers)

QUICK FIX #6 | DURATION OF LAND USE APPROVAL & EXT. OF TIME

CHAPTER 18 | CHAPTER 54 | CHAPTER 134

ARCOM, LPC, AND ZONING – DURATION OF APPROVAL AND EXTENTION OF TIME

QUICK FIXES IN THIS CODE SECTION:

- UNIFORM APPROVAL DURATION
- UNIFORM CODE LANGUAGE AND SECTION

PERCEIVED PROBLEMS AND POSSIBLE SOLUTIONS:

- All three (3) land development reviews have inconsistent durations for their respective approvals. (ARCOM: 12 MONTHS. LPC: 12 MONTHS. TOWN COUNCIL: 36 MONTHS)
    - Solution: uniformity in land use approvals. regularity in building permit review issues.
        - ARCOM: 18 Months
        - LPC: 18 Months
        - Town Council: 18 Months

CURRENT CODE LANGUAGE

ARCHITECTURAL COMMISSION

Sec. 18-203. - Duration of approval; time extension; denial of application; determination; clarification; deferral.

(1) The applicant's approval will expire 12 months from the date of the meeting at which the decision was rendered, unless a building permit has been obtained. If the building permit expires or is voided, or if a building permit has not been issued within 12 months from the date of approval, the commission approval becomes void. In the event such approval becomes void, an application for approval shall be required in the same form and manner as if submitted as a new project. The director of planning, zoning and building may, based upon demonstrated good cause, grant a 30-day administrative extension of the duration of approval.

(2) A maximum of one time extension, for up to one year in duration from the original expiration date, from any of the requirements in subsection (]), may be granted or denied by the architectural commission for just cause. Said single time extension request shall be submitted in writing to the planning, zoning and building department at least two weeks prior to an architectural commission meeting, which must occur prior to the expiration date, or said approval shall expire.

(3) If the application is denied, an application in substantially the same form may not be submitted until 12 months has elapsed from the date of denial.

(4) Determinations of the architectural commission shall be rendered in writing.
(5) Should a question arise as to compliance with the conditions as outlined by the architectural commission actions, a clarification hearing before the architectural commission may be called at the request of the director of the planning, zoning and building department, or by the applicant, and placed on the next available agenda.
(6) Deferrals for a specific application shall not exceed one year cumulatively for all such deferrals made by the architectural commission, or the application shall be deemed null and void.
(7) An initial deferral request received by the town more than seven days prior to scheduled commission hearing date may be granted for one month only or the next succeeding regular commission meeting, if that should occur on a different date. Any deferred action request received seven days or less from the scheduled meeting date shall be made in person at the commission meeting at the time the action item appears on the agenda. The applicant must explain or justify the request, which the commission may approve or deny. A second request for deferral shall be made in person at the commission meeting at the time the item appears on the agenda. The applicant must explain or justify the request, which the commission may approve or deny. A third request for deferral shall be denied unless the applicant can demonstrate to the commission that a compelling reason exists.

(Ord. No. 06-2021, § 1(Exh. A), 6-9-21; Ord. No. 012-2024, § 1, 5-14-24)

***Editor's note—** Ord. No. 06-2021, 1(Exh. A), adopted June 9, 2021, repealed the former § 18-203, and enacted a new § 18-203 as set out herein. The former § 18-203 pertained to referral of plans to commission and derived from Ord. No. 11-2015, § l(Att.), 4-15-15; Ord. No. 19-2016, § 3, 11-8-16.*

Sec. 18-237. - Agreed maximum time schedule for completion of major construction.

A maximum time, calculated from the date of commencement, is established for the completion of major construction projects in the construction schedule shown in Table 1 herein. Said maximum time is a condition of all applicable permits and applicant and owner accept such condition upon acceptance of a permit. The construction schedule shall take into effect historical data of the town of construction of similar structures within the limits of the town. Failure of the permit holder to complete construction under the permit in accordance with the maximum time schedule shall be prima facie evidence that the building project has not been commenced or has been suspended or abandoned. Such prima facie evidence shall be in addition to any other evidence that construction under the permit has not been commenced or has been suspended or abandoned under the permit.

This schedule may be extended to accommodate additional time for individual condominium units that are required by condominium rules and regulations to cease work during the season as defined by the rules and regulations of the condominium association. This extension shall be equal to the number of months during which construction is required by the condominium rules

to cease. Similarly, for residential projects in the C-WA zoning district, this schedule may be extended to take into account the period of time during which construction is required to cease in the C-WA zoning district as specified in section 42-199(b) pursuant to town regulations.

TABLE 1. CONSTRUCTION SCHEDULE

	Square Footage Under Roof	New Construction* Maximum Time Permitted	Remodel/Accessory Construction Maximum Time Permitted
I.	Projects 3,999 sq. ft. or less	16 months	16 months
II.	Projects 4,000 sq. ft. to 5,999 sq. ft.	20 months	24 months
III	Projects 6,000 sq. ft. to 9,999 sq. ft	24 months	30 months
IV	Projects 10,000 sq. ft. to 19,999 sq. ft	30 months	36 months
V	Projects 20,000 sq. ft. to 39,999 sq. ft	36 months	42 months
VI	Projects 40,000 sq. ft. or more	To be determined by the town council prior to permit issuance	To be determined by the town council prior to permit issuance

* Principal structure

(a) Requests for extension from this schedule will be considered by the town council and approval may be granted for good cause shown as determined in the sole discretion of the town council. Said request for extension shall be filed with the town by the contractor and the owner no later than 30 calendar days, prior to the scheduled building permit expiration date. The request for extension shall include reasons/or the necessity of granting an extension, a revised construction schedule, proposed nuisance mitigation measures, a statement that first class mailed notice to neighbors within 300 feet will be provided at least 25 days prior to the meeting at which the extension is to be considered, and a USPS Certificate of Mailing as proof of the mailed notice. In the event the town council determines that good cause is not shown for granting the extension, the council may deny the extension. In the event the town council grants an extension, it may impose conditions on the extension which may include the implementation of mitigation measures deemed appropriate by the council and the imposition of a fee as established by resolution by the town council for each day of the extension beyond the term set forth in the above stated construction schedule.

(b) In the event no request is made for extension of time from the above referenced schedule, the building permit shall be immediately revoked and all work shall cease and desist on the project. In order to resume work, the contractor and the owner must apply to the town council for an extension of time.

(c) Failure of the permit holder and/or the property owner to complete the construction within the preceding time table or within the time extension granted by the town council constitutes prima facie evidence that the building project has not been commenced or has been suspended or abandoned. All permits will be terminated, and all work at the site will stop immediately until the applicant and owner apply for and receive a reinstatement of the permit by the town council. If conditions are attached to the re-issuance, the permit may be reissued by the building official only upon continued conformance to the conditions established by the town council. Any conditions attached to re-issuance are conditions of all applicable permits and applicant and owner accept such conditions upon acceptance of a permit. The issuance of the certificate of occupancy or completion will be withheld until any fees incurred under this section are paid. If the town council does not approve the extension of time, applicant and owner may be required by the town council to remove all evidence of construction, and ensure that the project conforms to all applicable provisions of the code. Failure to cease construction or conform to all codes constitutes a violation and will be referred to the town's code enforcement board.

(d) Town staff may choose to administratively extend building permits up to 30 days, based upon good cause shown, to allow an applicant to schedule an appearance before the town council, or to complete a project, without appearing before the town council. This administrative approval cannot exceed 30 days.

(Ord. No. 11-2015, § 1(Att.), 4-15-15; Ord. No. 017-2023, § 3, 12-13-23)

Sec. 18-238. - Agreed maximum time schedule for completion of minor construction.

(a) A maximum time is established for the completion of all building permits for construction work not subject to the provisions of section 18-237. Such work shall be considered minor construction and must be completed and receive a passed final inspection no later than 12 months from date of issuance. Said maximum time is a condition of all applicable permits and applicant and owner accept such condition upon acceptance of a permit.

(b) Requests for extension from this schedule may be granted by the building official upon application for extension filed with the town no later than 15 calendar days prior to the scheduled completion date. A permit extension fee, as established by resolution of the town council, shall be paid prior to issuance of the extension. Extensions may be granted for a period not to exceed 90 days from the scheduled completion date. If a permit expires before an extension is granted, the permit may be reactivated upon payment of a permit reactivation fee, as established by resolution of the town council, paid prior to issuance of the reactivation for a period not to exceed 90 days from the scheduled completion date.

(c) In the event the permit holder and/or the property owner fail to complete the construction within 12 months or by the expiration of an approved extension of time, whichever is latest, the building permit shall be immediately revoked and all work shall cease and desist on the project, and such failure shall constitute prima facie evidence that

the building project has not been commenced or has been suspended or abandoned. Such prima facie evidence shall be in addition to any other evidence that construction under the permit has not been commenced or has been suspended or abandoned under the permit. Failure to complete the work or to cease construction constitutes a violation of the town's Code of Ordinances and shall be subject to code enforcement remedies under chapter 2 of the town's Code of Ordinances.

(Ord. No. 11-2015, § 1(Att.), 4-15-15)

LANDMARK PRESERVATION COMMISSION

Sec. 54-94. - Duration of approval; time extension; denial of application; determination; clarification; deferral.

(1) The applicant's approval will expire 12 months from the date of the meeting at which the decision was rendered, unless a building permit has been obtained. If the building permit expires or is voided, or if a building permit has not been issued within 12 months from the date of approval, the commission approval becomes void. In the event such approval becomes void, an application for approval shall be required in the same form and manner as if submitted as a new project. The director of planning, zoning and building may, based upon demonstrated good cause, grant a 30-day administrative extension of the duration of approval.

(2) A maximum of one time extension, for up to one year in duration from the original expiration date, from any of the requirements in subsection (1), may be granted or denied by the landmarks preservation commission for just cause. Said single time extension request shall be submitted in writing to the planning, zoning and building department at least two weeks prior to an landmarks preservation commission meeting, which must occur prior to the expiration date, or said approval shall expire.

(3) If the application is denied, an application in substantially the same form may not be submitted until 12 months has elapsed from the date of denial.

(4) Determinations of the landmarks preservation commission shall be rendered in writing.

(5) Should a question arise as to compliance with the conditions as outlined by the landmarks preservation commission actions, a clarification hearing before the landmarks preservation commission may be called at the request of the director of the planning, zoning and building department, or by the applicant, and placed on the next available agenda.

(6) Deferrals for a specific application shall not exceed one year cumulatively for all such deferrals made by the landmarks preservation commission, or the application shall be deemed null and void.

(7) An initial deferral request received by the town more than seven days prior to scheduled commission hearing date may be granted for one month only or the next succeeding regular commission meeting, if that should occur on a different date. Any deferred action request received seven days or less from the scheduled meeting date shall be made in person at the commission meeting at the time the action item appears on the agenda. The applicant must explain or justify the request, which the commission may approve or deny. A second request for deferral shall be made in person at the commission meeting at the time the item appears on the

agenda. The applicant must explain or justify the request, which the commission may approve or deny. A third request for deferral shall be denied unless the applicant can demonstrate to the commission that a compelling reason exists.

(Ord. No. 07-2021, 1(Exh. A), 6-9-21; Ord. No. 011-2024, § 1, 5-14-24)

Editor's note— Ord. No. 07-2021, 1(Exh. A), adopted June 9, 2021, repealed the former § 54-94, and enacted a new § 54-94 as set out herein. The former § 54-94 pertained to commission action and derived from Code 1982, § 16-40(d).

TOWN COUNCIL

Sec. 134-173. - Deferral request; denial of application; duration of approval; time extension; clarification.

(1) An initial deferral request received by the town more than seven days prior to scheduled town council hearing date may be granted for one month only or the next succeeding regular town council meeting, if that should occur on a different date. Any deferred action request received seven days or less from the scheduled meeting date shall be made in person at the town council meeting at the time the action item appears on the agenda. The applicant must explain or justify the request, which the town council may approve or deny. A second request for deferral shall be made in person at the town council meeting at the time the item appears on the agenda. The applicant must explain or justify the request, which the town council may approve or deny. A third request for deferral shall be denied unless the applicant can demonstrate to the town council that a compelling reason exists. Any deferral which is required due to a case being deferred by the architectural commission or landmark preservation commission shall be an exception to the regulation above. In no case shall a deferral exceed six months.

(2) An application request seeking substantially the same relief cannot be accepted for consideration after it has been denied by the town council until after 12 months have elapsed from the date of denial.

(3) The work or use authorized under an approved variance or special exception application must be commenced within 36 months from the date of the town council approval thereof, and if not so commenced the special exception or variance shall be null and void. Commencement shall be considered at the issuance of a building permit for the work related to the application or a business tax receipt if no building permit is required. In addition, all authorized work under the building permit for said approved special exception or variance must be completed within the timeframe set forth in Chapter 18 of this Code or said special exception or variance shall expire.

(4) A request for a time extension from any of the requirements in subsection (3) may be granted or denied by the town council for just cause. Said time extension request shall be

submitted in writing to the planning, zoning and building department at least one month prior to the expiration date or said special exception or variance approval shall expire.

(5) Should a question arise as to compliance with the conditions as outlined by the town council actions, a clarification hearing before the town council may be called at the request of the director of the planning, zoning and building department, or by the applicant, and placed upon the next available agenda.

(Ord. No. 08-2021, § 1(Exh. A), 6-9-21)

Editor's note— *(Ord. No. 08-2021, § 1(Exh. A), adopted June 9, 2021, repealed the former 134-173, and enacted a new 134-173 as set out herein. The former 134-173 pertained to judicial remedy by circuit court and derived from Ord. No. 2-74, § 10.50, 3-26-74; Ord. No. 7-82, § 8(f), 3-31-82.*

-END OF QUICK FIX 6-

QUICK FIX #7
FLOODPLAIN NOTICE

RELATED CODE SECTIONS

a. Sec. 54-93(4) -- Uniform development review procedures. (Landmarks Preservation Commission – Notice of Public Hearing)

QUICK FIX #7 | FLOODPLAIN NOTICE

SECTION 54-93
UNIFORM DEVELOPMENT REVIEW PROCEDURES

QUICK FIXES IN THIS CODE SECTION:

- Noticing Requirements for floodplain variance applications.

PERCEIVED PROBLEMS AND POSSIBLE SOLUTIONS:

- During permit review, value of improvements may exceed 50% of value of structure. For Landmarked or Historically Significant properties, they are eligible to apply for a FLOODPLAIN variance. This request for Floodplain variance would require an application to be reviewed and approved by the Landmarks Preservation Commission (LPC). This would delay the continuance of the building permit review until after the Floodplain variance is granted…a two (2) month delay.
    - Solution: Require no notice requirement (mailer or newspaper AD) and have the item be automatically placed on the next upcoming LPC agenda. (This WOULD NOT apply to new construction, additions, or substantial exterior alterations or improvements.)

CURRENT CODE LANGUAGE

Sec. 54-93. - Uniform development review procedures.

(1) *Application.* All applications for development review, being either a certificate of appropriateness for a landmarked building or structure, or a review of a historically significant building, shall be filed with the director of planning, zoning and building by the property owner or a designee, agent, or representative who is authorized to file an application by power of attorney, which must be filed with the director of planning, zoning and building. Applications shall be completed and submitted per the application instructions and shall include all items identified in the application checklist, which can be amended by town staff from time to time. All applications shall include the application fee as set forth in the town fee schedule.

(2) *Determination of sufficiency*. The director of planning, zoning and building, or their designee, shall review the application and required documents and determine whether it is competent and complete. If the director, or their designee, determines that the application is not competent or complete, the director of planning, zoning and building, or their designee, shall notify the applicant as to the nature of the deficiency. In this case, no other action shall be taken on the application until the deficiency is remedied. If the director, or their designee, determines that the application is competent and complete, the department will process the application.

(3) *Schedule of meetings and deadlines*. The director of planning, zoning and building shall produce each year a schedule of public meetings and deadlines for all development review applications, which can be amended from time to time. The director shall place the schedule of meetings and deadlines on the town website.

(4) *Notice of public hearings*. Public hearings for all development review projects, which includes the architectural review commission major projects, landmarks preservation commission certificates of appropriateness, and town council special exceptions, variances, and site plan review, shall be noticed in accordance with the following provisions:

(a) *Advertisement*. At least 30 days prior to the public hearing date, a description of the project or request, the date, start time of the meeting and location of the hearing shall be noticed in a newspaper of general circulation. The notice will be prepared and placed in the newspaper by Town staff.

(b) *Mail notice*. At least 30 days prior to the public hearing date, the applicant shall mail a notice containing a description of the request, the date, start time of the meeting and location of the hearing, to the owners of record of property lying within 300 feet of the property subject to the application. Applicants shall submit all information and certifications necessary to meet this requirement, as determined by the department and identified in the application instructions.

(c) *Posting*. At least 30 days prior to the public hearing, the town will post a copy of the hearing notice within a conspicuous place in Town Hall.

(Ord. No. 07-2021, 1(Exh. A), 6-9-21)

Editor's note— Ord. No. 07-2021, 1(Exh. A), adopted June 9, 2021, repealed the former § 54-93, and enacted a new § 54-93 as set out herein. The former § 54-93 pertained to public hearing; notice and derived from Code 1982, § 16-40(c); Ord. No. 15-08, § 1, adopted May 12, 2008.

-END OF QUICK FIX 7-

TOWN OF PALM BEACH

Information for Town Council Meeting on: July 9, 2025

To: Town Council

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

From: Jennifer Hofmeister, AICP, LCAM, Planner III

Re: Discussion Regarding Recommendation from PZ Commission Regarding the Zoning In Progress and Possible Zoning in Progress Extension

Date: 6/27/2025

At the June 26, 2025 Planning and Zoning Commission meeting, the Commission considered the recommendation from the Corradino Group to restrict new lunchtime restaurants in Districts One and Two from operating before 5:00 PM on Mondays through Fridays (see District Maps in the attached memo). They further recommended that Districts Three through Five be reevaluated annually when Kimley Horn & Associates, Inc. performs their annual trip counts. Staff suggested a number alternatives for consideration, which are listed below:

1. Recommend subtracting the existing hotels and/or private clubs seat counts from the overall total seat counts. See the attached table which lists the seat counts of only for the existing restaurants, bars, lounges, and nightclubs, but not for hotels and private clubs. These seat counts are roughly half of the total listing. The flaw in this recommendation is that trips to these operations will still take place [but not be included] and all the traffic and parking work to date considers ALL Food and Beverage (F&B) operations, not just restaurants, bars, lounges and nightclubs.
2. Recommend limiting all F&B operations to the current number of seats by district. This could include even a 5% - 10% increase in total seats to allow for reasonable growth and flexibility. The total seat count by district is provided in the Corradino Study. The conclusion will be that once the current level of seats, or the approved increase, is reached; no further F&B operation can be considered until seats become available by way of a F&B operation closing. These seats would go into an available “pool of seats” in that district.
3. Recommend expanding the criteria for the granting of a special exception for F&B for a new or expanded operation. These expanded criteria could include more traffic information to be provided, on-site parking only without the ability for a zoning variance, no hours during lunch Monday through Friday, etc.
4. Recommend creating a new type of use for every new or expanded F&B

operation – Alternative Development Standard. This would include a lofty list of standards that would exceed the regular special exception list of standards. See the attached document with the draft list of criteria.

5. Recommend taking no action at this time but allow changes to the F&B operations to be handled as part of full code reform.
6. Consider creating code to spell out the time a F&B operation can remain closed without losing its ability to reopen as an F&B operation, and the process to reopen (special exception and no increase in seat count).

On a (5-2) vote, the Commission recommended to the Town Council to take no action at this time but allow changes to the F&B operations to be handled as part of full code reform.

ATTACHMENTS

Staff Report to P&Z Commission June 26, 2025
Resolution No. 41-2025
Food & Beverage Seat Count w/o Hotels & Clubs
Draft Listing of Limitations on New and Expanded Restaurants [F&B]

STRATEGIC PLAN

Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Community Preservation
Quality of Life

FUNDING

No Funding
No Fiscal Impact

RECOMMENDATION

The Planning, Zoning, and Building ("PZB") Department is requesting that the Planning and Zoning Commission ("PZC") consider the current Zoning in Progress ("ZIP") on Food & Beverage ("F&B") operations, which include the recent traffic and parking studies and public discussions, and make recommendations to the Town Council based upon the findings of the Commission.

GENERAL INFORMATION

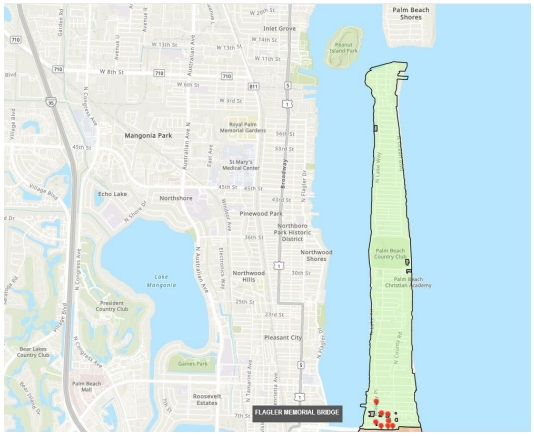
With the adoption of Resolution No. 069-2024 on June 12, 2024, the Town Council declared a ZIP to be in effect and directed the PZC, to consider, study and prepare regulations addressing the number and future location of restaurants, bars, nightclubs, lounges and for-profit private clubs within all commercial zoning districts of the Town in which such uses are either permitted or special exception uses. The PZC determined, in consultation with The Corradino Group and with ZoneCo, that several key pieces of data were still needed to resolve the ZIP. Some of the additional information needed included traffic and parking counts, which were best obtained during the peak season months of December 2024 and/or January 2025. On November 13, 2024, by Resolution 150-2024, the ZIP was extended by the Town Council to May 6, 2025.

The PZC, after much discussion on the findings from The Corradino Group, found that the February and March traffic counts were still being evaluated with the background traffic from City of West Palm Beach development projects and those within the Town, that have been approved but not yet built and those still under construction, which data is imperative to the overall ZIP report. Per Resolution No. 041-2025, the Town Council thereby extended the ZIP to July 9, 2025.

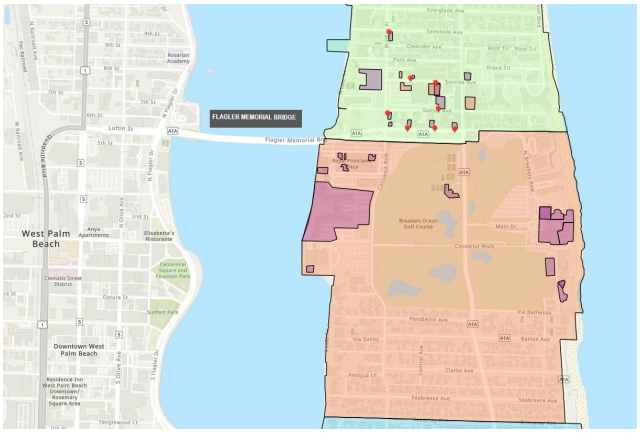
The Corradino Group, Inc. has completed the supplemental traffic and parking analysis and has made recommendations on the ZIP to address the following key issues:

1. Whether traffic counts at peak dining times indicates the congestion of public roads and ways attributable to restaurant-generated traffic; and/or
2. Whether a concentration of restaurants has limited other land uses from locating within the Town of Palm Beach generally and the primary restaurant streets specifically.

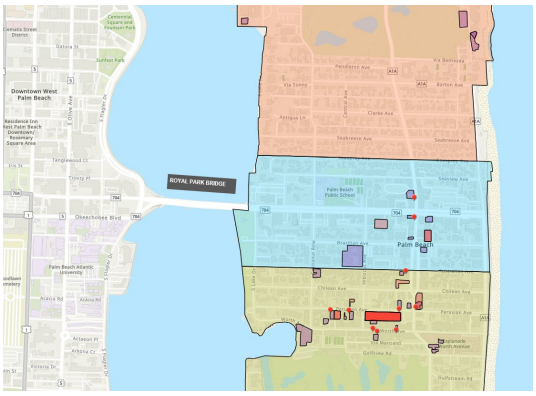
The Traffic and Parking Analysis, prepared by The Corradino Group, divided the Town into five distinct geographic districts as displayed on the maps below. Each district was evaluated based on roadway capacity, level of service, origin-destination, and parking.



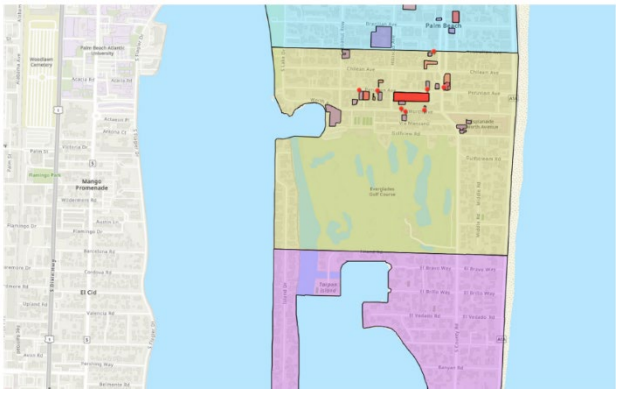
District One



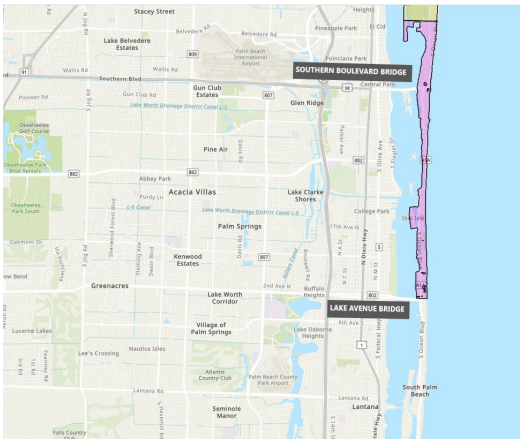
District Two



District Three



District Four



District Five

At the June 3, 2025, PZC meeting, the recommendation on the conclusion of the ZIP was deferred for further consideration. The Corradino Group still supports recommending the prohibition of new F&B establishments from operating before 5:00 PM on Mondays through Fridays, but now limits it to District One and Two. They further recommend that Districts

Three through Five be reevaluated annually when Kimley Horn & Associates, Inc. performs their annual trip counts.

There are other possible recommendations that exist for the PZC to consider. These other possibilities to conclude the ZIP, made by both the PZC members, legal counsel, and staff, include:

1. Recommend subtracting the existing hotels and/or private clubs seat counts from the overall total seat counts. See the attached table which lists the seat counts of only for the existing restaurants, bars, lounges, and nightclubs, but not for hotels and private clubs. These seat counts are roughly half of the total listing. The flaw in this recommendation is that trips to these operations will still take place [but not be included] and all the traffic and parking work to date considers ALL F&B operations, not just restaurants, bars, lounges and nightclubs.
2. Recommend limiting all F&B operations to the current number of seats by district. This could include even a 5% - 10% increase in total seats to allow for reasonable growth and flexibility. The total seat count by district is provided in the Corradino Study. The conclusion will be that once the current level of seats, or the approved increase, is reached; no further F&B operation can be considered until seats become available by way of a F&B operation closing. These seats would go into an available "pool of seats" in that district.
3. Recommend expanding the criteria for the granting of a special exception for F&B for a new or expanded operation. These expanded criteria could include more traffic information to be provided, on-site parking only without the ability for a zoning variance, no hours during lunch Monday through Friday, etc.
4. Recommend creating a new type of use for every new or expanded F&B operation – Alternative Development Standard. This would include a lofty list of standards that would exceed the regular special exception list of standards. See the attached document with the draft list of criteria.
5. Recommend taking no action at this time but allow changes to the F&B operations to be handled as part of full code reform.

In addition, the Town may consider creating code to spell out the time a F&B operation can remain closed without losing its ability to reopen as an F&B operation, and the process to reopen (special exception and no increase in seat count). The Town should also update the Principal of Equivalency (required parking spaces) for F&B operations.

Attachments: TOPB ZIP Traffic and Parking Study
Resolution No. 041-2025
Food & Beverage Seat Count w/o Hotels & Clubs
Draft Listing of Limitations on New and Expanded Restaurants [F&B]

RESOLUTION NO. 041-2025

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF PALM BEACH, FLORIDA, AMENDING RESOLUTION NO. 069-2024, AS AMENDED BY RESOLUTION NO. 150-2024 WHICH DECLARED ZONING IN PROGRESS IN REGARD TO THE REGULATION OF THE LOCATION AND LIMITATION OF THE NUMBER OF RESTAURANTS, BARS, NIGHT CLUBS, LOUNGES AND FOR-PROFIT PRIVATE CLUBS IN ALL COMMERCIAL ZONING DISTRICTS OF THE TOWN IN WHICH SAID USES ARE SPECIAL EXCEPTION USES TO EXTEND THE ZONING IN PROGRESS TO JULY 9, 2025; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, pursuant to the Florida Constitution and Chapter 166, Florida Statutes, the Town Council of the Town of Pahn Beach (Town) has the home rule powers and authority to govern development within the Town; and

WHEREAS, with the adoption of Resolution No. 069-2024 on June 12, 2024, the Town Council declared a zoning in progress to be in effect and directed the Planning and Zoning Commission, to consider, study and prepare regulations addressing the number and location of restaurants, bars, night clubs, lounges and for-profit private clubs within all commercial zoning districts of the Town in which such uses are special exception uses; and

WHEREAS, Resolution No. 069-2024 provided that zoning in progress would expire in six months or on December 10, 2024; and

WHEREAS, the Town's Planning and Zoning Commission worked diligently to review the food and beverage uses in the commercial areas as well as the traffic and parking issues related to said uses, including by soliciting and receiving input and data from Town Staff, the Town's traffic engineering consultants at The Corradino Group, and the Town's zoning consultants at ZoneCo;

WHEREAS, the Planning and Zoning Commission determined, in consultation with The Corradino Group and ZoneCo, that several key pieces of data are still needed to resolve the zoning in progress, including traffic and study counts best obtained during the peak season months of December 2024 and/or January 2025;

WHEREAS, the Town Council determined that an additional four months' time is needed to complete the zoning in progress;

WHEREAS, the Town Council adopted Resolution No. 150-2024 extending the zoning in progress to May 6, 2025;

WHEREAS, on April 1, 2025, the Planning and Zoning Commission, after much discussion on the findings from The Corradino Group, found that the February and March traffic counts are still being evaluated with the background traffic from City of West Palm Beach development projects and those within the Town that have been approved but not yet built and those still under construction, which data is imperative to the overall zoning in progress report;

WHEREAS, the Planning and Zoning Commission recommended to the Town Council that the zoning in progress be extended to permit the Planning and Zoning Commission to receive this data in June 2025;

WHEREAS, the Planning and Zoning Commission meeting in June falls on June 3, 2025;

WHEREAS, to permit Town staff and the Planning and Zoning Commission to consider the additional traffic data and make any legislative recommendation to the Town Council, an extension of the zoning in progress through till the Town Council meeting on July 9, 2025 is necessary and appropriate; and

WHEREAS, Resolution No. 041-2025 extends the zoning in progress to July 9, 2025.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COMMISSION OF THE TOWN OF PALM BEACH, FLORIDA AS FOLLOWS:

SECTION 1. The whereas clauses are incorporated herein, and represent the Town Commission's legislative findings and intent regarding the necessity of extending zoning in progress.

SECTION 2. Section 3 of Resolution 150-2024 is hereby amended and replaced with the following text:

SECTION 3. Zoning in progress shall remain in effect for the duration of this matter being under consideration by the Town through its Planning and Zoning Commission and the Town Council and until an ordinance relating to this matter is adopted which period of consideration and adoption is intended to be concluded by July 9, 2025. Nothing shall preclude the Town Council from extending the period of zoning in progress in consideration of this matter if determined necessary by the Town. This declaration of zoning in progress is of a temporary nature so as to allow a careful but expeditious study of this matter and may be concluded prior to July 9, 2025 date if an ordinance relating to this matter is adopted prior to said date.

SECTION 3. This resolution hereby incorporates all other whereas and sections contained in Resolution 150-2024 attached hereto as Exhibit A.

SECTION 4. This Resolution shall take effect immediately upon its execution.

PASSED AND ADOPTED in a regular adjourned session of the Town Council of the Town of Palm Beach this 9th day of April 2025.

Danielle H. Moore, Mayor

Bobbie D. Lindsay, Town Council President

Lewis S.W. Crampton, Council President Pro Tem

Julie Araskog, Town Council Member

Edward A. Cooney, Town Council Member

ATTEST:

Kelly Churney, Town Clerk

Bridget Moran, Town Council Member

FOOD AND BEVERAGE SEAT COUNT

(Does NOT include Hotels and Clubs)

DISTRICT 1		
Business Name	**Number of seats on BTR**	**Notes**
Almond Palm Beach	284	Business Currently Closed
Biltmore Beach Club	60	
Cucina	101	
Echo	157	
Filed of Greens	15	
Green's Pharmacy	80	
Henry's Palm Beach	150	
Lola 41 Palm Beach	156	
Meat Market Palm Beach	125	
PB Catch	150	38 outdoor seats under café seating permit
Trevini Ristorante	106	
TOTAL DISTRICT SEATS	1384	

DISTRICT 2		
Business Name	**Number of seats on BTR**	**Notes**
The Flagler Seakhouse	100	
Palm Beach Grill	164	
Restaurant 44 Palm Beach	151	20 outdoor seats under Café seating permit
Saint Ambroeus	120	
The Honor Bar at the Palm Beach Grill	55	
Toojays Deli	90	
Tutto Mare	TBD	No BTR Issued yet - No seating license or plan otained
Cafe Des Beaus-Arts	TBD	NO BTR Application or Information to date
TOTAL DISTRICT SEATS	680	

DISTRICT 3		
Business Name	**Number of seats on BTR**	**Notes**
Café Boulud	298	301 Australian Ave CU-1
Café L'Europe	152	34 outdoor seating under café seating permit
La Goulue	138	24 outdoor seating under café seating permit
Surfside Diner	78	

FOOD AND BEVERAGE SEAT COUNT
(Does NOT include Hotels and Clubs)

TOTAL DISTRICT SEATS	666	

DISTRICT 4		
Business Name	**Number of seats on BTR**	**Notes**
Bice Ristorante	191	
Bricktop's	150	40 Outdoor seating under café seating permit
Buccan	177	
Café Via Flora	54	
Le Bilboquet	109	
Pizza Al Fresco	103	
Renato's Restaurant	150	
Starbucks Coffee	19	
Taboo	201	Permanently Closed
Le Bar A Vin	108	Listed as nightclub and merchant - No Seating listed
TOTAL DISTRICT SEATS	1262	

DISTRICT 5		
Business Name	**Number of seats on BTR**	**Notes**
Acqua Café	92	
Al Fresco Restaurant & Bar	150	
The Ambassador Grill	150	108 outdoor café seating under café seating permit
Brandon's	276	2842 S Ocean Blvd
TOTAL DISTRICT SEATS	668	

ARTICLE VIII. - SUPPLEMENTARY DISTRICT REGULATIONS

DIVISION 18. – RESTAURANTS

Sec. 134-2116. – Limitation on New and Expanded Restaurants.

Beginning August 13, 2025, all proposed new restaurants and the expansion of existing restaurants (i) located north of Island Drive in the Town of Palm Beach, (ii) located within the C-TS, C-WA, C-OPI, or C-PC zoning districts, and (iii) not a principal or accessory use to a hotel or private club, must, among other things, meet the special exception criteria set forth in Sec. 134-229 and the following additional criteria and conditions:

(a) The maximum size of the restaurant shall not exceed 3,000 gross square feet;

(b) The maximum number of seats available to the public for sit-down service shall not exceed 20 seats before 5:00 PM Monday through Friday (excluding federal holidays) between December 1st and April 30th;

(c) The limitation on the number of seats available to the public set forth in subsection (b) above applies to the combination of both indoor dining seating and outdoor café seating so that the total number of seats made available to the public does not exceed 20 seats during the applicable time periods set forth therein notwithstanding the additional outdoor café seating allowed under Sec. 134-2106(a)(1);

(d) The limitation on the number of seats available to the public set forth in subsection (b) above also applies to the sale of prepared foods for takeout so that no more than 20 seats are available for patrons to pay for their prepared foods for takeout but remain on the restaurant premises to consume such prepared food;

(e) The limitation on the number of seats available to the public set forth in subsection (b) above does not apply to sit-down service after 5:00 PM Monday through Friday, on the weekends, and between May 1st and November 30th;

(f) All new restaurants and the expansion of existing restaurants must enter into an one-time Declaration of Use Agreement (DOUA) with the Town of Palm Beach specifically acknowledging the limitations on the number of seats available to the public as set forth herein, which shall include provisions for remedies for violations of said limitations, before applying for and receiving a business tax receipt from the Town of Palm Beach on an annual basis; and

(g) Notwithstanding anything herein to the contrary or otherwise, if any existing restaurant closes for business and is replaced by another restaurant within the same space and does not increase the total number of seats within said restaurant, the limitation on the number of seats available to the public set forth in subsection (b) above shall not be applicable to said restaurant as long as the new restaurant operator files an application for a special exception approval with the Town of Palm Beach within one year of the date the original restaurant

closed for business; otherwise the limitation on the number of seats available to the public set forth in subsection (b) above becomes applicable to said restaurant.

Note: Starbucks has 19 seats (according to The Corradino Group Traffic Study) so we made 20 seats the "free" number allowed before the seat limitations (which are based on adverse traffic and parking conditions during PM peak hours during the winter season) kick-in. This approach is purposefully intended to be more flexible than strictly prohibiting new or expanded restaurants that offer lunchtime dining-in service since although The Corradino Group Traffic Study established a positive correlation between F&B establishments and adverse lunchtime traffic and parking within the Town of Palm Beach, since the traffic data included hotels and private clubs in addition to stand alone restaurants, it is preferred to continue to allow small additional lunchtime restaurants in lieu of a strict prohibition.

Public Comment

Please note that all submissions of this form will become part of the official public record.

Comments must be submitted at least 24 hours prior to the start of the meeting. Any comments submitted after this time may not be processed until after the meeting has concluded.

Month of Meeting	June
Please select the agenda item you would like to comment on.	Zoning in Progress Recommendations
Comment	Planning Commission Chair and Members: In looking at the revised seat count in the backup, it seems like a good idea to separate restaurants from hotel and club use, but think the data will need more work. For example, The Breakers only shows one restaurant (Flagler Steakhouse), but what about the other daily F&B operations like HMF, Beach Club, Italian Restaurant, Surf Break, and Seafood Bar? Wouldn't those be included in this count? Also, we included Lola 41 in The White Elephant which is appropriate, but what about the restaurant in the Palm House or Flories and Seaway in the Four Seasons? I probably would argue that we also include in this F&B list the clubs when they have daily use dining rooms as they function much the same way as a restaurant (basically all the clubs have at least one daily dining room). Where I do agree is separating out the club and hotel event venue space. Those should be accounted, but could appear on a separate list “Food and Beverage Seats Event”. That is where it starts to pile up and should be part of the equation. Even if we assign a percentage of usage to each of these seats, it will help round out the full picture of F&B demand on the island. I hope my comments are helpful and thank you for your service! JDC
Your Position	Neutral
First and Last Name	John David Corey
Address	426 Australian Ave, Palm Beach, FL 33480

TOWN OF PALM BEACH

Information for Town Council Meeting on: July 9, 2025

To: Town Council

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

From: Planning, Zoning, & Building

Re: ZON-24-0046 (ARC-24-0090) 2720 – 2730 S OCEAN BLVD—EDGEWATER/ AMBASSADOR SITE (COMBO) - SPECIAL EXCEPTION(S), SITE PLAN REVIEW AND VARIANCES The applicant, Palm Beach Edgewater Fee Borrower LLC and Palm Beach Ambassador Fee Borrower LLC, has filed an application requesting Town Council review and approval for two (2) Special Exceptions for 1) five-stories in the R-D(2) zoning district, and 2) the construction of a pedestrian tunnel under S Ocean Boulevard, and Site Plan Review for multifamily dwelling(s), for the construction of a new multi-story residential building with five residential levels and a subterranean parking level and rooftop penthouse mechanical equipment to replace an existing three-story building on the lakefront parcel (west site) and for the construction of a new multi-story residential building with five residential levels and a subterranean parking level and rooftop penthouse mechanical equipment to replace one existing five- and one existing eight-story buildings on the oceanfront parcel (east site). Additionally, the project includes the following twenty-one (21) variance requests: 10 for the west lakefront (Edgewater) parcel for 1) to exceed the maximum lot coverage, 2) to exceed the maximum building length, 3) to exceed the maximum amount of fill in a required yard, 4) and 5) to reduce the required minimum side (north and south) yard setbacks, 6) to exceed the maximum height for rooftop mechanical equipment, 7) to permit generators on roofs, 8) to exceed the maximum area for mechanical equipment located on a rooftop, 9) to exceed the maximum overall building height for mechanical screening and 10) to increase the maximum height of walls in required side and front yards; and 11 for the east oceanfront (Ambassador) parcel for 11) to exceed the maximum lot coverage, 12) to exceed the maximum building length, 13) to exceed the maximum amount of fill in a required yard, 14) and 15) to reduce the required minimum side (north and south) yard setbacks, 16) to exceed the maximum height for rooftop mechanical equipment, 17) to permit generators on roofs, 18) to exceed the maximum area for mechanical equipment located on a rooftop, 19) to exceed the maximum overall building height for mechanical screening, 20) to exceed the maximum building height for building 2 for the portion of the building located east of the CCCL, and 21) to increase the maximum height of walls in required side and front yards. The Architectural Commission (ARCOM) shall

perform design review of the application. ***[The Architectural Review Commission deferred this matter to the May 28, 2025, meeting with the condition to be reviewed by Town Council for zoning relief prior to design review.] [The Town Council deferred this project to the May 14, Town Council meeting to complete safety repairs prior to hearing the project.][The Town Council deferred this project to the July 9, 2025, Town Council meeting, pending Architectural Commission review.]***

Date: 6/24/2025

ATTACHMENTS
None

STRATEGIC PLAN

Strategic Priorities:
Community Culture and Character, Safe and Resilient Community, Mobility and Transportation

Strategic Focus Areas:
Quality of Life
Community Preservation
On-island Mobility

FUNDING
No Funding
No Fiscal Impact

From: PZB
To: Public Comment
Subject: FW: Support for The Ambassador Project by OKO Group
Date: Tuesday, July 1, 2025 3:42:58 PM

From: Debbie Gross <debbie@echofineproperties.com>
Sent: Monday, June 23, 2025 5:08 PM
To: Danielle Hickox Moore <DMoore@TownofPalmBeach.com>; Bobbie Lindsay <BLindsay@TownofPalmBeach.com>; Lew Crampton <lcrampton@TownOfPalmBeach.com>; Julie Araskog <jaraskog@TownOfPalmBeach.com>; Ted Cooney <tcooney@TownOfPalmBeach.com>; Bridget Moran <bmoran@TownOfPalmBeach.com>
Cc: PZB <pzb@TownOfPalmBeach.com>
Subject: Support for The Ambassador Project by OKO Group

******STOP: This email was sent from a source external to the Town of Palm Beach. Links or attachments should not be accessed unless expected from a trusted source. Additionally, all requests for information or changes to Town records should be verified for authenticity.******

Dear Members of the Town Council,

As a local real estate professional with a strong understanding of the Palm Beach market, I am writing to express my support for The Ambassador project proposed by OKO Group.

This development represents a sophisticated and well-executed vision that aligns with the character and long-term interests of the South End of Palm Beach. The architectural design is refined, respectful of the surrounding environment, and enhances the aesthetic appeal of the area. It reflects a high level of planning and intention, contributing to the overall integrity of the neighborhood.

In my experience working with buyers and long-time residents, it's clear that many in the South End community view this project as a positive addition. Homeowners appreciate the potential it has to enhance the neighborhood, reflect the area's unique identity, and support the high standards that define Palm Beach.

I believe The Ambassador will be a positive, lasting addition to the community and encourage the Council to move forward with approval. It is a project that complements Palm Beach's identity while promoting responsible growth.

Thank you for your leadership and commitment to preserving the unique character of Palm Beach.

Sincerely,

Debbie Gross

Debbie
Gross
Real Estate Professional

O. 561-763-7193
M. 561-316-8355

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From: PZB
To: Public Comment
Subject: FW: Ambassador Edgewater Project
Date: Tuesday, July 1, 2025 3:42:44 PM
Attachments: bfa01aa4-05fb-4639-9cc7-48b35435531c.png

From: Wenzel, Joan <Joan.Wenzel@elliman.com>
Sent: Monday, June 23, 2025 1:13 PM
To: Danielle Hickox Moore <DMoore@TownofPalmBeach.com>; Bobbie Lindsay <BLindsay@TownofPalmBeach.com>; Lew Crampton <lcrampton@TownOfPalmBeach.com>; Julie Araskog <jaraskog@TownOfPalmBeach.com>; Ted Cooney <tcooney@TownOfPalmBeach.com>; Bridget Moran <bmoran@TownOfPalmBeach.com>; PZB <pzb@TownOfPalmBeach.com>
Subject: Ambassador Edgewater Project

******STOP: This email was sent from a source external to the Town of Palm Beach. Links or attachments should not be accessed unless expected from a trusted source. Additionally, all requests for information or changes to Town records should be verified for authenticity.******

Dear Council Members,

As a longtime resident of Ibis Isle on the South End of Palm Beach, and a realtor with over thirty years of experience selling luxury condominiums along South Ocean Boulevard, I am writing in full support of the project and design proposed by the OKO Group and Cain International for the Ambassador Hotel and Edgewater Building.

- South Ocean Boulevard currently features a mix of standard condominium designs, many reflective of the 1980s. As we move into 2025 and beyond, I strongly believe our community will benefit from a fresh, tasteful, and contemporary approach to new development. As an art student with both a Bachelor's and a Master's degree in art—and a deep appreciation for architecture and design—I am excited by the thoughtful use of innovative materials, such as the travertine columns supporting the balconies.

- The buildings, designed by the renowned architect Jason Long of OMA, beautifully blend the elegance and stature of classic structures with a sophisticated, modern edge. The inclusion of a subterranean garage and extensive use of glass further enhance the project's appeal.

These striking, well-conceived buildings will undoubtedly attract discerning luxury buyers to South Ocean Boulevard, and I sincerely hope the commission approves the design as submitted.

Very truly yours,

Joan Wenzel

JOAN WENZEL
EXECUTIVE DIRECTOR OF LUXURY SALES
SALES ASSOCIATE
DOUGLAS ELLIMAN REAL ESTATE
DIRECT: 561.371.5743
OFFICE: 561.655.8600
MOBILE: 561.371.5743
Joan.Wenzel@elliman.com
340 ROYAL POINCIANA WAY SUITE M302, PALM BEACH, FL 33480
MY LISTINGS

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June 30, 2025

Via Email

To: Mayor Danielle Moore
Town Council President Bobby Lindsey
Town Council President Pro Tem Lew Crampton
Town Council Member Ted Cooney
Town Council Member Julie Araskog
Town Council Member Bridget Moran

Dear Mayor Moore and Members of the Town Council,

My name is Jonae Barnes and I am a resident and Board Member of The Atriums of Palm Beach at 3400 South Ocean Blvd, which is located just south of the Ambassador Hotel and Edgewater properties at 2730 and 2720 S. Ocean Blvd. I am writing to express my full and enthusiastic support for the proposed redevelopment of these properties by the OKO Group. I've had the opportunity to review the plans, and I believe that this proposal with its elegant design is exactly the type of thoughtful investment our community needs.

Many of my neighbors at The Atriums are also in full support of this redevelopment. We see it as a significant improvement over the current use, which has long felt outdated and out of step with the character of our neighborhood. Transitioning from a transient hotel model to a beautifully designed, low-density residential development aligns far better with the identity of the South End. Reducing the number of units from 135 to just 41—and lowering the building height from seven stories to five—not only decreases overall density but also brings a more appropriate development scale to this stretch of the island.

We are particularly encouraged by the steps OKO Group is taking to ensure this is a respectful, elegant, high-quality addition to Palm Beach. Their plan incorporates generous green space, underground parking, and lush landscaping—all while adhering to strict construction standards that prioritize minimizing impact on the surrounding area. It's clear they have worked very hard on this plan and have taken feedback seriously from the surrounding community and are committed to being thoughtful stewards of this redevelopment.

This project represents a rare opportunity to elevate the South End while preserving its unique charm. We believe it will enhance property values, alleviate traffic from short-term hotel stays, and contribute to the long-term quality of life in the area. We are excited about this project and have full confidence in OKO Group's ability to deliver on their vision and urge you to support this exceptional project.

Warm regards,

Jonae Barnes
The Atriums of Palm Beach
3400 South Ocean Blvd, Unit 2D2
Palm Beach, FL 33480
jonaebarnes@gmail.com

TOWN OF PALM BEACH

Information for Town Council Meeting on: July 9, 2025

To: Town Council

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

From: Planning, Zoning, & Building Staff

Re: ZON-24-0093 (ARC-24-0128) 203 VIA VIZCAYA (COMBO)—SPECIAL EXCEPTION & VARIANCE. 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 Town Council approval for a special exception for redevelopment of a nonconforming parcel and one (1) variance for deficient landscape open space as it relates to development of a new residence. The Architectural Commission shall perform design review of the application. ***[The Architectural Commission Recommendation: Implementation of the proposed variances will not cause negative impact to the subject property. Carried 7-0.] [The Architectural Commission approved this project with conditions at the April 23, 2025, meeting to return for further approvals. Carried 6-1.] [The Architectural Commission heard and approved the remainder of the application at the May 28, 2025, meeting. Carried 7-0.][The applicant requested a deferral to the July 9, 2025, Town Council meeting. This request was approved at the June 11, 2025, Town Council meeting.]***

Date: 6/24/2025

ATTACHMENTS

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
No Funding

SOLSTICE
Planning and Architecture

PROPOSED NEW CONSTRUCTION :

203 VIA VIZCAYA

PALM BEACH, FLORIDA 33480

TOWN OF PALM BEACH
PALM BEACH COUNTY, FLORIDA

DESIGN TEAM

ARCHITECT:

SOLSTICE PLANNING AND ARCHITECTURE
JONATHAN PARKS, AIA, AR-0017714
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CIVIL ENGINEER:

CIVIL ENGINEERING CONSULTING, INC.
ANDRE M. WEBSTER, PE 87358
8195 WHITE ROCK CIRCLE
BOYNTON BEACH, FLORIDA 33436
p (561) 847-0398
e andre@cec-fl.com

SCOPE OF WORK

PROPOSED A NEW TWO-STORY
SINGLE-FAMILY RESIDENCE

NEW SITE-WIDE LANDSCAPE
NEW SITE-WIDE HARDSCAPE

SUBMITTALS

PROJECT NUMBER :	ARC-24-0128 ZON-24-0093
ARCOM :	01.29.2024
TOWN COUNCIL :	00.00.0000
PRE-APPLICATION :	10.14.2024
FIRST SUBMITTAL :	11.26.2024
STAFF REVIEW ISSUED :	12.09.2024
SECOND SUBMITTAL :	12.16.2024
NTP ISSUED :	12.23.2024
FEES PAID & CERT MAIL DUE :	12.30.2024
FINAL SUBMITTAL :	02.10.2025
MEETING DATE :	02.26.2025
FINAL SUBMITTAL :	03.10.2025
MEETING DATE :	03.26.2025
FINAL SUBMITTAL :	04.07.2025
MEETING DATE :	04.23.2025
FINAL SUBMITTAL :	05.05.2025
MEETING DATE :	05.28.2025

INDEX OF DRAWINGS

GENERAL

C0.00 COVER SHEET
C0.10 VICINITY LOCATION MAP
C0.20 LOCATION PLAN AND STREETSCAPE ELEVATIONS
C0.30 SUBJECT PARCEL PHOTO SHEET
C0.40 NEIGHBORING PARCEL PHOTO SHEET
C0.50 NEIGHBORING PARCEL PHOTO SHEET
C0.60 ACCESS EASEMENT PHOTO SHEET
C0.61 ARCHITECTURAL STUDY SHEET
C0.70 SITE PLAN
C0.80 ZONING DIAGRAMS
C0.81 ZONING LEGEND
C0.82 SITE AREAS
C0.83 BUILDING HEIGHT PLANE DIAGRAMS
C0.84 VARIANCE DIAGRAM

SURVEY

1 of 2 MAP LOCATION
2 of 2 SITE SURVEY

NEW CONSTRUCTION

A1.00 GROUND FLOOR OVERALL PLAN
A1.10 FIRST FLOOR OVERALL PLAN
A1.20 SECOND FLOOR OVERALL PLAN
A1.30 ROOF OVERALL PLAN

A2.00 EXTERIOR ELEVATIONS EAST
A2.01 EXTERIOR ELEVATIONS SOUTH
A2.10 EXTERIOR ELEVATIONS WEST
A2.11 EXTERIOR ELEVATIONS NORTH
A2.20 HIDDEN EXTERIOR ELEVATION WEST
A2.30 ENLARGED EXTERIOR ELEVATIONS EAST
A2.31 ENLARGED EXTERIOR ELEVATION SOUTH
A2.40 ENLARGED EXTERIOR ELEVATION WEST
A2.41 ENLARGED EXTERIOR ELEVATION NORTH
A2.50 ENLARGED EXTERIOR HIDDEN ELEVATION WEST

A3.00 COLOR ELEVATIONS - SOUTH
A3.10 COLOR ELEVATIONS - EAST
A3.20 COLOR ELEVATIONS - NORTH
A3.30 COLOR ELEVATIONS - WEST
A3.40 EXTERIOR MATERIALS

A4.00 ARCHITECTURAL DETAILS
A4.10 ARCHITECTURAL DETAILS SOLAR

A5.00 BUILDING SECTIONS A & B
A5.10 BUILDING SECTION C & D
A5.20 BUILDING SECTION E
A5.30 ENLARGED BUILDING SECTION A & B
A5.40 ENLARGED BUILDING SECTION C &D
A5.50 ENLARGED BUILDING SECTION E
A5.60 STAIR SECTION

A6.00 YARD SECTION DIAGRAMS
A6.10 YARD SECTION DIAGRAMS

A7.00 RENDERING WITH LANDSCAPING
A7.10 RENDERING WITH LANDSCAPING
A7.20 RENDERING WITH LANDSCAPING
A7.30 RENDERING
A7.40 RENDERING
A7.50 RENDERING

A8.00 VEHICULAR GATE DETAILS
A8.10 PERSON GATE DETAILS
A8.20 FENCES AND WALL DETAILS

CIVIL

C1 DRAINAGE & GRADING PLAN
C2 DRAINAGE & GRADING DETAILS
EC1 EROSION CONTROL
LANDSCAPE PLANTING PLAN

EXH-1 EXISTING SITE PLAN
EXP-1 EXISTING VEGETATION PLAN
EXP-2 LANDSCAPE DISPOSITION PLAN
L1 PROPOSED HARDSCAPE PLAN
HD1-7 PROPOSED HARDSCAPE DETAILS / RENDERINGS
HD5 PROPOSED HARDSCAPE MATERIALS
LP1.1 PROPOSED LANDSCAPE CANOPY PLAN
LP1.2 PROPOSED LANDSCAPE UNDERSTORY PLAN
LP1.3 NATIVE LANDSCAPE PLAN
LP1.4 PERIMETER LANDSCAPE PLAN
LP1 PROPOSED LANDSCAPE PLAN RENDERINGS
LP1.5 LANDSCAPE DETAILS AND SPECIFICATIONS
LL1 PROPOSED LANDSCAPE PLAN RENDERINGS
LL1.1 LANDSCAPE LIGHTING SPECS
ELEV1-5 LANDSCAPE ELEVATIONS (BLACK / WHITE)
LDO PRELIMINARY DRAINAGE PLAN
OSD OPENSPACE DIAGRAM
CSS COSNTRUCTION SCREENING PLAN
CSS CONSTRUCTION STAGING PLAN

TL TRUCKING LOGISTICS PLAN

PROJECT
PRIVATE RESIDENCE

NEW TWO STORY – SINGLE FAMILY

PROJECT ADDRESS
203 VIA VIZCAYA PALM BEACH FL, 33480

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Date	Date

REVISIONS

No.	Date	Description

TOWN OF PALM BEACH
FINAL SUBMITTAL

PROJECT NUMBER:
ARC-24-0128
ZON-24-0093
NOT FOR CONSTRUCTION

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CHECKED BY
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DATE ISSUED	PLOT DATE
05/05/2025	05/05/2025

SHEET TITLE
COVER SHEET

SEAL	PROJECT NUMBER
JONATHAN GRANT PARKS AR-0017714	24-10
	SHEET NUMBER C0.00

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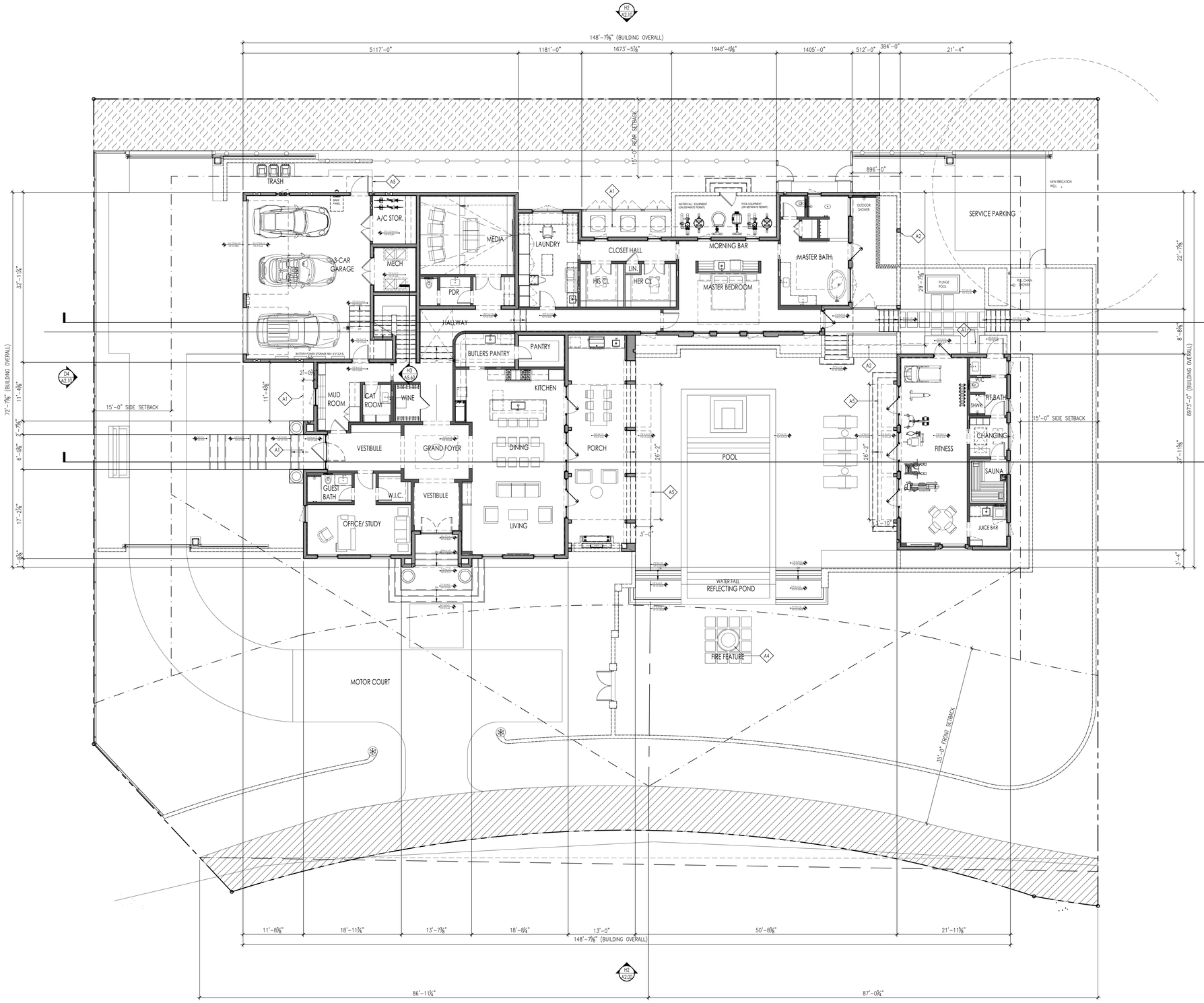

H1 / A1.10

FIRST FLOOR OVERALL PLAN

SCALE 1/8" = 1'-0" (PAPER SIZE 30"x42")
SCALE 3/32" = 1'-0" (PAPER SIZE 24"x36")

FLOOR PLAN KEY NOTES

- A1 EDGE OF ROOF OVERHANG
- A2 OPEN TRELLIS
- A3 FLOOD VENT
- A4 FIRE FEATURE
- A5 FIXED AWNING
- A6 —
- A7 —
- A8 —
- A9 —
- A10 —
- A11 —
- A12 —
- A13 —
- A14 —
- A15 —
- A16 —
- A17 —
- A18 —
- A19 —
- A20 —
- A21 —
- A22 —
- A23 —
- A24 —

FLOOR PLAN LEGEND

- REINFORCED MASONRY WALL
- 2 x 4 STUD WALLS & 2 x 6 STUD WALLS
- CONCRETE SLAB
- CONCRETE FOOTING
- CONCRETE COLUMN / WALLS SEE STRUCTURAL DWG. (TYP. WHERE SHOWN)
- STEEL POST SEE STRUCTURAL DWG. (TYP. WHERE SHOWN)
- FILLED CMU CELL
- CERAMIC TILE (FLOOR & CIELING)

NOTE: FOR DETAILED WALL/BUILDING TYPE SYSTEMS SEE SHEET A0.0

PROJECT
PRIVATE RESIDENCE

NEW TWO STORY – SINGLE FAMILY

PROJECT ADDRESS
203 VIA VIZCAYA PALM BEACH FL. 33480

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ZON-24-0093
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1/8" = 1'-0"

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RDW

CHECKED BY
JP

DATE ISSUED
05/05/2025

PLOT DATE
05/05/2025

SHEET TITLE
FIRST FLOOR OVERALL PLAN

SEAL
JONATHAN GRANT PARKS
AR-0017714

PROJECT NUMBER
24-10

SHEET NUMBER
A1.10

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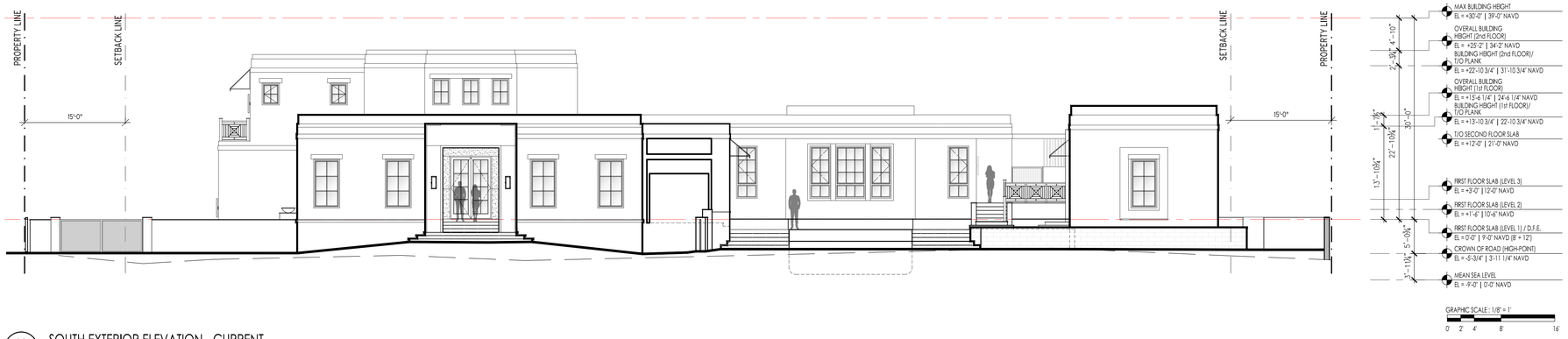
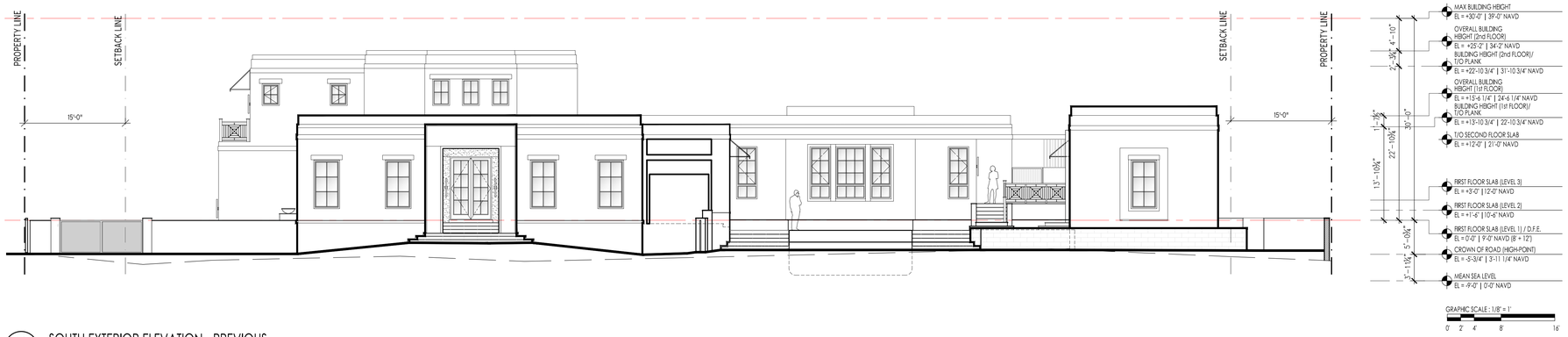


D2 / A2.01 SOUTH EXTERIOR ELEVATION - CURRENT

SCALE 1/8" = 1'-0" (PAPER SIZE 30"x42")



H2 / A2.01 SOUTH EXTERIOR ELEVATION - PREVIOUS

SCALE 1/8" = 1'-0" (PAPER SIZE 30"x42")

PROJECT

PRIVATE RESIDENCE

NEW TWO STORY – SINGLE FAMILY

PROJECT ADDRESS

203 VIA VIZCAYA PALM BEACH FL. 33480

ARCHITECT

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PROJECT NUMBER:
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DATE ISSUED	PLOT DATE
05/05/2025	05/05/2025

SHEET TITLE
EXTERIOR ELEVATION
SOUTH

SEAL

JONATHAN GRANT PARKS
AR-0017714

PROJECT NUMBER
24-10

SHEET NUMBER
A2.01

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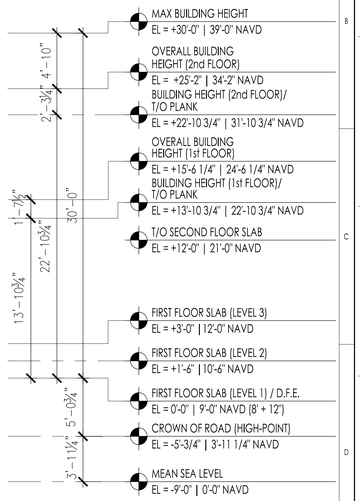

D1 / A2.31 SOUTH ENLARGED EXTERIOR ELEVATION - CURRENT

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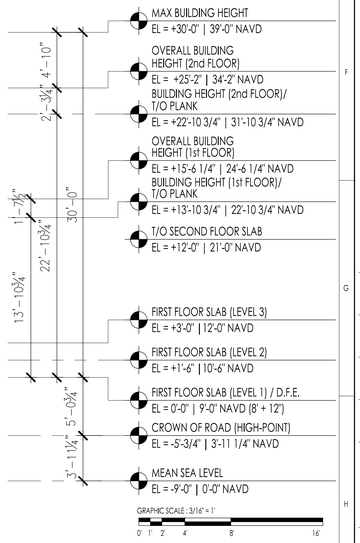

H1 / A2.31 SOUTH ENLARGED EXTERIOR ELEVATION - PREVIOUS

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PROJECT

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NEW TWO STORY – SINGLE FAMILY

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REVISIONS

No.	Date	Description

TOWN OF PALM BEACH
FINAL SUBMITTAL

PROJECT NUMBER:
ARC-24-0128
ZON-24-0093

NOT FOR CONSTRUCTION

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SCALE
3/16" = 1'-0"

DRAWN BY

CHECKED BY
JP

DATE ISSUED	PLOT DATE
05/05/2025	05/05/2025

SHEET TITLE
ENLARGED EXTERIOR ELEVATION SOUTH

SEAL

JONATHAN GRANT PARKS
AR-0017714

PROJECT NUMBER
24-10

SHEET NUMBER
A2.31

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D1 / A3.00 SOUTH EXTERIOR ELEVATION - CURRENT
N.T.S.

D1 / A3.00 SOUTH EXTERIOR ELEVATION - PREVIOUS
N.T.S.

PROJECT
PRIVATE RESIDENCE

NEW TWO STORY – SINGLE FAMILY

PROJECT ADDRESS

203 VIA VIZCAYA PALM BEACH FL, 33480

ARCHITECT

SOLSTICE
Planning and Architecture

1900 MAIN STREET SUITE 202
SARASOTA, FLORIDA 34236
tel: 941.365.5721 fax: 941.365.5720
e: jparks@solsticearchitects.com
AR-0017714

CONSULTANTS

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TOWN OF PALM BEACH
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SCALE
-

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CHECKED BY
JP

DATE ISSUED	PLOT DATE
05/05/2025	05/05/2025

SHEET TITLE
COLOR ELEVATIONS
- SOUTH

SEAL

JONATHAN GRANT PARKS
AR-0017714

PROJECT NUMBER
24-10

SHEET NUMBER
A3.00

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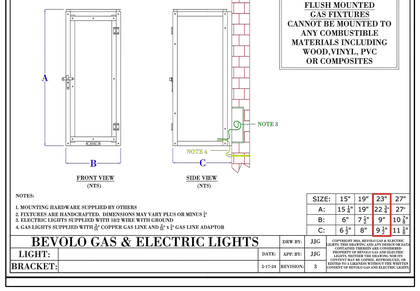
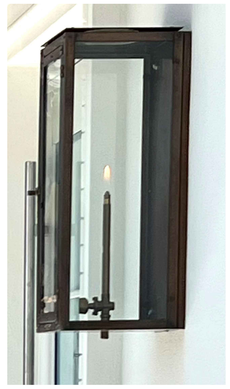
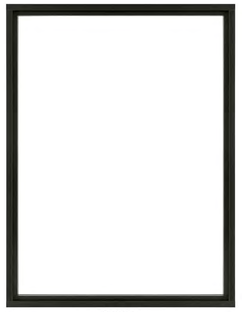




B1 A3.40 EXTERIOR WALL LIGHT - BEVOLO GAS - COPPER

AT FRONT AND SECONDARY ENTRY

B3 A3.40 EL TORO ZOYSIA GRASS



FINISH: BRONZE KYNAR

Exterior View

B6 A3.40 MARVIN - COASTLINE - PICTURE WINDOW - BRONZE KYNAR

FINISH: BRONZE KYNAR

Exterior View

B8 A3.40 MARVIN - COASTLINE - DOOR - BRONZE KYNAR

D3 A3.40 COQUINA STEPS

FINISH: BRONZE KYNAR

D6 A3.40 MARVIN - COASTLINE - MUNTINS - BRONZE KYNAR

FINISH: BRONZE KYNAR

Coastline Casement Window

Aluminum Exterior / Aluminum Interior

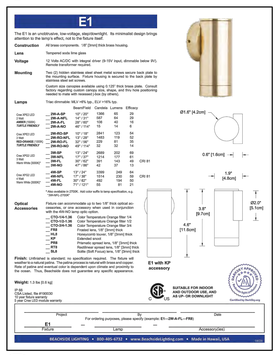
D8 A3.40 MARVIN - COASTLINE - CASEMENT WINDOW - BRONZE KYNAR

B1 A3.40 EXTERIOR WALL LIGHT - Z LITE - COLOR WHITE

F3 A3.40 ROOF - WHITE TPO

F6 A3.40 OVERHEAD DOOR- GARAGE DOOR - PECKY CYPRESS (WEST)

F6 A3.40 WOOD CLADING + SIDING - PECKY CYPRESS



D1 A3.40 EXTERIOR WALL LIGHT - BEACHSIDE LIGHTING - COLOR WHITE

AT REAR GARAGE DOOR

H3 A3.40 COQUINA STONE

B1 A3.40 AWNING CLOTH - SUNBRELLA - FERN CLASSIC

H8 A3.40 EXTERIOR MATERIAL - SAND FIN. STUCCO - SHERWIN WILLIAMS SW 7006 EXTRA WHITE

PROJECT

PRIVATE RESIDENCE

NEW TWO STORY – SINGLE FAMILY

PROJECT ADDRESS

203 VIA VIZCAYA PALM BEACH FL. 33480

ARCHITECT

SOLSTICE
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TOWN OF PALM BEACH
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ZON-24-0093

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SCALE
-

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05/05/2025

SHEET TITLE
EXTERIOR MATERIALS

SEAL

JONATHAN GRANT PARKS
AR-0017714

PROJECT NUMBER
24-10

SHEET NUMBER
A3.40

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D1
A7.50
N.T.S.

RENDERING - FRONT ENTRY - CURRENT

H1
A7.50
N.T.S.

RENDERING - FRONT ENTRY - PREVIOUS

PROJECT

PRIVATE RESIDENCE

NEW TWO STORY – SINGLE FAMILY

PROJECT ADDRESS

203 VIA VIZCAYA PALM BEACH FL 33480

ARCHITECT

SOLSTICE
Planning and Architecture

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PROJECT NUMBER:
ARC-24-0128
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SCALE
-

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CHECKED BY
JP

DATE ISSUED
05/05/2025

PLOT DATE
05/05/2025

SHEET TITLE
RENDERING

SEAL

JONATHAN GRANT PARKS
AR-0017714

PROJECT NUMBER
24-10

SHEET NUMBER
A7.50

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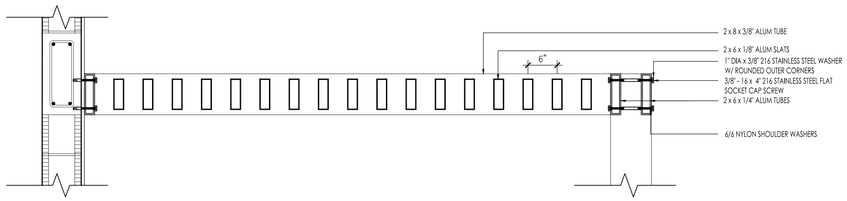
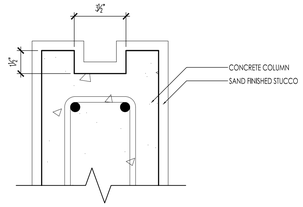


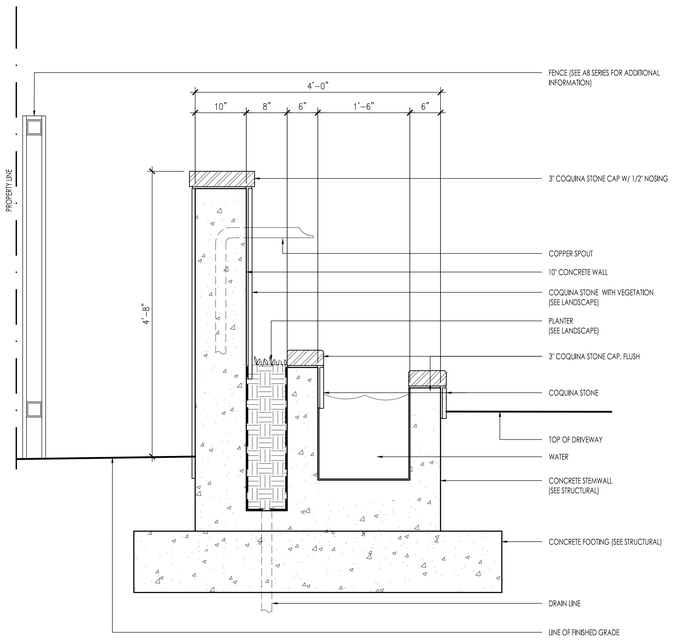
B1 A4.00 **TRELLIS DETAIL**

SCALE 1" = 1'-0" (PAPER SIZE 30"x42")



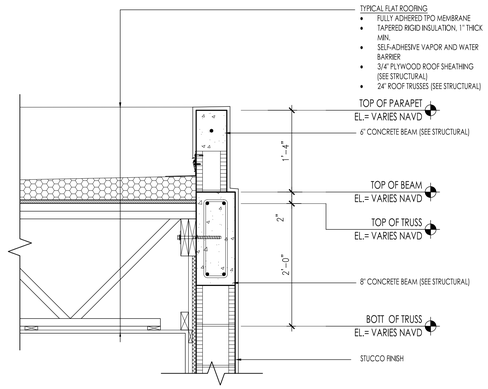
D1 A4.00 **LIGHTED COLUMN DETAIL - COURT YARD**

SCALE 3" = 1'-0" (PAPER SIZE 30"x42")



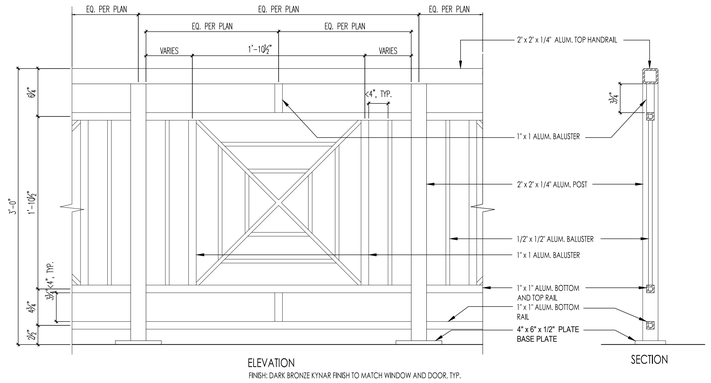
H1 A4.00 **WATER FEATURE SECTION DETAIL**

SCALE 3" = 1'-0" (PAPER SIZE 30"x42")



B6 A4.00 **TYPICAL PARAPET DETAIL**

SCALE 1" = 1'-0" (PAPER SIZE 30"x42")



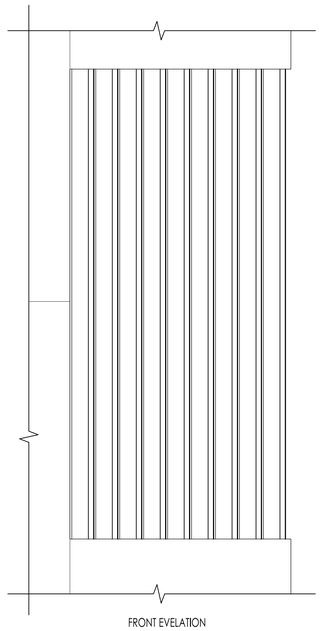
ELEVATION

FINISH: DARK BRONZE KYNAR FINISH TO MATCH WINDOW AND DOOR, TYP.

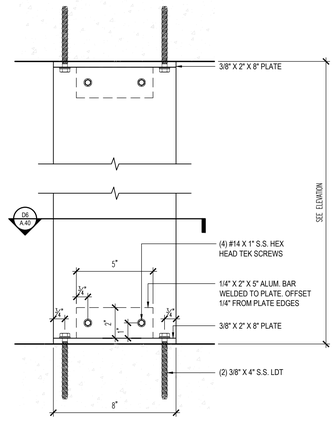
SECTION

D6 A4.00 **TYPICAL RAILING DETAIL**

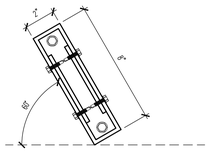
SCALE 1-1/2" = 1'-0" (PAPER SIZE 30"x42")



FRONT EVELATION



FRONT SECTION



CROSS SECTION

H6 A4.00 **LOUVER DETAILS**

SCALE NTS

PROJECT

PRIVATE RESIDENCE

NEW TWO STORY – SINGLE FAMILY

PROJECT ADDRESS

203 VIA VIZCAYA PALM BEACH FL. 33480

ARCHITECT

SOLSTICE
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TOWN OF PALM BEACH
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SCALE
-

DRAWN BY
RDW

CHECKED BY
JP

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SHEET TITLE
ARCHITECTURAL DETAILS

SEAL
JONATHAN GRANT PARKS
AR-0017714

PROJECT NUMBER
24-10

SHEET NUMBER
A4.00

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ARC # 24-0128 |ZON-24-0093 REV3
MEETING DATE - 5/28/2025

DOMINICAN CORAL FOUNTAIN BASIN CAP

DOMINICAN CORAL VENEER

NOTE - FOUNTAIN INERIOR - TILE BASIN W/ BUBBLER JETS

DOMINCAN CORAL DRIVEWAY ARRIVAL CARPET
12X24 STAGGERED PATTERN W/ ZOYSIA JOINT

MOTORCOURT FOUNTAIN DETAIL - ELEVATION

SCALE - 3/4"= 1-0"

DOMINICAN CORAL STONE WALKWAY & TREADS/RISERS
12X24 STAGGERED PATTERN

SOUTH ENTRY STEPS/LANDING

SCALE - 3/4"= 1-0"

PARADELO | BURGESS design studio
1177 CLARE AVENUE #7
WEST PALM BEACH, FLORIDA 33401
561.951.7525 | INFO@PARADELOBURGESS.COM

PROPOSED HARDSCAPE ELEMENT DETAILS

OKEAN RESIDENCE
203 VIA VIZCAYA
PALM BEACH, FLORIDA

SEAL:

JONATHAN BURGESS
LICENSE # LA6667220

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HD1

DATE:
05 MAY 2025

ZON-24-0093 (ARC-24-0128) 203 VIA VIZCAYA – SPECIAL EXCEPTION & VARIANCE. 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 Town Council approval for a special exception for redevelopment of a nonconforming parcel and one (1) variance for deficient landscape open space as it relates to development of a new residence. The Architectural Commission shall perform design review of the application.

Applicant: Paul Z. Okean
Architecture: Solstice Planning and Architecture (Jonathan Grant Parks, AIA)
Landscape: Paradelo Burgess Design Studio (Andres Paradelo)
Legal: James M. Crowley

HISTORY

At the APRIL 23, 2025 ARCOM meeting, the application for a new two-story resisdence was approved (6-1, KK). Additionally, the commission made a positive motion (7-0) regarding the impact of the variance on the architecture. At the MAY 28, 2025 final design details were approved (7-0). The applicant requested a one-month deferral at the June 11, 2025 Town Council meeting to meet with concerned neighbors regarding the rear alleyway.

THE PROJECT:

The applicant has submitted plans, entitled "PROPOSED NEW CONSTRUCTION: 203 VIA VIZCAYA" as prepared by **Solstice Planning and Architecture**, uploaded May 05, 2025.

The following scope of work is proposed:

- Proposed two-story residence with final hardscape, landscape and swimming pool improvements.

The following Special Exception, Site Plan Review, and/or Variance(s) are required to complete the project:

- **SPECIAL EXCEPTION W/ SITE PLAN REVIEW: SEC. 134-843(B):** A request for a special exception with site plan review to permit the redevelopment of an existing residential parcel in the R-A zoning district which is 141'-9" in depth, in lieu of the 150'-0" minimum required.
- **VARIANCE 1: SEC. 134-843(A)(12):** A variance for reduced landscape open space providing for 46.04% landscape open space in lieu of the 50% minimum landscape open space required.

Site Data			
Zoning District	R-A	**Future Land Use**	SINGLE-FAMILY
Lot Size	26,789 SF	**Crown of Road**	3.94' NAVD
Lot Depth	Required: 150' Existing: 141'-9"z ***Special Exception w/ Site Plan Review Required***	**Lot Width**	194'-6"
Lot Coverage	Permitted: 25% (6697 SF) Proposed: 24.6% (6,577 SF)	**Enclosed Square Footage**	Proposed: 8,437 SF

Overall Landscape Open Space	Required: 50% Proposed: 46.04% ***Variance Required***	**Front Yard Landscape Open Space**	Required: 45% Proposed: 78%
Surrounding Properties / Zoning			
North	854 N County Rd | Residence / R-A		
South	13 Via Vizcaya & 14 Via Vizcaya | Residence(s) / R-A		
East	4 Via Vizcaya | Residence / R-A		
West	22 Via Vizcaya | Residence / R-A		

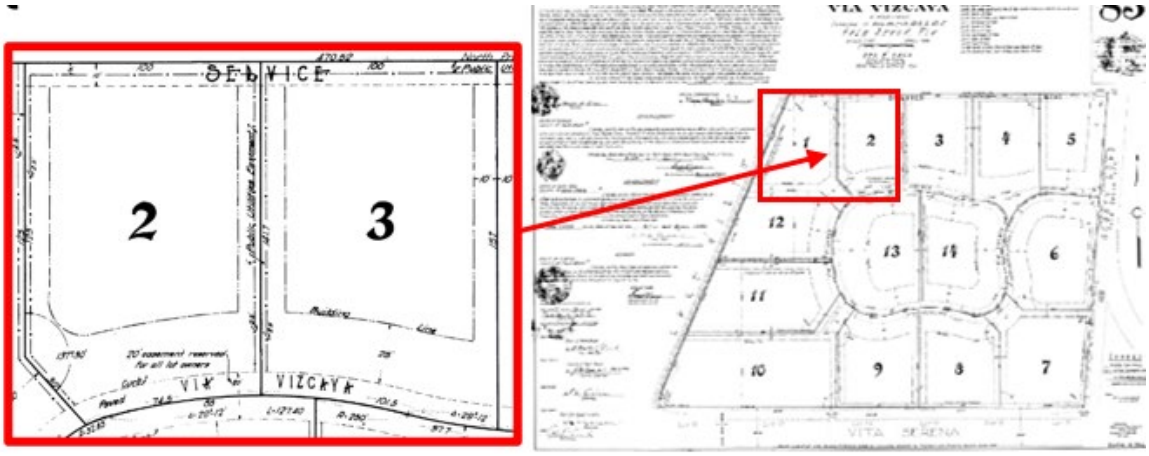
STAFF ANALYSIS

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 with nonconforming lot depth. A preliminary review of the project indicates that the application, as proposed, is inconsistent with the Town zoning code and requires one (1) variance and one (1) special exception to achieve the application as proposed.

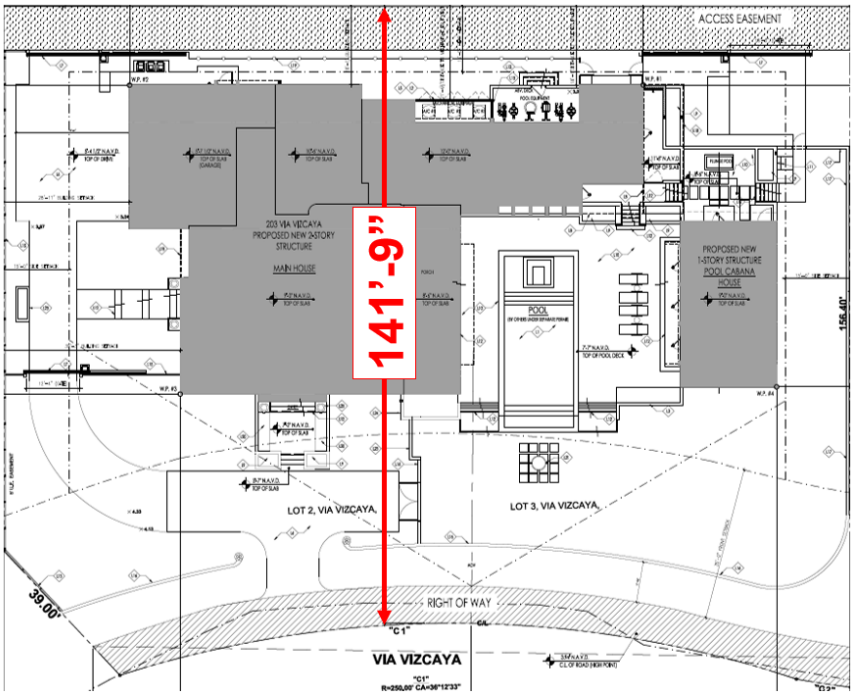
The subject property is located on the north side of Via Vizcaya, one parcel east of the Lake Worth Lagoon and one parcel west of South County Rd. The proposed main residence is a primarily one-story structure in an L formation with spans on the west and north and a second story proposed at the northwest corner. A detached one-story cabana structure is proposed at the east, creating a courtyard. The structures are sited towards the northern end of the site and are oriented so that the structures, terrace and garden areas can take advantage of the southern exposure. The courtyard area between the main and accessory structure is raised to meet the finished floors of the structures and features a rectangular swimming pool. A single curb cut is proposed off of Via Vizcaya leading first to the arrival parking area and main entry then continuing west to a vehicular gate which provides controlled access to the side of the structure where a side-loaded garage is located with owner's entry. A private road easement exists along the rear property line, and as part of this redevelopment, the roadway will be improved to provide vehicular access to those properties granted access. The mechanical equipment area is proposed at the rear of the structure along this easement area.

SPECIAL EXCEPTION REQUEST

The application requires one Special Exception with Site Plan Review and one variance as designed. The need for a Special Exception stems from the existing configuration of the lot. The town's code prescribes the calculation of lot depth as "the distance from the midpoint of the front lot line to the midpoint of the mean rear lot line".



Following the definition, the lot depth is 141'-9" in lieu of the 150' required. The code does allow redevelopment of existing nonconforming parcels via the approval of site plan review or special exception. Because this parcel is comprised of portions of platted plats (Lots 2 & 3 of Via Vizcaya plat, less the East 5.5 feet of Lot 3), the special exception is required. The Via Vizcaya subdivision was platted and recorded on April 24, 1936.

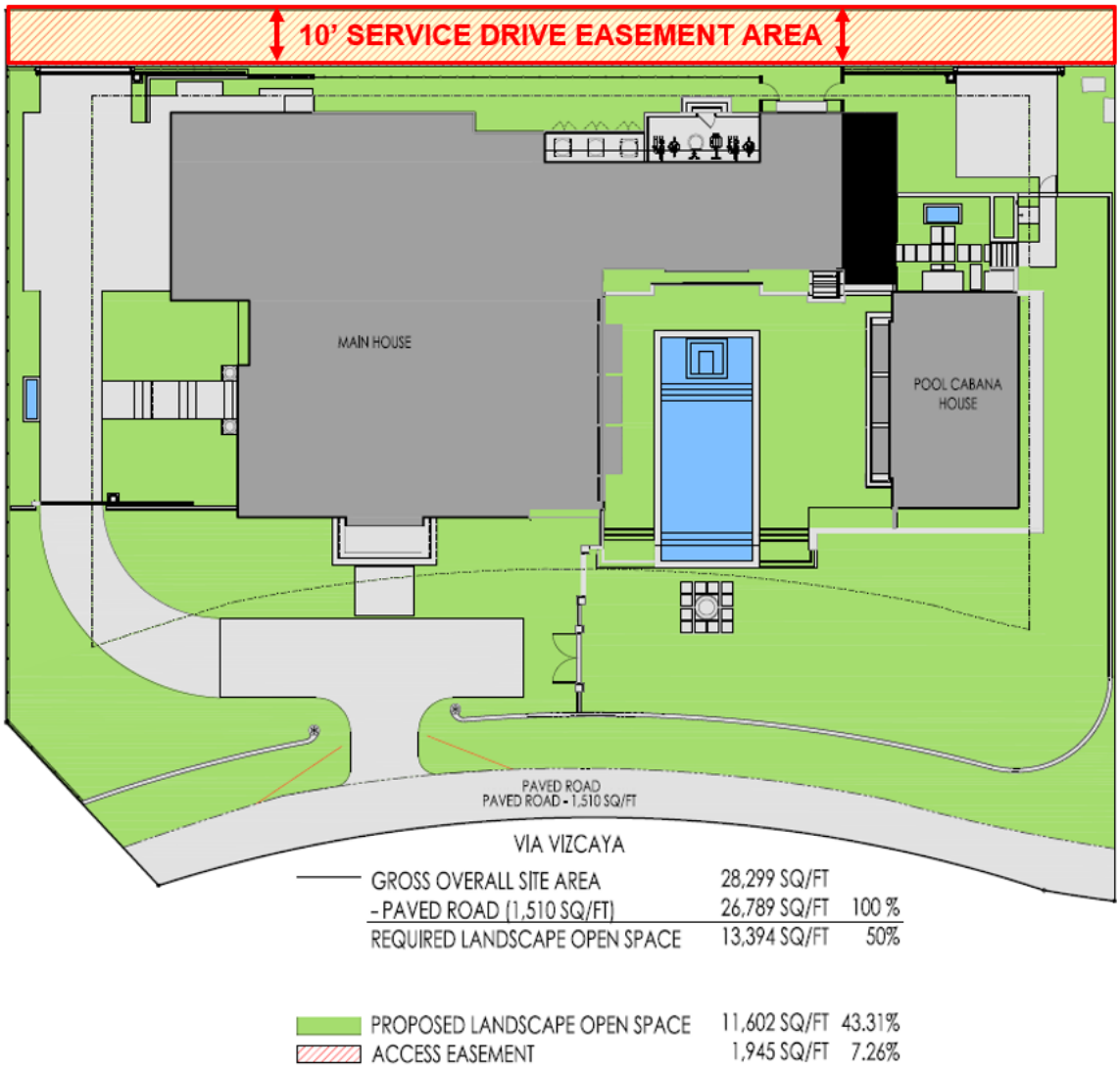


Code Section	Required	Existing	Deficiency
Special Exception w/ Site Plan Review: Sec. 134-843(b)	Minimum Lot Depth of 150' in R-A Zoning District	141.75' Lot Depth	**- 8.25'**

VARIANCE REQUEST

The variance requested is for reduced landscape open space. As shown on the survey, a 10'-0" wide "service road" easement existing along the northern span of the property. This easement begins at the parcel to the east of the subject parcel and provides access for the properties to the north and west. This area is included in the calculations when determining

lot area, lot coverage and landscape open space. The applicant attests that if this area was not required to be included in the calculations, that the minimum landscape open space area of 50% would be met. The applicant does propose a pervious paver material across the service road in an effort to soften the effect of the variance.



Code Section	Required	Proposed	Variance
Variance 1: Sec. 134-843(a)(12)	Min Overall Landscape Open Space of 50%	Overall Landscape Open Space 46.04%	**-3.96%**

CONCLUSION:

Approval of the project will require two (2) separate motion(s) 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, and;

(2) For Special Exception request to redevelop a nonconforming parcel and meets the criteria set forth in Section 134-229 and finding that the approval of the Site Plan will

not adversely affect the public interest, that all zoning requirements governing the use have been met and that satisfactory provision and arrangement has been made.

WRB:JGM:BMF

SOLSTICE
PLANNING AND ARCHITECTURE

PERMIT ADDENDUM
NUMBER 4
DATE: 05/28/2025

Project Number: ARC-24-0128 / ZON-24-0093

PROJECT NAME : Proposed New Construction
ADDRESS : 203 Via Vizcaya
Palm Beach, Florida 33480

OWNER : OKEAN PAUL Z
PAUL Z OKEAN TR TI TITL HLDR

ARCHITECT : SOLSTICE Planning and Architecture
ADDRESS : 1900 Main Street # 202
Sarasota, FL 34236
941.365.5721

The information described herein as Addendum Number 4 is hereby made Addenda to all previously issued ARCOM documents related to the project.

These pages shall be attached to the ARCOM Documents.

The following list generally describes the items included in this Addendum.

ADD #	Item	ARCOM Comments		Response
4	1	Applicant shall lower back wall of the fountain.		Lowered fountain rear wall by 11". See A4.00. To be reviewed by Town Staff.
4	2	Applicant shall restudy the proposed exterior lighting and submit for review and approval by Staff.		Proposed new exterior lighting. See A3.40. To be reviewed by Town Staff.
4	3	Applicant shall return to the May 28, 2025 ARCOM meeting for review and approval of the front entry details providing relief.		Revised detailing at front entry. Revised material inside front entry portico. To be reviewed by ARCOM.

Attachments

ARCOM Addendum Drawings
Revised Architectural Sheets Only

End of ARCOM Addendum No. 4

Jonathan G Parks
Digitally signed by Jonathan G Parks
Date: 2025.05.02 16:30:08 -04'00'

TOWN OF PALM BEACH

Information for Town Council Meeting on: July 9, 2025

To: Town Council

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

From: Planning, Zoning & Building Staff

Re: ZON-25-0022 (ARC-25-0020) 2875 S OCEAN BLVD (COMBO) –SITE PLAN REVIEW AND VARIANCE. The applicant, 2875 OCEAN LLC (Jim Randall, Manager), has filed an application requesting Town Council review and approval of site plan review related to addition of over 2000 square feet of new commercial area resulting from enclosure of the existing drive-thru at a commercial structure; with one (1) variance required to forgo providing the additional on-site vehicle parking spaces required. The Architectural Commission (ARCOM) shall perform design review of the application. **[*This project will be heard by ARCOM after the zoning requests are approved by Town Council.*]**

Date: 6/25/2025

ATTACHMENTS

Staff Report
Letter of Intent
Site History
Concurrency Analysis
Shared Parking Statement
Plans

STRATEGIC PLAN

Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Community Preservation
Quality of Life

FUNDING

No Funding
No Fiscal Impact

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2875 South Ocean

2875 S. Ocean Blvd
Palm Beach, FL 33480

SCOPE OF WORK

THE SCOPE OF THE PROJECT INVOLVES ENCLOSING AN EXISTING 2,392 SF GROUND FLOOR DRIVETHROUGH, NO CHANGE TO LOT COVERAGE; ASSOCIATED LANDSCAPE/HARDSCAPE.

SHEET	NAME	REV 1 DRSG. XX/XX/XX
Z-0.1.0	VICNITY LOCATION MAP	
Z-1.0.0	EXISTING PHOTOS	
Z-1.1.0	ZONING LEGEND	
Z-1.1.1	ZONING DIAGRAMS	
A-2.1.0	EXTERIOR WEST ELEVATIONS	
A-2.2.0	EXTERIOR EAST ELEVATIONS	
A-2.3.0	EXTERIOR NORTH ELEVATIONS	
A-2.4.0	EXTERIOR SOUTH ELEVATIONS	
A-2.5.0	ENLARGED ELEVATIONS	
A-2.8.0	OVERALL COLORED ELEVATIONS	
A-2.8.1	OVERALL COLORED ELEVATIONS + ARCHITECTURAL DETAILS	
A-4.0.0	RENDERING	
A-4.0.1	RENDERING	
A-4.0.2	RENDERING	
ZONING		
A-0.1.0	EXISTING SITE PLAN	
A-0.1.1	PROPOSED SITE PLAN	
A-1.0.0	EXISTING OVERALL FLOOR PLAN	
A-1.1.0	EXISTING AND PROPOSED FLOOR PLANS	
A-5.0.0	CONSTRUCTION SCREENING PLAN	
A-5.1.0	CONSTRUCTION STAGING PLAN	
A-5.2.0	EXISTING AND PROPOSED PARKING PLAN	

SECOND SUBMITTAL 05-27-2025

ARC-25-0020 ZON-25-0022

CIVIL ENGINEER
SIMMON & WHITE
2581 METROCENTRE BLVD WEST, STE 3
WEST PALM BEACH, FLORIDA 33407
CONTACT PHONE: 561.478.7848

LANDSCAPE
ENVIRONMENT DESIGN GROUP
139 NORTH COUNTY ROAD - SUITE 20-B
PALM BEACH, FLORIDA 33480
CONTACT PHONE: 561.832.4600

SPINAOROURKE + PARTNERS
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Keith M. Spina # AR13419
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Project Manager: JG

COVER SHEET

CVR.

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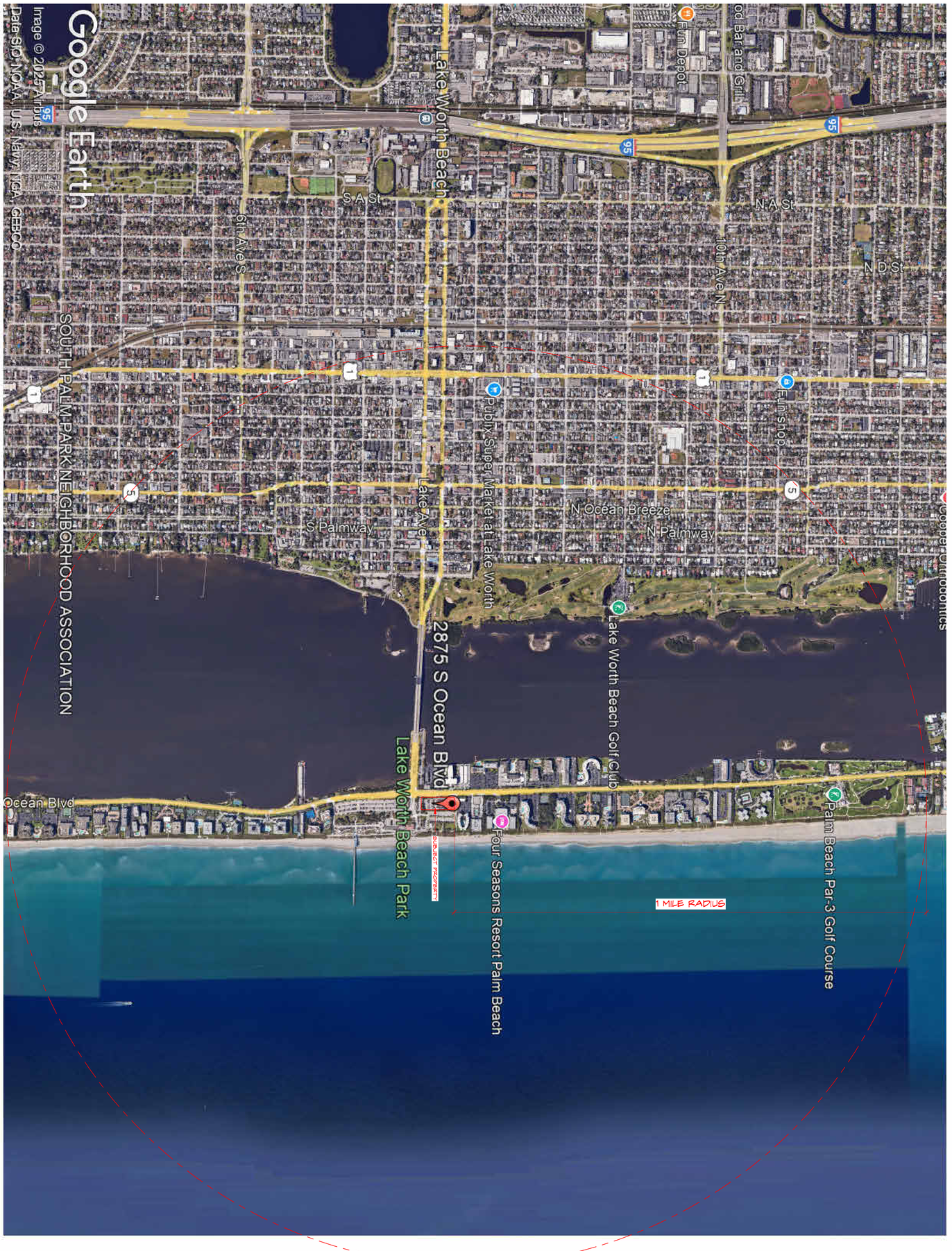
VICINITY LOCATION MAP



VICINITY LOCATION MAP

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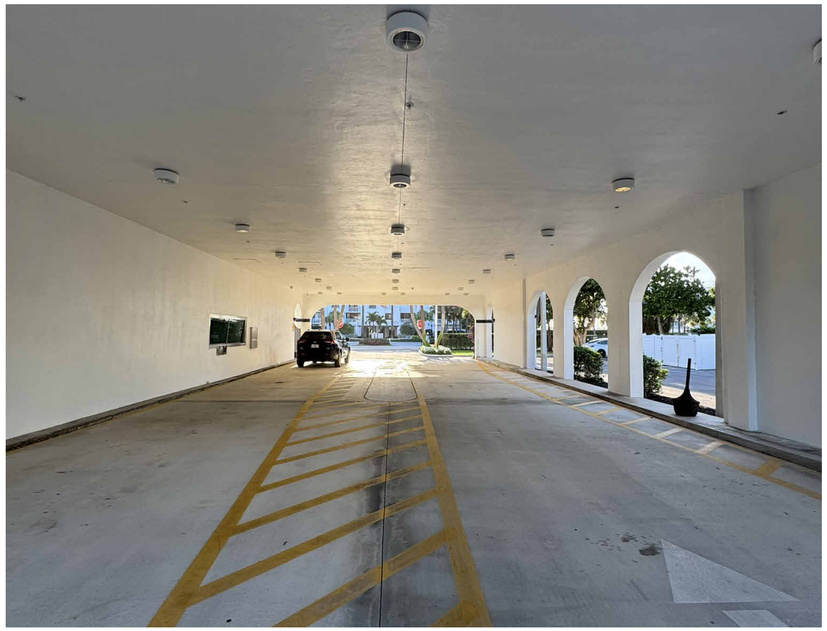
WEST ELEVATION

EAST ELEVATION

NORTH ELEVATION



EXISTING PHOTO OF DRIVE THRU

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EXISTING PHOTOS

Z-1.0.0

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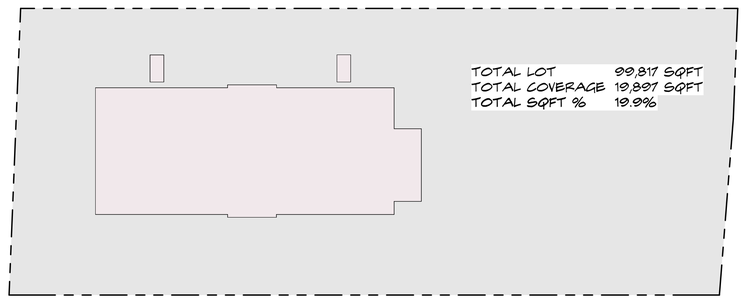

1 Z-1.1.1 **EXISTING LOT COVERAGE**
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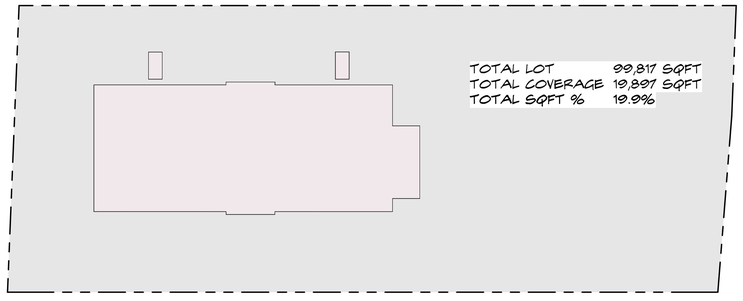
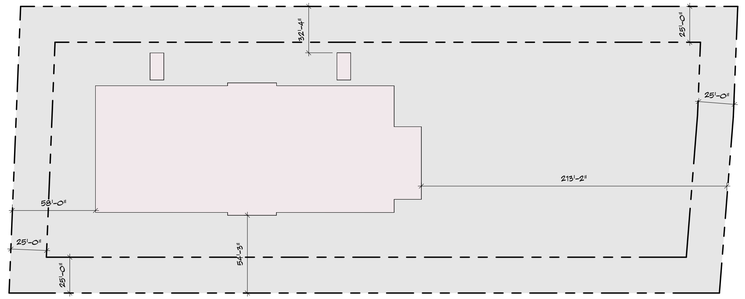


2 Z-1.1.1 **PROPOSED LOT COVERAGE**
SCALE: 1" = 50'-0"



3 Z-1.1.1 **EXISTING SETBACKS**
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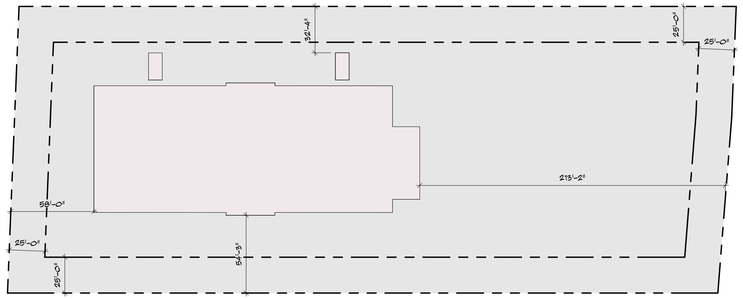

4 Z-1.1.1 **PROPOSED SETBACKS**
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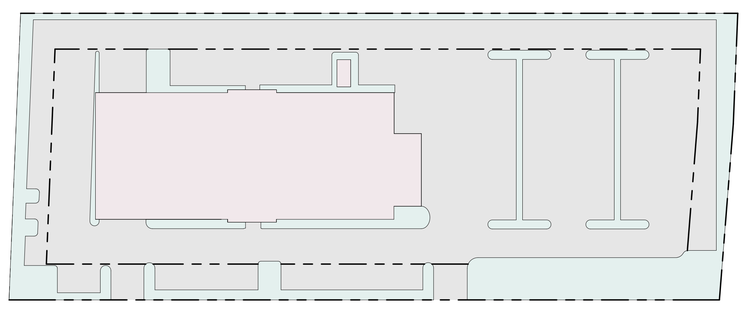

6 Z-1.1.1 **EXISTING LANDSCAPE OPEN SPACE**
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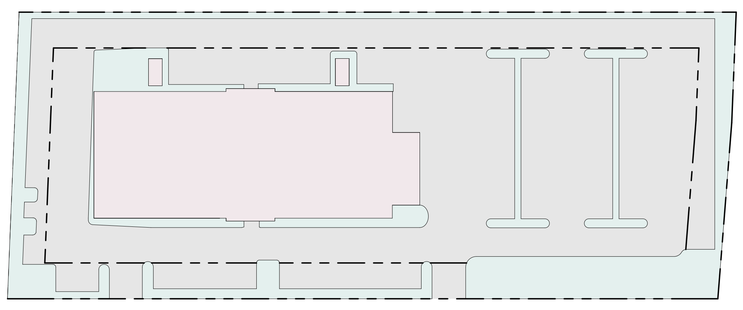

5 Z-1.1.1 **PROPOSED LANDSCAPE OPEN SPACE**
SCALE: 1" = 50'-0"

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Project Manager: JG

ZONING DIAGRAMS

Z-1.1.0

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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:**	2875 S OCEAN BLVD		
2	**Zoning District:**	C-TS (COMMERCIAL TOWN SERVING)		
3	**Lot Area (sq. ft.):**	99,630 SF		
4	**Lot Width (W) & Depth (D) (ft.):**	500.45' x 200.16'		
5	**Structure Type:** (Single-Family, Multi-Family, Comm., Other)	Commercial		
6	**FEMA Flood Zone Designation:**	AE-8		
7	**Zero Datum for point of meas. (NAVD)**	N/A		
8	**Crown of Road (COR) (NAVD)**	N/A		
9		REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq Ft and %)	69,741 SF (70%)	19,404 SF (19.4%)	19,404 SF (19.4%)
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc)	15,000 SF	34,192 SF	36,620 SF
12	*Front Yard Setback (Ft.)	N/A	N/A	N/A
13	* Side Yard Setback (1st Story) (Ft.)	N/A	N/A	N/A
14	* Side Yard Setback (2nd Story) (Ft.)	N/A	N/A	N/A
15	*Rear Yard Setback (Ft.)	N/A	N/A	N/A
16	Angle of Vision (Deg.)	N/A	N/A	N/A
17	Building Height (Ft.)	N/A	N/A	N/A
18	Overall Building Height (Ft.)	N/A	N/A	N/A
19	Cubic Content Ratio (CCR) (R-B ONLY)	N/A	N/A	N/A
20	** Max. Fill Added to Site (Ft.)	N/A	N/A	N/A
21	Finished Floor Elev. (FFE)(NAVD)	N/A	N/A	N/A
22	Base Flood Elevation (BFE)(NAVD)	N/A	N/A	N/A
23	Landscape Open Space (LOS) (Sq Ft and %)	24,9075 SF (25%)	18,579 SF (18.64%)	19,772 SF (19.84%)
24	Perimeter LOS (Sq Ft and %)	N/A	N/A	N/A
25	Front Yard LOS (Sq Ft and %)	N/A	N/A	N/A
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

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ZONING DIAGRAMS

Z-1.1.1

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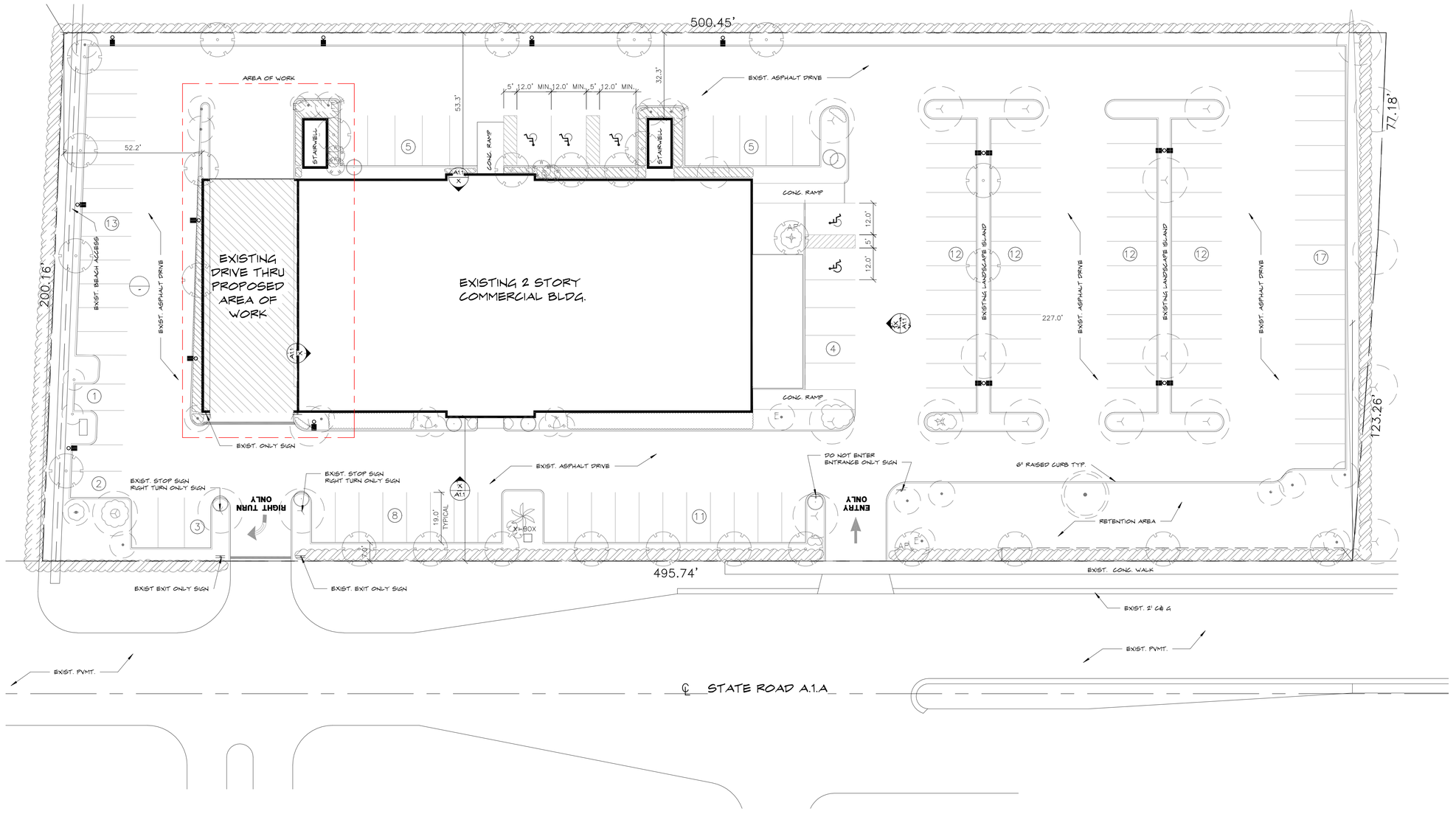

1 A-0.1.0 **EXISTING ARCHITECTURAL SITE PLAN**
SCALE: 1" = 20'-0"

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EXISTING SITE PLAN

A-0.1.0

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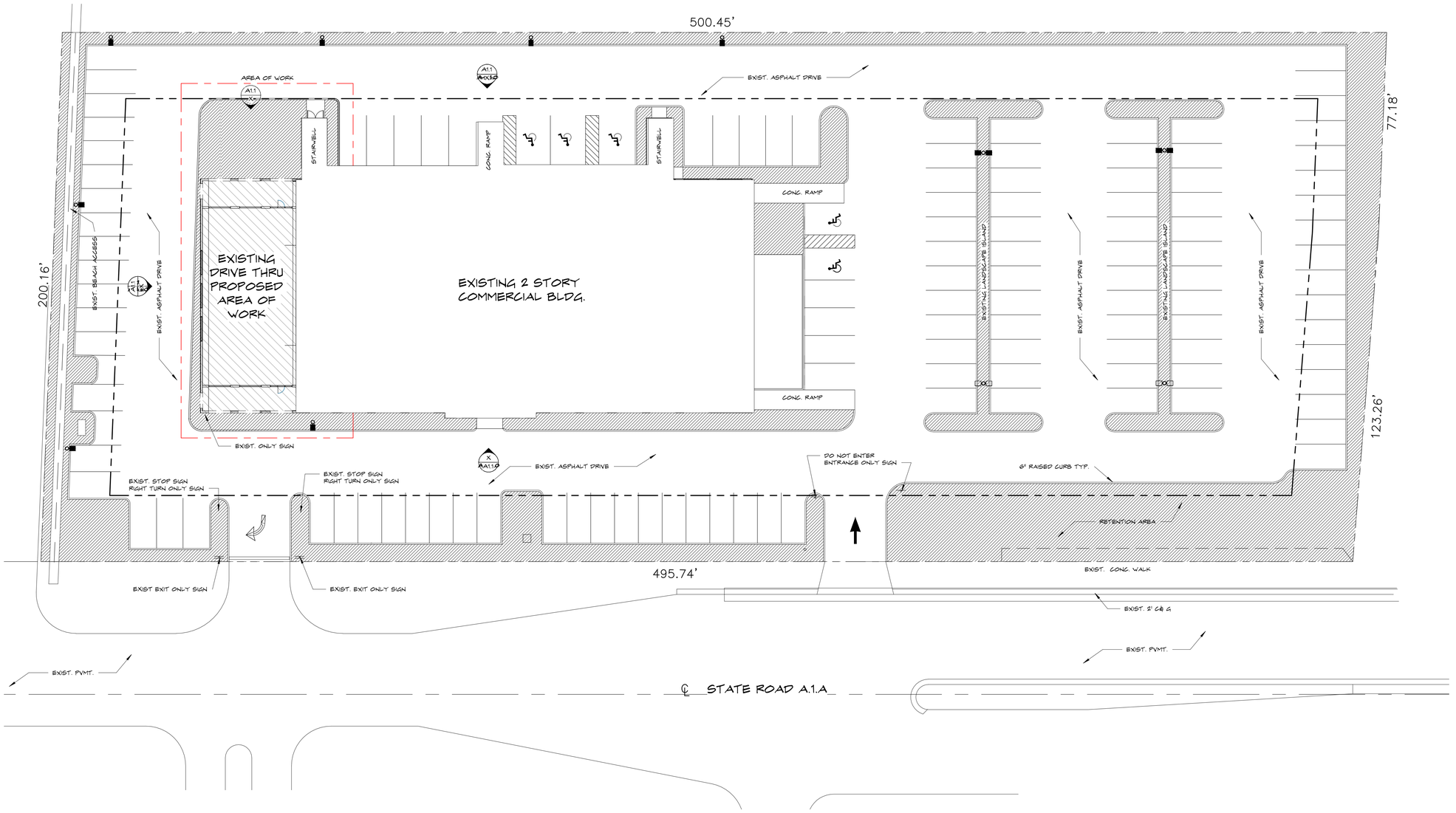

1 A-0.1.1 **PROPOSED ARCHITECTURAL SITE PLAN**
SCALE: 1" = 20'-0"

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Architecture • Interior Design
Keith M. Spina # AR13419

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Date: 05-27-2025
Drawn by: NDC
Project Manager: JG

N W E S

PROPOSED SITE PLAN

A-0.1.1

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5/27/2025 8:59:54 AM

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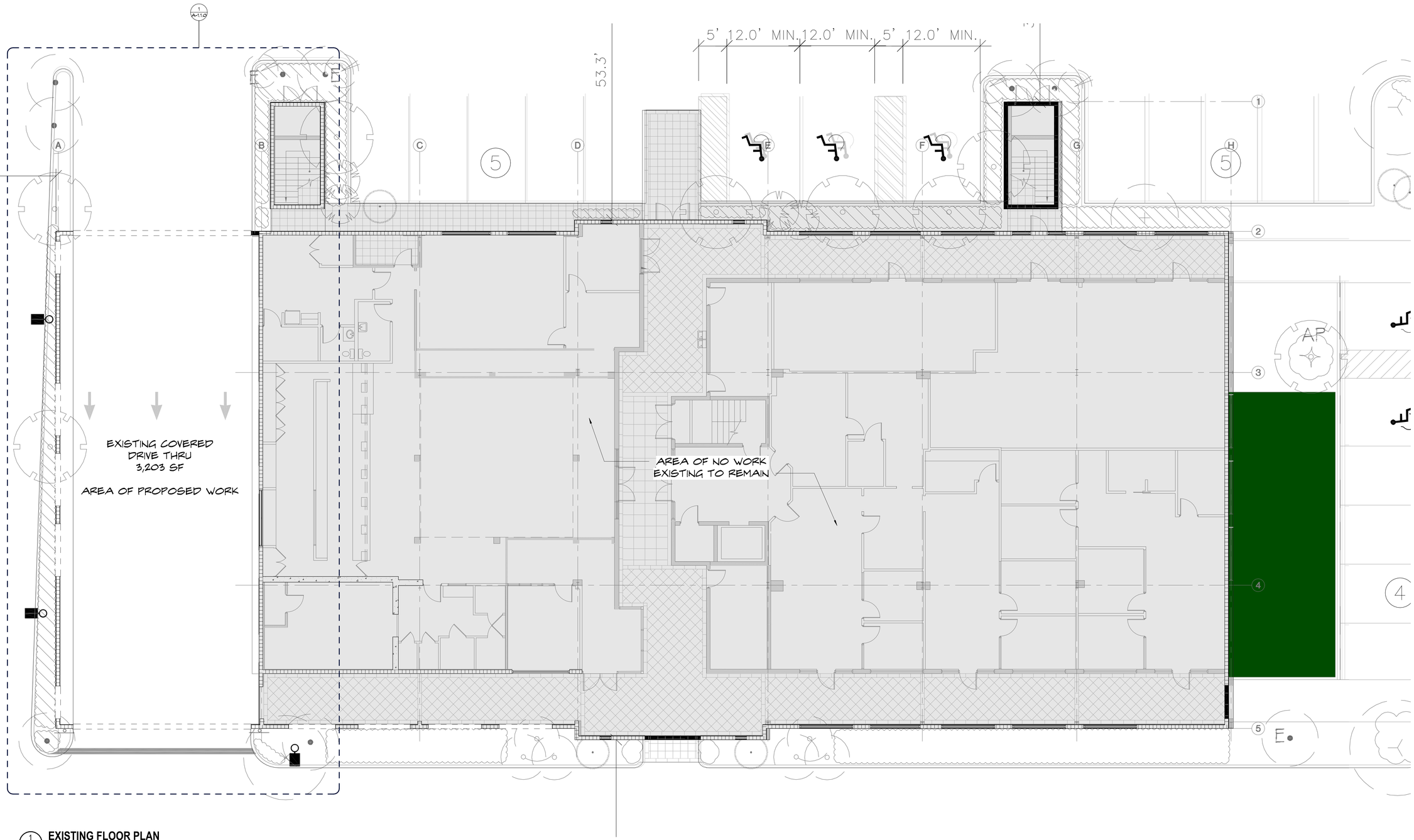

1 A-1.0.0 **EXISTING FLOOR PLAN**
SCALE: 1/8" = 1'-0"

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EXISTING OVERALL FLOOR PLAN

A-1.0.0

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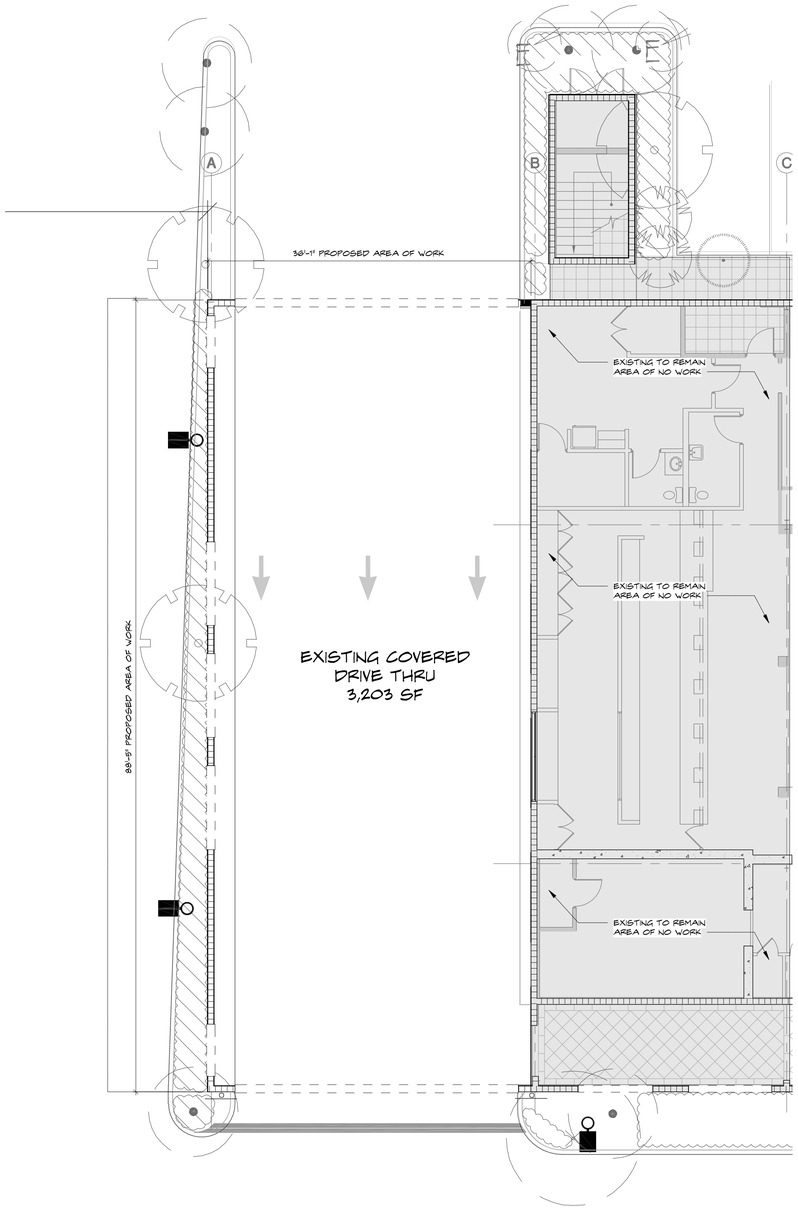
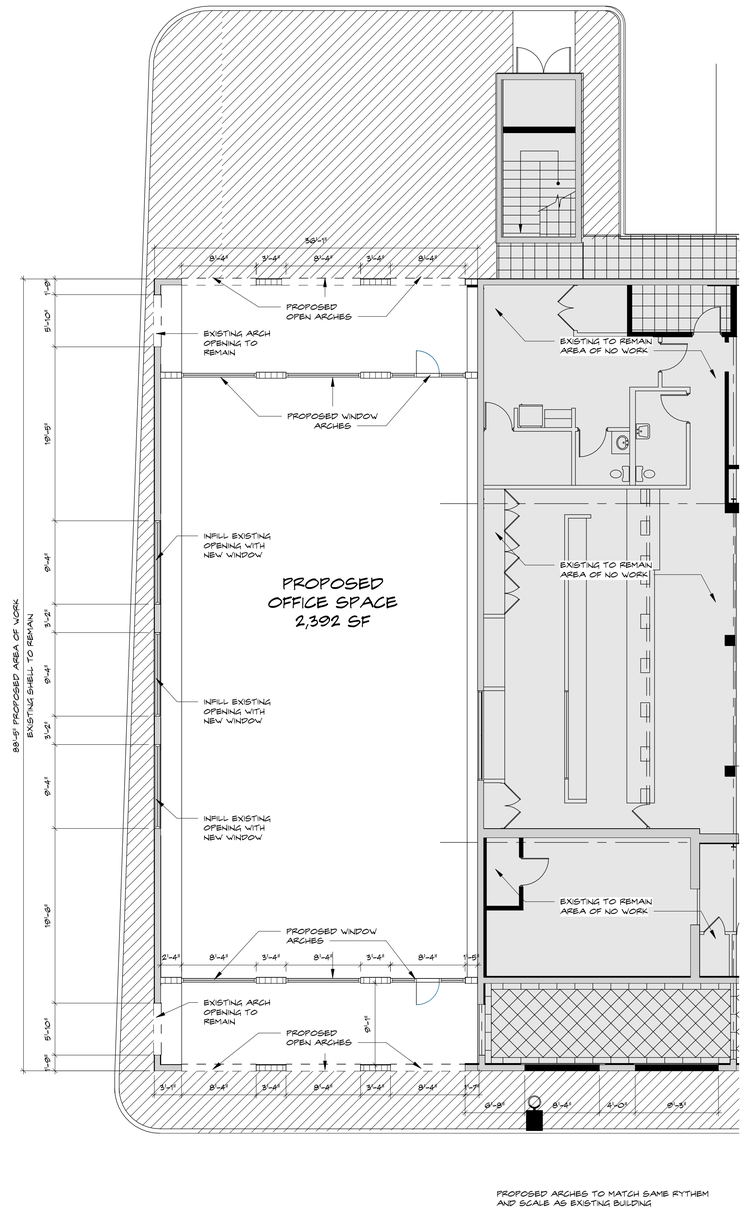


1 A-1.1.0 **EXISTING FLOOR PLAN**
SCALE: 1/8" = 1'-0"



PROPOSED ARCHES TO MATCH SAME RYTHEM
AND SCALE AS EXISTING BUILDING

2 A-1.1.0 **PROPOSED FLOOR PLAN**
SCALE: 1/8" = 1'-0"

285 Banyan Blvd
West Palm Beach Florida 33401
561.684.6844 • Fax 561.684.5594
spinaorourke.com
FL Lic # AA26002399

SPINA O'ROURKE + PARTNERS
Architecture • Interior Design
Keith M. Spina # AR13419

EXISTING BUILDING RENOVATION
2875 South Ocean
2875 S. Ocean Blvd
Palm Beach, FL 33480

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Revisions:

Project no: 24109
Date: 05-27-2025
Drawn by: NDC
Project Manager: JG

EXISTING AND PROPOSED FLOOR PLANS

A-1.1.0

THIRD SUBMITTAL

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2 A-2.1.0 **EXISTING WEST ELEVATION**
SCALE: 1/8" = 1'-0"

1 A-2.1.0 **PROPOSED WEST ELEVATION**
SCALE: 1/8" = 1'-0"

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Revisions:

Project no: 24109
Date: 04-28-2025
Drawn by: Author
Project Manager: Checker

EXTERIOR WEST ELEVATIONS

A-2.1.0

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2 A-2.1.0 **EXISTING WEST ELEVATION**
SCALE: 1/8" = 1'-0"

1 A-2.1.0 **PROPOSED WEST ELEVATION**
SCALE: 1/8" = 1'-0"

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Revisions:

Project no: 24109
Date: 04-28-2025
Drawn by: Author
Project Manager: Checker

N W E S

OVERALL COLORED ELEVATIONS

A-2.1.1

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1 A-2.2.0 **EXISTING OVERALL EAST ELEVATION**
SCALE: 1/8" = 1'-0"

2 A-2.2.0 **PROPOSED OVERALL EAST ELEVATION**
SCALE: 1/8" = 1'-0"

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Revisions:

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Drawn by: NDC
Project Manager: JG

EXTERIOR EAST ELEVATIONS

A-2.2.0

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1 A-2.2.0 **EXISTING OVERALL EAST ELEVATION**
SCALE: 1/8" = 1'-0"

2 A-2.2.0 **PROPOSED OVERALL EAST ELEVATION**
SCALE: 1/8" = 1'-0"

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Drawn by: NDC
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OVERALL COLORED ELEVATIONS

A-2.2.1

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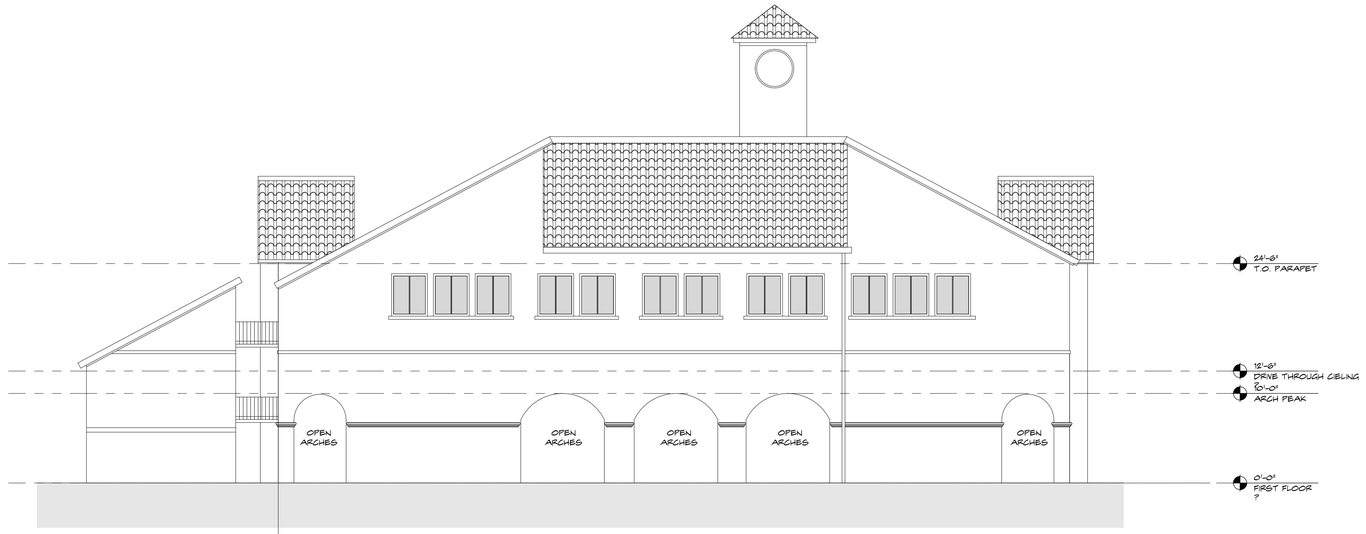

1 A-2.3.0 **EXISTING NORTH ELEVATION**
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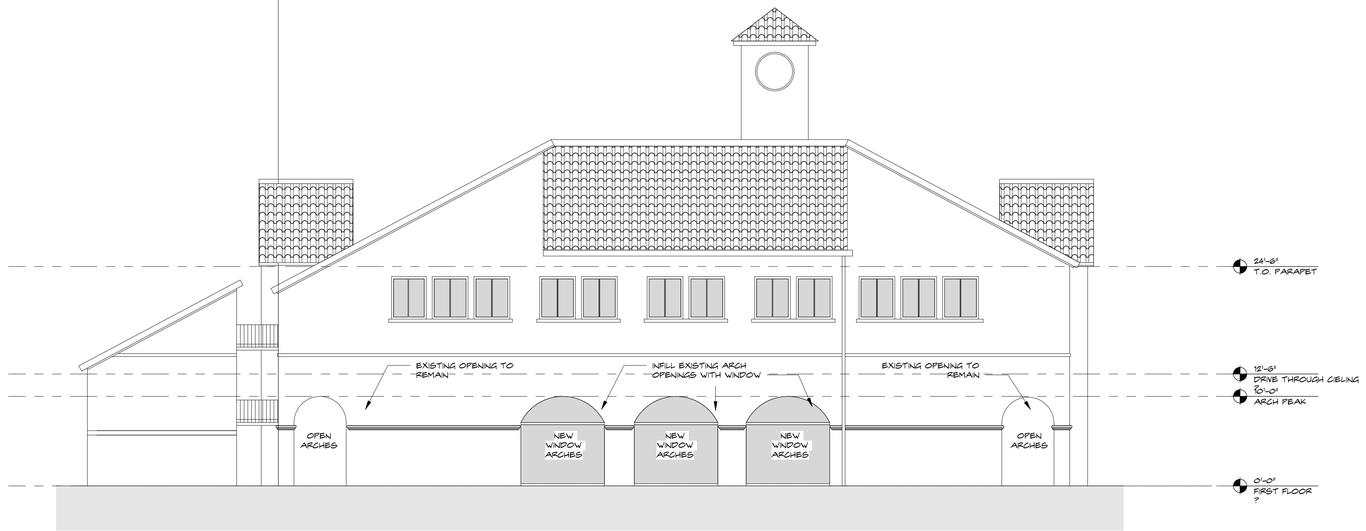

2 A-2.3.0 **PROPOSED NORTH ELEVATION**
SCALE: 1/8" = 1'-0"

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EXTERIOR NORTH ELEVATIONS

A-2.3.0

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1 A-2.3.0 **EXISTING NORTH ELEVATION**
SCALE: 1/8" = 1'-0"

2 A-2.3.0 **PROPOSED NORTH ELEVATION**
SCALE: 1/8" = 1'-0"

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Drawn by: NDC
Project Manager: JG

OVERALL COLORED ELEVATIONS

A-2.3.1

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1 A-2.4.0 **EXISTING SOUTH ELEVATION**
SCALE: 1/8" = 1'-0"

2 A-2.4.0 **PROPOSED SOUTH ELEVATION**
SCALE: 1/8" = 1'-0"

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Revisions:

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Date: 04-28-2025
Drawn by: NDC
Project Manager: JG

EXTERIOR SOUTH ELEVATIONS

A-2.4.0

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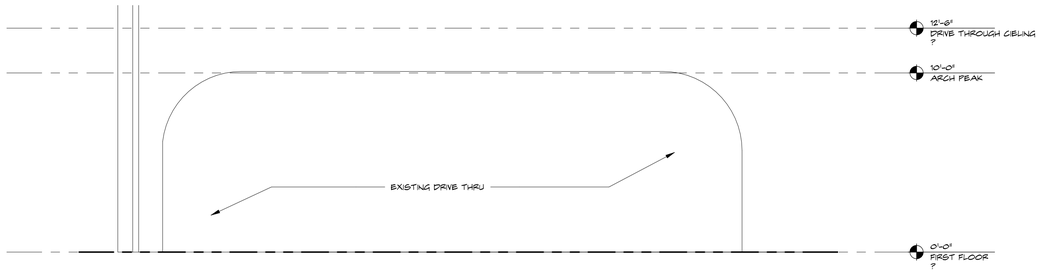
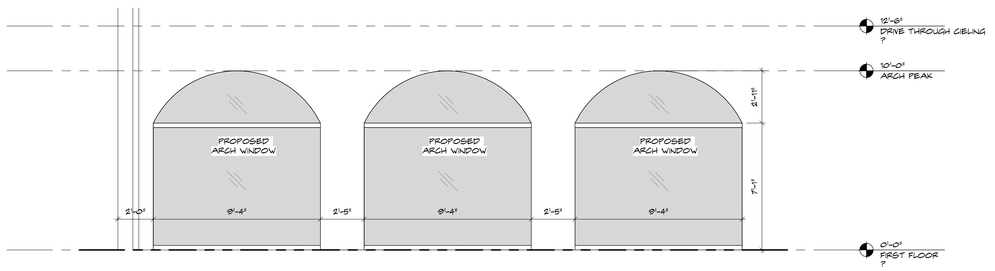


1 A-2.5.0 **ENLARGED EXISTING WEST ELEVATION**
SCALE: 1/4" = 1'-0"



2 A-2.5.0 **ENLARGED PROPOSED WEST ELEVATION**
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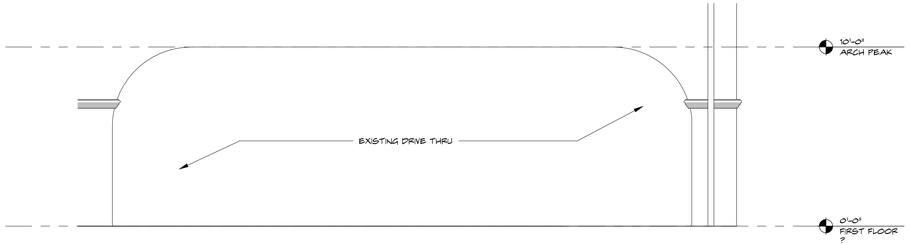
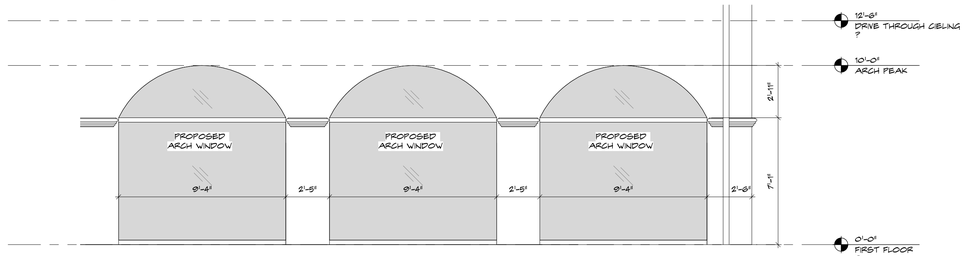


4 A-2.5.0 **ENLARGED EXISTING EAST ELEVATION**
SCALE: 1/4" = 1'-0"



3 A-2.5.0 **PROPOSED ENLARGED EAST ELEVATION**
SCALE: 1/4" = 1'-0"

ARCHITECTURAL DETAILS

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Revisions:

Project no: 24109
Date: 04-28-2025
Drawn by: NDC
Project Manager: JG

ENLARGED ELEVATIONS

A-2.5.0

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MIAMI-DADE COUNTY

DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES (RER)
BOARD AND CODE ADMINISTRATION DIVISION

NOTICE OF ACCEPTANCE (NOA)

MIAMI–DADE COUNTY
PRODUCT CONTROL SECTION
11805 SW 26 Street, Room 208
Miami, FL 33175
T (786) 315–2590 F (786) 315–2599
www.miamidade.gov/economy

Trulite Glass & Aluminum Solutions, LLC
403 West Park Ct, #201
Peachtree City, GA 30269

SCOPE:

This NOA is being issued under the applicable rules and regulations governing the use of construction materials. The documentation submitted has been reviewed and accepted by Miami–Dade County RER–Product Control Section to be used in Miami–Dade County and other areas where allowed by the Authority Having Jurisdiction (AHJ).

This NOA shall not be valid after the expiration date stated below. The Miami–Dade County Product Control Section (In Miami–Dade County) and/ or the AHJ (in areas other than Miami–Dade County) reserve the right to have this product or material tested for quality assurance purposes. If this product or material fails to perform in the accepted manner, the manufacturer will incur the expense of such testing and the AHJ may immediately revoke, modify, or suspend the use of such product or material within their jurisdiction. RER reserves the right to revoke this acceptance, if it is determined by Miami–Dade County Product Control Section that this product or material fails to meet the requirements of the applicable building code.

This product is approved as described herein, and has been designed to comply with the Florida Building Code, including the High Velocity Hurricane Zone.

DESCRIPTION: Series "3300 Resistor Impact Wall Unitized" Aluminum Storefront/Window Wall System – L.M.I.

APPROVAL DOCUMENT: Drawing No. **AD14-03**, titled "Resistor 3300 Storefront Wall (Large and Small Missile Impact)", sheets 1 through 16 of 16, dated 09/23/21, with revision **8** dated 12/20/23, prepared by MCY Engineering, Inc., signed and sealed by Yiping Wang, P.E., bearing the Miami–Dade County Product Control Revision stamp with the Notice of Acceptance number and expiration date by the Miami–Dade County Product Control Section.

MISSILE IMPACT RATING: Large and Small Missile Impact Resistant.

LABELING: Each unit shall bear a permanent label with the manufacturer's name or logo, city, state, series, and following statement: "Miami–Dade County Product Control Approved", unless otherwise noted herein.

RENEWAL of this NOA shall be considered after a renewal application has been filed and there has been no change in the applicable building code negatively affecting the performance of this product.

TERMINATION of this NOA will occur after the expiration date or if there has been a revision or change in the materials, use, and/ or manufacture of the product or process. Misuse of this NOA as an endorsement of any product, for sales, advertising or any other purposes shall automatically terminate this NOA. Failure to comply with any section of this NOA shall be cause for termination and removal of NOA.

ADVERTISEMENT: The NOA number preceded by the words Miami–Dade County, Florida, and followed by the expiration date may be displayed in advertising literature. If any portion of the NOA is displayed, then it shall be done in its entirety.

INSPECTION: A copy of this entire NOA shall be provided to the user by the manufacturer or its distributors and shall be available for inspection at the job site at the request of the Building Official.

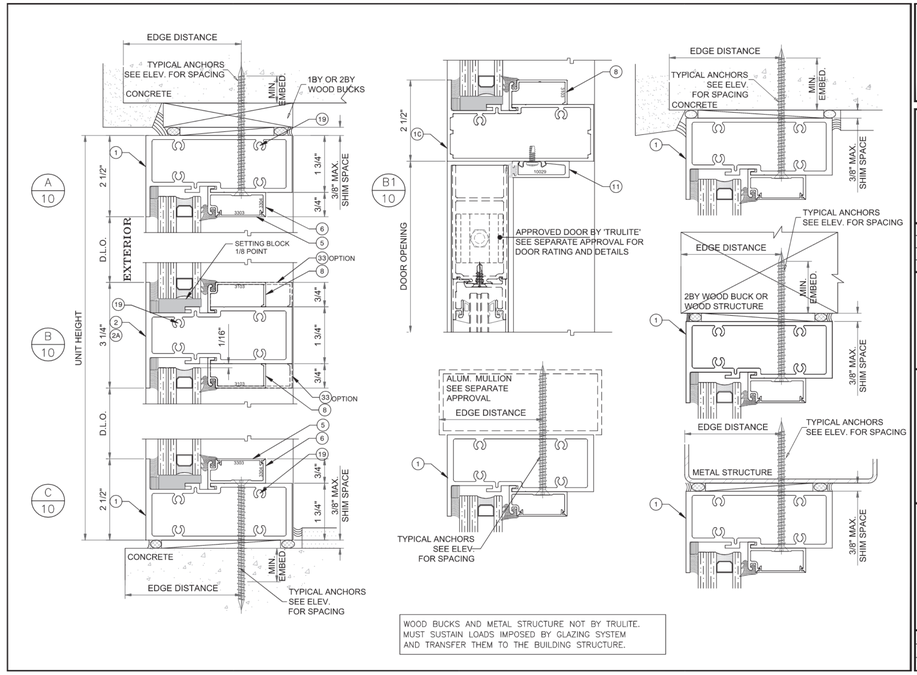
This NOA **revises NOA No. 21-1216.06** and consists of this page 1 and evidence pages E-1, E-2, E-3 and E-4, as well as approval document mentioned above.

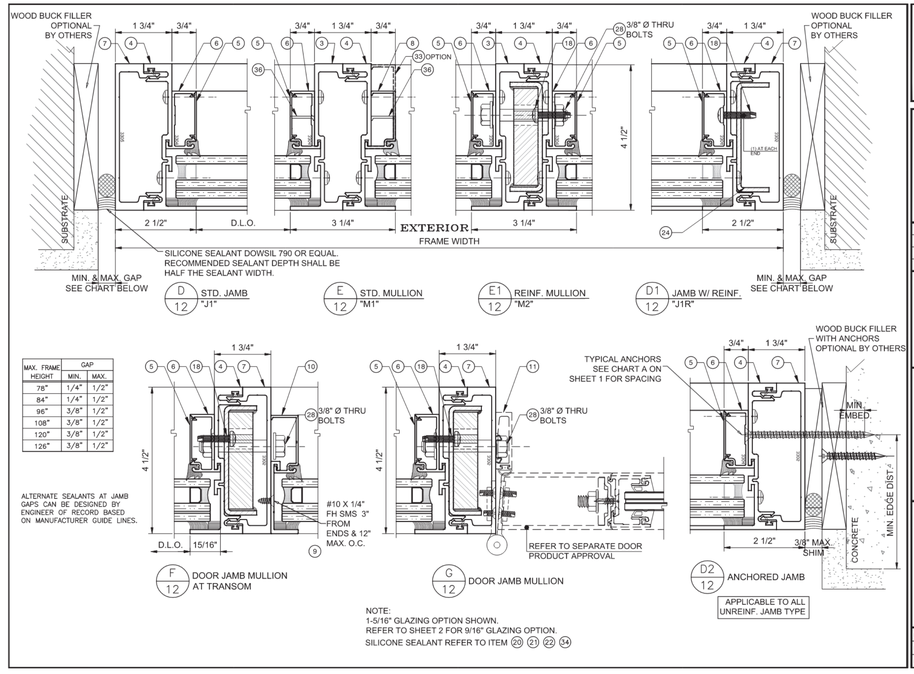
The submitted documentation was reviewed by **Manuel Perez, P.E.**

MIAMI-DADE COUNTY APPROVED

1/30/24

NOA No. 23-1222.09
Expiration Date: July 23, 2025
Approval Date: February 08, 2024
Page 1





Trulite
http://www.trulite.com
403 WESTPARK CT. SUITE 201
PEACHTREE CITY, GA 30269
p. 800-432-8132 | f. 954-724-2083

PRODUCT:
Resistor 3300 ALUMINUM
STOREFRONT WALL (LARGE AND SMALL MISSILE IMPACT)
Resistor

REVN	DATE/REMARKS
REV. 8	12.20.2023 / FBC 2023

ENGINEER:
MCY ENGINEERING, INC.
GLAZING CONSULTANT
12781 MIRAMAR PKWY. STE. 301
MIRAMAR, FL. 33027
P: 305-271-0117 F: 305-573-5063
Email: MCY@mcyengineering.com
www.MCYEngineering.com

STAMP:
YIPING WANG LICENSE NUMBER PE 85383 STATE OF FLORIDA PROFESSIONAL ENGINEER
December 20th, 2023

PRODUCT CONTROL APPROVAL:
PRODUCT REVISED
As complying with the Florida Building Code
NOA-No. 23-1222.09
Expiration Date: 07/23/2025
By: Manuel Perez
Miami-Dade Product Control

DRAWN: James
DATE: 12.20.2023
DWG: AD14-03
DRAWING No: 10 OF 16 / 12 OF 16

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Revisions:

Project no: 24109
Date: 04-28-2025
Drawn by: NDC
Project Manager: JG

WINDOW SPECIFICATIONS

A-2.5.1

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Revisions:

Project no: 24109
Date: 04-28-2025
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Project Manager: JG

RENDERING

A-4.0.0

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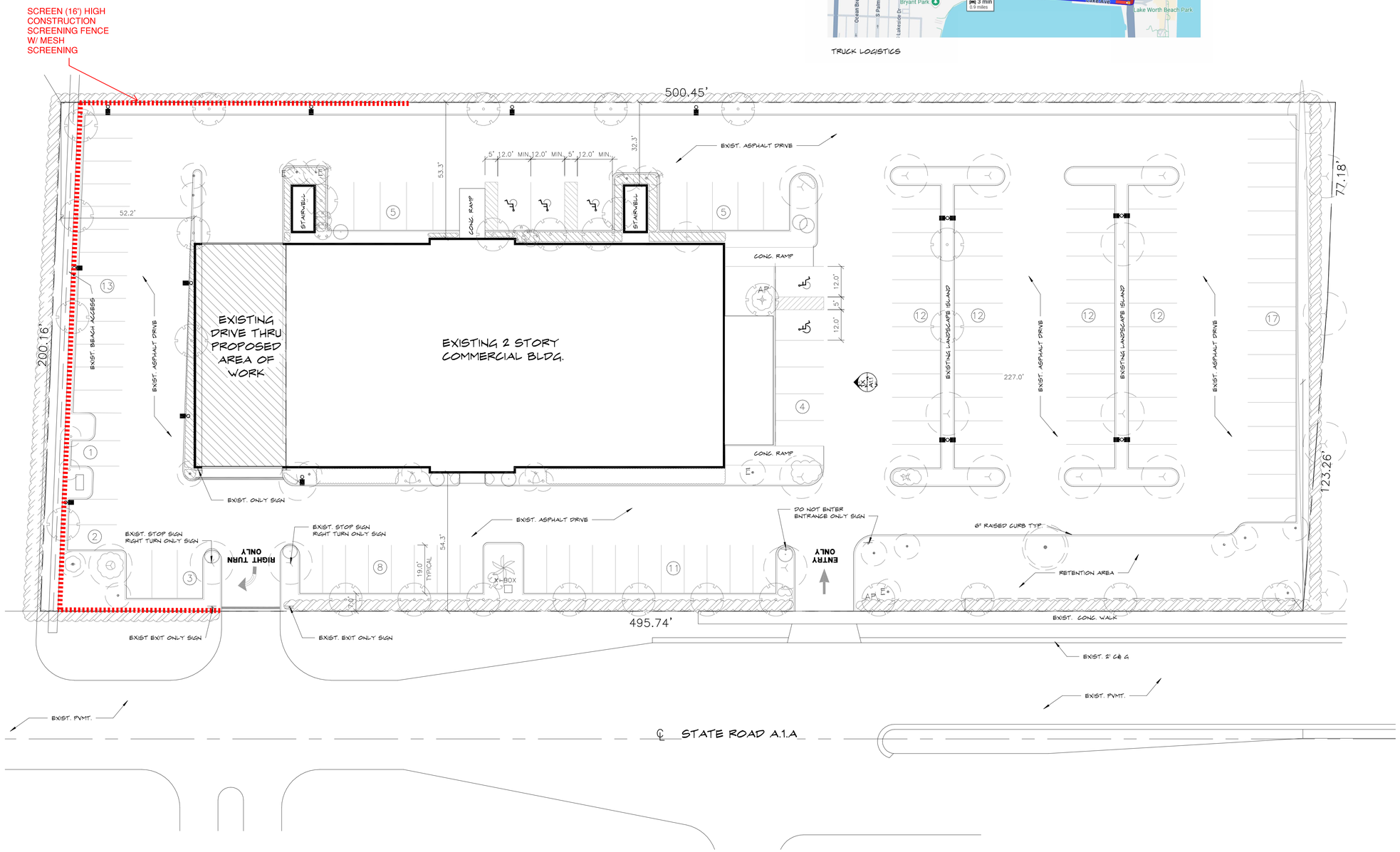

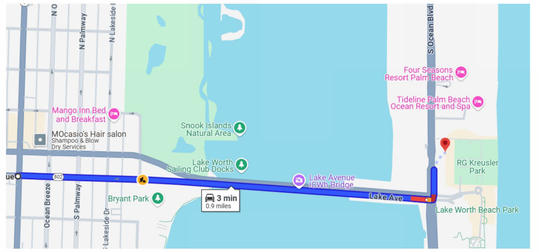

TRUCK LOGISTICS

1 A-5.0.0 **CONSTRUCTION SCREENING PLAN**
SCALE: 1" = 20'-0"

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CONSTRUCTION SCREENING PLAN

A-5.0.0

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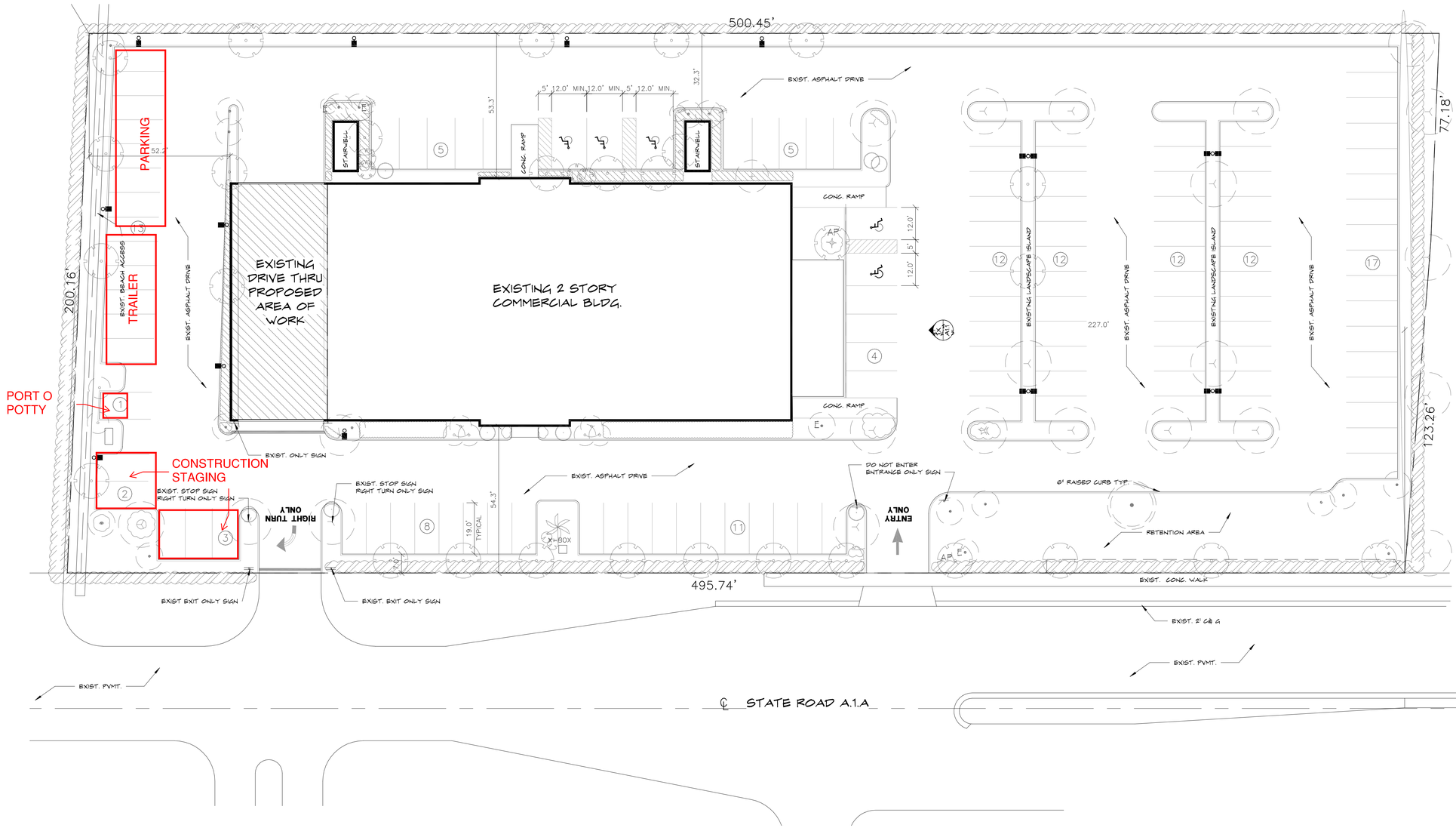

1 A-5.1.0 **CONSTRUCTION STAGING PLAN**
SCALE: 1" = 20'-0"

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CONSTRUCTION STAGING PLAN

A-5.1.0

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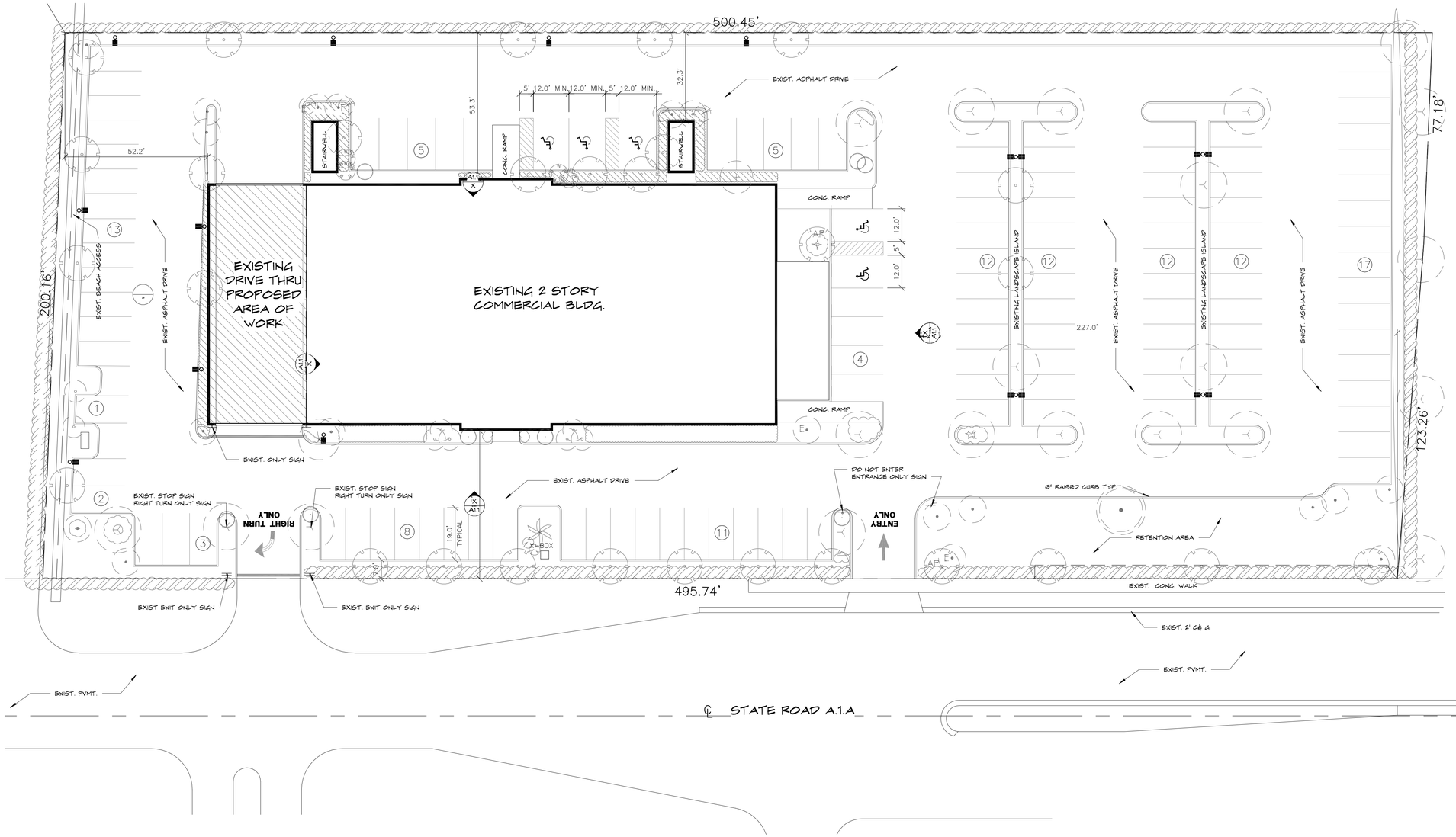
USE	SIZE	REQUIRED PARKING
Office	17,658 SF (1 Space / 250 SF)	71 Spaces
Medical Office	1,273 SF (1 Space / 250 SF)	5 Spaces
Retail	8,531 SF (1 Space / 200 SF)	43 Spaces
Restaurant	2,084 SF	29 Spaces*
TOTAL		**148 Spaces** 111 Existing Spaces



1 A-5.2.0 **EXISTING AND PROPOSED PARKING PLAN**
SCALE: 1" = 20'-0"

SPINAOROURKE + PARTNERS
285 Banyan Blvd
West Palm Beach Florida 33401
561.684.6844 • Fax 561.684.5594
spinaorourke.com
FL Lic # AA26002399
Architecture • Interior Design
Keith M. Spina # AR13419

EXISTING BUILDING RENOVATION
2875 South Ocean
2875 S. Ocean Blvd
Palm Beach, FL 33480

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Revisions:

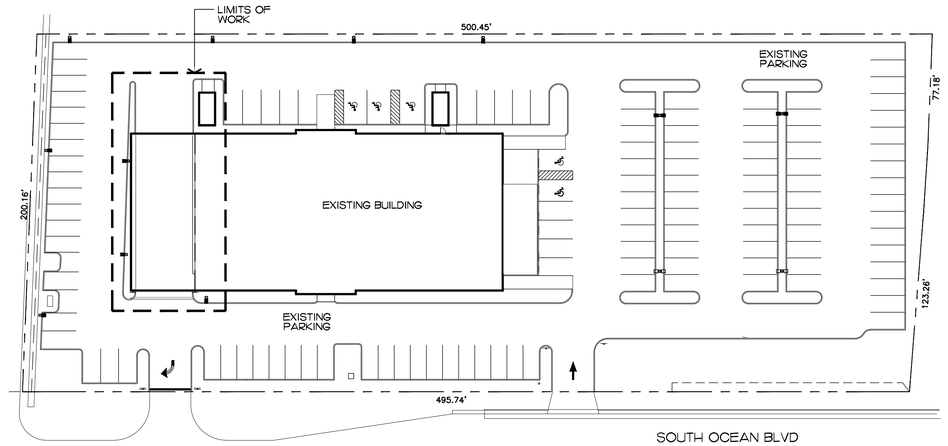
Project no: 24109
Date: 04-28-2025
Drawn by: NDC
Project Manager: JG

EXISTING AND PROPOSED PARKING PLAN

A-5.2.0

SECOND SUBMITTAL

5/23/2025 3:48:21 PM



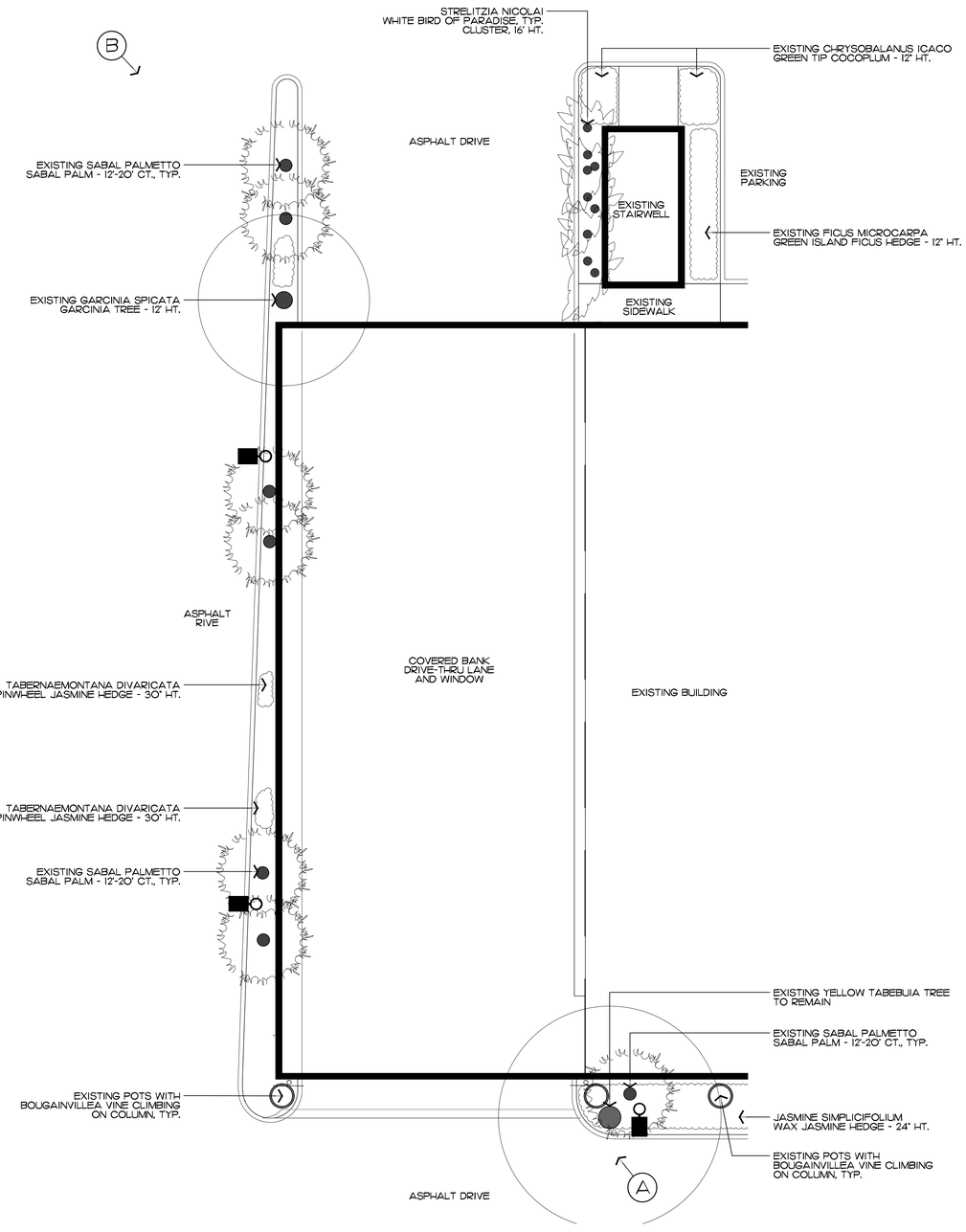
Site Plan

SCALE: 1" = 40'=0"

Existing Conditions

A

B



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

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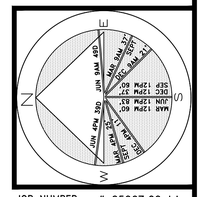
Town of Palm Beach
FLORIDA



JOB NUMBER: # 25067.00 LA
DRAWN BY: Jean Twomey

DATE: 05.27.2025

SHEET L1.0

64 sf.
AREA IN SQ.FT.

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ARC-25-0020
ZON-25-0022

Existing Conditions / Inventory Plan

SCALE IN FEET 0' 8' 16' 24'

AERIAL VIEW / KEY MAP

A

B

C

D

E

F

G

H

I

J

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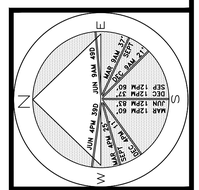

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DATE: 05.27.2025

SHEET L1.1

64 sf.

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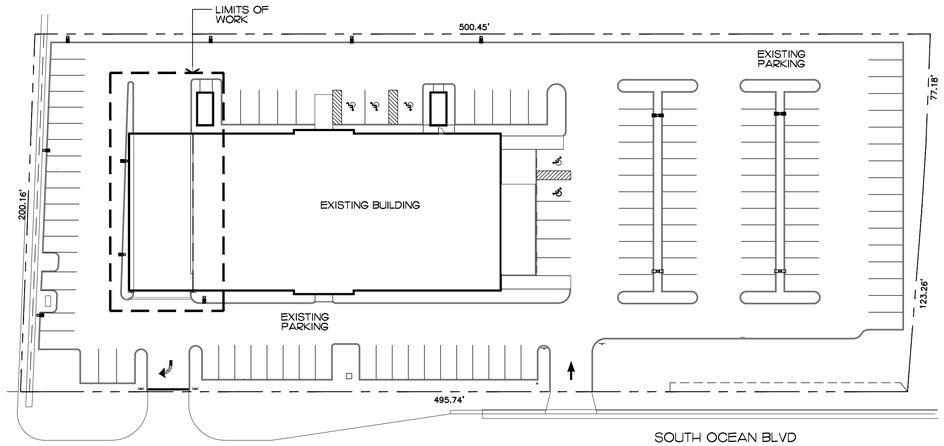
Existing Conditions / Images



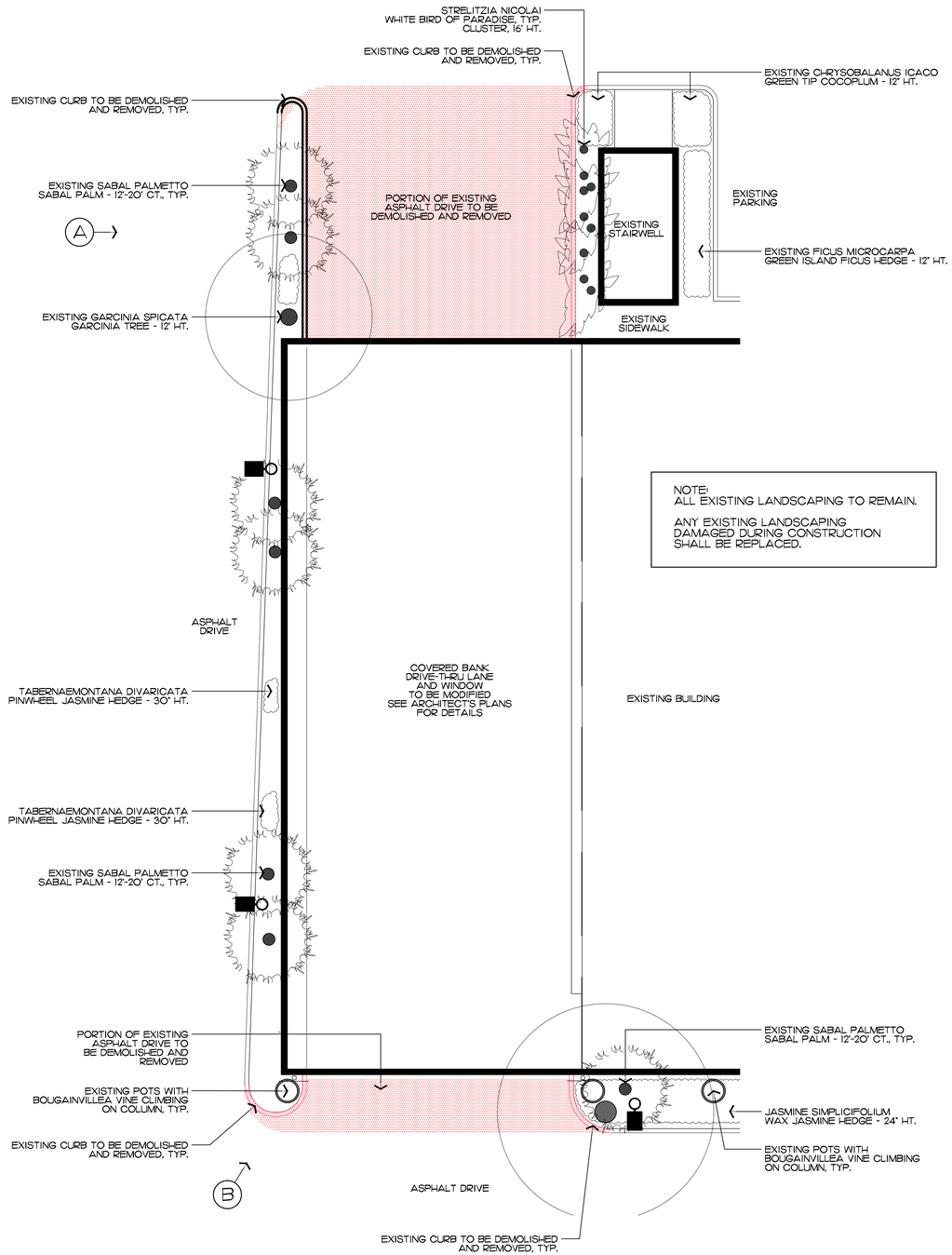
Site Plan

SCALE: 1" = 40'=0"

Existing Conditions

A

B



B

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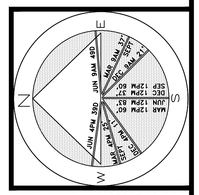

JOB NUMBER: # 25067.00 LA
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DATE: 05.27.2025

SHEET L1.0

64 sf.
AREA IN SQ.FT.

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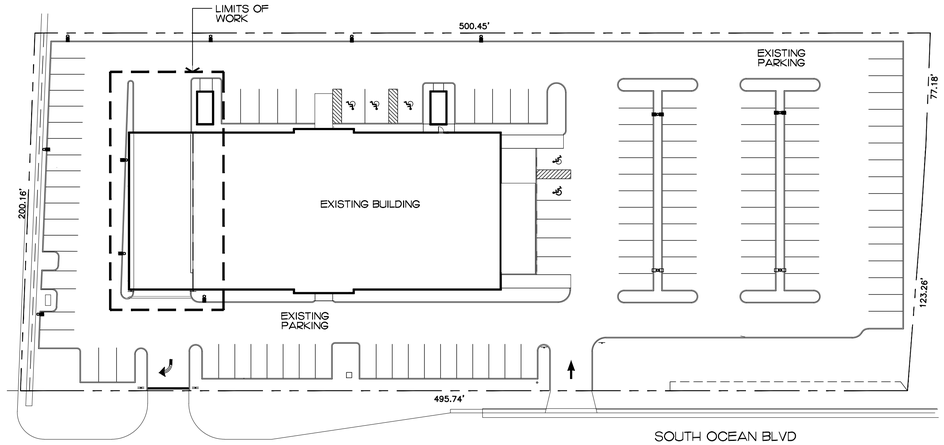
Vegetation Action / Demolition Plan

SCALE IN FEET 0' 8' 16' 24'

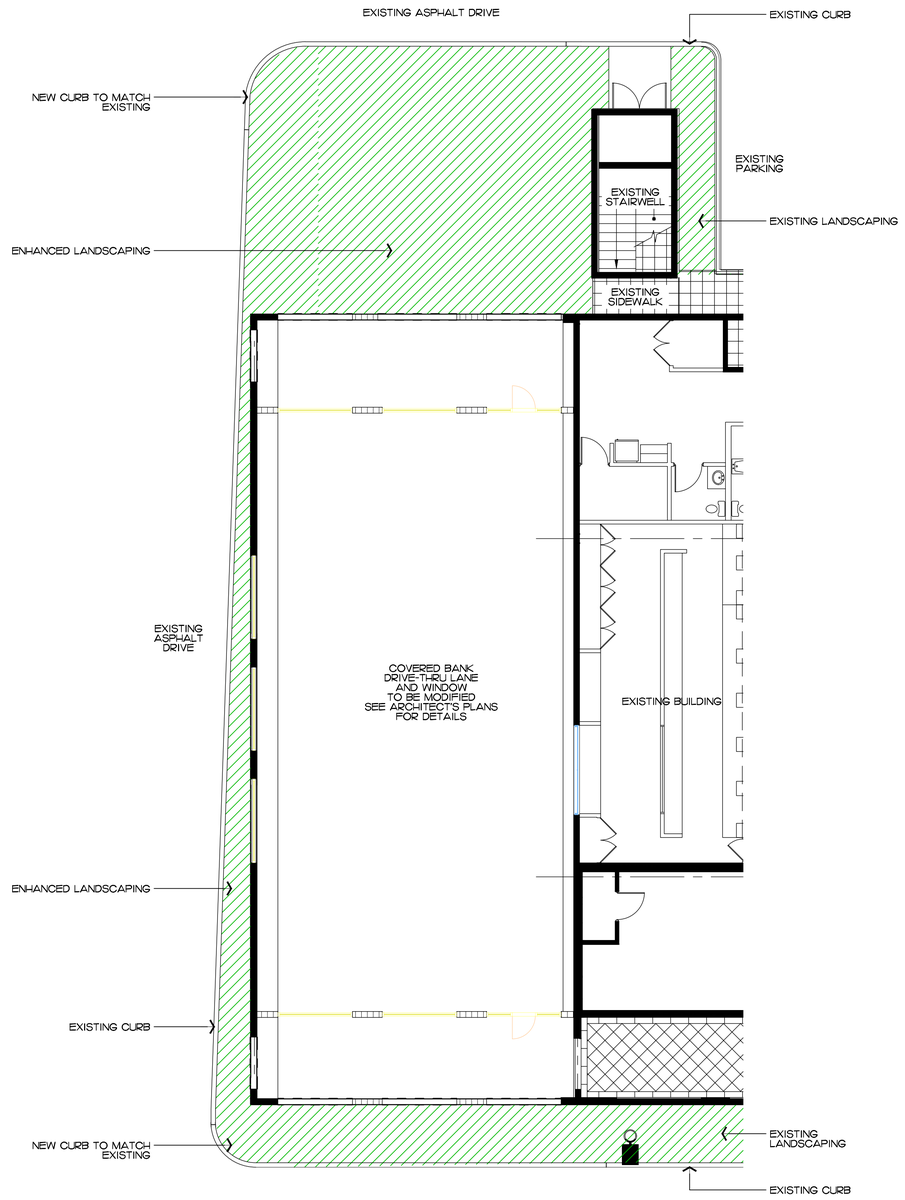


Site Plan

SCALE: 1" = 40'=0"

Hardscape Materials - Curb

NEW CURB TO MATCH EXISTING



EXISTING ASPHALT DRIVE

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Dustin@environmentdesigngroup.com

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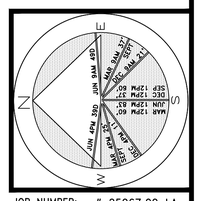
Town of Palm Beach
FLORIDA



JOB NUMBER: # 25067.00 LA
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DATE: 05.27.2025

SHEET L3.0

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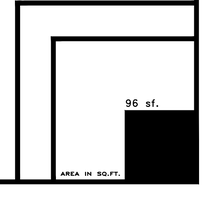
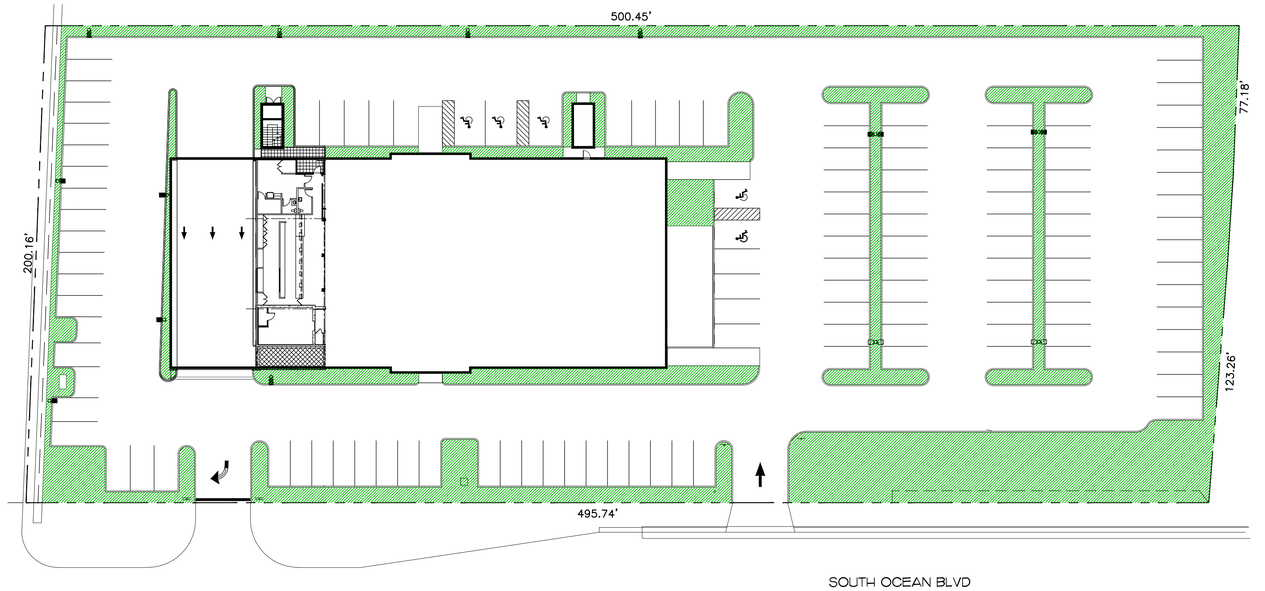
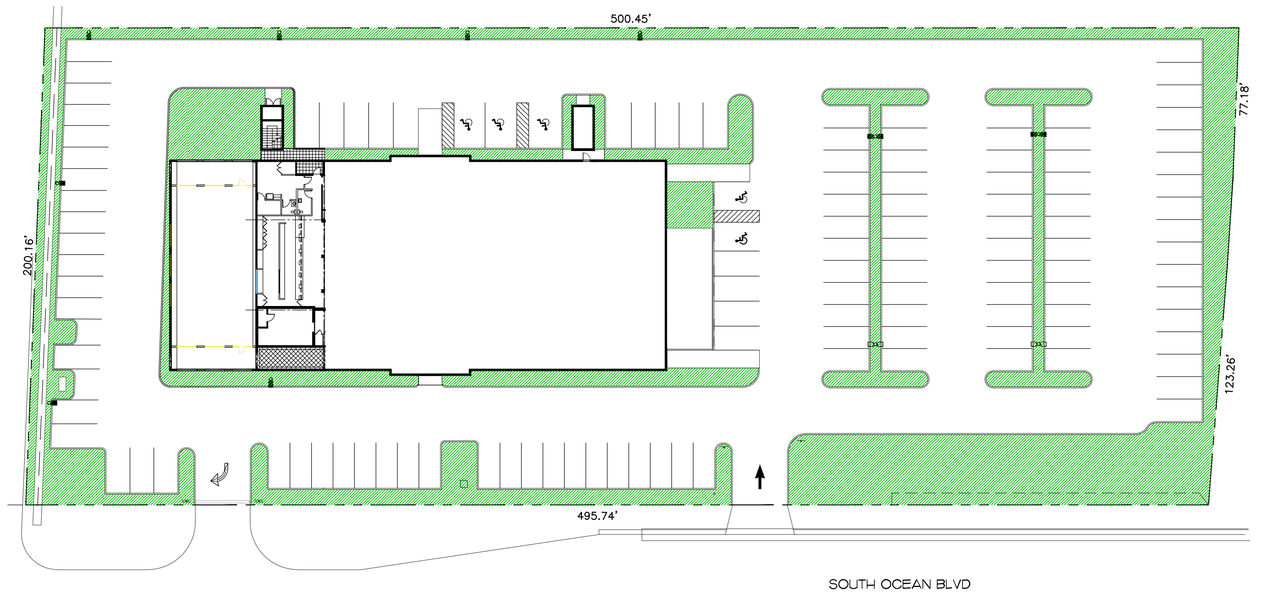
Site Plan
SCALE IN FEET 0' 8' 16' 24'





Existing Conditions



Proposed Improvements

Existing Site Data

2-STORY BUILDING

DESCRIPTION	REQUIRED	EXISTING	EXISTING
LOT ZONE		C-TS - COMMERCIAL TOWN SERVING	C-TS - COMMERCIAL TOWN SERVING
LOT AREA	4,000 S.F. MINIMUM	99,630 S.F.	99,630 S.F.
OPEN / PERMEABLE SPACE	MINIMUM 25% 24,907.5 S.F.	18.64% 18,579 S.F.	19.84% 19,772 S.F.
FRONT YARD LANDSCAPE	N/A	N/A	N/A

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Landscape Open Space Diagram

SCALE IN FEET 0' 30' 60' 90'

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Dustin M. Mizell, MLA FLA #6666784
Dustin@environmentdesigngroup.com

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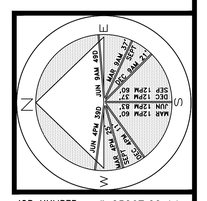
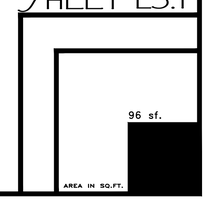
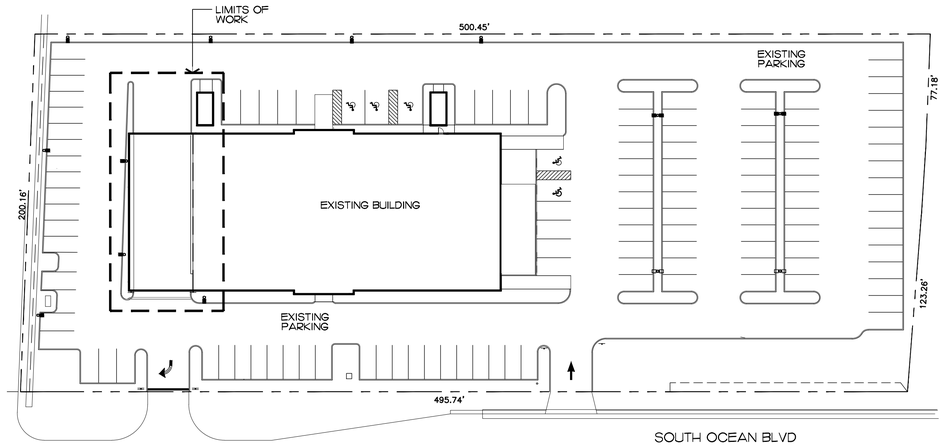
FLORIDA



JOB NUMBER: # 25067.00 LA
DRAWN BY: Jean Twomey
DATE: 05.27.2025

SHEET L3.1





Site Plan

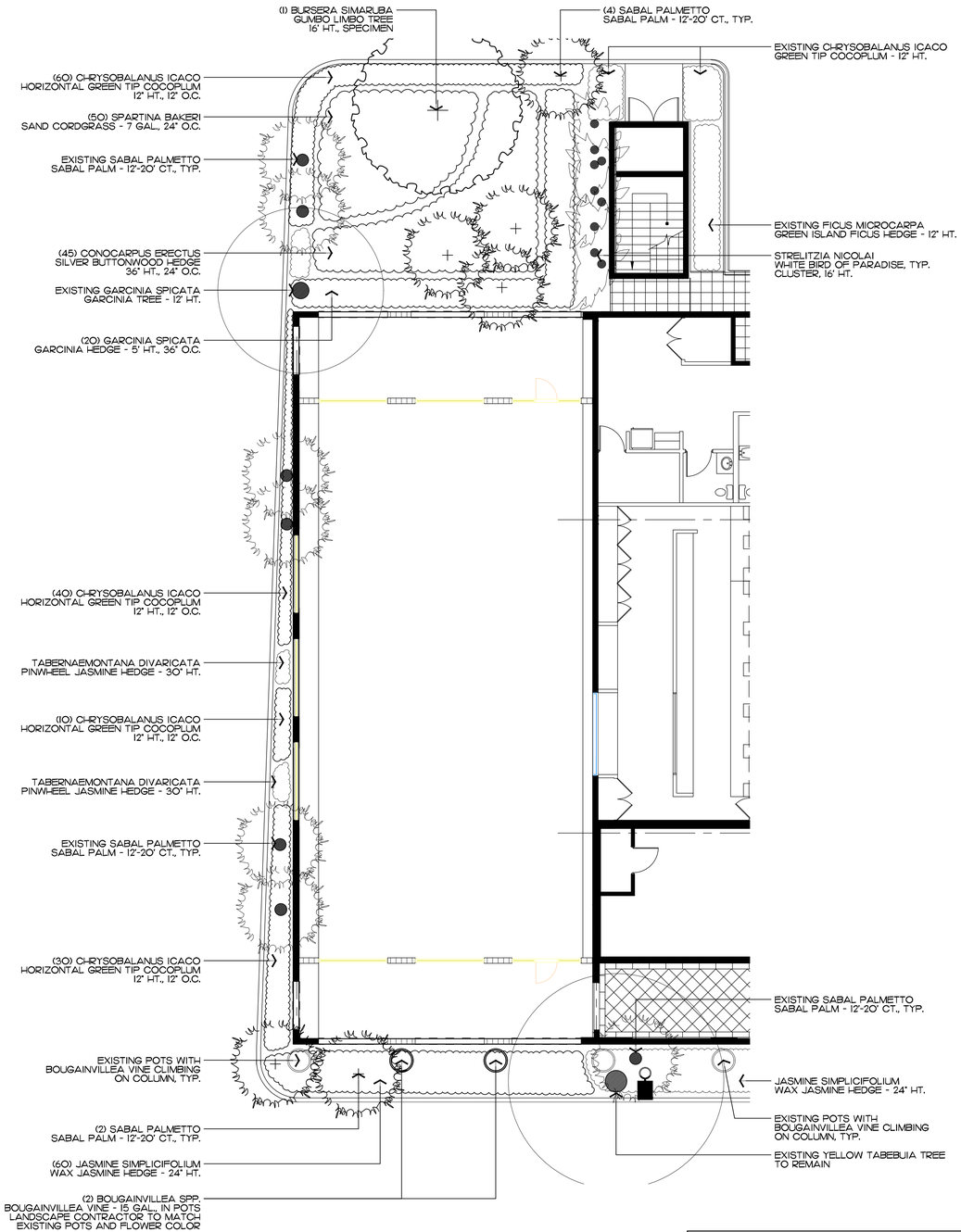
SCALE: 1" = 40'=0"

Trees & Palms

SYMBOL	SPECIES	QTY.	DESCRIPTION	NATIVE
+	BURSERA SIMARUBA GUMBO LIMBO TREE	1	16' HT., SPECIMEN	YES
-	SABAL PALMETTO SABAL PALM	2 2 2	12' CT. 16' CT. 20' CT.	YES
	TOTAL TREES TOTAL NATIVE TREES	1 1 (100%)		

Shrubs

SYMBOL	SPECIES	QTY.	DESCRIPTION	NATIVE
	CHRYSOBALANUS ICACO GREEN TIP COCOPLUM	140	12" HT., 12" O.C.	YES
	CONOCARPUS ERECTUS SILVER BUTTONWOOD	45	36" HT, 24" O.C.	YES
	GARCINIA SPICATA GARCINIA HEDGE	20	5' HT., 36" O.C.	NO
	JASMINE SIMPLIFOLIUM WAX JASMINE	60	24" HT., 24" O.C.	NO
	SPARTINA BAKERII SAND CORDGRASS	50	7 GAL., 24" O.C.	YES
	TOTAL SHRUBS TOTAL NATIVE SHRUBS	315 235 (74.6%)		



NOTE:
ALL EXISTING LANDSCAPING TO REMAIN.

ANY EXISTING LANDSCAPING DAMAGED DURING CONSTRUCTION SHALL BE REPLACED.

Landscape Plan

SCALE IN FEET 0' 8' 16' 24'

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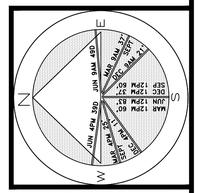

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DATE: 05.27.2025

SHEET L4.0

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Trees & Palms

SYMBOL	SPECIES	QTY.	DESCRIPTION	NATIVE
	BURSERA SIMARUBA GUMBO LIMBO TREE	1	16' HT., SPECIMEN	YES
	SABAL PALMETTO SABAL PALM	2 2 2	12' CT. 16' CT. 20' CT.	YES
	TOTAL TREES TOTAL NATIVE TREES	1 1 (100%)		

Shrubs & Vines

SYMBOL	SPECIES	QTY.	DESCRIPTION	NATIVE
	BOUGAINVILLEA SPP. BOUGAINVILLEA VINE	2	15 GAL., IN POTS	NO
	CHRYSOBALANUS ICACO GREEN TIP COCOPLUM	140	12" HT., 12" O.C.	YES
	CONOCARPUS ERECTUS SILVER BUTTONWOOD	45	36" HT, 24" O.C.	YES
	GARCINIA SPICATA GARCINIA HEDGE	20	5' HT., 36" O.C.	NO
	JASMINE SIMPLIFOLIUM WAX JASMINE	60	24" HT., 24" O.C.	NO
	SPARTINA BAKERII SAND CORDGRASS	50	7 GAL., 24" O.C.	YES
	TOTAL SHRUBS TOTAL NATIVE SHRUBS	317 235 (74.1%)		

Trees & Palms

GUMBO LIMBO TREE

GUMBO LIMBO TREE

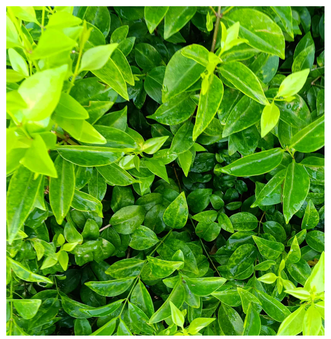
Shrubs & Vines

BOUGAINVILLEA VINE

GREEN TIP COCOPLUM HEDGE

SILVER BUTTONWOOD HEDGE

GARCINIA HEDGE



WAX JASMINE HEDGE

SAND CORDGRASS

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Landscape Schedule & Images

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Dustin@environmentdesigngroup.com

Existing Building Renovation
2875 South Ocean Blvd
Town of Palm Beach
FLORIDA

JOB NUMBER: # 25067.00 LA
DRAWN BY: Sean Twomey
DATE: 05.27.2025

SHEET L4.1

AREA IN SQ.FT.

South Elevation

East Elevation - Affected Area

West Elevation - Affected Area

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Landscape Elevations

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FLORIDA

JOB NUMBER: # 25067.00 LA
DRAWN BY: Jean Twomey
DATE: 05.27.2025

SHEET L4.2

AREA IN SQ.FT.

Public Comment - Town Council Development Review

06/30/2025 3:37 PM (EDT)

Public Comment

Please note that all submissions of this form will become part of the official public record.

Comments must be submitted at least 24 hours prior to the start of the meeting. Any comments submitted after this time may not be processed until after the meeting has concluded.

Month of Meeting	July
Please select the agenda item you would like to comment on.	ZON-25-0022 (ARC-25-0020) 2875 S OCEAN BLVD (COMBO) –SITE PLAN REVIEW AND VARIANCE
Comment	Concerned, please see attached letter.
Your Position	Neutral
First and Last Name	Barbara J Altenburg and the Palm Worth Board
Address	2850 S.O.B.
Image or File Upload (optional)	DOC06302pc-06302025151712.pdf

RECEIVED
JUN 27 2025
TOWN OF PALM BEACH
PZB DEPARTMENT

Barbara J Altenburg, Director - Palm Worth Cooperative
2850 South Ocean Blvd
Palm Beach, FL 33480
June 19, 2025

Subject: ZON-25-0022 (ARC-25-0020) 2875 SO OCEAN BLVD (COMBO) – SITE PLAN REVIEW AND VARIANCE

Written comments for the Palm Beach Town Council Development Review to take place on July 9, 2025

Dear Council and Zoning Professionals:

I reside at the Palm Worth Cooperative at 2850 Ocean Blvd, the property adjacent to the proposed construction. I am also on the Board of same. The proposed construction of adding additional commercial space to the 2875 S Ocean Blvd is a concern to me and our residents that it presents a commercial use which will require more public activity on our end of that building and disturb the mostly passive use that currently exists adjacent to our property. As I have brought to the attention the Planning and Zoning Department in past applications for expansion at this property, we are a senior residence and also have homes that are within 100 feet of the proposed new commercial area. We need assurances that any new space added to the building remain passive, such as offices, and not be allowed to become hospitality or retail in nature.

The applicant has asked for a variance on the number of parking spaces, and this should only be granted if there is a restriction on the intensity of use of the additional space. The applicant should not be allowed to change the rules for number of parking spaces for commercial enterprises without committing to a low level commercial impact for future use.

The Council should also consider the impact on the traffic entry and exit from the property, which requires careful selection of entry and exit driveways depending on which direction one is travelling on S Ocean Blvd. and the need for U-turns.

While not opposed to enclosing the drive through area, I request that the variance only be granted with a restriction on building usage to low intensity office space and all entrances restricted to the front of the building, not the sides.

Signed,
Barbara J Altenburg and the Palm Worth Board

ZON-25-0022 (ARC-25-0020) 2875 S OCEAN BLVD (COMBO) –SITE PLAN REVIEW AND VARIANCE. The applicant, 2875 OCEAN LLC (Jim Randall, Manager), has filed an application requesting Town Council review and approval of site plan review related to addition of over 2000 square feet of new commercial area resulting from enclosure of the existing drive-thru at a commercial structure; with one (1) variance required to forgo providing the additional on-site vehicle parking spaces required. The Architectural Commission shall perform design review of the application.

Applicant: 2875 OCEAN LLC (Jordan Randall, Vice President)
Professional: Spina O'Rourke & Partners (Nelo Freijomel)
Representative: Maura Ziska, Esq.

HISTORY:

- August 15, 2018: Application Z-18-00120 for special exception with site plan review and variances was approved for a ground floor restaurant (Acqua Café) with no additional parking at the subject commercial property.

- December 09, 2020: Application Z-20-00303 for special exception with site plan review was approved to allow expansion of a restaurant (Acqua Café) for takeout with no new seats at the subject commercial property. (Application expired prior to implementation of approved plans).

- October 15, 2024: Application ZON-24-0047 for special exception with site plan review was approved to allow expansion of a restaurant (Acqua Café) for takeout service with no new seats at the subject commercial property.

THE PROJECT:

The applicant has submitted plans, entitled "Existing Building Renovation 2875 SOUTH OCEAN", as prepared by **Spina O'Rourke + Partners**, uploaded 06/23/25.

The following is the scope of work for the Project:

- Enclosure of an existing 2,392 SF drive-through facility.

The following Special Exception with Site Plan Review is required to achieve the scope of work:

- **SITE PLAN REVIEW:** Sec. 134-1112: All applications for building additions over 2000 square feet shall require site plan approval. New office (retail?) space totaling 2392 square feet is proposed.

The following variances are required to achieve the scope of work:

- **VARIANCE:** Sec. 134-2176: A parking variance to provide 0 new parking spaces in lieu of the 10 new parking spaces required, with 122 parking spaces existing and proposed.

Site Data			
Zoning District	C-TS	**Lot Size (SF)**	99,630 SF
Future Land Use	COMMERCIAL	**Lot Coverage**	Permitted: 70% Exist.: 19.4% (19,404 SF) Prop.: 19.4% (19,404 SF)
Landscape Open Space	Required: 25% Existing: 18.64% Proposed: 19.84%	**Parking Spaces**	Existing & Proposed: 122 Req'd New Spaces: +10 ***Variance required***
Surrounding Properties / Zoning			
North	2850 S Ocean Blvd / Palm Worth Condo | R-D(2)		
South	Lake Worth Beach Casino & Complex | City of Lake Worth Beach		
East	2882 S Ocean Blvd / R.G. Kreusler Park | C-TS		
West	2860 S Ocean Blvd / La Palma Condo | R-D(2) 2870 S Ocean Blvd / Fairfield Inn & Suites (Hotel) | R-D(2) 2880 S Ocean Blvd / Commercial Offices | C-TS		

CONSISTENCY WITH THE COMPREHENSIVE PLAN:

A preliminary review of the project indicates that the proposed **use** is **consistent** with the **COMMERCIAL** designation of the Future Land Use Map of the Comprehensive Plan.

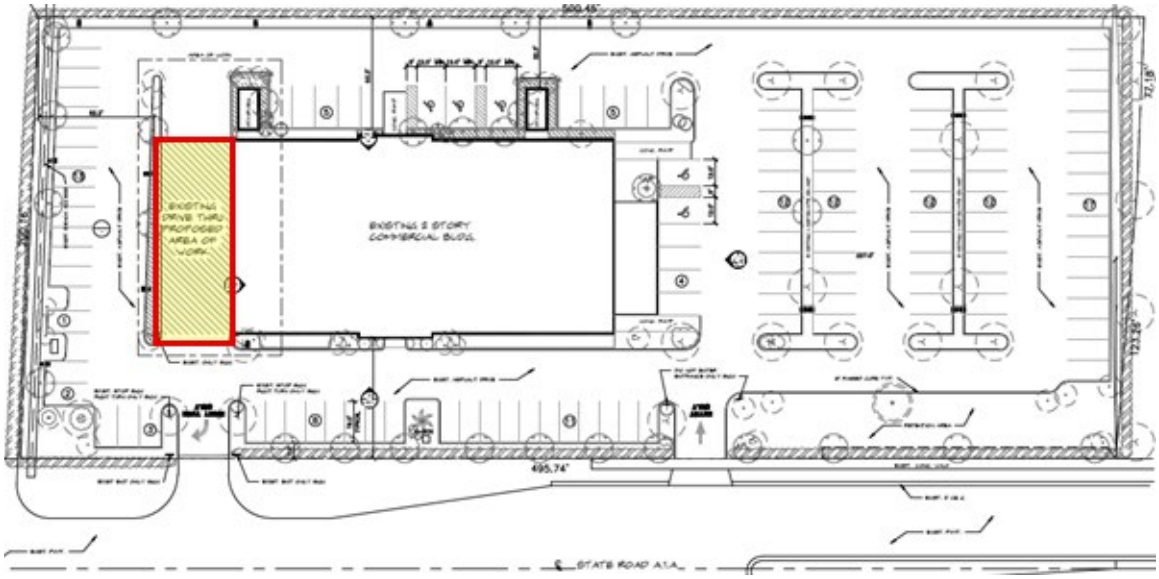
COMPLIANCE WITH ZONING CODE:

A preliminary review of the project indicates that the application, as proposed, appears to be inconsistent with the following sections of the Town code: Sec. 134-2176 Off Street Parking Schedule

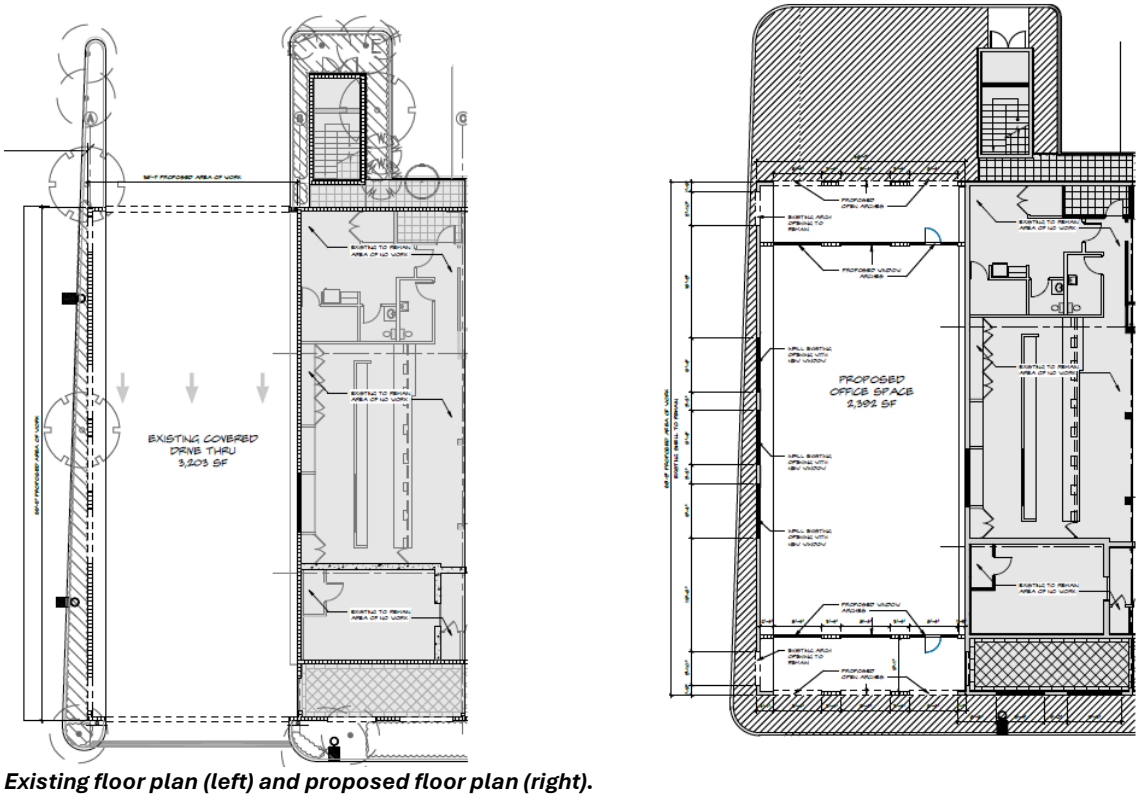
STAFF ANALYSIS

The applicant is proposing to enclose an existing 2,392-square-foot drive-through area on a commercial property and convert the space into office use. Because the proposed addition exceeds 2,000 square feet, Town Code requires Site Plan Review approval by the Town Council. Although the enclosure does not expand the existing building footprint or increase lot coverage, the conversion to office space constitutes a net increase in gross leasable area (GLA), which triggers a parking requirement under Section 134-2176. Specifically, ten (10) additional on-site parking spaces would be required.

The applicant is requesting a variance to not provide this requirement and to maintain the current parking count of 122 spaces. Technically the area being enclosed was previously used for commercial purposes (as part of a bank drive-through), though it was not counted toward the building's GLA at the time. The proposed change will formalize that space as leasable office area. Additionally, the applicant is proposing to improve the existing nonconforming landscape open space on site by converting portions of the former drive-through access area into new landscaped open space.



Site Plan indicating area of work.



Existing floor plan (left) and proposed floor plan (right).

CONCLUSION:

Approval of the project will require one (2) motions to be made by the Town Council:

1. for final determination of approval or denial of Site Plan Review by the Town Council, and that site plan review **shall** or **shall not** be granted that all the criteria applicable to this application as set forth in Sec. 134-329, items 1 through 11 have been met; and
2. 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, and;

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:BMF

KOCHMAN & ZISKA PLC

Ronald S. Kochman*
Maura A. Ziska
Alexander D. Kochman
*Also admitted in New York

Esperanté
222 Lakeview Avenue, Suite 1500
West Palm Beach, Florida 33401
Telephone 561-802-8960
Facsimile 561-802-8995

May 27, 2025

RE: **ZON-25-0022/ARC-25-0020 2875 South Ocean Boulevard**

We are pleased to submit the accompanying drawings to enclose the existing 2,392 SF ground floor drive-through to be used as office space. There will be no change to the lost coverage.

A) LANDMARKS PRESERVATION COMMISSION 54-122 & 54-161 N/A

B) ARCOM 18-205 N/A

Sec. 18-205. - Criteria for building permit.

(1) The plan for the proposed modifications to an existing building 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.

(2) The plan for the proposed modifications to an existing building will be protected against external and internal noise, vibrations, and other factors that may tend to make the environment less desirable.

(3) The proposed modifications to an existing buildings are not, in their 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 modifications to an existing building 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 modifications to an existing building 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:

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 modifications to an existing building 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 limited 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) There is no proposed accessory structure.

(8) The proposed modifications to an existing building 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 modifications to an existing building 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 proposed modifications to an existing building adequately protects unique site characteristics such as those related to scenic views, rock outcroppings, natural vistas, waterways, and similar features.

B) ARCOM 18-206 N/A

C) SPECIAL EXCEPTION 134-229

D) SITE PLAN REVIEW 134-329 N/A

All applications for building additions over 2000 square feet shall require site plan approval. New office space totaling 2392 square feet is proposed.

1. An expansion to allow a drive-through is a special exception use in the C-TS Zoning District.
2. The drive-through will be operated in a way that the public health, safety, welfare and morals will be protected.
3. The drive-through will not cause substantial injury to the value of other property in the neighborhood where it is to be located.
4. The drive-through will be compatible with adjoining development and intended purpose of the district in which it is to be located as there are other commercial enterprises in the area.
5. The drive-through will comply with yard, other open space, and any other special requirements set out in Article VI for the particular use involved.
6. The drive-through will comply with all elements of the comprehensive plan.
7. The drive-through will not result in substantial economic, noise, glare, or odor impacts on adjoining properties and properties generally in the district as the space is small and will not have additional seating.
8. Adequate ingress and egress to property and proposed structures thereon and off-street parking and loading areas will be provided where required, with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of first or catastrophe, all along within the building parking lot that has ample parking spaces.
9. Any proposed signage will meet the Town's guidelines.
10. Location, availability and compatibility of utility service for the drive-through will remain the same.
11. Refuse and service areas for the use shall not adversely affect automotive and pedestrian safety and convenience, traffic flow and control, or access in case of fire or catastrophe.
12. The proposed drive-through counter will nor attract the principal portion of its customers/clients from off-island locations.

13. There are no historic trees on site.
14. The proposed drive-through will not place a greater burden than would be caused by a permitted use on municipal police services due to increased traffic or on fire protection services due to the existence of or increased potential for fire/safety code violations.

E) VARIANCES 134-201 N/A

Variance 1: Section 134-2176: A parking variance to provide 0 new parking spaces in lieu of the 10 new parking spaces required, with 122 parking spaces existing and proposed.

Please feel free to reach out with any questions.

Sincerely,

Maura Ziska

Maura Ziska

EXHIBIT "E" SITE HISTORY

Please provide a detailed history of all zoning-related requests applicable to this property processed on or after January 1, 1970, in chronological order, including but not limited to variances, special exceptions, site plan reviews, and existing agreements.

SE #25-80 - Approval to construct "bank and combination office building consisting of 30,564 square feet total floor area in two stories of which the proposed bank would be 5,160 square feet floor area on the first floor."

> Two conditions of approval: 1. "Plan for proposed bank... revision date of 10/3/80...is that particular plan being approved for identical construction at the building site." 2. "That all future uses of the floor areas of the subject proposed Bank building that ore not included in the 5,160 square feet of bank space be limited to "Office and Professional Services."

VAR #33-82 Variance approval to allow clock tower to be exceed the 49' ht. limit by 4'-6"

VAR #30-88 Variance approval for business identification sign for Scott Gordon & Associates

SE #04-93 Approval, "...to allow continued occupancy of the subject premises for bank and financial institution purposes."

SE #29-98 Approval to allow a brokerage office.

SE #20-2000 Approval to expand square footage occupied by existing Special Exception use (brokerage office).

SE #11-2002 Applicant sought to remove Special Exception requirement to remove special exception requirement for first floor retail uses. DENIED

SE # 15-2010 Withdrawn Special Exception for a bank. (Bank United)

SE # 19-2010 Approval to allow a bank. (Bank United)

SE #08- 2011 Approval to allow a bank. (Bank United)

SE #12-2011 Approval to lease 9,536 square feet in Suite 200 for executive offices in C-TS zoning district.

SE #25-2011 Approval to locate a retail use on the first floor of the building pursuant to Condition 2 of the original approval. (SE#25-80) (Fedco)

SE #35-2011 Approval to locate a retail use on the first floor of the building, pursuant to Condition 2 of the original approval. (SE#25-80) (Style Bar & Day Spa)

SE #18-2013 Approval to allow Cento Vini wine store which is retail and requires TC approval.

SE # 8-2014 Approval to expand a previously approved executive office suite (Suite 200) from 9,536 gross leasable square feet ("GLA") to 16,164 GLA and an increase from 40 to 53 executive suite offices on the second floor.

SIMMONS & WHITE
CIVIL & TRAFFIC ENGINEERING

May 12, 2025
Job No. 25-013

CONCURRENCY ANALYSIS

2875 South Ocean Boulevard
Town of Palm Beach, Florida

SITE DATA

The subject parcel is located at the east side of South Ocean Boulevard, east of Lake Worth Road in the Town of Palm Beach, Florida and contains approximately 2.29 acres. The site is currently developed with 17,658 SF of office space, 1,273 SF of medical office space, 1,454 SF of retail space, 3,877 SF of a bank with a drive-thru, and 2,084 SF of restaurant space. The proposed modifications consist of enclosing and converting the drive-thru into office space. For additional information concerning site location and layout, please refer to the Site Plan prepared by Spina O'Rourke & Partners.

CONCURRENCY SUMMARY

As previously mentioned, the site is currently developed with the below breakdown of the area/use modifications that will take place with the proposed redevelopment:

	Existing Area	Proposed Area	Difference in Area
Office Space	17,658 SF	17,658 SF	No Change
Medical Office	1,273 SF	1,273 SF	No Change
Retail Space	1,454 SF	1,454 SF	No Change
Bank & Drive-Thru	3,877 SF	0 SF	3,877 SF Decrease
Restaurant	2,084 SF	2,084 SF	No Change
Office Space	0 SF	2,392 SF	2,392 SF Increase

CONCURRENCY SUMMARY (Cont.)

As demonstrated above there is an increase of 2,392 SF of office space and a 3,877 SF decrease in bank and drive-thru area. The level of service impacts of the proposed development are as follows:

SEWER DEMAND

Bank (Existing)
3,877 SF x $\frac{15 \text{ GPD}^*}{100 \text{ SF}}$ = 581.55 GPD

Office (Proposed)
2,392 SF x $\frac{15 \text{ GPD}^*}{100 \text{ SF}}$ = 358.8 GPD

* From FAC 64E-6.008

As shown above, the proposed development equates to a decrease of 222.75 gallons per day.

POTABLE WATER DEMAND

Potable water demand has been calculated based on the sewer demand outlined above and applying a conservative 20% factor.

Proposed
222.75 GPD x 1.2 = 267.3 GPD

As shown above, the proposed development equates to a decrease of 267.3 gallons per day of potable water demand.

CONCURRENCY SUMMARY (Cont.)

SOLID WASTE

Solid waste demand has also been calculated utilizing the sanitary sewer demand calculation shown above. By applying the City of West Palm Beach estimated sanitary flow of 250 gallons/person/day, an estimated equivalent population can be determined. The Town of Palm Beach's level of service for garbage collection and disposal of 2.55 pounds/person/day can then be applied to quantify the estimated solid waste for each development as follows:

Proposed Increase
222.75 GPD ÷ 250 gallons/person/day = 0.891 persons increase

0.891 persons x 2.55 pounds/person/day = 2.27 pounds/day

2.27 pounds/day x 365 day/year x 1 ton/2000 pounds = 0.41 tons/year

As shown above, the proposed development equates to a minor decrease of 0.41 tons of solid waste per year.

STORMWATER DRAINAGE

There is a 2,392 SF increase in the building footprint by enclosing the drive-thru area, hence reducing the impervious area. Drainage improvements will be constructed to offset the loss in surface storage caused by the building enclosure. The proposed project will meet the established level of service standard for drainage.

As detailed above, the impact of the redevelopment will result in an increase in demand and will need additional stormwater improvements.

Digitally signed by
Daniel W Cole
Date: 2025.05.27
08:39:58-04'00'

Daniel W. Cole, P.E.
FL Reg. No. 97819

pb: x:/docs/trafficdrainage/concurrency.25013

SIMMONS & WHITE
CIVIL & TRAFFIC ENGINEERING

2875 S OCEAN BOULEVARD

Town of Palm Beach, FL

SHARED PARKING STATEMENT

PREPARED FOR:

2875 Ocean, LLC
616 Nimes Road
Los Angeles, California 90077

JOB NO. 25-013

DATE: 04/03/2025

Anna Lai, Professional Engineer, State of Florida, License No. 78138 This item has been digitally signed and sealed by Anna Lai, P.E., PTOE, on 04/03/2025. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.	Digitally signed by Anna Lai Date: 2025.04.03 19:06:14-04'00'

2581 Metrocentre Blvd. West, Ste 3 | West Palm Beach, FL 33407
561.478.7848 | simmonsandwhite.com | Certificate of Authorization #3452

TABLE OF CONTENTS

PAGE 4

1.0 SITE DATA
2.0 PURPOSE OF STUDY

PAGE 5

3.0 PARKING DATA

PAGE 6

4.0 CONCLUSION

APPENDICES

APPENDIX A

APRIL 11, 2018 PARKING CALCULATIONS

APPENDIX B

PARKING DATA

1.0 SITE DATA

The subject parcel is located at 2875 S Ocean Boulevard in the Town of Palm Beach, Florida and contains approximately 2.29 acres. The Property Control Number (PCN) for the subject parcel is 50-43-44-23-00-002-0190. The site is currently vested with the following:

Vested Development
17,658 SF of office space
1,273 SF of medical office space
1,454 SF of retail space
3,877 SF bank with drive-through
2,084 SF of restaurant space

The site is proposed to be modified to the following with a project build-out of 2030:

Proposed Development Plan
17,658 SF of office space
1,273 SF of medical office space
8,531 SF of retail space
2,084 SF of restaurant space

The proposed development will result in a reduction in traffic from the vested development.

Site access is existing via a northerly full access driveway connection and a southerly left in/right in/right out driveway connection to S Ocean Boulevard. There are 111 existing parking spaces, of which five (5) are accessible parking spaces.

2.0 PURPOSE OF STUDY

The purpose of this study is to describe the results of the parking analyses for the proposed 2875 South Ocean Boulevard modification project. Providing the appropriate level and location of parking is important to any successful development and community. While insufficient parking can result in negative impacts on properties, providing too much parking can also have a negative economic impact.

3.0 PARKING DATA

The Town of Palm Beach Code of Ordinances require the following number of parking spaces for the proposed development:

USE	SIZE	REQUIRED PARKING
Office	17,658 SF (1 Space / 250 SF)	71 Spaces
Medical Office	1,273 SF (1 Space / 250 SF)	5 Spaces
Retail	8,531 SF (1 Space / 200 SF)	43 Spaces
Restaurant	2,084 SF	29 Spaces*
TOTAL		**148 Spaces**

*Restaurant spaces are per April 11, 2018 calculations (in Appendix A).

Field data collected on Tuesday, March 11, 2025 and Thursday, March 13, 2025 (in Appendix B) indicate a maximum of 59 parking spaces were utilized of the total 111 existing parking spaces, for a vacancy of 52 parking spaces. A parking inventory was not collected during a weekend, as the office and medical office uses have very low parking demands during weekends. This data was collected for the existing development in which the bank is no longer in use, as follows:

Existing Development
17,658 SF of office space
1,273 SF of medical office space
1,454 SF of retail space
2,084 SF of restaurant space

111 Existing Spaces
59 Maximum Spaces Used
52 Vacant Spaces

The existing development is proposed to be modified by increasing the retail by 7,077 SF to a total of 8,531 SF, which requires an additional 35 spaces as follows:

USE	SIZE	REQUIRED PARKING
Retail	+7,077 SF (1 Space / 200 SF)	+35 Spaces

3.0 PARKING DATA (CONTINUED)

This results in 94 parking spaces needed for the proposed development and 17 surplus spaces, as follows:

59 Maximum Spaces Used for the existing development (without bank)
35 Spaces for the +7,077 SF retail space increase
94 Spaces Needed

111 Existing Spaces
17 Vacant Spaces

The results of the analysis demonstrated that the proposed plan of development will have a maximum parking demand of 94 parking spaces during the weekdays, with 17 surplus parking spaces. The demand will be lower during the weekend as the office and medical office uses have very low parking demands during weekends.

4.0 CONCLUSION

As demonstrated in this study, the anticipated maximum parking demand for the proposed plan of development is 94 parking spaces. The site has 111 existing parking spaces. Therefore, the site is expected to have a parking surplus of 17 spaces. The parking analysis considered parking inventory collected on weekdays in March 2025 and Town of Palm Beach Code of Ordinances required parking spaces.

AL x:\Documents\Traffic Drainage&Structural\25013.sps

APPENDIX A

APRIL 11, 2018 PARKING CALCULATIONS

GLIDDENSPINA + PARTNERS

DATE: 4.11.2018

2875 S. OCEAN BLVD.

PB, FL

PROJECT NO. 18087

Project Address:
2875 S. Ocean Blvd.
Palm Beach, FL 33480

Zone: C-TS (Commercial Town Serving)
Obtained from: Town of Palm Beach Zoning Map - 2017
Planning, Zoning & Building Department
Map created May 4, 2017

BUILDING USES
1st Floor: Bank, Medical (physical therapy), Realtor, Developer (Silverman Group), Salon, Orthodontist, Pharmacy, Wine & Spirits (VinOutlet)

2nd Floor: Medical office (Bethesda), Office spaces (Symphony Workplaces)

EXISTING LOT COVERAGE:
For one-story buildings, the maximum lot coverage is 70%.

Lot area: 99,799 s.f. = 2.29 acres
Lot coverage: 18,932 s.f. = 0.43 acres

79,468 s.f. is 19.0% of the lot.

EXISTING LANDSCAPE REQUIREMENT:
For two-story buildings, the minimum landscaped open space is 25%.
Building was approved at 17.9% in 2011

Lot area: 99,799 s.f. = 2.29 acres
Landscape area: 20,852 s.f. = 0.48 acres
Existing landscape: 20,852 s.f. = 21.0% of the lot.

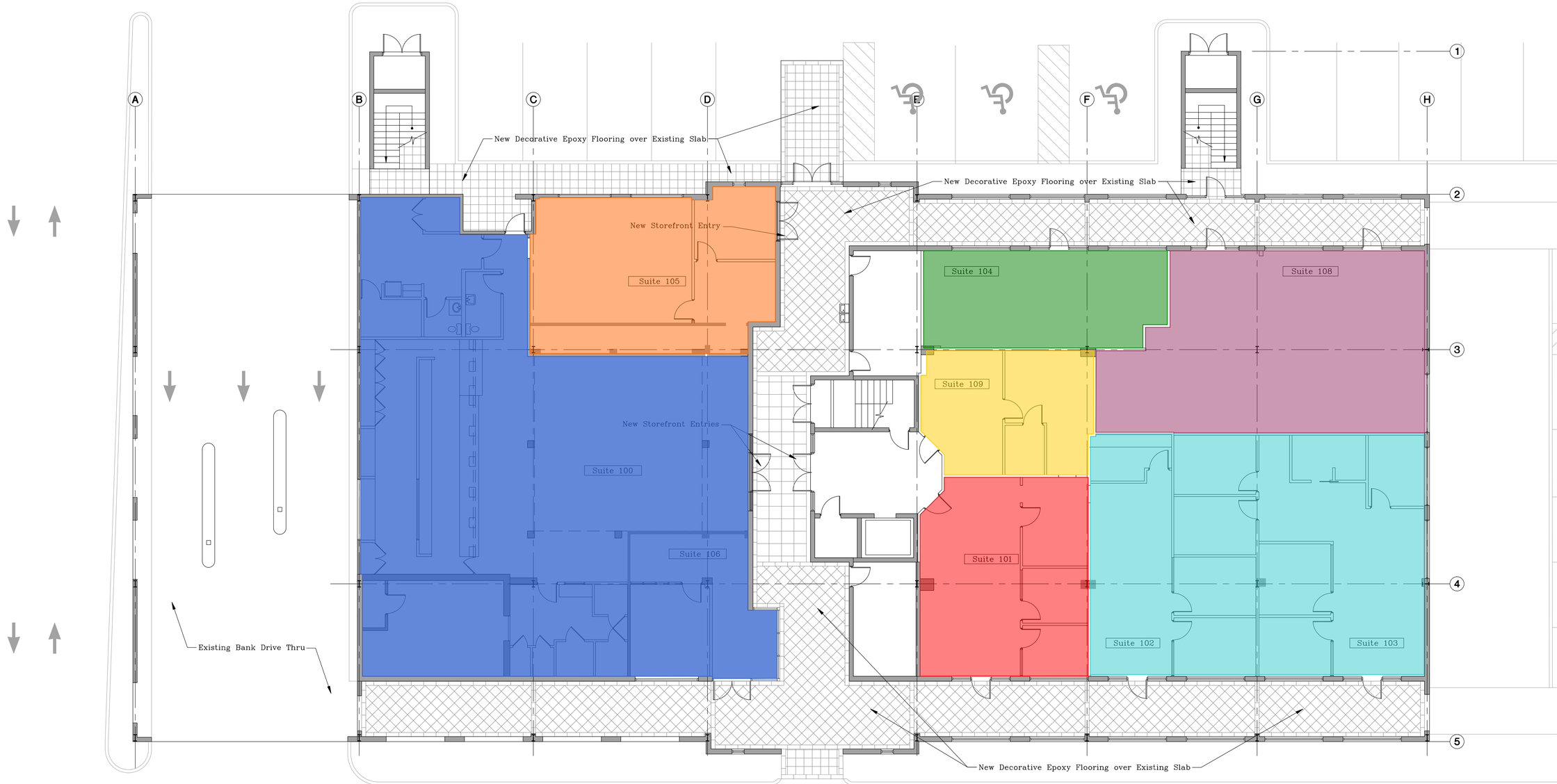
Easement addition of 592 s.f. = 21,444 s.f. = 21.5%

Proposed landscape (-1,000 s.f for restaurant patio): 20,444 s.f. = 20.5%

PARKING CALCULATION

BUILDING FLOOR	Suite #	USE	GROSS LEASABLE AREA (S.F.)	REQUIREMENT	COUNT Standard Spaces	COUNT HC Spaces (FBC-Accessibility 2017)
FIRST FLOOR	100-106	Bank United	3,877	1 per 200 3,877/200 = 19.4	20	
	105	Beal Physical Therapy	977	1 per 250 977/250 = 3.9	4	
	104	Realtor, Developer (Silverman Group)	600	1 per 250 600/250 = 2.4	3	
	107-108	Style Bar Salon	1,454	1 per 200 1,454/200 = 7.3	8	
	109	Gentle Orthodics	525	1 per 250 525/250 = 2.1	2	
	101	Century 21 Realtors	849	1 per 200 849/200 = 4.2	5	
	102	VinOutlet Wine & Spirits Future Restaurant				
	103	Proposed Restaurant 75 seats total Total Area: 2,084 s.f.	2,084	1 per 3 seats 75/3 = 25 spaces 75 x 15 net s.f. per person = 1,125 s.f. 2,084 s.f. - 1,125 s.f. = 959 s.f. 959/300 = 3.2 spaces = 4 spaces	29	
SECOND FLOOR	200-201	Symphony Workspaces	14,209	1 per 250 14,209/250 = 56.84	57	
	208	Bethesda Medical	1,771	1 per 250 1,771/250 = 7.1	7	
TOTAL REQUIRED PER CURRENT ORDINANCE					**135**	**5**
TOTAL EXISTING less EASEMENT			**26,346**	117 - 3 = 114	**114**	**5**
DIFFERENCE FROM ORDINANCE					**-21**	
TOTAL APPROVED BY TOWN 2011 less EASEMENT				120 - 3 = 117	**117**	
DIFFERENCE FROM TOWN APPROVAL					**-18**	

Existing Commercial Building
2875 South Ocean Blvd.
Palm Beach, Florida



GROSS LEASABLE AREAS

SUITES 100-106 Bank United	3.877 s.f.
SUITE 105 Beal Phyiscal Therapy	977 s.f.
SUITE 104 Silverman Group	600 s.f.
SUITES 107-108 Style Bar	1,454 s.f.
SUITE 109 Gentle Orthodics	525 s.f.
SUITE 101 Century 21 Realtors	849 s.f.
SUITES 102-103 Proposed Restaurant	2,084 s.f.

1st. Floor Plan
Scale: 1/8"=1'-0"

All elements are existing unless noted.

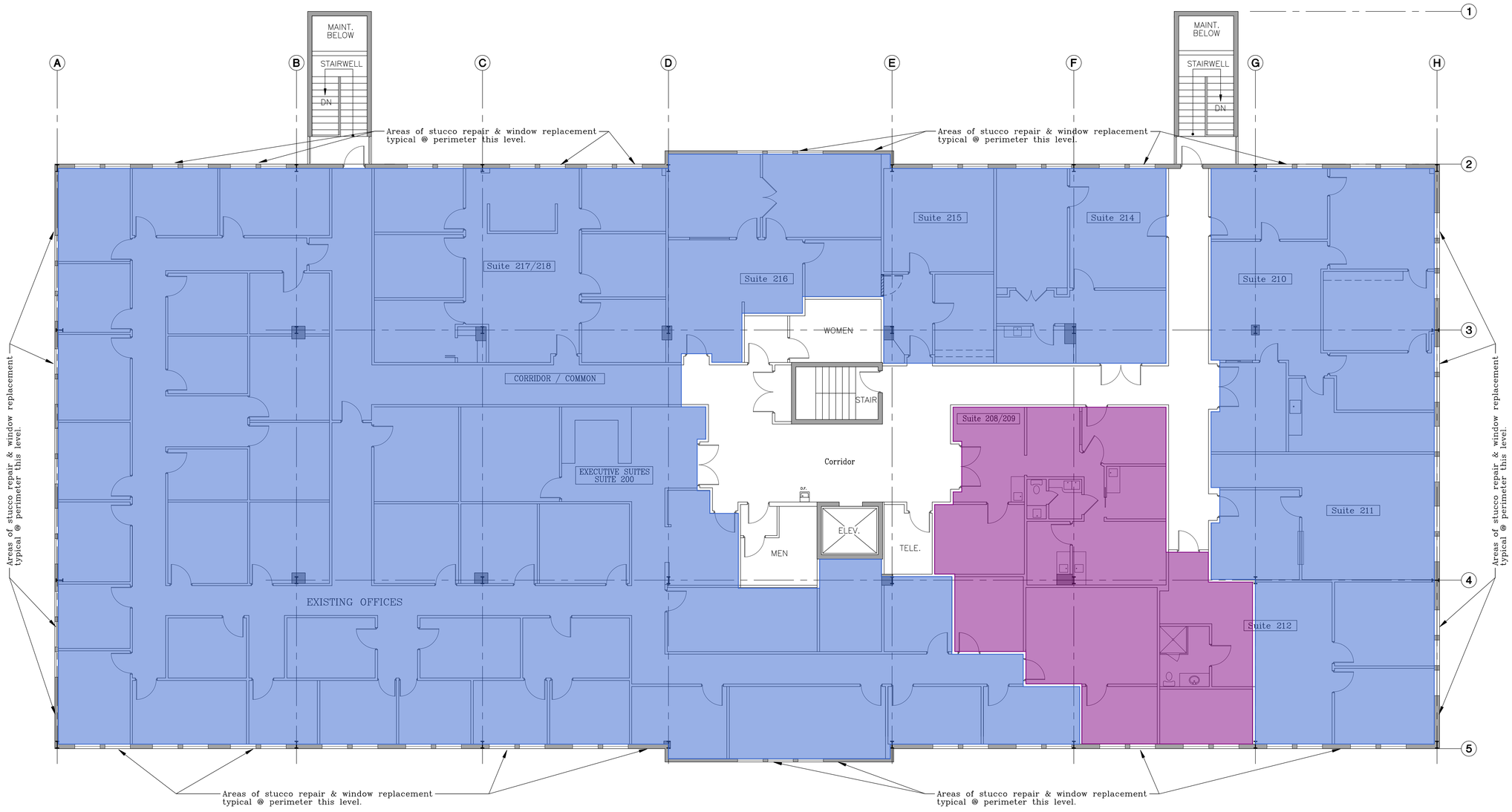
A-1

2875 Investors LLC
75 N. E. 6th Avenue
Delray Beach, Florida 33483

David Miller and Associates, P.A.
1660 Southern Blvd., Suite Q
West Palm Beach, Florida 33406
(561) 697-4700

June 1, 2010

Existing Commercial Building
2875 South Ocean Blvd.
Palm Beach, Florida



GROSS LEASABLE AREAS

SUITES 200- 201 Symphony Workplaces	14,209 s.f.
SUITE 208 Bethesda Medical Associates	1,771 s.f.

2nd. Floor Plan
Scale: 1/8"=1'-0"

All elements are existing unless noted.

A-2

2875 Investors LLC
75 N. E. 6th Avenue
Delray Beach, Florida 33483

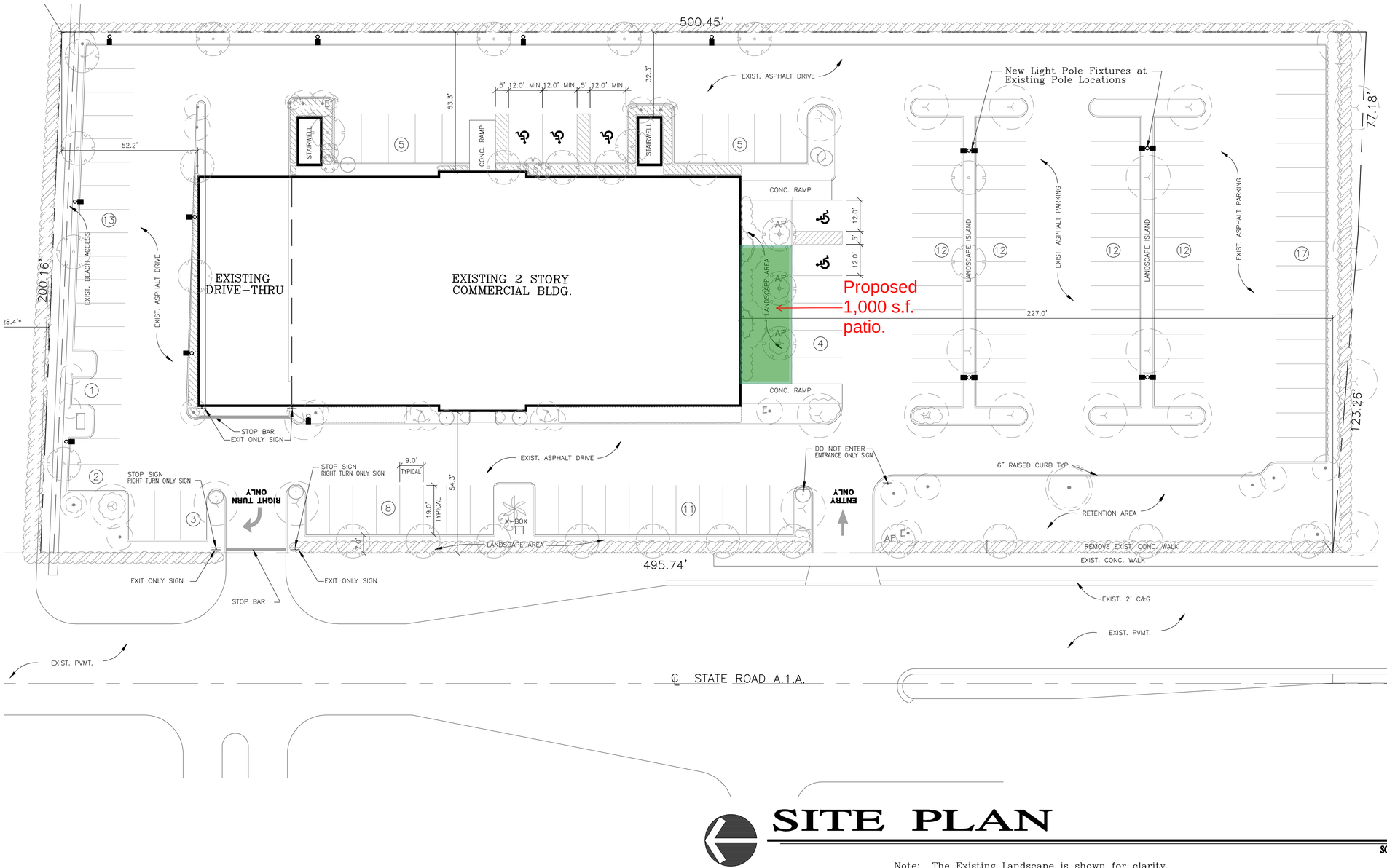
David Miller and Associates, P.A.
1660 Southern Blvd., Suite Q
West Palm Beach, Florida 33406
(561) 697-4700

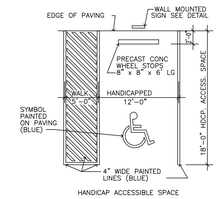
June 1, 2010

Existing Commercial Building

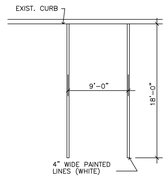
2875 South Ocean Blvd.

Palm Beach, Florida

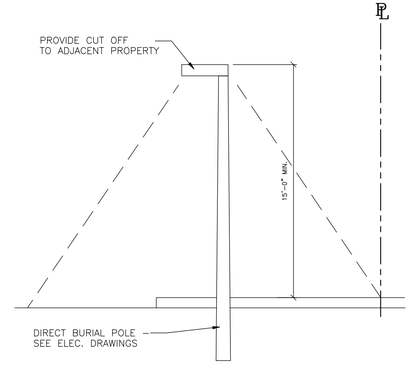




1 TYP. H.C. PARKING SPACES
N.T.S.



2 TYP. STANDARD PARKING SPACES
N.T.S.



3 LIGHT POLE DETAIL
N.T.S.

BRONZE ANODIZED POLES AND LIGHTS, METAL HALIDE LAMPS.

SITE PLAN

SCALE: 1" = 20'-0"

Note: The Existing Landscape is shown for clarity. (Landscape modifications will be submitted separately. Existing parking lot light fixtures will be replaced.)
The parking area is to be resealed and restriped.
All site components are to comply with Town of Palm Beach Standards and Requirements.
All elements are existing unless noted.

2875 Investors LLC
75 N. E. 6th Avenue
Delray Beach, Florida 33483

SP-1

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1660 Southern Blvd., Suite Q
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June 1, 2010

APPENDIX B

PARKING DATA

2875 S Ocean Boulevard
Parking Inventory

Date: 03/11/2025

Time	Vehicle Count
9:00 AM	28
9:30 AM	37
10:00 AM	40
10:30 AM	47
11:00 AM	51
11:30 AM	55
12:00 PM	52
12:30 PM	47
1:00 PM	47
1:30 PM	45
2:00 PM	44
2:30 PM	46
3:00 PM	52
3:30 PM	51
4:00 PM	53
4:30 PM	51
5:00 PM	47

2875 S Ocean Boulevard
Parking Inventory

Date: 03/13/2025

Time	Vehicle Count
9:00 AM	29
9:30 AM	35
10:00 AM	44
10:30 AM	44
11:00 AM	44
11:30 AM	45
12:00 PM	44
12:30 PM	41
1:00 PM	45
1:30 PM	45
2:00 PM	50
2:30 PM	59
3:00 PM	57
3:30 PM	52
4:00 PM	51
4:30 PM	52
5:00 PM	45

Field Observation Exhibits

Field Observation Exhibits

Field Observation Exhibits

Field Observation Exhibits

TOWN OF PALM BEACH

Information for Town Council Meeting on: July 9, 2025

To: Town Council

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

From: Planning, Zoning, & Building Staff

Re: ZON-25-0021 1170 S OCEAN BLVD – BATH & TENNIS CLUB (COMBO) – SPECIAL EXCEPTION, SITE PLAN REVIEW, AND VARIANCES. The property owner, Bath & Tennis Club, Inc. (Armend Berisha, General Manager), has filed an application requesting Town Council review and approval for one (1) Special Exception with Site Plan Review for the construction of a temporary padel court for the Landmarked property, and five (5) variances to (1) reduce the off-street parking, (2) reduce the west front yard setback, (3) reduce the south side yard setback, (4) reduce the landscape open space, and (5) reduce the front yard landscape open space.

Date: 6/25/2025

ATTACHMENTS

Staff Report
Letter of Intent
Plans
Survey

STRATEGIC PLAN

Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Community Preservation
Quality of Life

FUNDING

No Funding
No Fiscal Impact

TEMPORARY PADEL COURT FOR:

BATH AND TENNIS CLUB

1170 S OCEAN BLVD
PALM BEACH, FLORIDA 33480

NO.	SHEET TITLE
	ARCHITECTURAL
CVR	COVER SHEET
A0.1.0	VICINITY LOCATION MAP
A0.2.0	SUBJECT PROPERTY IMAGES
A0.2.1	ADJACENT PROPERTY IMAGES
A0.3.0	ZONING LEGEND AND DIAGRAMS
A1.0.0	OVERALL SITE PLAN
A1.1.0	EXISTING & PROPOSED FLOOR PLAN
A3.0.0	CONSTRUCTION STAGING & SCREENING PLAN
A3.1.0	TRUCK LOGISTICS PLAN

THE PROPOSED SCOPE OF WORK INCLUDES THE INSTALLATION OF NEW TEMPORARY PADEL COURT IN THE EXISTING PARKING LOT

SPECIAL EXCEPTION WITH SITE PLAN REVIEW PER 134-1759

VARIANCE REQUESTS INCLUDE:

1. 134-793(A)(5) A FRONT YARD SETBACK OF 13'-6" IN LIEU OF 35'-0" REQUIRED.
2. 134-793(A)(8) A SIDE YARD SETBACK OF 5'-0" IN LIEU OF 30'-0" REQUIRED.
3. 134-1759(11)(A) LANDSCAPE OPEN SPACE OF 4.4% IN LIEU OF 4.8% EXISTING AND 55% REQUIRED.

SECOND SUBMITTAL 04-28-2025

ZONING # ZON-25-0021 (TOWN COUNCIL 06/11/25)

SPINA OROURKE + PARTNERS

Architecture · Interior Design

Keith M. Spina # AR13419

285 BANYAN BLVD.
WEST PALM BEACH, FLORIDA 33401

ph: 561.684.6844 · spinaorourke.com

FL Lic. # AA26002399

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TEMPORARY PADEL COURT FOR:
BATH AND TENNIS CLUB
1170 S OCEAN BLVD
PALM BEACH, FLORIDA 33480

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Date: 04/28/25
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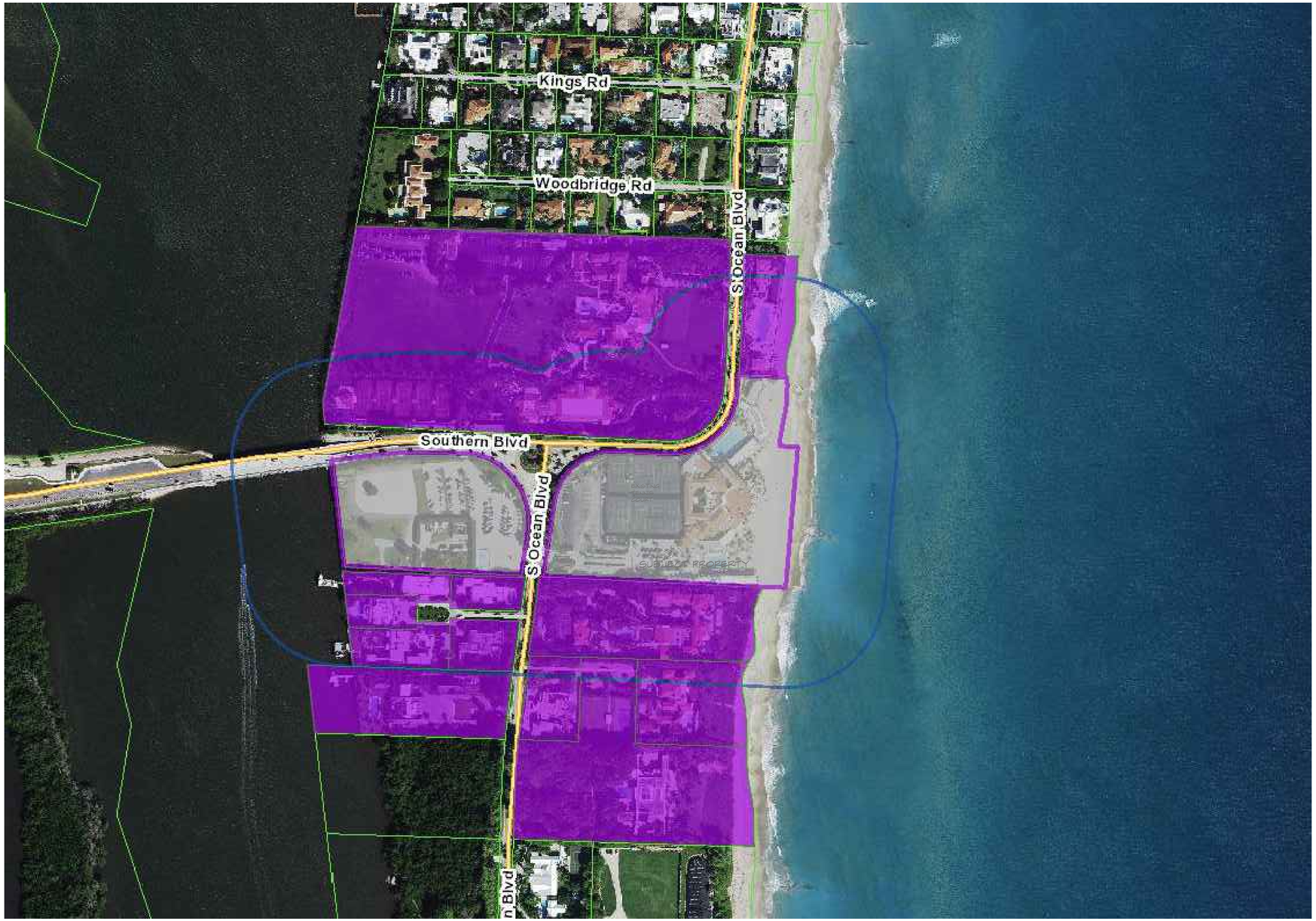
Project Architect: NRF

COVER SHEET

CVR

SECOND SUBMITTAL



VICINITY MAP

SPINA OROURKE + PARTNERS
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TEMPORARY PADEL COURT FOR:
BATH AND TENNIS CLUB
1170 S OCEAN BLVD
PALM BEACH, FLORIDA 33480

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Project no:
Date: 04/28/25
Drawn by: NRF
Project Architect: NRF

VCINITY LOCATION MAP

A0.1.0

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SUBJECT PROPERTY IMAGES

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1170 S OCEAN BLVD
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Project no:
Date: 04/28/25
Drawn by: NRF
Project Architect: NRF

N
W E
S

A0.2.0

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ADJACENT PROPERTY IMAGES

SPINA OROURKE + PARTNERS
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561.684.5594spinaorourke.com
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TEMPORARY PADEL COURT FOR:

BATH AND TENNIS CLUB

1170 S OCEAN BLVD
PALM BEACH, FLORIDA 33480

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Project Architect: NRF

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A0.2.0

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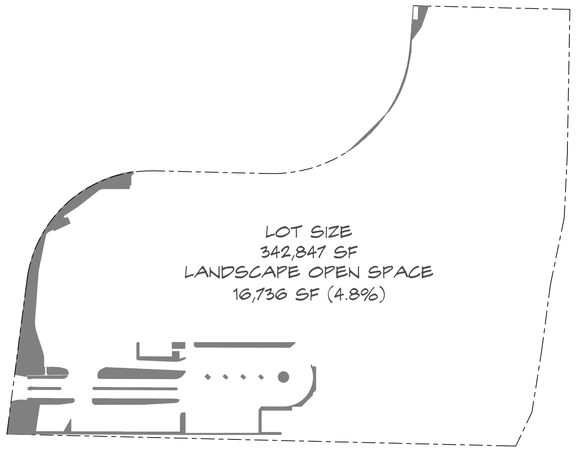
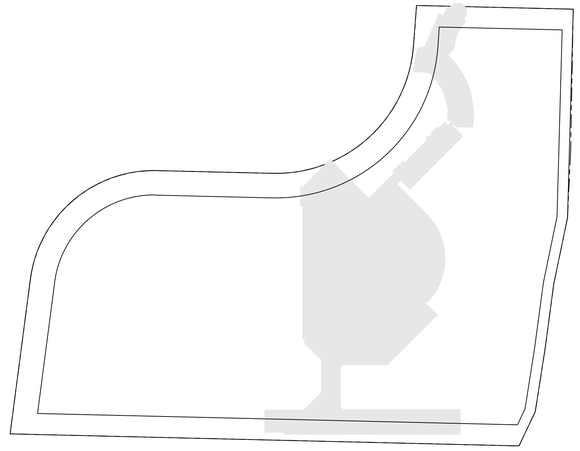
SPECIAL EXCEPTION WITH SITE PLAN REVIEW PER 134-1759

VARIANCE REQUESTS INCLUDE:

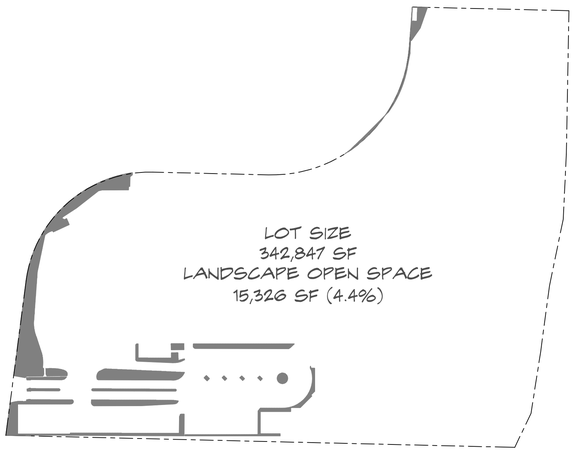
1. 134-793(A)(5) A FRONT YARD SETBACK OF 13'-6" IN LIEU OF 35'-0" REQUIRED.
2. 134-793(A)(8) A SIDE YARD SETBACK OF 5'-0" IN LIEU OF 30'-0" REQUIRED.
3. 134-1759(11)(A) LANDSCAPE OPEN SPACE OF 4.4% IN LIEU OF 4.8% EXISTING AND 55% REQUIRED.



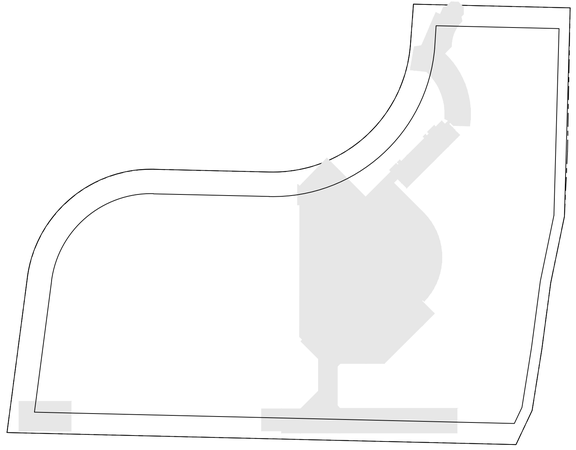
1 A0.3.0 **EXISTING LANDSCAPE OPEN SPACE**
SCALE: NOTE TO SCALE



1 A0.3.0 **EXISTING SETBACKS**
SCALE: NOTE TO SCALE



1 A0.3.0 **PROPOSED LANDSCAPE OPEN SPACE**
SCALE: NOTE TO SCALE



1 A0.3.0 **PROPOSED SETBACKS**
SCALE: NOTE TO SCALE

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:**	1170 S OCEAN BLVD - PALM BEACH BATH & TENNIS		
2	**Zoning District:**	R-AA LARGE RESIDENTIAL ESTATE		
3	**Lot Area (sq. ft.):**	342,847 SF		
4	**Lot Width (W) & Depth (D) (ft.):**	624' x 804'		
5	**Structure Type:** (Single-Family, Multi-Family, Comm., Other)	Private Club		
6	**FEMA Flood Zone Designation:**	N/A		
7	**Zero Datum for point of meas. (NAVD)**	N/A		
8	**Crown of Road (COR) (NAVD)**	N/A		
9		REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq Ft and %)	85,711 SF (25%)	69,284 SF (20.2%)	69,284 SF (20.2%)
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc)	N/C	N/C	N/C
12	*Front Yard Setback (Ft.)	35'	372'	13'-6" (COURT ONLY)
13	* Side Yard Setback (1st Story) (Ft.)	30'	10'-0"	5'-0" (COURT ONLY)
14	* Side Yard Setback (2nd Story) (Ft.)	N/C	N/C	N/C
15	*Rear Yard Setback (Ft.)	N/C	N/C	N/C
16	Angle of Vision (Deg.)	N/C	N/C	N/C
17	Building Height (Ft.)	N/C	N/C	N/C
18	Overall Building Height (Ft.)	N/C	N/C	N/C
19	Cubic Content Ratio (CCR) (R-B ONLY)	N/A	N/A	N/A
20	** Max. Fill Added to Site (Ft.)	N/A	N/A	N/A
21	Finished Floor Elev. (FFE)(NAVD)	N/C	N/C	N/C
22	Base Flood Elevation (BFE)(NAVD)	N/C	N/C	N/C
23	Landscape Open Space (LOS) (Sq Ft and %)	188,565 SF (55%)	16,736 SF (4.8%)	15,326 SF (4.4%)
24	Perimeter LOS (Sq Ft and %)	N/A	N/A	N/A
25	Front Yard LOS (Sq Ft and %)	N/A	N/A	N/A
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

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West Palm Beach Florida 33401
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561.684.5594spinaorourke.com
FL AA26002399
Architecture•Interior Design
Kelm M. Spina ARI3419

TEMPORARY PADEL COURT FOR:
BATH AND TENNIS CLUB
1170 S OCEAN BLVD
PALM BEACH, FLORIDA 33480

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Revisions:

Project no:
Date: 04/28/25
Drawn by: NRF
Project Architect: NRF

ZONING LEGEND AND DIAGRAMS

A0.3.0

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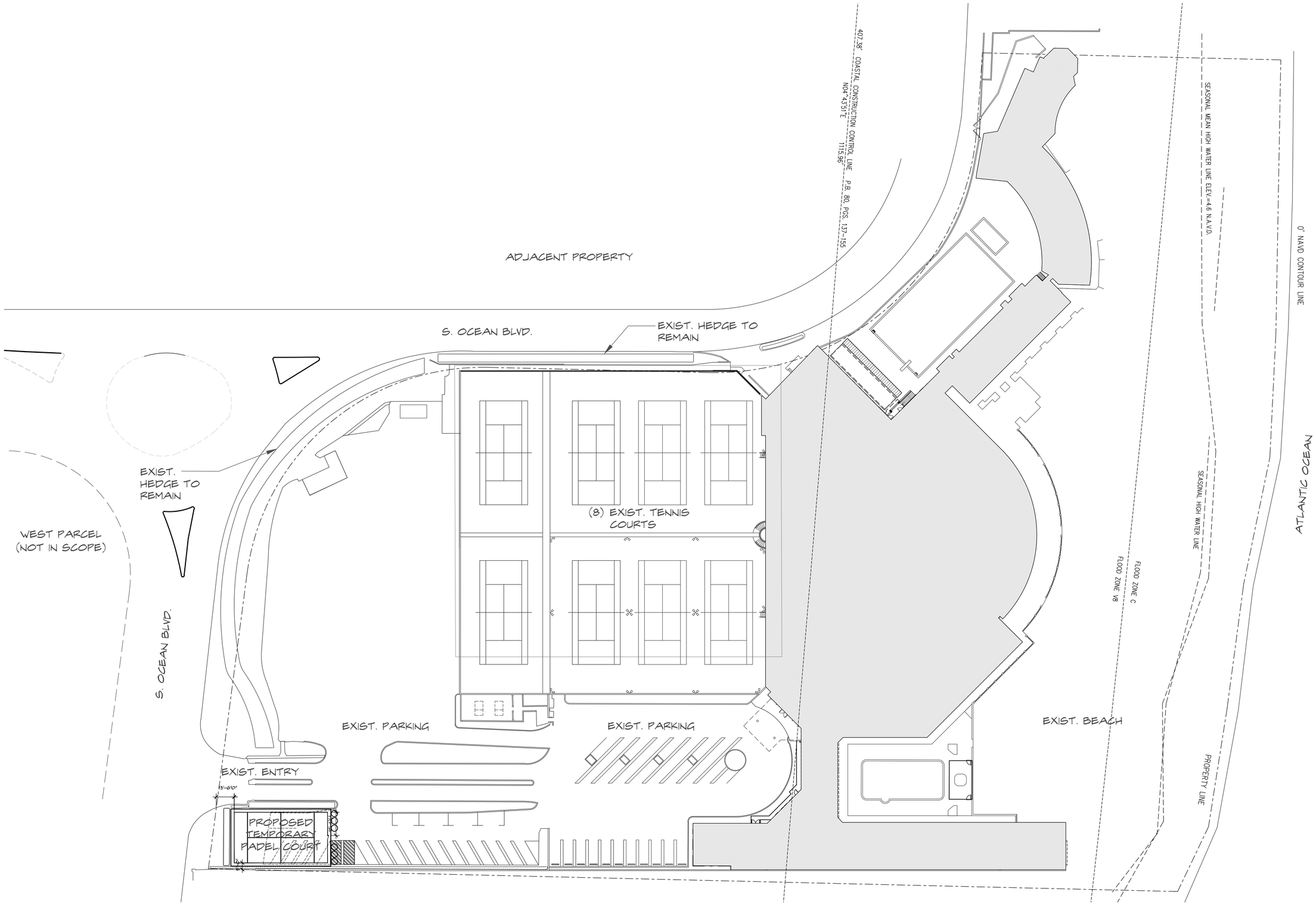

1 A1.0.0 **OVERALL SITE PLAN**
SCALE: 1/32" = 1'-0"

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OVERALL SITE PLAN

A1.0.0

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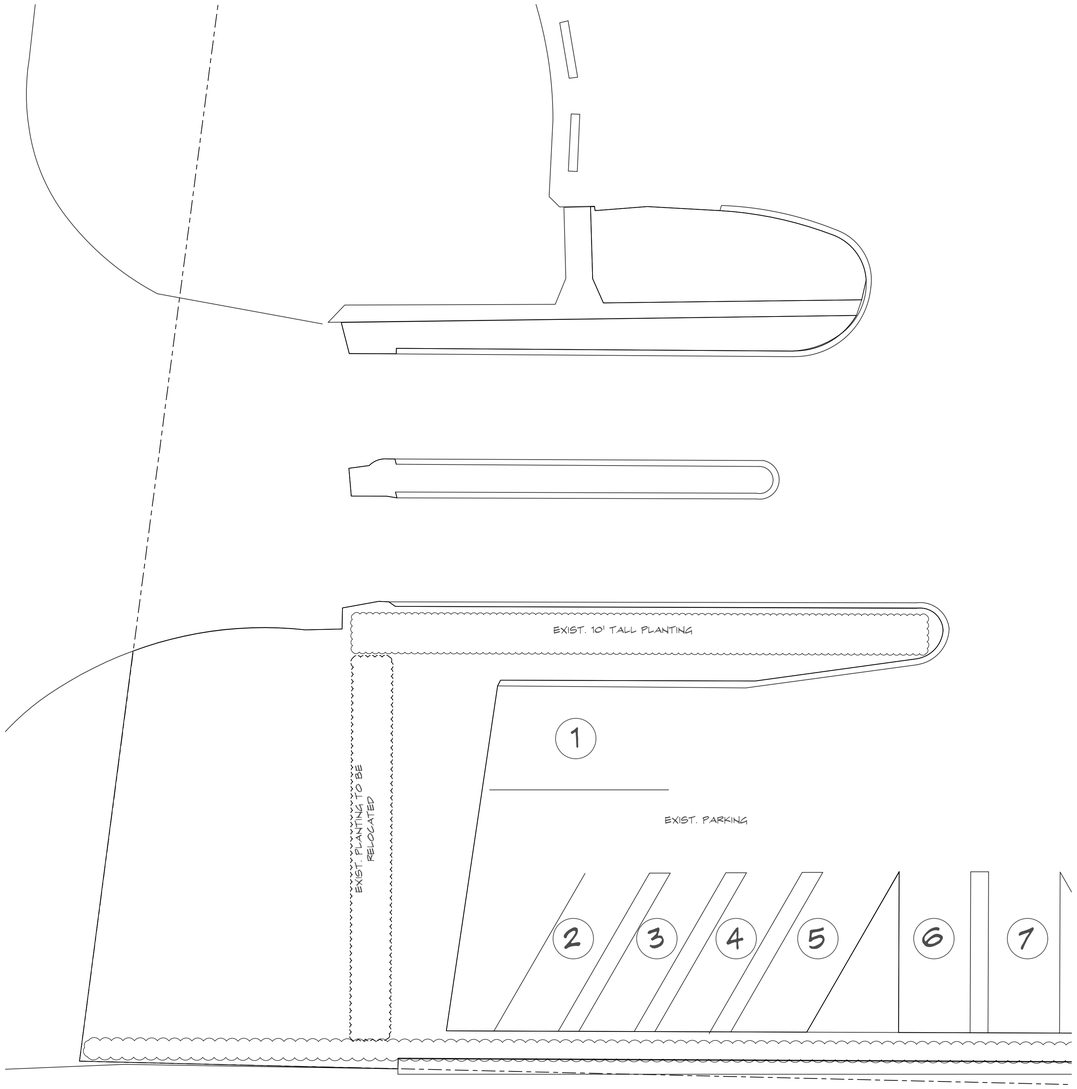
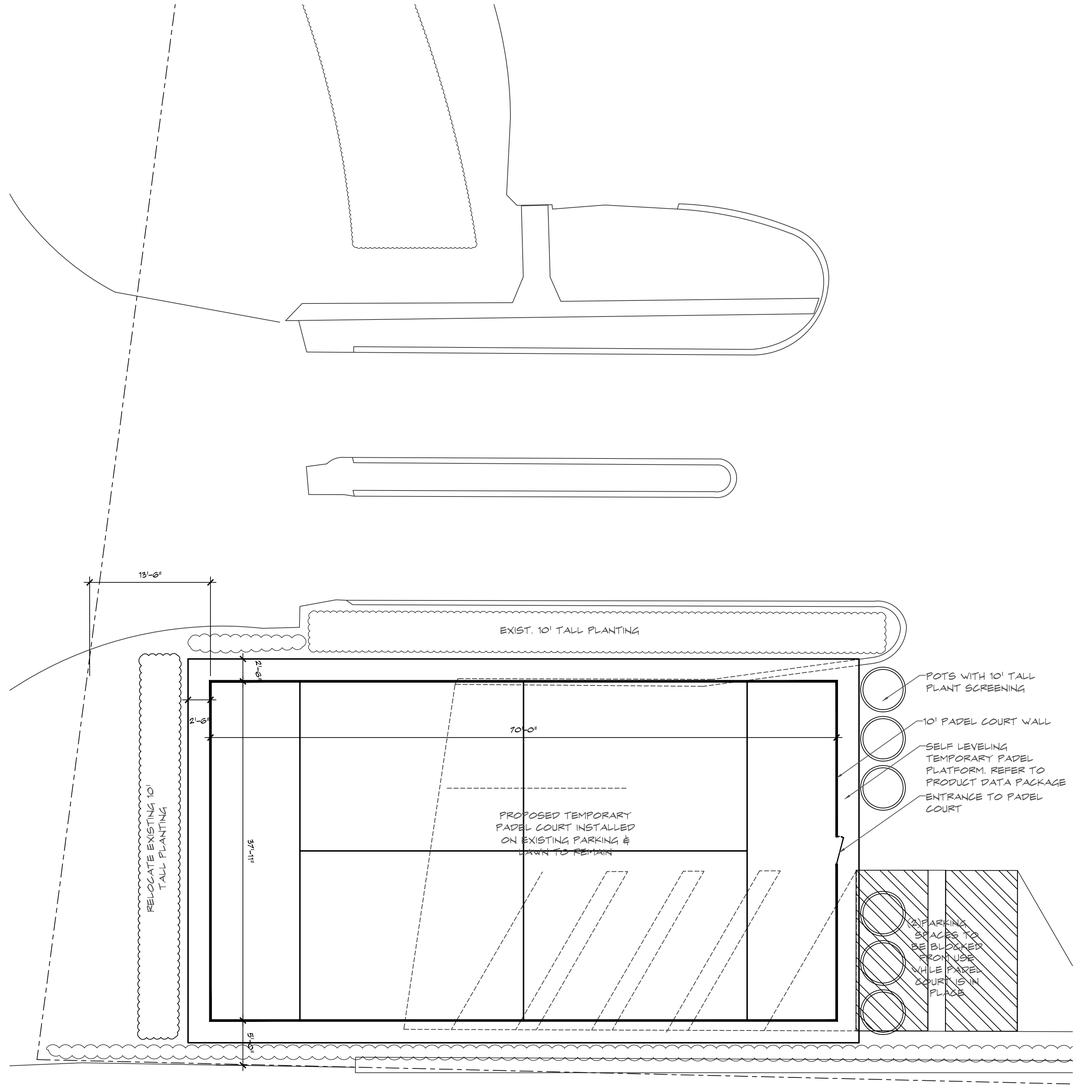


1 A1.1.0 **EXISTING SITE PLAN**
SCALE: 1/16" = 1'-0"



1 A1.1.0 **PROPOSED SITE PLAN**
SCALE: 1/16" = 1'-0"

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Revisions:

Project no:
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Drawn by: NRF
Project Architect: NRF

MATERIAL REMOVAL & PROPOSED FLOOR PLAN

A1.1.0

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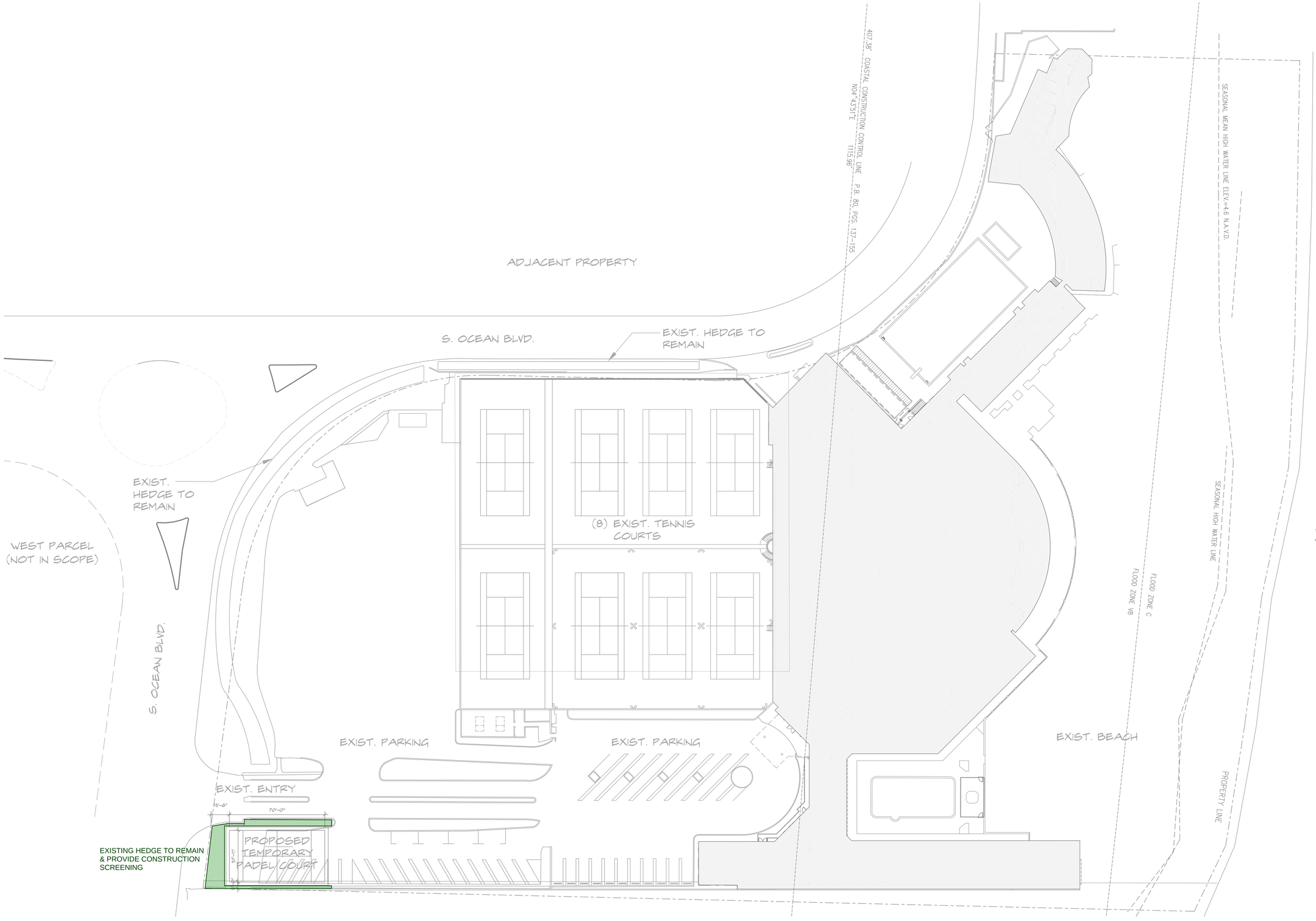

1 A3.0.0 **CONSTRUCTION STAGING AND SCREENING PLAN**
SCALE: 1/32" = 1'-0"

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285 BANYAN BLVD
West Palm Beach Florida 33401
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TEMPORARY PADEL COURT FOR:
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1170 S OCEAN BLVD
PALM BEACH, FLORIDA

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Revisions:

Project no:
Date: 04/28/25
Drawn by: NRF
Project Architect: NRF

N W E S

A3.0.0

SECOND SUBMITTAL

CONSTRUCTION STAGING & SCREENING PLAN

NOTE:

MAXIMUM TRUCK LENGTH: 53'-0"
NUMBER OF DELIVERIES: 4 PER DAY FOR BALANCE OF SCHEDULE

TRUCK ROUTING PLAN

NOT TO SCALE

SPINA OROURKE + PARTNERS
Architecture • Interior Design
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West Palm Beach Florida 33401
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561.684.5594spinaorourke.com
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Revisions:

Project no:
Date: 04/28/25
Drawn by: NRF
Project Architect: NRF

TRUCK LOGISTICS PLAN

A3.1.0

SECOND SUBMITTAL

ZON-25-0021 1170 S OCEAN BLVD – BATH & TENNIS CLUB (COMBO) – SPECIAL EXCEPTION, SITE PLAN REVIEW, AND VARIANCES. The property owner, Bath & Tennis Club, Inc. (Armend Berisha, General Manager), has filed an application requesting Town Council review and approval for one (1) Special Exception with Site Plan Review for the construction of a temporary padel court for the Landmarked property, and five (5) variances to (1) reduce the off-street parking, (2) reduce the west front yard setback, (3) reduce the south side yard setback, (4) reduce the landscape open space, and (5) reduce the front yard landscape open space.

Applicant: Bath & Tennis Club, Inc. (Armend Berisha, General Manager)
Professional: Spina O'Rourke & Partners (Nelo Freijomel)
Representative: Maura Ziska, Esq.

HISTORY:
The subject property was designated as a landmark in 1980. It contains a multi-story commercial building known as the Bath & Tennis Club. The structure was originally designed in 1926 by architect Joseph Urban as a private club. Later alterations were designed by Marion Sims Wyeth.

THE PROJECT:
The applicant has submitted plans, entitled "TEMPORARY PADEL COURT FOR: BATH AND TENNIS CLUB", as prepared by **Spina O'Rourke + Partners**, uploaded June 23, 2025.

The following is the scope of work for the Project:

- Construction of a temporary padel court.

The following Special Exception with Site Plan Review is required to achieve the scope of work:

- **SPECIAL EXCEPTION WITH SITE PLAN REVIEW #1:** Sec. 134-1759(d): A request for a special exception with site plan review for the construction of a padel sports court.

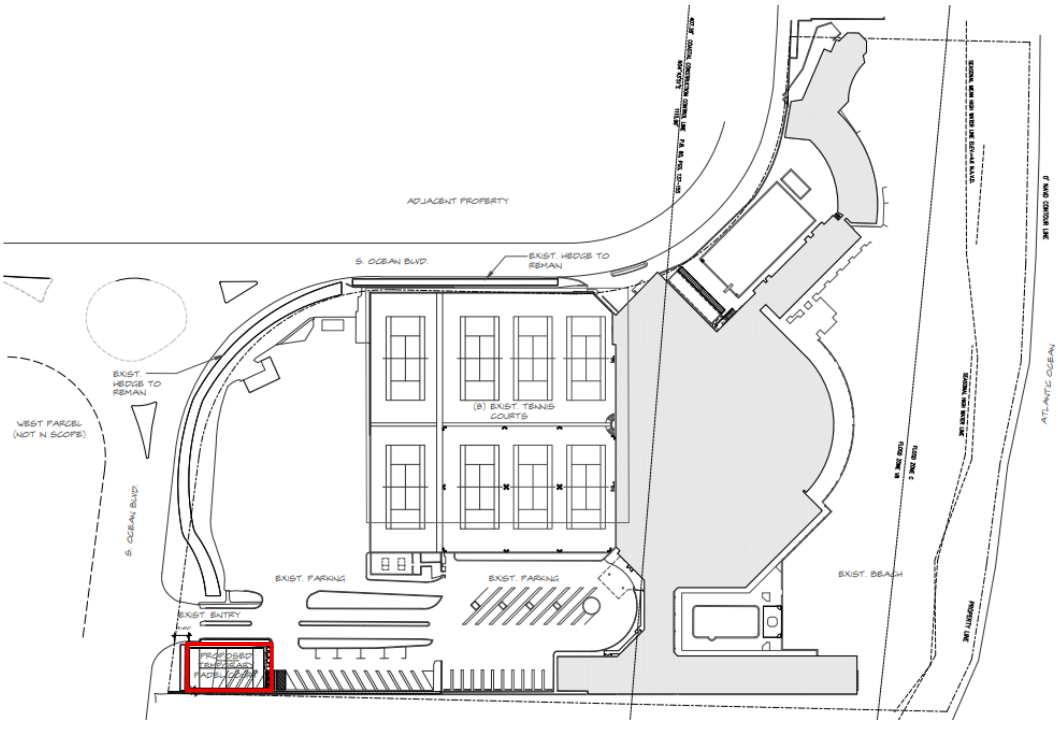
The following variances are required to achieve the scope of work:

- **VARIANCE #1**: Sec. 134-2176(4): A variance to reduce the existing off-street parking by seven (7) spaces.
- **VARIANCE #2:** Sec. 134-793(a)(5): A variance to reduce the minimum front (west) yard setback to 13'-6", in lieu of the minimum of 35'-0".
- **VARIANCE #3:** Sec. 134-793(a)(8): A variance to reduce the minimum side (south) yard setback to 5'-0", in lieu of the minimum of 30'-0".
- **VARIANCE #4:** Sec. 134 793(a)(12)(a.): A variance to reduce the existing landscape open space from 4.8% to 4.4%, in lieu of the minimum required 55%.
- **VARIANCE #5:** Sec. 134 793(a)(12)(b.): A variance to reduce the existing front yard landscape open space from 25.1% to 22.6%, in lieu of the minimum required 45%.

Site Data			
Zoning District	R-AA	**Lot Size (sq ft)**	342,847 SF
Future Land Use	PRIVATE GROUP USE	**Parking Spaces**	Proposed: Seven (7) Parking Space Reduction ***Variance required***
Landscape Open Space (LOS)	Required: 55% (188,566 SF) Existing: 4.8% (16,736 SF) Proposed: 4.4% (15,326 SF) ***Variance required***	**Front Yard Landscape Open Space (LOS)**	Required: 45% (16,024 SF) Existing: 25.1% (8,949 SF) Proposed: 22.6% (8,072 SF) ***Variance required***
Surrounding Properties / Zoning			
North	1100 South Ocean Boulevard (Mar-a-Lago) / R-AA		
South	1200 South Ocean Boulevard / R-AA		
East	Atlantic Ocean		
West	South Ocean Boulevard and west parcel of the Bath & Tennis Club / R-AA		

STAFF ANALYSIS:

The applicant is proposing the installation of a temporary padel court with related improvements at the Bath & Tennis Club. A preliminary review of the project indicates that the application, as proposed, is inconsistent with the Town zoning code and requires five (5) variances to achieve the scope work: reduction of the front yard (west) setback, reduction of the side yard (south) setback, reduction of the minimum landscape open space, reduction of the landscape open space, and reduction in off-street parking spaces. Additionally, a special exception with site plan review is required for the new padel court.

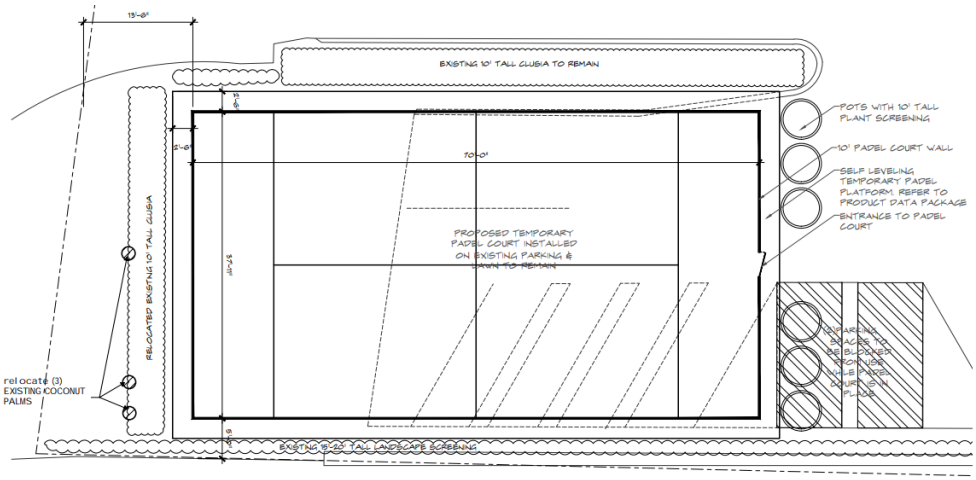


Overall Site Plan.

SPECIAL EXCEPTION:

A special exception must be granted by Town Council for the installation of "any facility involving the use of a ball backboard or rebound wall in any district of the town shall be subject to an application for special exception as specified in section 134-227 through section 134-233." (Sec. 134-1759(d)).

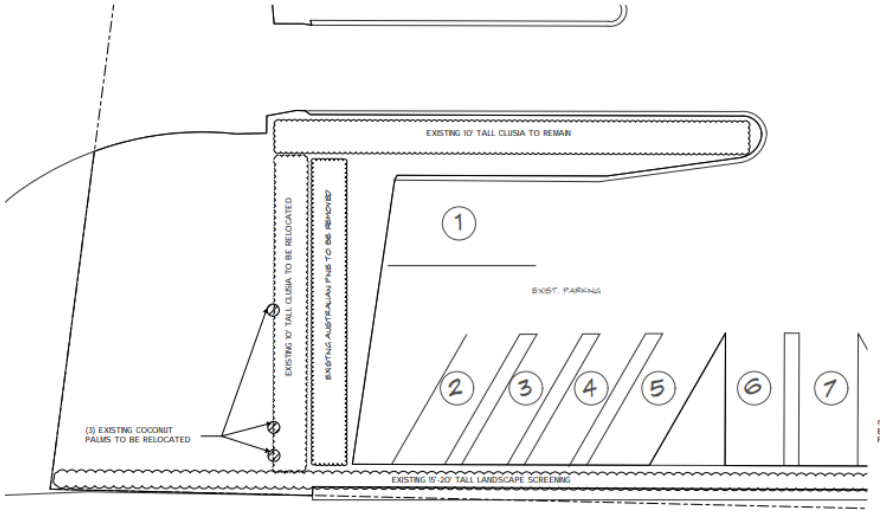
The new padel court will measure 37'-11"x70'-0. In the front yard (west), an existing 10-foot high Clusia hedge, supplemented by three (3) relocated Coconut palms, will screen the new padel court. To the south, an existing 15 to 20-foot high Clusia hedge will provide screening from the neighboring property. To the north, an existing 10-foot tall Clusia hedge will screen the area from an existing entry to the property. To the east, facing the existing parking lot on the property, terra cotta pots with 7-foot high Podocarpus are proposed. The court will be surrounded by a 10-foot high fence enclosure.



Proposed Site Plan.

VARIANCES:

To achieve the scope of work, five (5) variances are required. For **VARIANCE #1**, seven (7) existing off-street parking spaces will be removed to accommodate the new padel court.

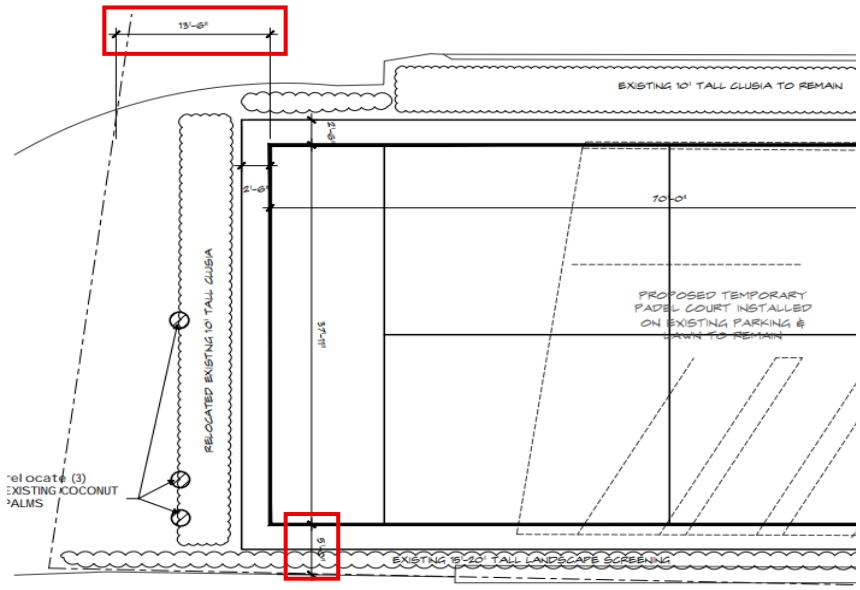


Existing Site Plan.

Code Section	Permitted	Proposed	Variance
VARIANCE #1: Sec. 134-2176(4)	One per four members	Seven (7) Parking Space Reduction	**Seven (7) Parking Spaces Removed**

According to the applicant, parking is managed via valet, and the parking spaces wil return to operation when the padel court is removed.

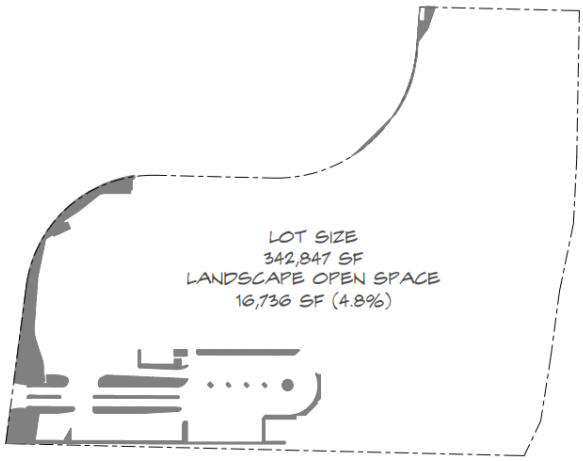
VARIANCE #2 and **#3** seek to reduce minimum setbacks. For **VARIANCE #2**, the minimum front (west) yard setback will be reduced to 13'-6", in lieu of the minimum of 35'-0". For **VARIANCE #3**, the minimum side (south) yard setback will be reduced to 5'-0", in lieu of the minimum of 30'-0".



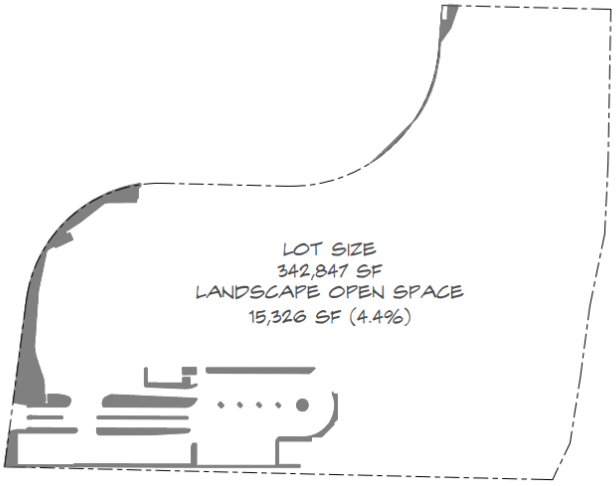
Close up of the Proposed Site Plan.

Code Section	Permitted	Proposed	Variance
VARIANCE #2: Sec. 134-793(a)(5)	35'-0" Minimum Front Yard (W) Setback	13'-6" Front Yard (W) Setback	**21'-6" Setback Reduction**
VARIANCE #3: Sec. 134-793(a)(8)	30'-0" Minimum Side Yard (S) Setback	5'-0" Side Yard (S) Setback	**25'-0" Setback Reduction**

VARIANCE #4 and **#5** seek to further reduce the existing non-conforming minimum landscape open space and front yard landscape open space. For **VARIANCE #4**, the existing landscape open space will be reduced from 4.8% to 4.4%, in lieu of the minimum required 55%. For **VARIANCE #5,** the existing front yard landscape open space will be reduced from 25.1% to 22.6%, in lieu of the minimum required 45%.



Existing Landscape Open Space.



Proposed Landscape Open Space.

Code Section	Permitted	Proposed	Variance
VARIANCE #4: Sec. 134 793(a)(12)(a.)	55% Minimum Landscape Open Space	4.4% Landscape Open Space	**50.6%** **LOS Reduction***
VARIANCE #5: Sec. 134 793(a)(12)(b.)	45% Minimum Front Yard Landscape Open Space	22.6% Front Yard Landscape Open Space	**22.4%** **Front Yard** **LOS Reduction***

** 4.8% Existing LOS.*
**25.1% Existing Front Yard LOS.*

The applicant has submitted a Letter of Intent with responses to the applicable criteria for the Special Exception with Site Plan Review and the associated Variances.

CONCLUSION:

Approval of the project will require two (2) separate motions to be made by the Town Council:

(1) for final determination of approval or denial of the special exception by the Town Council, and that the special exception **shall** or **shall not** be granted that all the criteria applicable to this application as set forth in Sec. 134-229, items 1 through 14 have been met; and

(2) for final determination of approval or denial of the five (5) 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:ALF

SPINAOROURKE + PARTNERS

KEITH SPINA
TAMMY O'ROURKE
WILLIAM CALDWELL
JESSICA GOMES

04/25/25

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

Project: 1170 South Ocean Boulevard
Zoning Case Number: ZON-25-0021

We are pleased to submit the accompanying drawings for Development Review of our project at the Bath & Tennis Club at 1170 South Ocean Boulevard, Palm Beach, FL. The scope of work consists of a new temporary Padel Court with a proposed time frame of November through May. Please note the following as it relates to this application:

A. Landmarks Preservation in accordance with Section 54-122 and/or Section 54-161

a) We consider the proposed improvements to be visually compatible with the buildings and the environment with which the new construction is visually related as follows:

1. The height, gross volume, and proportion between the width and height of the existing facades are existing to remain;

2. This application proposes the replacement of an existing door within an existing masonry opening at the existing equipment screen enclosure. Otherwise, the proportions and relationships between existing doors and windows are existing to remain;

3. The rhythm of solids to voids created by openings in the existing facade is existing to remain;

4. This application proposes new striped awnings that are visually compatible with the buildings and the environment with which the new awnings are visually related. Otherwise, the materials used in the facade are existing to remain;

5. The existing texture inherent in the façade(s) is existing to remain;

6. The colors, pattern and trim used in the façade are existing to remain;

7. The design of the roof is existing to remain.

b) The existing rhythm created by the existing building masses and the space between them has been preserved.

c) All landscaping is existing to remain.

d) The proposed padel court is screened by landscaping and will blend directionally with other buildings with which it is visually related.

e) All existing architectural details will remain.

B. Architectural Review in accordance with Section 18-205 and/or Section 18/206. – NOT APPLICABLE

C. Special Exception in accordance with Section 134-229.

A Club is a special exception use permitted in the R-AA Zoning District.

The proposed temporary padel court will not adversely impact the public or neighborhood as it will be far away from neighboring properties or streets and screened by landscaping.

The proposed temporary padel court will have no impact on the value of other properties in the neighborhood.

The proposed temporary padel court will be compatible with the neighborhood as the B&T Club has been in existence for many years.

The proposed temporary padel court will comply with all other yard, other open space and any special requirements set forth in Article VI

The proposed temporary padel court will comply with the comprehensive plan, if applicable.

The proposed temporary padel court will not result in the substantial economic, noise, glare, or odor impacts on adjoining properties generally in the district, as it will be well screened.

Adequate ingress, egress and parking is provided on the Club property from South Ocean Boulevard.

The proposed temporary padel court should not place a greater burden on Town Services as there will not be an increase in use, only another Club amenity for current members.

D. Site Plan Review Approval in accordance with Section 134-329.

The owner of the property is the Bath & Tennis Club, Inc. and is the entity that is in control of the property and all of its amenities.

The proposed modifications to the site plan will not intensify the use over what exists today and should not have a negative impact on the neighborhood.

Ingress and egress to the property be via South Ocean Boulevard. Refuse collection will remain the same.

The location and use of the off-street parking will not change.

There are existing structures and landscaping that provide buffers and screening from neighboring properties.

The utility hook ups will remain or be improved to meet the current Town of Palm Beach requirements.

The modifications to the site plan should not impose any other standards to the project.

The proposed temporary padel court will not have a negative visual impact on the surrounding neighborhood since it will be screened by landscaping.

E. Variance (s) in accordance with Section 134-201.

a. Variance 1: Section 134-793(a)(5): A variance request for a front yard setback of 13'-6" in lieu of the 35'-0" minimum required.

b. Variance 2: Section 134-793(a)(8): A variance request for a side yard setback of 5'-0" in lieu of the 30'-0" minimum required.

c. Variance 3: Section 134-1759(a)(11)(b): A variance request for landscape open space of 4.4% in lieu of the 4.8% existing and the 55% required.

1.The property is located in the R-AA Zoning District which allows private clubs as a special exception. A common amenity of a club is a padel court.

2.The applicant was not the cause of the special conditions of the Club property the regard to the existing location of the club and parking lot configuration.

3.The granting of the variance will not confer on the applicant a special privilege as other clubs have padel courts.

4.The hardship that runs with the land is that the B&T is a Palm Beach Historic Landmark that has existed since the 1920's and the padel court would be a welcome amenity for the members.

5.The variances requested are the minimum necessary to make reasonable use of the land in order to bring the padel court to the club members.

6.Granting the variances will not be injurious to the neighborhood as the temporary padel court is designed to have minimal impact on surrounding areas.

Very truly yours,

KEITH M. SPINA
CEO

PROPERTY DESCRIPTION

LOTS F,G,H,I,J,K,L AND M, AND ALSO, THE LAND INCLUDED IN THE STREET DESIGNATED AS "LAKE COURT" OF PALM BEACH CAUSEWAY PARK, AN ADDITION TO THE TOWN OF PALM BEACH, FLORIDA, AS SHOWN BY THE REVISED PLAT OF PALM BEACH CAUSEWAY PARK, IN ADDITION TO PALM BEACH, FLORIDA, IN SECTION 35, TOWNSHIP 43 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 14, ON PAGE 53, OF THE RECORDS OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, TOGETHER WITH ALL RIPARIAN RIGHTS THEREUNTO BELONGING OR IN ANYWISE APPERTAINING.

EXCEPTING THEREFROM THE FOLLOWING: THAT PART OF LOTS I & J, PALM BEACH CAUSEWAY PARK, AS RECORDED IN PLAT BOOK 14, PAGE 53, PALM BEACH COUNTY PUBLIC RECORDS, TOGETHER WITH ANY RIGHTS TO THE PORTION OF STREET DESIGNATED AS LAKE COURT WHICH LIES BETWEEN SAID LOTS, SECTION 35, TOWNSHIP 43 SOUTH, RANGE 43 EAST, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWESTERLY CORNER OF SAID LOT "J" AND RUN SOUTH 88°12'07" EAST ALONG THE NORTH BOUNDARY OF SAID LOT "J" 318.70 FEET TO THE NORTHEAST CORNER OF SAID LOT "J"; THENCE CONTINUE SOUTH 88°12'07" EAST ACROSS LAKE COURT 30.01 FEET TO THE NORTHWEST CORNER OF SAID LOT "I"; THENCE CONTINUE SOUTH 88°12'07" EAST ALONG THE NORTH BOUNDARY OF SAID LOT "I" 176.0 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWESTERLY HAVING A RADIUS OF 94.21 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 77.34 FEET TO THE SOUTH RIGHT OF WAY LINE OF STATE ROAD 80, SECTION 9375; THENCE NORTH 88°12'07" WEST 242.11 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 1382.69 FEET AND A TOTAL CENTRAL ANGLE OF 9°56'49"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE 242.86 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 81°51'04" WEST 112.93 FEET TO THE CONCRETE SEAWALL; THENCE NORTHERLY 71.22 FEET TO THE POINT OF BEGINNING;

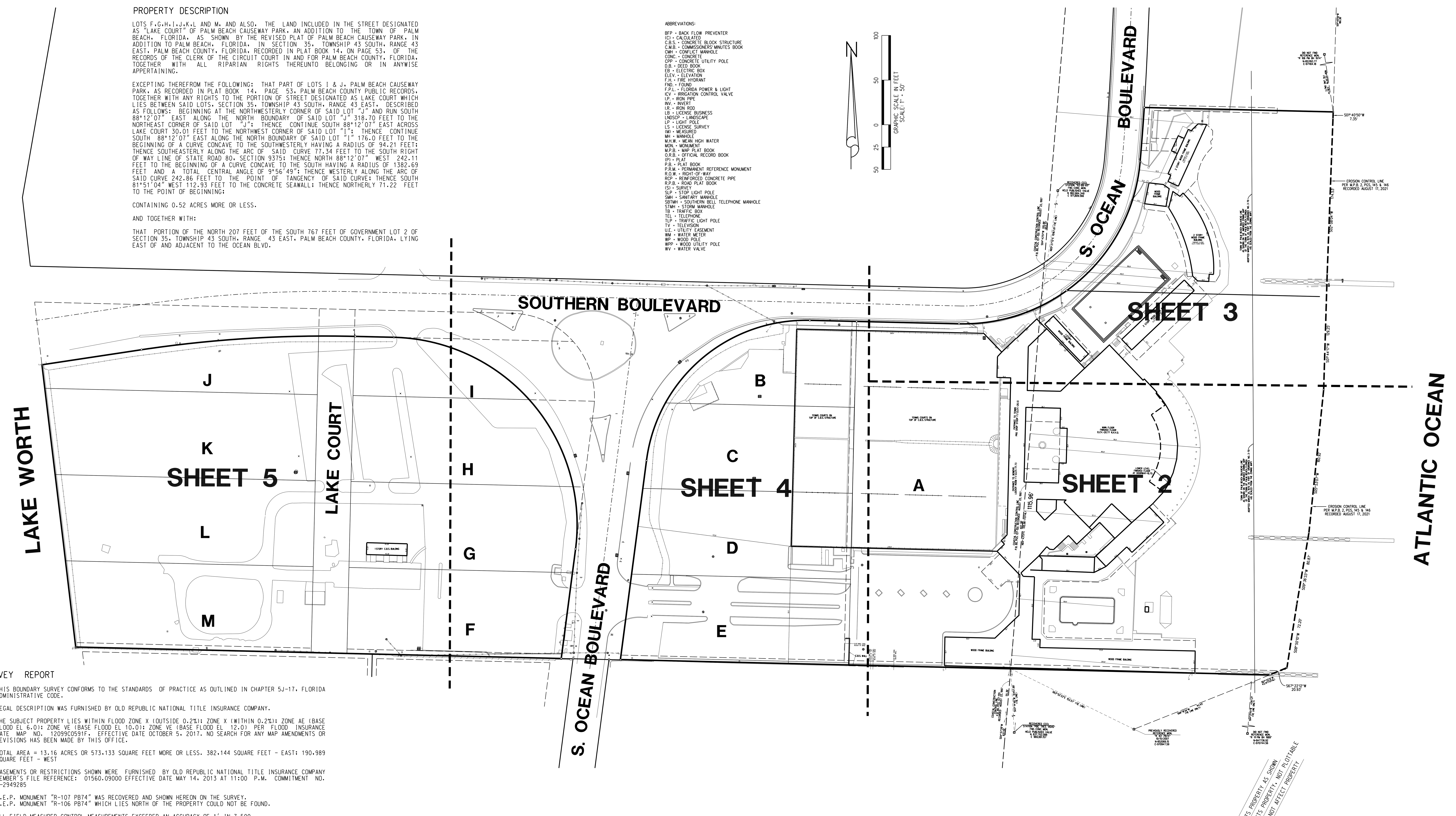
CONTAINING 0.52 ACRES MORE OR LESS.

AND TOGETHER WITH:

THAT PORTION OF THE NORTH 207 FEET OF THE SOUTH 767 FEET OF GOVERNMENT LOT 2 OF SECTION 35, TOWNSHIP 43 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, LYING EAST OF AND ADJACENT TO THE OCEAN BLVD.

ABBREVIATIONS:

BFP - BACK FLOW PREVENTER
(C) - CALCULATED
C.B.S. - CONCRETE BLOCK STRUCTURE
C.M.B. - COMMISSIONERS' MINUTES BOOK
CMH - CONFLICT MANHOLE
CONC. - CONCRETE
CPP - CONCRETE UTILITY POLE
D.B. - DEED BOOK
EB - ELECTRIC BOX
ELEV. - ELEVATION
F.H. - FIRE HYDRANT
FND. - FOUND
F.P.L. - FLORIDA POWER & LIGHT
ICV - IRRIGATION CONTROL VALVE
I.P. - IRON PIPE
INV. - INVERT
I.R. - IRON ROD
LB - LICENSE BUSINESS
LNDSCP - LANDSCAPE
LP - LIGHT POLE
LS - LICENSE SURVEY
(M) - MEASURED
MH - MANHOLE
M.H.W. - MEAN HIGH WATER
MON. - MONUMENT
M.P.B. - MAP PLAT BOOK
O.R.B. - OFFICIAL RECORD BOOK
(P) - PLAT
P.B. - PLAT BOOK
P.R.M. - PERMANENT REFERENCE MONUMENT
R.O.W. - RIGHT-OF-WAY
RCP - REINFORCED CONCRETE PIPE
R.P.B. - ROAD PLAT BOOK
(S) - SURVEY
SLP - STOP LIGHT POLE
SMH - SANITARY MANHOLE
SBTMH - SOUTHERN BELL TELEPHONE MANHOLE
STMH - STORM MANHOLE
TB - TRAFFIC BOX
TEL - TELEPHONE
TLP - TRAFFIC LIGHT POLE
TV - TELEVISION
U.E. - UTILITY EASEMENT
WM - WATER METER
WP - WOOD POLE
WPP - WOOD UTILITY POLE
WV - WATER VALVE



SURVEY REPORT

1. THIS BOUNDARY SURVEY CONFORMS TO THE STANDARDS OF PRACTICE AS OUTLINED IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.
2. LEGAL DESCRIPTION WAS FURNISHED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY.
3. THE SUBJECT PROPERTY LIES WITHIN FLOOD ZONE X (OUTSIDE 0.2%); ZONE X (WITHIN 0.2%); ZONE AE (BASE FLOOD EL 6.0); ZONE VE (BASE FLOOD EL 10.0); ZONE VE (BASE FLOOD EL 12.0) PER FLOOD INSURANCE RATE MAP NO. 12099C0591F, EFFECTIVE DATE OCTOBER 5, 2017. NO SEARCH FOR ANY MAP AMENDMENTS OR REVISIONS HAS BEEN MADE BY THIS OFFICE.
4. TOTAL AREA = 13.16 ACRES OR 573,133 SQUARE FEET MORE OR LESS. 382,144 SQUARE FEET - EAST; 190,989 SQUARE FEET - WEST
5. EASEMENTS OR RESTRICTIONS SHOWN WERE FURNISHED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY MEMBER'S FILE REFERENCE: 01560.09000 EFFECTIVE DATE MAY 14, 2013 AT 11:00 P.M. COMMITMENT NO. C-2949285
6. D.E.P. MONUMENT "R-107 PB74" WAS RECOVERED AND SHOWN HEREON ON THE SURVEY.
D.E.P. MONUMENT "R-106 PB74" WHICH LIES NORTH OF THE PROPERTY COULD NOT BE FOUND.
7. ALL FIELD-MEASURED CONTROL MEASUREMENTS EXCEEDED AN ACCURACY OF 1' IN 7,500.
8. COORDINATES SHOWN HEREON ARE REFERENCED TO NORTH AMERICAN DATUM OF 1983/1990 ADJUSTMENT FLORIDA MECATOR EAST ZONE. DATA SHOWN HEREON WAS COLLECTED USING A TOPCON "HIPER VR" GPS RECEIVER WHICH WAS CONSTRAINED TO THE LENGEMANN OF FLORIDA, INC. NETWORK. SAID NETWORK IS CERTIFIED TO MEET OR EXCEED THE FEDERAL GEODETIC CONTROL COMMITTEE GUIDELINES FOR "GEOMETRIC CONTROL STANDARDS AND SPECIFICATIONS FOR USING GPS RELATIVE POSITION TECHNIQUES" AS WELL AS THE MINIMUM TECHINICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS IN CHAPTER 6G17-6.0051 WITH HORIZONTAL ACCURACIES OF LESS THAN 0.05' AND VERTICAL ACCURACIES OF LESS THAN 0.10'.
9. ELEVATIONS SHOWN ARE BASED ON NAVD OF 1988.
10. THIS SURVEY IS PREPARED ONLY FOR THE PARTIES LISTED BELOW AND IS NOT ASSIGNABLE.
PREPARED FOR:
BATH & TENNIS CLUB, INC.
11. © COPYRIGHT 2024 BY LIDBERG LAND SURVEYING, INC. THE SKETCH OF SURVEY AND SURVEY REPORT COMPRISE THE COMPLETE SURVEY. THIS SURVEY IS NOT VALID UNLESS THE SKETCH AND REPORT ACCOMPANY EACH OTHER. REPRODUCTIONS OF THIS SURVEY ARE NOT VALID WITHOUT THE ORIGINAL RAISED SEAL OR DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER EMPLOYED BY LIDBERG LAND SURVEYING, INC.

LIDBERG LAND SURVEYING, INC.

DATE OF SURVEY: FEBRUARY 6, 2023 BY: Richard J Wilkie

Digitally signed by Richard J Wilkie
DN: c=US, o=LIDBERG LAND SURVEYING, dnQualifier=A01410D0000018AD22A80580006A7AD, cn=Richard J Wilkie
Date: 2024.08.27 11:50:18 -04'00'

RICHARD JEROME WILKIE
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE No. 5327

DATE:	REVISIONS:	BY:
08/22/2024	UPDATE TOPO ETC OF BEACH/DUNE FOR CCCL - #06-177-104D - FB 845/36&40 (PRINT) - A.C. & A.B	R.J.W.
02/06/2023	UPDATE SURVEY - #06-177-104C - FB 825/20-22 - J.P., A.B. & S.M.	R.J.W.
06/02/14	SHOW ELEVATIONS ON NORTH POOL 06-177-102A F.B. 644/02 J.P.	L.J.C.
06/10/13	UPDATE SURVEY 06-177-104B F.B. 643/69 NOTES FILED J.P.	L.J.C.
08/26/11	ADD TOWN BULKHEAD LINE & REVISE NAME 06-177-302B	L.J.C.
03/07/11	ADDED FOUNDATION FOOTPRINT FOR GROINS 06-177-302A	L.J.C.
02/10/11	UPDATE TOPO 06-177-105B F.B. 602/11-15 J.P.	L.J.C.
12/19/08	UPDATE SURVEY 06-177-104A NOTES FILED K.F.	L.J.C.
10-15-07	ADDED LOCATION AND TIES OF CCCL MONUMENT / WO 06-177-115 / PC: BD / PB536 PG21	E.C.
09/20/07	SHOW ADDITIONAL ELEVATIONS IN PARKING AREA 06-177-105 F.B. 545/52 J.P.	L.J.C.
09/13/07	UPDATE SURVEY 06-177-104 F.B. 545/37 J.P.	L.J.C.
09/14/07	ADDED PROPOSED GAS LINE ALONG THE SOUTH PROPERTY LINE - WO 06-177-302	E.C.
09/06/07	RETAINING WALL UNDER CONSTRUCTION TIE IN / WO# 06-177-102 / PC: JP / FB 545 PG 36	E.C.
08/17/07	FORM BOARD TIE IN FOR PROPOSED RETAINING WALL FOOTER - WO 06-177-109 - PC: J.P.- FB545PG15	E.C.
	NGVD -1.525 TO NAVD	

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

AFFECTS PROPERTY AS SHOWN	AFFECTS PROPERTY, NOT PLOTTABLE	DOES NOT AFFECT PROPERTY	
●			EX. 6) P.B. 14, PG. 9
●			EX. 7) P.B. 14, PG. 53
●			EX. 8) O.R.B. 2326, PG. 1877
	●		EX. 9) O.R.B. 3292, PG. 1962
	●		EX. 10) O.R.B. 6114, PG. 1314
	●		EX. 11) O.R.B. 20395, PG. 1098
	●		EX. 12) O.R.B. 23265, PG. 365; O.R.B. 23265, PG. 368; O.R.B. 24437, PG. 1200; O.R.B. 24620, PG. 1424; O.R.B. 25819, PG. 1209; O.R.B. 25938, PG. 1459
	●		EX. 13) O.R.B. 25179, PG. 915
	●		EX. 14) O.R.B. 25179, PG. 912
	●		EX. 15) O.R.B. 23821, PG. 682
	●		EX. 16) O.R.B. 23821, PG. 679
	●		EX. 17) O.R.B. 22923, PG. 1416
●			EX. 18) D.B. 1061, PG. 72

LIDBERG LAND SURVEYING, INC.
LB4431
675 West Indiantown Road, Suite 200,
Jupiter, Florida 33458 TEL. 561-746-8454

BOUNDARY SURVEY
PALM BEACH BATH & TENNIS CLUB

PREPARED FOR:

BATH & TENNIS CLUB, INC.

CAD. K:\UST \ 354343 \ 14-53 \ 06-177-112 \ 06-177-112.DGN			
REF.			
FLD. J.P./D.W./B.D.	FB. 536 529 522	PG. 21 28-47 15-29	JOB 06-177-112
OFF. L.J.C.			DATE 01/07/07
CKD. D.C.L.	SHEET 1	OF 5	DWG. D06-177

MATCH LINE - SEE SHEET 3

MATCH LINE - SEE SHEET 4

OWNER: BATH & TENNIS CLUB, INC.

TENNIS COURTS ON TOP OF C.B.S. STRUCTURE

GARAGE UNDER TENNIS COURTS FINISHED FLOOR ELEV.-7.0 NAVD

TENNIS COURTS ON TOP OF C.B.S. STRUCTURE

A

5' PUBLIC UTILITY EASEMENT P.B. 14, PG. 53

11.5' CHAINLINK FENCE

ENTRANCE TO TENNIS PRO SHOP STOOP F.F.ELEV.-20.13

ENTRANCE TO WOMENS LOCKER ROOM F.F.ELEV.-10.73

COASTAL CONSTRUCTION CONTROL LINE P.B. 80, PGS. 137-155 RECORDED AUGUST 22, 1997

MAIN FLOOR FINISHED FLOOR ELEV.-20.77 N.A.V.D.

LOWER LEVEL FINISHED FLOOR AT DOORWAY-10.75

ENTRANCE FINISHED FLOOR ELEV.-18.77 NAVD

ELEVATOR FINISHED FLOOR ELEV.-19.60 NAVD

NOTE: CURB HEIGHTS ARE APPROXIMATELY 0.5' HIGHER THAN THE PAVEMENT

ASPHALT PARKING

POOL

WOOD FRAME BUILDING

FINISHED FLOOR ELEV.-10.72 NAVD

WOOD FRAME BUILDING

5' PUBLIC UTILITY EASEMENT P.B. 14, PG. 53

436.85' TO CCCL

EXISTING WALL

C.B.S. WALL

0.97' WIDE CONC. BLOCK AT BASE

STORM MANHOLE

TOWN OF PALM BEACH BULKHEAD LINE AS SHOWN ON THE ZONING MAP ADOPTED MARCH 25, 1970 AS PART OF ORDINANCE NO. 3-70 (AS SCALED FROM THE ZONING MAP)

SEASONAL HIGH WATER LINE AT ELEV.+4.60 NAVD LOCATED 08/21/2024

MEAN HIGH WATER LINE AT ELEV.+2.80 NAVD LOCATED 08/21/2024

0' CONTOUR LINE LOCATED 08/21/2024

EROSION CONTROL LINE PER M.P.B. 2, PGS. 145 & 146 RECORDED AUGUST 17, 2021

ATLANTIC OCEAN

S05°-53'07"W 160.92'

S09° 36'33"W 80.87'

S08° 50'10"W 72.20'

S67° 22'12"W 4.5.14'(TOTAL)

S67° 22'12"W 20.93'

CONCRETE CROSS LOCATED OCTOBER 6, 1995 (PARTIALLY BURIED)

FND. SMALL MAGNDISK "LB #4431" E.FACE OF WALL

SEAGRASS

S88° 38'56"E 726.76'

S63° 52'33"E 153.57' (TIE LINE)

S03° 14'46"W 14457.99' (TIE LINE)

COASTAL CONSTRUCTION CONTROL LINE P.B. 80, PGS. 137-155 RECORDED AUGUST 22, 1997

55.36'

S04° 57'28"W 831.59'

RECOVERED CCCL STATION "PBC TRES VIDAS" FND. CONC. MON. HELD PUBLISHED VALUE N 837,702.088 E 969,991.157

S68° 19'34"W 141.45' (TIE LINE ONLY)

PREVIOUSLY RECOVERED REFERENCE MON. "R 107 PB74" 10/15/2007 N-852069.15 E-970947.59

S04° 47'45"W 4397.21' (TIE LINE ONLY)

DID NOT FIND REFERENCE MON. "R 111 PM BH 1989" N-847736.92 E-970744.56

FLOOD ZONE VE (BASE FLOOD ELEV.13.0)

FLOOD ZONE X (OTHER FLOOD AREAS)

GRAPHIC SCALE IN FEET SCALE: 1" = 20'

DATE:	REVISIONS:	BY:

LIDBERG LAND SURVEYING, INC.

LB4431

675 West Indiantown Road, Suite 200, Jupiter, Florida 33458 TEL. 561-746-8454

BOUNDARY SURVEY
PALM BEACH BATH & TENNIS CLUB
PREPARED FOR:
BATH & TENNIS CLUB, INC.

CAD.	K:\UST \ 354343 \ 14-53 \ 06-177-112 \ 06-177-112.DGN				
REF.					
FLD.	J.P./D.W./B.D.	FB.	536 PG. 21	JOB	06-177-112
			529 28-47		
OFF.	L.J.C.		522 15-29	DATE	01/07/07
CKD.	D.C.L.	SHEET	2 OF 5	DWG.	D06-177

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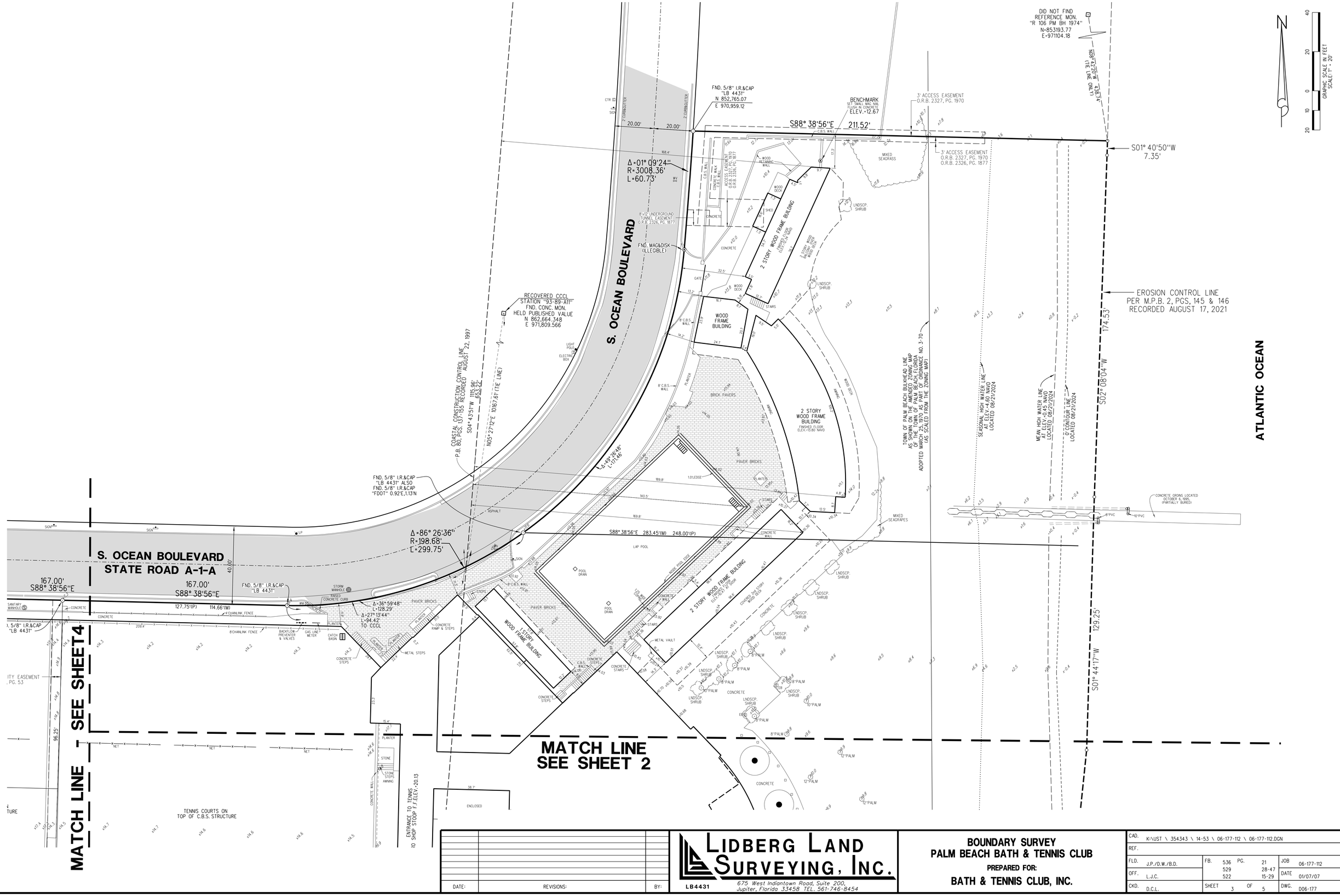

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BOUNDARY SURVEY
PALM BEACH BATH & TENNIS CLUB
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CAD. K:\UST \ 35434.3 \ 14-53 \ 06-177-112 \ 06-177-112.DGN			
REF.			
FLD. J.P./D.W./B.D.	FB. 536 PG. 21 529 28-47 522 15-29	JOB 06-177-112	
OFF. L.J.C.		DATE 01/07/07	
CKD. D.C.L.	SHEET 3 OF 5	DWG. D06-177	

SOUTHERN BOULEVARD

S. OCEAN BOULEVARD
STATE ROAD A-1-A

S. OCEAN B
STATE RO

FND. CONCRETE MONUMENT (BROKEN)

O.R.B. 20395, PG. 1098
D.B. 872, PG. 45

DEED BOOK 1061, PG. 72

ORIGINAL PLAT LINES
P.B. 14, PG. 53
(TYPICAL)

Δ=96°02'00" R=210.00' L=351.98'

270.19(P) 197.24'(M)

260.34'(P) 248.7'(M)

240.00'

N88° 38'56"W 542.00'

LOT 1
REGENTS PARK
P.B. 25, PG. 215

5' PUBLIC UTILITY EASEMENT
P.B. 14, PG. 53

FND. 5/8" I.R.&CAP
"LB 4431"

FND. 2"x2"
CONCRETE
MONUMENT

FND. 4"x4" CONCRETE
MONUMENT LB #3881

FND. 3"x3"
CONCRETE
MONUMENT
N 852,369.87
E 970402.17

CURVE NOT
TANGENT

Δ=83°57'55"(P)
R=180.00'(P)
L=263.78'(P)
Δ=84°00'44"(M)
R=180.00'(M)
L=263.93'(M)

Δ=62°16'22"(M)
Δ=62°16'16"(P&C)
R=185.65'(M)
L=195.60'(P&C)

Δ=21°44'22"(M)
Δ=21°41'36"(P&C)
L=68.30'(M)
L=68.19'(P&C)

31.60'(P&C)
31.46'(M)

S07° 27'50"E(M) 224.71'(M) 225.17'(P&C)
96.80'(M) 96.79'(P&C)

S07° 27'02"E(M) 123.63'(M)
123.61'(P&C)
96.45'(M) 96.79'(P&C)

65.83'

26.82'

250.17'

96.79'

234.66'

211.67'

244.83'

255.00'

S88° 38'56"E 726.76'

436.82' TO CCCL

167.00'
S88° 38'56"E

52.34'

SET 5/8" I.R.&CAP
"LB 4431"

FND. 5/8" I.R.&CAP
"LB 4431"

96.25'

385.00'

230.6'

A

B

C

D

E

F

G

ASPHALT PARKING

TENNIS COURTS ON
TOP OF C.B.S. STRUCTURE

GARAGE UNDER
TENNIS COURTS
FINISHED FLOOR
ELEV.=7.0 NAVD

5' PUBLIC UTILITY EASEMENT
P.B. 14, PG. 53

8' CHAINLINK FENCE

4' CHAINLINK FENCE

6" RAISED CONCRETE CURB

CONCRETE CURB

CONCRETE WALK

CONCRETE A/C PAD

CONCRETE DUMPSTER PAD

CHAINLINK FENCE

C.B.S. WALL

CONCRETE RETAINING WALL

0.97' WIDE CONC. BLOCK AT BASE

EXISTING WALL

WOOD RETAINING WALL

WOOD FENCE

HEDGE

STORM MANIFOLD

CATCH BASIN

SANITARY MANHOLE

STORM MANHOLE

BELLSOUTH MANHOLE

STREET LIGHT BOX

FPL PAD

ATT BOX

ATT RISER

ATT PAD

TV BOX

TEL RISER

ANCHOR

BOLLARD

MAILBOX

SIGN

IRRIGATION CONTROL VALVE

B.WATER

MATCH LINE - SEE SHEET 5

MATCH LINE - SEE SHEET 2

N

GRAPHIC SCALE IN FEET
SCALE: 1" = 20'

40 20 0 10 20

ABBREVIATIONS:
(C) = CALCULATED
C.B.S. = CONCRETE BLOCK STRUCTURE
C.M.B. = COMMISSIONER'S MINUTES BOOK
CMH = CONFLICT MANHOLE
CONC. = CONCRETE
D.B. = DEED BOOK
F.H. = FIRE HYDRANT
FND. = FOUND
F.P.L. = FLORIDA POWER & LIGHT
I.P. = IRON PIPE
INV. = INVERT
I.R. = IRON ROD
L.B. = LICENSE BUSINESS
L.P. = LIGHT POLE
L.S. = LICENSE SURVEY
(M) = MEASURED
MH = MANHOLE
M.H.W. = MEAN HIGH WATER
MON. = MONUMENT
O.R.B. = OFFICIAL RECORD BOOK
(P) = PLAT
P.B. = PLAT BOOK
P.R.M. = PERMANENT REFERENCE MONUMENT
R.O.W. = RIGHT-OF-WAY
R.C.P. = REINFORCED CONCRETE PIPE
R.P.B. = ROAD PLAT BOOK
(S) = SURVEY
S.L.P. = STOP LIGHT POLE
SMH = SANITARY MANHOLE
SBTMH = SOUTHERN BELL TELEPHONE MANHOLE
STMH = STORM MANHOLE
TB = TRAFFIC BOX
TLP = TRAFFIC LIGHT POLE
TV = TELEVISION
U.E. = UTILITY EASEMENT
WP = WOOD POLE
WUP = WOOD UTILITY POLE
WV = WATER VALVE

LIDBERG LAND SURVEYING, INC.
LB4431
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BOUNDARY SURVEY
PALM BEACH BATH & TENNIS CLUB

PREPARED FOR:

BATH & TENNIS CLUB, INC.

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CKD.	D.C.L.	SHEET	4 OF 5	DWG.	D06-177

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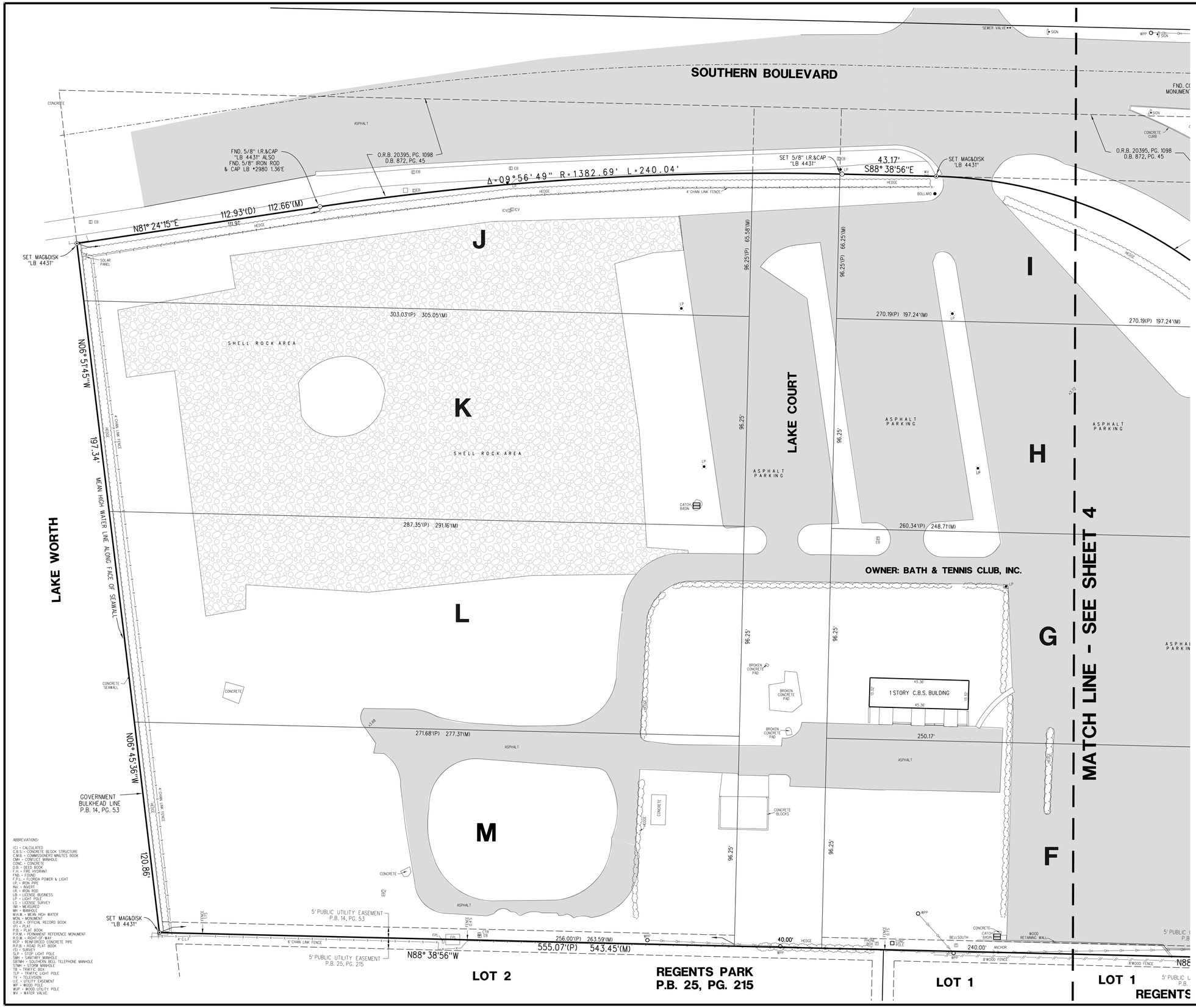

ABBREVIATIONS:

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(P) - PLAT
P.B. - PLAT BOOK
P.R.M. - PERMANENT REFERENCE MONUMENT
R.O.W. - RIGHT-OF-WAY
RCP - REINFORCED CONCRETE PIPE
R.P.B. - ROAD PLAT BOOK
(S) - SURVEY
SLP - STOP LIGHT POLE
SMH - SANITARY MANHOLE
SBTMH - SOUTHERN BELL TELEPHONE MANHOLE
STMH - STORM MANHOLE
TB - TRAFFIC BOX
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OFF.	L.J.C.			DATE	01/07/07
CKD.	D.C.L.	SHEET	5 OF 5	DWG.	D06-177

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TOWN OF PALM BEACH

Information for Town Council Meeting on: July 9, 2025

To: Town Council

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

From: Planning, Zoning, & Building Staff

Re: 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. ***[The Architectural Commission Recommendation: Implementation of the proposed variances will not cause negative impact on the subject property. Carried 7-0.] [The Architectural Commission approved this project. Carried 7-0.]***

Date: 6/25/2025

ATTACHMENTS

Staff Report
Letter of Intent
Plans

STRATEGIC PLAN

Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Community Preservation
Quality of Life

FUNDING

No Funding
No Fiscal Impact

224 BARTON AVE.
PALM BEACH, FLORIDA 33480

ARC-25-0023
ZON-25-0029

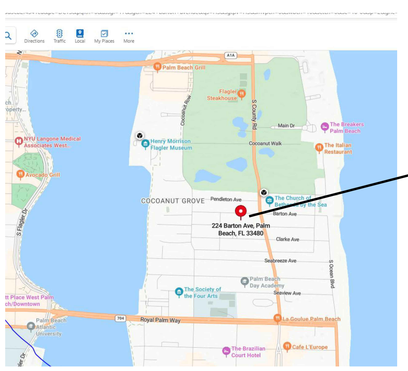
SECOND SUBMITTAL

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



PROJECT LOCATION

NORTH

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
A400	EXISTING & PROPOSED SOUTH & NORTH ELEVATIONS
A401	EXISTING & PROPOSED EAST ELEVATIONS
A402	EXISTING & PROPOSED WEST ELEVATIONS
A403	EXISTING & PROPOSED NORTH ELEVATION at ADDITION & GARAGE
A404	ADDITION BLDG. SECTIONS & TYPICAL WALL SECTION
A405	NEW DOOR & WINDOW ELEVATIONS
A500	MATERIALS

DEMOLITION

D100	DEMOLITION FIRST FLOOR PLAN
D101	DEMOLITION SECOND FLOOR PLAN
D102	DEMOLITION ROOF PLAN

P001	SURROUNDING PROPERTIES
P002	SURROUNDING PROPERTIES
P003	SURROUNDING PROPERTIES
P004	SURROUNDING PROPERTIES
P005	SURROUNDING PROPERTIES
P006	SURROUNDING PROPERTIES
P007	SURROUNDING PROPERTIES
P008	SURROUNDING PROPERTIES

LANDSCAPE

EX1	EXISTING SITE CONDITIONS
CSP	CONSTRUCTION SCREENING PLAN AND TRUCK LOGISTICS
L0	SITE PLAN RENDERING
L1	HARDSCAPE PLAN
LP1	PLANTING PLAN
LP2	PLANT LIST, DETAILS AND PLANT LEGEND
OS1	OPEN SPACE DIAGRAM
EL1-4	ELEVATION RENDERINGS

CIVIL

229856-SE-1	SURVEY

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.
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 14971

NOT FOR CONSTRUCTION

ISSUANCE
ARCOM 2nd SUBMITTAL 05/12/25

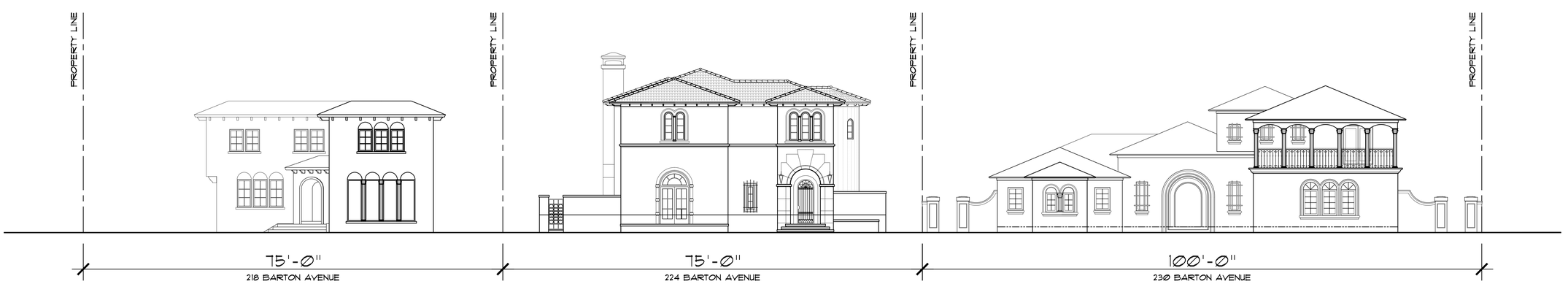
PHASE SD
PR NO 25022

A000

Sitescape - Barton Avenue

Scale N.T.S.

NORTH



Streetscape - Barton Avenue

Scale 1/8" : 1'-0"

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ISSUANCE
AECOM 04/24/25

PHASE SD
PR NO 25022

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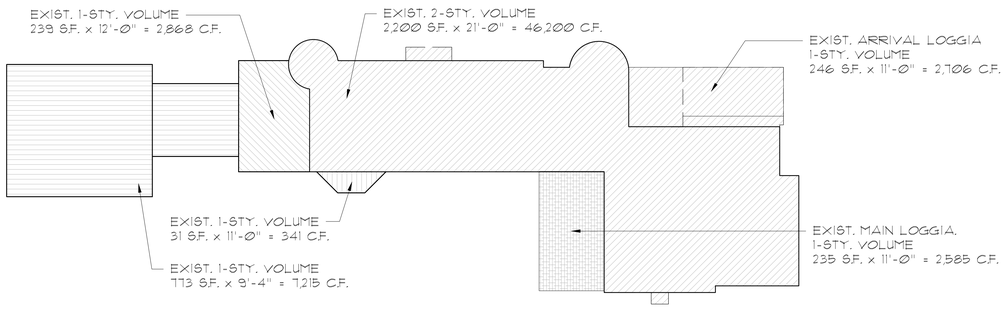


LEGEND

@+9'-4"
(EXIST. 1-STOREY VOLUME)

@+11'-0"
(EXIST. 1-STOREY VOLUME)

@+12'-0"
(EXIST. 1-STOREY VOLUME)

@+21'-0"
(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

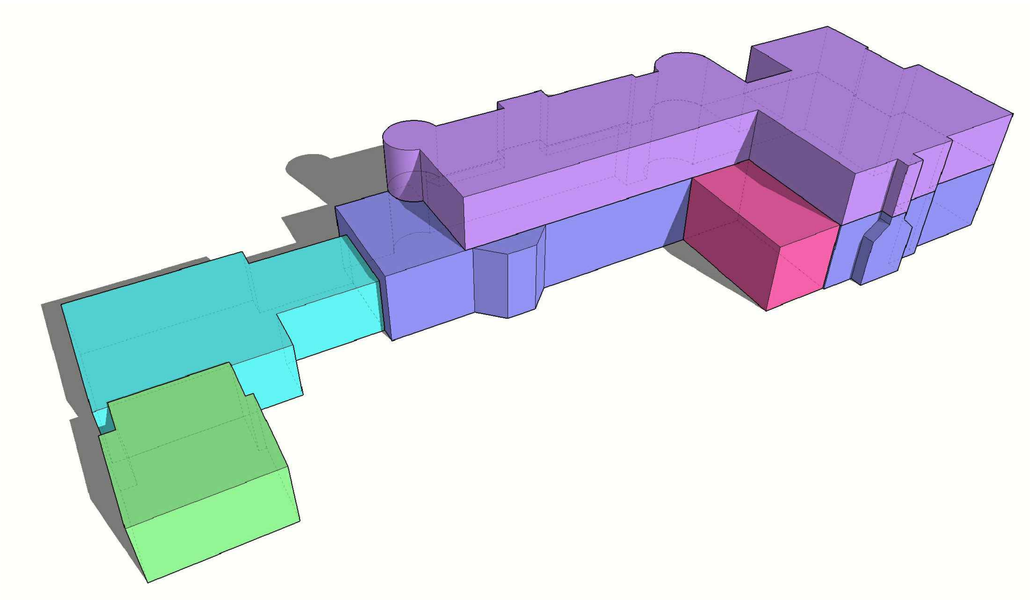
UNDER AIR:

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#

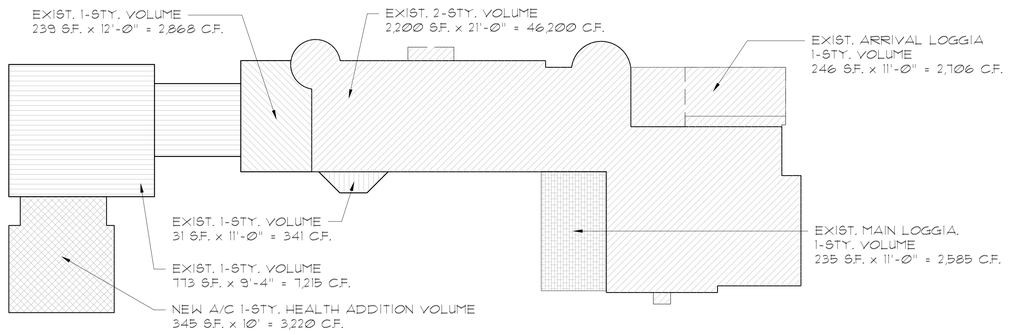
CCR CALCS

GARAGE @ ONE STORY @ 9'-4"	=7,215 C.F.
EXISTING ONE STORY @ 11'-0"	=341 C.F.
EXISTING ONE STORY @ 12'-0"	=2,868 C.F.
EXISTING @ 21'-0"	=46,200 C.F.
EXISTING ENTRY LOGGIA @ 11'-0"	=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'-0"
(NEW 1-STOREY HEALTH ADDITION VOLUME)

@+9'-4"
(EXIST. 1-STOREY VOLUME)

@+11'-0"
(EXIST. 1-STOREY VOLUME)

@+12'-0"
(EXIST. 1-STOREY VOLUME)

@+21'-0"
(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'-0"	=341 C.F.
EXISTING @ 12'-0"	=2,868 C.F.
EXISTING @ 21'-0"	=46,200 C.F.
EXISTING ENTRY LOGGIA @ 11'-0"	=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

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 14971

NOT FOR CONSTRUCTION

ISSUANCE AACOM 2nd SUBMITTAL 09/12/25

PHASE SD
PR NO 25022

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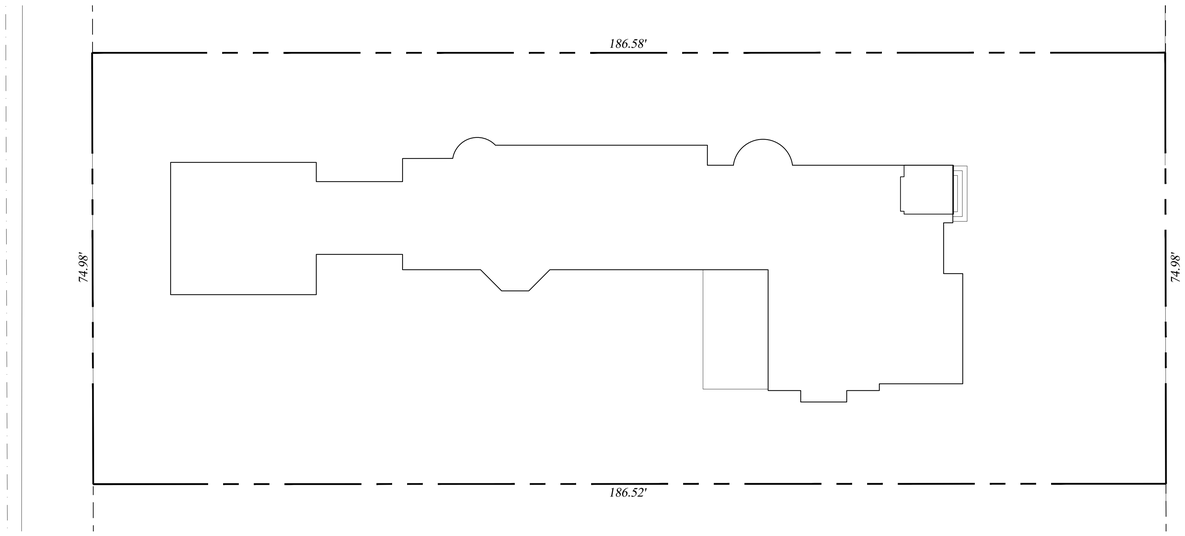


Existing Lot Coverage

EXISTING LOT COVERAGE = 3,054# (21.8%)

NORTH

Lot Coverage Calculations

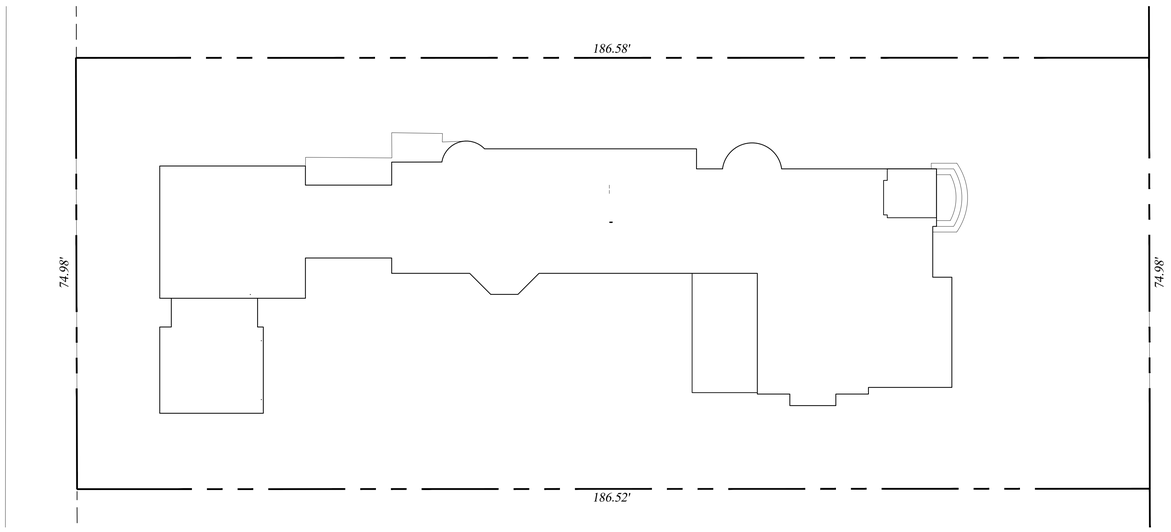
2-STOREY ALLOWABLE SQ. FT.= 30%

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

ARC-25-0023
ZON-25-0029

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REG# AA 16971

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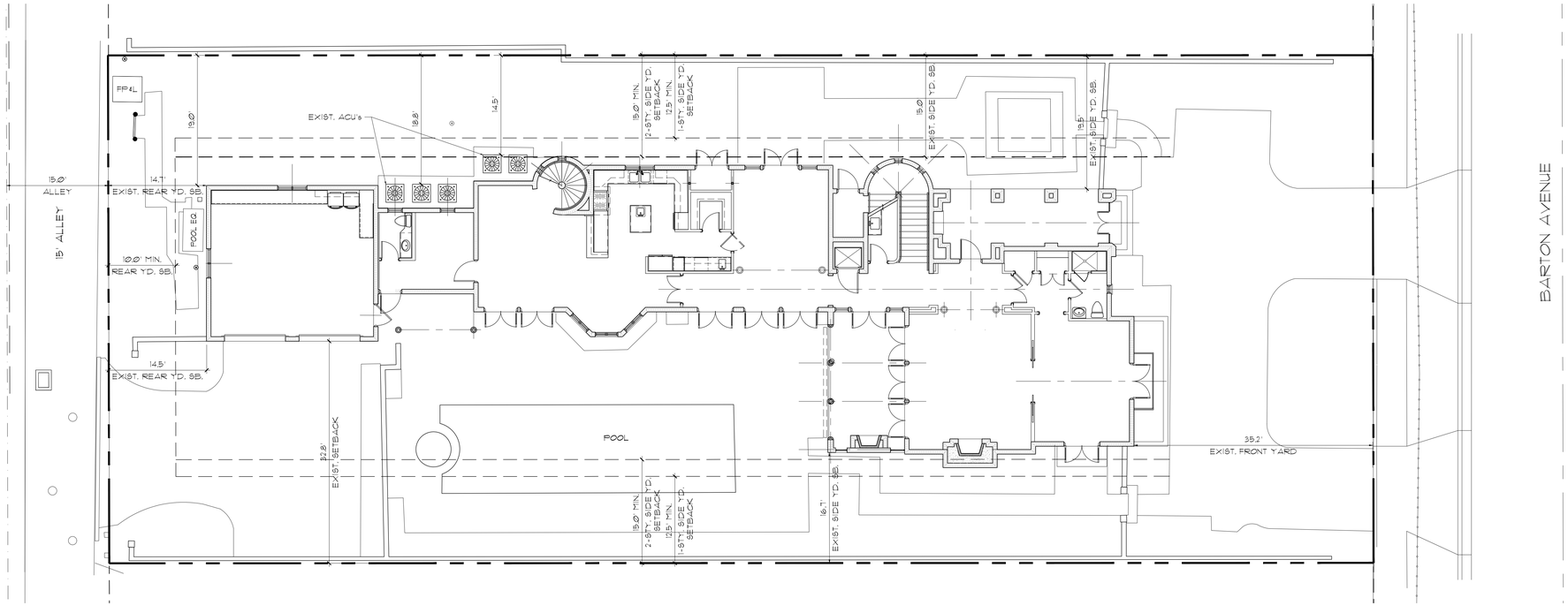
A000.3



Existing Site Plan

Scale 1/8 - 1'-0"

NORTH

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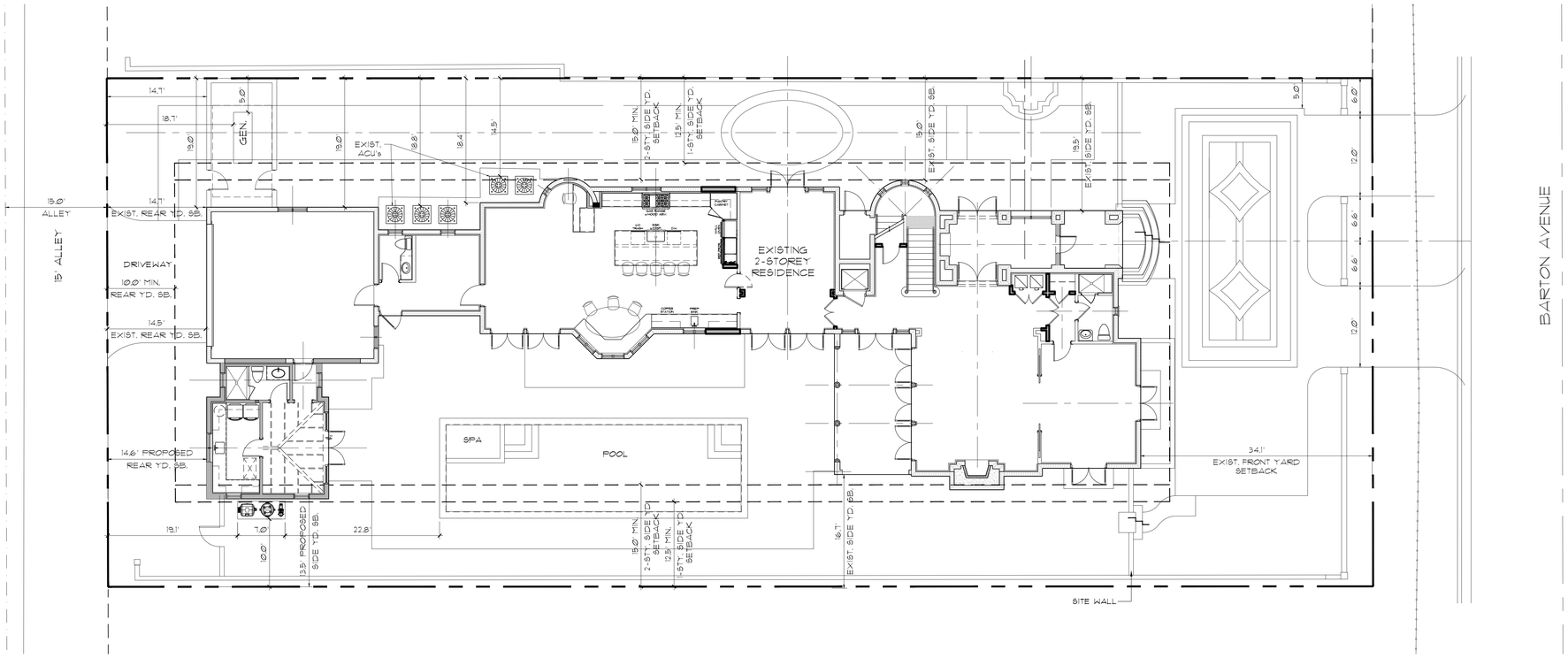

Proposed Site Plan

Scale 1/8 - 1'-0"

NORTH

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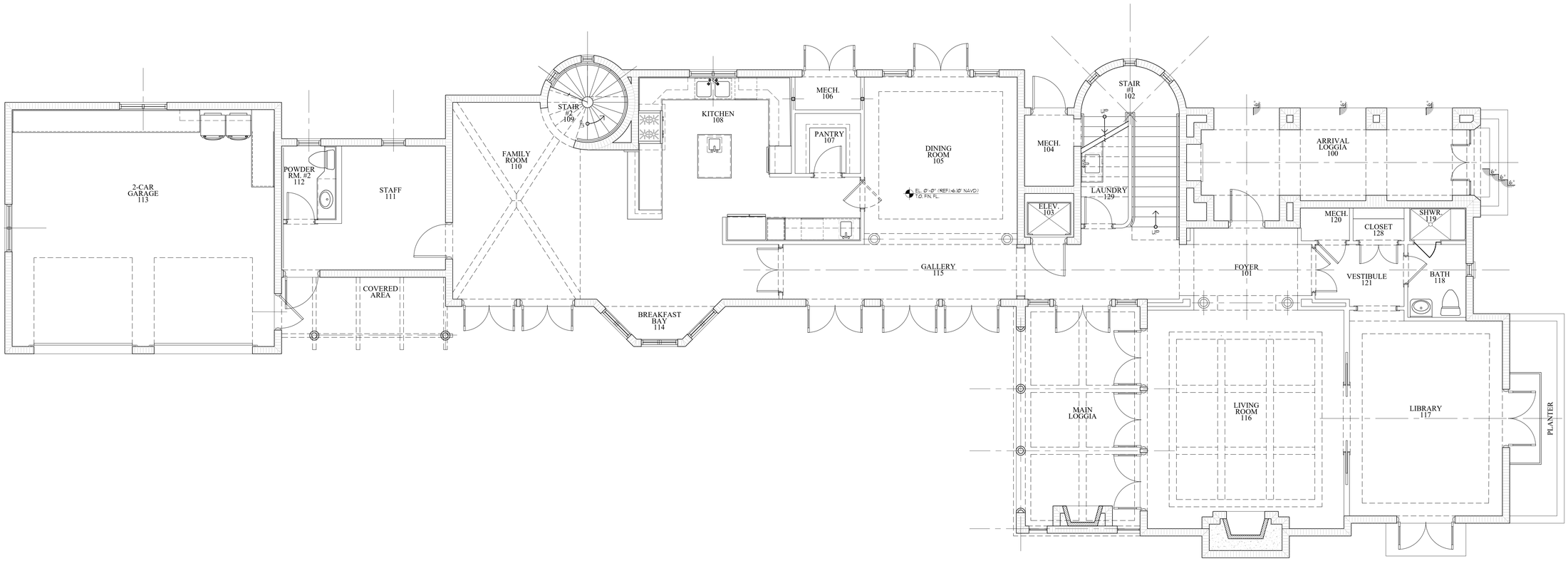

Existing First Floor Plan

Scale 1/4" = 1'-0"

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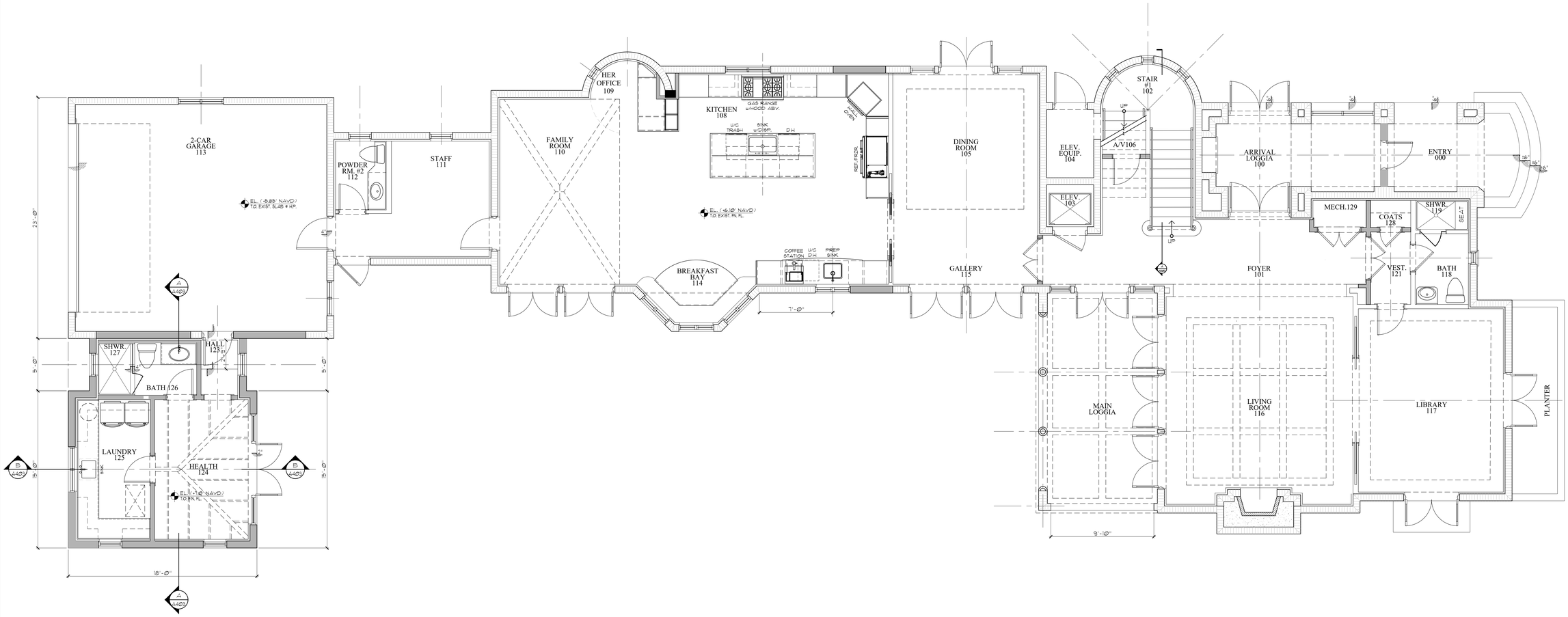

Proposed First Floor Plan

Scale 1/4" = 1'-0"

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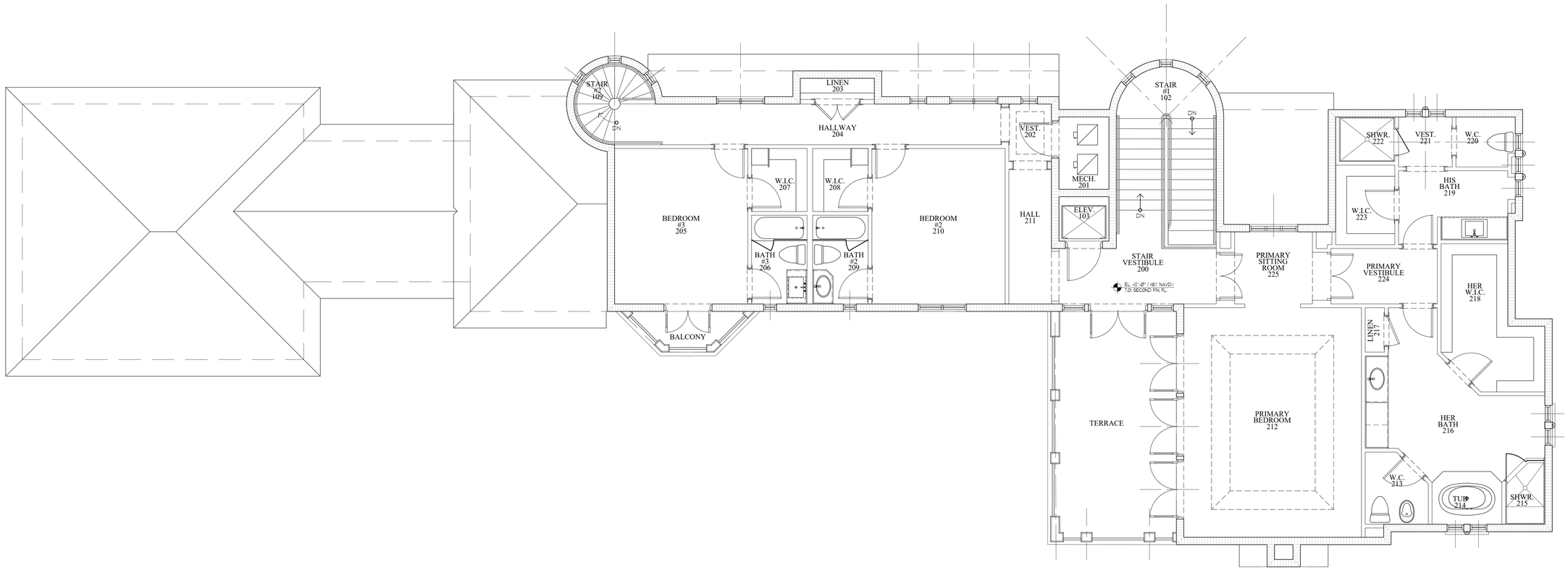

Existing Second Floor Plan

Scale 1/4" = 1'-0"

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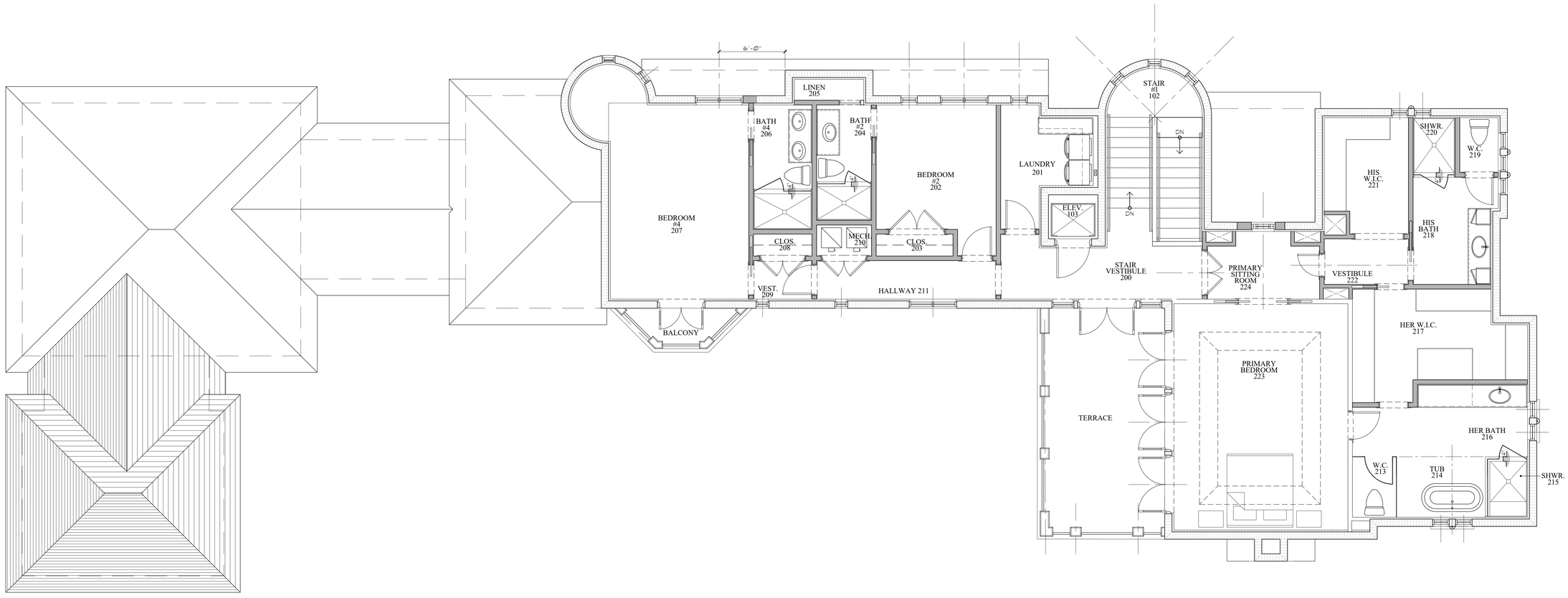

Proposed Second Floor Plan

Scale 1/4" = 1'-0"

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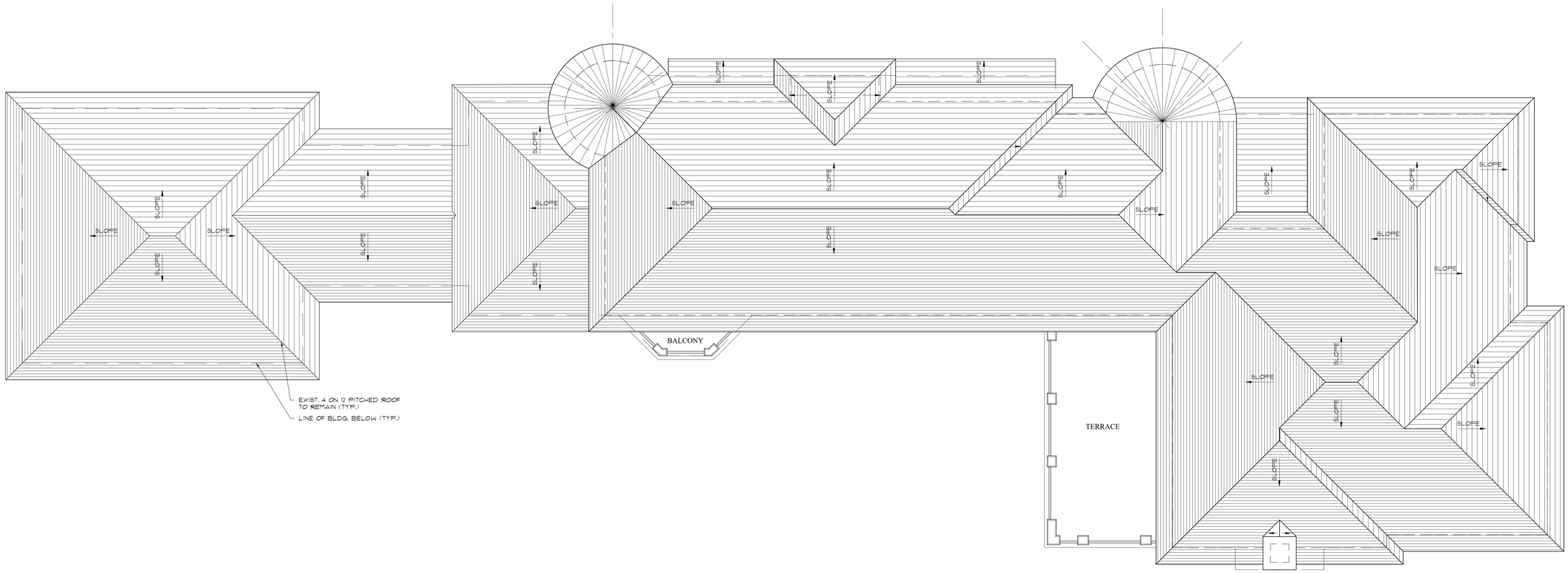

Existing Roof Plan

Scale 1/4" = 1'-0"

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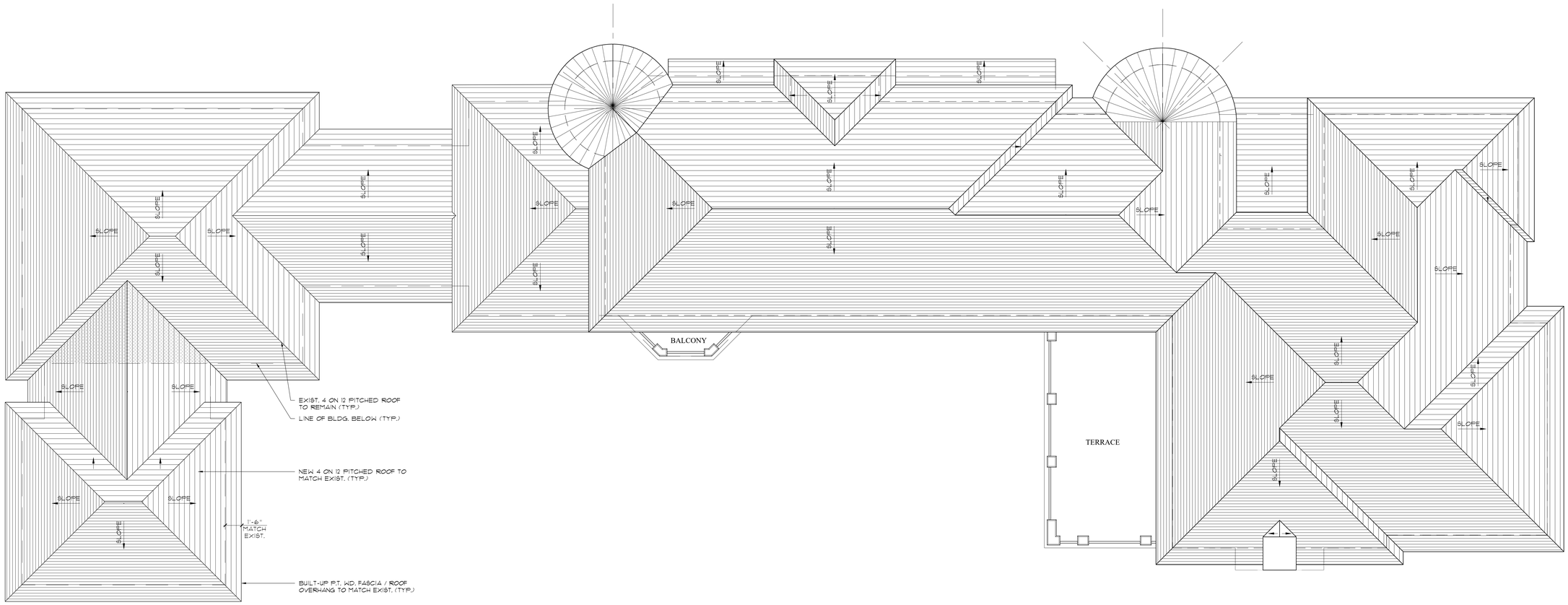

Proposed Roof Plan

Scale 1/4" = 1'-0"

NORTH

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A105

Existing North Elevation

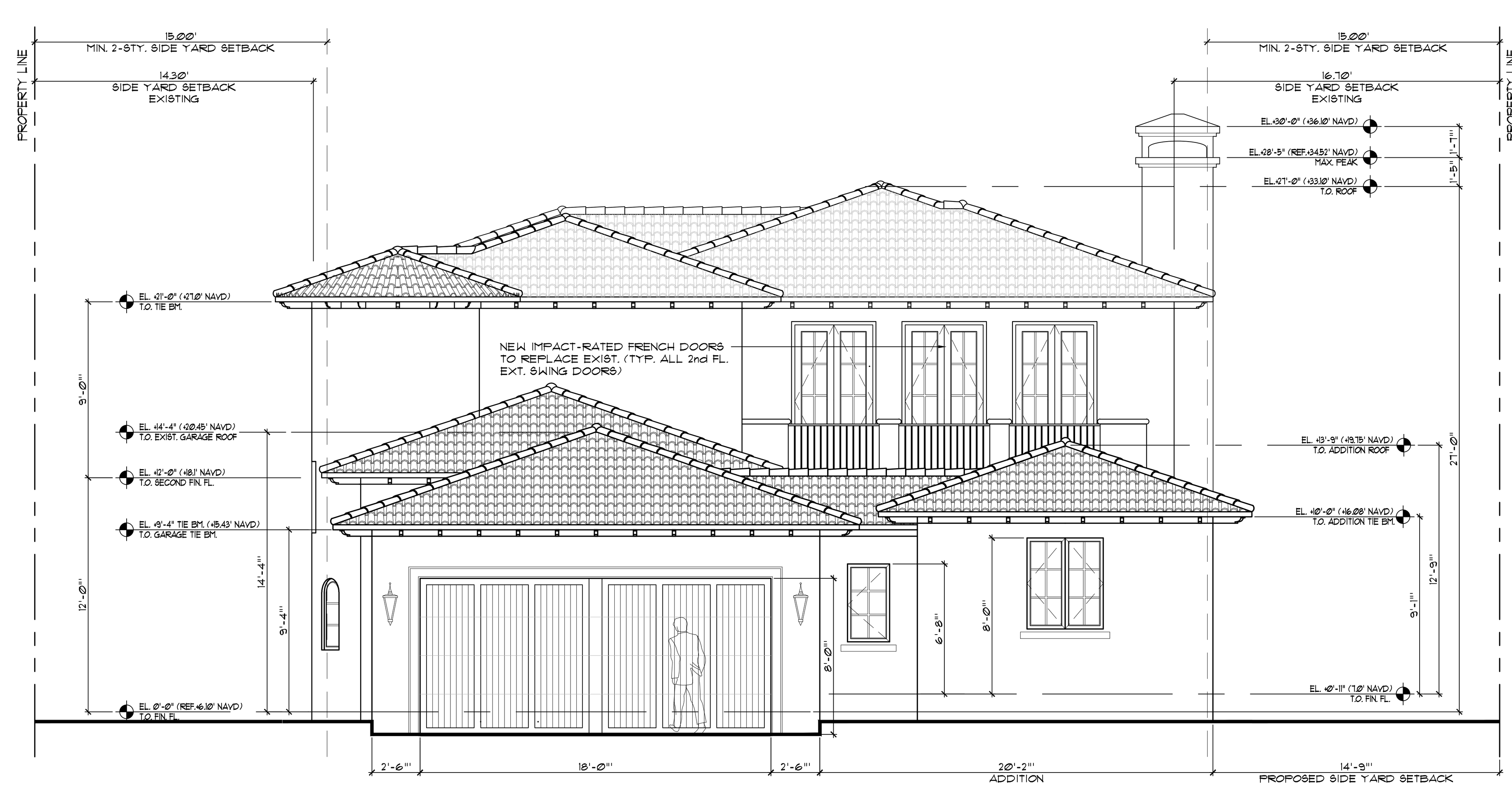
Scale 3/16" = 1'-0"

Existing South Elevation

Scale 3/16" = 1'-0"

Proposed North Elevation

Scale 3/16" = 1'-0"



Proposed South Elevation

Scale 3/16" = 1'-0"

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A400

Existing East Elevation

Scale 3/16" = 1'-0"

Proposed East Elevation

Scale 3/16" = 1'-0"

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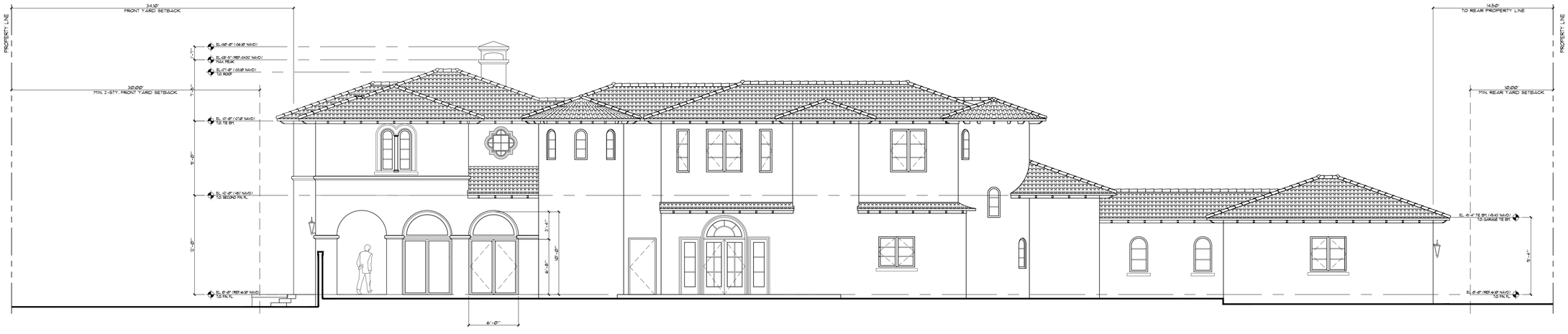
A401

Existing West Elevation

Scale 3/16" = 1'-0"



Proposed West Elevation

Scale 3/16" = 1'-0"

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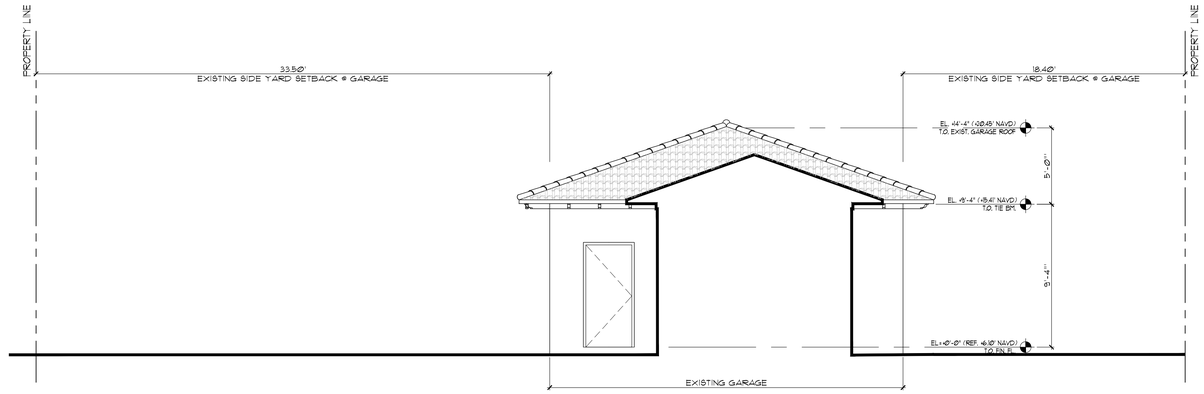
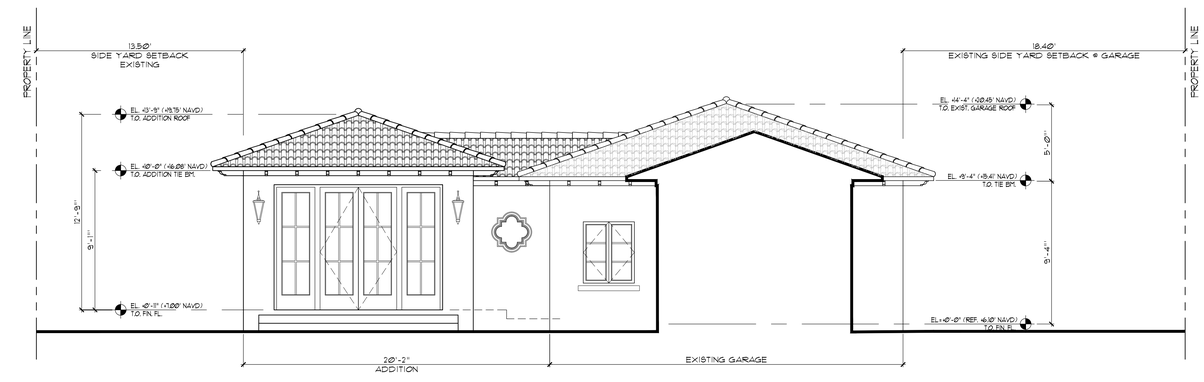
A402



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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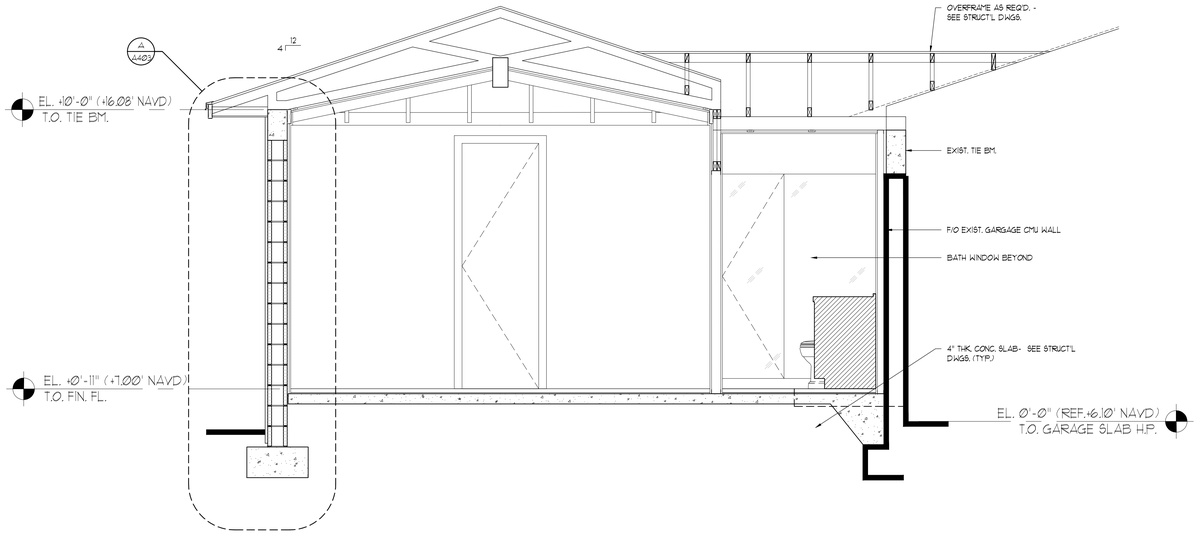
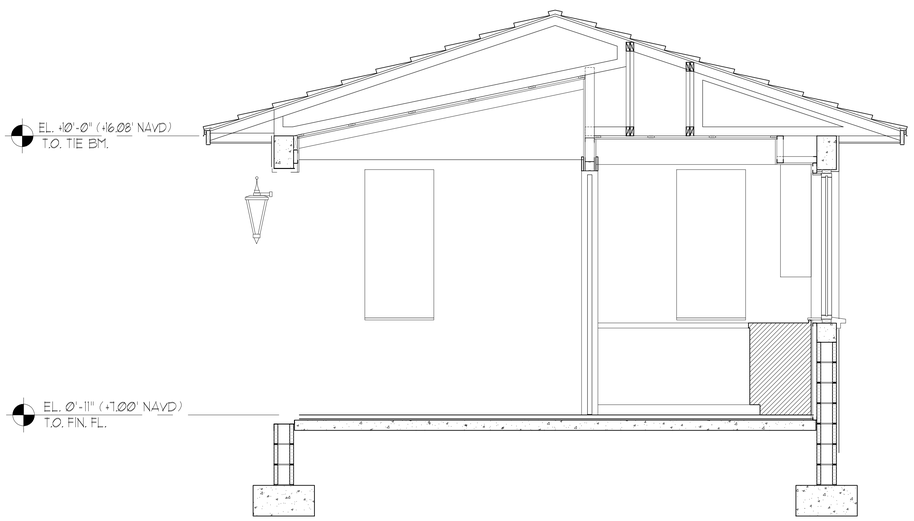
PR NO 25022

A403.1



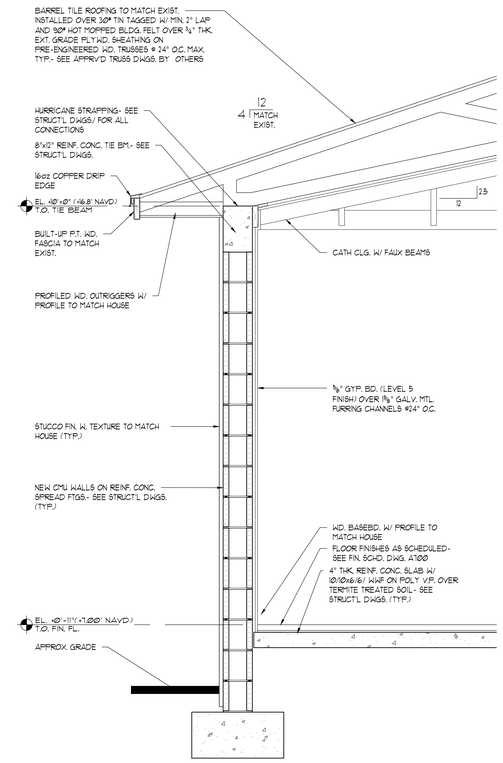
Section A-A

Scale 1/2" = 1'-0"



Section B-B

Scale 1/2" = 1'-0"



Typical Wall Section

Scale 3/4" = 1'-0"

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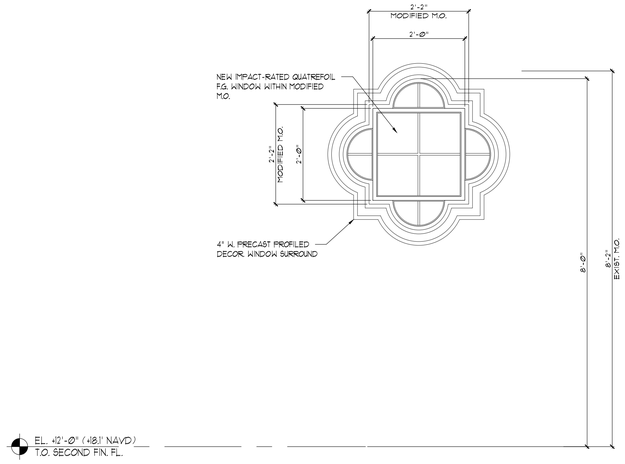

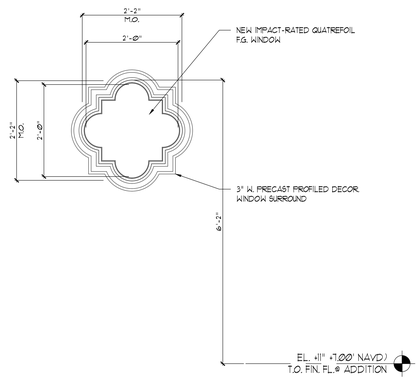

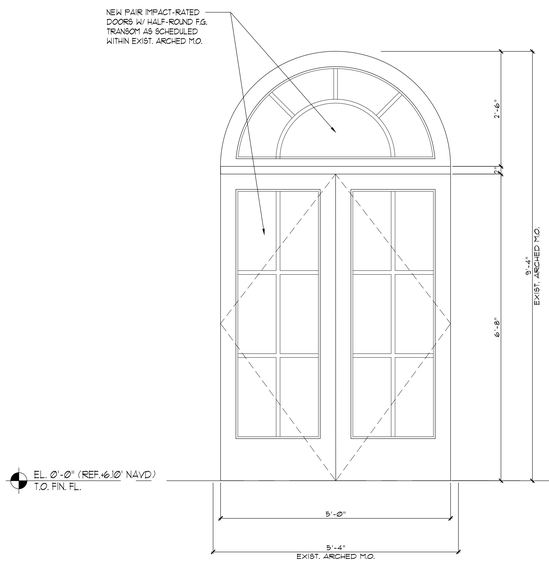

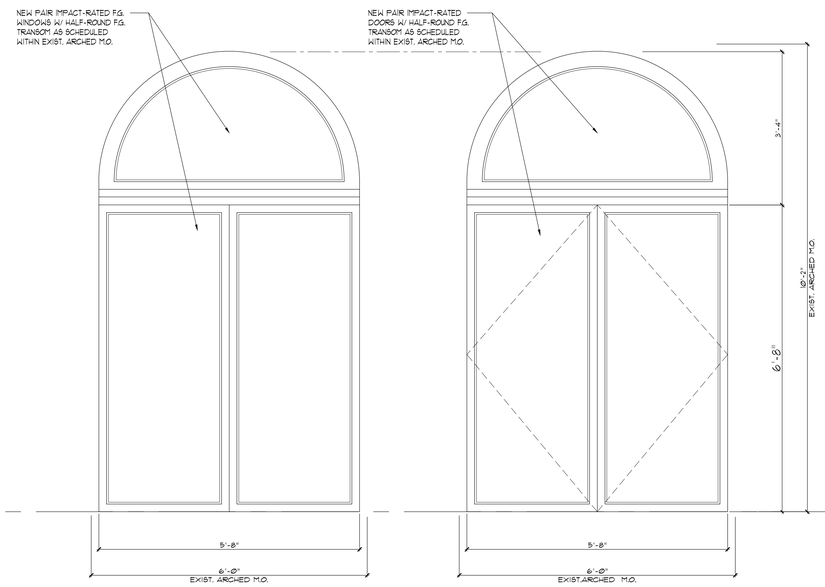

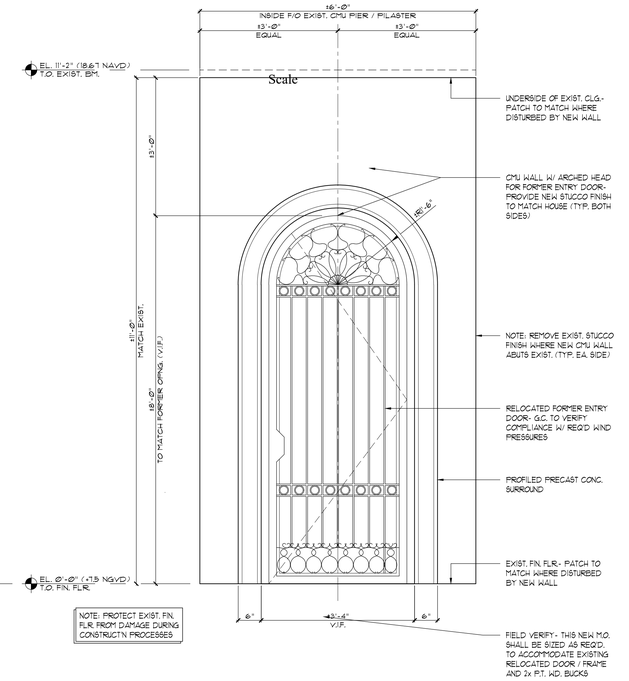

New Door & Window Elevations

3/4 = 1'-0"

Partial Entry Elevation

Scale 3/4 = 1'-0"

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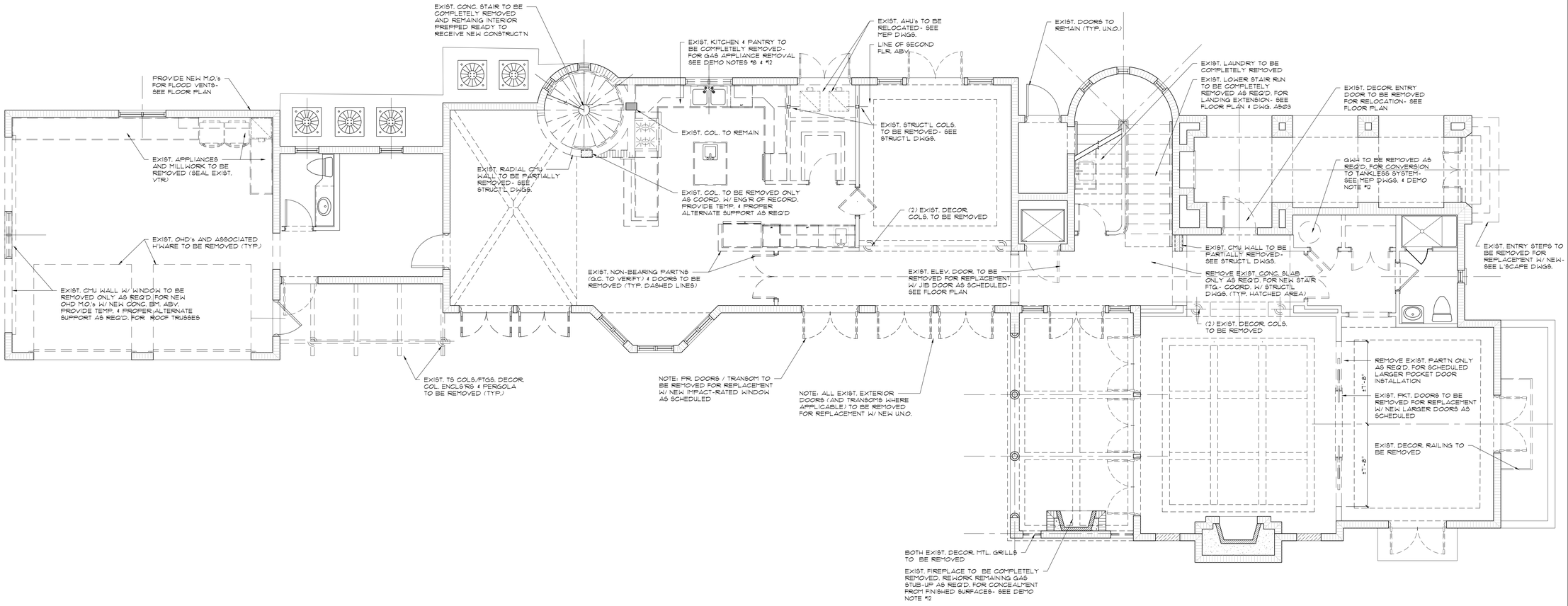
A405

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"

NORTH

ARC-25-0023
ZON-25-0029

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FLORIDA SEAL
REG# AR 16971

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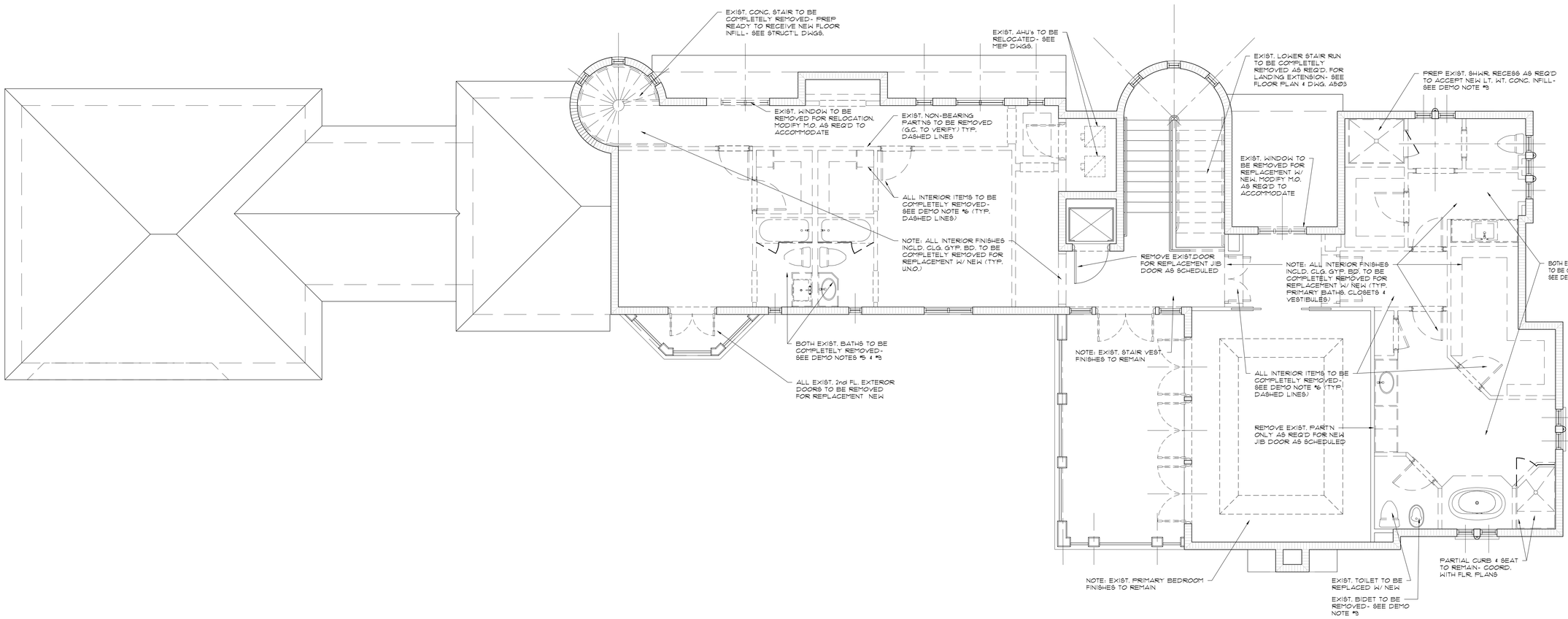
ISSUANCE — ARCOM 2nd SUBMITTAL 05/12/25

PHASE SD
PR NO 25022

D100



Second Floor Demolition Plan

Scale 1/4" = 1'-0"

NORTH

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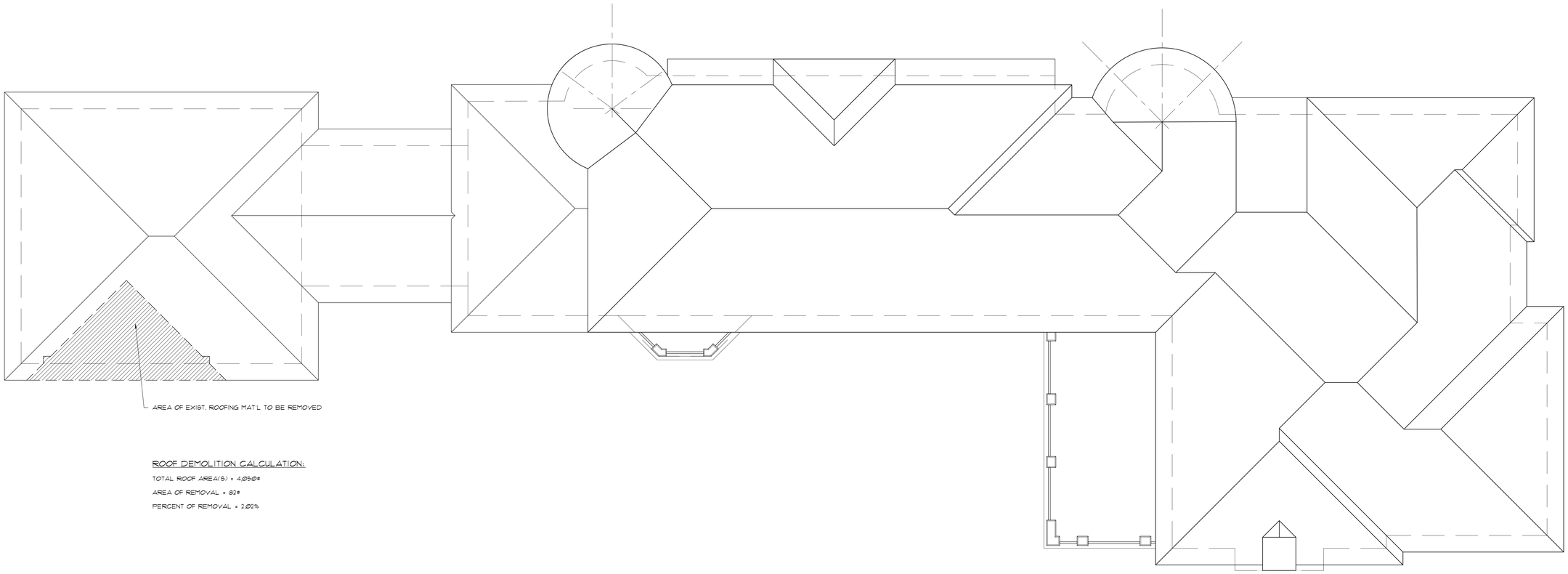
PR NO 25022

D101



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"

NORTH

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D102

Existing Property

Scale NTS

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P001

Existing Property

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PR NO 25022

P002

Existing Property

Scale NTS

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P003

Existing Property

Scale NTS

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PHASE SD
PR NO 25022

P004

Surrounding Alleyway

Scale NTS

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P005

Surrounding Alleyway

Scale NTS

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P006

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Surrounding Alleyway

Scale NTS

PHASE SD
PR NO 25022

P007

Surrounding Properties

Scale NTS

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PHASE SD
PR NO 25022

P008

Surrounding Properties

Scale NTS

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PHASE SD
PR NO 25022

P009

Surrounding Properties

Scale NTS

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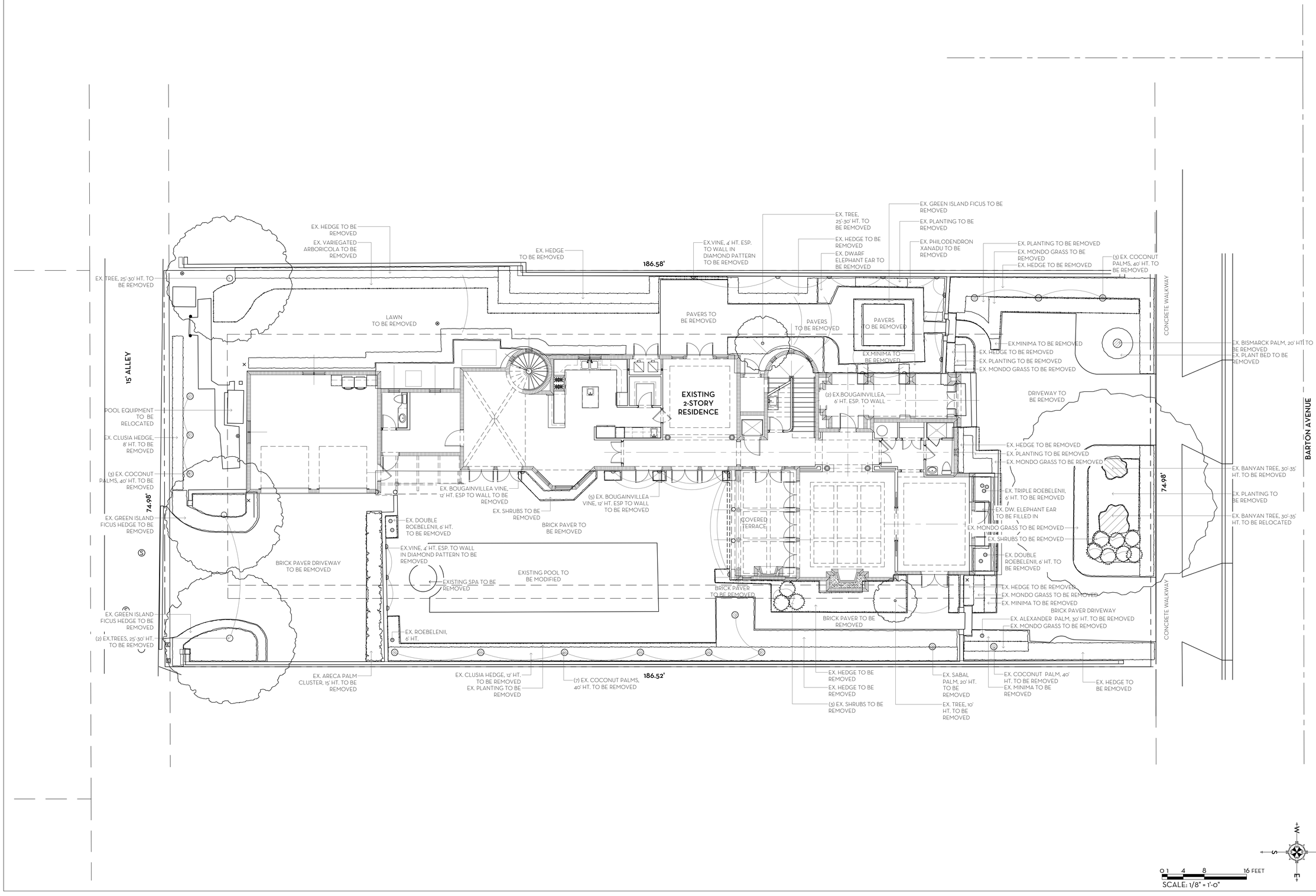
P010



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

ARC-25-0023
ZON-25-0029

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

OVERALL SITE RENDERING

PRIVATE RESIDENCE

224 BARTON AVENUE, PALM BEACH, FLORIDA

09 MAY 2025-SECOND SUBMITTAL

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

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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

NORTH ELEVATION

PRIVATE RESIDENCE

224 BARTON AVENUE, PALM BEACH, FLORIDA

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

09 MAY 2025-SECOND SUBMITTAL

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West Palm Beach, FL 33401
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EL1

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

SOUTH ELEVATION

PRIVATE RESIDENCE

224 BARTON AVENUE, PALM BEACH, FLORIDA

24 APRIL 2025 - FIRST SUBMITTAL

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

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DESIGN

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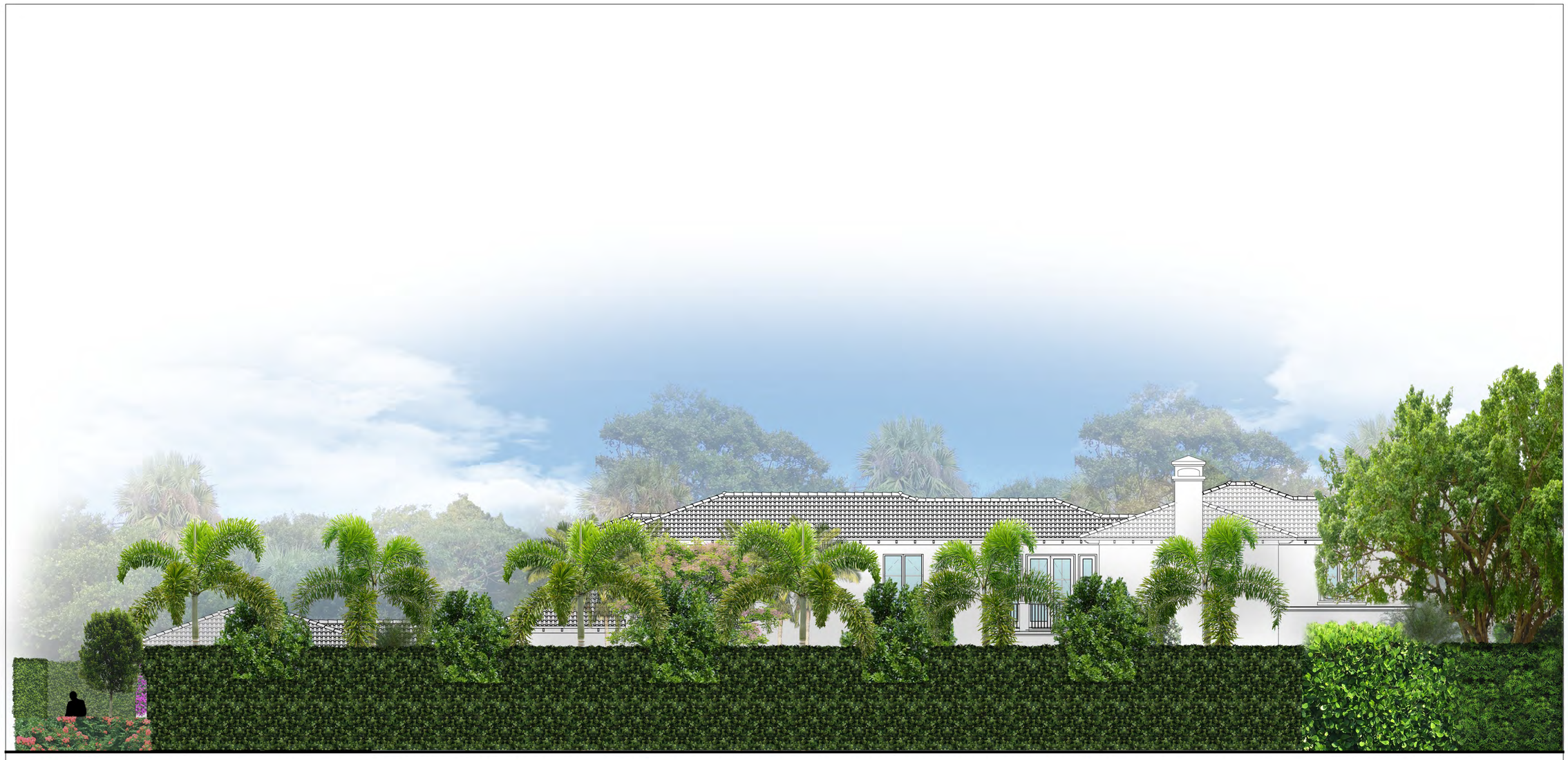
EL2



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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DESIGN

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EL3

0 1 2 4 8 12 FEET
SCALE: 3/16" = 1'-0"

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Landscape Architect
Registration No.
6666856

SCALE: 3/16" = 1'-0"

WEST ELEVATION

PRIVATE RESIDENCE

224 BARTON AVENUE, PALM BEACH, FLORIDA

24 APRIL 2025 - FIRST SUBMITTAL

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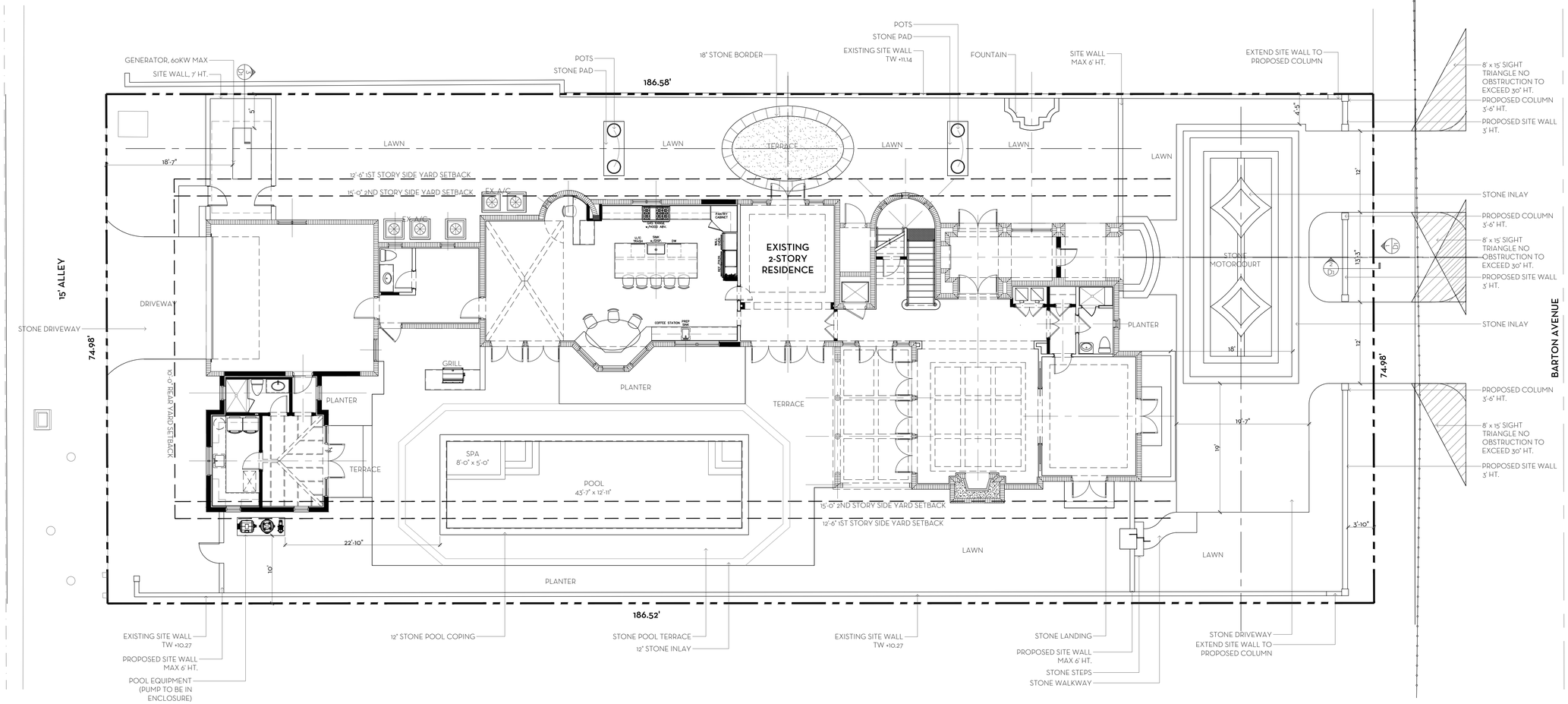
EL4



OVERALL R-B SITE CALCULATIONS:

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EXISTING =	880	SQ FT	46.93%
PROPOSED =	790	SQ FT	42.13%

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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%

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

0 1 4 8 16 FEET

MARIO F. NIEVERA

State of Florida
Landscape Architect
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

MARIO F. NIEVERA

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Landscape Architect
Registration No.
6666856

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

EXTERIOR MATERIALS AND FINISHES

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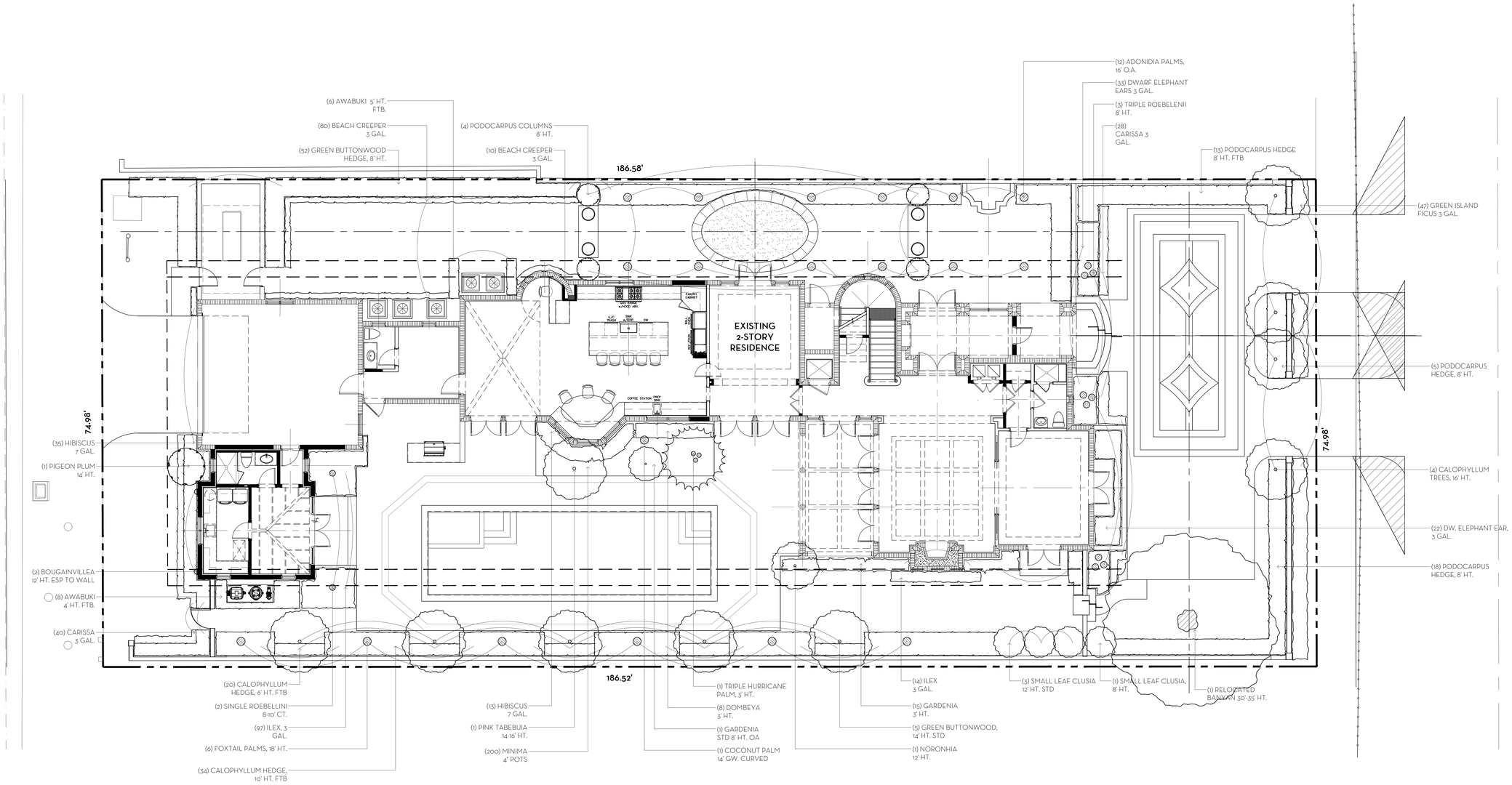

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

LANDSCAPE PLAN

PRIVATE RESIDENCE

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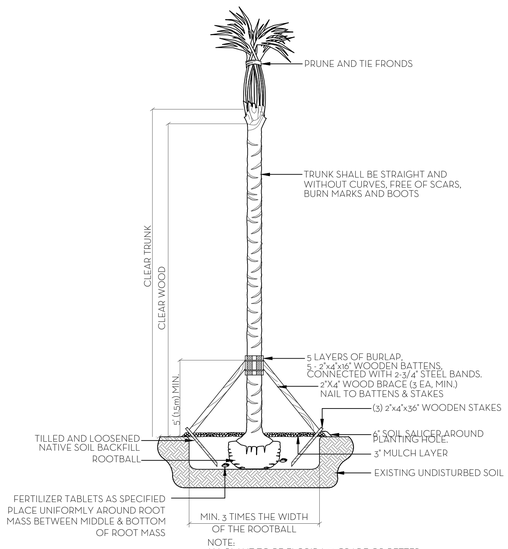
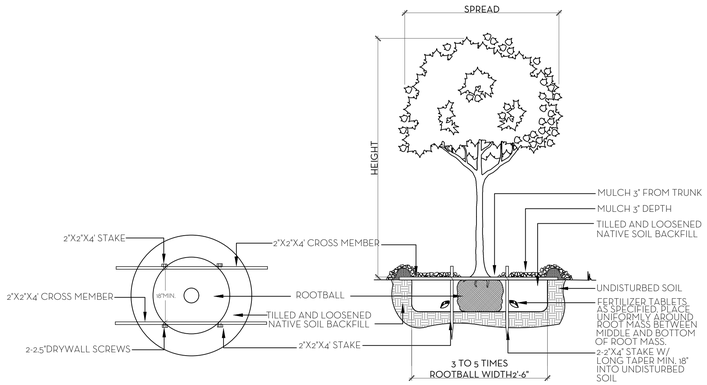


NOTE:
ALL PLANT TO BE FLORIDA #1 GRADE OR BETTER

PALM PLANTING DETAIL
N.T.S.

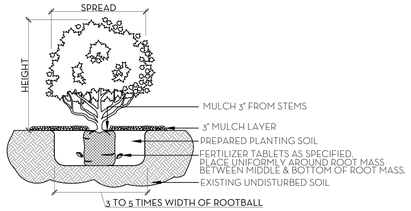
NOTES:
1. ALL WOOD SHALL BE SPRUCE OR PINE-NOT PRESSURE TREATED.
2. CROSS TIES SHALL NOT CROSS OVER WOODY ROOTS.
3. REMOVE ALL STRING &/OR WIRE WRAPPED AROUND TRUNK.
4. REMOVE ALL STRAPS, ROPES, WIRE, &/OR STRINGS USED TO LIFT THE ROOTBALL.
5. REMOVE ALL BURLAP &/OR WIRE FROM THE TOP OF THE ROOT BALL.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



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

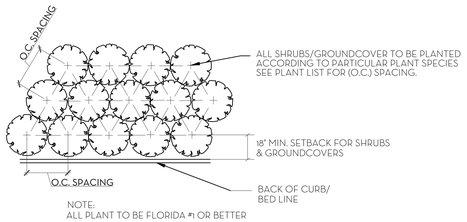
TREE PLANTING DETAIL
N.T.S.

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



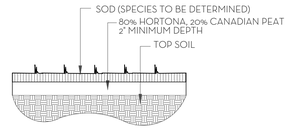
NOTE:
ALL MATERIAL TO BE FLORIDA #1 OR BETTER

SHRUB & GROUNDCOVER PLANTING DETAIL
N.T.S.



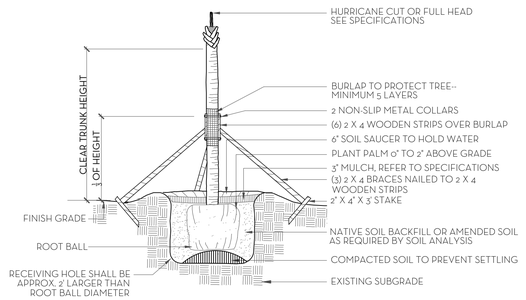
NOTE:
ALL PLANT TO BE FLORIDA #1 OR BETTER

PLANT SPACING DETAIL
N.T.S.



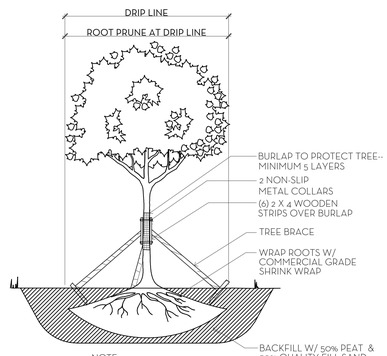
SOD PLANTING DETAIL
N.T.S.

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



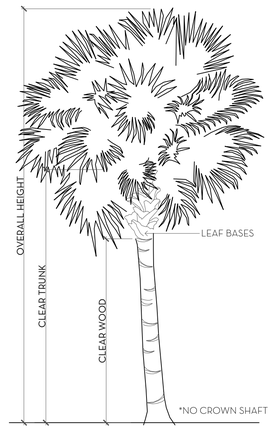
NOTES: STAKING & GUYING REQUIRED FOR PALMS, IF NECESSARY, OR AS DIRECTED BY THE LANDSCAPE ARCHITECT. ALL PLANT TO BE FLORIDA #1 OR BETTER

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.

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 gemmiflora	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			6'-10' C.T.
12	Triple Roebelenii	Phoenix roebelenii	3			8' HT.
13			24			
	SHRUBS/VINES					
14	Awabuki	Viburnum odiratissimum	6			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			451	36%		
	GROUND COVERS					
31	Beach Creeper	Emodea 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		*REVISE 20230727*

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

PLANT LIST AND DETAILS

PRIVATE RESIDENCE

224 BARTON AVENUE, PALM BEACH, FLORIDA

09 MAY 2025-SECOND SUBMITTAL

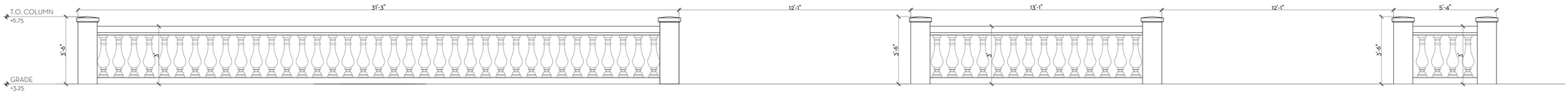
NIEVERA WILLIAMS
DESIGN

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

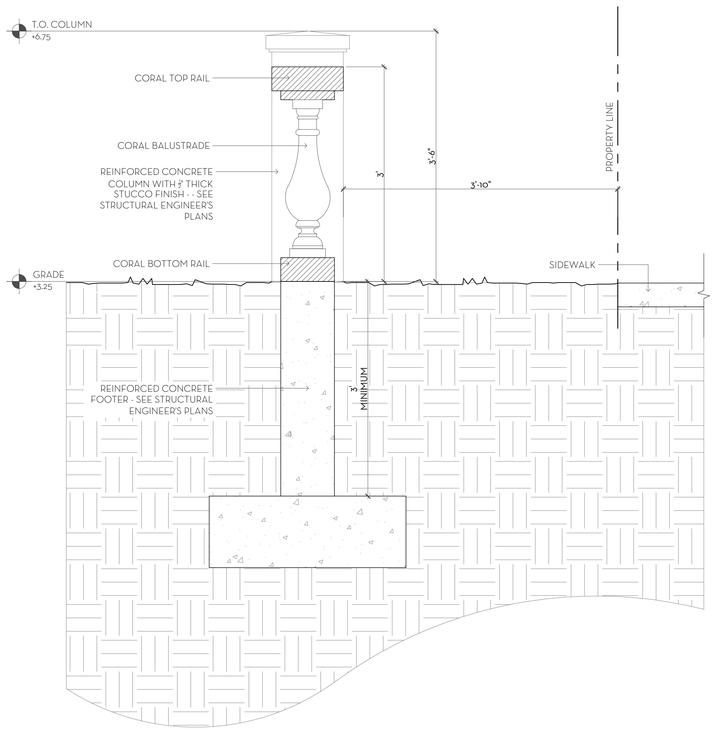
NIEVERAWILLIAMS.COM

LP2

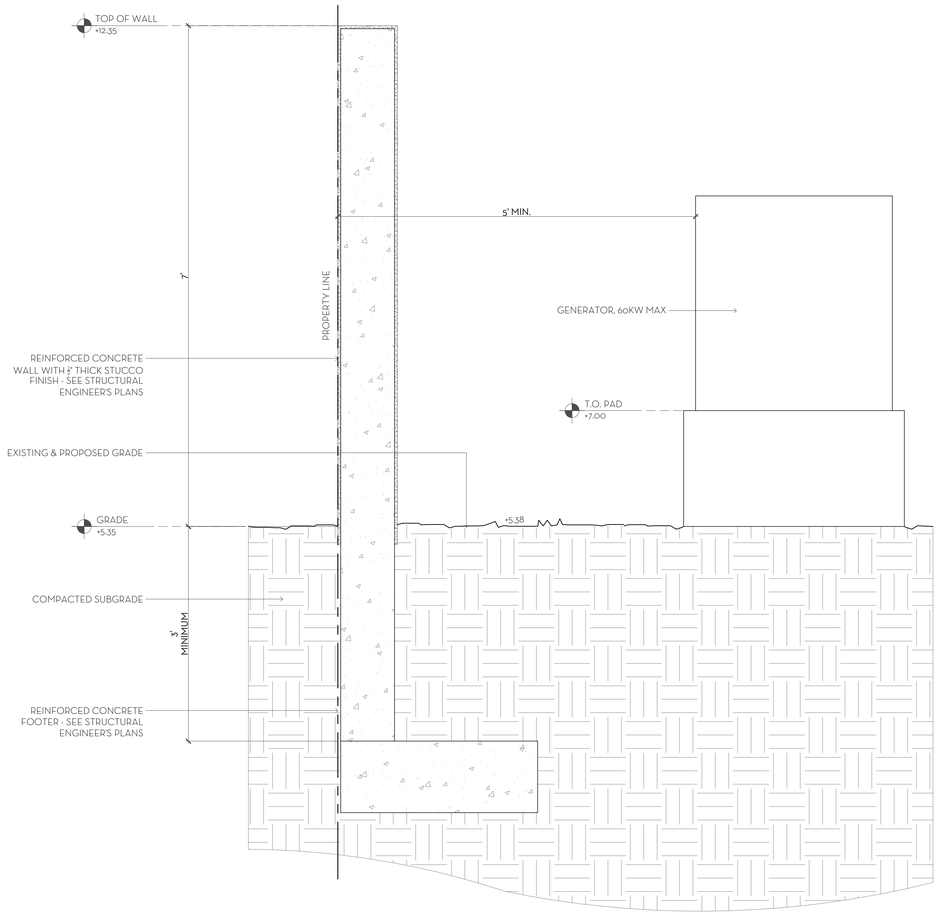
ARC-25-0023
ZON-25-0029



1 / D1 NORTH BALUSTRADE SITE WALL
SCALE: 3/8"=1'-0"



2 / D1 BALUSTRADE SECTION DETAIL
SCALE: 1"=1'-0"



3 / D1 GENERATOR ENCLOSURE SITE WALL SECTION
SCALE: 1"=1'-0"

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

SITE DETAILS

PRIVATE RESIDENCE

224 BARTON AVENUE, PALM BEACH, FLORIDA

09 MAY 2025-SECOND SUBMITTAL

SCALE: VARIES

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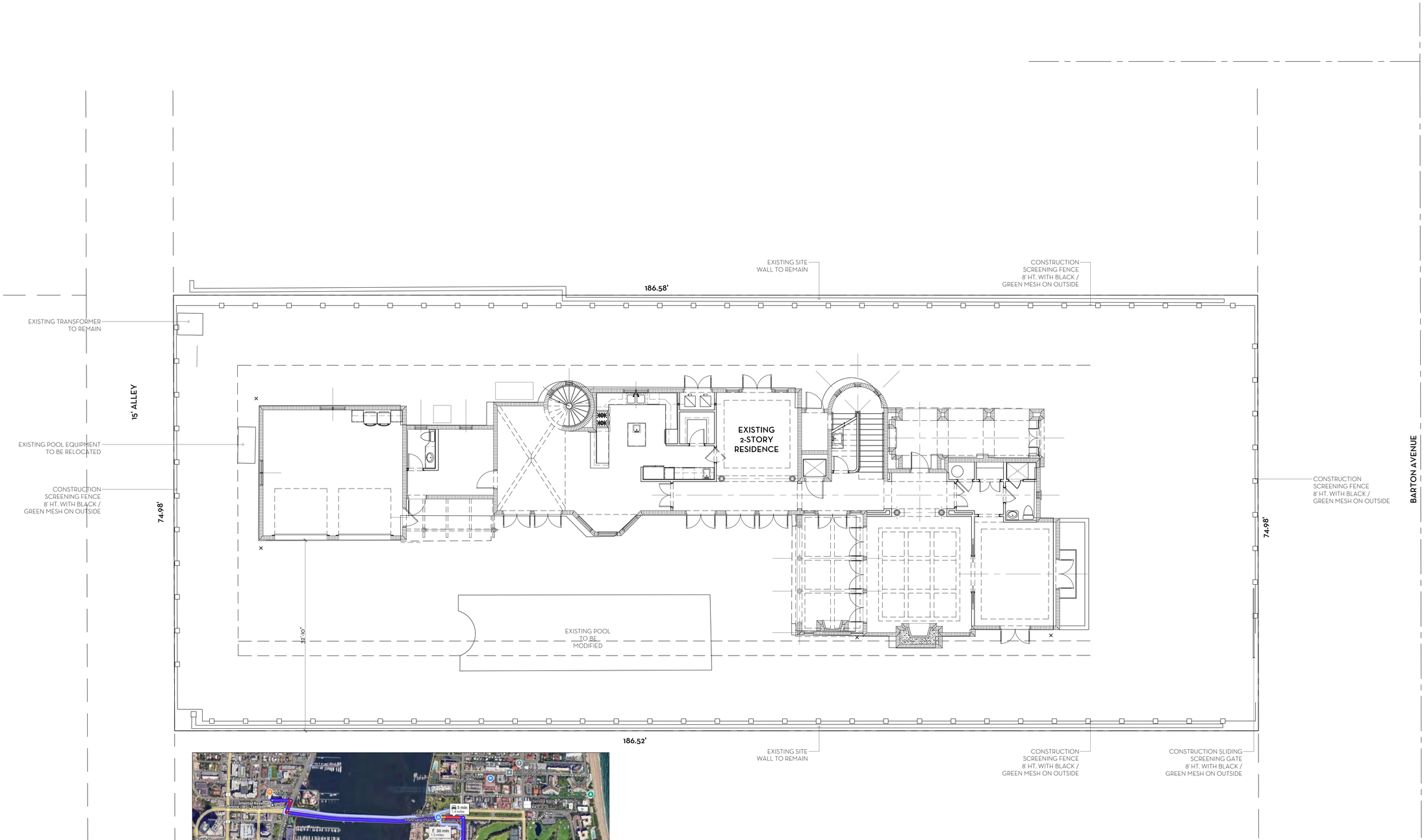
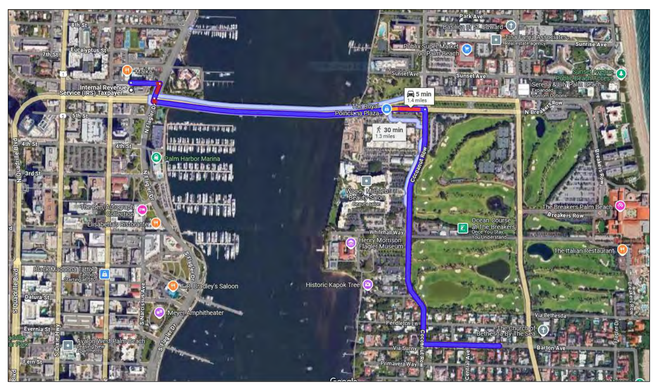
D1

ARC-25-0023
ZON-25-0029





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"

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

CONSTRUCTION SCREENING PLAN

PRIVATE RESIDENCE

224 BARTON AVENUE, PALM BEACH, FLORIDA

09 MAY 2025.SECOND SUBMITTAL

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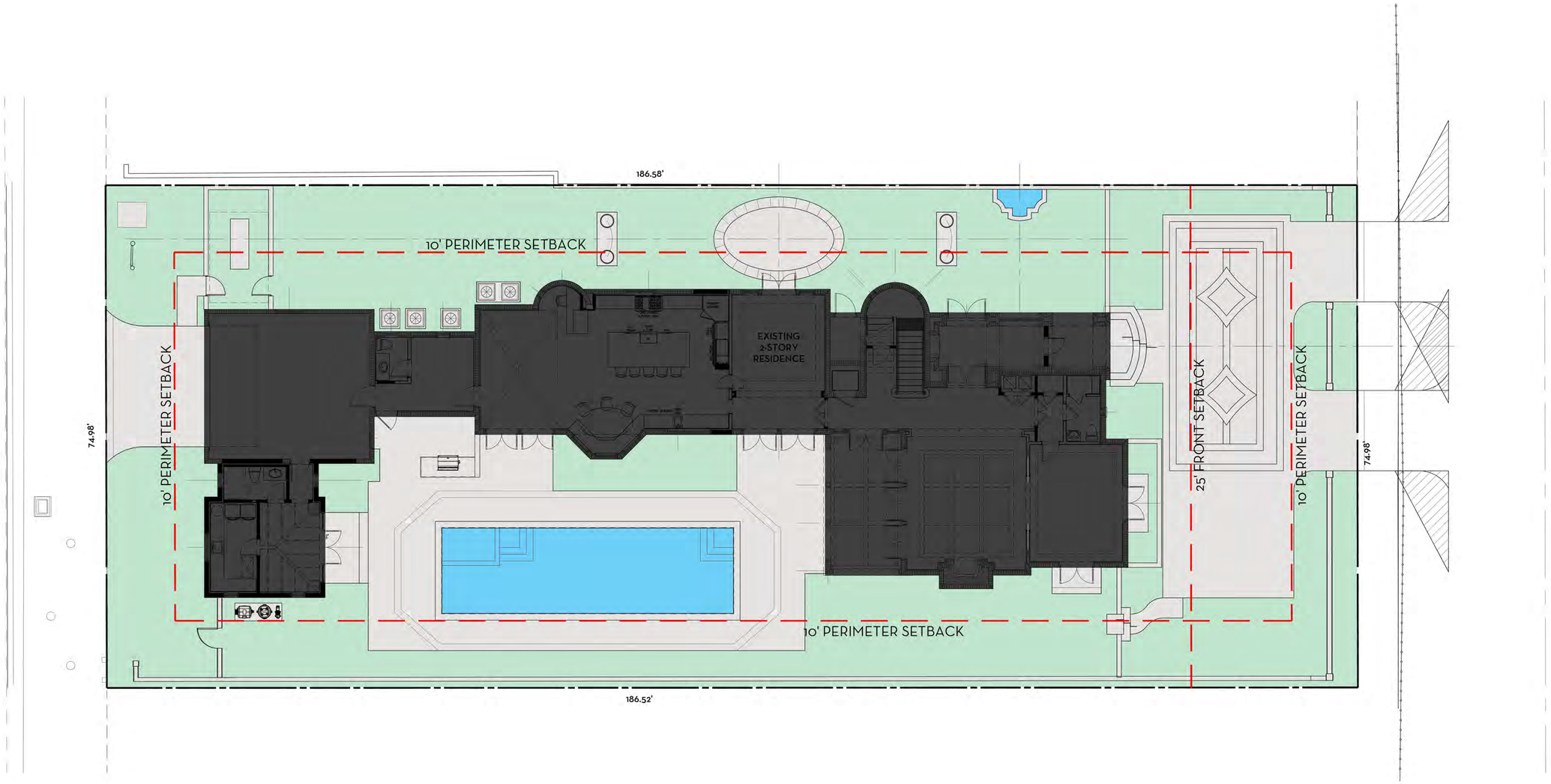
CSP

ARC-25-0023
ZON-25-0029



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"

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

OPEN SPACE DIAGRAM

PRIVATE RESIDENCE

224 BARTON AVENUE, PALM BEACH, FLORIDA

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

09 MAY 2025-SECOND SUBMITTAL

NIEVERA WILLIAMS
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OS1

ARC-25-0023
ZON-25-0029

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.
At the JUNE 25, 2025 ARCOM meeting, the application for a new one-story addition to an existing residence was approved (7-0). Additionally, the commission made a positive motion (7-0) regarding the impact of the variance on the architecture.

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 and 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.

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.

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 a 13,988 SF R-B zoned lot, so the proposed 345SF addition would 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.

TOWN OF PALM BEACH

Information for Town Council Meeting on: July 9, 2025

To: Town Council

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

From: Planning, Zoning, & Building Staff

Re: 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. ***[The Architectural Commission Recommendation: Implementation of the proposed variances will not cause negative impact on the subject property. Carried 7-0.] [The Architectural Commission approved this project with conditions. Carried 6-1.]***

Date: 6/25/2025

ATTACHMENTS

Staff Report
Letter of Intent
Plans

STRATEGIC PLAN

Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Community Preservation
Quality of Life

FUNDING

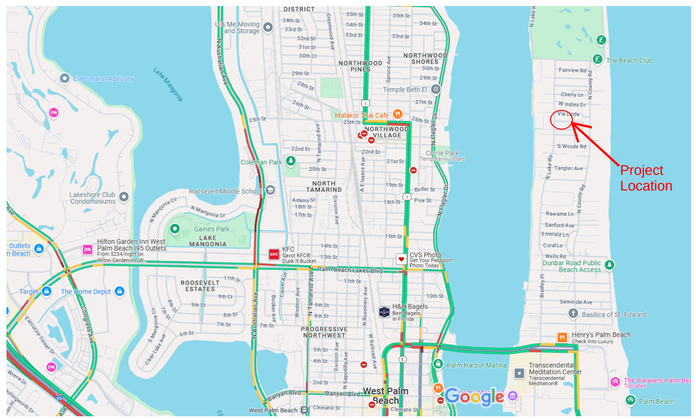
No Funding
No Fiscal Impact

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
DO-1.0	Openings Demo
DO-1.1	Openings Demo
AR-1.0	Sitescape
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
AR-4.1	Existing and Proposed Elevations
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
AR-6.0	Rendering
AR-6.1	Rendering 2
AR-6.2	Rendering 3
L1.0	Existing Site Photos
L1.1	Existing Conditions Plan
L2.0	Demolition Plan
L3.0	Site Plan
L4.0	Open Space Diagrams
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
Digitally signed by Alan Lerner
DN: C=US, E=alerner@offler.com, O=Alan, SN=Lerner, CN=Alan Lerner, OI=Offerle-Lerner Inc
Reason: I am the author of this document
Location: MyMiami-Fl
Date: 2025.06.06 12:06:45-04'00'

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
Administrative Review Application Town of Palm Beach

SHEET NO.
AR-0.0

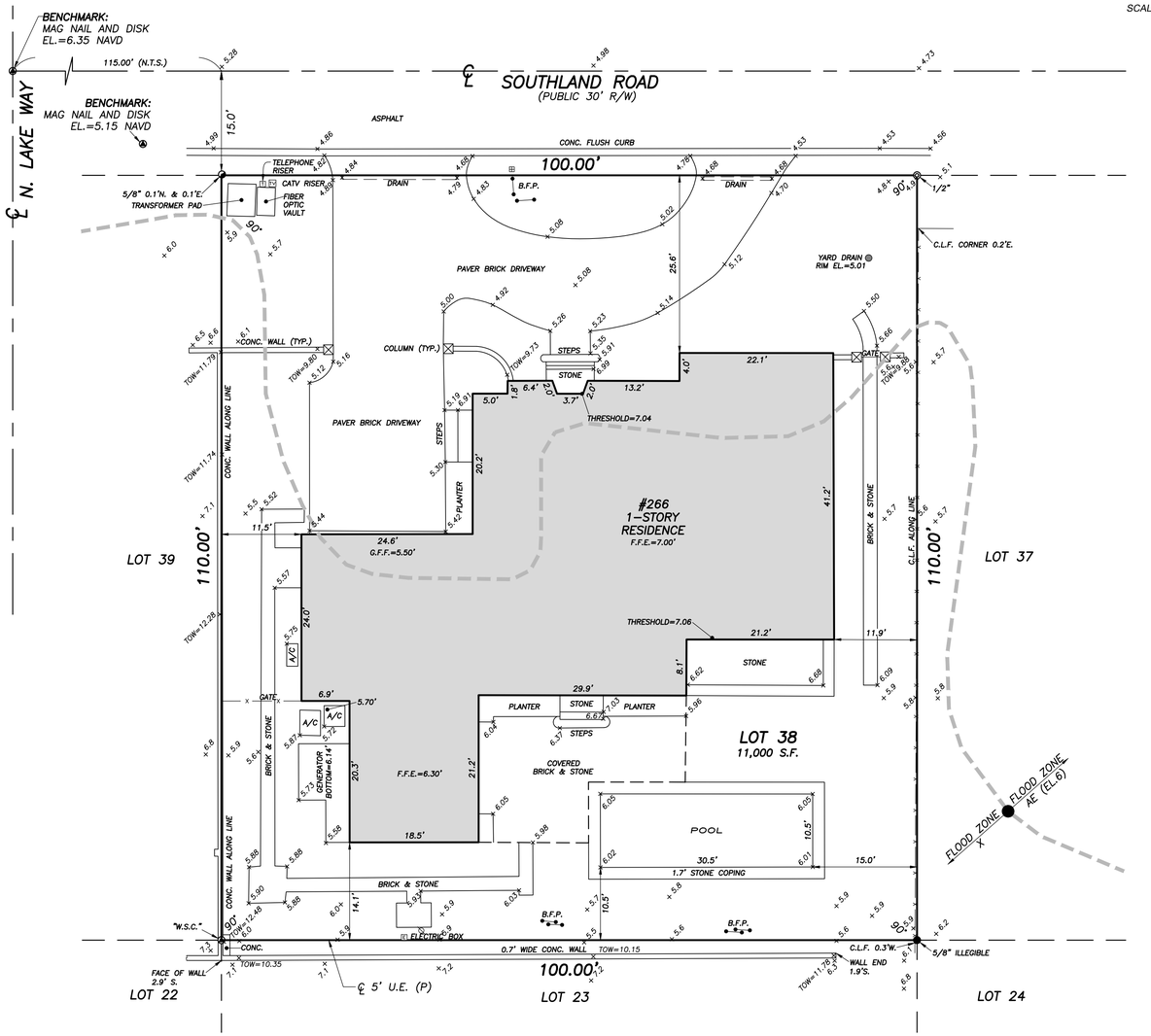
r:\active\2025\25-002_roberts\construct_docs\sheets.dbl_a0-0.sht Jun 05 2025

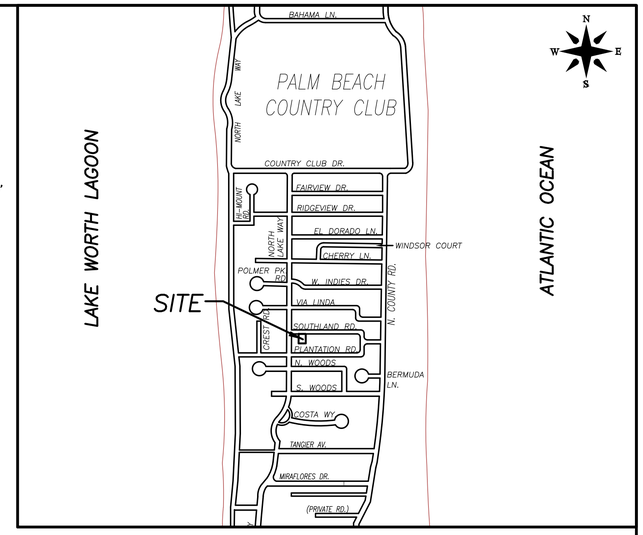
Boundary Survey For:

T. WILLIAMS ROBERTS, III and EMMA R. ROBERTS

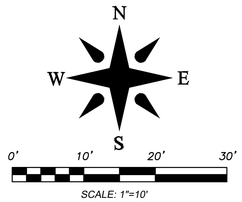
LEGEND

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

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.

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.

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.*		

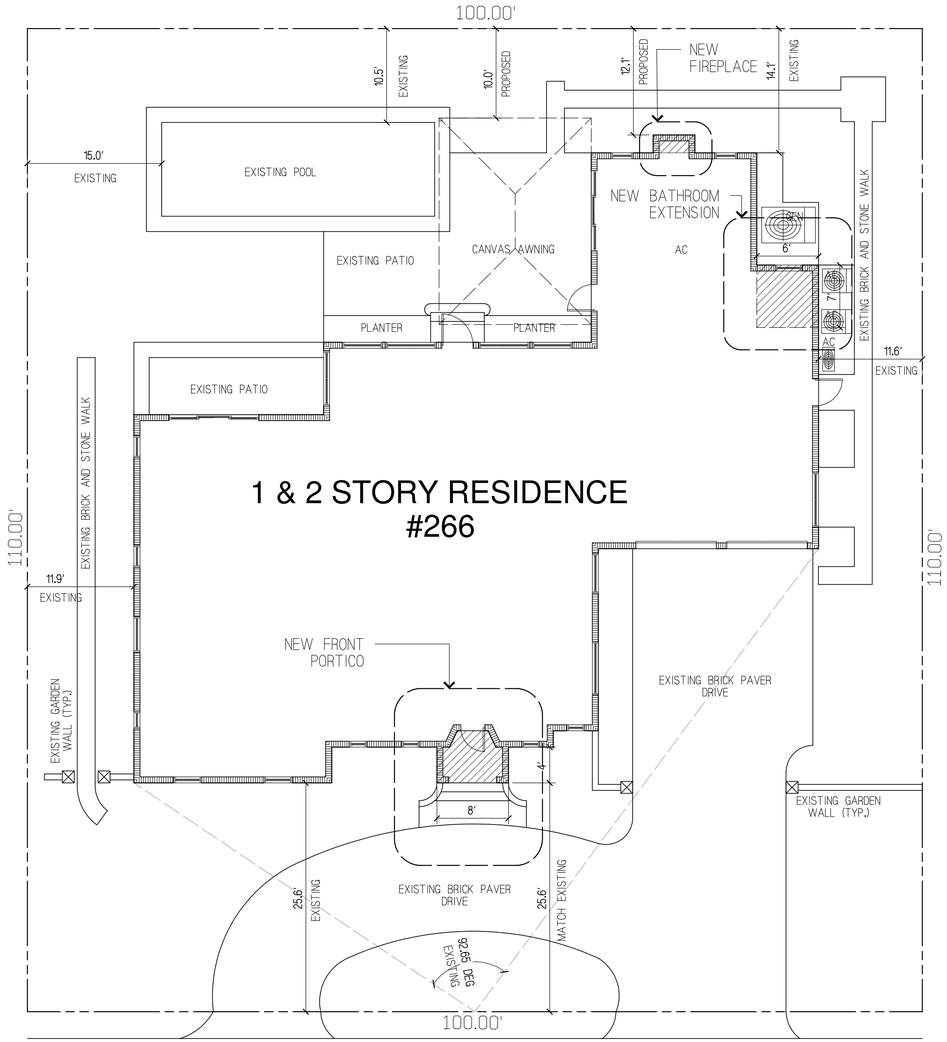
** Indicate each yard area with cardinal direction (N,S,E,W)*

*** 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



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=Offler Lerner Inc.
OID.2.5.4.97=VATH(CS-45)-270000L07720
OID.2.16.840.1.113733.1.6.9=VATH(CS-45)270000L07720
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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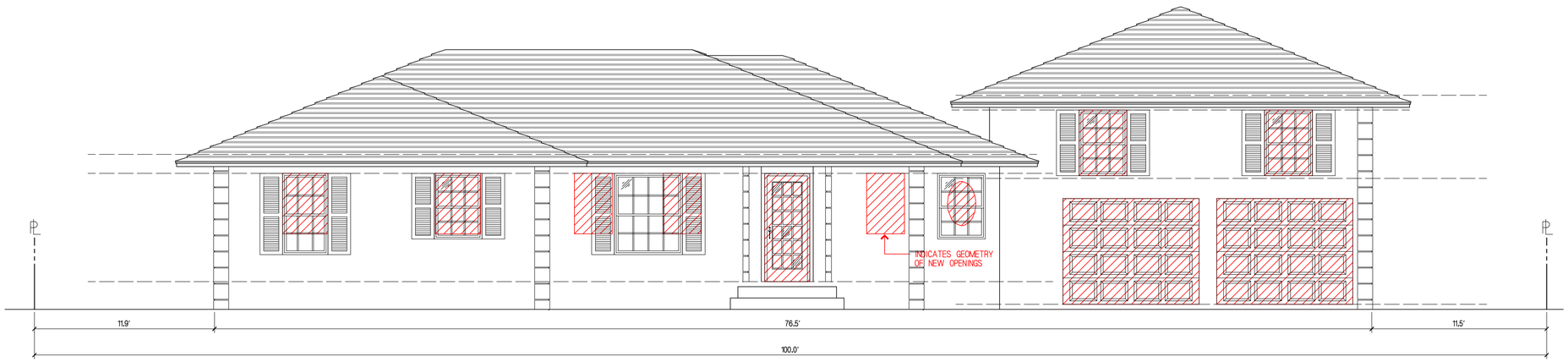

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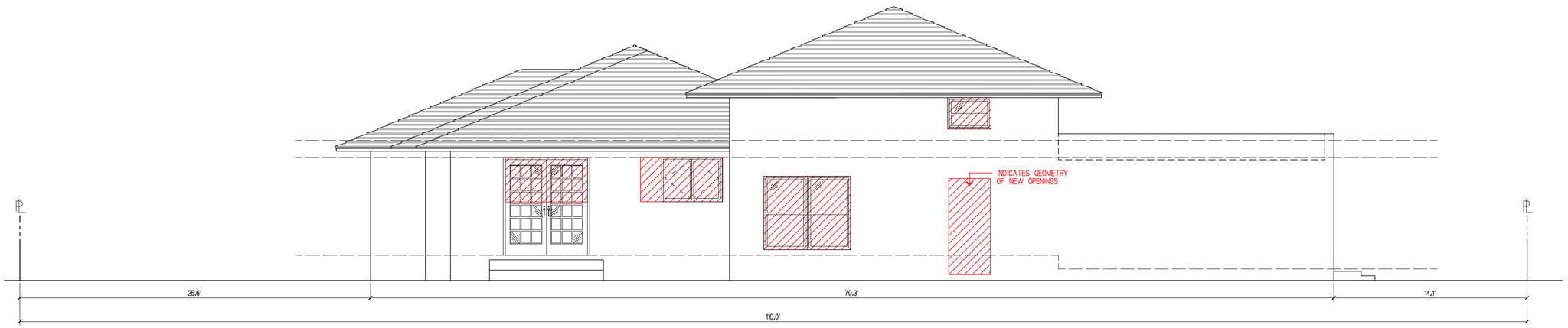

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CASE # ARC-25-0028/ZON-25-0031

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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, ou=Offerle Lerner, Inc., SHO.2.5.4.9.1=7NTRUS4FL-PF0700107726, SERIALNUMBER=AC43DE200001BFC5E837A300F8234A
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

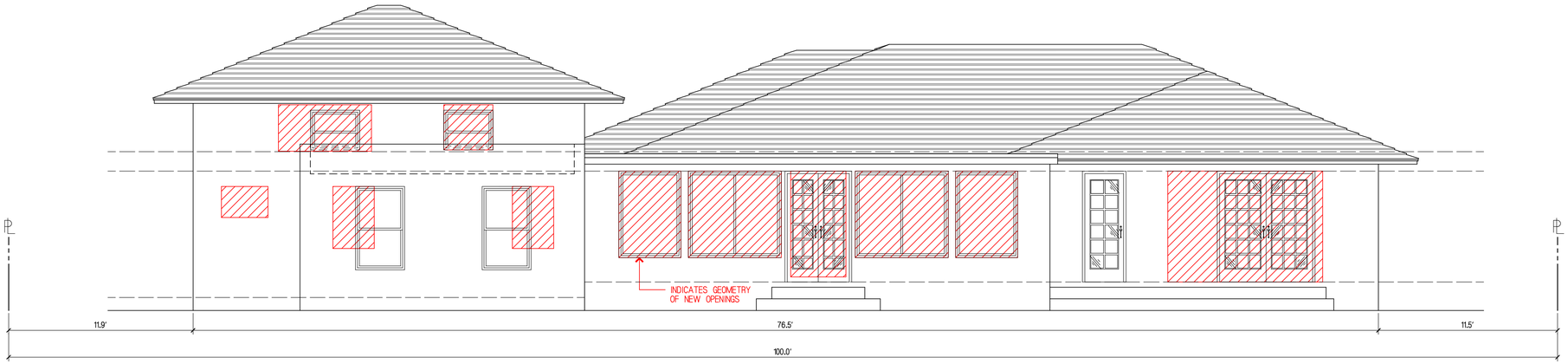
PROCESS #

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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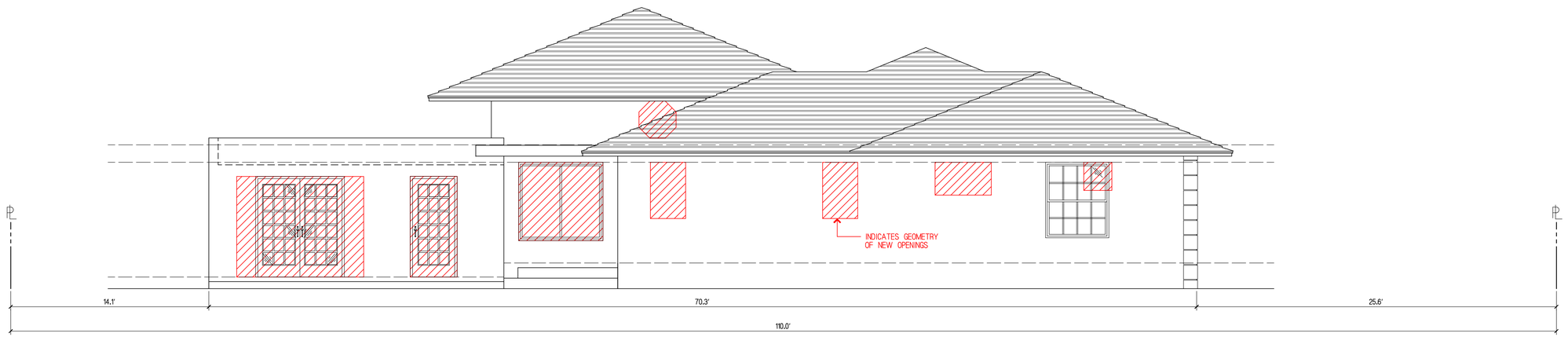

OPENING DEMO - LEFT SIDE (1)
SCALE: 1/4"=1'-0"

CASE # ARC-25-0028/ZON-25-0031

William & Emma
ROBERTS
266 SOUTHLAND RD
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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
Digitally signed by Alan Lerner
DN: C=US, E=alerner@offler.com, O=Alan, SN=Lerner, CN=Alan Lerner
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OID.2.16.840.1.113730.3.1.241=Architect
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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	04/24/2025
#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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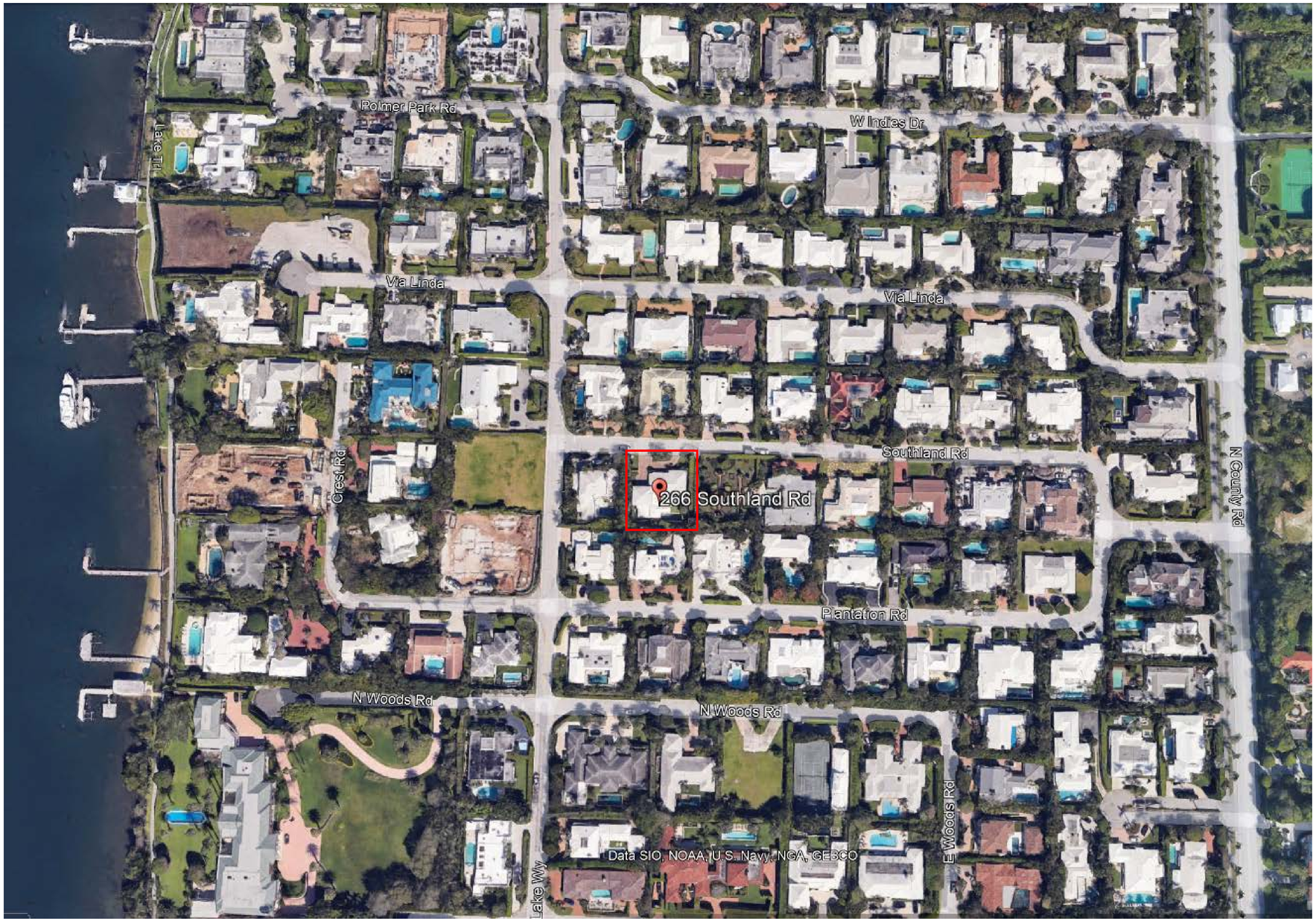

Sitescape - 266 Southland Rd - NTS

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
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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-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
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-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

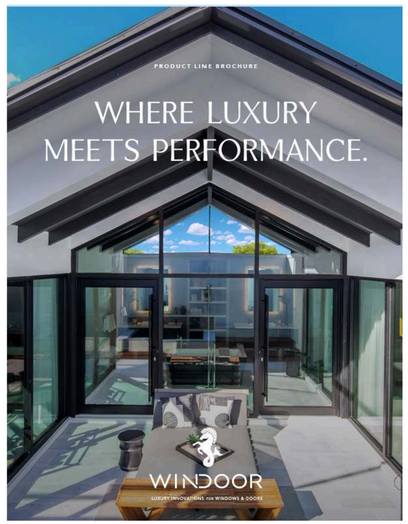
CRRC COOL ROOF RATING COUNCIL

	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	

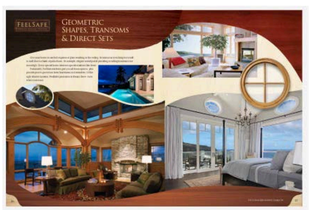
Cool Roof Rating Council ratings are determined for a fixed set of conditions, and may not be appropriate for determining seasonal energy performance. The actual effect of solar reflectance and thermal emittance on building performance may vary.
Manufacturer of product stipulates that these ratings were 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 Sadlle 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

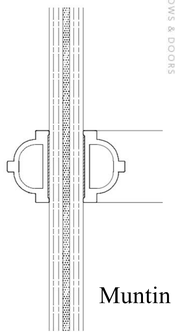
- Flexible design
- Easy opening and closing
- Style and design options
- Locking hardware options
- Removable top sash

FRAME DEPTH/TYPES
3 - 5/8", Flange

MAX SIZE
54" X 96" or 42" X 120"

WINDOWS

Windoor Single Hung
Windows

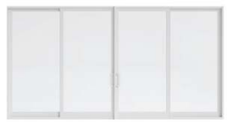


WINDOWS & DOORS

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
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
Digitally signed by Alan Lerner
DN: c=US, st=Florida, l=Miami, o=..., cn=Alan Lerner, cn=Alan Lerner, ou=...
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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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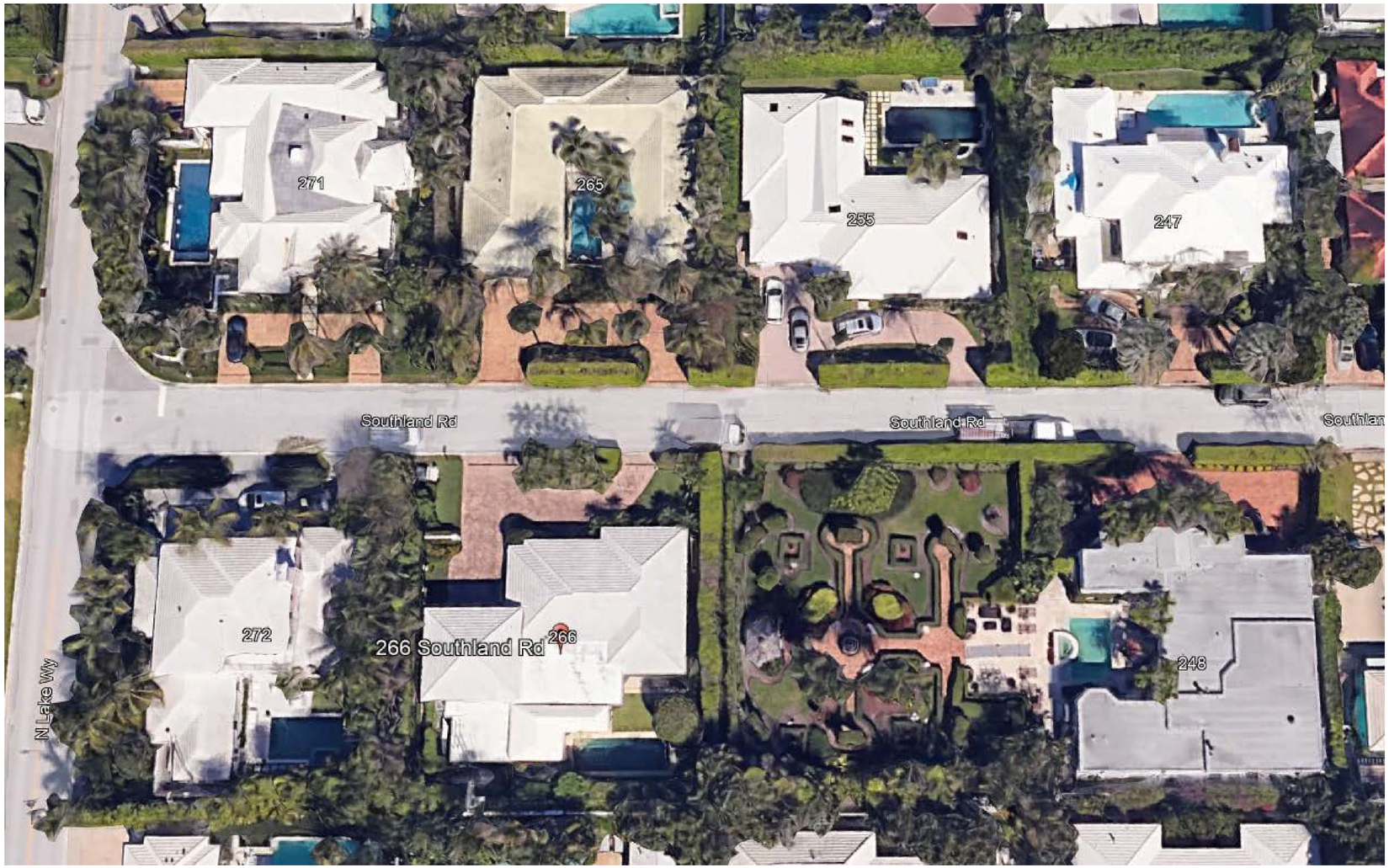

PHOTO KEY (nts)

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05/09/2025 11:34:18 AM

CASE # ARC-25-0028/ZON-25-0031

William & Emma
ROBERTS
266 SOUTHLAND RD
PALM BEACH, FL. 33480

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OL Project No.: 25-002
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SHEET NAME
Administrative Review Application Town of Palm Beach

SHEET NO.
AR-2.1

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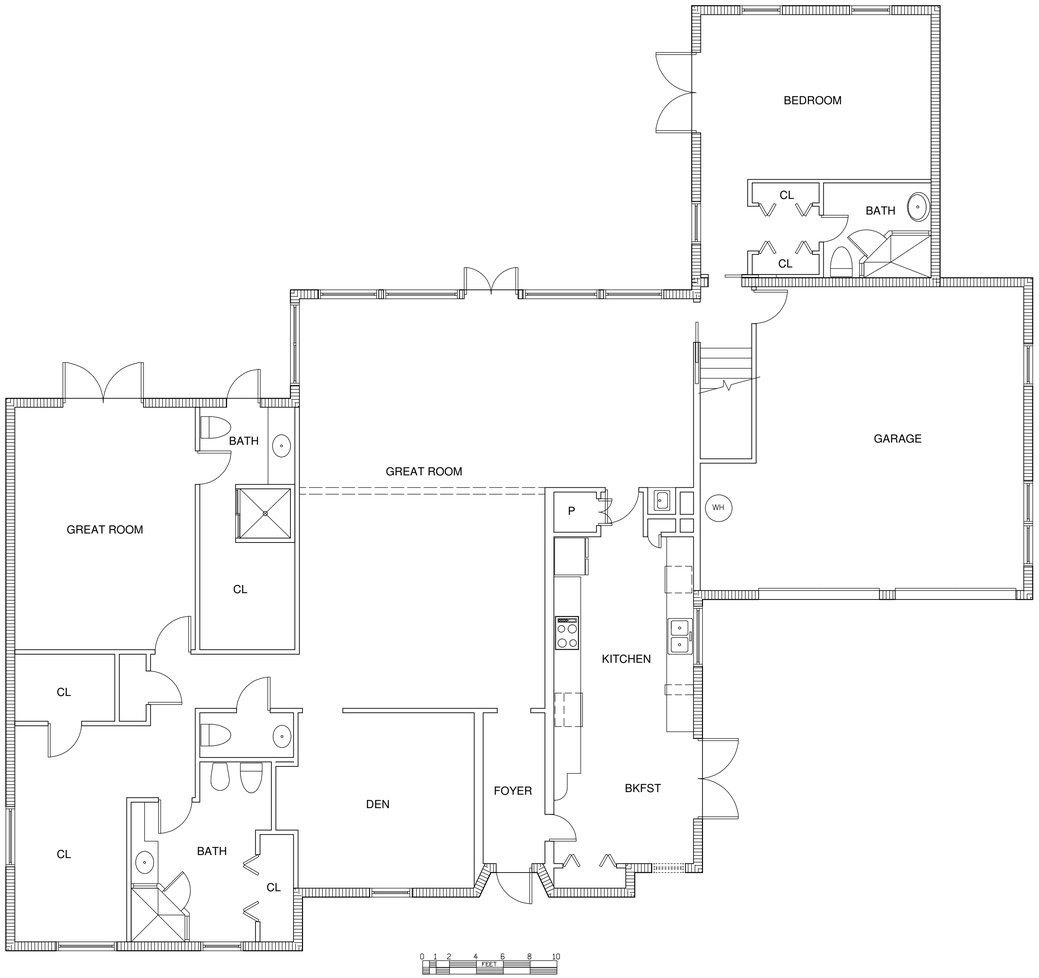
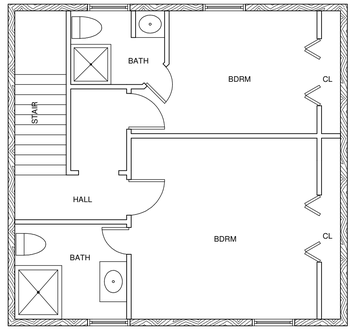


EXISTING 1st FLOOR PLAN (1)

SCALE: 3/16"=1'-0"



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05/09/2025 11:34:26 AM

CASE # ARC-25-0028/ZON-25-0031

William & Emma ROBERTS

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PROJECT DESCRIPTION:
PROPOSED NEW ENTRY PORTICO

DIGITAL SIGNATURE
Alan Lerner
Digitally signed by Alan Lerner
DN: C=US, E=alerner@offler.com, G=Alan, SN=Lerner, CN=Alan Lerner, O=OFFLER LERNER INC
Reason: I am the author of this document
Location: your signing location here
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STATE OF FLORIDA
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State of Florida Registration AR0005784 ALAN D. LERNER

PROCESS #

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OL Project No.: 25-002
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SHEET NAME
Administrative Review Application Town of Palm Beach

SHEET NO.
AR-3.0

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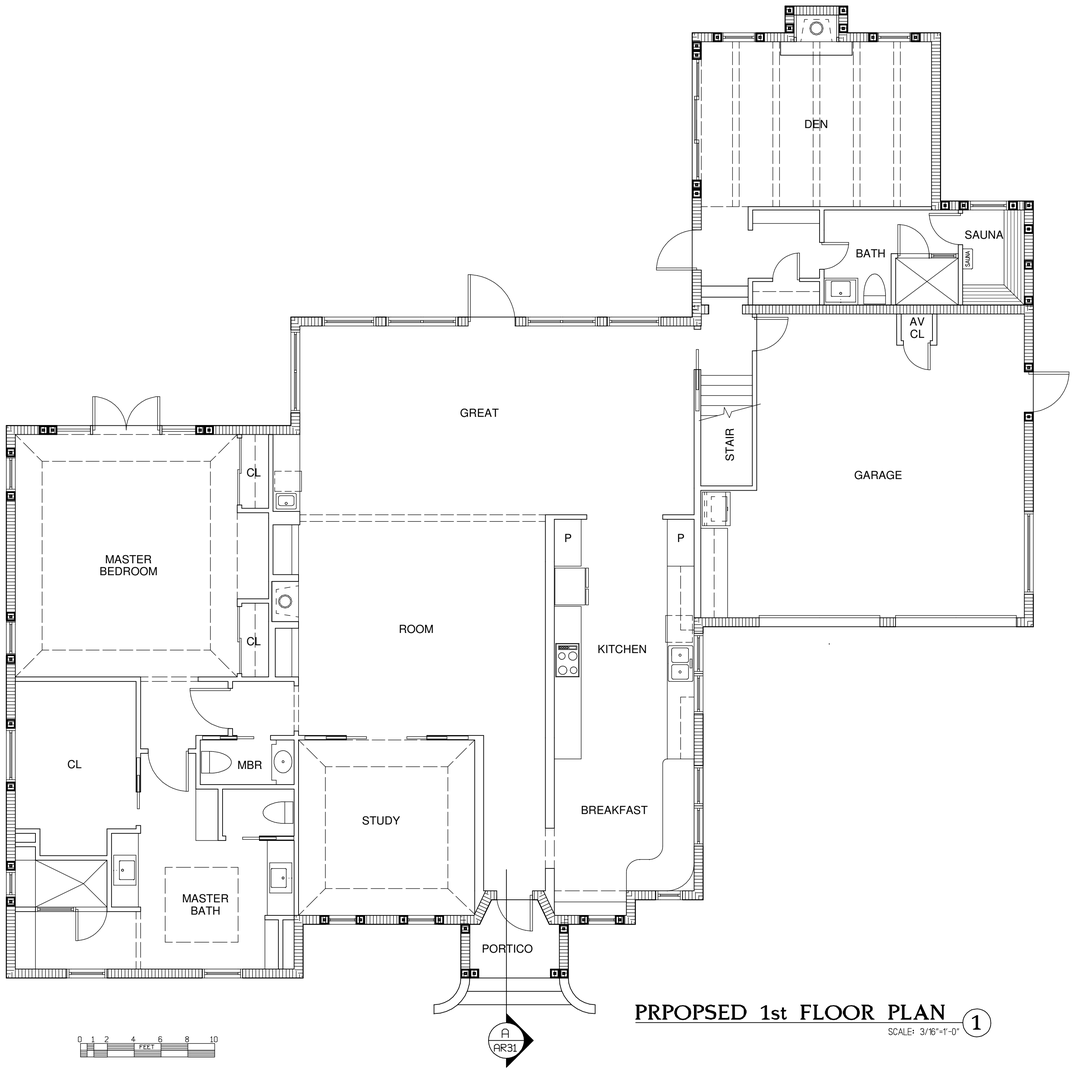
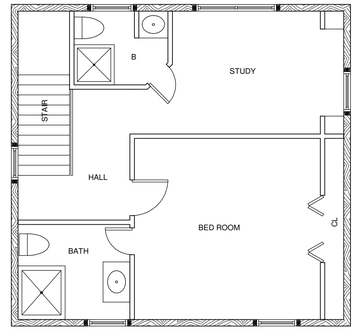


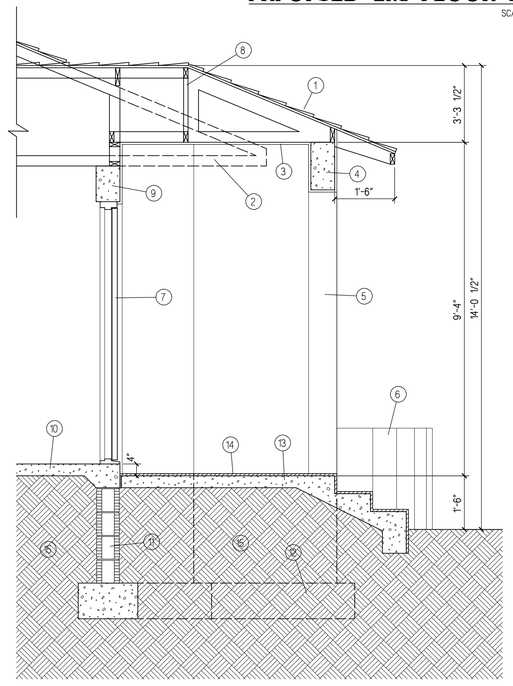
PRPOSED 1st FLOOR PLAN (1)

SCALE: 3/16"=1'-0"



PRPOPSED 2nd FLOOR PLAN (1)

SCALE: 3/16"=1'-0"



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.

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.

CASE # ARC-25-0028/ZON-25-0031

William & Emma
ROBERTS

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PALM BEACH, FL. 33480

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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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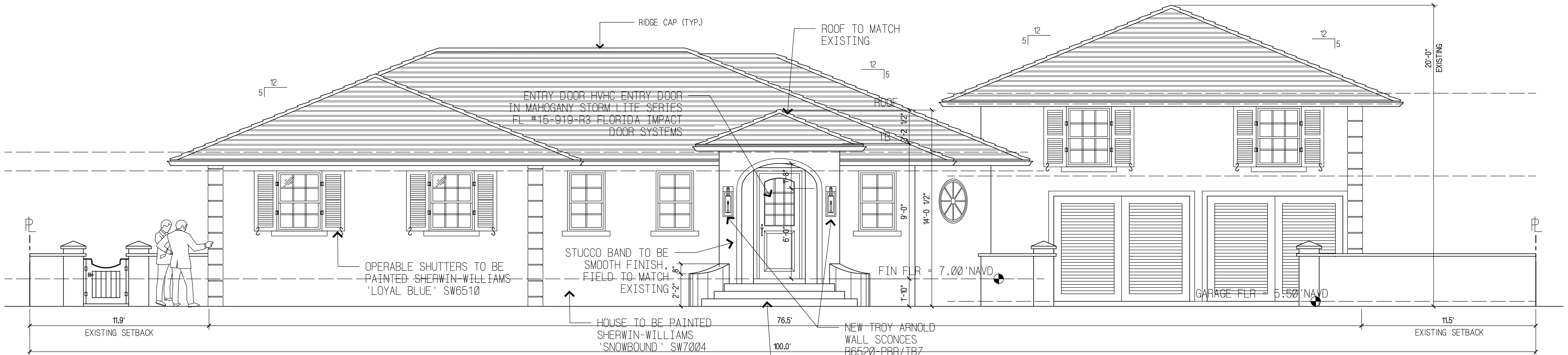
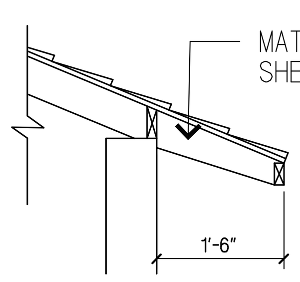
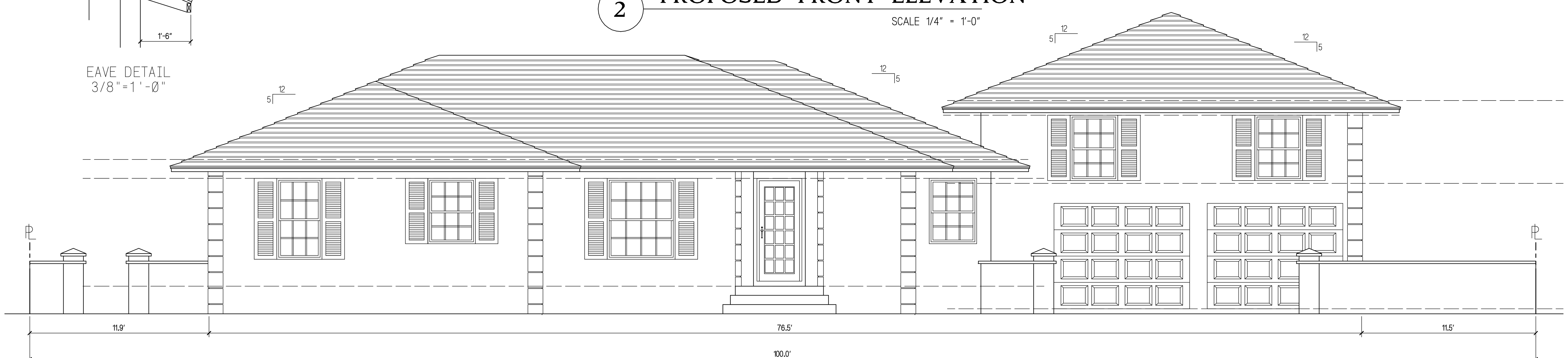




EAVE DETAIL
3/8"=1'-0"

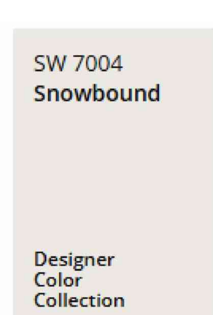
2 PROPOSED FRONT ELEVATION

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:
PROPOSED NEW ENTRY PORTICO

Revised
06/05/2025 5:39:43 PM

DIGITAL SIGNATURE
Alan Lerner
Digitally signed by Alan Lerner
DN: C=US, E=alerner@offler.com, G=Alan, SN=Lerner, CN=Alan Lerner, O=Offerle-Lerner Inc., OID.2.5.4.97="NTRUS+FL-P97000107728", SERIALNUMBER=A01410C0000018FC5C8B37A000F624A
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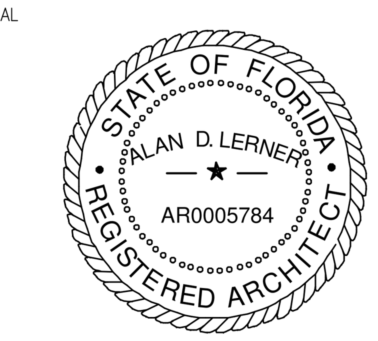

State of Florida Registration AR0005784 ALAN D. LERNER

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#1	04/24/2025
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OL Project No.: 25-002
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Approved by: ADL

SHEET NAME
Administrative Review Application Town of Palm Beach

SHEET NO.
AR-4.0

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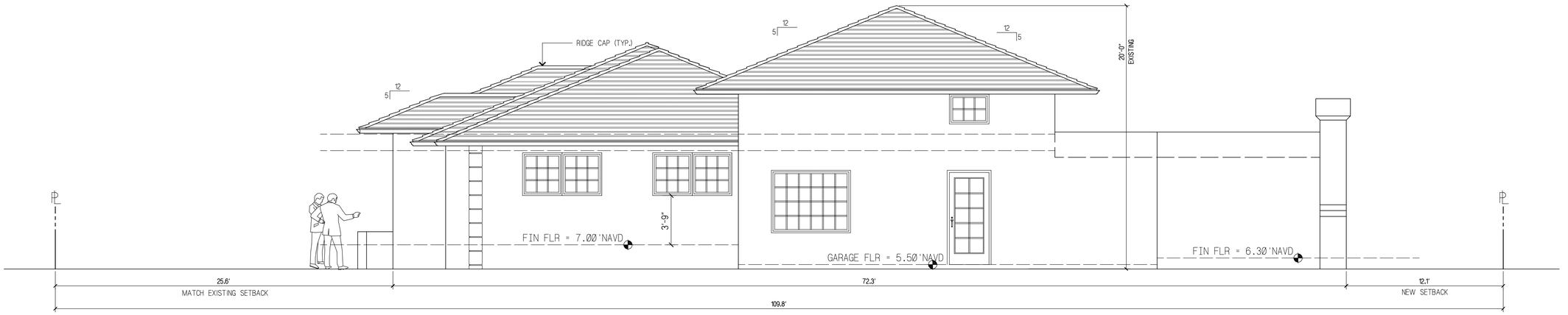
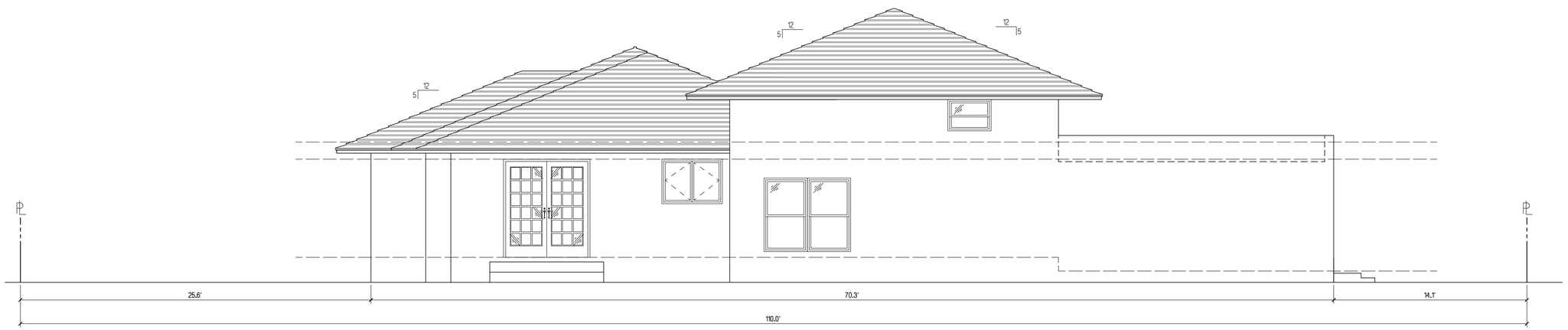


2 PROPOSED RIGHT SIDE ELEVATION

SCALE 1/4" = 1'-0"



1 EXISTING RIGHT SIDE ELEVATION

SCALE 1/4" = 1'-0"

CASE # ARC-25-0028/ZON-25-0031

William & Emma
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PALM BEACH, FL. 33480

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PROJECT DESCRIPTION:
PROPOSED NEW ENTRY PORTICO

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06/05/2025 5:39:55 PM

DIGITAL SIGNATURE
Alan Lerner
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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=7e7ffc12ef1, 2.5.4.97=VATRU-54FL-P55000107737, SERIALNUMBER=AR0005784, UPCSC383740009163AA
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SEAL
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State of Florida Registration AR0005784 ALAN D. LERNER

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SHEET NO.
AR-4.1

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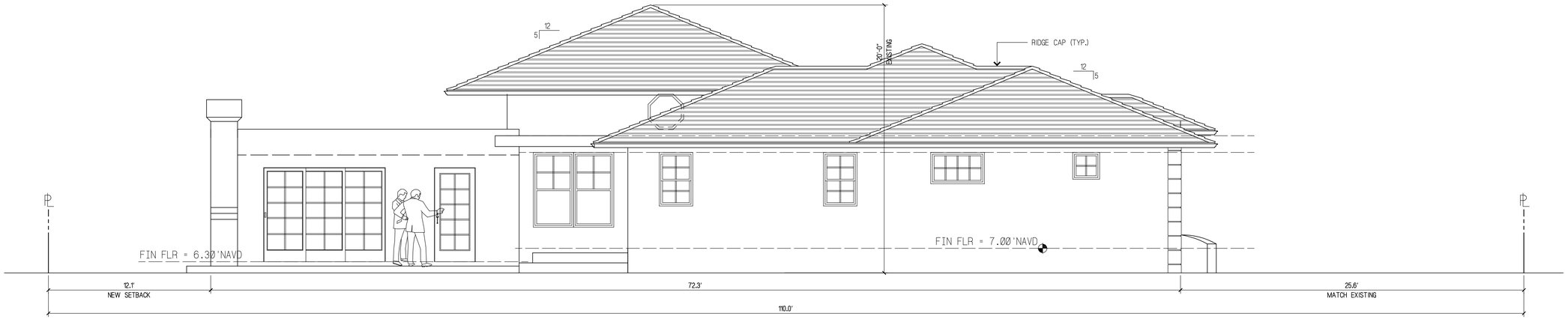
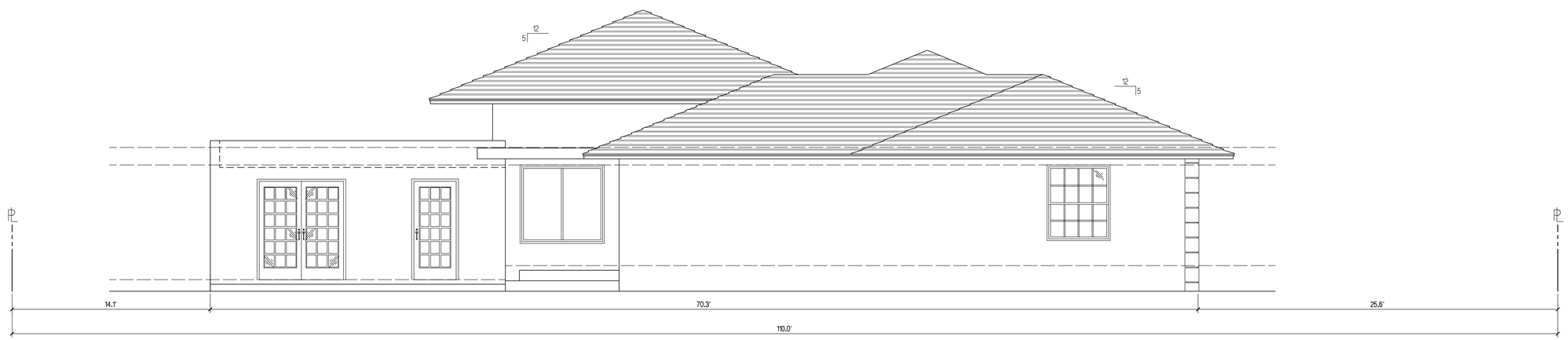


2 PROPOSED LEFT SIDE ELEVATION

SCALE 1/4" = 1'-0"



1 EXISTING LEFT SIDE ELEVATION

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

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06/05/2025 5:40:11 PM

DIGITAL SIGNATURE
Alan Lerner
Digitally signed by Alan Lerner
DN: cn=Alan Lerner, o=Offerle Lerner, ou=Alan, Shi=Lerner, cn=Alan Lerner, c=Florida License no.
0.0.2.5.4.97=NTRUS-FL-P937000337.20
Date: 2025.04.30 12:14:55-04'00'

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
Administrative Review Application Town of Palm Beach

SHEET NO.
AR-4.2

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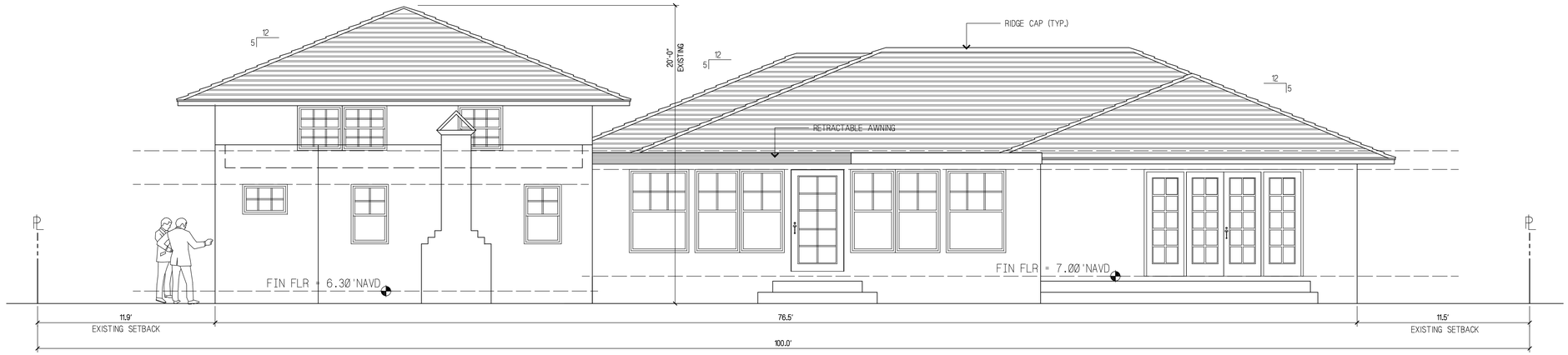
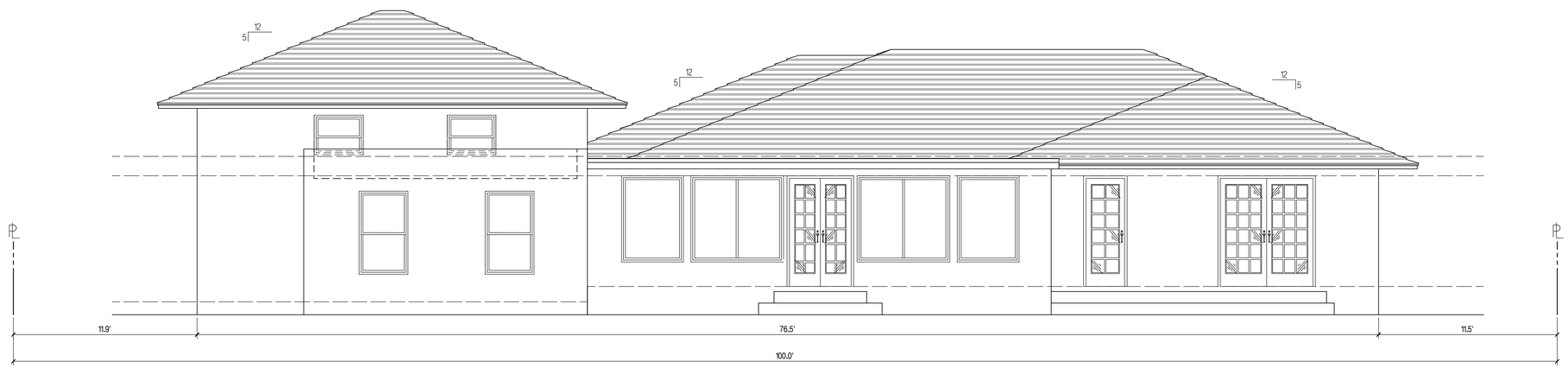


2 PROPOSED REAR ELEVATION

SCALE 1/4" = 1'-0"



1 EXISTING REAR ELEVATION

SCALE 1/4" = 1'-0"

CASE # ARC-25-0028/ZON-25-0031

William & Emma
ROBERTS

266 SOUTHLAND RD
PALM BEACH, FL. 33480

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AA#0003139

PROJECT DESCRIPTION:
PROPOSED NEW ENTRY PORTICO

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Reason: I am the author of this document
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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-4.3

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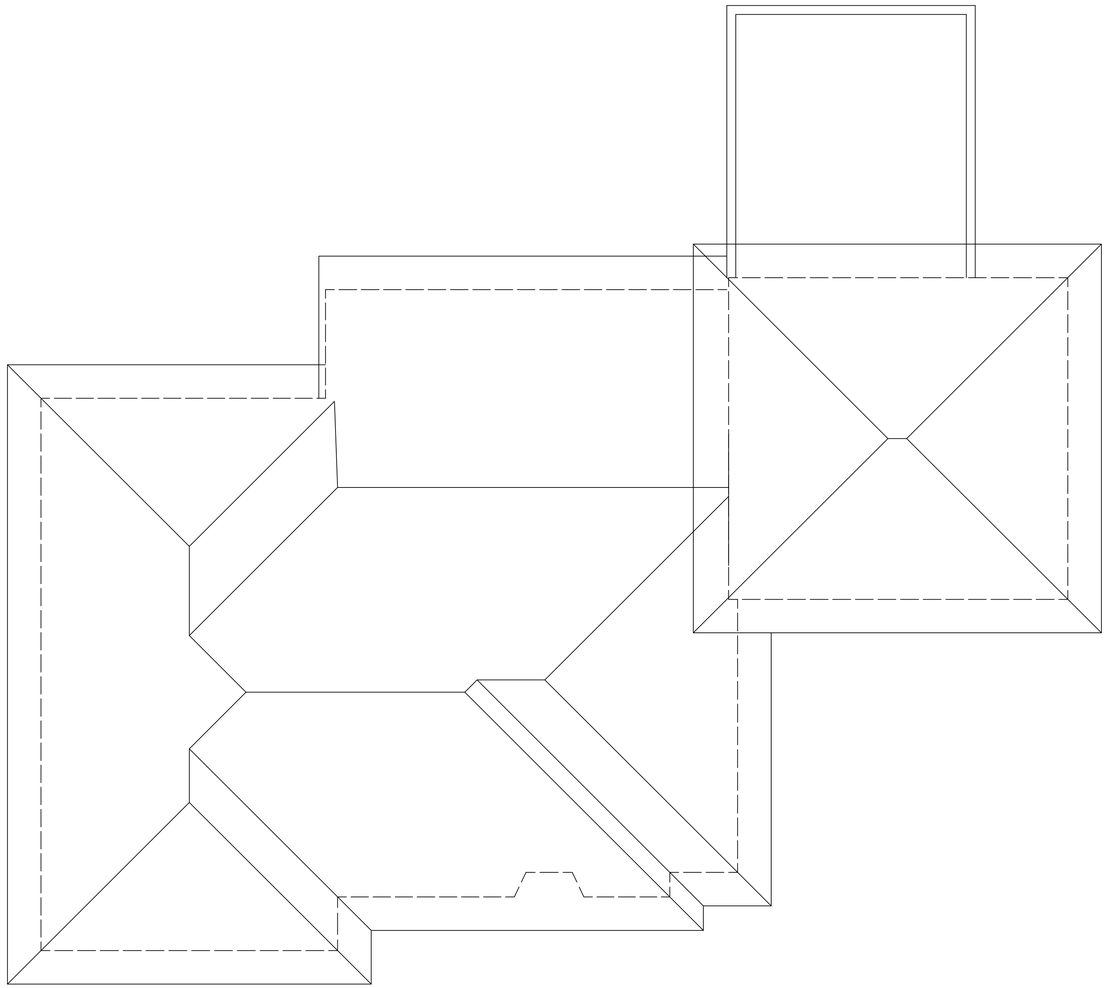

1 EXISTING ROOF PLAN

SCALE 3/16" = 1'-0"

Revised

05/09/2025 11:35:27 AM

CASE # ARC-25-0028/ZON-25-0031

William & Emma ROBERTS

266 SOUTHLAND RD
PALM BEACH, FL. 33480

ARCHITECT

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PH: 305.385.1700
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AA#0003139

PROJECT DESCRIPTION:

PROPOSED NEW ENTRY PORTICO

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STATE OF FLORIDA
ALAN D. LERNER
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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

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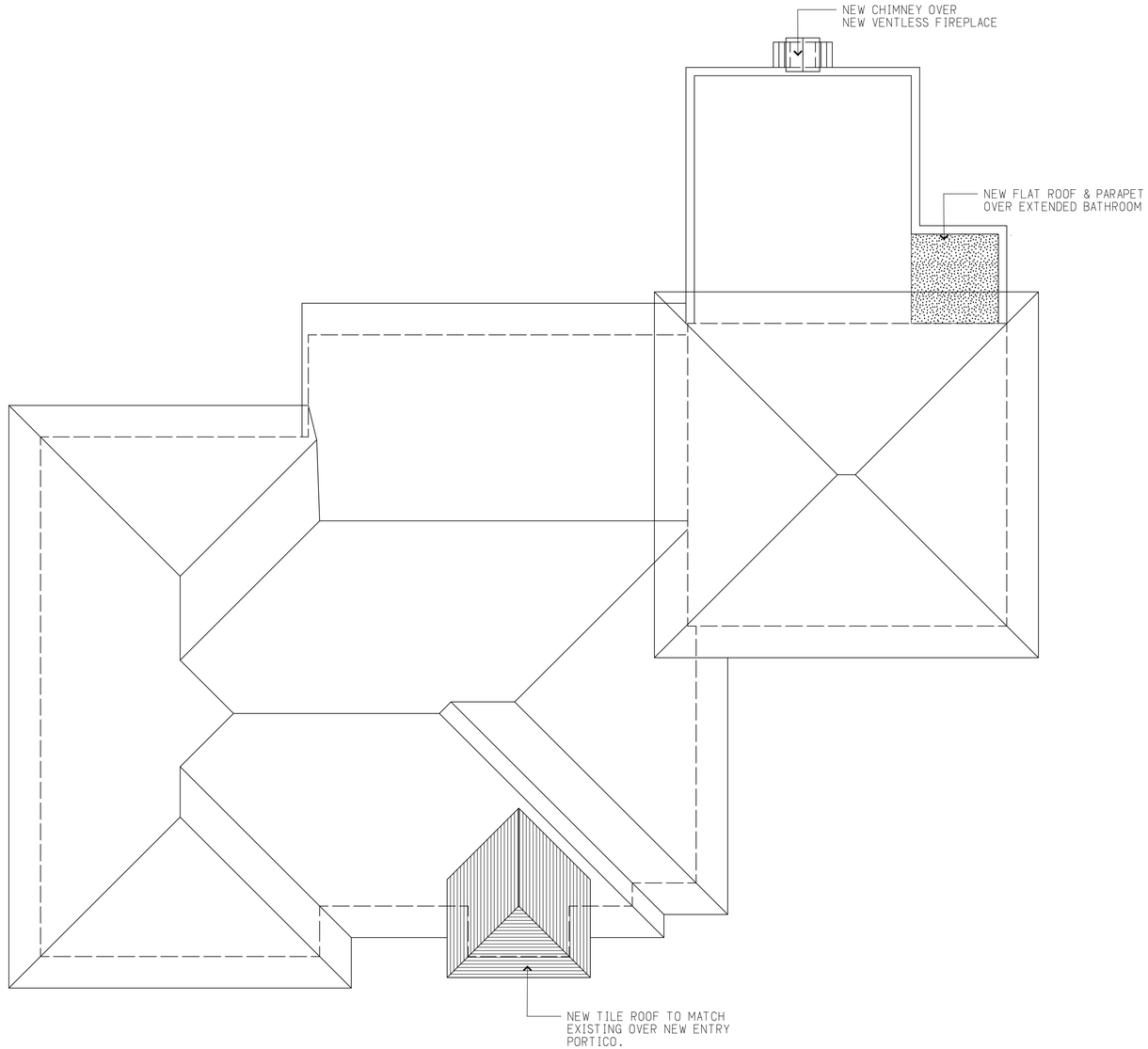

1 PROPOSED ROOF PLAN

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

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PROJECT DESCRIPTION:
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STATE OF FLORIDA
ALAN D. LERNER
AR0005784
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State of Florida Registration AR0005784 ALAN D. LERNER

PROCESS #

Issue #	Issue Date
#1	04/24/2025
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OL Project No.: 25-002
Drawn by: ADL
Approved by: ADL

SHEET NAME

Administrative Review Application Town of Palm Beach

SHEET NO.

AR-5.1

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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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ARCHITECTS AND PLANNERS
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PH: 305.385.1700
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AA#0003139

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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

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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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PH: 305.385.1700
FAX: 305.254.4469
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AA#0003139

PROJECT DESCRIPTION:
PROPOSED NEW ENTRY PORTICO

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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 2

SHEET NO.
AR-6.1

r:\active\2025\25-002_roberts\construct_docs\sheets.db_arb61.sht May 09 2025

266 Southland Rear 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
FAX: 305.254.4469
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AA#0003139

PROJECT DESCRIPTION:
PROPOSED NEW ENTRY PORTICO

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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 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

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

Existing Site Photos Exhibit

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

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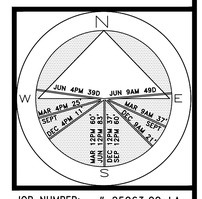
266 Southland Rd
Town of Palm Beach
FLORIDA



JOB NUMBER: # 25063.00 LA
DRAWN BY: Dustin Mizell

DATE: 05.29.2025

SHEET L2.0

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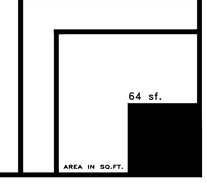
Existing Conditions / Inventory Plan

SCALE IN FEET 0' 8' 16' 24'



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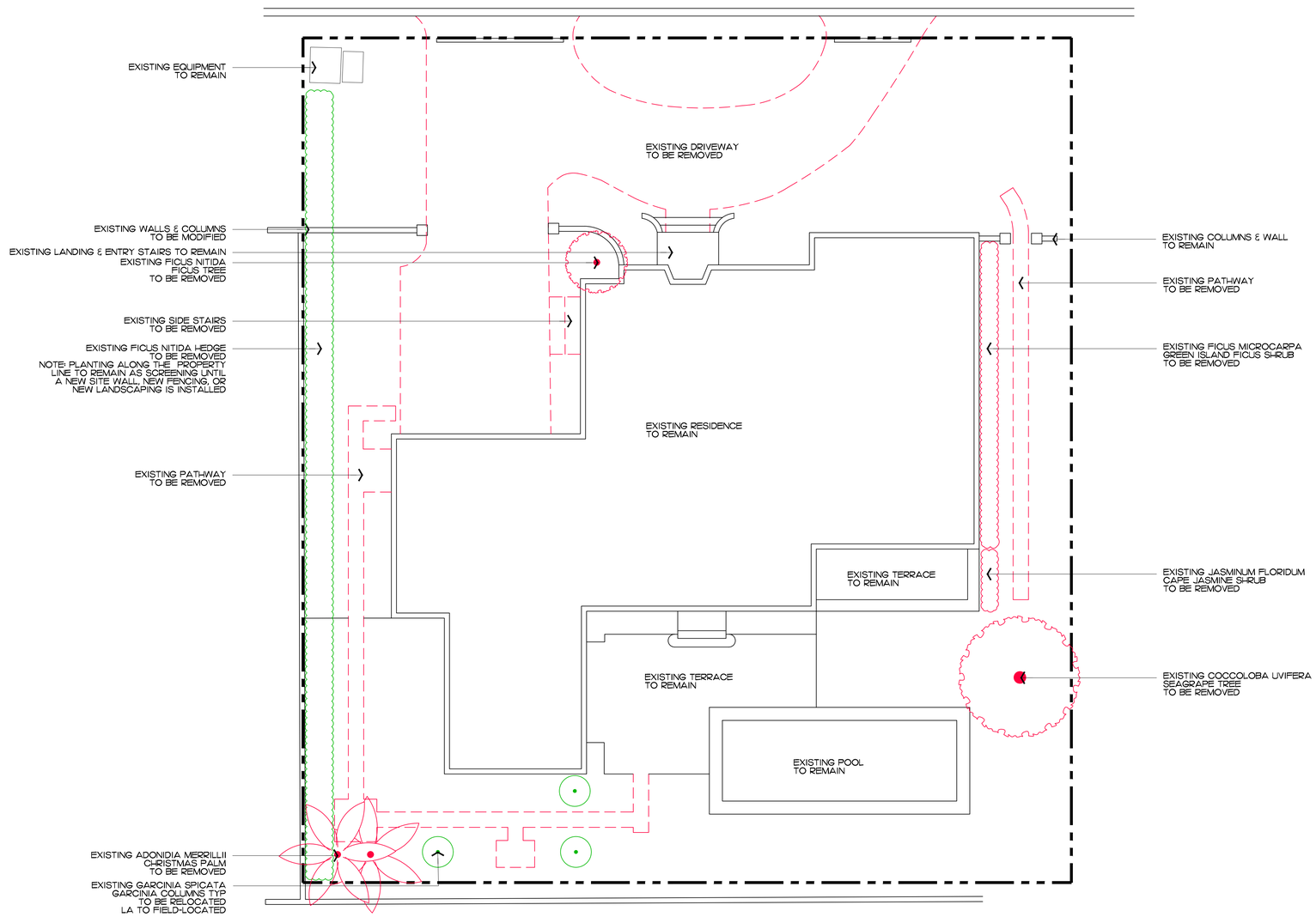
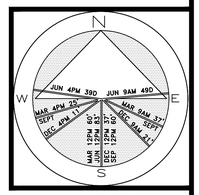
Dustin M. Mizell, MLA RLA #6666784
Dustin@environmentdesigngroup.com

Private Residence
2666 Southland Rd
Town of Palm Beach
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.

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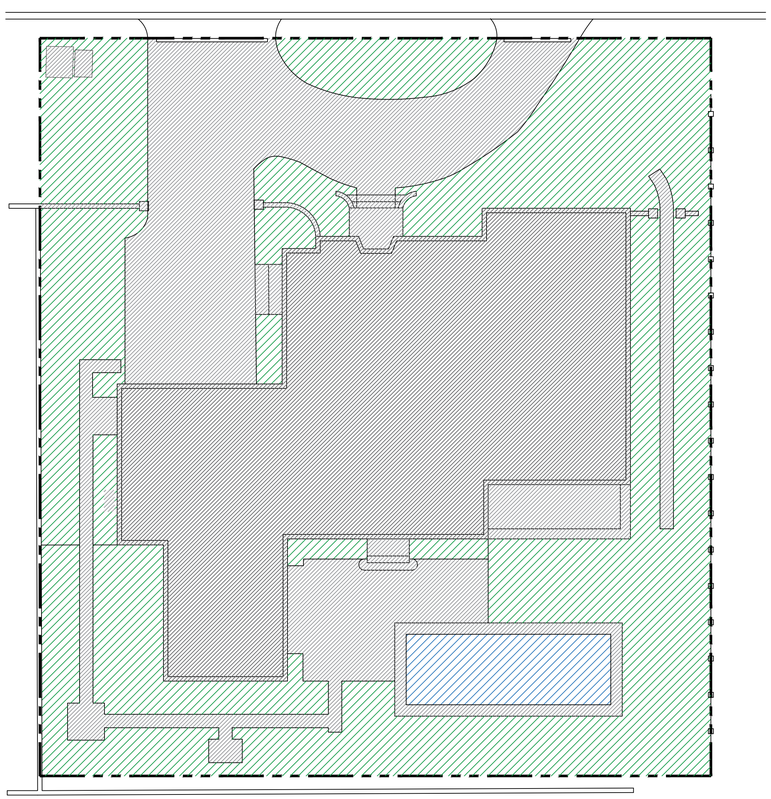
Demolition Plan

SCALE IN FEET 0' 8' 16' 24'

Legend

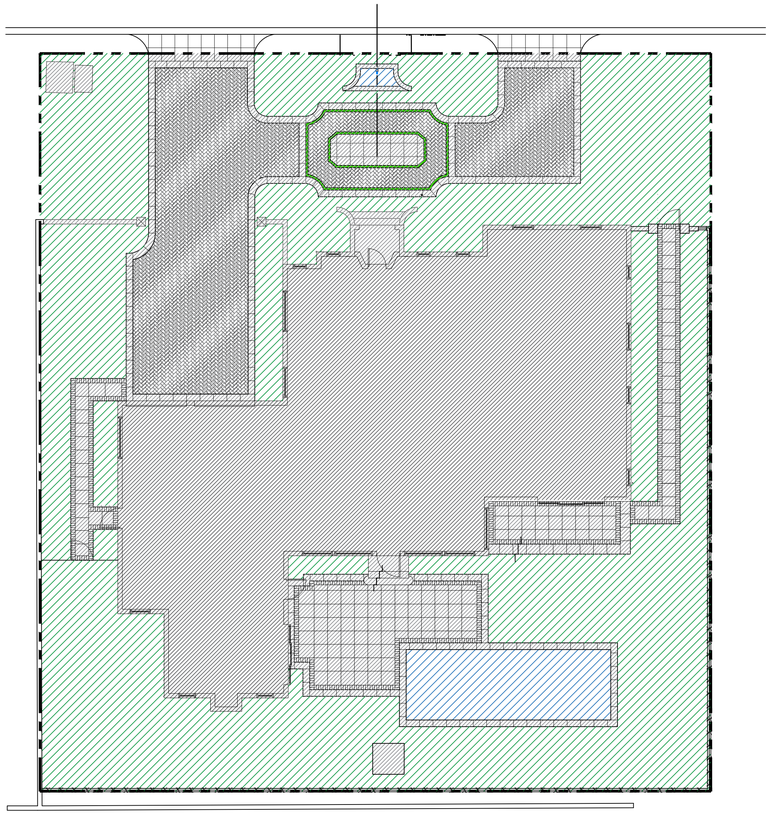
- IMPERVIOUS AREA (HOUSE/STRUCTURE)
- IMPERVIOUS AREA (HARDSCAPE)
- IMPERVIOUS AREA (WATER)
- PERVIOUS AREA / OPEN SPACE

℄ 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'

ENVIRONMENT DESIGN GROUP
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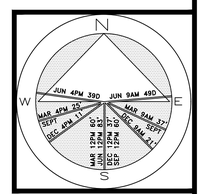
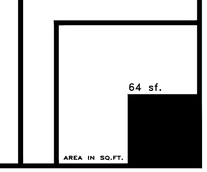
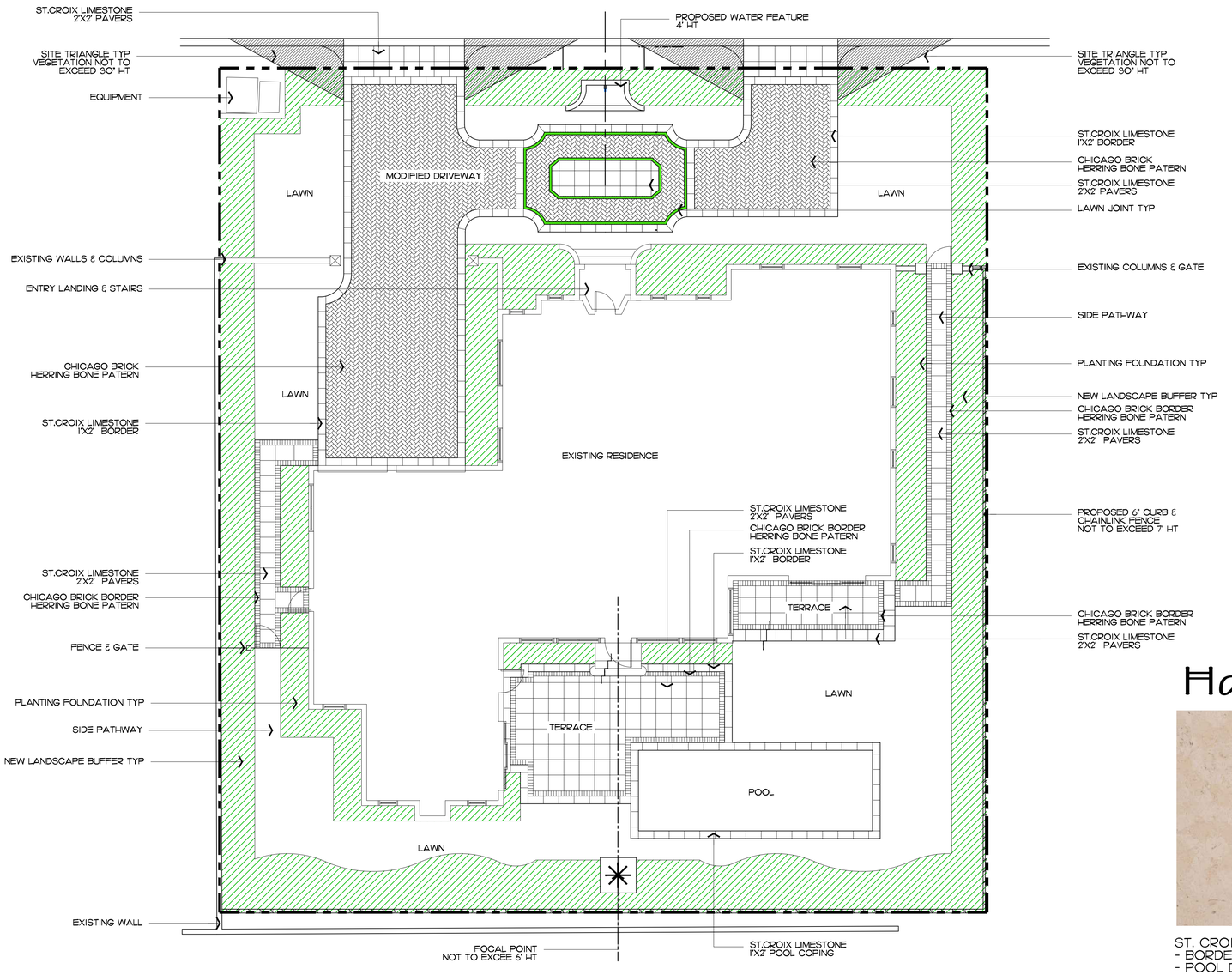


JOB NUMBER: # 25063.00 LA
DRAWN BY: Aleksandra Bugrii
DATE: 05.29.2025

SHEET L4.0





Hardscape Materials:

ST. CROIX LIMESTONE
- BORDER / ACCENT DRIVEWAY
- POOL DECK & COPING

CHICAGO BRICK
- DRIVEWAY FIELD
- WALKWAY ACCENT

Site Plan

SCALE IN FEET 0' 8' 16' 24'

ENVIROMENT DESIGN GROUP
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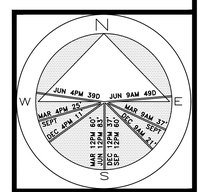
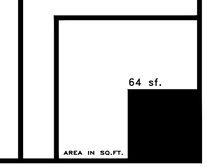


JOB NUMBER: # 25063.00 LA
DRAWN BY: Aleksandra Bugrii
DATE: 05.29.2025

SHEET L5.0



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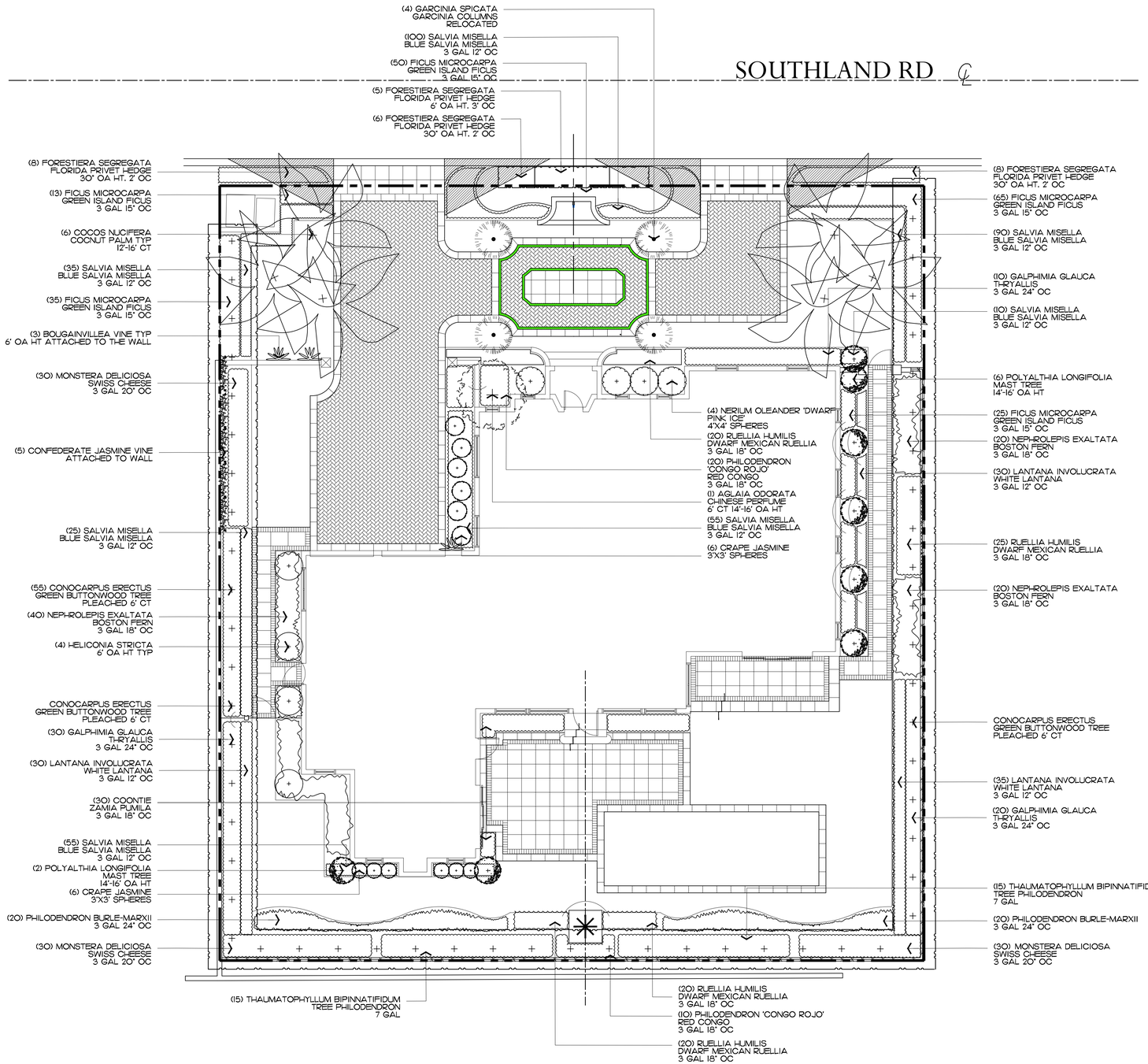

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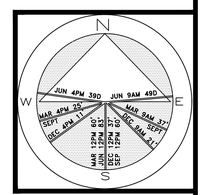

JOB NUMBER: # 25063.00 LA
DRAWN BY: Alex Bugrii

DATE: 05.29.2025

SHEET L6.0

64 sf.
AREA IN SQ.FT.

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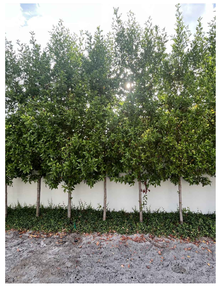
Landscape Plan

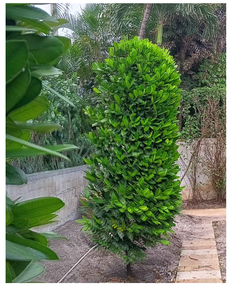
SCALE IN FEET 0' 8' 16' 24'



Conocarpus erectus
Green buttonwood

Monoon longifolium
Mast tree

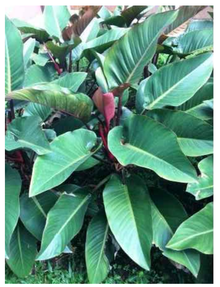
Cocos Nucifera
Coconut Palm



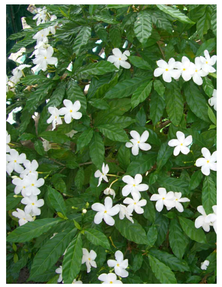
Garcinia
Garcinia column
* Existing to be relocated

Thaumatophyllum bipinnatifidum
Philodendron selloum

Ruellia simplex
Mexican petunia

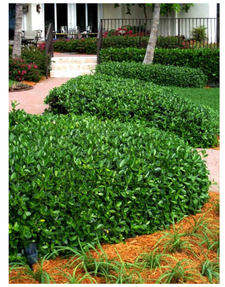


Philodendron 'congo rojo'
Red congo



Jasmine spp
Jasmine sphere

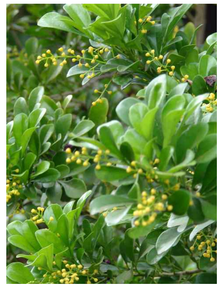
Salvia misella
Blue sage



Ficus microcarpa
Green island ficus

Philodendron
'Burle Marx'

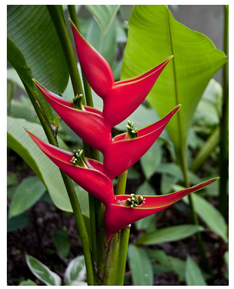
Nephrolepis exaltata
Boston fern



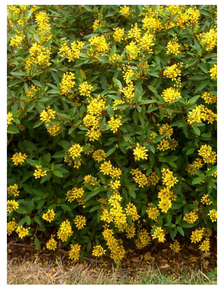
Aglaia odorata
Chinese perfume

Forestiera segregata
Florida privet

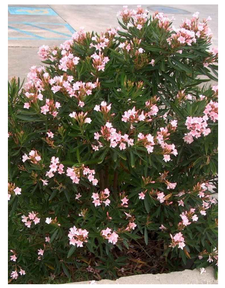
Confederate jasmine vine



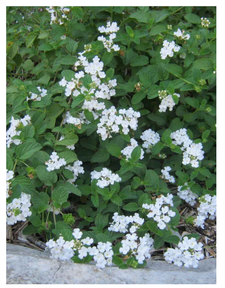
Heliconia stricta



Galphimia glauca
Golden thryallis



Dwarf 'iced pink' Oleander



Lantana involucrata
White lantana

Monstera deliciosa
Swiss cheese

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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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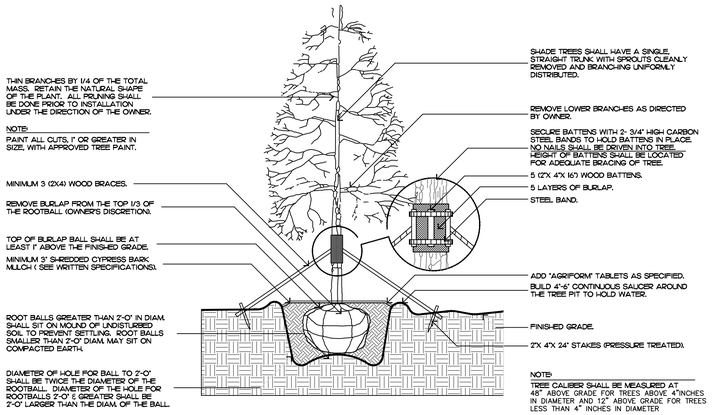
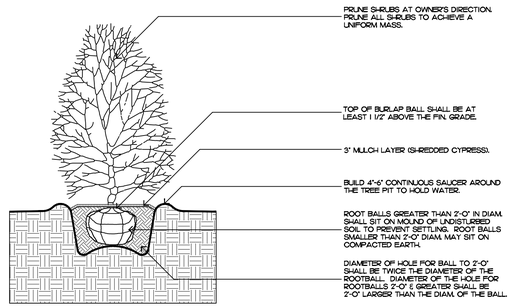
SHEET L6.2

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

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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.

Planting Details & Specifications

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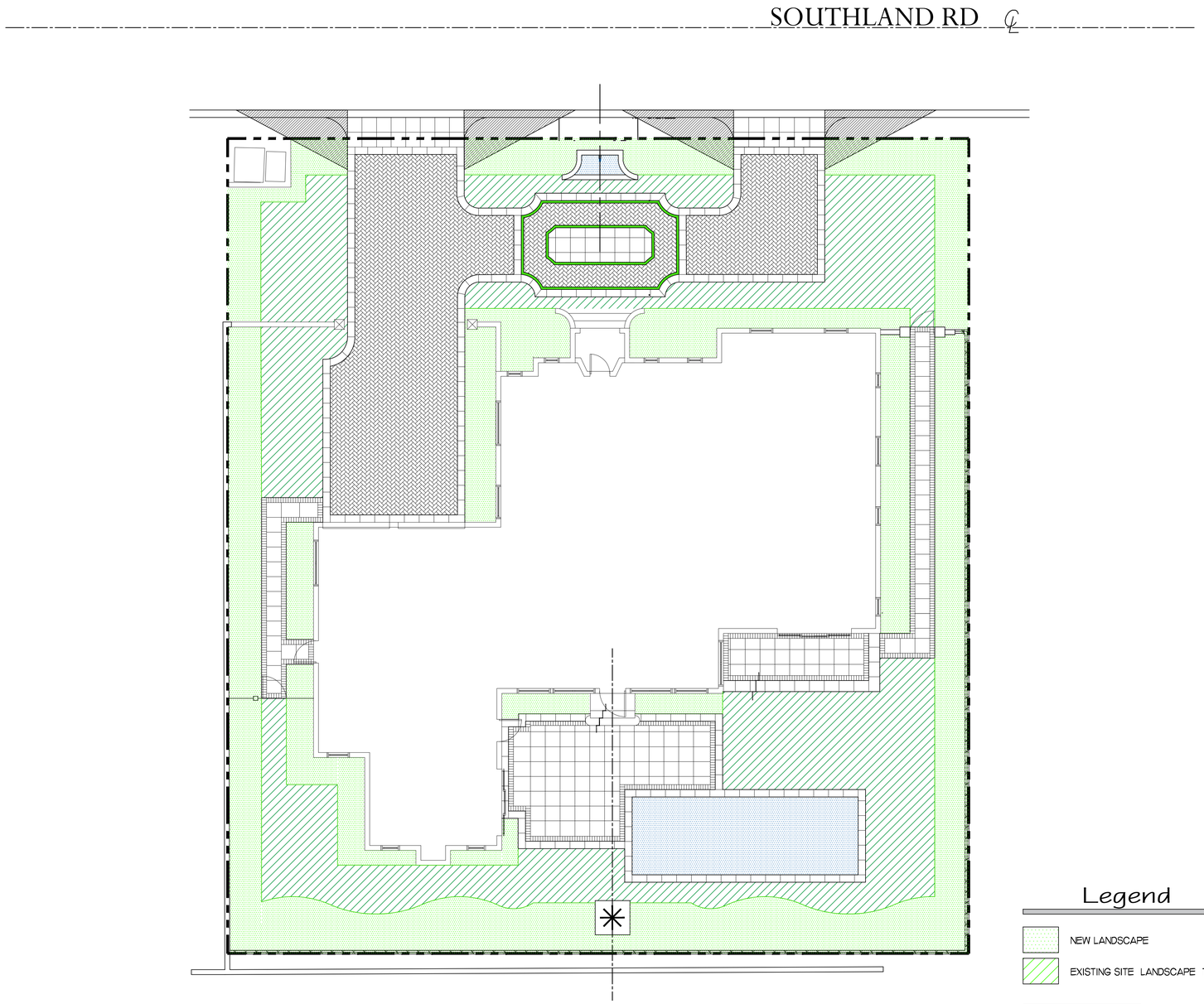
DATE: 05.29.2025

SHEET L7.0



Legend

NEW LANDSCAPE

EXISTING SITE LANDSCAPE TO REMAIN

NOTE: 2,572 SF (23.38%) TO BE ALTERED

Landscape Alteration Diagram

SCALE IN FEET 0' 8' 16' 24'

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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: Alex Bugril
DATE: 05.29.2025

SHEET L9.0

64 sf.
AREA IN SQ.FT.

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Rendered Landscape Plan

North Elevation

South Elevation

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JOB NUMBER: # 25063.00 LA
DRAWN BY: Dustin Mizell

DATE: 05.29.2025

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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FLORIDA

JOB NUMBER: # 25063.00 LA
DRAWN BY: Dustin Mizell

DATE: 05.29.2025

SHEET L9.2

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Dustin@environmentdesigngroup.com

Private Residence
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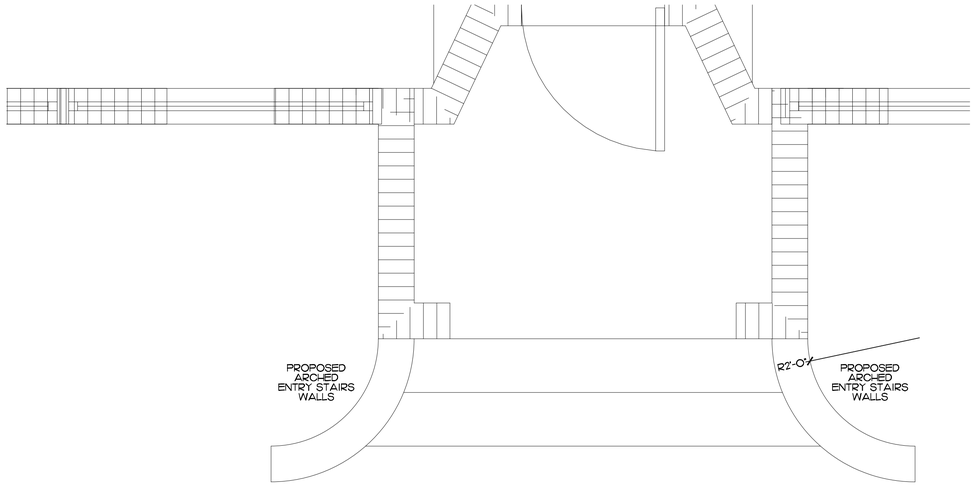
Town of Palm Beach
FL

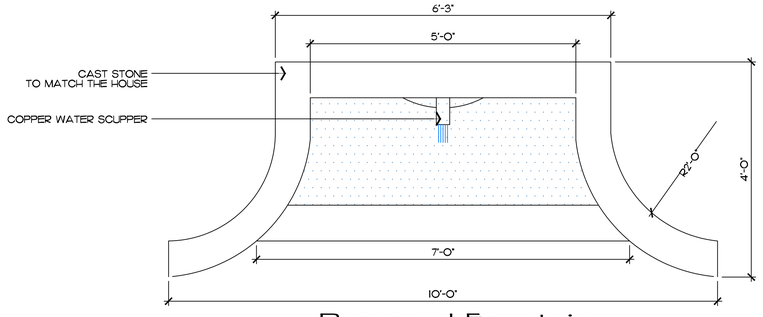
Proposed North Elevation

SCALE IN FEET



Proposed Floor Plan

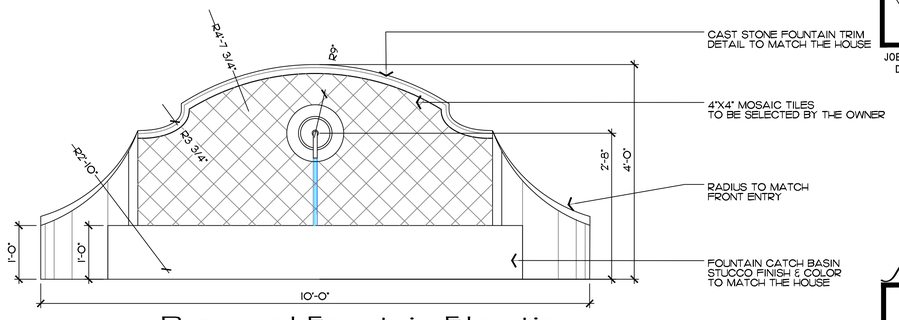
Proposed Front Door Elevation



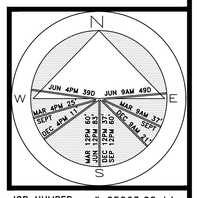
Proposed Fountain

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



JOB NUMBER: # 25063.00 LA
DRAWN BY: Aleksandra Bugrii
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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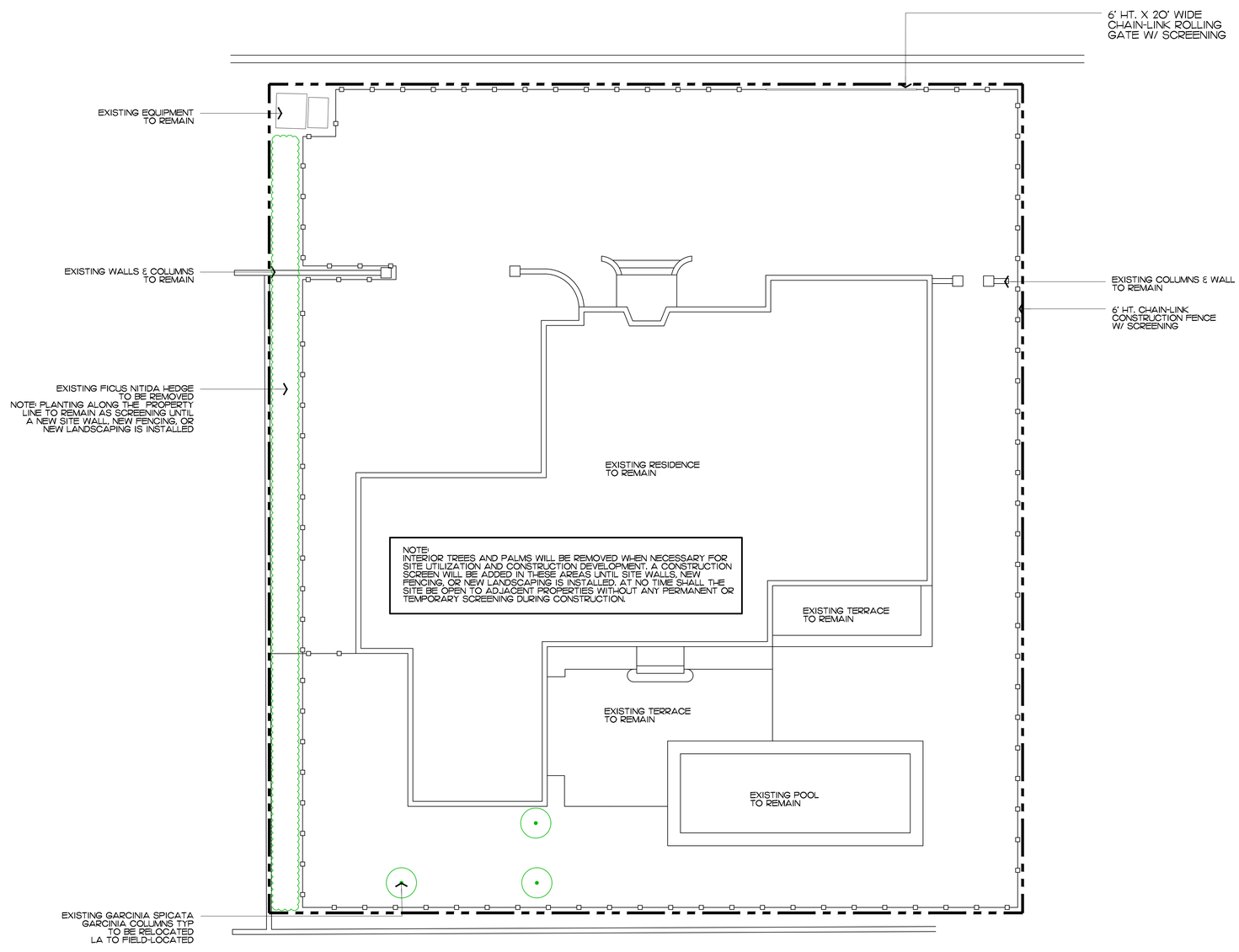

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Dustin@environmentdesigngroup.com

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JOB NUMBER: # 25063.00 LA
DRAWN BY: Dustin Mizell
DATE: 05.29.2025

SHEET L10.0

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Construction Screening Plan

SCALE IN FEET 0' 8' 16' 24'

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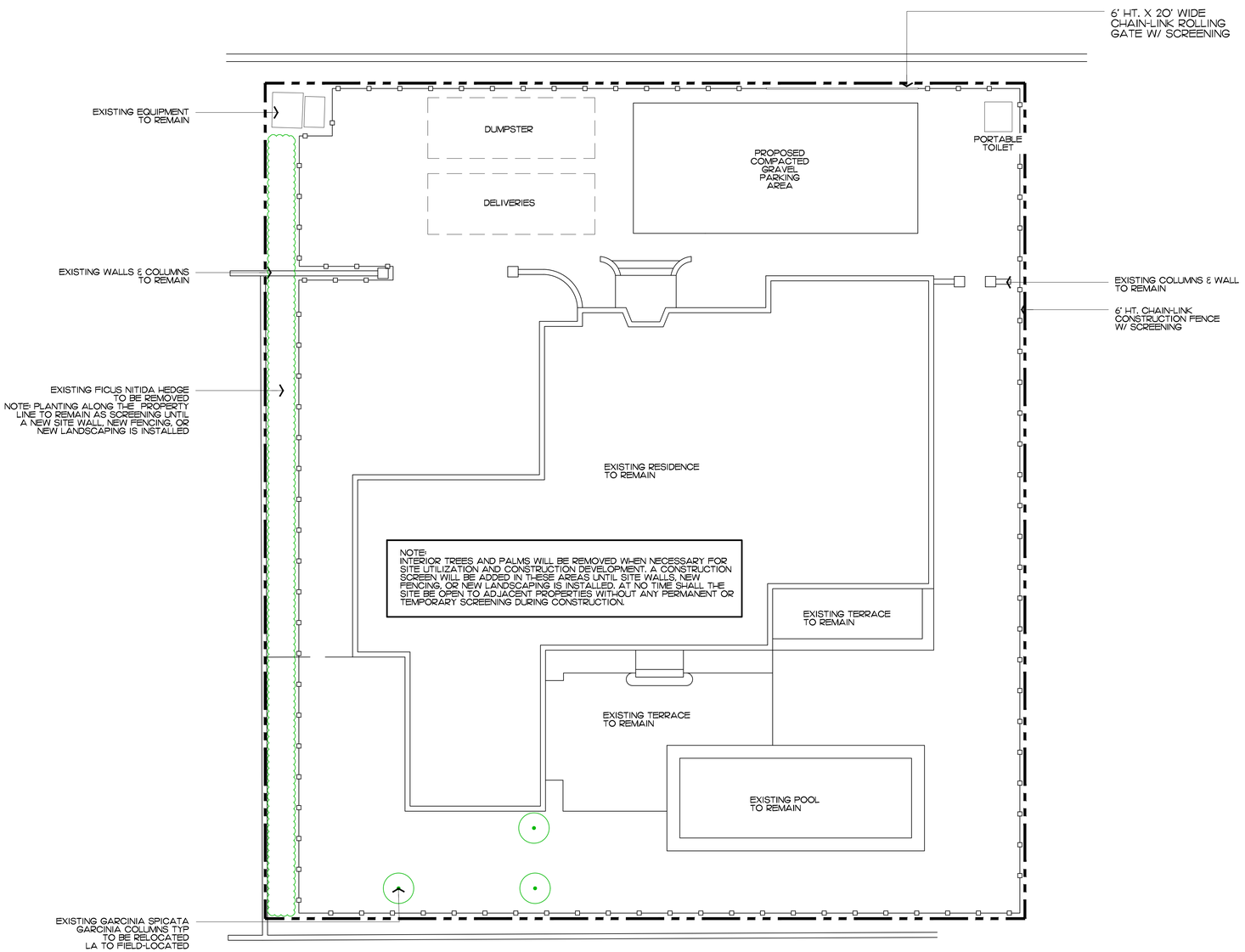
℄ SOUTHLAND RD



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DRAWN BY: Dustin Mizell
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SHEET L10.1

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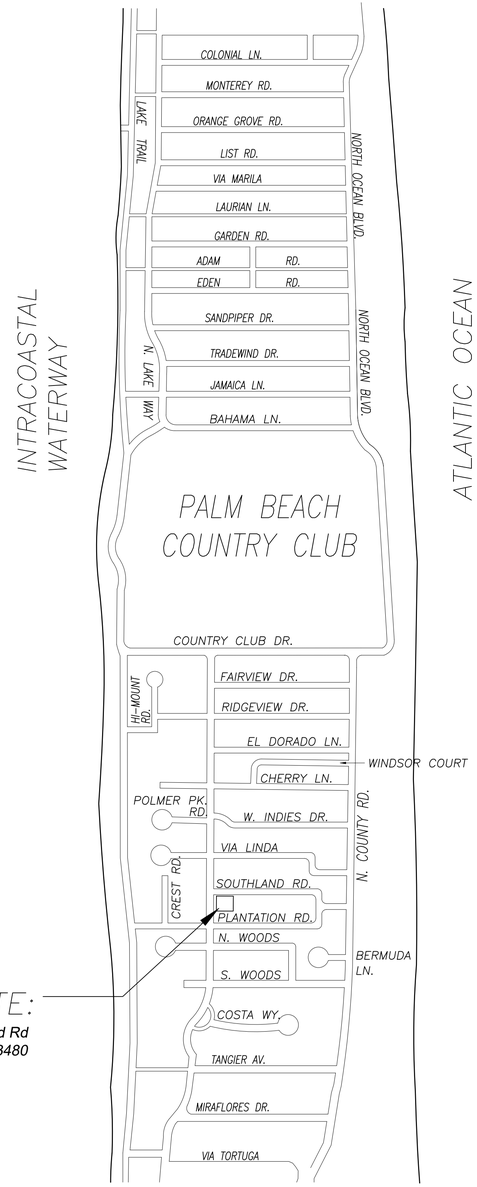
Construction Staging Plan

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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FLORIDA

JOB NUMBER: # 25063.00 LA
DRAWN BY: Alex Bugrii
DATE: 05.29.2025

SHEET L10.2

Truck Logistics Plan

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Private Residence
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Perspective Rendering
SCALE: NOT TO SCALE

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DATE: 05.29.2025

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Perspective Rendering

SCALE: NOT TO SCALE

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.

At the JUNE 25, 2025 ARCOM meeting, the application for a new one-story addition to an existing resisdence was approved (6-1 RS). Additionally, the commission made a positive motion (7-0) regarding the impact of the variance on the architecture.

THE PROJECT:

The applicant has submitted plans, entitled "266 Southland Rd " as prepared by **Vintage Building & Design**, dated June 9, 2025.

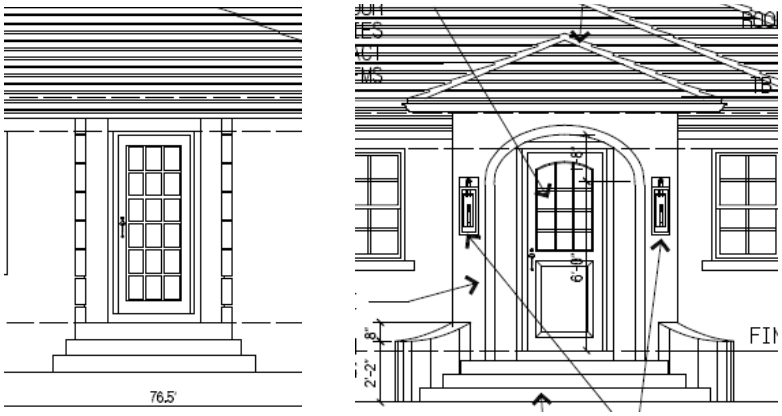
The following scope of work is proposed:

- 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.

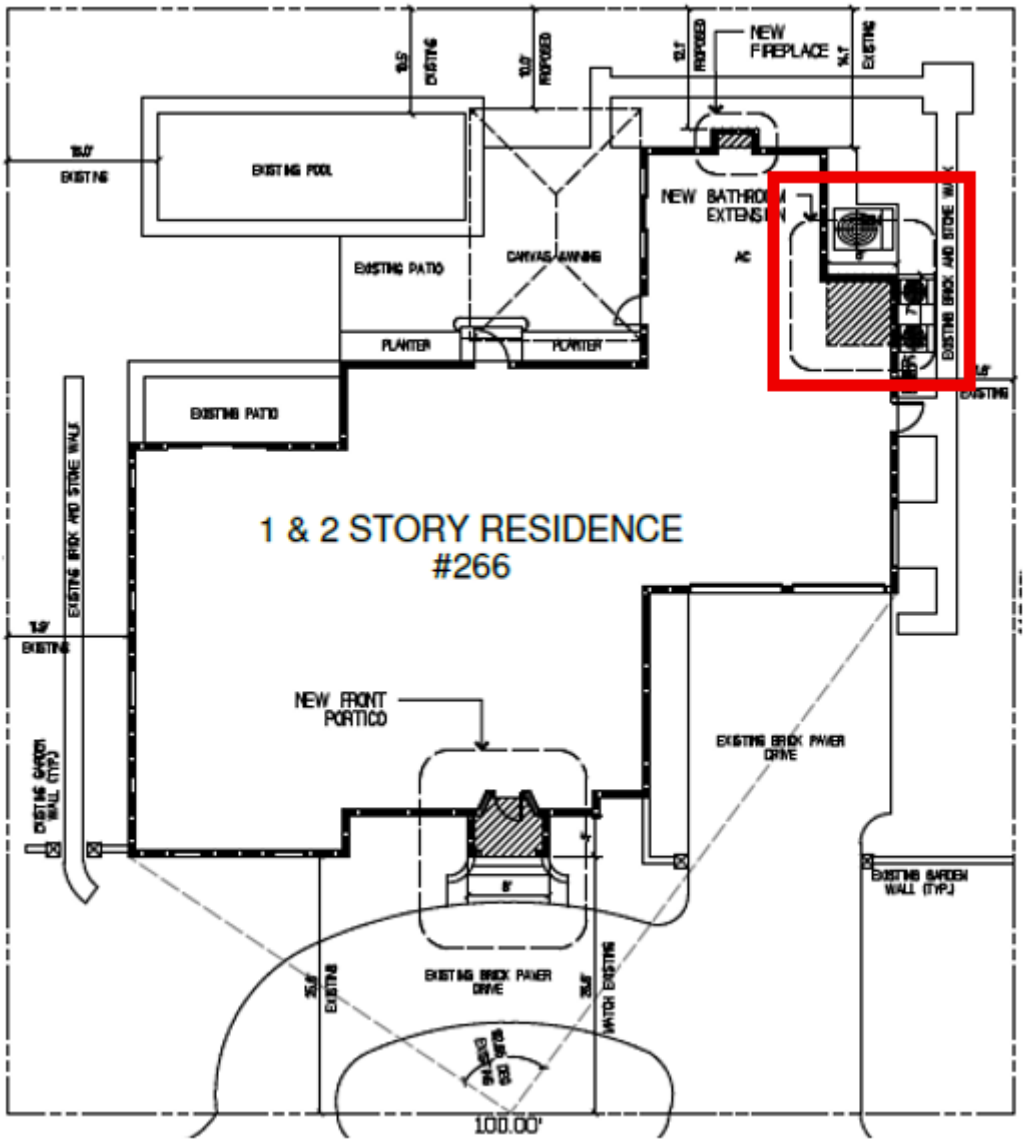


Proposed modifications include updates to both the landscape and hardscape. The existing driveway will be removed and replaced with a new configuration featuring Chicago brick with a limestone border and an integrated water feature. Limestone terraces will be added in the backyard and used as updated 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 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

TOWN OF PALM BEACH

Information for Town Council Meeting on: July 9, 2025

To: Town Council

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

From: Planning, Zoning, & Building Staff

Re: ZON-25-0032 1247 S OCEAN BLVD – VARIANCE. The applicant, Providencia Partners, LLC (Gerard Beeson, Manager), has filed an application requesting Town Council review and approval for a variance to exceed the maximum fence height permitted within a side yard setback.

Date: 6/25/2025

ATTACHMENTS

Staff Report
Letter of Intent
Plans

STRATEGIC PLAN

Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Community Preservation
Quality of Life

FUNDING

No Funding
No Fiscal Impact

PROJECT DIRECTORY

OWNER'S REPRESENTATIVE:
Craig Greenberg Architect
274 Madison Avenue, 18th Floor
New York, NY 10016
T: 212.402.1633
Contact: Celia Liu
cl@craiggreenbergarchitect.com

ARCHITECT:
Olson Kundig
159 South Jackson Street, Suite 600
Seattle, WA 98104
T: 206.624.5670
F: 206.624.3730
Principal Architect: Jim Olson
Contact: Daniel Ralls
daniel@olsonkundig.com

Jesse Kingsley
jessek@olsonkundig.com

LOCAL ARCHITECT:
Smith and Moore
1500 South Olive Avenue
West Palm Beach, FL 33401
T: 561.835.1888
Contact: Daniel Kahan
danielkahan@smithmoorearchitects.com

STRUCTURAL ENGINEER:
Silman
32 Old Slip, 10th Floor
New York, NY 10005
T: 212.620.7970
Contact: Albert Mena
alberto.mena@silman.com

Jessica Haberstock
jessica.haberstock@silman.com

LANDSCAPE:
Stoev Design Group
1505 Bridgeway, Suite 104
Sausalito, CA 94965
T: 415.944.1475
Contact: Shilpa Stoev
shilpa@stoevdesigngroup.com

CIVIL ENGINEER:
Kimley-Horn
1615 South Congress Avenue
Delray Beach, FL 33445
T: 561.330.2345
Contact: Jason Webber
jason.webber@kimley-horn.com

POOL CONSULTANT:
Hackl Pool
1331 Central Terrace
Lake Worth, FL 33460
T: 561.588.7493
Contact: Steve Hackl
steve@hacklpool.com

COASTAL CONSULTANT:
Isiminger & Stubbs Engineering
649 US Highway 1, Suite 9
North Palm Beach, FL 33408
T: 561.881.0003
Contact: Darwin Stubbs
dstubbs@coastal-engineers.com

EXTERIOR LIGHTING DESIGN:
Niteo
1932 1st Avenue, Suite 430
Seattle, WA 98101
T: 206.456.4554
Contact: Jason Edling
jason@niteolighting.com

CONTRACTOR:
Dowbuilt
253 36th Street, Suite B313
Brooklyn, NY 11232
T: 347.732.2621
Contact: Ryder Reynolds
ryder@dowbuilt.com

Gerry Garry
gerryg@dowbuilt.com

COVER	
A.00	COVER
ARCHITECTURE	
A.01	SITE / VICINITY
A.02	SITE / VICINITY
LANDSCAPE	
1 OF 1	NORTH BEACH ACCESS FENCE
1 OF 2	SITE SURVEY
2 OF 2	SITE SURVEY

PRIVATE RESIDENCE

1247 SOUTH OCEAN BOULEVARD
PALM BEACH, FL 33480

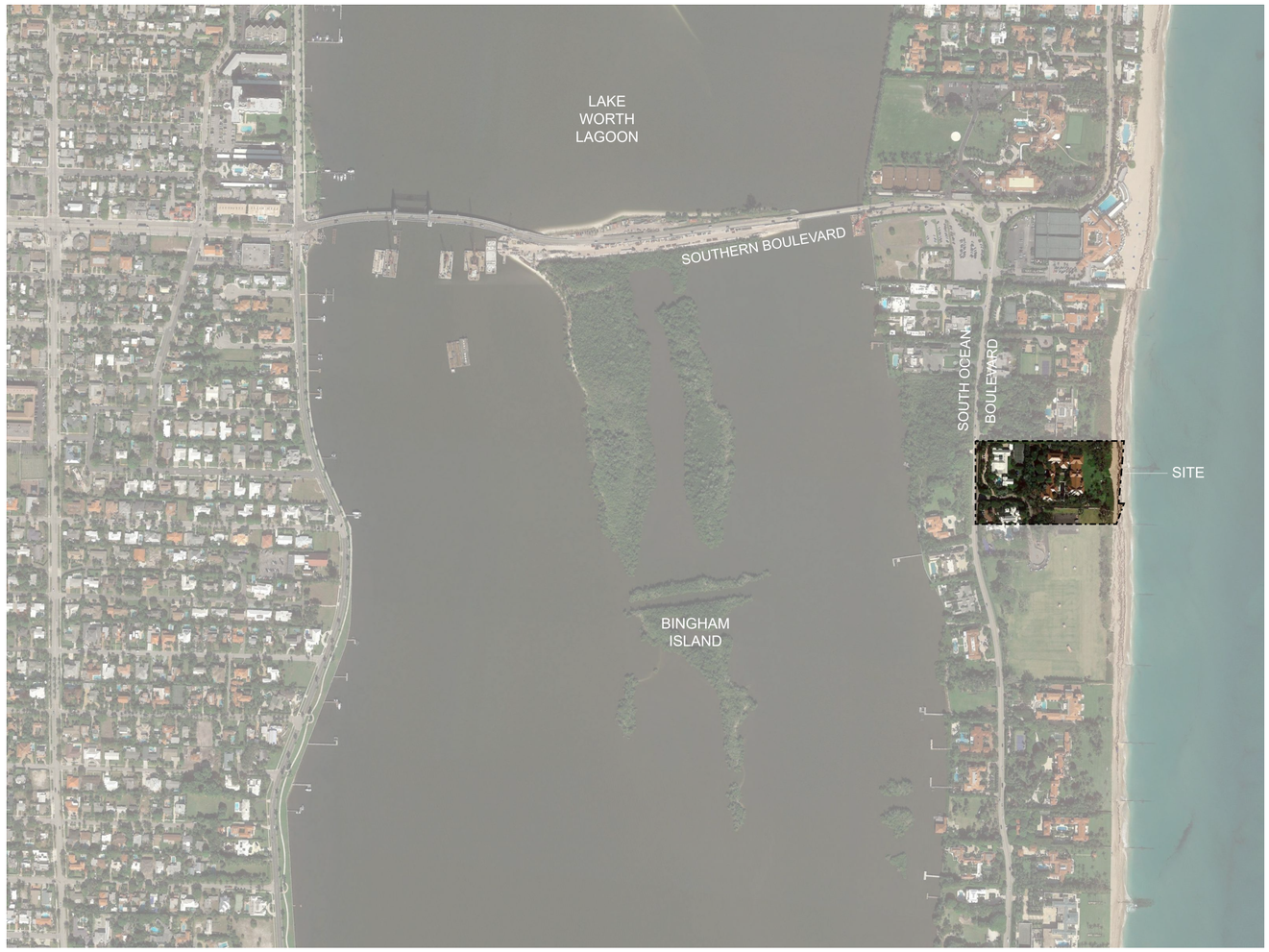
SCOPE OF WORK: MODIFICATION TO THE PREVIOUSLY APPROVED NORTH BEACH ACCESS FENCE.
REQUESTED MODIFICATION: INCREASE IN HEIGHT OF THE NORTH BEACH ACCESS FENCE.

ARCOM CASE NUMBER : ARC-24-0103
ZONING CASE NUMBER: ZON-24-0061
PREVIOUSLY APPROVED CASE NUMBER: ARC-24-063

Olson Kundig
159 South Jackson St, Suite 600
Seattle, Washington 98104 USA
+1 206 624 5670 olsonkundig.com

LOCATION MAP

NOT TO SCALE



LOCATION MAP

NOT TO SCALE

0 4' 8' 12' 16' 32' 48'

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PRIVATE RESIDENCE

1247 SOUTH OCEAN BOULEVARD
PALM BEACH, FL 33480

consultant logo

SCALE:

principal architect: JO
project manager: DR JK
drawn by: MA HS JD TC AG JG MM NG
checked by:
job no: 20026

revisions:

no.	date	issue
1	04/13/2023	FIRST SUBMITTAL
2	05/01/2023	SECOND SUBMITTAL
3	05/15/2023	PRESENTATION SUBMITTAL
4	06/12/2023	PRESENTATION UPDATE
5	07/10/2023	ARCOM UPDATE
6	08/10/2023	STAFF REVIEW
7	10/19/2023	STAFF APPROVAL RECORD SET
8	03/14/2024	REVISION - FIRST SUBMITTAL
9	04/01/2024	REVISION - SECOND SUBMITTAL
10	04/15/2024	PRESENTATION DROP OFF
11	10/03/2024	REVISION - FIRST SUBMITTAL
12	10/21/2024	REVISION - SECOND SUBMITTAL
13	05/29/2025	REVISION - FINAL SUBMITTAL

SMITH AND MOORE ARCHITECTS, INC.
1306 SOUTH OLIVE AVENUE
WEST PALM BEACH, FLORIDA 33401
TEL (561) 833-6866

FLORIDA AAC

NO. 001285

HAROLD J. SMITH
REGISTERED ARCHITECT 8742

JONATHAN C. MOORE
REGISTERED ARCHITECT 13541

PETER G. PAPADOPOULOS
REGISTERED ARCHITECT 93952

DANIEL KAHAN
REGISTERED ARCHITECT 94757

NOT FOR CONSTRUCTION

ARCOM

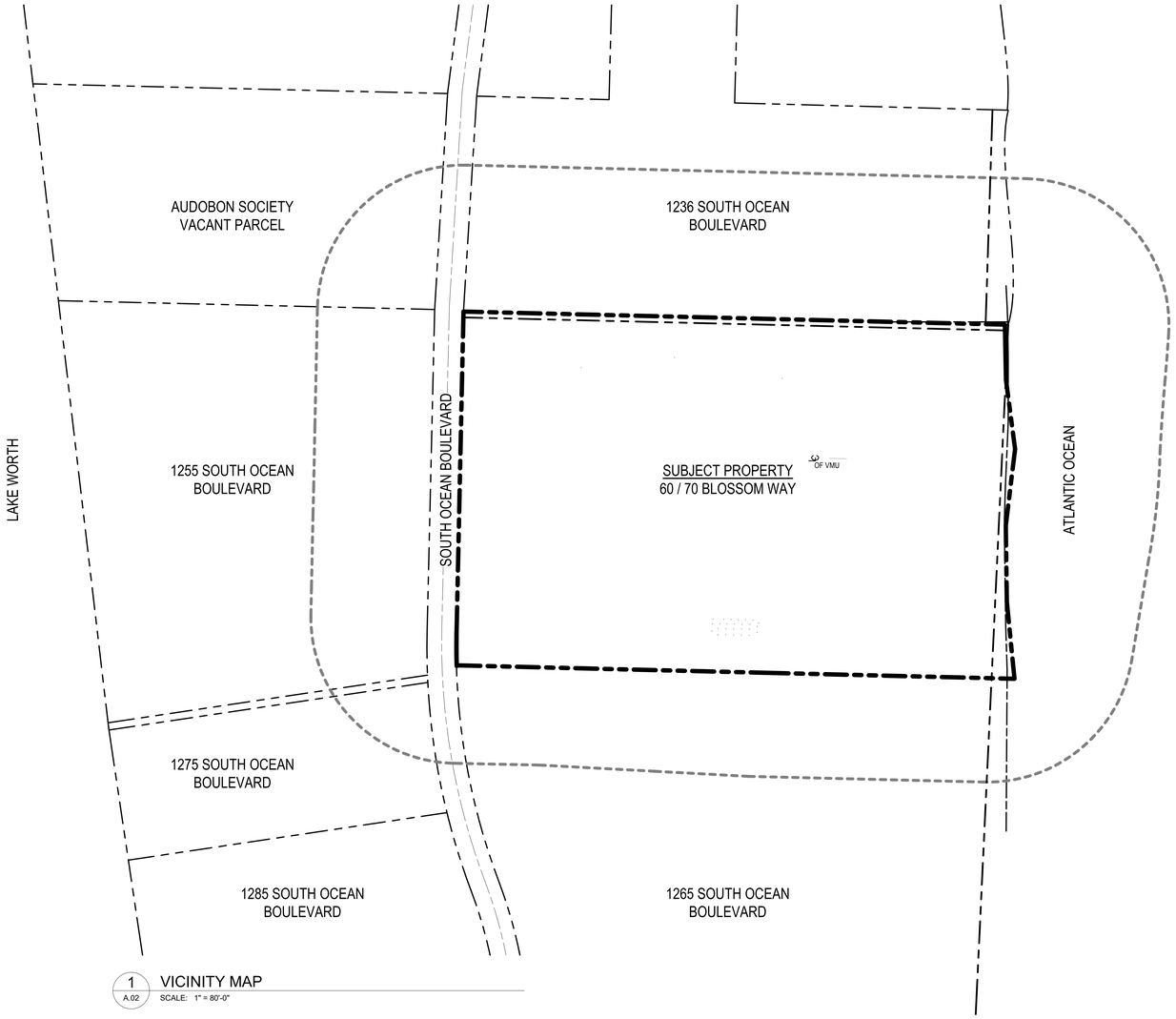
10/21/2024

ARCOM CASE NUMBER: ARC-24-0103

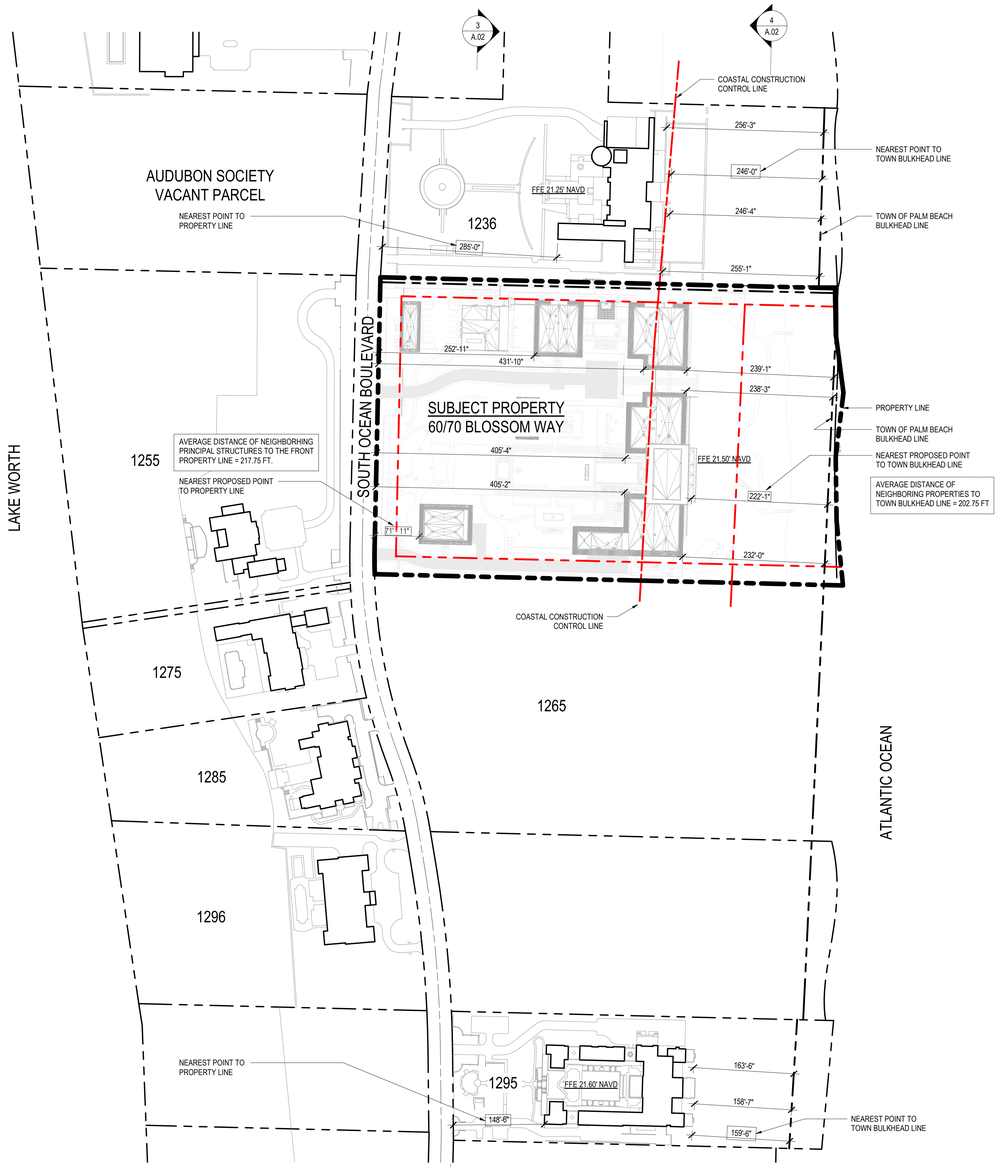
ARCOM ZONING NUMBER: ZON-24-0061

SITE / VICINITY

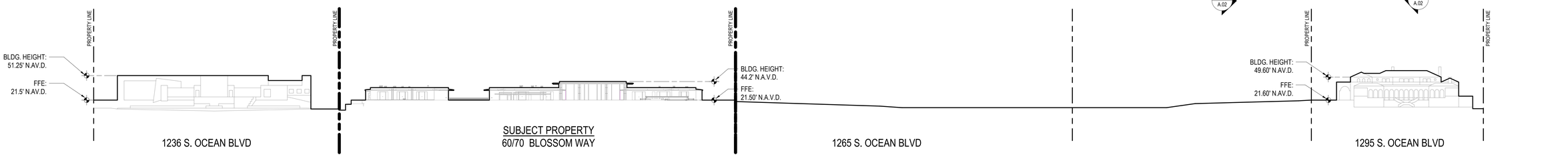
A.01



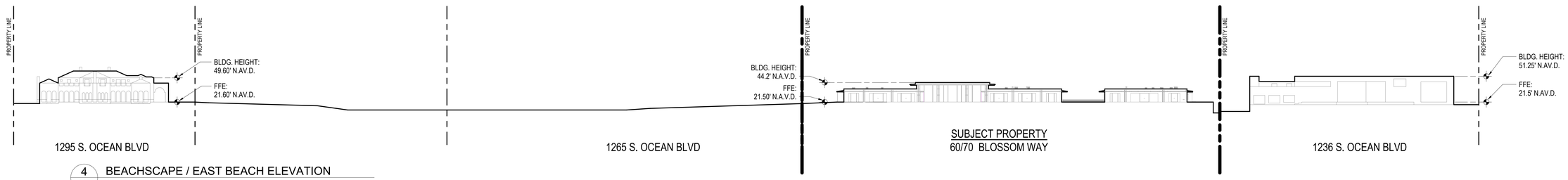
1 A.02 VICINITY MAP
SCALE: 1" = 80'-0"



2 A.02 ADJACENT PROPERTIES PLAN
SCALE: 1" = 100'-0"



3 A.02 STREETSCAPE / WEST STREET ELEVATION
SCALE: 1" = 50'-0"



4 A.02 BEACHSCAPE / EAST BEACH ELEVATION
SCALE: 1" = 50'-0"

159 South Jackson St, Suite 600
Seattle, Washington 98104 USA
+1 206 624 5670 olsonkundig.com

Olson Kundig

PRIVATE RESIDENCE

1247 SOUTH OCEAN BOULEVARD
PALM BEACH, FL 33480

SCALE: As indicated

principal architect: JO
project manager: DR JK
drawn by: MA HS JD TC AG JG MM NG
checked by:
job no: 20026

revisions:

no.	date	issue
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S:M
SMITH AND MOORE
ARCHITECTS, INC.
1300 SOUTH OLIVE AVENUE
WEST PALM BEACH, FLORIDA 33401
TEL (561) 833-6666

FLORIDA AAC

NO. 001285

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REGISTERED ARCHITECT 93552

DANIEL KAHAN
REGISTERED ARCHITECT 94757

NOT FOR CONSTRUCTION

ARCOM

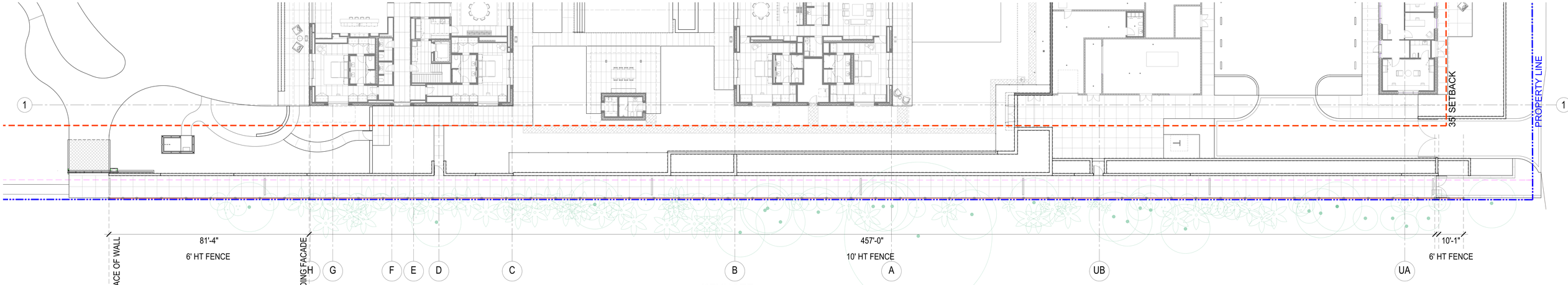
10/21/2024

ARCOM ZONING NUMBER: ZON-24-0061

ARCOM CASE NUMBER: ARC-24-0103

SITE / VICINITY

A.02



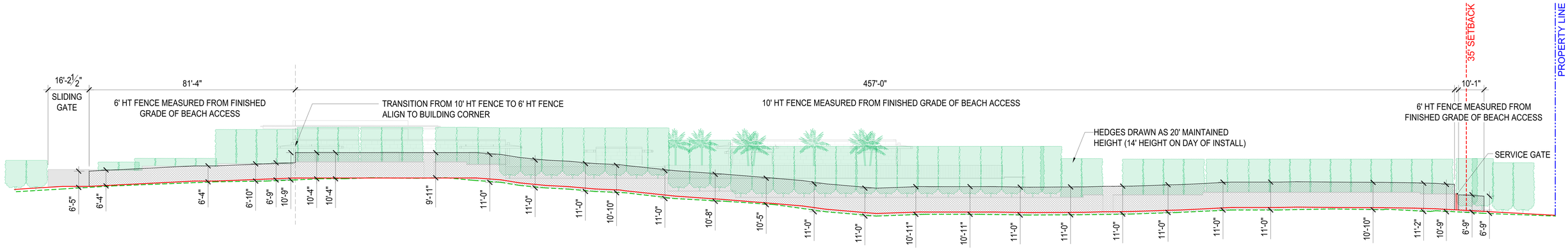
KEYNOTE

1. CHAIN LINK FENCE COLOR: BLACK
2. ASSUME 80% OPENNESS - THE FENCE STRUCTURE TAKES UP 20% OF THE AREA.
3. FOOTING SIZE ASSUMES NO PRIVACY SCREEN ON FENCE.
4. ASSUME 10' MAX FENCE POST SPACING. FENCE POST LOCATION SHOWN DIAGRAMMATICALLY, POST SPACING VARIES ON SITE BASED ON EXISTING NEIGHBOR'S TREES AND TO BE FIELD LOCATED BY LANDSCAPE ARCHITECT.
5. FENCE POST FOOTING DIMENSION: 1' DIA X 5'-6" DEEP PER CIVIL ENGINEER. SEE CIVIL DRAWING FOR DETAIL.

LEGEND

BEACH ACCESS CHAIN LINK FENCE , POST, & FOOTING

PROPERTY LINE



10' HEIGHT FENCE OPTION

FENCE HEIGHT MEASURED FROM NEIGHBORHOOD SITE

LEGEND

BEACH ACCESS FINISHED GRADE

EXISTING NEIGHBOR SITE GRADE

60 BLOSSOM WAY, PALM BEACH, FL
NORTH BEACH ACCESS - FENCE STUDY

STOEV DESIGN GROUP

REVISED MAY 16, 2025

0 5 10 20

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.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
FFE	= FINISH FLOOR ELEVATION
FND.	= FOUND
G.A.	= GUY ANCHOR
G.M.	= GAS METER
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
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.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
PV/MT	= PAVEMENT
(R)	= RADIAL
R	= RADIUS
RGE.	= RANGE
R.P.B.	= ROAD PLAT BOOK
R/W	= RIGHT OF WAY
(S)	= SURVEY DATUM
S.B.	= SOIL BORING
SEC.	= SECTION
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.MH.	= SANITARY MANHOLE
S.R.	= STATE ROAD
STA.	= STATION
STY.	= STORY
S/W	= SIDEWALK
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 #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)
ℙ	= PROPERTY LINE
⊘ ⊠	= UTILITY POLE
⍾	= FIRE HYDRANT
⊞	= WATER METER
⋈	= WATER VALVE
⍟	= LIGHT POLE

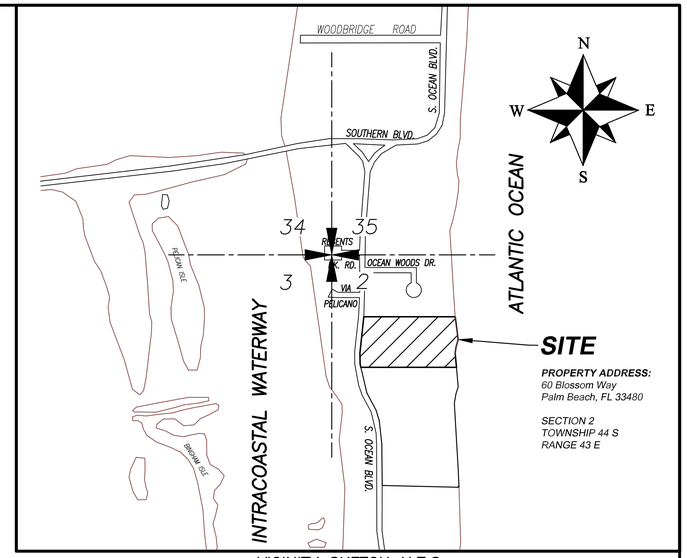
BOUNDARY AND TIDAL WATER SURVEY FOR:
PROVIDENCIA PARTNERS LLC, A DELAWARE LIMITED LIABILITY COMPANY

This survey is made specifically and only for the following parties for the purpose of permitting on the surveyed property.

Providencia Partners LLC, A Delaware Limited Liability Company

First American Title Insurance Company
Kochman & Ziska, PLC, as title agent

The undersigned surveyor assumes no responsibility or liability for any other purpose or to any other party other than stated above.



VICINITY SKETCH N.T.S.

PROPERTY ADDRESS:
60 Blossom Way
Palm Beach, FL 33480

LEGAL DESCRIPTION:
A parcel of land being all of Lot 6 and a portion of Lots 1 and 5, according to the plat of ***BLOSSOM ESTATE REPLAT NO. 2****, as recorded in Plat Book 133, Page 33, Public Records of Palm Beach County, Florida and an unplatted parcel in Government Lot 1, Section 2, Township 44 South, Range 43 East, Palm Beach County, Florida, being more particularly described as follows:*

BEGIN *at the Northwest corner of said Lot 6;*
thence South 01°12'31" West, along the West line of said Lots 5 and 6 (said West line is assumed to bear South 01°12'31" West and all other bearings are relative thereto), a distance of 438.85 feet to the beginning of a curve concave to the East having a radius of 905.00 feet and a central angle of 02°50'59";
thence Southerly, along the arc of said curve and the West line of said Lot 5, a distance of 45.01 feet to a point;
thence South 88°39'33" East, departing said West line, a distance of 746 feet, more or less, to a point on the mean high-water line of the Atlantic Ocean and the East line of said Lot 1;
thence Northerly along said mean high-water line, a distance of 486 feet, more or less, to a point on the South line of the North 649 feet of said Government Lot 1;
thence North 88°38'54 West, along said South line and the North line of said Lot 6, a distance of 741 feet, more or less, to said Northwest corner of said Lot 6 and the ***POINT OF BEGINNING****.*

Containing in all 363,692 square feet or 8.3492 acres, more or less.

FLOOD ZONES:
This property is located in Flood Zones AE (EL 6), X & VE (EL 10 & 12), according to F.I.R.M. (Flood Insurance Rate Map) No. 12099C 0591F, 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 the title search report file number 1062-5094128, issued by First American Title Insurance Company, dated December 21, 2020 pending. 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'.*
15. *Elevations shown thus:*
    XX.XX = hard surface
    XX.X = soft surface.
16. ***THE TIDAL WATER SURVEY SHOWN HEREON WAS ESTABLISHED BY EXTENDING THE ELEVATION SHOWN AT MEAN HIGH WATER INTERPOLATION POINT NO.100842***
17. ***THIS TIDAL WATER SURVEY COMPLIES WITH CHAPTER 177, PART II, FLORIDA STATUTES.***
18. *Distances shown hereon are ground unless shown otherwise. The scale factor from ground to grid is 1.000052136.*
19. *Coordinates shown hereon are based upon Datum - NAD 83 1999 adjustment. Zone - Florida East, Linear Unit - US Traverse Mercator Projection.*
20. *This survey falls within the suburban category as classified in Chapter 5J-17.051 and 5J-17.052, Florida Administrative Code. All field measurements exceeded the accuracy requirements for this classification.*
21. *The real-time GPS positional information shown hereon was collected with a Topcon Hiperlite System. The information was translated to conform to the Coastal Construction Control Line, permanent reference monuments as recorded in Plat Book 80, Page 137, Public Records of Palm Beach County, Florida. The horizontal positional accuracy was plus/minus 0.07 of a foot based upon the published information for the permanent reference monuments.*

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: 02/16/2023

James G. Peden, Jr.
Professional Surveyor and Mapper
Florida Certificate No. 6122

REVISIONS:

12/23/24 UPDATE BUILDING DIMENSIONS TO THE NEAREST HUNDREDTH J.F./S.W. 199633
11/15/24 UPDATE BUILDING DIMENSIONS TO THE NEAREST HUNDREDTH J.M./S.W. 199633 JOE2/9
11/12/24 TIE-IN COLUMNS WITH ELEVATIONS J.M./S.W. 199633
10/28/24 TIE-IN UPDATE J.M./S.W. 199633 JOE1/57
09/19/24 AS BUILT BUILDING EXTENTS & TIEBEAM EL. J.M./S.W. 199633 PB363/53
09/04/24 AS BUILT SITE WALL J.M./S.W. 199633 PB363/53
07/26/24 SPOT ELEVATIONS J.M./S.W. 199633 PB363/53
11/10/23 FORMBOARD TIE-IN J.M./M.B. 97-1019.85 PB322/58
09/26/23 FORMBOARD TIE-IN J.M./S.W. 97-1019.82 PB322/55
08/09/23 FORMBOARD TIE-IN J.C./S.W. 97-1019.78 PB322/51
08/01/23 TIE-IN IMPROVEMENTS AND SPOT ELEVATIONS FOR BEACH ACCESS J.C./S.W. 97-1019.77 PB322/50
07/19/23 FORMBOARD TIE-IN J.C./S.W. 97-1019.74 PB322/47
07/13/23 FORMBOARD TIE-IN J.C./S.W. 97-1019.73 PB322/46
07/11/23 FORMBOARD TIE-IN J.C./S.W. 97-1019.72 PB322/45
06/27/23 FORMBOARD TIE-IN J.C./S.W. 97-1019.68 PB322/41
06/19/23 FORMBOARD TIE-IN J.C./S.W. 97-1019.66 PB322/40
06/12/23 FORMBOARD TIE-IN J.D./S.W. 97-1019.65 PB322/39
06/06/23 FORMBOARD TIE-IN J.C./S.W. 97-1019.64 PB322/38

BOUNDARY SURVEY FOR:

PROVIDENCIA PARTNERS LLC, A DELAWARE LIMITED LIABILITY COMPANY

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.: 97-1019.57	F.B. PB346 PG. 4
OFFICE: S.W.	DATE: 02/16/23	DWG. NO. 97-1019-10
C'K'D: C.W.	REF: 86-1063-32.DWG	SHEET 1 OF 2

BOUNDARY SURVEY FOR:

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A DIVISION OF LANDTEC CONSTRUCTION SURVEYING, LLC, LB #8598
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FIELD: B.M.	JOB NO.: 97-1019.57	F.B. PB346 PG. 4
OFFICE: S.W.	DATE: 02/16/23	DWG. NO. 97-1019-10
C'K'D: C.W.	REF: 86-1063-32.DWG	SHEET 2 OF 2

ZON-25-0032 1247 S OCEAN BLVD – VARIANCE. The applicant, Providencia Partners, LLC (Gerard Beeson, Manager), has filed an application requesting Town Council review and approval for a variance to exceed the maximum fence height permitted within a side yard setback.

Applicant: Providencia Partners, LLC (Gerard Beeson, Manager)
Professional: Smith & Moore Architects (Daniel Kahan) / Olson Kundig
Representative: Maura Ziska, Esq.

HISTORY:

- February 9, 2022: Application Z-20-00318 was approved for consideration of an Application of Blossom Way Holdings, LLC, to Replat Lots 1-6; Relocate the 8 foot wide Pedestrian Beach Access Easement to the North Side of Proposed Lot 6; Eliminate; the Limited Access Easement (LAE) along the East Side of South Ocean Boulevard; Abandon the Private Road Known as Blossom Way, in the Replat of the Blossom Estate; and Create a Pedestrian Beach Access Easement Across the North Property Line of Property Currently Known as 60 Blossom Way.

- July 13, 2022: Combo application ZON-22-037 (ARC-22-040) was approved for Site Plan Review as required for the installation of a generator with an output capacity over 100kW, in conjunction with the construction of a new single-family residence as approved by ARCOM.

- January 15, 2025: Combo application ZON-24-0061 (ARC-24-103) was approved for one special exception for construction of a pickle-ball court and one variance to exceed the maximum wall height permitted in the front yard setback.

THE PROJECT:

The applicant has submitted plans, entitled "PRIVATE RESIDENCE", as prepared by **Smith and Moore Architects / Olson Kundig**, uploaded June 23, 2025.

The following is the scope of work for the Project:

- Increase in the height of the northern beach access fence.

The following variances are required to achieve the scope of work:

- **VARIANCE 1:** Sec. 134-1669: A variance for a fence in the north side yard setback with a height ranging from 9'-11" to 11'-2" as measured from the lowest adjacent grade in lieu of the 7' high maximum fence height permitted within the side yard setback.

Site Data			
Zoning District	R-AA	**Future Land Use**	SINGLE FAMILY
Surrounding Properties / Zoning			

North	1236 S Ocean Blvd / Residence | R-AA
South	1265 S Ocean Blvd / Vacant | R-AA
East	Atlantic Ocean
West	1255 S Ocean Blvd / Residence | R-AA

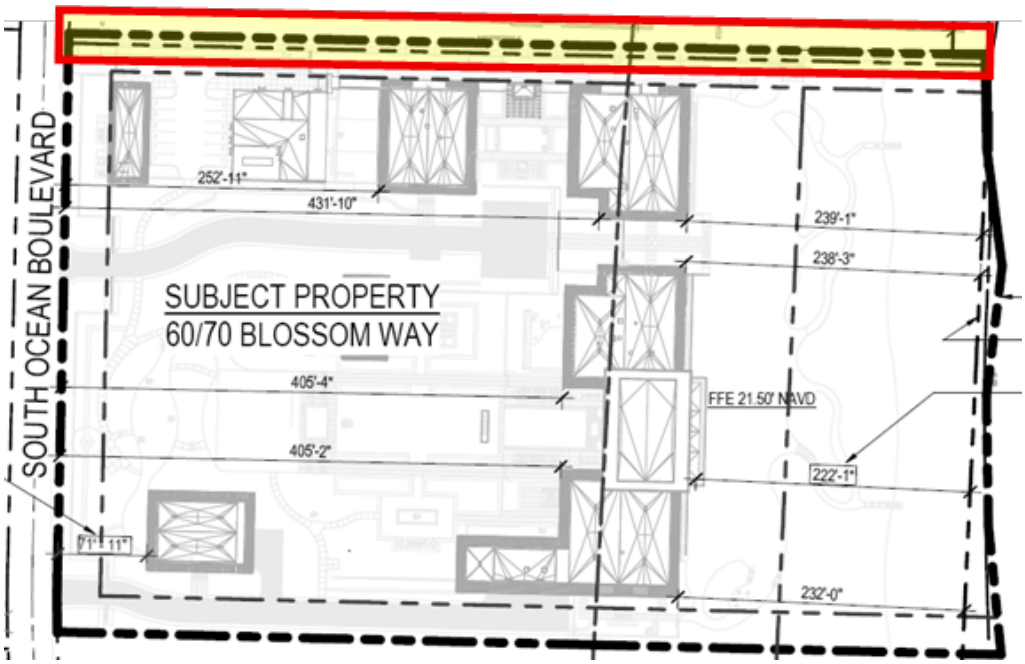
CONSISTENCY WITH THE COMPREHENSIVE PLAN:
A preliminary review of the project indicates that the proposed **use** is **consistent** with the **SINGLE FAMILY** designation of the Future Land Use Map of the Comprehensive Plan.

COMPLIANCE WITH ZONING CODE:
A preliminary review of the project indicates that the application, as proposed, appears to be inconsistent with the following section of the Town code: Sec. 134-1669 Walls And Fences – Side and Rear Yards.

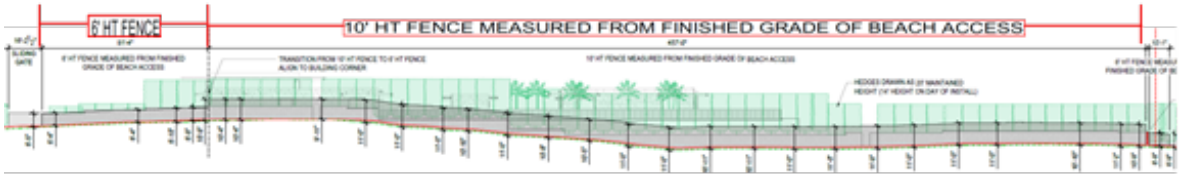
STAFF ANALYSIS
In 2022, a replat of the Blossom Estate subdivision was approved, which included relocating a beach access easement to the northern edge of the reconfigured lots. Later that year, construction of a new residence on the northern parcel was approved. As part of that application, the beach access easement improvements were approved, including installing a new chain link fence and landscaping along its northern boundary. The applicant is now requesting a variance from the Town Council to increase the height of the fence along the northern edge of the beach access easement, which borders one property to the north.

While the original approved plans specified a code-compliant 7'-0" high fence, the applicant is seeking approval for a higher fence height ranging from 9'-11" to 11'-2", as measured from the lowest adjacent grade. From the grade of the beach access path itself, the proposed fence height would range from 6'-0" to 10'-0" in height. According to the applicant, the increased height is necessary to preserve the existing topography and landscaping while minimizing visual and environmental impacts to the neighborhood. In addition to the fence, the applicant plans to install 14'-0" tall hedges that will be maintained at a height of 20'-0".

An administrative ARCOM application was approved for the revised fencing and landscaping plan, with written consent from the only directly affected neighboring property owner to the north.



Site diagram indicating north beach access.



North elevation diagram of proposed fence.

Code Section	Required/Permitted	Proposed	Variance
VARIANCE 1 Sec. 134-1669	Maximum 7' Fence Height in Side Yard Setback	9.9' to 11.2' Fence Height in Side Yard Setback	**+2.9' to +4.2'**

CONCLUSION:

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 (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:BMF

KOCHMAN & ZISKA PLC

Ronald S. Kochman*
Maura A. Ziska
Alexander D. Kochman
*Also admitted in New York

Esperanté
222 Lakeview Avenue, Suite 1500
West Palm Beach, Florida 33401
Telephone 561-802-8960
Facsimile 561-802-8995

May 27, 2025

RE: **ZON-25-0032 1247 South Ocean Boulevard**

We are pleased to submit the accompanying drawings to install a new fence for the property at 1247 South Ocean Boulevard, Palm Beach, FL.

A) LANDMARKS PRESERVATION COMMISSION 54-122 & 54-161 N/A

B) ARCOM 18-205 N/A

B) ARCOM 18-206 N/A

C) SPECIAL EXCEPTION 134-229

D) SITE PLAN REVIEW 134-329 N/A

E) VARIANCES 134-201

VARIANCE 1: Sec. 134-1669: A variance for a fence in the north side yard setback with a height ranging from 9'-11" to 11'-2" as measured from the lowest adjacent grade in lieu of the 7' high maximum fence height permitted within the side yard setback.

Please feel free to reach out with any questions.

Sincerely,

Maura Ziska

Maura Ziska

TOWN OF PALM BEACH

Information for Town Council Meeting on: July 9, 2025

To: Town Council

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

From: Planning, Zoning, & Building Staff

Re: ZON-25-0033 (ARC-25-0031) 218 ROYAL PALM WAY (COMBO) — SPECIAL EXCEPTION WITH SITE PLAN REVIEW AND VARIANCES. The applicant, 218 Holdings LLC (Susan Hudson, Manager), has filed an application requesting Town Council review and approval for Special Exception Request with Site Plan Review and including variances (1) to reduce side (east) setback for the new exterior egress stairs, (2) to reduce the required side setback for a 100kw generator, (3) to exceed the maximum height of a generator and screening wall in a required yard and (4) to reduce the required parking. The Architectural Commission (ARCOM) shall perform design review of the application. **[*This project will be heard by ARCOM after the zoning requests are approved at Town Council.]***

Date: 6/25/2025

ATTACHMENTS

Staff Report
Letter of Intent
Survey
Plans
Plans-Landscaping
Plans-Civil

STRATEGIC PLAN

Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Community Preservation
Quality of Life

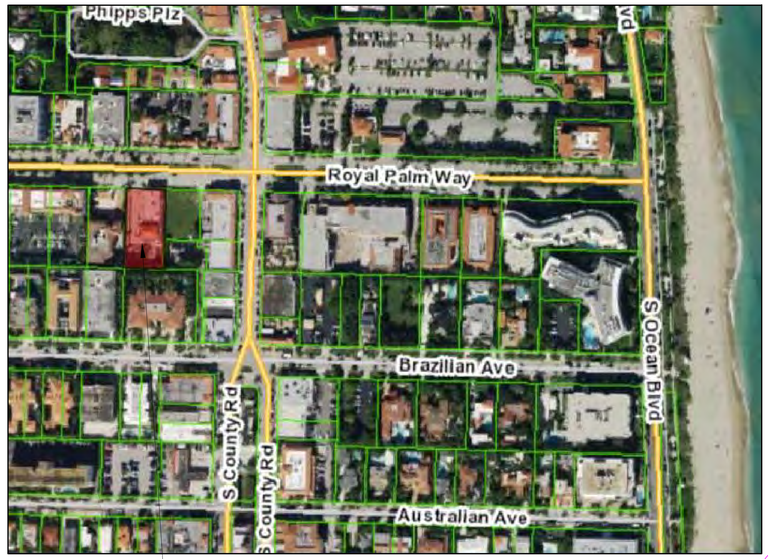
FUNDING

No Funding

No Fiscal Impact

ZON-25-033 (ARC-25-0031)
A RENOVATION AND ENTRY ADDITION FOR:
218 ROYAL PALM WAY

SITE LOCATION MAP



DESIGN TEAM

ARCHITECT OF RECORD

BRASSEUR & DROBOT ARCHITECTS

ATTN: JASON DROBOT
224 DATURA STREET, SUITE 908 WEST
PALM BEACH, FL 33401 (561) 820-8088

LANDSCAPE ARCHITECT

ENVIRONMENTAL DESIGN GROUP

THE PARAMOUNT BUILDING
139 NORTH COUNTY ROAD, SUITE 20B
PALM BEACH, FL 33480
(561) 832-4600

CIVIL ENGINEER

SIMMONS AND WHITE

2581 METROCENTRE BLVD, SUITE
3 WEST PALM BEACH, FL 33407
(561) 478-1848

PROJECT INDEX

C1	COVER SHEET	A10	WEST ELEVATIONS
SP1	LOCATION MAP	A10.1	COLORED WEST ELEVATION
SP2	SITE IMAGES	A11	NORTH ELEVATIONS
SP3	SITE IMAGES	A11.1	COLORED NORTH ELEVATION
SP4	SITE IMAGES	A12	EAST ELEVATIONS
SP5	SITE IMAGES	A12.1	COLORED EAST ELEVATION
SP6	SITE IMAGES	A13	ELEVATIONS
SP7	SITE IMAGES	A13.1	COLORED SOUTH ELEVATION
SP8	SITE IMAGES	A14	DOOR SCHEDULE
SP9	ZONING LEGEND	A15	WINDOW SCHEDULE
SP10	EXISTING SITE PLAN	A16	DETAILS
SP11	PROPOSED SITE PLAN AND SITE DETAILS	A17	DETAILS
SP12	SITE ANALYSIS	A18	WALL SECTION AT ENTRY
OA1	EXISTING AND PROPOSED FLOOR PLANS	A19	DETAILS
OA2	EXISTING AND PROPOSED ROOF PLANS		
D1	FIRST FLOOR DEMOLITION PLAN		
D2	SECOND FLOOR DEMOLITION PLAN		
D3	THIRD FLOOR DEMOLITION PLAN		
D4	ROOF DEMOLITION PLAN		
D5	DEMOLITION ELEVATIONS		
D6	DEMOLITION ELEVATIONS		
A1	FIRST FLOOR PLAN		
A2	FIRST FLOOR REFLECTED CEILING PLAN		
A3	SECOND FLOOR PLAN		
A4	SECOND FLOOR REFLECTED CEILING PLAN		
A5	THIRD FLOOR PLAN		
A6	THIRD FLOOR REFLECTED CEILING PLAN		
A7	ROOF PLAN		
A8	ROOF DETAILS		
A9	ROOF DETAILS		

PROJECT SCOPE

THE PROJECT CONSISTS OF A RENOVATION AND ADDITION TO AN EXISTING 3-STORY 12,581 S.F. STRUCTURE. WORK INCLUDES NEW WATERPROOFING, NEW COQUINA CLADDING, TRIM & DETAILING, NEW WINDOWS & DOORS, NEW ROOF, NEW BUILDING COLOR, DEMOLITION & RECONSTRUCTION OF THE COVERED ENTRY IN THE SAME FOOTPRINT, COMPLETE DEMOLITION OF THE EXISTING NORTHEAST EXTERIOR STAIR, REPLACEMENT OF EXISTING SOUTHEAST EXTERIOR METAL STAIR FIRE ESCAPE WITH A SLIGHTLY LARGER FOOTPRINT, AND ASSOCIATED HARDSCAPE & LANDSCAPE. ADDITIONALLY, A 100-KW GENERATOR IS PROPOSED, WHICH WILL REPLACE ONE (1) EXISTING PARKING SPACE. THERE ARE NO ADDITIONAL PROPOSED MODIFICATIONS TO THE REMAINING EXISTING PARKING. THE WINDOW LOCATIONS ON THE SECOND-FLOOR EAST ELEVATION WILL BE PLACED IN RESPONSE TO THE FUTURE SECOND FLOOR TENANT'S PLAN. FINALLY, THE ATTACHED DEMOLITION AND REMOVAL PLANS DETAIL THE COMPONENTS OF THE EXISTING STRUCTURE THAT WILL BE REPLACED, AND THE PROPOSED DEMOLITION DOES NOT INCLUDE THE REMOVAL OF 50% OR MORE OF THE STRUCTURAL COMPONENTS OF THE EXISTING BUILDING.

PLEASE NOTE THAT THIS PROJECT WAS REVIEWED AND APPROVED PREVIOUSLY BY THE ARCHITECTURAL COMMISSION (ARCOM) AND TOWN COUNCIL WITH THE APPROVALS OF ARC-21-038 AND ZON-21-002 IN MARCH AND APRIL 2022, RESPECTIVELY, WHICH ALSO INCLUDED A THIRD-FLOOR EXPANSION. THE PROJECT WAS SUBSEQUENTLY APPROVED BY TOWN STAFF (A-22-02560) IN 2022 AND (A-23-03379) IN 2023, WHICH AMENDED THE ARCOM AND TOWN COUNCIL APPROVALS WITH THE ELIMINATION OF THE THIRD-FLOOR EXPANSION.

EXTERIOR COLORS

BUILDING BODY AND WINDOW SILLS: STUCCO, PAINTED BENJAMIN MOORE SIMPLY WHITE
TRIM AND HARDSCAPE: COQUINA NATURAL
ROOF: 2-PIECE TERRA COTTA BARREL TILE
FRONT DOOR: MAHOGANY STAINED
TYPICAL DOORS AND WINDOWS: KYNAR FINISH BRONZE

BRASSEUR & DROBOT
ARCHITECTS, P.A.

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ZON-25-033 (ARC-25-0031)
A RENOVATION AND ADDITION FOR:
218 ROYAL PALM WAY
218 ROYAL PALM WAY
PALM BEACH, FLORIDA

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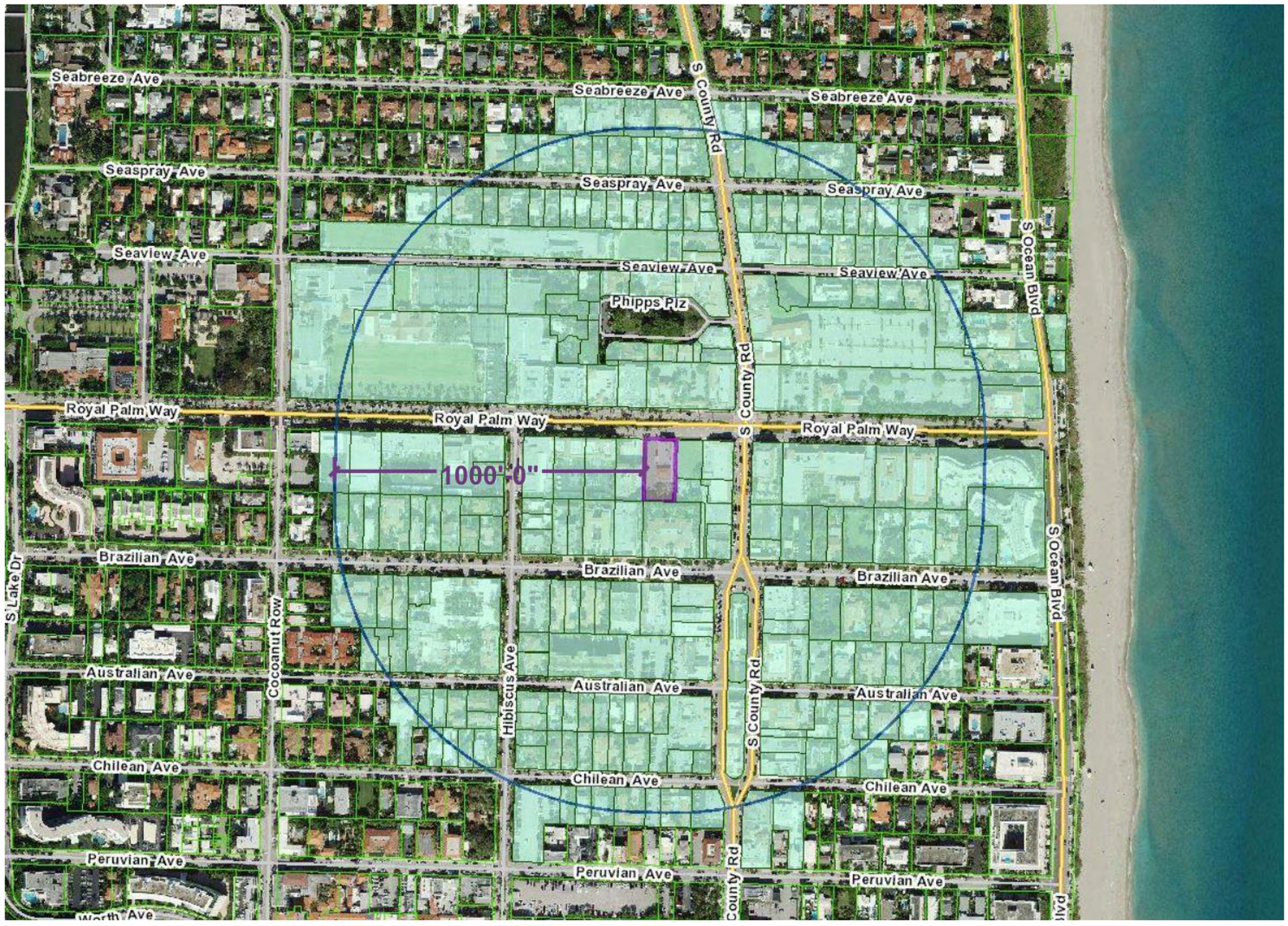
C1

SHEET: 1 OF: 44

COVER SHEET



VICINITY LOCATION MAP

LOCATION MAP

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SP1

SHEET: 2 OF: 44

EXISTING WEST FACADE

EXISTING WEST FACADE

EXISTING NORTH FACADE

EXISTING EAST FACADE

SITE IMAGES

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SP2

SHEET: 3 OF: 44

222 ROYAL PALM WAY - NORTHEAST CORNER

222 ROYAL PALM WAY - NORTHWEST CORNER

222 ROYAL PALM WAY - NORTHEAST CORNER

222 ROYAL PALM WAY - NORTH FACADE

SITE IMAGES

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SP3

SHEET: 4 OF: 44

290 S COUNTY ROAD - NORTH FACADE

290 S COUNTY ROAD - EAST FACADE

290 S COUNTY ROAD - WEST FACADE & 204 ROYAL PALM WAY LOT

290 S COUNTY ROAD - EAST FACADE STREET VIEW

SITE IMAGES

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SP4

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249 ROYAL PALM WAY

241 ROYAL PALM WAY

240 ROYAL PALM WAY

230 ROYAL PALM WAY

231 ROYAL PALM WAY

205 ROYAL PALM WAY

270 S COUNTY ROAD

255 S COUNTY ROAD

180 ROYAL PALM WAY

SITE IMAGES

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SP5
SHEET: 6 OF: 44

250 ROYAL PALM WAY

311 S COUNTY ROAD

301 S COUNTY ROAD

316 S COUNTY ROAD

296 S COUNTY ROAD

304 S COUNTY ROAD

214 BRAZILIAN AVENUE

SITE IMAGES

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SP6

SHEET: 7 OF: 44

SITE IMAGES

305 HIBISCUSAVENUE

309 HIBISCUS AVENUE

215-221 BRAZILIAN AVENUE

237 BRAZILIAN AVENUE

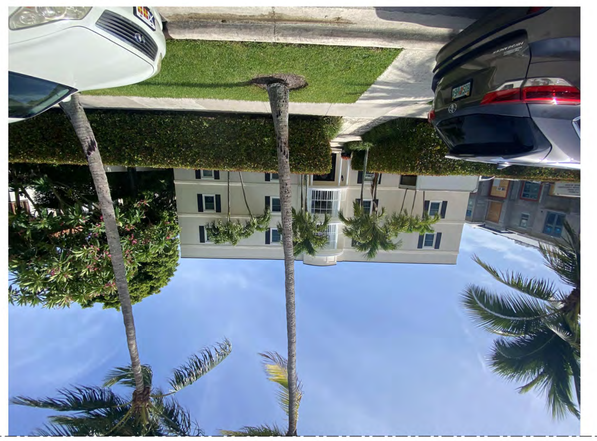
228 & 230 BRAZILIAN AVENUE

243 & 245 BRAZILIAN AVENUE

220 BRAZILIAN AVENUE

227 BRAZILIAN AVENUE

226 BRAZILIAN AVENUE



ZONI-25-0033 (ARC-25-0031)

A RENOVATION AND ADDITION FOR:

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SP7
SHEET: 8 OF: 44

236 PHIPPS PLAZA

236 PHIPPS PLAZA

235 PHIPPS PLAZA

234 PHIPPS PLAZA

232 PHIPPS PLAZA

228 PHIPPS PLAZA

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SP8

SHEET: 9 OF: 44

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:**	218 Royal Palm Way		
2	**Zoning District:**	C-OPI OFFICE, PROFESSIONAL & INSTITUTIONAL		
3	**Structure Type:**	Office / Residential		
4		Required/Allowed	Existing	Proposed
5	Lot Size (sq ft)	4,000	20,007	NC
6	Lot Depth	90	200.07	NC
7	Lot Width	30	100.01	NC
8	Lot Coverage	25% (5,001 SF)	32% (6,417 SF)	NC
9	Front Yard Setback	14'-0"	4'-0"	NC
10	* Side Yard Setback (1st Story)	14'-0" E / 14'-0" W	0'-2" E / 40'-9" W	NC
11	* Side Yard Setback (2nd Story)	14'-0" E / 14'-0" W	4'-11" E / 40'-9" W	NC
12	Rear Yard Setback	19'-0"	69'-3"	NC
13	Angle of Vision	N/A	N/A	N/A
14	Building Height	35'-0"	32'-4"	NC
15	Overall Building Height	45'-0"	37'-0"	NC
16	Finished Floor Elev. (FFE)(NAVD)	7.00	4.65	NC
17	Zero Datum for pt. of Meas. (NAVD)	4.65	4.65	NC
18	Base Flood Elevation (BFE)(NAVD)	6.00	6.00	NC
19	Landscape Open Space (LOS)	30% (6,002)	15.6% (3,139 SF)	18.65% (3,698.33)
20	Perimeter LOS	N/A	N/A	N/A
21	Front Yard LOS	35%	18%	NC
22	Native Plant Species %	25%	N/A	25.3%

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

If value is not applicable, enter N/A

If value is not changing, enter N/C

ZONING LEGEND

BRASSEUR & DROBOT
ARCHITECTS, P.A.
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ZON-25-0033 (ARC-25-0031)
A RENOVATION AND ADDITION FOR:
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218 ROYAL PALM WAY
PALM BEACH, FLORIDA

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SEALED BY:
☐ JEFFREY D. BRASSEUR - AR 0017698
■ JASON P. DROBOT - AR 94843

JOB #: 24-003
DATE: 4-15-25
DESIGNED BY: JPD
DRAFTED BY: JPD
CHECKED BY: JPD
REVISIONS:
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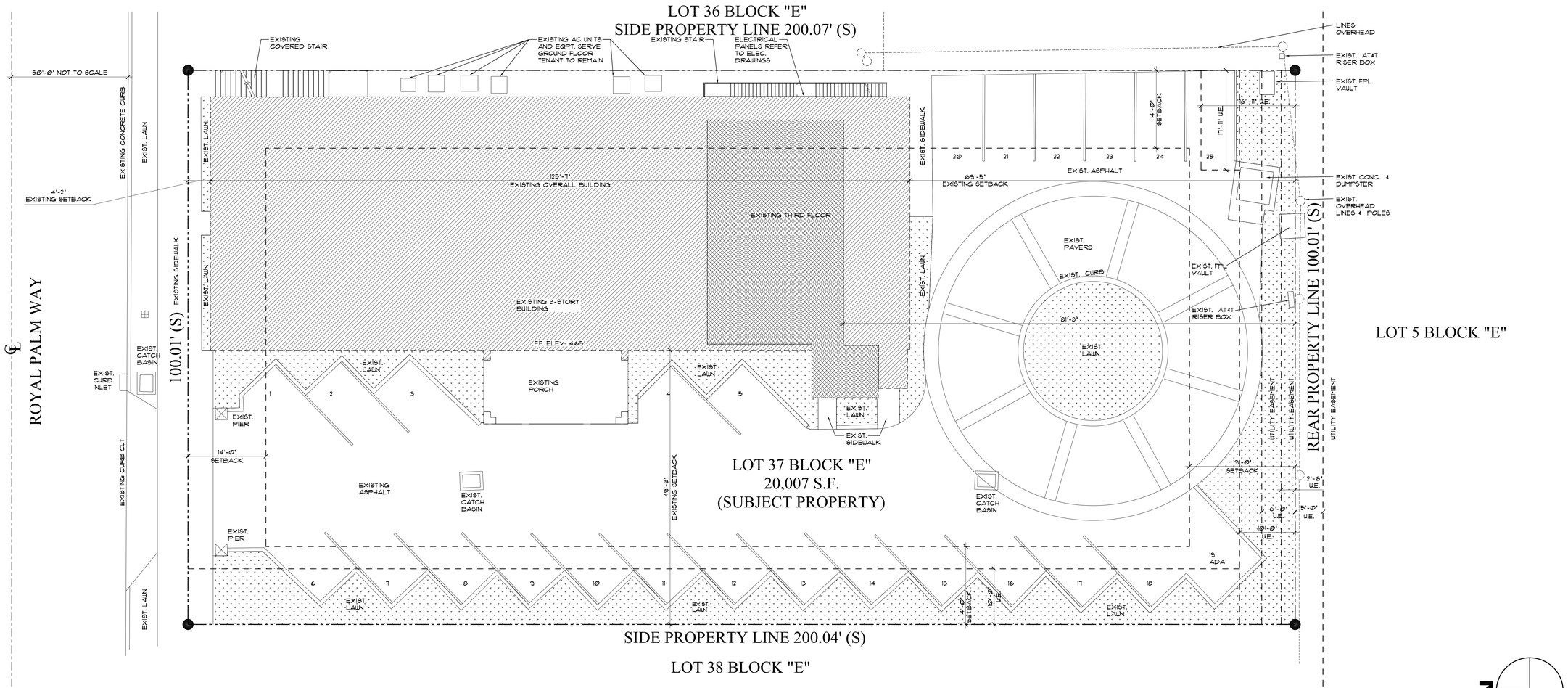
SP9

SHEET: 10 OF: 44



EXISTING SITE PLAN

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

B·D

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ARCHITECTS, P.A.

224 DATURA STREET · SUITE 908
WEST PALM BEACH, FLORIDA 33401
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AR 0017698 AR 94843
ACARB 60164 ACARB 67673
AA 26001461

ZON-25-0033 (ARC-25-0031)
A RENOVATION AND ADDITION FOR:
218 ROYAL PALM WAY

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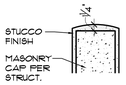
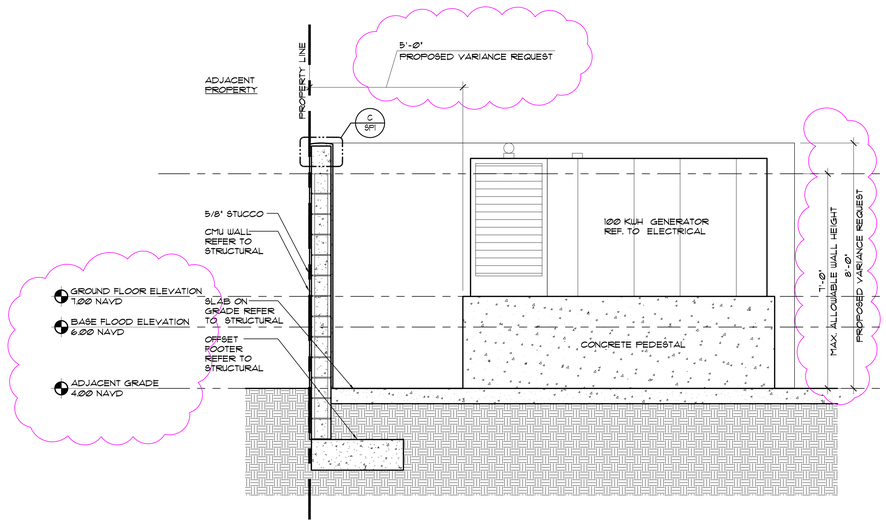
SHEET: 11 OF: 44



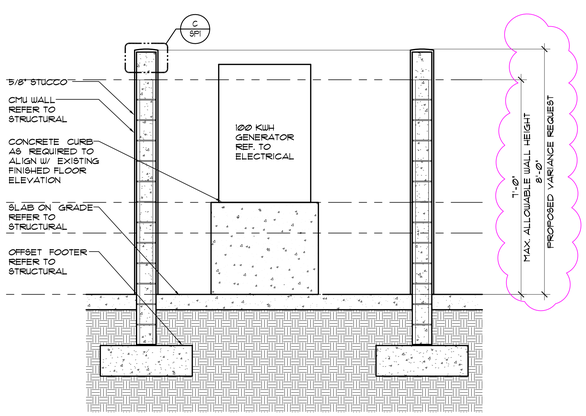
C SP1 PARTIAL SITE PLAN AT GENERATOR

SCALE: 1" = 1'-0"



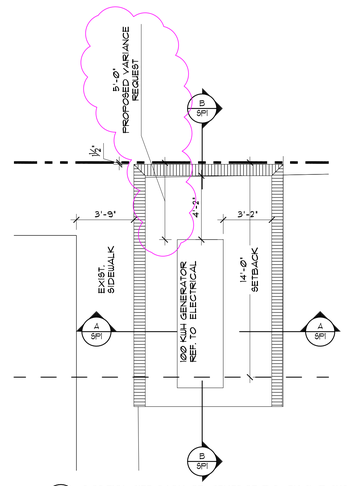
B SP1 SECTION GENERATOR ENCLOSURE

SCALE: 1/2" = 1'-0"



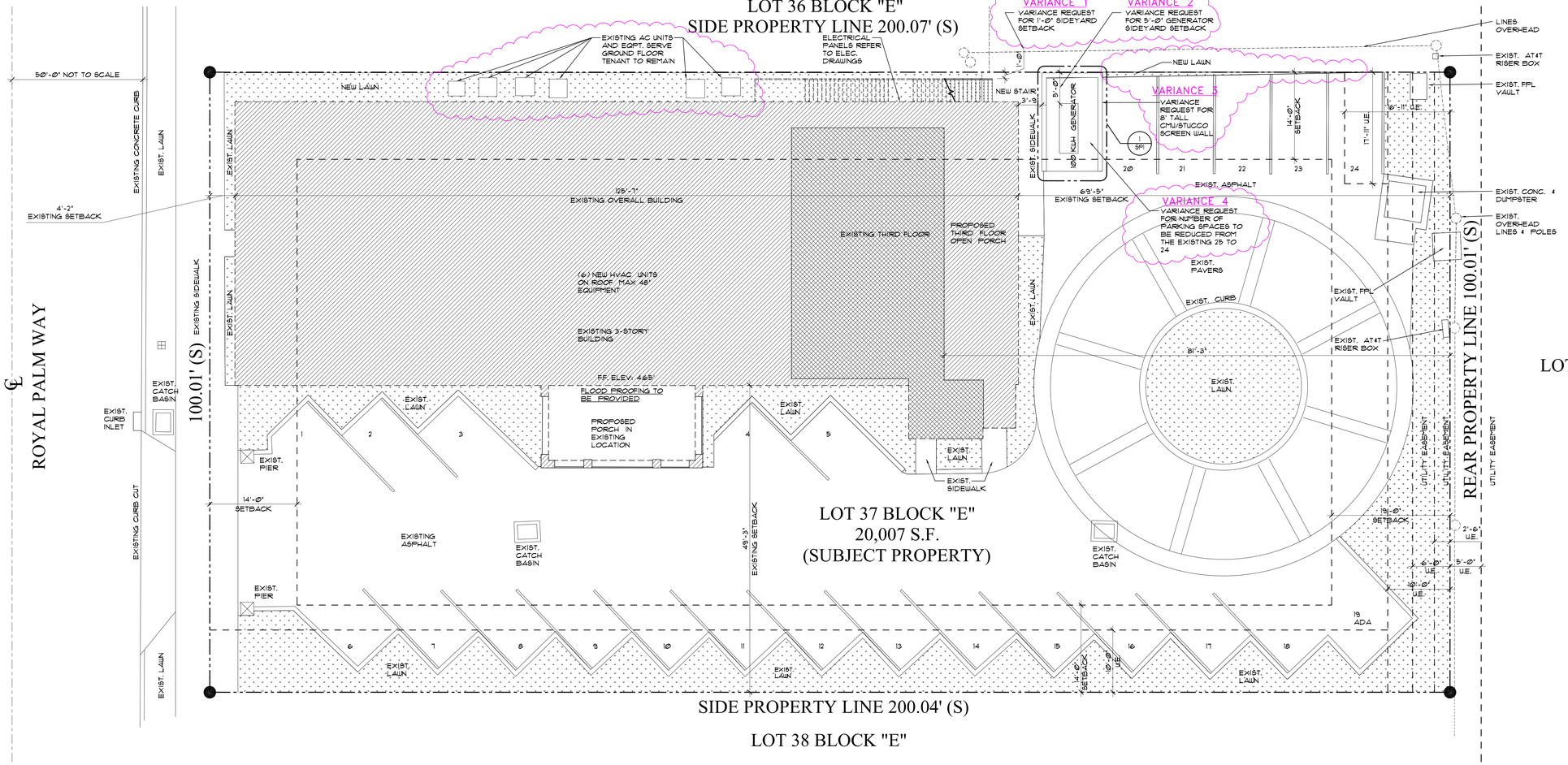
A SP1 SECTION GENERATOR ENCLOSURE

SCALE: 1/2" = 1'-0"



1 SP1 PARTIAL SITE PLAN AT GENERATOR ENCLOSURE

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



PROPOSED SITE PLAN

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

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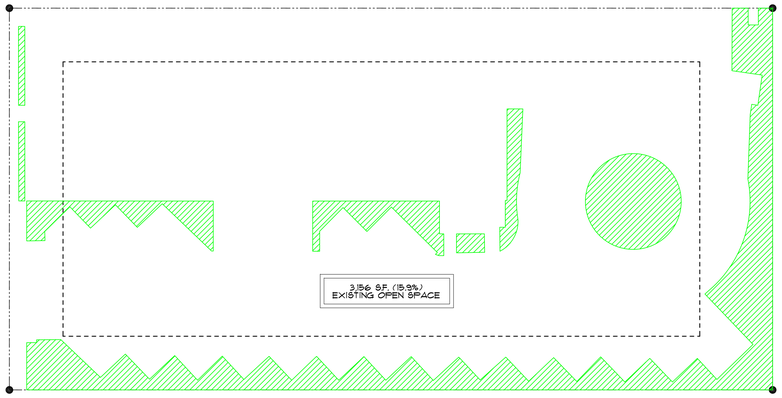
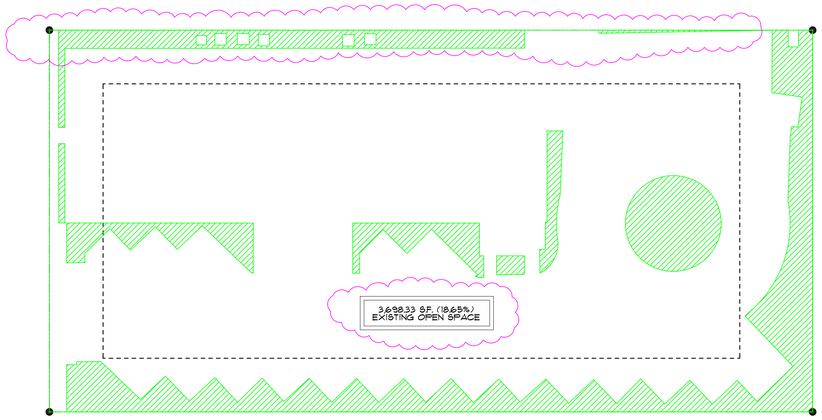
SHEET: 12 OF: 44



EXISTING OPEN SPACE

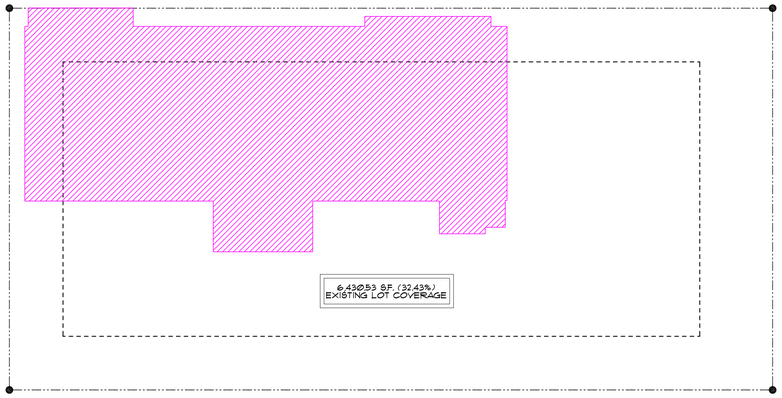
SCALE: 1/4" = 1'-0"



PROPOSED OPEN SPACE

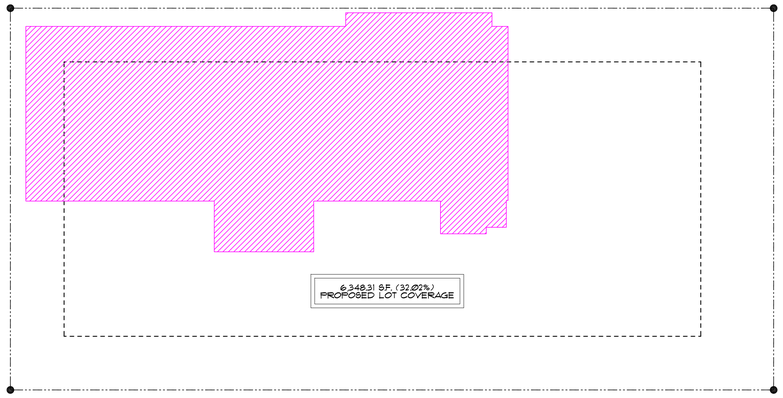
SCALE: 1/4" = 1'-0"

NOTE: CUBIC RATIO, ANGLE OF VISION, BUILDING HEIGHT PLAN NOT APPLICABLE IN THIS ZONING DISTRICT



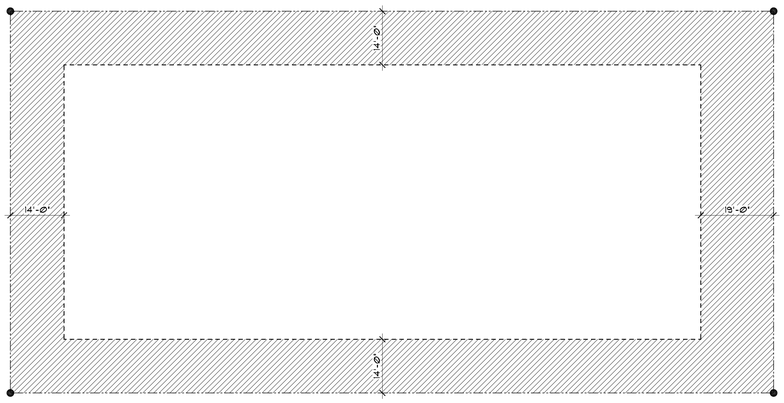
EXISTING LOT COVERAGE

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



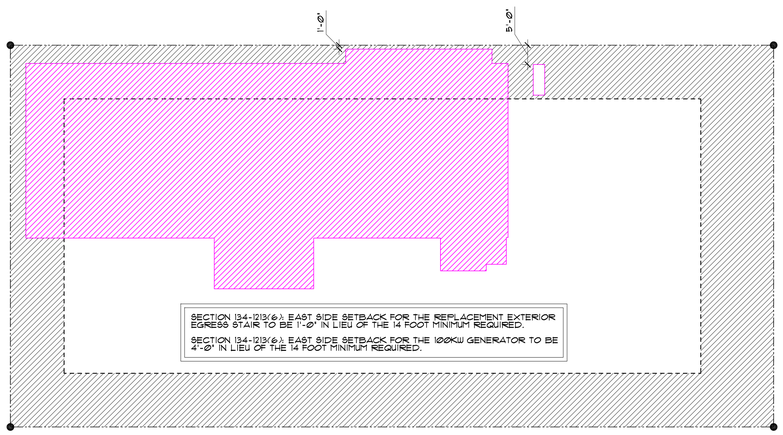
PROPOSED LOT COVERAGE

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



REQUIRED SETBACKS

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



PROPOSED SETBACK VARIANCES

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

N

PROPOSED SITE PLAN

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

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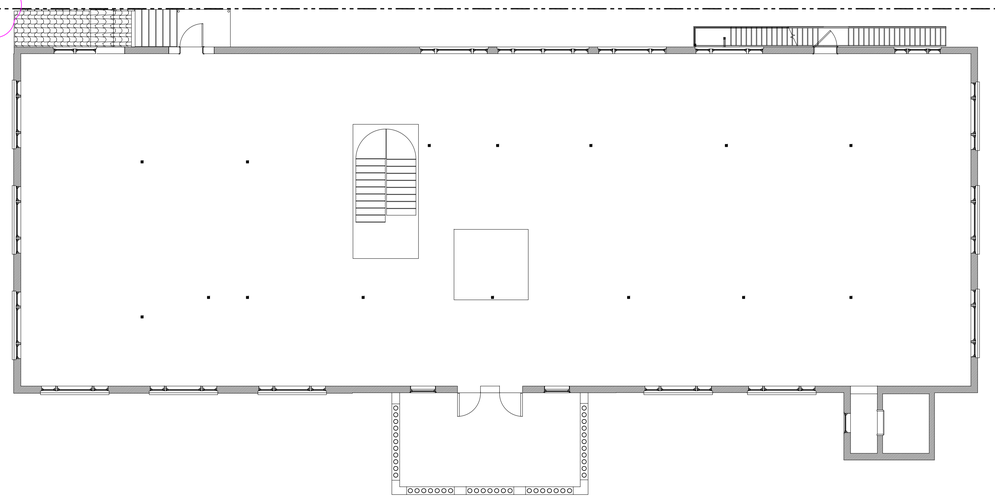
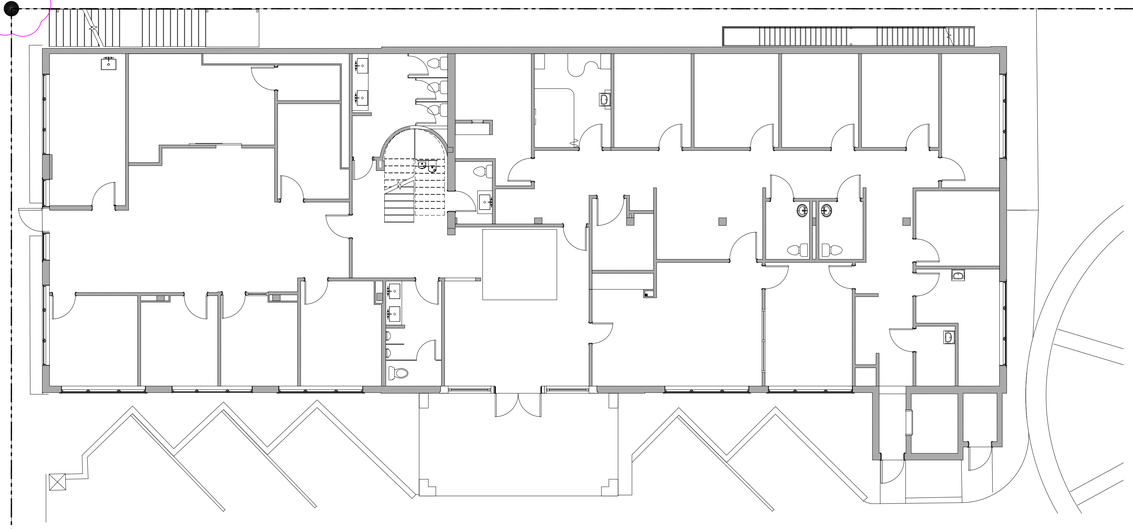
SHEET: 13 OF: 44



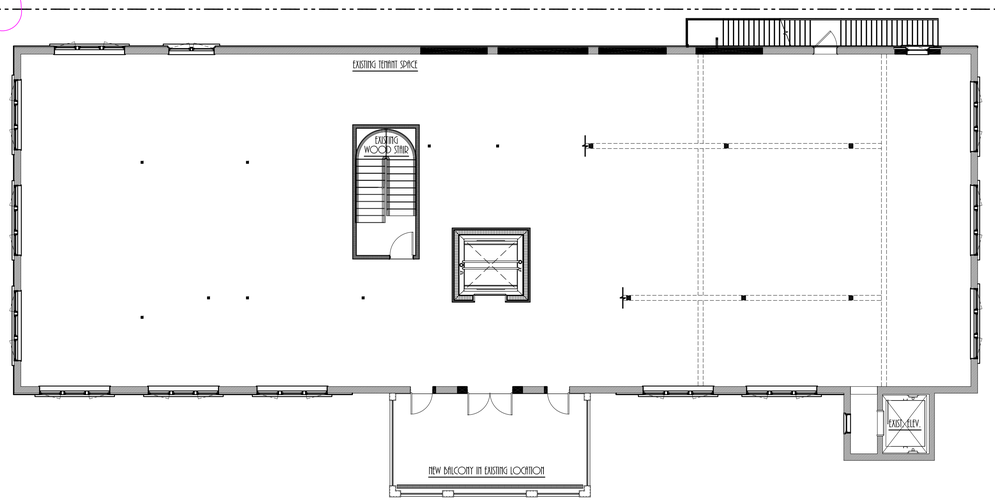
EXISTING SECOND FLOOR PLAN

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



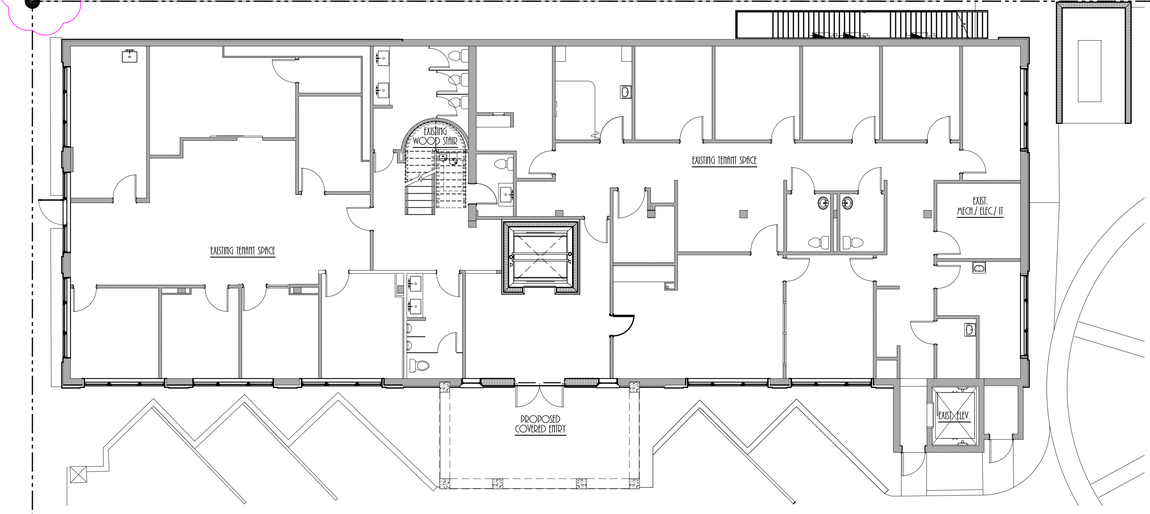
EXISTING FIRST FLOOR PLAN

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



PROPOSED SECOND FLOOR PLAN

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



PROPOSED FIRST FLOOR PLAN

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

EXISTING AND PROPOSED PLANS

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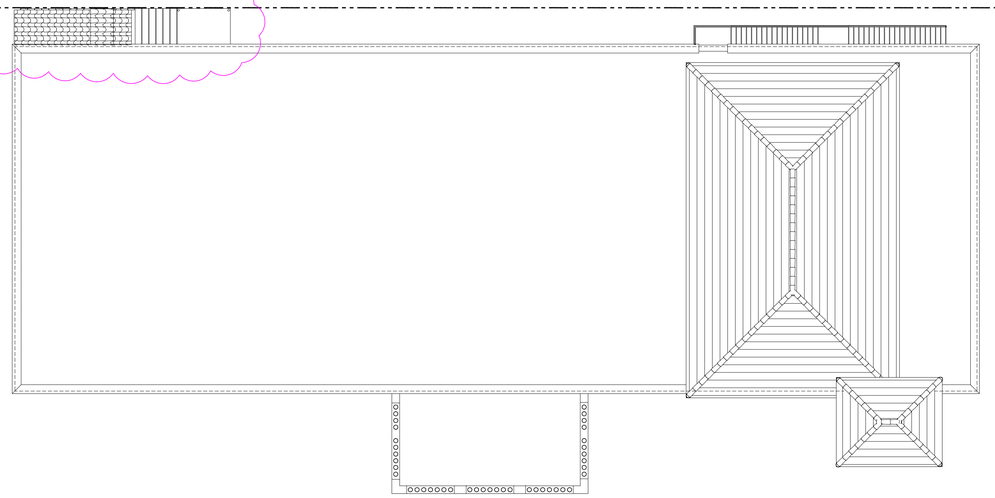
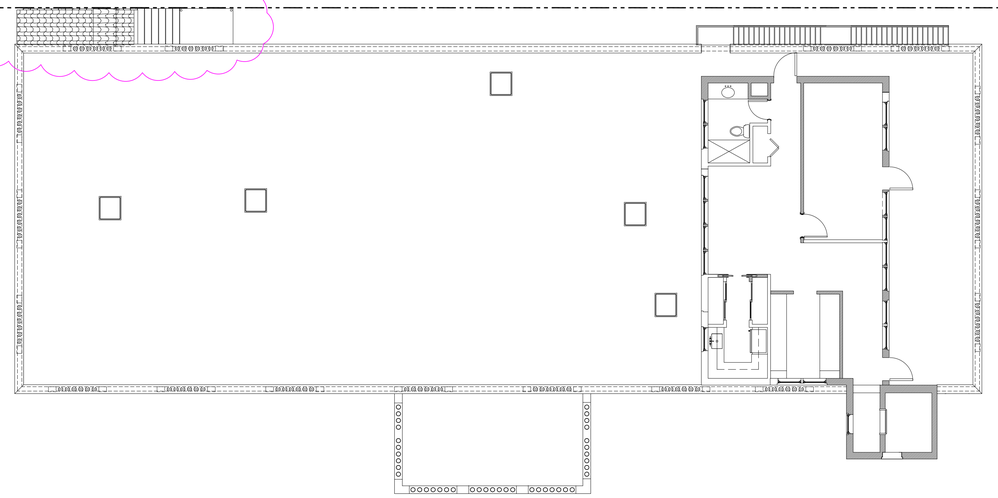
A1

SHEET: 14 OF: 44



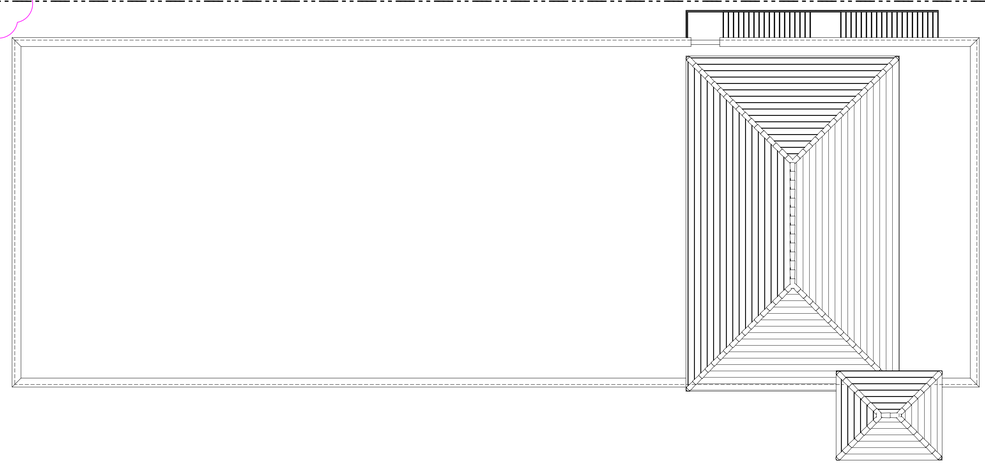
EXISTING ROOF PLAN

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



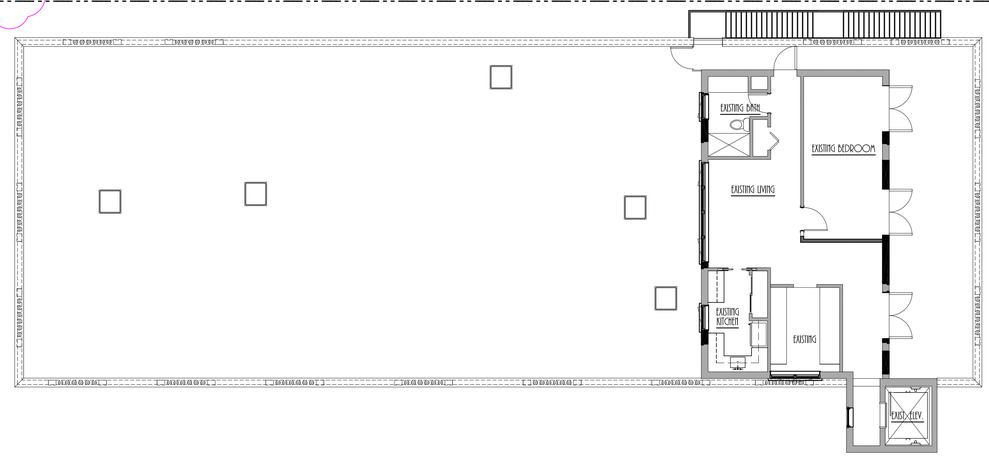
EXISTING THIRD FLOOR PLAN

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



PROPOSED ROOF PLAN

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



PROPOSED THIRD FLOOR PLAN

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

EXISTING AND PROPOSED PLANS

B·D

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ARCHITECTS, P.A.

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AC26 60164 AC26 67675
AB 26001461

ZON-25-0033 (ARC-25-0031)
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DRAWN BY: JPD
CHECKED BY: JPD

REVISIONS:
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0f12

SHEET: 15 OF: 44

JOB SPECIFIC DEMOLITION NOTES

1. REMOVAL OF EXISTING EXTERIOR FINISHES INCLUDING STUCCO, COQUINA CLADDING, ROOF TILE, BUILT-UP ROOFING, AND BALCONY BALUSTRADES.

2. REMOVAL OF EXISTING EXTERIOR DOORS & WINDOWS.

3. REMOVAL OF ALL EXISTING ROOFTOP HVAC UNITS.

4. REMOVAL OF EXISTING EXTERIOR STAIRS & FIRE ESCAPES.

5. FIRE SPRINKLER SYSTEM SHALL REMAIN IN DEMOLITION PHASE. FIRE SPRINKLER LAYOUT AND HEAD LOCATIONS SHALL BE RELOCATED AS REQUIRED IN NEW CONSTRUCTION PHASE OF WORK. CARE SHALL BE TAKEN IN DEMOLITION PHASE TO PROTECT EXISTING HEADS AND PIPING TO KEEP SYSTEM IN OPERABLE CONDITION FOR FIRE PROTECTION.

6. CONTRACTOR TO DOCUMENT ALL EXISTING GROUND FLOOR TENANT EXISTING CONDITIONS PRIOR TO PERFORMING DEMOLITION. DOCUMENT ALL ABOVE CEILING MEP FP INFRASTRUCTURE PRIOR TO PERFORMING DEMOLITION.

7. CONTRACTOR TO COORDINATE, THROUGH OWNER, SCHEDULE AND SCOPE OF ALL DEMOLITION THAT IMPACTS EXISTING GROUND FLOOR TENANT.

GENERAL DEMOLITION NOTES

1. CONTRACTOR TO PROVIDE TEMPORARY INTERIOR, EXTERIOR SHORING, BRACING, AND SUPPORT TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF AREAS TO BE DEMOLISHED AND ADJACENT AREAS TO REMAIN.

2. PRIOR TO DEMOLITION, THE GENERAL CONTRACTOR IS TO VERIFY EXISTING CONDITIONS AND REPORT DISCREPANCIES TO THE OWNER AND ARCHITECT.

3. LANDSCAPE AROUND THE BUILDING SHALL BE PROTECTED AND/OR REPAIRED/REPLACED TO ACCOMMODATE NEW CONSTRUCTION. SPECIFICATIONS OF MATERIALS BY OTHERS.

4. SALVAGE ITEMS & MATERIALS SHALL REMAIN PROPERTY OF THE OWNER AS PART OF THIS CONTRACT. CONTRACTOR SHALL DELIVER THESE ITEMS TO A LOCATION AS DIRECTED BY OWNER.

5. WHEN EXISTING PLUMBING AND PIPING IS TO BE REMOVED AND/OR REPLACED, CARE SHALL BE TAKEN WHEN CUTTING OR DRILLING IS REQUIRED. WORK SHALL BE NEATLY SAW-CUT OR DONE IN A MANNER NOT TO DAMAGE ANY WORK TO REMAIN. PATCH ADJACENT WALLS, FLOOR AND CEILING AS REQUIRED TO MATCH EXISTING.

6. ELECTRICAL CONTRACTOR IS TO DISCONNECT, CAP AND REMOVE ALL ELECTRICAL CONDUIT AND WIRING AFFECTED BY THOSE AREAS DESIGNATED TO BE DEMOLISHED. ELECTRICAL IN THE EXISTING RESIDENCE SHALL BE MODIFIED TO MAINTAIN THE INTEGRITY OF THE CIRCUITRY, SUCH AS ALL EXISTING DEVICES, TO REMAIN OPERATIONAL.

7. ALL EXISTING WALLS TO REMAIN SHALL BE PATCHED AND PREPARED TO RECEIVE NEW FINISH PER FINISH SCHEDULE

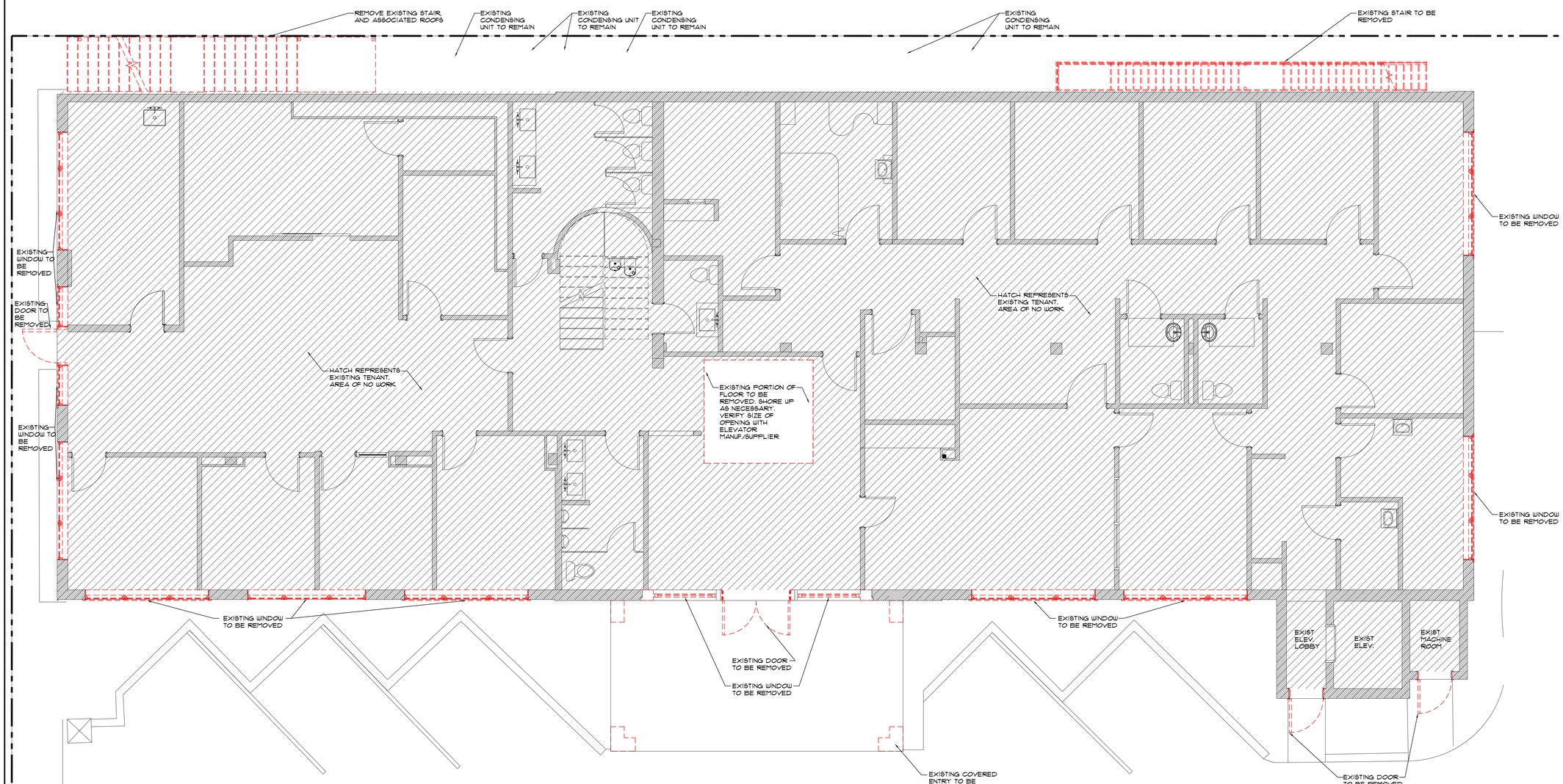
8. GENERAL CONTRACTOR SHALL FIELD MEASURE TO COMPLETE DEMOLITION ACCURATELY.

9. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL AREAS NOT INCLUDED IN THIS WORK.

10. ALL WORK SHALL BE COORDINATED AND APPROVED BY TENANTS AND BLDG. MGMT. PRIOR TO COMMENCEMENT.

DEMOLITION WALL SCHEDULE

SECTION	ASSEMBLY	WALL THICKNESS	REMARKS
	EXISTING WALLS TO BE REMOVED	VARIES	
	EXISTING 4" FRAME PARTITION - TO REMAIN	4", 6" OR 8" NOMINAL	



FIRST FLOOR DEMOLITION PLAN

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

BRASSEUR & DROBOT ARCHITECTS, P.A.

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CHECKED BY: JPD

REVISIONS:
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D1

SHEET: 16 OF: 44

JOB SPECIFIC DEMOLITION NOTES

1. REMOVAL OF EXISTING EXTERIOR FINISHES INCLUDING STUCCO, COQUINA CLADDING, ROOF TILE, BUILT-UP ROOFING, AND BALCONY BALUSTRADES.

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3. REMOVAL OF ALL EXISTING ROOFTOP HVAC UNITS.

4. REMOVAL OF EXISTING EXTERIOR STAIRS & FIRE ESCAPES.

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7. ALL EXISTING WALLS TO REMAIN SHALL BE PATCHED AND PREPARED TO RECEIVE NEW FINISH PER FINISH SCHEDULE

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DEMOLITION WALL SCHEDULE

SECTION	ASSEMBLY	WALL THICKNESS	REMARKS
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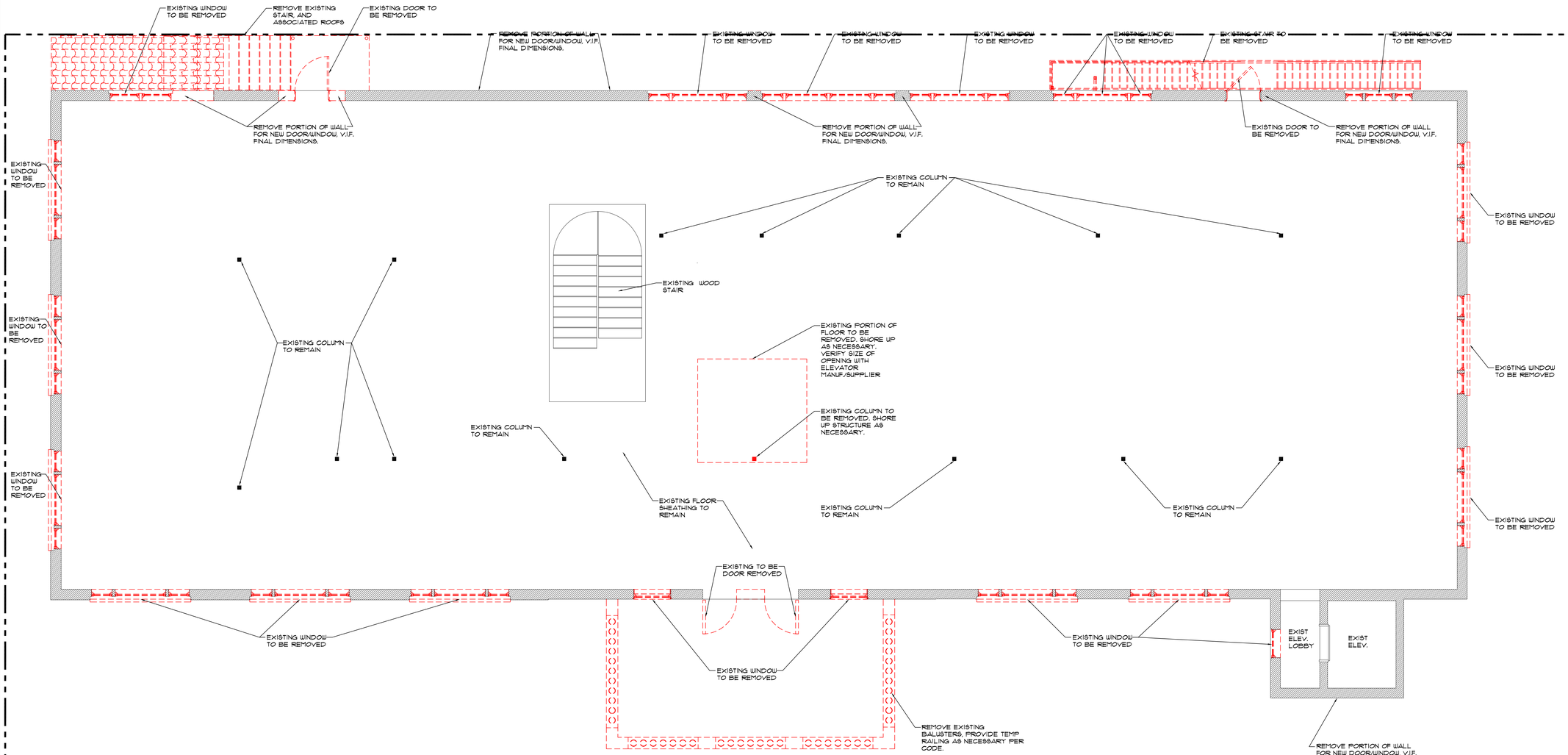
	EXISTING 4" FRAME PARTITION - TO REMAIN	4", 6" OR 8" NOMINAL	



SECOND FLOOR DEMOLITION PLAN

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

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SHEET: 17 OF: 44

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3. REMOVAL OF ALL EXISTING ROOFTOP HVAC UNITS.

4. REMOVAL OF EXISTING EXTERIOR STAIRS & FIRE ESCAPES.

5. FIRE SPRINKLER SYSTEM SHALL REMAIN IN DEMOLITION PHASE. FIRE SPRINKLER LAYOUT AND HEAD LOCATIONS SHALL BE RELOCATED AS REQUIRED IN NEW CONSTRUCTION PHASE OF WORK. CARE SHALL BE TAKEN IN DEMOLITION PHASE TO PROTECT EXISTING HEADS AND PIPING TO KEEP SYSTEM IN OPERABLE CONDITION FOR FIRE PROTECTION.

6. CONTRACTOR TO DOCUMENT ALL EXISTING GROUND FLOOR TENANT EXISTING CONDITIONS PRIOR TO PERFORMING DEMOLITION. DOCUMENT ALL ABOVE CEILING MEP FP INFRASTRUCTURE PRIOR TO PERFORMING DEMOLITION.

7. CONTRACTOR TO COORDINATE, THROUGH OWNER, SCHEDULE AND SCOPE OF ALL DEMOLITION THAT IMPACTS EXISTING GROUND FLOOR TENANT.

GENERAL DEMOLITION NOTES

1. CONTRACTOR TO PROVIDE TEMPORARY INTERIOR, EXTERIOR SHORING, BRACING, AND SUPPORT TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF AREAS TO BE DEMOLISHED AND ADJACENT AREAS TO REMAIN.

2. PRIOR TO DEMOLITION, THE GENERAL CONTRACTOR IS TO VERIFY EXISTING CONDITIONS AND REPORT DISCREPANCIES TO THE OWNER AND ARCHITECT.

3. LANDSCAPE AROUND THE BUILDING SHALL BE PROTECTED AND/OR REPAIRED/REPLACED TO ACCOMMODATE NEW CONSTRUCTION. SPECIFICATIONS OF MATERIALS BY OTHERS.

4. SALVAGE ITEMS & MATERIALS SHALL REMAIN PROPERTY OF THE OWNER AS PART OF THIS CONTRACT. CONTRACTOR SHALL DELIVER THESE ITEMS TO A LOCATION AS DIRECTED BY OWNER.

5. WHEN EXISTING PLUMBING AND PIPING IS TO BE REMOVED AND/OR REPLACED, CARE SHALL BE TAKEN WHEN CUTTING OR DRILLING IS REQUIRED. WORK SHALL BE NEATLY SAW-CUT OR DONE IN A MANNER NOT TO DAMAGE ANY WORK TO REMAIN. PATCH ADJACENT WALLS, FLOOR AND CEILING AS REQUIRED TO MATCH EXISTING.

6. ELECTRICAL CONTRACTOR IS TO DISCONNECT, CAP AND REMOVE ALL ELECTRICAL CONDUIT AND WIRING AFFECTED BY THOSE AREAS DESIGNATED TO BE DEMOLISHED. ELECTRICAL IN THE EXISTING RESIDENCE SHALL BE MODIFIED TO MAINTAIN THE INTEGRITY OF THE CIRCUITRY, SUCH AS ALL EXISTING DEVICES, TO REMAIN OPERATIONAL.

7. ALL EXISTING WALLS TO REMAIN SHALL BE PATCHED AND PREPARED TO RECEIVE NEW FINISH PER FINISH SCHEDULE

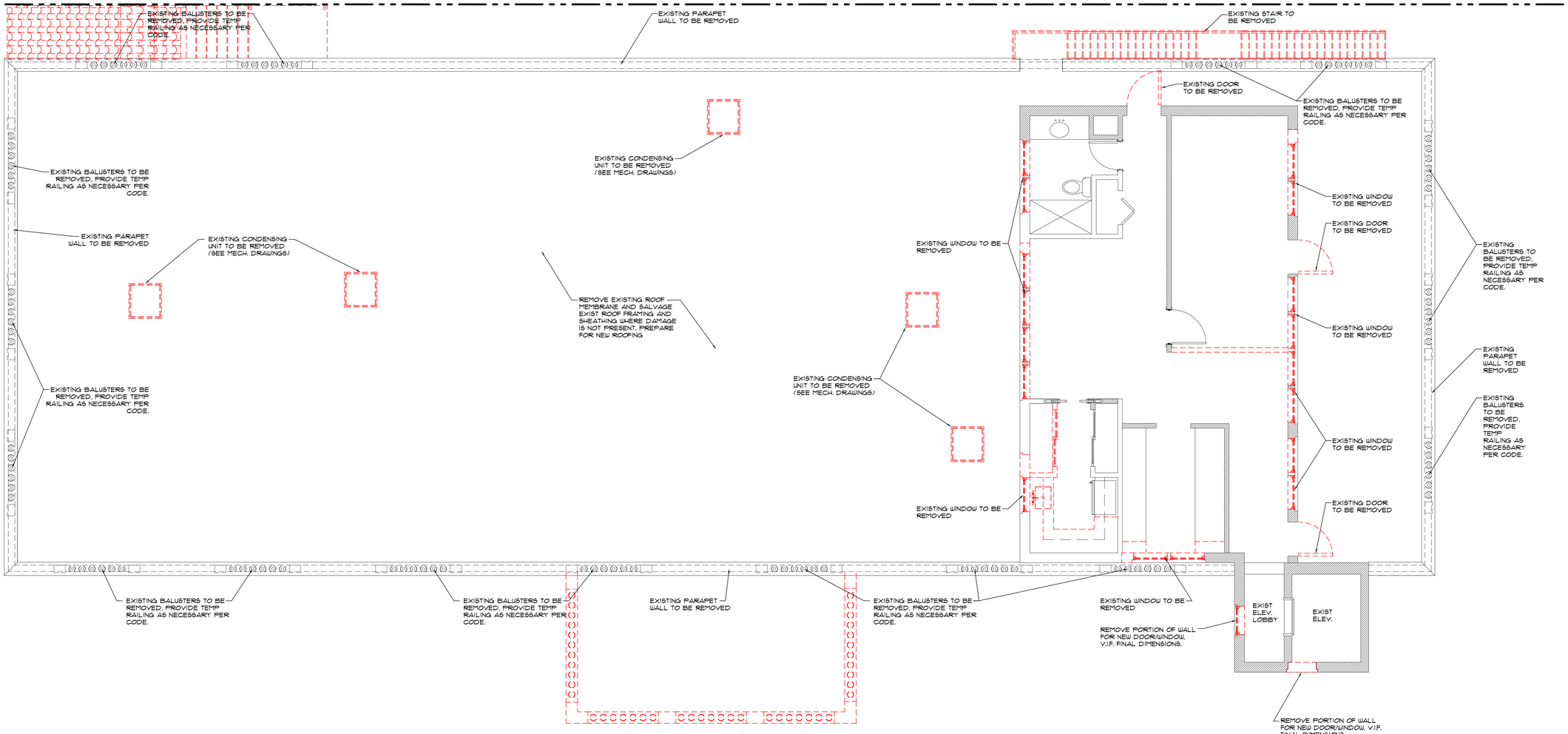
8. GENERAL CONTRACTOR SHALL FIELD MEASURE TO COMPLETE DEMOLITION ACCURATELY.

9. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL AREAS NOT INCLUDED IN THIS WORK.

10. ALL WORK SHALL BE COORDINATED AND APPROVED BY TENANTS AND BLDG. MGMT. PRIOR TO COMMENCEMENT.

DEMOLITION WALL SCHEDULE

SECTION	ASSEMBLY	WALL THICKNESS	REMARKS
	EXISTING WALLS TO BE REMOVED	VARIES	
	EXISTING 4" FRAME PARTITION - TO REMAIN	4", 6" OR 8" NOMINAL	



THIRD FLOOR DEMOLITION PLAN

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

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ZON-25-0033 (ARC-25-0031)
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■ JEROME P. DROBOT - AR 94843

JOB #:	24-005
DATE:	4-15-25
DESIGNED BY:	JPD
DRAWN BY:	JPD
CHECKED BY:	JPD

REVISIONS:
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SHEET: 18 OF: 44

JOB SPECIFIC DEMOLITION NOTES

1. REMOVAL OF EXISTING EXTERIOR FINISHES INCLUDING STUCCO, COQUINA CLADDING, ROOF TILE, BUILT-UP ROOFING, AND BALCONY BALUSTRADES.

2. REMOVAL OF EXISTING EXTERIOR DOORS & WINDOWS.

3. REMOVAL OF ALL EXISTING ROOFTOP HVAC UNITS.

4. REMOVAL OF EXISTING EXTERIOR STAIRS & FIRE ESCAPES.

5. FIRE SPRINKLER SYSTEM SHALL REMAIN IN DEMOLITION PHASE. FIRE SPRINKLER LAYOUT AND HEAD LOCATIONS SHALL BE RELOCATED AS REQUIRED IN NEW CONSTRUCTION PHASE OF WORK. CARE SHALL BE TAKEN IN DEMOLITION PHASE TO PROTECT EXISTING HEADS AND PIPING TO KEEP SYSTEM IN OPERABLE CONDITION FOR FIRE PROTECTION.

6. CONTRACTOR TO DOCUMENT ALL EXISTING GROUND FLOOR TENANT EXISTING CONDITIONS PRIOR TO PERFORMING DEMOLITION. DOCUMENT ALL ABOVE CEILING MEP FP INFRASTRUCTURE PRIOR TO PERFORMING DEMOLITION.

7. CONTRACTOR TO COORDINATE, THROUGH OWNER, SCHEDULE AND SCOPE OF ALL DEMOLITION THAT IMPACTS EXISTING GROUND FLOOR TENANT.

GENERAL DEMOLITION NOTES

1. CONTRACTOR TO PROVIDE TEMPORARY INTERIOR, EXTERIOR SHORING, BRACING, AND SUPPORT TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF AREAS TO BE DEMOLISHED AND ADJACENT AREAS TO REMAIN.

2. PRIOR TO DEMOLITION, THE GENERAL CONTRACTOR IS TO VERIFY EXISTING CONDITIONS AND REPORT DISCREPANCIES TO THE OWNER AND ARCHITECT.

3. LANDSCAPE AROUND THE BUILDING SHALL BE PROTECTED AND/OR REPAIRED/REPLACED TO ACCOMMODATE NEW CONSTRUCTION. SPECIFICATIONS OF MATERIALS BY OTHERS.

4. SALVAGE ITEMS & MATERIALS SHALL REMAIN PROPERTY OF THE OWNER AS PART OF THIS CONTRACT. CONTRACTOR SHALL DELIVER THESE ITEMS TO A LOCATION AS DIRECTED BY OWNER.

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6. ELECTRICAL CONTRACTOR IS TO DISCONNECT, CAP AND REMOVE ALL ELECTRICAL CONDUIT AND WIRING AFFECTED BY THOSE AREAS DESIGNATED TO BE DEMOLISHED. ELECTRICAL IN THE EXISTING RESIDENCE SHALL BE MODIFIED TO MAINTAIN THE INTEGRITY OF THE CIRCUITRY, SUCH AS ALL EXISTING DEVICES, TO REMAIN OPERATIONAL.

7. ALL EXISTING WALLS TO REMAIN SHALL BE PATCHED AND PREPARED TO RECEIVE NEW FINISH PER FINISH SCHEDULE

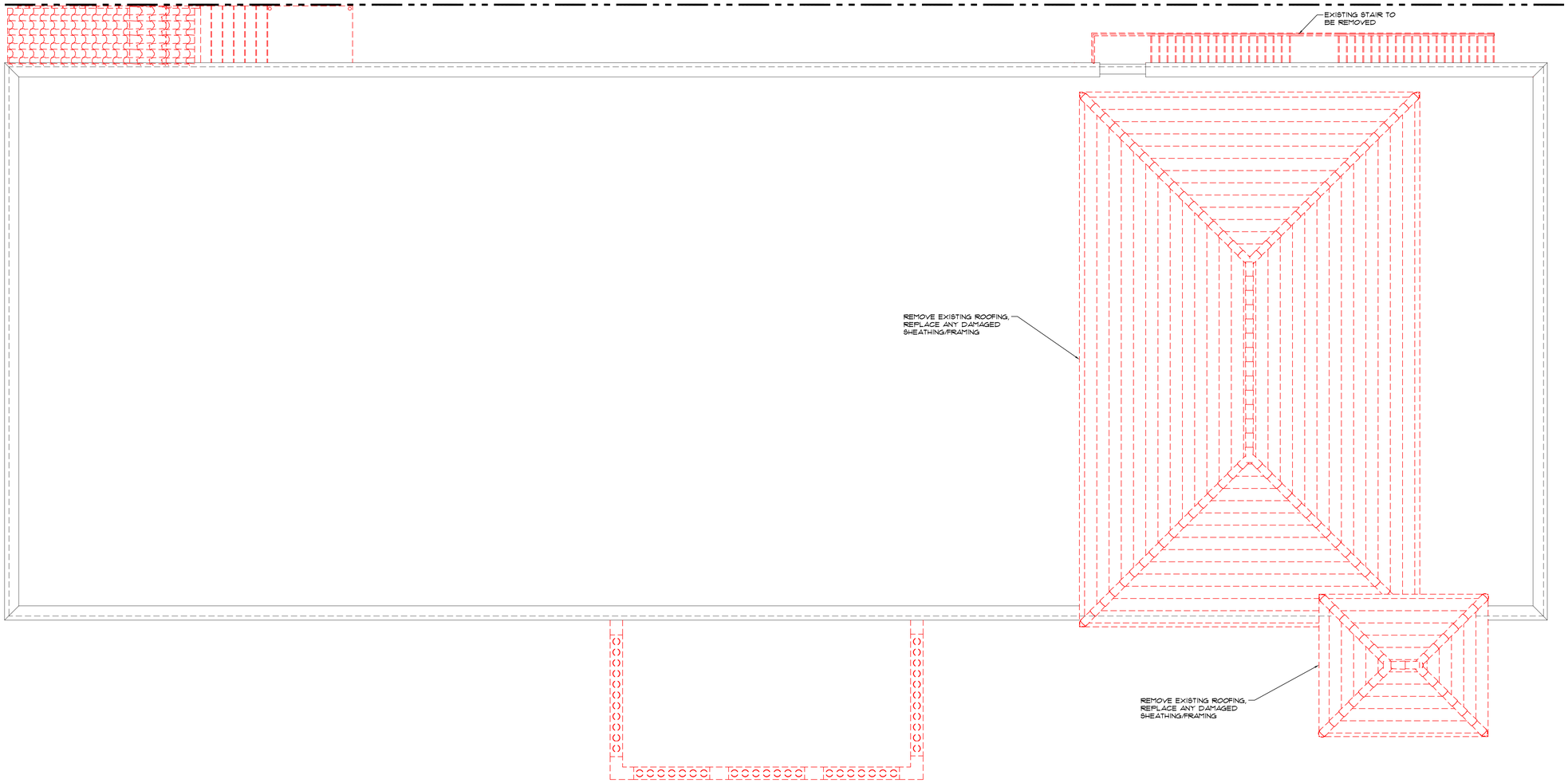
8. GENERAL CONTRACTOR SHALL FIELD MEASURE TO COMPLETE DEMOLITION ACCURATELY.

9. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL AREAS NOT INCLUDED IN THIS WORK.

10. ALL WORK SHALL BE COORDINATED AND APPROVED BY TENANTS AND BLDG. MGMT. PRIOR TO COMMENCEMENT.

DEMOLITION WALL SCHEDULE

SECTION	ASSEMBLY	WALL THICKNESS	REMARKS
	EXISTING WALLS TO BE REMOVED	VARIES	
	EXISTING 4" FRAME PARTITION - TO REMAIN	4", 6" OR 8" NOMINAL	



ROOF DEMOLITION PLAN

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

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DATE: 4-15-25
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DRAWN BY: JPD
CHECKED BY: JPD

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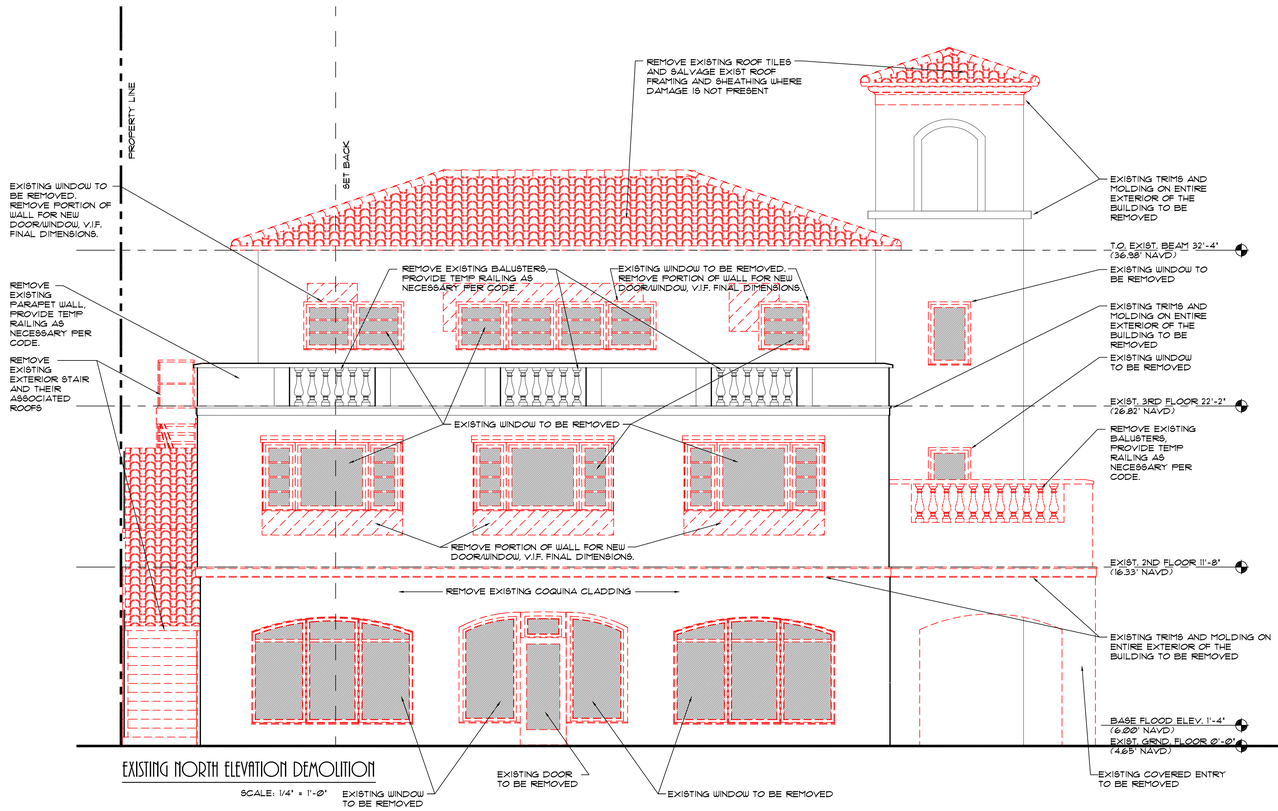
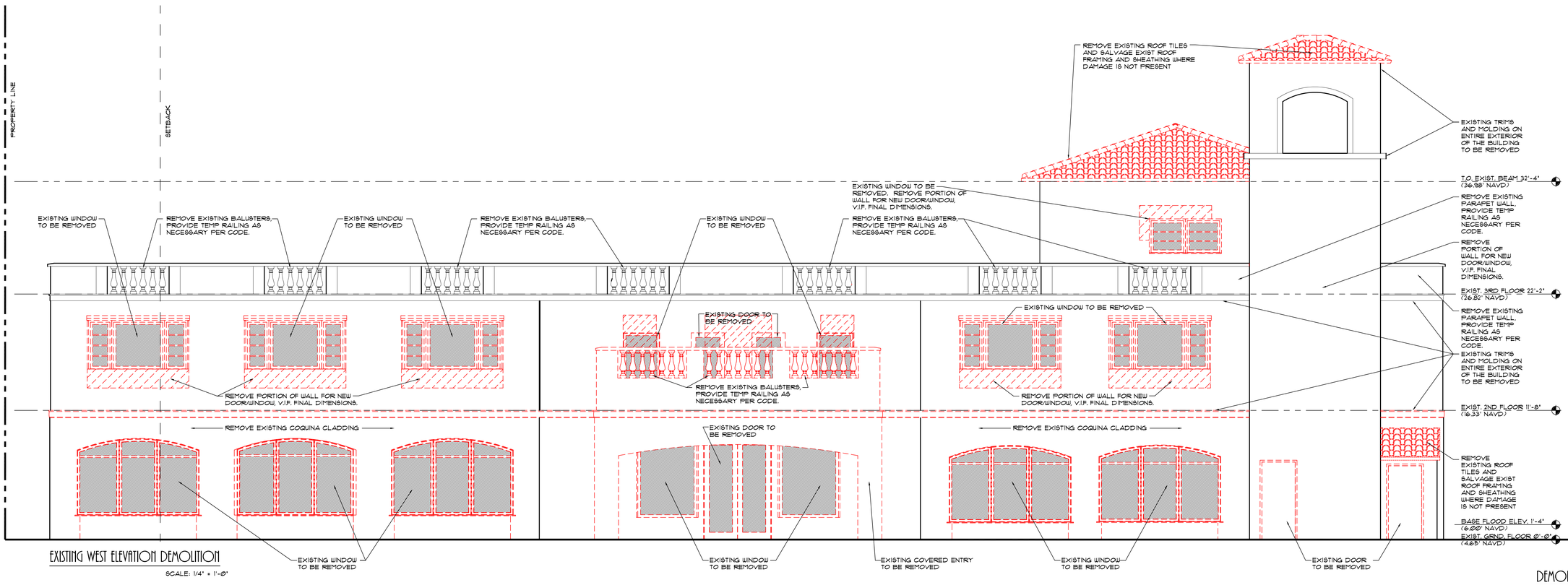


EXISTING NORTH ELEVATION DEMOLITION

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



EXISTING WEST ELEVATION DEMOLITION

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

DEMOLITION ELEVATIONS

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

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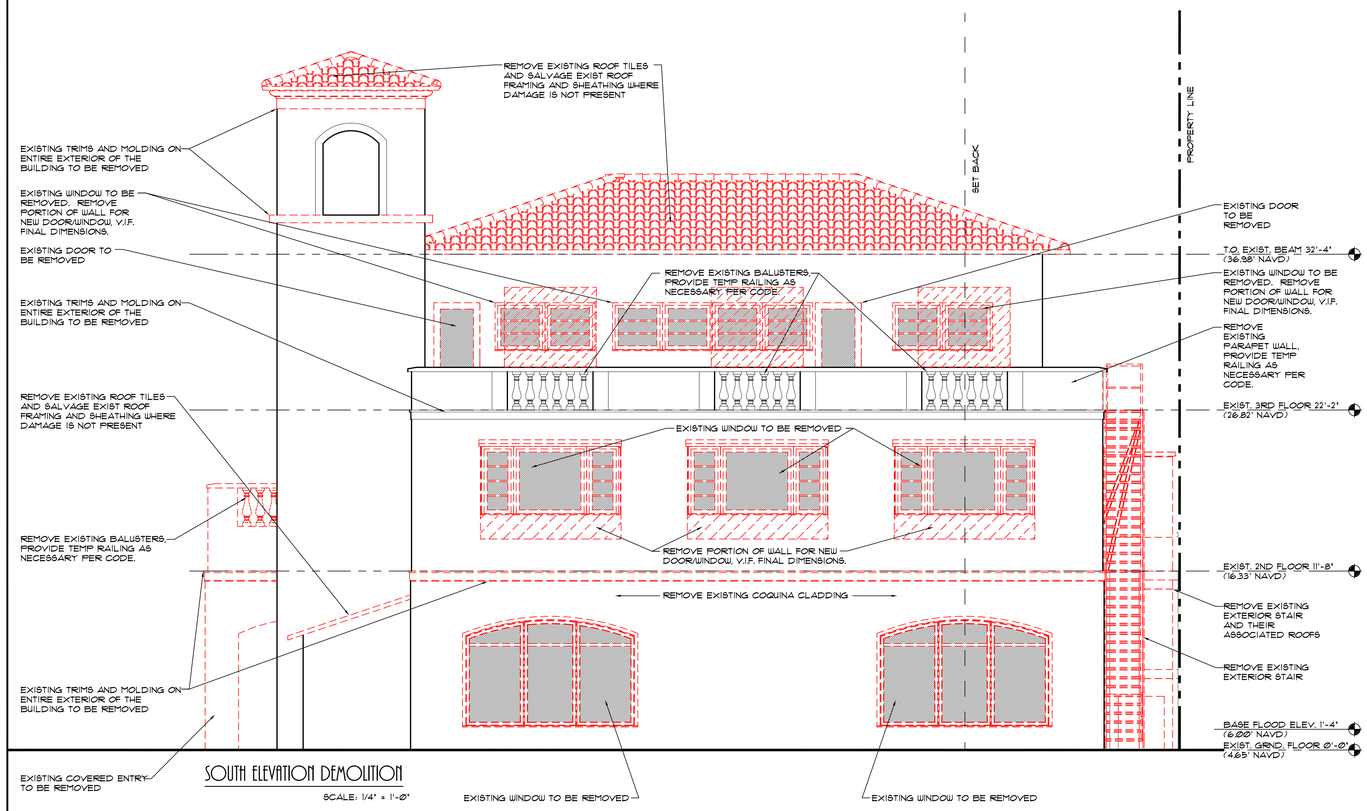
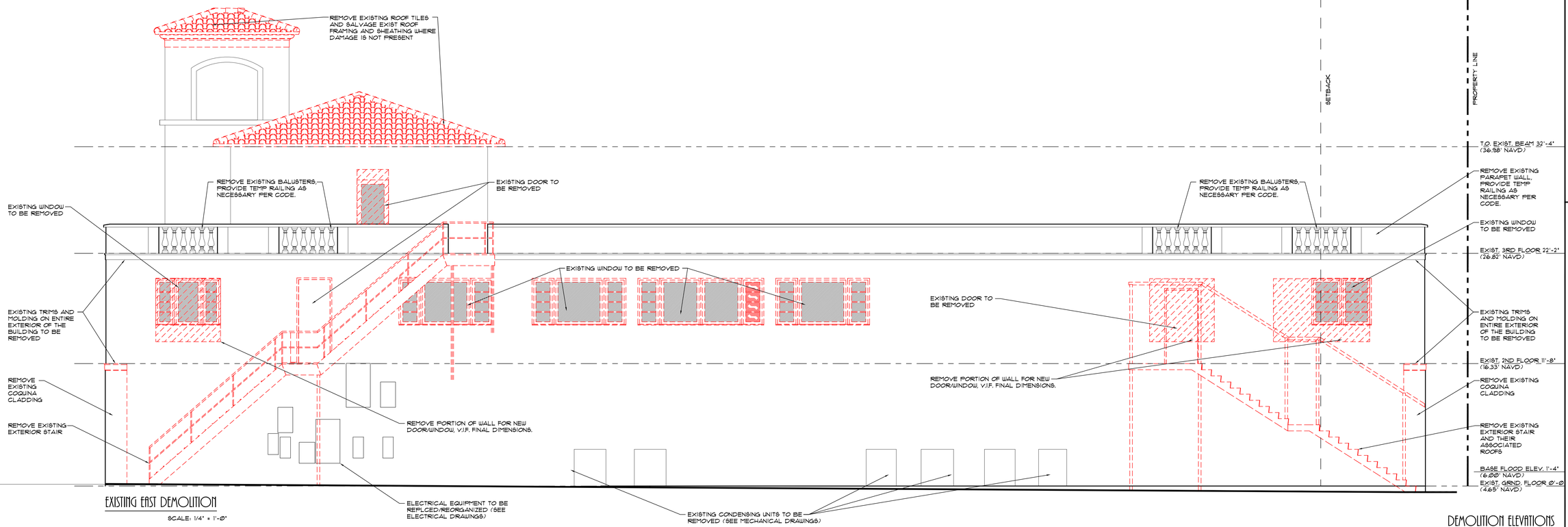


SOUTH ELEVATION DEMOLITION

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



EXISTING EAST DEMOLITION

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

DEMOLITION ELEVATIONS

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

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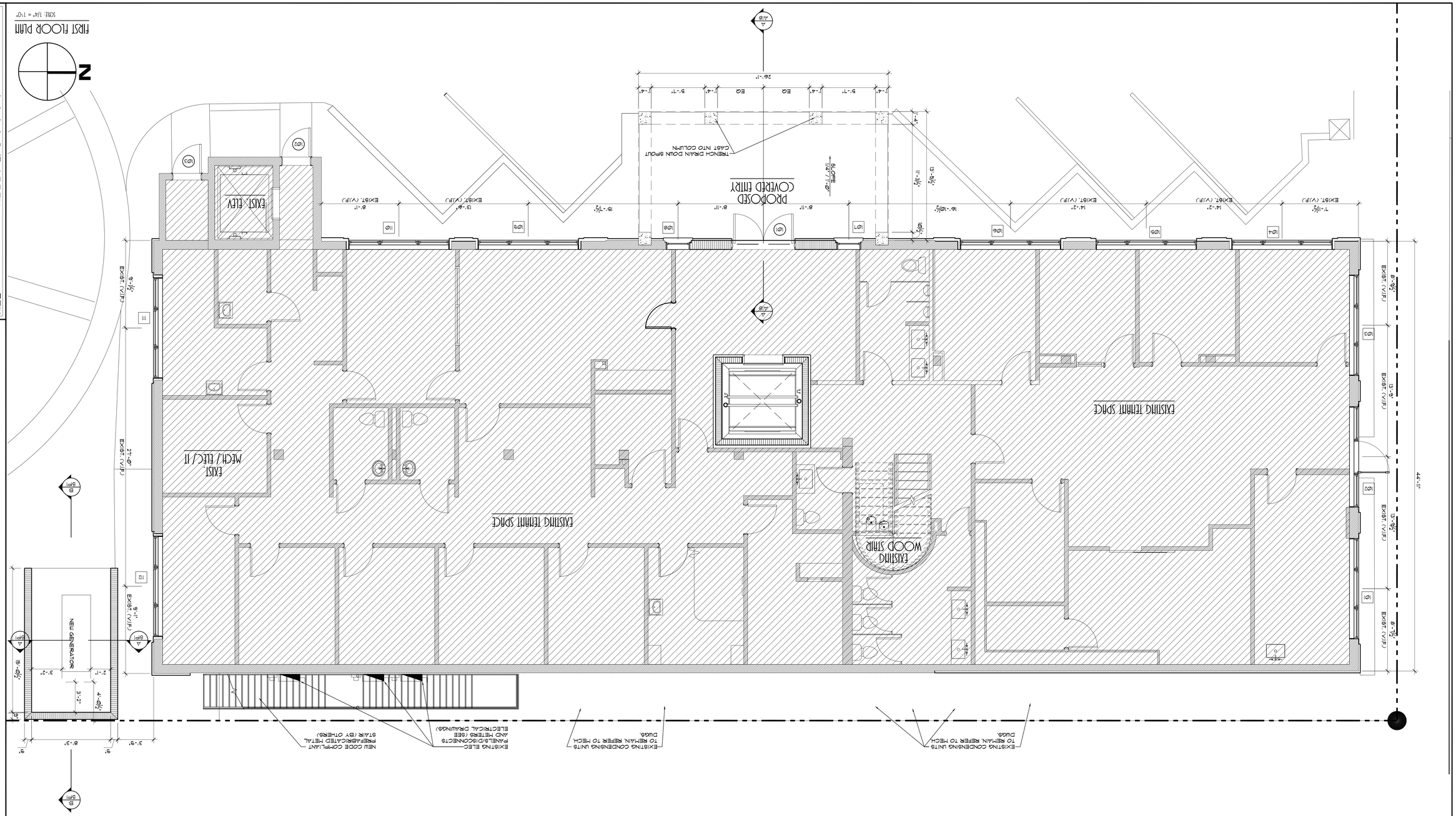
SHEET: 21 OF: 44



WALL SCHEDULE

SECTION	ASSEMBLY	WALL THICKNESS	REMARKS
	EXISTING STRUCTURE TO REMAIN	SEE PLAN	
	5/8" GWB, ON R-5 RIGID FOIL BACKED INSUL. & 1-5/8" MTL. FURRING @ 24" O.C. ON 8" CMU.	10" NOMINAL	
-OR- W/ SOUND BATT	5/8" GWB, BOTH SIDES, ON 3-5/8" MTL. OR 5-1/2" MTL. STUD FRAMING W/ OPT. SOUND ATTEN. BATTS	SEE PLAN	SEE TYPICAL NON-BEARING INTERIOR PARTITION DETAIL THIS SHEET
	3/4" EXTERIOR GRD. PLYWOOD W/PAPER BACKED METAL LATH AND STUCCO TO MATCH EXIST. (EXTERIOR) 5/8" GWB (INTERIOR) ON P.T. WD. 2X6 STUDS, AT 16" O.C. W/INSULATION (SEE ENERGY CALCS.)	6" NOMINAL	WOOD INTERIOR BEARING WALL
	5/8" GWB BOTH SIDES ON P.T. WD. 2X6 STUDS, AT 16" O.C. W/5/8" INSULATION	6" NOMINAL	WOOD EXTERIOR BEARING WALL

NOTES

1. SEE COVER SHEET FOR GENERAL AND PLAN NOTES AND ABBREVIATIONS.
2. SEE SHEETS A13 AND A14 FOR DOOR AND WINDOW SCHEDULES AND DETAILS.
3. SEE SHEET A18 FOR WALL PARTITION TYPES AND DETAILS.
4. ALL DIMENSIONS NOTED AS 'EXISTING' SHALL BE VERIFIED IN THE FIELD AND THE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES

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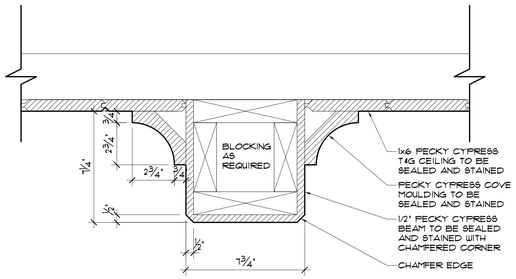


EXTERIOR CEILING TRIM DETAIL

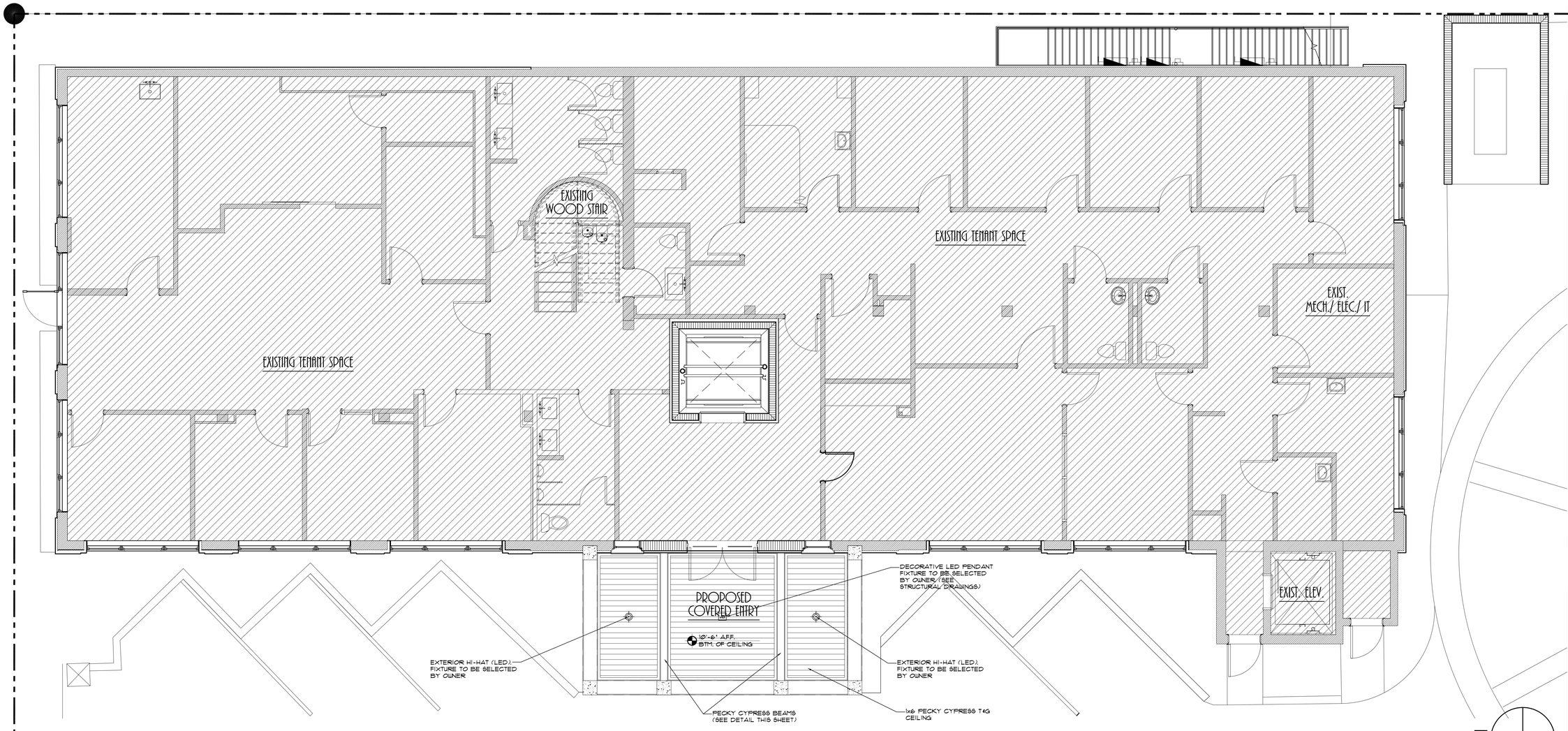
SCALE: 3" = 1'-0"

REFLECTED CEILING PLAN SCHEDULE

- 2X2 ACOUSTIC CEILING TILE
- 2X4 (OR 2X2) LIGHT FIXTURE (SEE ELECTRICAL DRAWINGS)
- 1X4 LIGHT FIXTURE (SEE ELECTRICAL DRAWINGS)
- 2X2 CEILING DIFFUSER. E = EXISTING, N = NEW OR RELOCATED, SEE HVAC PLAN)
- 2X2 RETURN AIR GRILLE. E = EXISTING, N = NEW OR RELOCATED, SEE HVAC PLAN)
- LIGHT (HI-HAT)
- CEILING MOUNTED LIGHT (E = EXISTING TO REPLACE)
- WALL HUNG LIGHT
- LIGHT (EMERGENCY)
- EXIST. FIRE SPRINKLER HEAD
- NEW FIRE SPRINKLER HEAD
- JB JUNCTION BOX

REFLECTED CEILING PLAN NOTES

1. INTERIOR FINISHES TO BE REPAIRED WHERE REMOVED FOR REPAIR WORK.
2. REFER TO MECHANICAL AND ELECTRICAL DRAWINGS FOR SPECIFICATION, LOCATION AND INSTALLATION REQUIREMENTS.



FIRST FLOOR REFLECTED CEILING PLAN

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

B·D

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A RENOVATION AND ADDITION FOR:
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DATE:	4-15-25
DESIGNED BY:	JPD
DRAFTED BY:	JPD
CHECKED BY:	JPD

REVISIONS:
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A2

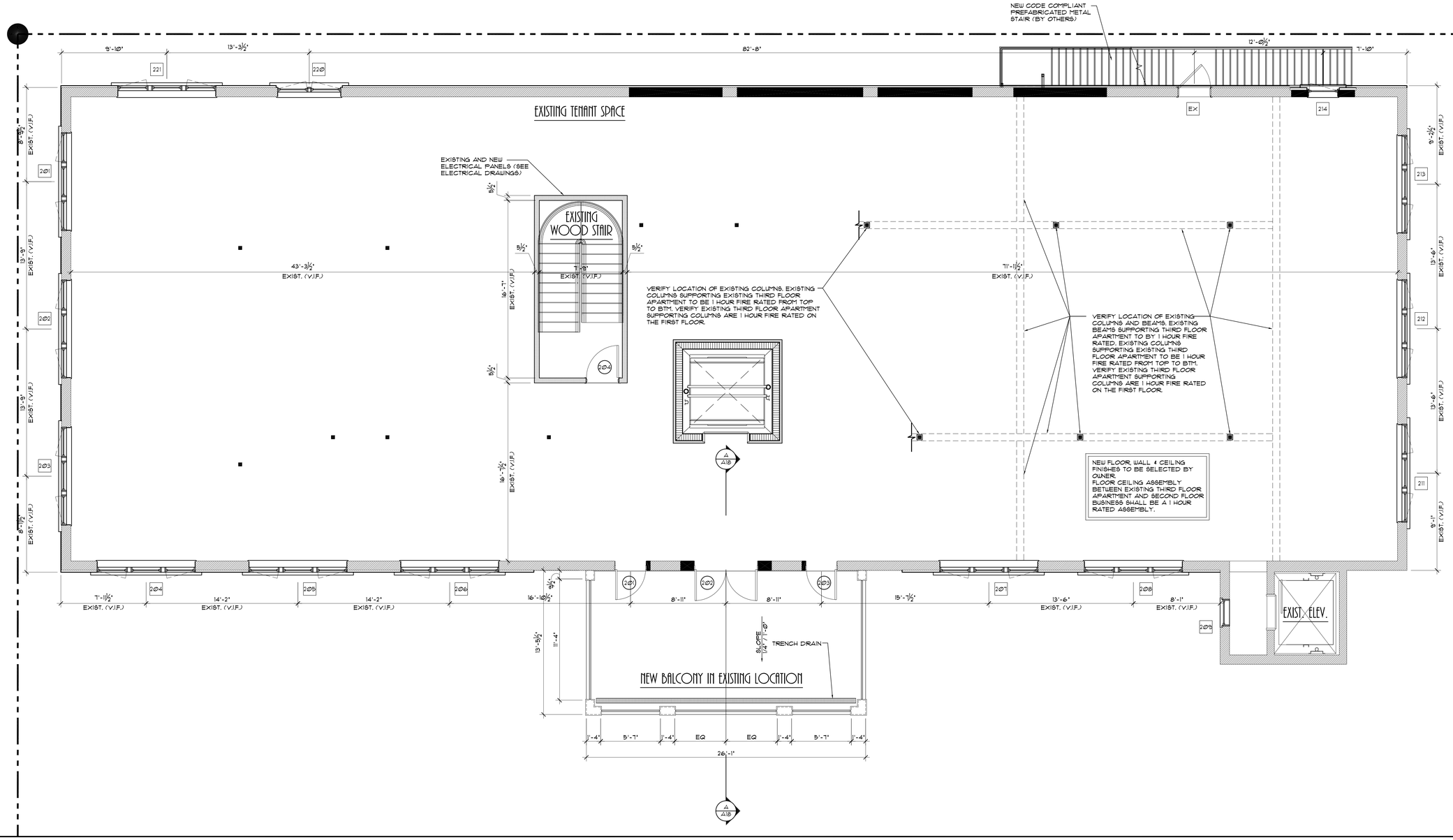
SHEET: 23 OF: 44

WALL SCHEDULE

SECTION	ASSEMBLY	WALL THICKNESS	REMARKS
	EXISTING STRUCTURE TO REMAIN	SEE PLAN	
	5/8" GWB. ON R-5 RIGID FOIL BACKED INSUL. & 1-5/8" MTL. FURRING @ 24" O.C. ON 8" CMU.	10" NOMINAL	
-OR- W/ SOUND BATT	5/8" GWB. BOTH SIDES, ON 3-5/8" MTL. OR 5-1/2" MTL. STUD FRAMING W/ OPT. SOUND ATTEN. BATTS	SEE PLAN	SEE TYPICAL NON-BEARING INTERIOR PARTITION DETAIL THIS SHEET
	5/8" GWB BOTH SIDES ON P.T. WD. 2X6 STUDS, AT 16" O.C. W/R-5 INSULATION	6" NOMINAL	WOOD INTERIOR BEARING WALL
	3/4" EXTERIOR GRD. PLYWOOD W/PAPER BACKED METAL LATH AND STUCCO TO MATCH EXIST. (EXTERIOR) 5/8" GWB (INTERIOR) ON P.T. WD. 2X6 STUDS, AT 16" O.C. W/INSULATION (SEE ENERGY CALCS.)	6" NOMINAL	WOOD EXTERIOR BEARING WALL

NOTES

1. SEE COVER SHEET FOR GENERAL AND PLAN NOTES AND ABBREVIATIONS.
2. SEE SHEETS A13 AND A14 FOR DOOR AND WINDOW SCHEDULES AND DETAILS.
3. SEE SHEET A18 FOR WALL PARTITION TYPES AND DETAILS.
4. ALL DIMENSIONS NOTED AS "EXISTING" SHALL BE VERIFIED IN THE FIELD AND THE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES



SECOND FLOOR PLAN

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

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PALM BEACH, FLORIDA

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SEALED BY:
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■ JASON P. DROBOT - AR 94843

JOB #: 24-003
DATE: 4-15-25
DESIGNED BY: JPD
DRAWN BY: JPD
CHECKED BY: JPD

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A3

SHEET: 24 OF: 44

ZON-25-0033 (ARC-25-0031)
A RENOVATION AND ADDITION FOR:
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&
DROBOT
ARCHITECTS, P.A.

SHEET DI:
☐ STREET D. DESIGNS - RI 0017698
■ PALM P. DESIGN - RI 948645

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REVISIONS:
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SHEET: 23 CH: 44

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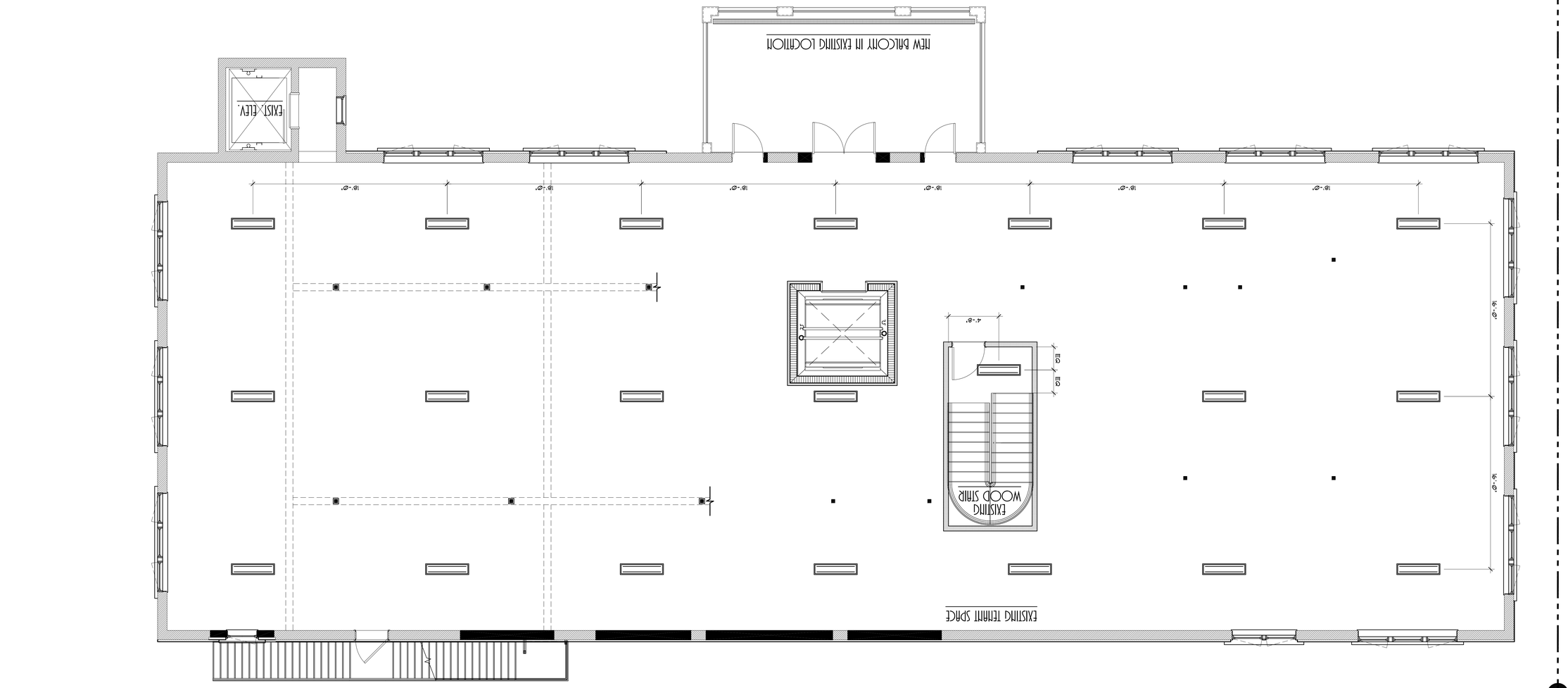
SCALE: 1/4" = 1'-0"

SECOND FLOOR REFLECTED CEILING PLAN



REFLECTED CEILING PLAN NOTES

1. INTERIOR FINISHED TO BE REPAIRED WHERE REMOVED FOR REPAIR WORK.
2. REFER TO MECHANICAL AND ELECTRICAL DRAWING FOR SPECIFICATION, LOCATION AND INSTALLATION REQUIREMENTS.

REFLECTED CEILING PLAN SCHEDULE

- 2X2 ACOUSTIC CEILING TILE
- 2X4 (OR 2X2) LIGHT FIXTURE (SEE ELECTRICAL DRAWING)
- 1X4 LIGHT FIXTURE (SEE ELECTRICAL DRAWING)
- 2X2 CEILING DIFFUSER. E = EXISTING, N = NEW OR RELOCATED, SEE HVAC PLAN)
- 2X2 RETURN AIR GRILLE. E = EXISTING, N = NEW OR RELOCATED, SEE HVAC PLAN)
- LIGHT (HI-HAT)
- CEILING MOUNTED LIGHT (E = EXISTING TO REPLACE)
- WALL HUNG LIGHT
- LIGHT (EMERGENCY)
- EXIST. FIRE SPRINKLER HEAD
- NEW FIRE SPRINKLER HEAD
- JUNCTION BOX

WALL SCHEDULE

SECTION	ASSEMBLY	WALL THICKNESS	REMARKS
	EXISTING STRUCTURE TO REMAIN	SEE PLAN	
	5/8" GWB. ON R-5 RIGID FOIL BACKED INSUL. & 1-5/8" MTL. FURRING @ 24" O.C. ON 8" CMU.	10" NOMINAL	
-OR- W/ SOUND BATT	5/8" GWB. BOTH SIDES, ON 3-5/8" MTL. OR 5-1/2" MTL. STUD FRAMING W/ OPT. SOUND ATTEN. BATTS	SEE PLAN	SEE TYPICAL NON-BEARING INTERIOR PARTITION DETAIL THIS SHEET
	5/8" GWB BOTH SIDES ON P.T. WD. 2X6 STUDS, AT 16" O.C. W/5.5" INSULATION	6" NOMINAL	WOOD INTERIOR BEARING WALL
	3/4" EXTERIOR GRD. PLYWOOD W/PAPER BACKED METAL LATH AND STUCCO TO MATCH EXIST. (EXTERIOR) 5/8" GWB (INTERIOR) ON P.T. WD. 2X6 STUDS, AT 16" O.C. W/INSULATION (SEE ENERGY CALCS.)	6" NOMINAL	WOOD EXTERIOR BEARING WALL

NOTES

1. SEE COVER SHEET FOR GENERAL AND PLAN NOTES AND ABBREVIATIONS.
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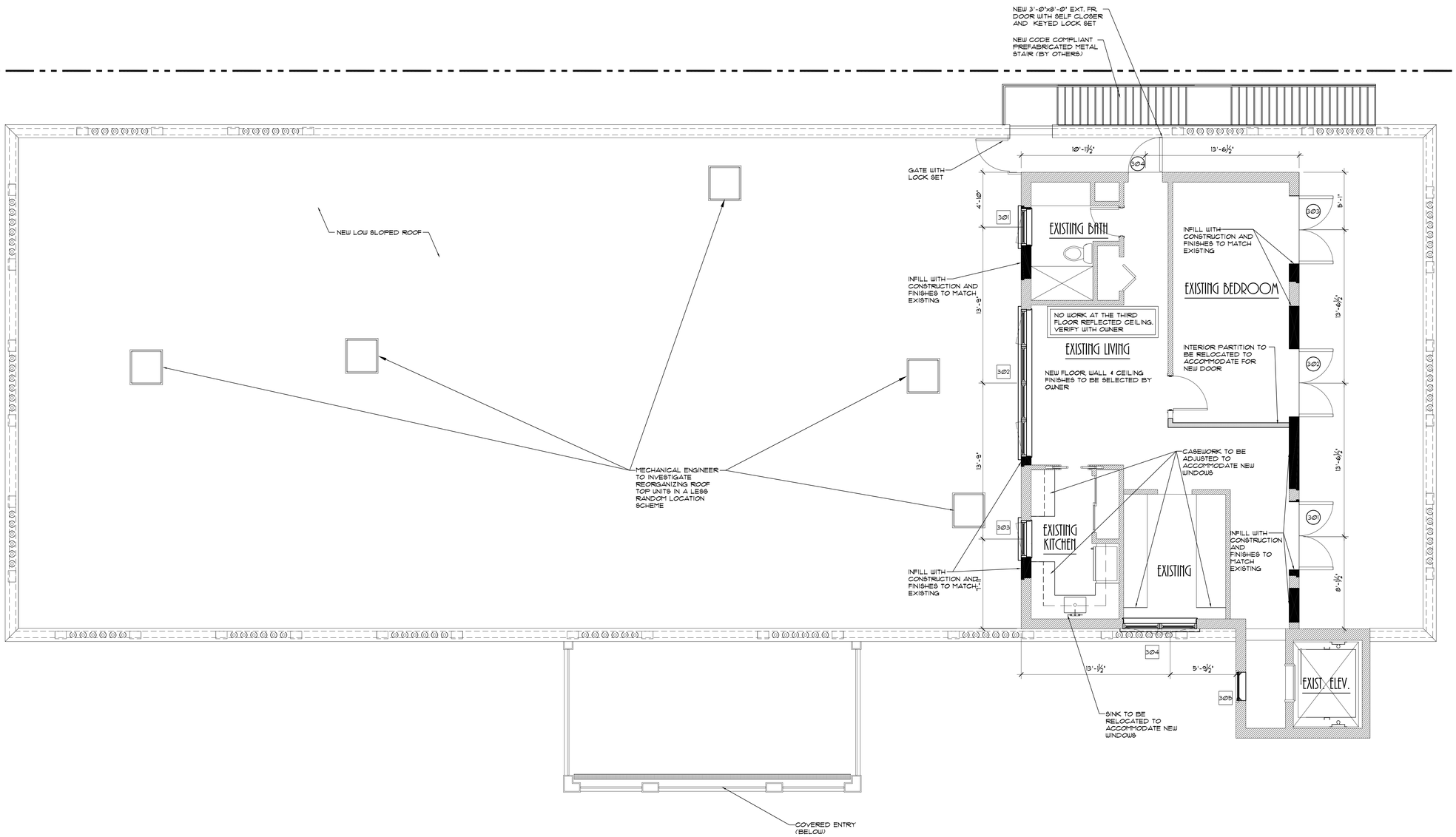
3. SEE SHEET A18 FOR WALL PARTITION TYPES AND DETAILS.
4. ALL DIMENSIONS NOTED AS 'EXISTING' SHALL BE VERIFIED IN THE FIELD AND THE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES



THIRD FLOOR PLAN

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

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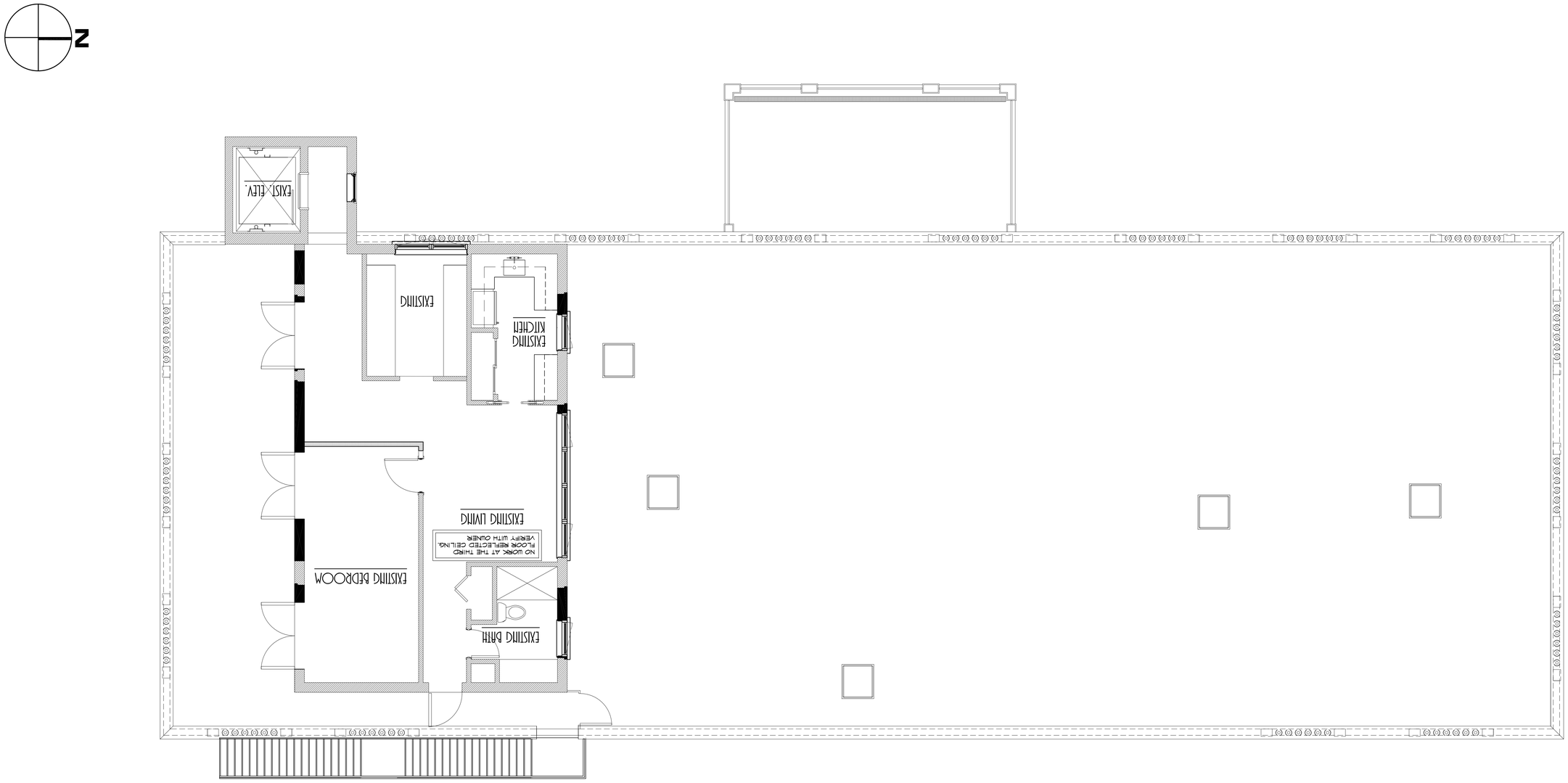
A5

SHEET: 26 OF: 44

THIRD FLOOR REFLECTED CEILING PLAN

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



REFLECTED CEILING PLAN SCHEDULE

- 2X2 ACOUSTIC CEILING TILE
- 2X4 (OR 2X2) LIGHT FIXTURE (SEE ELECTRICAL DRAWING)
- 1X4 LIGHT FIXTURE (SEE ELECTRICAL DRAWING)
- 2X2 CEILING DIFFUSER. E = EXISTING, N = NEW OR RELOCATED. SEE HVAC PLAN)
- 2X2 RETURN AIR GRILLE. E = EXISTING, N = NEW OR RELOCATED. SEE HVAC PLAN)
- LIGHT (HI-HAT)
- CEILING MOUNTED LIGHT (E = EXISTING TO REPLACE)
- WALL HUNG LIGHT
- LIGHT (EMERGENCY)
- EXIST. FIRE SPRINKLER HEAD
- NEW FIRE SPRINKLER HEAD
- JUNCTION BOX

REFLECTED CEILING PLAN NOTES

1. INTERIOR FINISHES TO BE REPAIRED WHERE REMOVED FOR REPAIR WORK.
2. REFER TO MECHANICAL AND ELECTRICAL DRAWING FOR SPECIFICATION, LOCATION AND INSTALLATION REQUIREMENTS.

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- ☐ ARTERY D. BERESUB - RB 0017698
- ■ RICHARD P. DUBOIS - RB 948645

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CHECKED BY:	JDD

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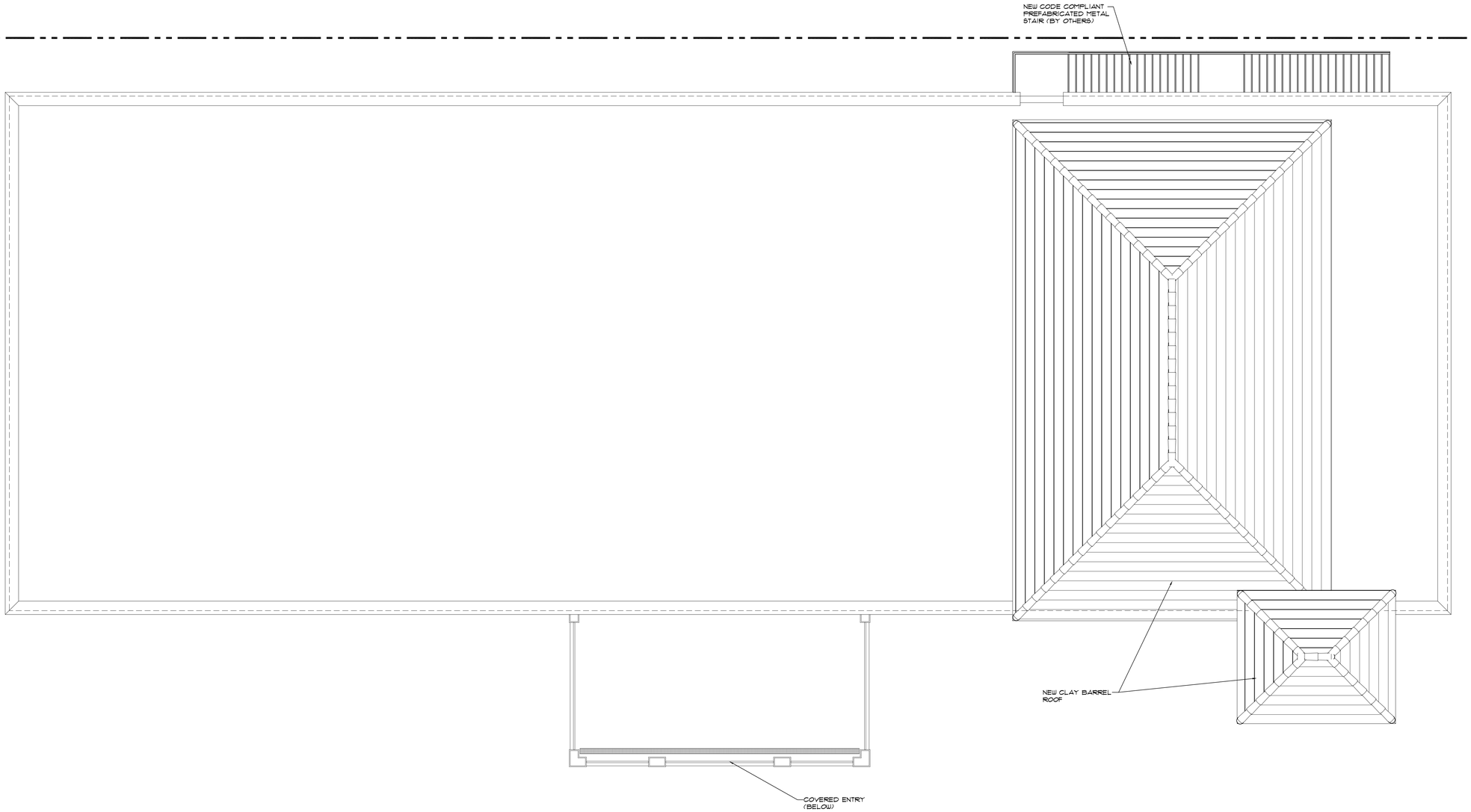
16



ROOF PLAN

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

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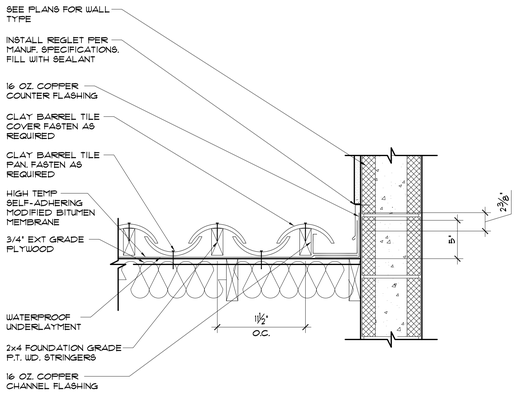
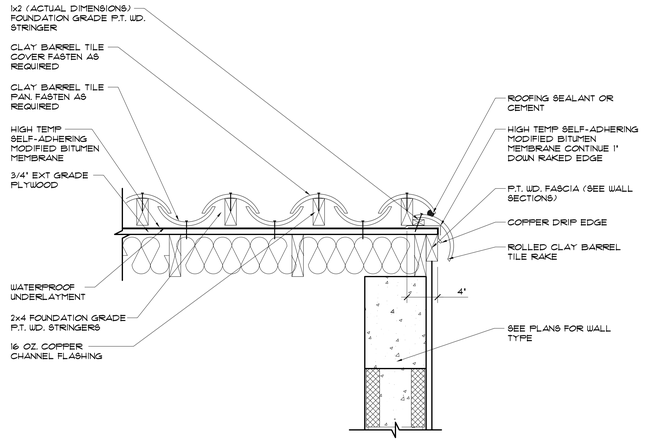


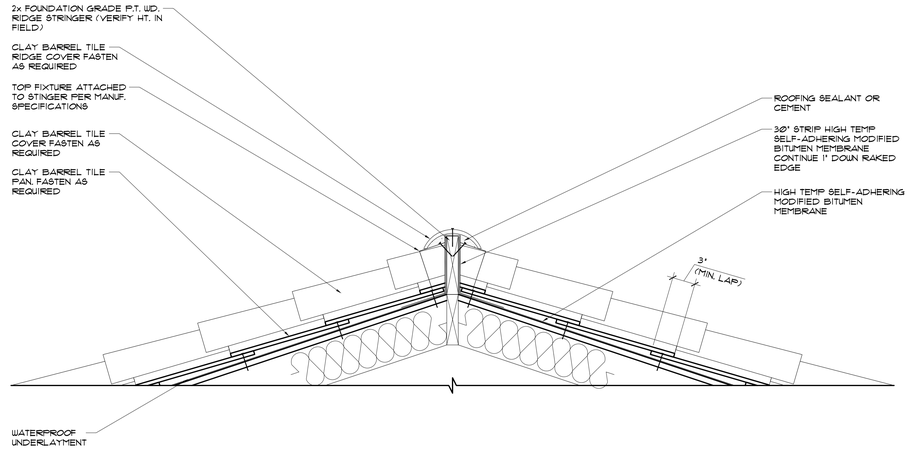
TYPICAL CLAY BARREL TILE ROOF AT WALL DETAIL

SCALE: 1-1/2" = 1'-0"



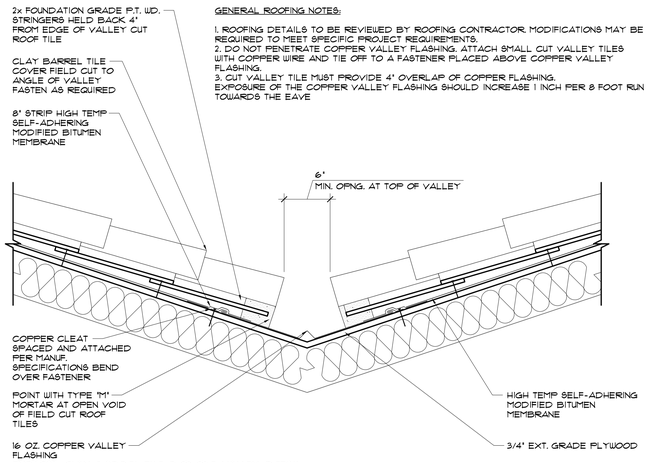
TYPICAL CLAY BARREL TILE ROOF RAKE AT WALL EDGE DETAIL

SCALE: 1-1/2" = 1'-0"



TYPICAL CLAY BARREL TILE ROOF RIDGE DETAIL

SCALE: 1-1/2" = 1'-0"

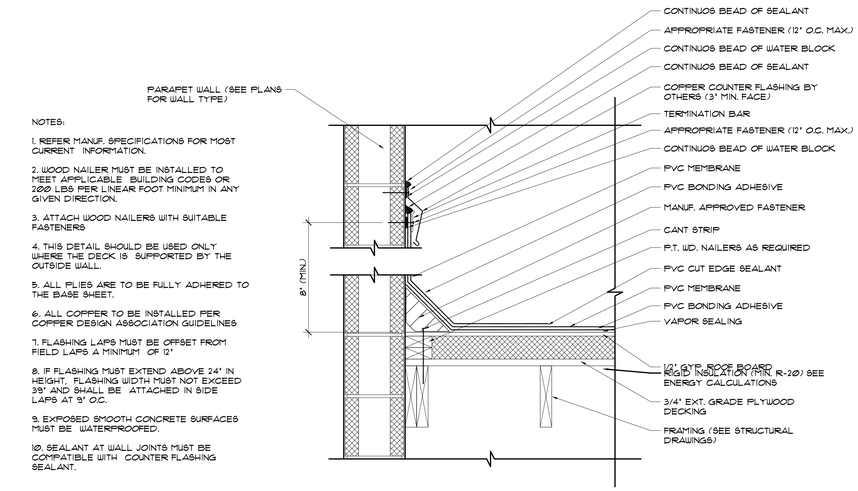


GENERAL ROOFING NOTES:

1. ROOFING DETAILS TO BE REVIEWED BY ROOFING CONTRACTOR. MODIFICATIONS MAY BE REQUIRED TO MEET SPECIFIC PROJECT REQUIREMENTS.
2. DO NOT PENETRATE COPPER VALLEY FLASHING. ATTACH SMALL CUT VALLEY TILES WITH COPPER WIRE AND TIE OFF TO A FASTENER PLACED ABOVE COPPER VALLEY FLASHING.
3. CUT VALLEY TILE MUST PROVIDE 4" OVERLAP OF COPPER FLASHING. EXPOSURE OF THE COPPER VALLEY FLASHING SHOULD INCREASE 1 INCH PER 8 FOOT RUN TOWARDS THE EAVE

TYPICAL CLAY BARREL TILE ROOF VALLEY DETAIL

SCALE: 1-1/2" = 1'-0"

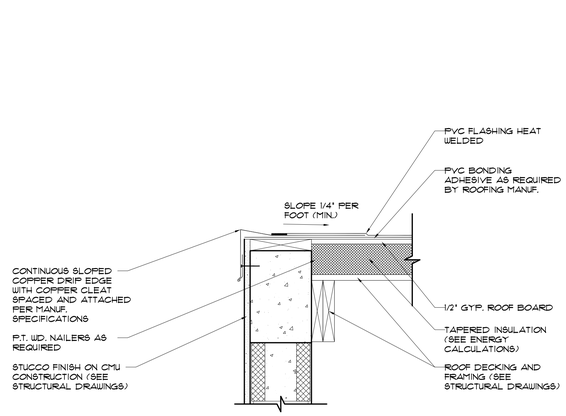


NOTES:

1. REFER MANUF. SPECIFICATIONS FOR MOST CURRENT INFORMATION.
2. WOOD NAILER MUST BE INSTALLED TO MEET APPLICABLE BUILDING CODES OR 200 LBS PER LINEAR FOOT MINIMUM IN ANY GIVEN DIRECTION.
3. ATTACH WOOD NAILERS WITH SUITABLE FASTENERS
4. THIS DETAIL SHOULD BE USED ONLY WHERE THE DECK IS SUPPORTED BY THE OUTSIDE WALL.
5. ALL PLIES ARE TO BE FULLY ADHERED TO THE BASE SHEET.
6. ALL COPPER TO BE INSTALLED PER COPPER DESIGN ASSOCIATION GUIDELINES
7. FLASHING LAPS MUST BE OFFSET FROM FIELD LAPS A MINIMUM OF 12"
8. IF FLASHING MUST EXTEND ABOVE 24" IN HEIGHT, FLASHING WIDTH MUST NOT EXCEED 36" AND SHALL BE ATTACHED IN SIDE LAPS AT 8" O.C.
9. EXPOSED SMOOTH CONCRETE SURFACES MUST BE WATERPROOFED.
10. SEALANT AT WALL JOINTS MUST BE COMPATIBLE WITH COUNTER FLASHING SEALANT.

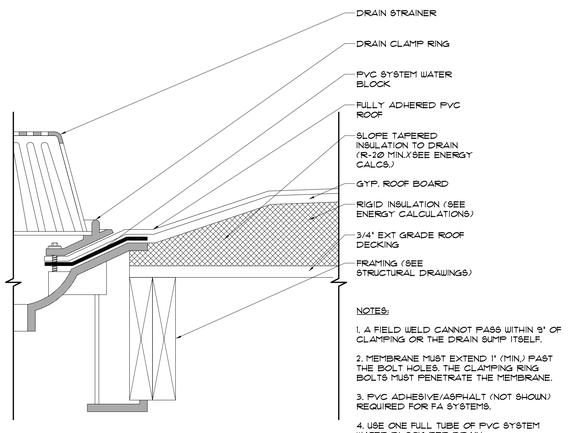
TYPICAL BASE FLASHING DETAIL

SCALE: 3" = 1'-0"



FLUSH PARAPET EDGE ROOF AT WALL DETAIL

SCALE: 1-1/2" = 1'-0"

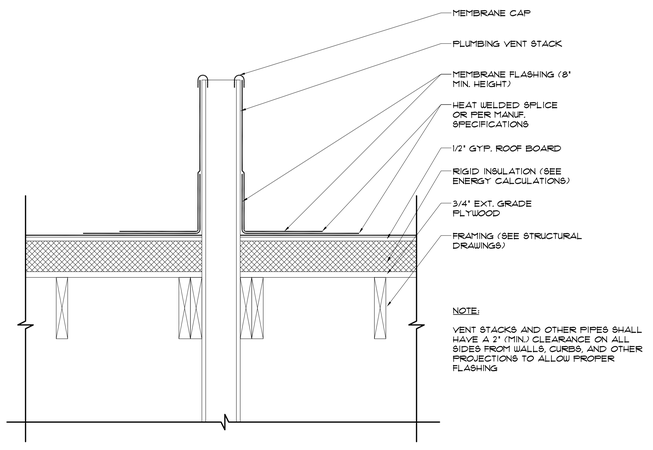


NOTES:

1. A FIELD WELD CANNOT PASS WITHIN 9" OF CLAMPING OR THE DRAIN SUMP ITSELF.
2. MEMBRANE MUST EXTEND 1" (MIN.) PAST THE BOLT HOLES. THE CLAMPING RING BOLTS MUST PENETRATE THE MEMBRANE.
3. PVC ADHESIVE/ASPHALT (NOT SHOWN) REQUIRED FOR FA SYSTEMS.
4. USE ONE FULL TUBE OF PVC SYSTEM WATER BLOCK PER DRAIN.

TYPICAL ROOF DRAIN DETAIL

SCALE: 3" = 1'-0"



NOTE:

VENT STACKS AND OTHER PIPES SHALL HAVE A 2" (MIN.) CLEARANCE ON ALL SIDES FROM WALLS, CURBS, AND OTHER PROJECTIONS TO ALLOW PROPER FLASHING

TYPICAL PLUMBING VENT DETAIL

SCALE: 1-1/2" = 1'-0"

ROOF DETAILS

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

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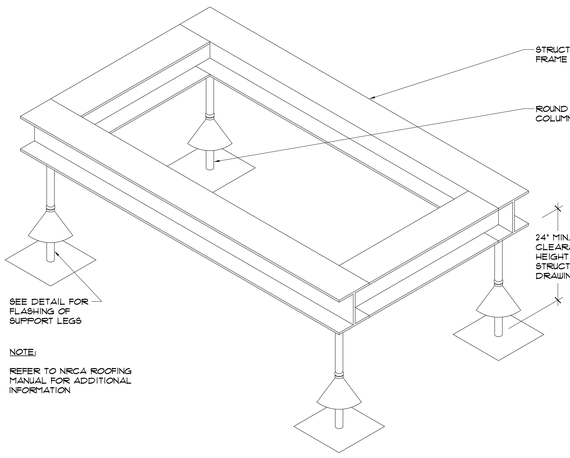
SHEET: 29 OF: 44

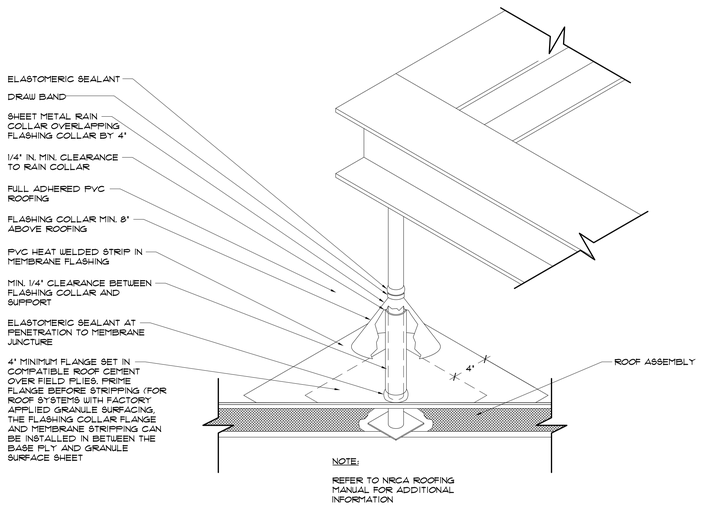


NOTE:

REFER TO NRCA ROOFING MANUAL FOR ADDITIONAL INFORMATION

TYPICAL ROOF EQUIPMENT STAND DETAIL

SCALE: NTS

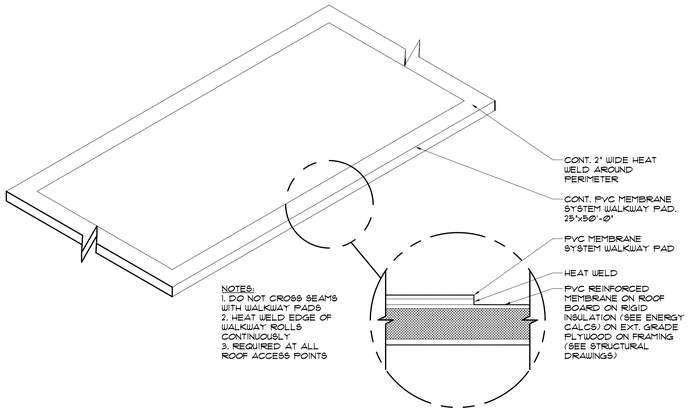


NOTE:

REFER TO NRCA ROOFING MANUAL FOR ADDITIONAL INFORMATION

TYPICAL FLASHING AT EQUIPMENT STAND DETAIL

SCALE: NTS



NOTES:
1. DO NOT CROSS SEAMS WITH WALKWAY PADS
2. HEAT WELD EDGE OF WALKWAY ROLLS CONTINUOUSLY
3. REQUIRED AT ALL ROOF ACCESS POINTS

TYPICAL FLASHING AT EQUIPMENT STAND DETAIL

SCALE: NTS

ROOF DETAILS

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

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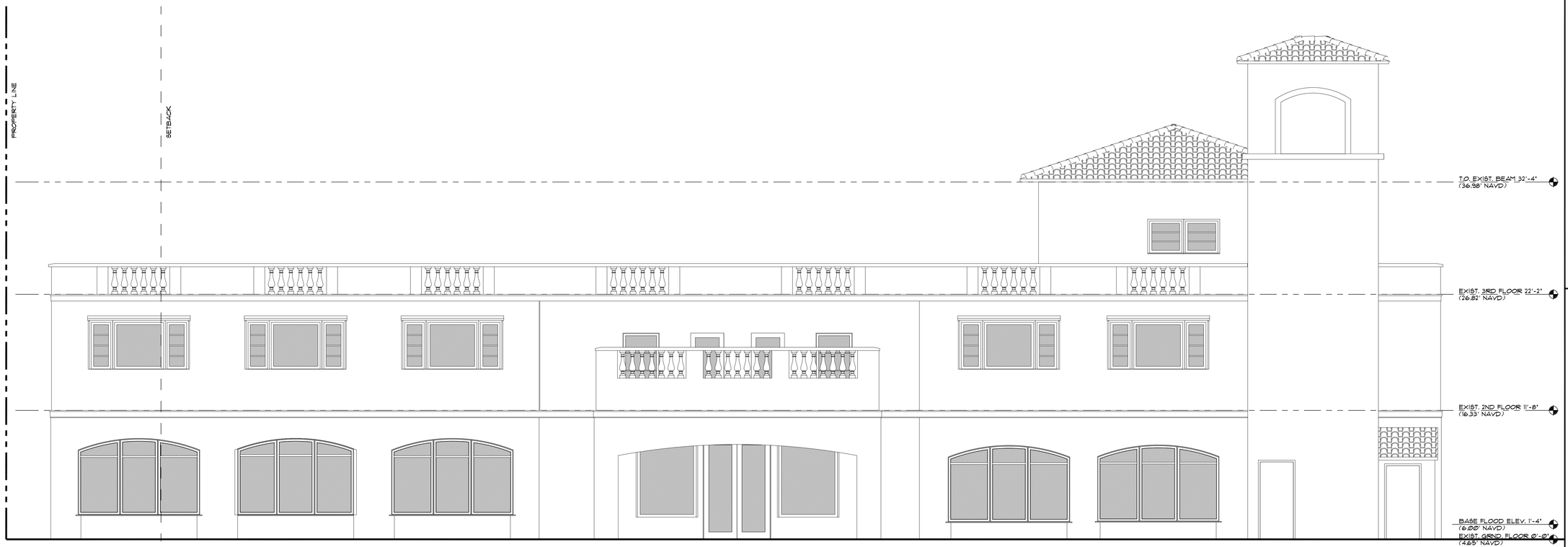
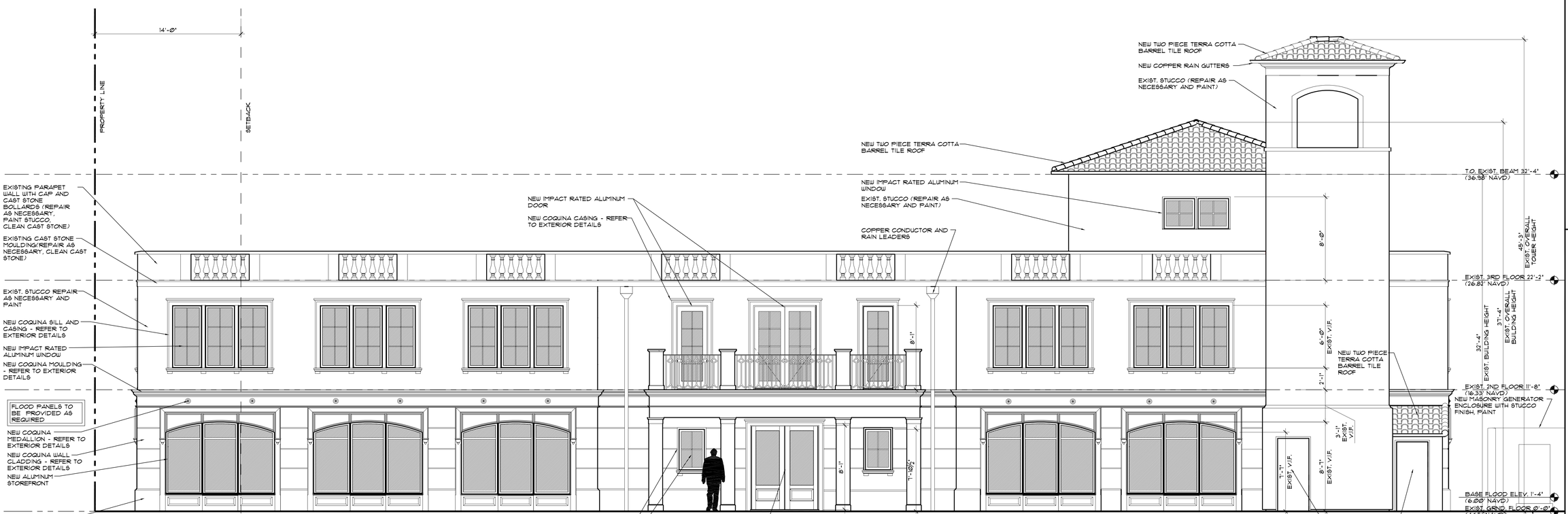


EXISTING WEST ELEVATION

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



PROPOSED WEST ELEVATION

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

ELEVATIONS

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

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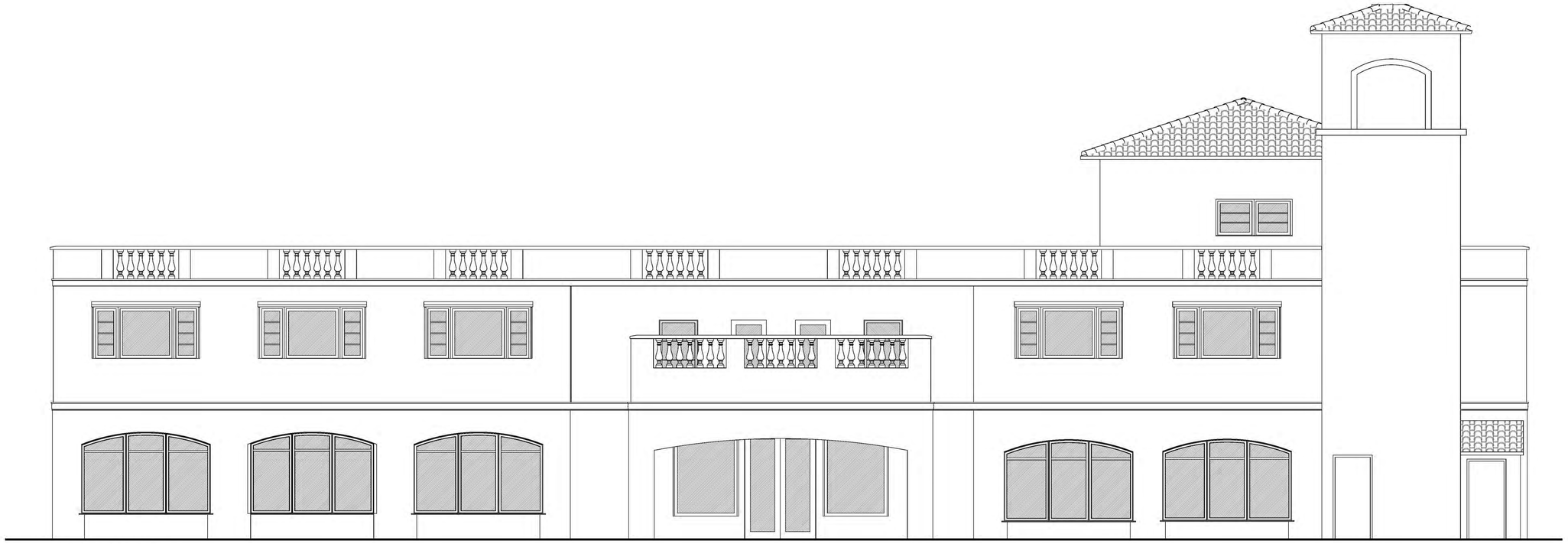

EXISTING WEST ELEVATION

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

PROPOSED WEST ELEVATION

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

ELEVATIONS

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

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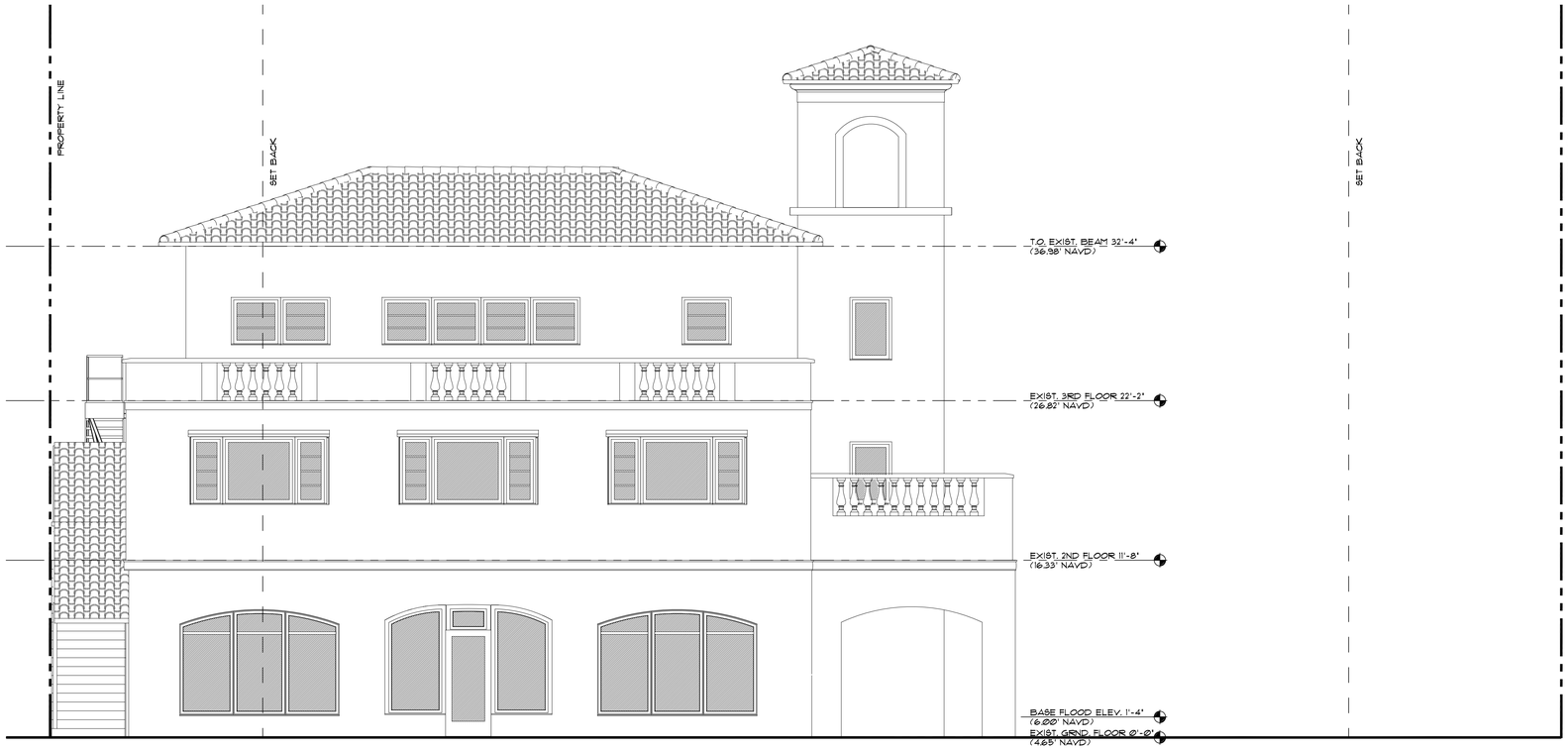
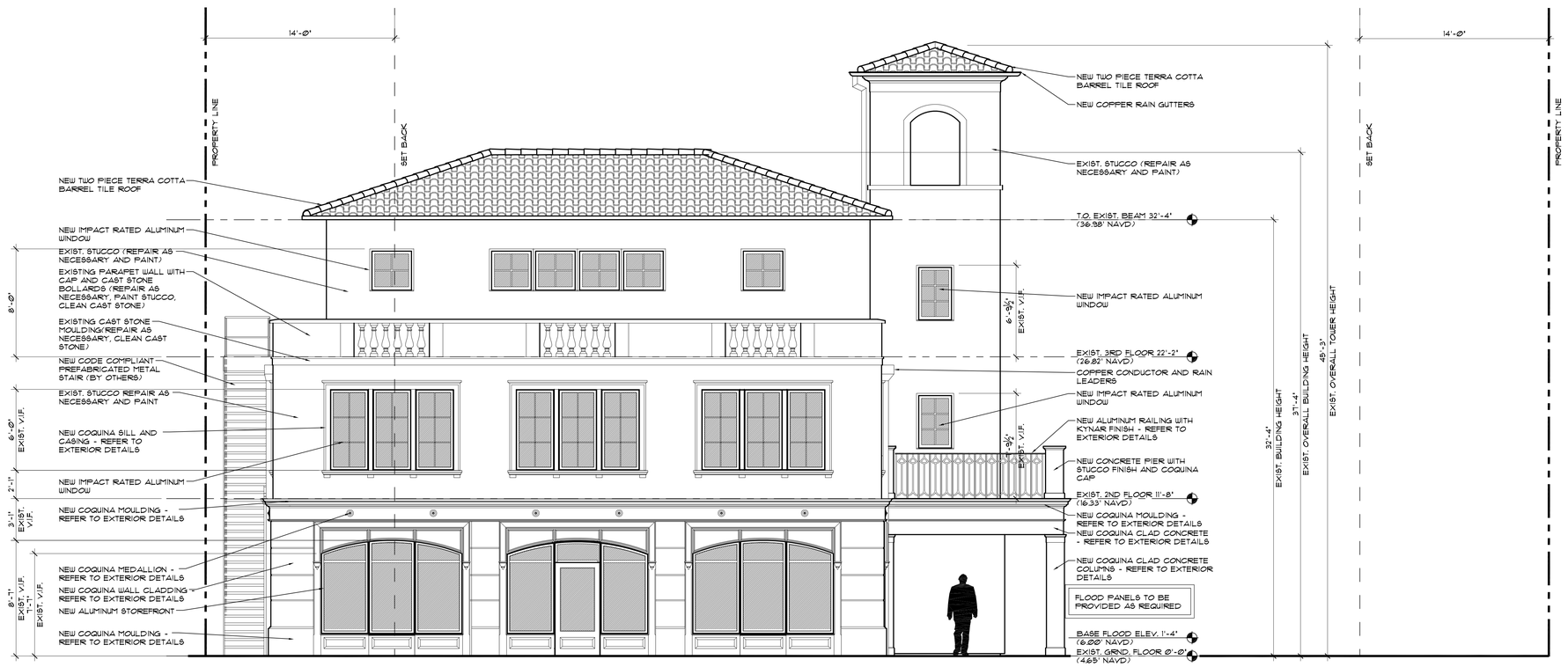
SHEET: 32 OF: 44



EXISTING NORTH ELEVATION

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



PROPOSED NORTH ELEVATION

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

ELEVATIONS

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

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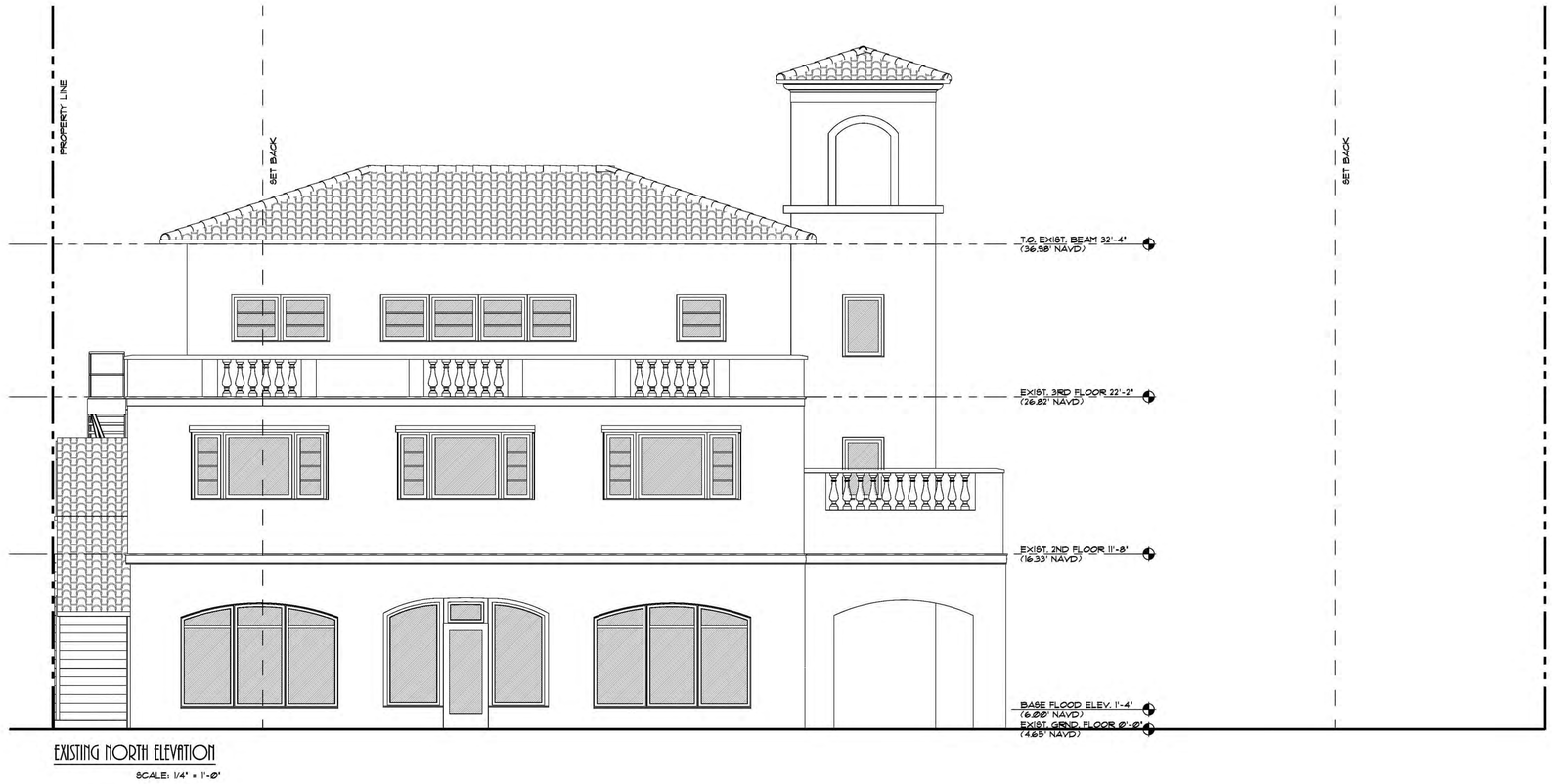

EXISTING NORTH ELEVATION

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

PROPOSED NORTH ELEVATION

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

ELEVATIONS

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

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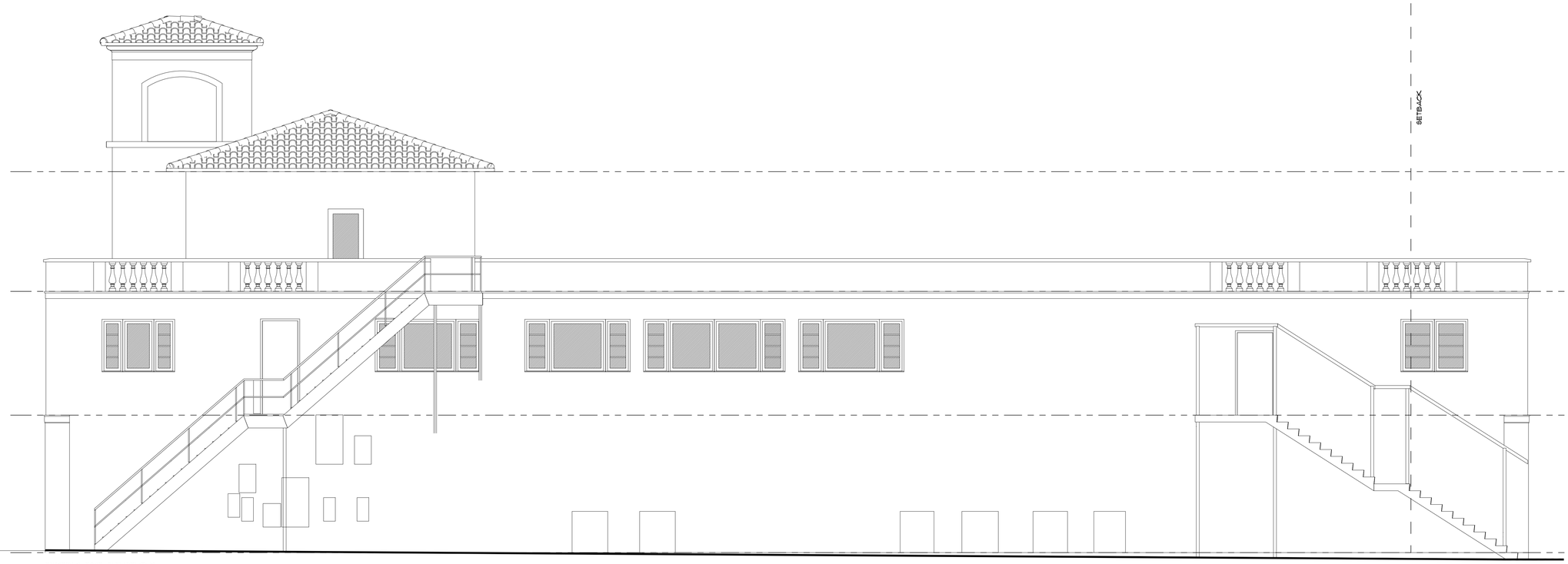
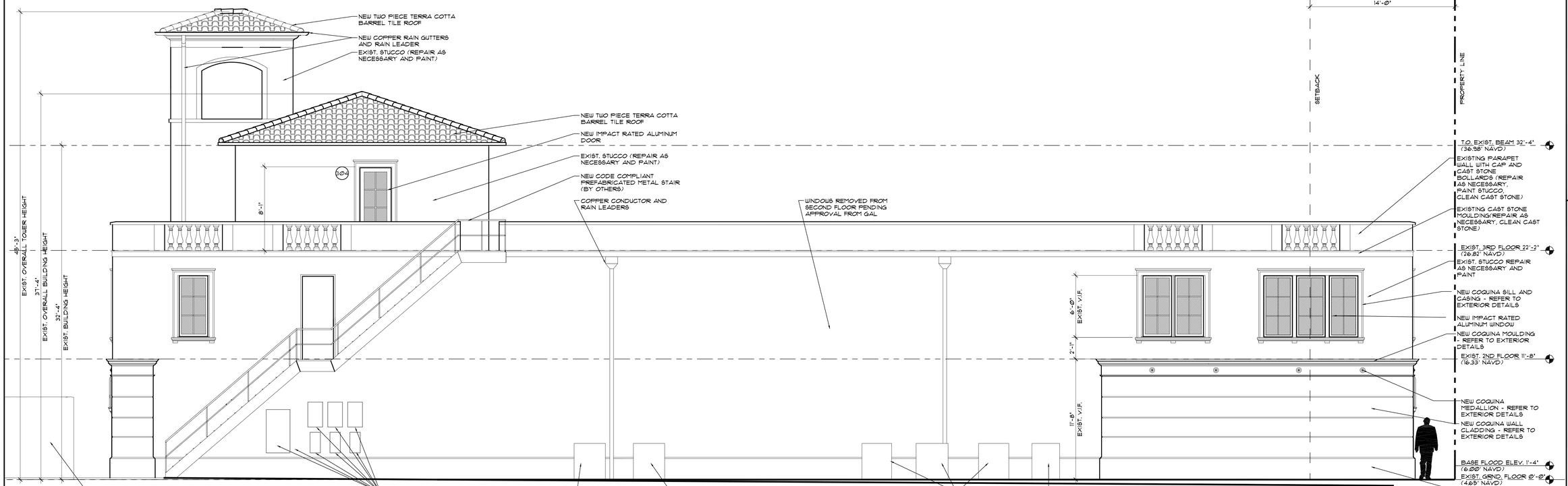


EXISTING EAST ELEVATION

SCALE: 1/4" = 1'-Ø"



PROPOSED EAST ELEVATION

SCALE: 1/4" = 1'-Ø"

ELEVATIONS

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

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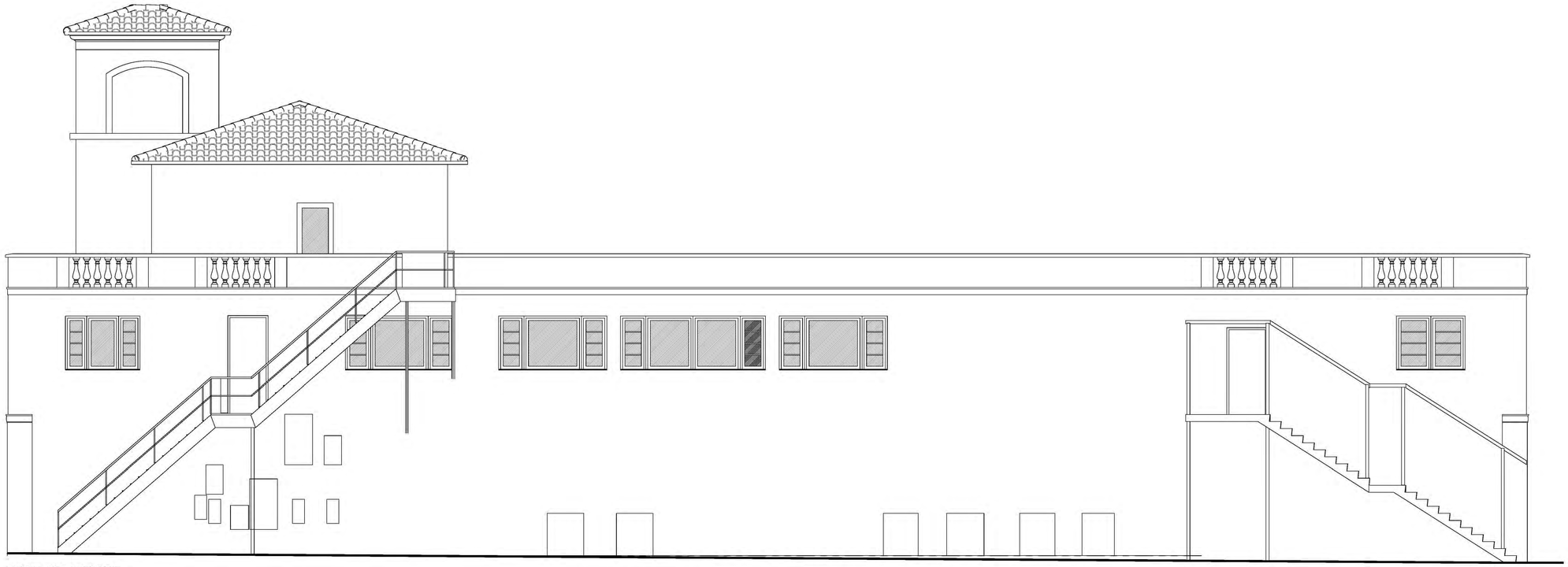
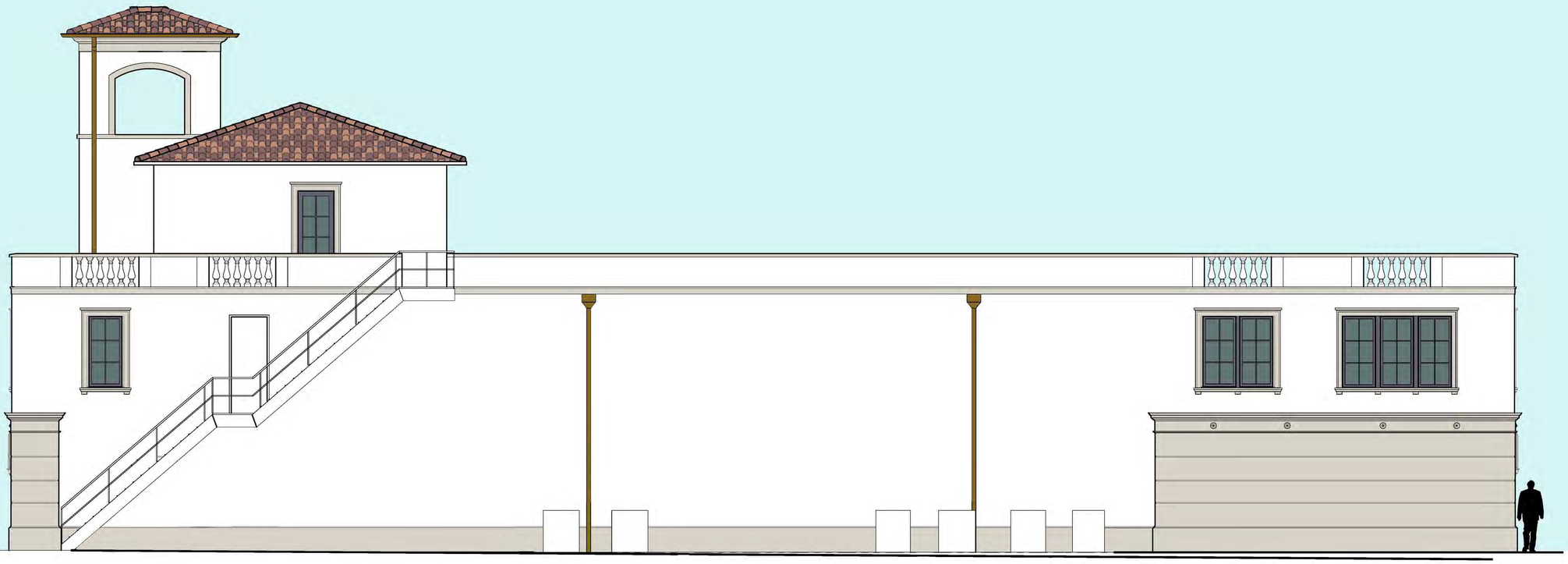
A12

SHEET: 55 OF: 44



EXISTING EAST ELEVATION

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



PROPOSED EAST ELEVATION

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

ELEVATIONS

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

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ZON-25-0033 (ARC-25-0031)

A RENOVATION AND ADDITION FOR:

218 ROYAL PALM WAY

218 ROYAL PALM WAY
PALM BEACH, FLORIDA

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SEALED BY:
☐ JEFFERY D. BRASSEUR - AR 0017698
■ JASON P. DROBOT - AR 94845

JOB #: 24-003
DATE: 4-15-25
DESIGNED BY: JPD
DRAWN BY: JPD
CHECKED BY: JPD

REVISIONS:
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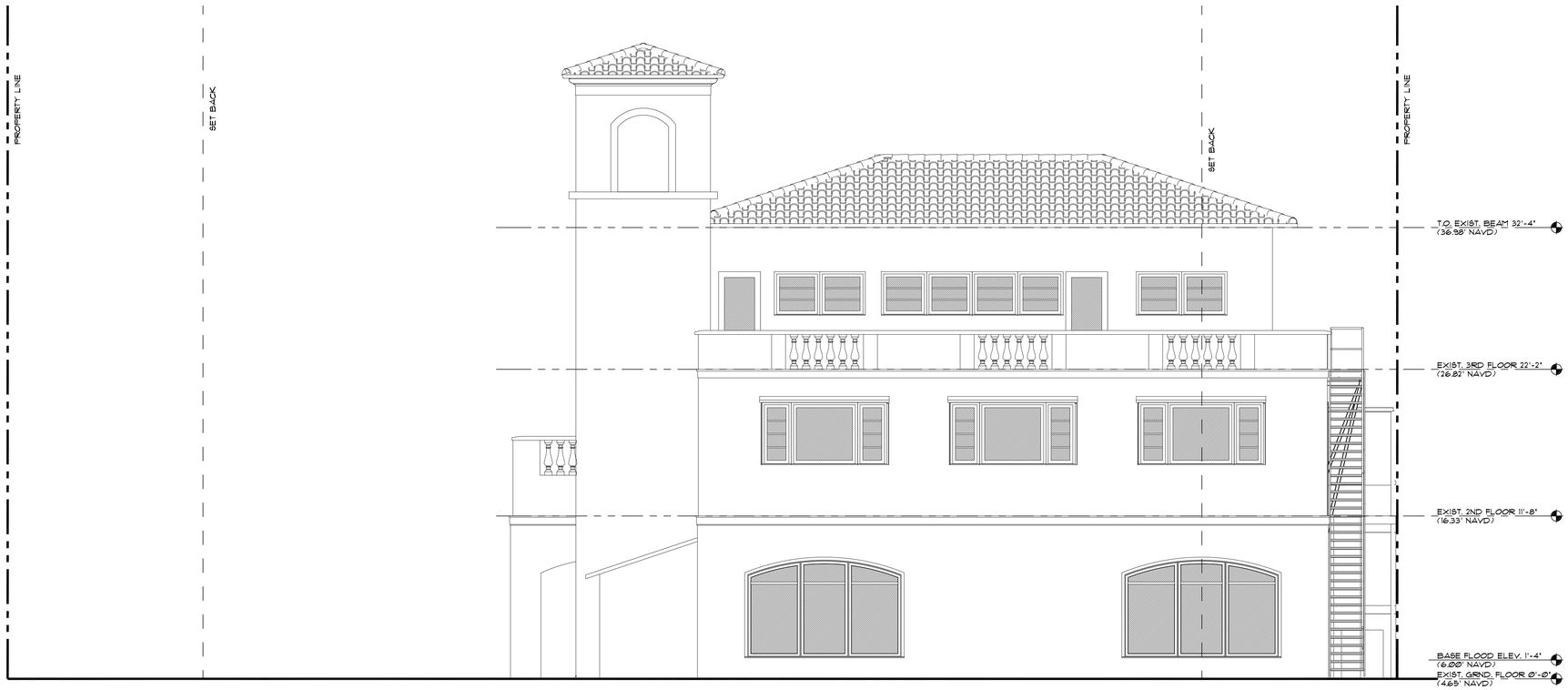
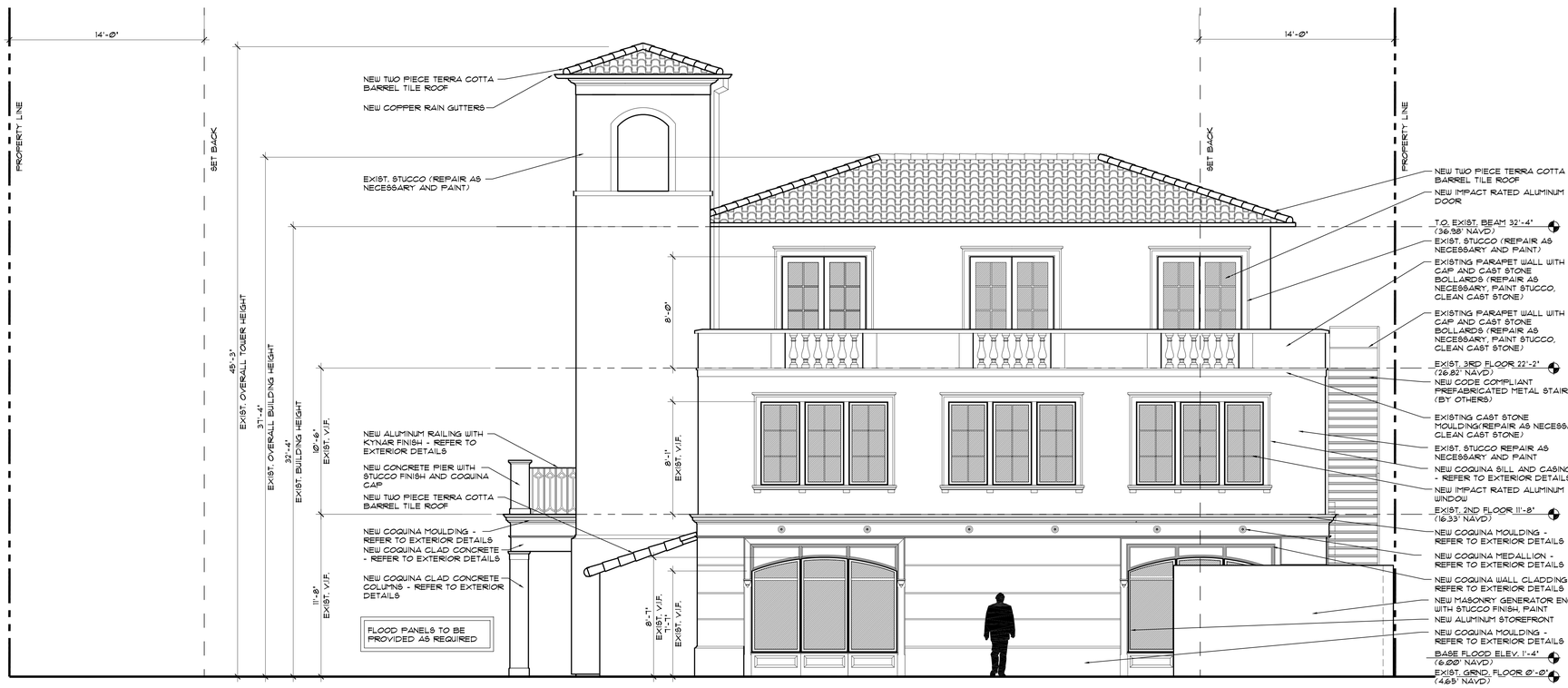
A12.1

SHEET: 36 OF: 44



EXISTING SOUTH ELEVATION

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



PROPOSED SOUTH ELEVATION

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

ELEVATIONS

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

B·D

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ARCHITECTS, P.A.

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■ JASON P. DROBOT - AR 94843

JOB #: 24-003
DATE: 4-15-25
DESIGNED BY: JPD
DRAFTED BY: JPD
CHECKED BY: JPD

REVISIONS:
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A13

SHEET: 37 OF: 44

EXISTING SOUTH ELEVATION

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

PROPOSED SOUTH ELEVATION

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

ELEVATIONS

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

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A RENOVATION AND ADDITION FOR:
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DRAWN BY: JPD
CHECKED BY: JPD

REVISIONS:
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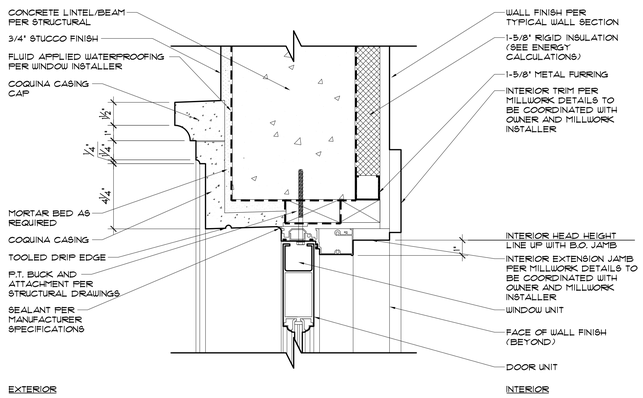
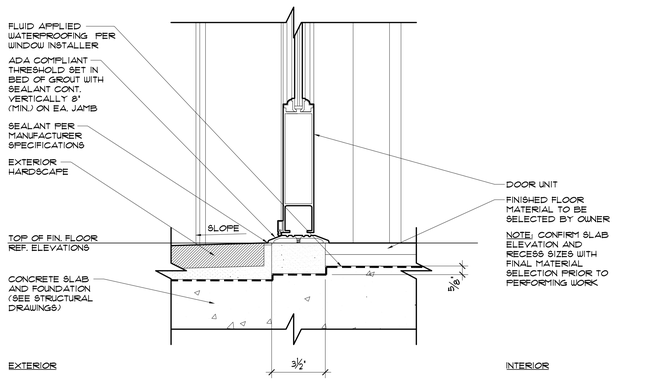
SHEET: 38 OF: 44



TYPICAL DOOR HEAD DETAIL

SCALE: 3" = 1'-0"

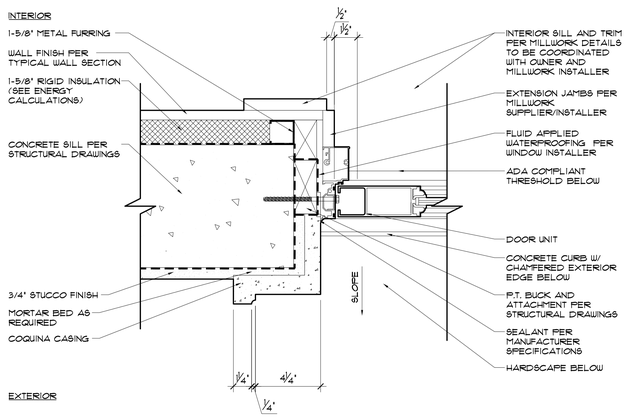
NOTE: CAST STONE/COQUINA SUPPLIER/INSTALLER TO PROVIDE ENGINEERING FOR CAST STONE/COQUINA ATTACHMENT



TYPICAL DOOR SILL DETAIL

SCALE: 3" = 1'-0"

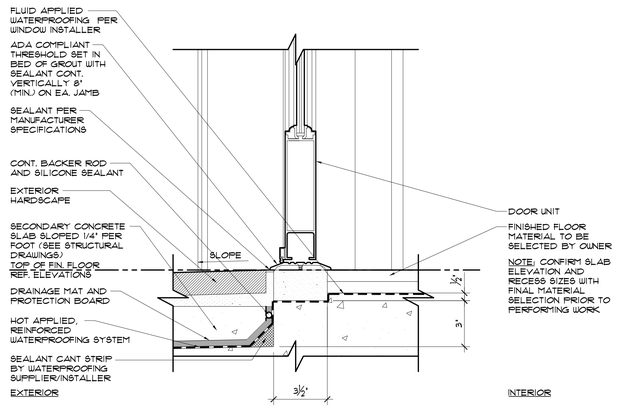
NOTE: CAST STONE/COQUINA SUPPLIER/INSTALLER TO PROVIDE ENGINEERING FOR CAST STONE/COQUINA ATTACHMENT



TYPICAL DOOR JAMB DETAIL (TRANSOM SIMILAR)

SCALE: 3" = 1'-0"

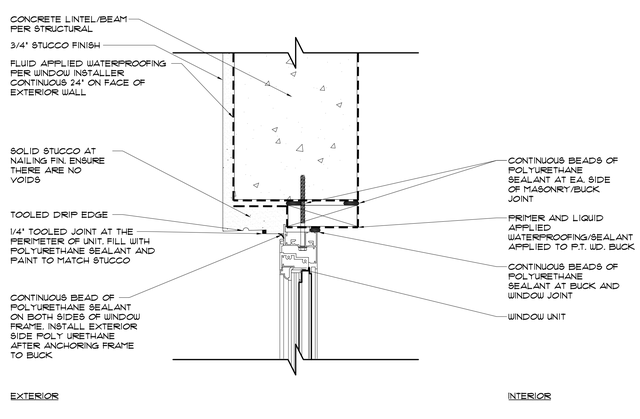
NOTE: CAST STONE/COQUINA SUPPLIER/INSTALLER TO PROVIDE ENGINEERING FOR CAST STONE/COQUINA ATTACHMENT



TYPICAL DOOR SILL AT STEPPED SLAB DETAIL

SCALE: 3" = 1'-0"

NOTE: CAST STONE/COQUINA SUPPLIER/INSTALLER TO PROVIDE ENGINEERING FOR CAST STONE/COQUINA ATTACHMENT

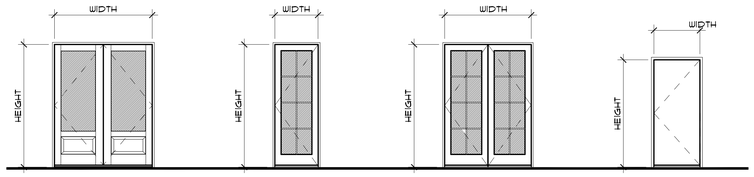


TYPICAL WATERPROOFING DETAIL

SCALE: 3" = 1'-0"

NOTE: REFER TO WATERPROOFING SPECIFICATION FOR MORE DETAILED INFORMATION. REVIEW DETAIL WITH WATERPROOFING REQUIREMENT OF THE FLORIDA BUILDING CODE AND SPECIFIC MANUFACTURERS INSTALLATION INSTRUCTIONS. NOTIFY ARCHITECT OF ANY DISCREPANCIES

DOOR TYPES



DOOR SCHEDULE

EXISTING FIRST FLOOR

MARK	SIZE: NOMINAL WIDTH X HEIGHT	THK.	DOOR TYPE	MATERIAL: DOOR	MATERIAL: FRAME	REMARKS
101	6'-2" x 8'-0"	2-1/4"	(A) DOUBLE	MAHOGANY STD.	MAHOGANY STD.	FRENCH
102	3'-0" x 7'-0"	2-1/4"	(D) SINGLE	HOLLOW MTL. PTD.	HOLLOW MTL. PTD.	SOLID CORE INSULATED
103	3'-0" x 6'-8"	2-1/4"	(D) SINGLE	HOLLOW MTL. PTD.	HOLLOW MTL. PTD.	SOLID CORE INSULATED

EXISTING SECOND FLOOR

MARK	SIZE: NOMINAL WIDTH X HEIGHT	THK.	DOOR TYPE	MATERIAL: DOOR	MATERIAL: FRAME	REMARKS
201	3'-0" x 8'-0"	2-1/4"	(B) SINGLE	ALUM. KYNAR	ALUM. KYNAR	FRENCH
202	6'-0" x 8'-0"	2-1/4"	(C) DOUBLE	ALUM. KYNAR	ALUM. KYNAR	FRENCH
203	3'-0" x 8'-0"	2-1/4"	(B) SINGLE	ALUM. KYNAR	ALUM. KYNAR	FRENCH
204	3'-0" x 8'-0"	2-1/4"	(D) SINGLE	MTL.	MTL.	SOLID CORE MTL. DOOR

EXISTING THIRD FLOOR

MARK	SIZE: NOMINAL WIDTH X HEIGHT	THK.	DOOR TYPE	MATERIAL: DOOR	MATERIAL: FRAME	REMARKS
301	6'-0" x 8'-0"	2-1/4"	(C) DOUBLE	ALUM. KYNAR	ALUM. KYNAR	FRENCH
302	6'-0" x 8'-0"	2-1/4"	(C) DOUBLE	ALUM. KYNAR	ALUM. KYNAR	FRENCH
303	6'-0" x 8'-0"	2-1/4"	(C) DOUBLE	ALUM. KYNAR	ALUM. KYNAR	FRENCH
304	3'-0" x 8'-0"	2-1/4"	(B) SINGLE	ALUM. KYNAR	ALUM. KYNAR	FRENCH

NOTE: ALL GLASS IN EXTERIOR WINDOWS TO BE IMPACT RESISTANT

DOOR NOTES

DOOR SPECIFICATIONS

1. EXTERIOR WINDOWS AND DOORS: CGI ESTATE SERIES
2. ALL GLAZING TO BE IMPACT RATED, LOW E 277
3. PUTTY MUNTIN PROFILE AT EXTERIOR, OGEE PROFILE AT INTERIOR. MUNTIN CONFIGURATION AS SHOWN ON ELEVATIONS
4. TALL BOTTOM RAIL
5. HARDWARE AND KEYING TO BE COORDINATED WITH THE OWNER

GENERAL NOTES

1. IMPACT RESISTANT EXTERIOR DOOR AND WINDOW ASSEMBLIES SHALL BE PROVIDED. DOORS AND WINDOWS AT ALL OPENINGS SHALL COMPLY WITH STATE OF FLORIDA PRODUCT APPROVAL OR MIAMI DADE COUNTY NOA AS REQUIRED BY THE AUTHORITY HAVING JURISDICTION. MANUFACTURER TO PROVIDE CURRENT FLORIDA PRODUCT APPROVALS OR MIAMI DADE NOA FOR ALL SYSTEM ASSEMBLIES IN THEIR ENTIRETY WHICH MEET OR EXCEED THE WINDLOAD DESIGN REQUIREMENTS.
2. ALL FINISHES SHALL BE CLASS "A" TYPICAL IN ACCORDANCE WITH CURRENT NFPA 101
3. REFER TO THE FLOOR PLANS AND EXTERIOR ELEVATIONS FOR SWING DIRECTION.
4. ALL GLAZING TO BE IMPACT RATED AND INSULATED LOW E 277.
5. SHOP DRAWING SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO ORDERING. IF SCHEDULE SIZE IS NOT AVAILABLE THEN NOTIFY THE ARCHITECT. INCLUDE ALL OPTIONS WHICH ARE NOT EXPLICITLY CLEAR IN THE DRAWING A AND SPECIFICATIONS.
6. ROUGH OPENING AND FINISHED OPENING DIMENSIONS SHALL BE COORDINATED WITH APPROVED WINDOW SHOP DRAWINGS AND INTERIOR FINISH DETAILS.
7. ASSUME VERTICAL AND HORIZONTAL FACTORY SUPPLIED STEEL MULLIONS. VERIFY STRUCTURAL STEEL REINFORCING AND STRUCTURAL MULLION REQUIREMENTS REQUIRED BY THE WINDOW MANUFACTURER TO DETERMINE ROUGH OPENING DIMENSIONS, UNLESS OTHERWISE NOTED.
8. FIELD VERIFY UNITS WILL FIT INTO EXISTING OPENINGS PRIOR TO ORDERING.
9. FIRE RATED GLAZING REQUIRED PER WALL FIRE RATING.
10. LIQUID WATERPROOFING TO BE PROVIDED AT ROUGH OPENING AND PRESSURE TREATED WOOD BUCK PER MANUFACTURER REQUIREMENTS EXTENDING A MINIMUM OF 24" IN ALL DIRECTIONS FROM INTERIOR AND EXTERIOR OF OPENINGS. WINDOW INSTALLER RESPONSIBLE FOR PROPER WATERPROOFING OFF ALL OPENINGS. REVIEW WITH ARCHITECT PRIOR TO COMMENCING WORK.
11. MINIMUM WINDOW PRESSURES TO BE PROVIDED ON STRUCTURAL DRAWINGS.
12. CONTRACTOR TO COORDINATE WINDOW AND DOOR HEAD ALIGNMENT AS SHOWN ON THE ELEVATIONS.

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DATE: 4-15-25
DESIGNED BY: JPD
DRAFTED BY: JPD
CHECKED BY: JPD

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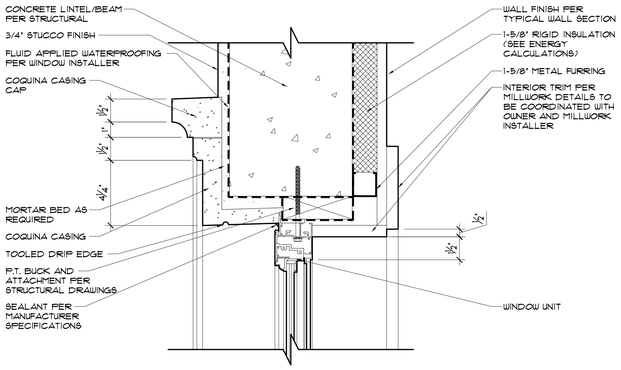
A14

SHEET: 39 OF: 44

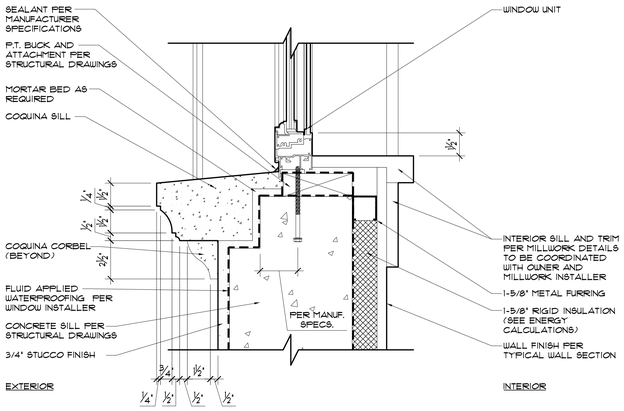
DOOR SCHEDULE



TYPICAL WINDOW HEAD DETAIL

SCALE: 3" = 1'-0"

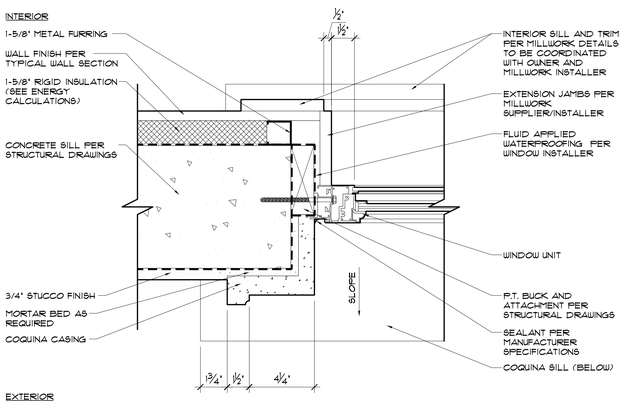
NOTE: CAST STONE/COQUINA SUPPLIER/INSTALLER TO PROVIDE ENGINEERING FOR CAST STONE/COQUINA ATTACHMENT



TYPICAL WINDOW SILL DETAIL

SCALE: 3" = 1'-0"

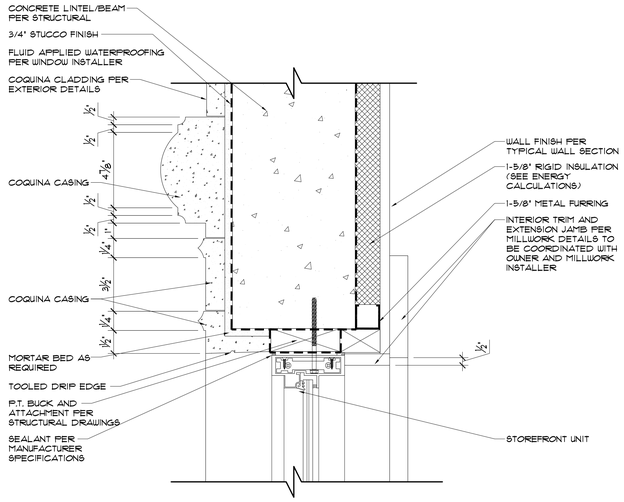
NOTE: CAST STONE/COQUINA SUPPLIER/INSTALLER TO PROVIDE ENGINEERING FOR CAST STONE/COQUINA ATTACHMENT



TYPICAL WINDOW JAMB DETAIL

SCALE: 3" = 1'-0"

NOTE: CAST STONE/COQUINA SUPPLIER/INSTALLER TO PROVIDE ENGINEERING FOR CAST STONE/COQUINA ATTACHMENT

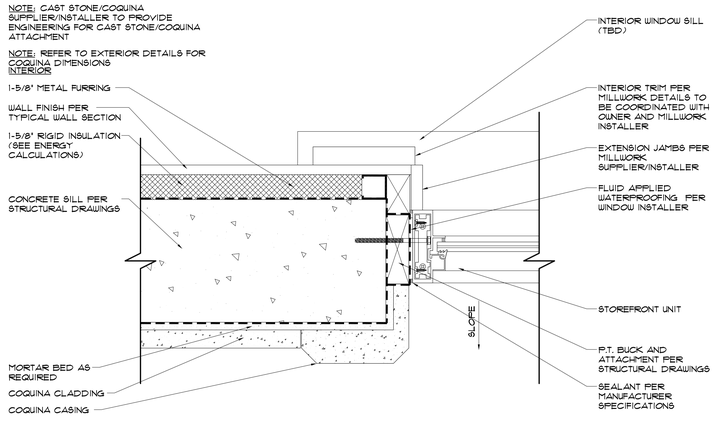


TYPICAL STOREFRONT HEAD DETAIL

SCALE: 3" = 1'-0"

NOTE: CAST STONE/COQUINA SUPPLIER/INSTALLER TO PROVIDE ENGINEERING FOR CAST STONE/COQUINA ATTACHMENT

NOTE: REFER TO EXTERIOR DETAILS FOR COQUINA DIMENSIONS



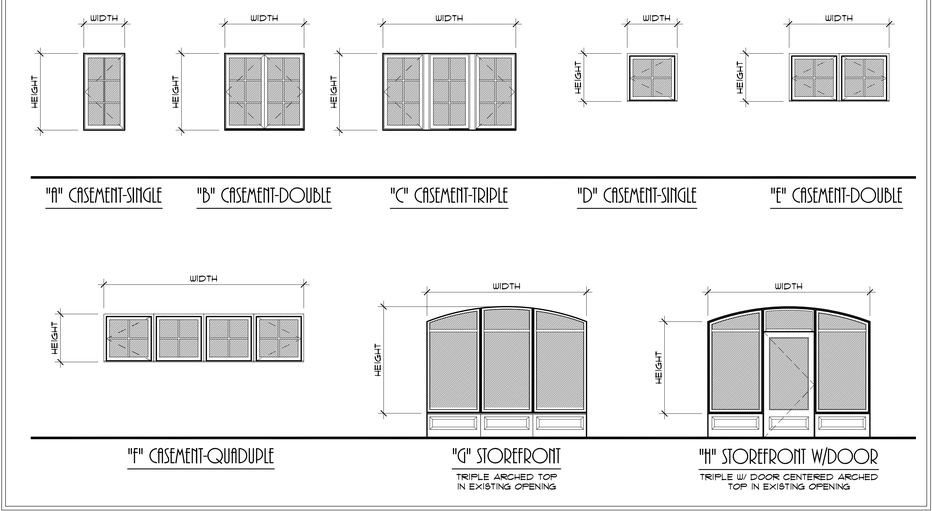
TYPICAL STOREFRONT JAMB DETAIL

SCALE: 3" = 1'-0"

NOTE: CAST STONE/COQUINA SUPPLIER/INSTALLER TO PROVIDE ENGINEERING FOR CAST STONE/COQUINA ATTACHMENT

NOTE: REFER TO EXTERIOR DETAILS FOR COQUINA DIMENSIONS

WINDOW TYPES



WINDOW SCHEDULE

EXISTING FIRST FLOOR

MARK	SIZE: NOMINAL WIDTH X HEIGHT	WINDOW TYPE	REMARKS
101	10'-6" x 7'-0"	(G) STOREFRONT-TRIPLE	IN EXISTING OPENING
102	10'-6" x 7'-0"	(H) STOREFRONT-TRIPLE W/ DOOR	IN EXISTING OPENING
103	10'-6" x 7'-0"	(G) STOREFRONT-TRIPLE	IN EXISTING OPENING
104	10'-6" x 7'-0"	(G) STOREFRONT-TRIPLE	IN EXISTING OPENING
105	10'-6" x 7'-0"	(G) STOREFRONT-TRIPLE	IN EXISTING OPENING
106	10'-6" x 7'-0"	(G) STOREFRONT-TRIPLE	IN EXISTING OPENING
107	2'-6" x 4'-0"	(A) CASEMENT-SINGLE	
108	2'-6" x 4'-0"	(A) CASEMENT-SINGLE	
109	10'-6" x 7'-0"	(G) STOREFRONT-TRIPLE	IN EXISTING OPENING
110	10'-6" x 7'-0"	(G) STOREFRONT-TRIPLE	IN EXISTING OPENING
111	10'-6" x 7'-0"	(G) STOREFRONT-TRIPLE	IN EXISTING OPENING
112	10'-6" x 7'-0"	(G) STOREFRONT-TRIPLE	IN EXISTING OPENING

EXISTING SECOND FLOOR

MARK	SIZE: NOMINAL WIDTH X HEIGHT	WINDOW TYPE	REMARKS
201	9'-2" x 6'-0"	(C) CASEMENT-TRIPLE	4" MULL
202	9'-2" x 6'-0"	(C) CASEMENT-TRIPLE	4" MULL
203	9'-2" x 6'-0"	(C) CASEMENT-TRIPLE	4" MULL
204	9'-2" x 6'-0"	(C) CASEMENT-TRIPLE	4" MULL
205	9'-2" x 6'-0"	(C) CASEMENT-TRIPLE	4" MULL
206	9'-2" x 6'-0"	(C) CASEMENT-TRIPLE	4" MULL
207	9'-2" x 6'-0"	(C) CASEMENT-TRIPLE	4" MULL
208	9'-2" x 6'-0"	(C) CASEMENT-TRIPLE	4" MULL
209	2'-6" x 4'-0" (+/-)	(A) CASEMENT-SINGLE	IN EXISTING OPENING (VERIFY IN FIELD)
210	NOT USED		
211	9'-2" x 6'-0"	(C) CASEMENT-TRIPLE	4" MULL
212	9'-2" x 6'-0"	(C) CASEMENT-TRIPLE	4" MULL
213	9'-2" x 6'-0"	(C) CASEMENT-TRIPLE	4" MULL
214	2'-10" x 6'-0"	(A) CASEMENT-SINGLE	
215	NOT USED		
216	NOT USED		
217	NOT USED		
218	NOT USED		
219	NOT USED		
220	6'-0" x 6'-0"	(B) CASEMENT-DOUBLE	1/2" MULL
221	9'-2" x 6'-0"	(C) CASEMENT-TRIPLE	4" MULL
EX	EXISTING		

EXISTING THIRD FLOOR

MARK	SIZE: NOMINAL WIDTH X HEIGHT	WINDOW TYPE	REMARKS
301	3'-3" x 3'-0"	(D) CASEMENT-SINGLE	
302	13'-0" x 3'-0"	(E) CASEMENT-QUADRUPLE	MULL BY WINDOW MANUF.
303	3'-3" x 3'-0"	(D) CASEMENT-SINGLE	
304	6'-6" x 3'-0"	(F) CASEMENT-DOUBLE	MULL BY WINDOW MANUF.
305	2'-6" x 4'-0" (+/-)	(A) CASEMENT-SINGLE	IN EXISTING OPENING (VERIFY IN FIELD)

NOTE: ALL GLASS IN EXTERIOR WINDOWS TO BE IMPACT RESISTANT

WINDOW AND STOREFRONT NOTES

DOOR SPECIFICATIONS

1. EXTERIOR WINDOWS AND DOORS: CGI ESTATE SERIES
2. ALL GLAZING TO BE IMPACT RATED, LOW E 271
3. PUTTY MUNTIN PROFILE AT EXTERIOR, OGEE PROFILE AT INTERIOR. MUNTIN CONFIGURATION AS SHOWN ON ELEVATIONS
5. BRONZE WINDOW FINISH
6. HARDWARE TO BE SELECTED BY THE OWNER

STOREFRONT SPECIFICATIONS

1. STOREFRONT: TRUELITE 3000 SERIES, OR ARCHITECT/OWNER APPROVED SUBSTITUTIONS MEETING ALL REQUIREMENTS
2. ALL GLAZING TO BE IMPACT RATED, INSULATED LOW E 271
3. BRONZE WINDOW FINISH
4. HARDWARE TO BE SELECTED BY THE OWNER

GENERAL NOTES

1. IMPACT RESISTANT EXTERIOR DOOR AND WINDOW ASSEMBLIES SHALL BE PROVIDED. DOORS AND WINDOWS AT ALL OPENINGS SHALL COMPLY WITH STATE OF FLORIDA PRODUCT APPROVAL OR MIAMI DADE COUNTY NOA AS REQUIRED BY THE AUTHORITY HAVING JURISDICTION. MANUFACTURER TO PROVIDE CURRENT FLORIDA PRODUCT APPROVALS OR MIAMI DADE NOA FOR ALL SYSTEM ASSEMBLIES IN THEIR ENTIRETY WHICH MEET OR EXCEED THE WINDLOAD DESIGN REQUIREMENTS.
2. REFER TO THE FLOOR PLANS AND EXTERIOR ELEVATIONS FOR SWING DIRECTION.
3. ALL GLAZING TO BE IMPACT RATED AND LOW E 271.
4. SHOP DRAWING SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO ORDERING. IF SCHEDULE SIZE IS NOT AVAILABLE THEN NOTIFY THE ARCHITECT. INCLUDE ALL OPTIONS WHICH ARE NOT EXPLICITLY CLEAR IN THE DRAWING A AND SPECIFICATIONS.
5. ROUGH OPENING AND FINISHED OPENING DIMENSIONS SHALL BE COORDINATED WITH APPROVED WINDOW SHOP DRAWINGS AND INTERIOR FINISH DETAILS.
6. ASSUME VERTICAL AND HORIZONTAL FACTORY SUPPLIED STEEL MULLIONS. VERIFY STRUCTURAL STEEL REINFORCING AND STRUCTURAL MULLION REQUIREMENTS REQUIRED BY THE WINDOW MANUFACTURER TO DETERMINE ROUGH OPENING DIMENSIONS, UNLESS OTHERWISE NOTED.
7. FIELD VERIFY UNITS WILL FIT INTO EXISTING OPENINGS PRIOR TO ORDERING.
8. FIRE RATED GLAZING REQUIRED PER WALL FIRE RATING.
9. LIQUID WATERPROOFING TO BE PROVIDED AT ROUGH OPENING AND PRESSURE TREATED WOOD BUCK PER MANUFACTURER REQUIREMENTS EXTENDING A MINIMUM OF 24" IN ALL DIRECTIONS FROM INTERIOR AND EXTERIOR OF OPENINGS. WINDOW INSTALLER RESPONSIBLE FOR PROPER WATERPROOFING OFF ALL OPENINGS. REVIEW WITH ARCHITECT PRIOR TO COMMENCING WORK.
10. MINIMUM WINDOW PRESSURES TO BE PROVIDED ON STRUCTURAL DRAWINGS.
11. CONTRACTOR TO COORDINATE WINDOW AND DOOR HEAD ALIGNMENT AS SHOWN ON THE ELEVATIONS.

WINDOW SCHEDULE

B·D
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SEALED BY:
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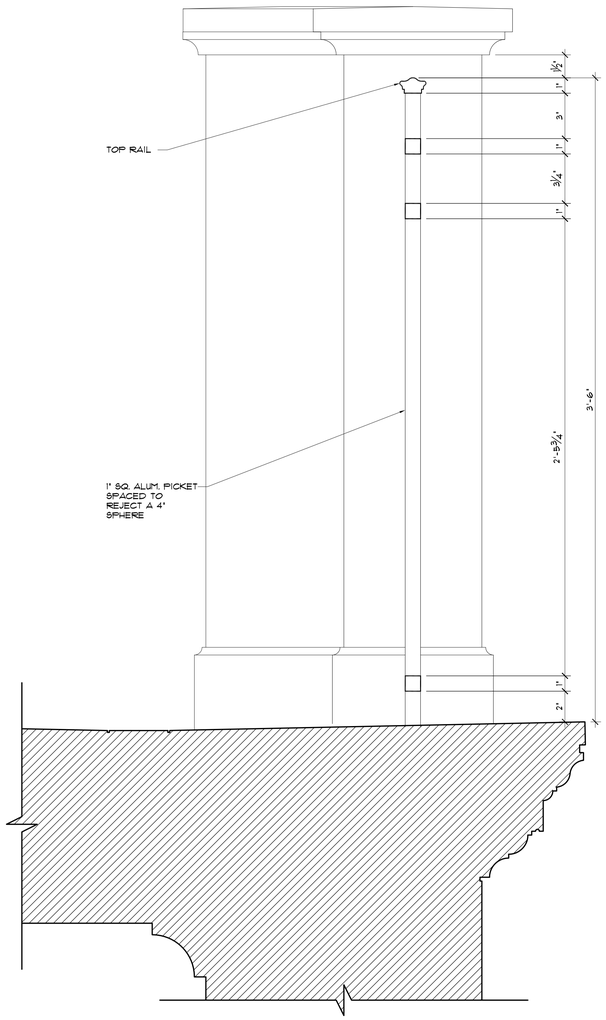
■ JASON P. DROBOT - AR 94843

JOB #: 24-003
DATE: 4-15-25
DESIGNED BY: JPD
DRAWN BY: JPD
CHECKED BY: JPD

REVISIONS:
1 -

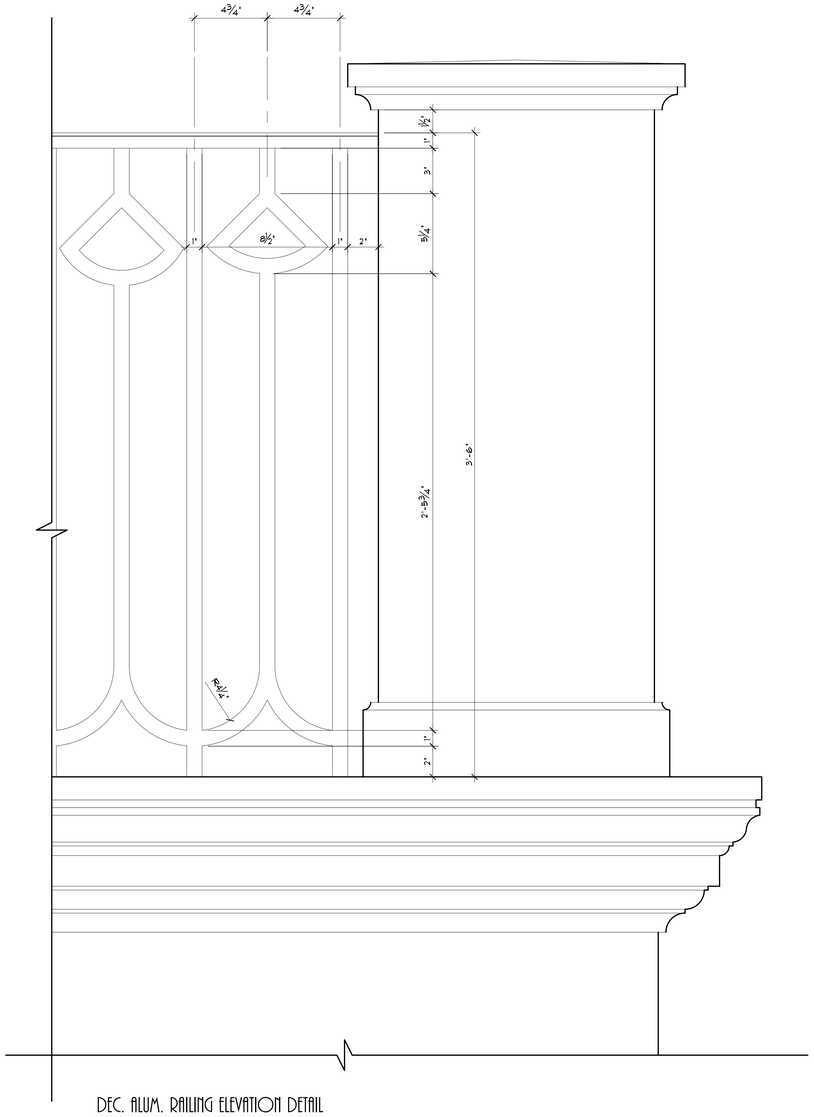
A15

SHEET: 40 OF: 44



DEC. ALUM. RAILING SECTION DETAIL

SCALE: 3" = 1'-0"



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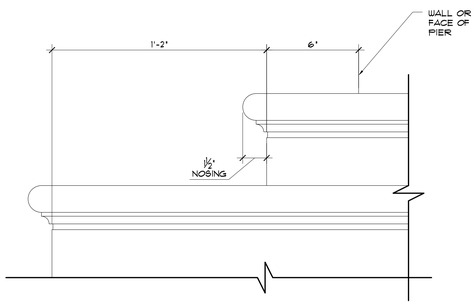

STONE STEP DETAIL

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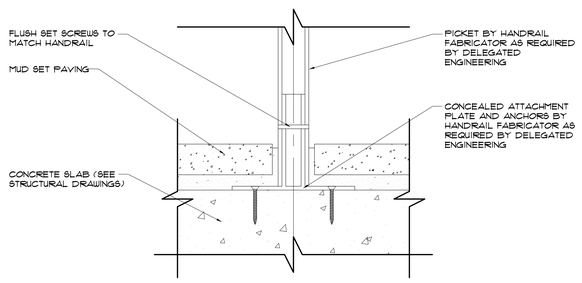
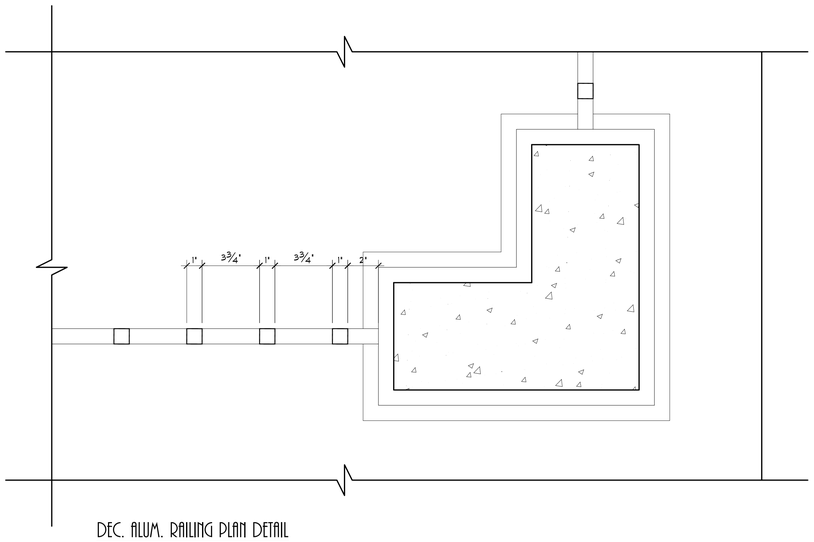


DEC. ALUM. RAILING ATTACHMENT BASIS OF DESIGN

SCALE: 6" = 1'-0"



DEC. ALUM. RAILING PLAN DETAIL

SCALE: 3" = 1'-0"

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AC26 60164 AC26 67673
AA 26001461

ZON25-0033 (ARC-25-0031)
A RENOVATION AND ADDITION FOR:
218 ROYAL PALM WAY
218 ROYAL PALM WAY
PALM BEACH, FLORIDA

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DATE: 4-15-25
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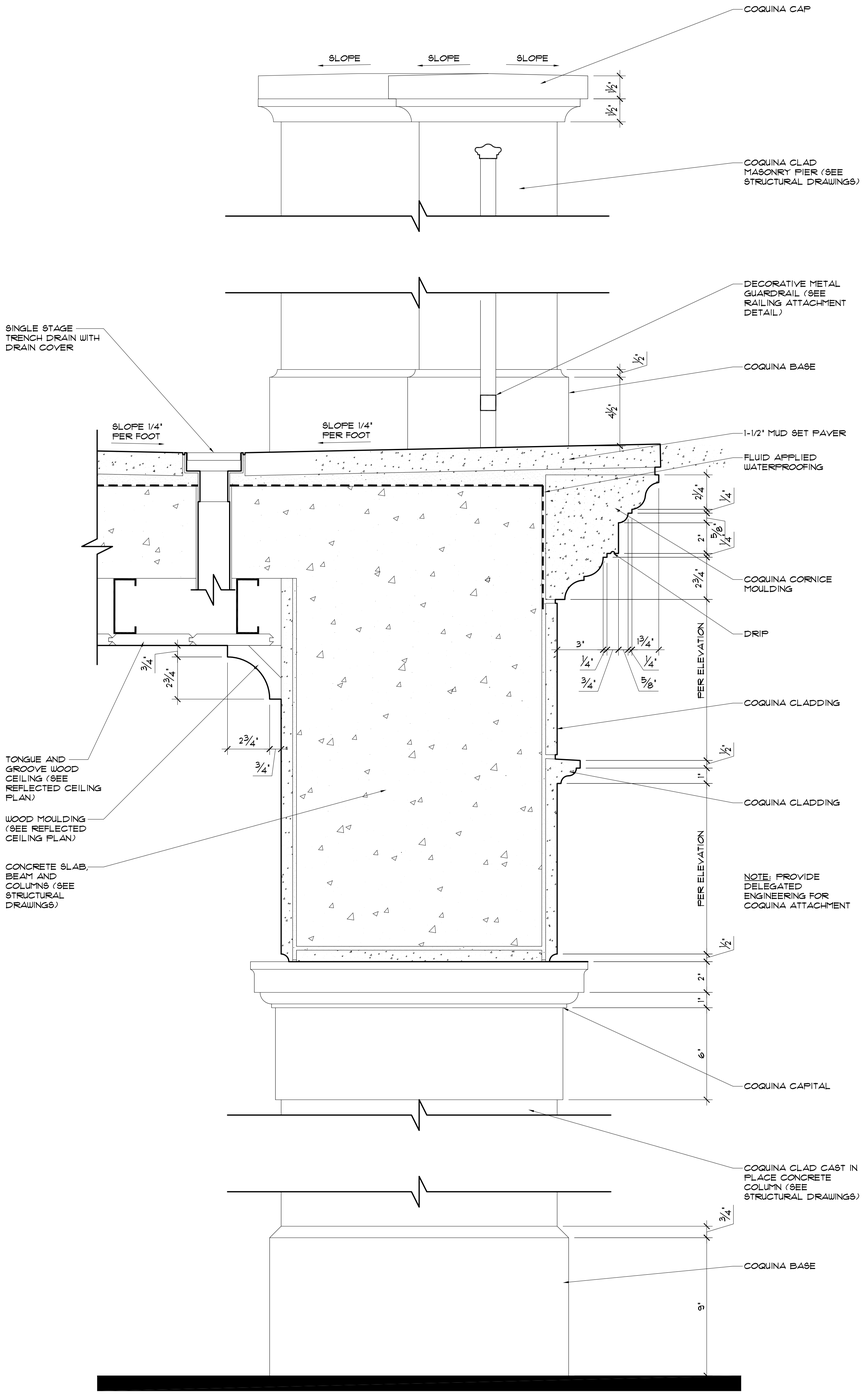
CHECKED BY: JPD

REVISIONS:
1 -

A16

SHEET: 41 OF: 44



COVERED ENTRY DETAIL

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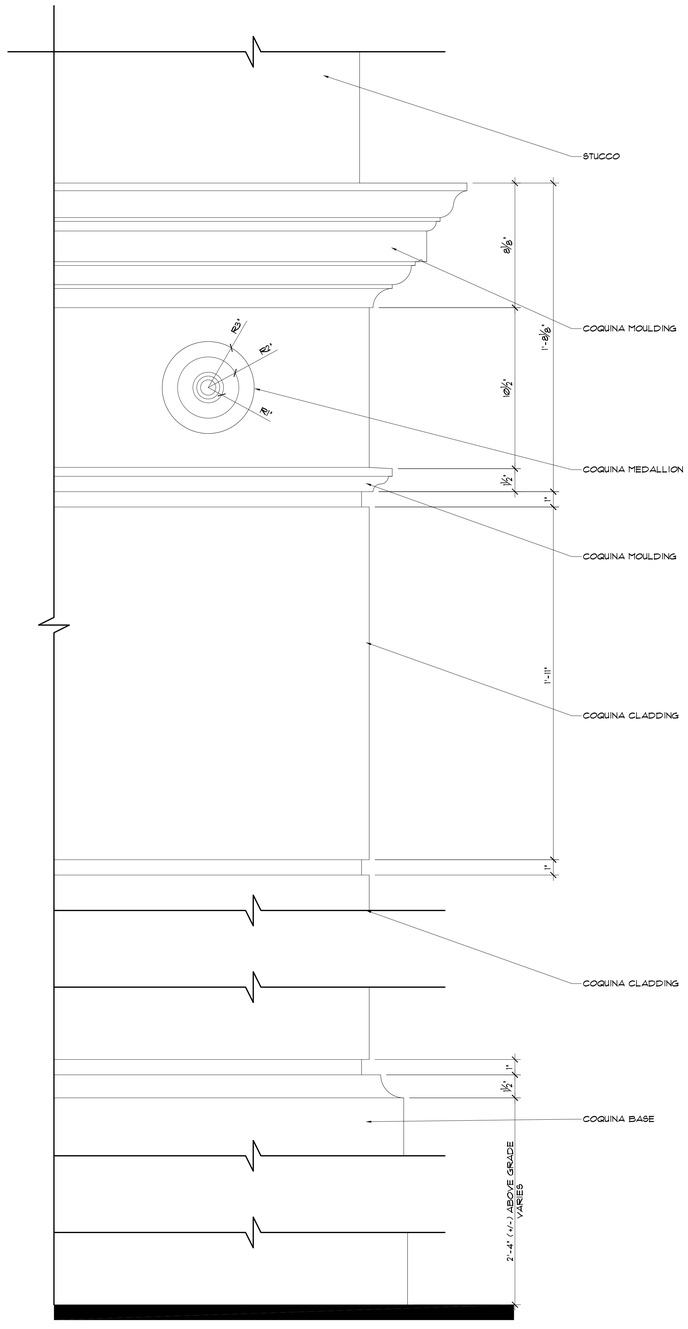
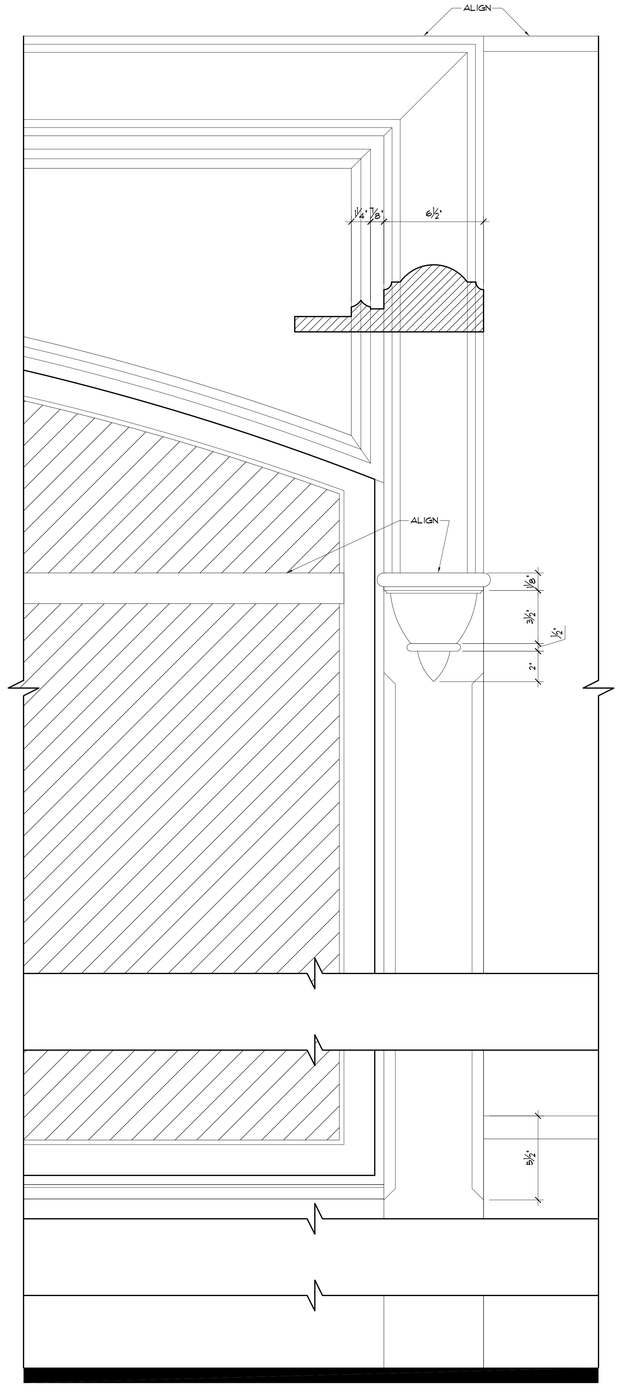


COQUINA DETAIL

SCALE: 3" = 1'-0"



COQUINA STOREFRONT SURROUND DETAIL

SCALE: 3" = 1'-0"

DETAILS

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DATE: 4-15-25
DESIGNED BY: JPD
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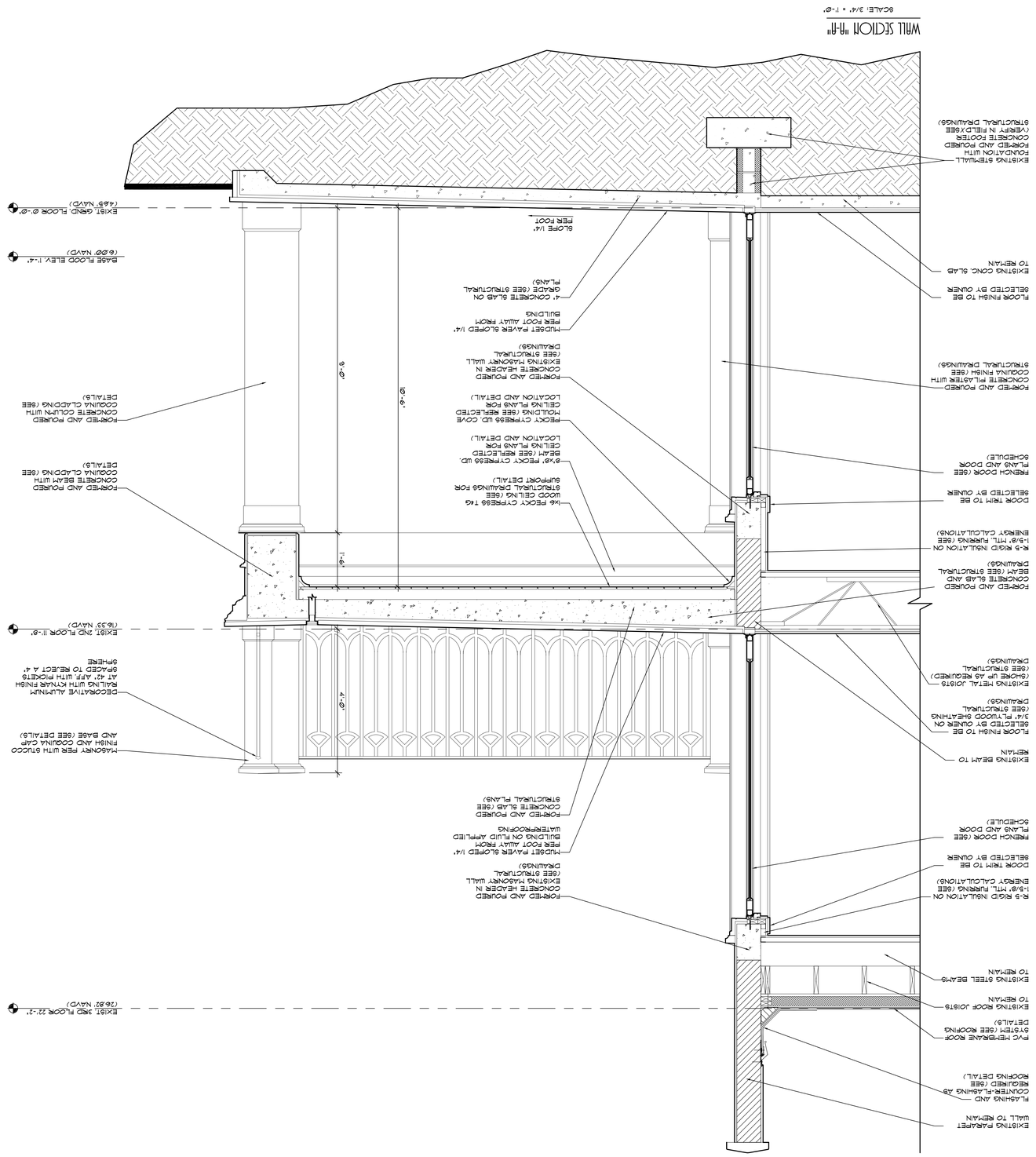
CHECKED BY: JPD

REVISIONS:
1 -

A17

SHEET: 42 OF: 44



ZON-25-0033 (ARC-25-0031)
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218 ROYAL PALM WAY

218 ROYAL PALM WAY
PALM BEACH, FLORIDA

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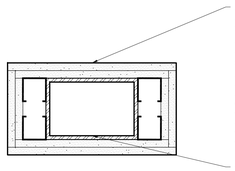
JOB #: 24-003
DATE: 4-15-25
DESIGNED BY: JPD
DRAFTED BY: JPD
CHECKED BY: JPD
REVISIONS: △ -

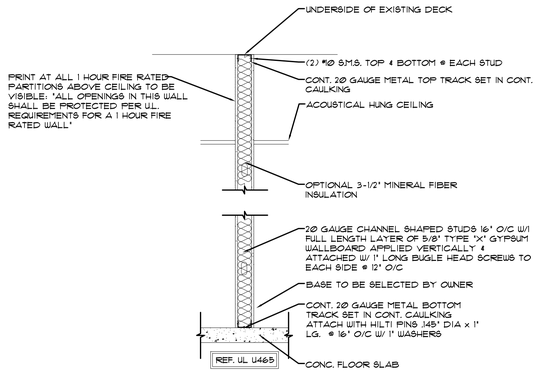
A18
SHEET: 43 OF: 44

WALL SECTION AT ENTRY



TYPICAL COLUMN DETAIL - 1 HOUR FIRE RATED

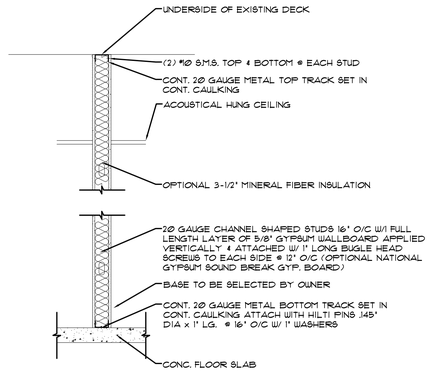
N.T.S. UL DESIGN NO. X528



TYPICAL INTERIOR 1-HOUR RATED PARTITION

NTS

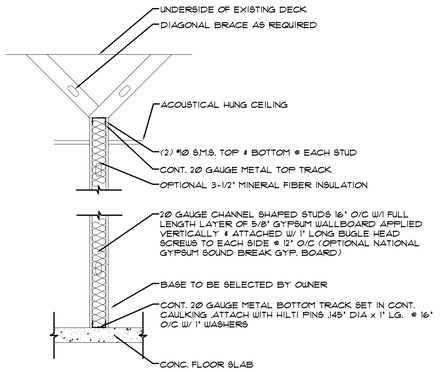
NOTE: FOR STUD SPACING, HEIGHT AND GAUGE LIMITATIONS PLEASE SEE CHART ON THIS SHEET



TYPICAL INTERIOR FULL HEIGHT PARTITION

NTS

NOTE: FOR STUD SPACING, HEIGHT AND GAUGE LIMITATIONS PLEASE SEE CHART ON THIS SHEET

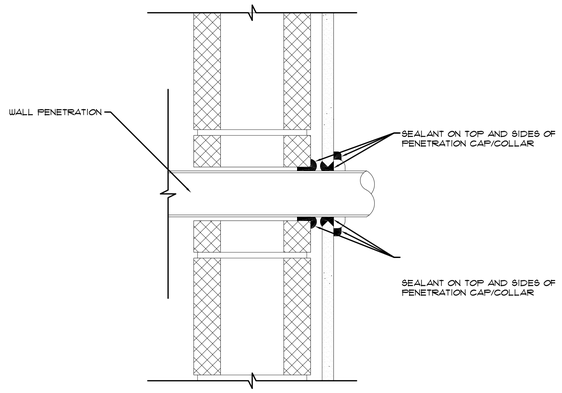


TYPICAL INTERIOR PARTITION

NTS

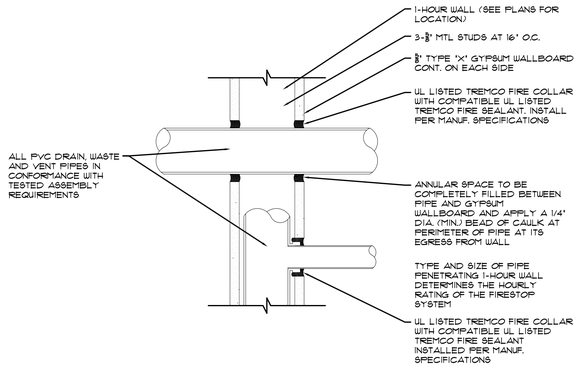
NOTE: PROVIDE 2x6 BLOCKING @ CABINET LOCATIONS. FASTEN EA. END TO STUDS W/ (2) #10 S.M.S. EA. END

NOTE: FOR STUD SPACING, HEIGHT AND GAUGE LIMITATIONS PLEASE SEE CHART ON THIS SHEET



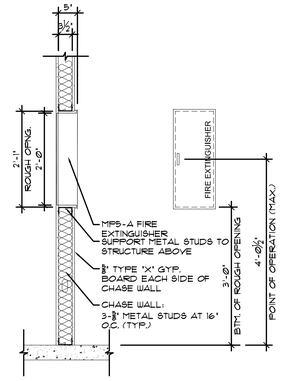
CMU WALL PENETRATION DETAIL

NTS



INTERIOR PARTITION PENETRATION DETAIL

NTS



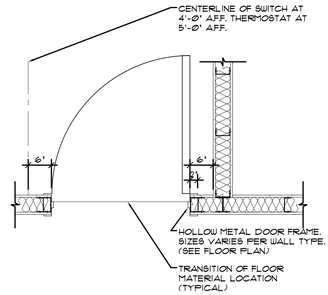
FIRE EXTINGUISHER MOUNTING DETAIL

NTS

NOTES:

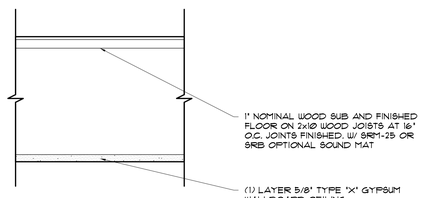
1. SEE PLANS FOR LOCATIONS

2. FIRE EXTINGUISHER CABINET SHALL BE OR EQUAL TO LARSEN 'OCCULT' SERIES MODEL NO. 850-2409, SEMI-RECESSED, SOLID DOOR STYLE, BLACK TYPE 'A' LETTERS, STAINLESS STEEL FINISH



TYPICAL INTERIOR DOOR JAMB DETAIL

NTS



FLOOR/CEILING ASSEMBLY - 1 HOUR FIRE RATED

N.T.S. UL DESIGN NO. L801

DETAILS

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ZON-25-0033 (ARC-25-0031)
A RENOVATION AND ADDITION FOR:
218 ROYAL PALM WAY
218 ROYAL PALM WAY
PALM BEACH, FLORIDA

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SEALED BY:
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■ JASON P. DROBOT - AR 94845

JOB #: 24-003
DATE: 4-15-25
DESIGNED BY: JPD
DRAWN BY: JPD
CHECKED BY: JPD

REVISIONS:
△ -

A19
SHEET: 44 OF: 44

ENVIRONMENT DESIGN GROUP
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Dustin M. Mizell, MLA FLA #6666784
Dustin@environmentdesigngroup.com

218 Royal Palm Way
Palm Beach
FLORIDA

ROYAL PALM WAY ℄

EQUIPMENT

200.07'

100.01'

100.01'

GARCINIA SPICATA
GARCINIA COLUMNS
5' HT

FICUS MICROCARPA
GREEN ISLAND FICUS
3' HT

ROYSTONEA REGIA
ROYAL PALM
60' CT

FICUS MICROCARPA
GREEN ISLAND FICUS
3' HT

GARCINIA SPICATA
GARCINIA COLUMNS
5' HT

LAWN

LAWN

LAWN

CLUSIA GUTTIFERA
CLUSIA HEDGE
3' HT

CLUSIA GUTTIFERA
CLUSIA HEDGE
3' HT

CLUSIA GUTTIFERA
CLUSIA HEDGE
3' HT

CLUSIA GUTTIFERA
CLUSIA HEDGE
3' HT

SABAL PALMETTO
SABAL PALM
20' CT

CLUSIA GUTTIFERA
CLUSIA HEDGE
4' HT

CLUSIA GUTTIFERA
CLUSIA HEDGE
4' HT

FICUS BENJAMINA
FICUS HEDGE
8' HT

ASPHALT

SABAL PALMETTO
SABAL PALM
10' CT

PHOENIX RECLINATA
RECLINATA PALM
10'-14' CT

FICUS MICROCARPA
GREEN ISLAND FICUS
1' HT

EXISTING DRIVEWAY TO
REMAIN

CRINUM ASIATICUM
CRINUM LILY
2' HT

SABAL PALMETTO
SABAL PALMS
12'-14' CT

LIRIOPE MUSCARI
LILY TURF
1' HT

ROYSTONEA REGIA
ROYAL PALM
60' CT

LAWN

200.04'

SABAL PALMETTO
SABAL PALM
12'-16' CT

JOB NUMBER: # 18060.00 LA
DRAWN BY: Lauren Freeman
DATE: 05.22.2025

SHEET L1.0

64 sf.

AREA IN SQ.FT.

ARC-25-0031
ZON-25-0033

Existing Vegetation Inventory

SCALE IN FEET 0' 8' 16' 24'

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SUNSHINE STATE ONE CALL
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Phone 561.832.4600 Mobile 561.313.4424
Landscape Architecture
Land Planning
Landscape Management
Dustin M. Mizell, MLA FLA #6666784
Dustin@environmentdesigngroup.com

218 Royal Palm Way
Palm Beach
FLORIDA

ROYAL PALM WAY ℄

200.07'

100.01'

100.01'

200.04'

GARCINIA SPICATA
GARCINIA COLUMNS
5' HT
TO BE REMOVED

FICUS MICROCARPA
GREEN ISLAND FICUS
3' HT
TO BE REMOVED

ROYSTONEA REGIA
ROYAL PALM
60' CT

FICUS MICROCARPA
GREEN ISLAND FICUS
3' HT
TO BE REMOVED

GARCINIA SPICATA
GARCINIA COLUMNS
5' HT
TO BE REMOVED

EX A/C

EX A/C

LAWN

LAWN

SABAL PALMETTO
SABAL PALM
20' CT TO REMAIN

CLUSIA GUTTIFERA
CLUSIA HEDGE
4' HT
TO BE REMOVED

CLUSIA GUTTIFERA
CLUSIA HEDGE
3' HT
TO BE REMOVED

ASPHALT

CLUSIA GUTTIFERA
CLUSIA HEDGE
3' HT
TO BE REMOVED

CLUSIA GUTTIFERA
CLUSIA HEDGE
3' HT
TO BE REMOVED

CLUSIA GUTTIFERA
CLUSIA HEDGE
3' HT
TO BE REMOVED

CLUSIA GUTTIFERA
CLUSIA HEDGE
4' HT
TO BE REMOVED

FICUS BENJAMINA
FICUS HEDGE
8' HT
TO REMAIN

ROYSTONEA REGIA
ROYAL PALM
60' CT

SABAL PALMETTO
SABAL PALM
12'-16' CT
TO REMAIN

LAWN

SABAL PALMETTO
SABAL PALM
10' CT
TO REMAIN

PHOENIX RECLINATA
RECLINATA PALM
10'-14' CT
TO REMAIN

FICUS MICROCARPA
GREEN ISLAND FICUS
1' HT
TO REMAIN

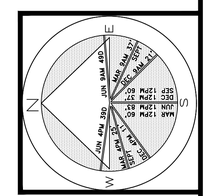
EXISTING DRIVEWAY TO
REMAIN

LAWN

CRINUM ASIATICUM
CRINUM LILY
2' HT
TO REMAIN

SABAL PALMETTO
SABAL PALMS
12'-14' CT
TO REMAIN

LIRIOPE MUSCARI
LILY TURF
1' HT, TO REMAIN



JOB NUMBER: # 18060.00 LA
DRAWN BY: Lauren Freeman
DATE: 05.22.2025

SHEET L2.0

64 sf.

AREA IN SQ.FT.

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ARC-25-0031
ZON-25-0033

Demolition and Vegetation Action Plan

SCALE IN FEET 0' 8' 16' 24'

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218 Royal Palm Way
Palm Beach
FLORIDA

ROYAL PALM WAY ℄

6' HT. CHAIN LINK CONSTRUCTION FENCE WITH SCREENING

200.07'

EX A/C

EX A/C

SABAL PALMETTO
SABAL PALM
10' CT
TO REMAIN

PHOENIX RECLINATA
RECLINATA PALM
10'-14' CT
TO REMAIN

FICUS MICROCARPA
GREEN ISLAND FICUS
1' HT
TO REMAIN

6' HT. CHAIN LINK CONSTRUCTION FENCE WITH SCREENING

ROYSTONEA REGIA
ROYAL PALM
60' CT

100.01'

100.01'

6' HT. CHAIN LINK CONSTRUCTION GATE WITH SCREENING

6' HT. CHAIN LINK CONSTRUCTION FENCE WITH SCREENING

ROYSTONEA REGIA
ROYAL PALM
60' CT

ASPHALT

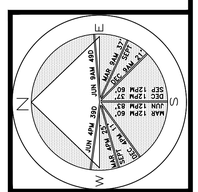
FICUS BENJAMINA
FICUS HEDGE
8' HT
TO REMAIN

CRINUM ASIATICUM
CRINUM LILY
2' HT
TO REMAIN

SABAL PALMETTO
SABAL PALMS
12-14' CT
TO REMAIN

LIRIOPE MUSCARI
LILY TURF
1' HT. TO REMAIN

200.04'



JOB NUMBER: # 18060.00 LA
DRAWN BY: Lauren Freeman
DATE: 05.22.2025

SHEET L3.0

64 sf.

AREA IN SQ.FT.

ARC-25-0031
ZON-25-0033

Construction Screening Plan

SCALE IN FEET 0' 8' 16' 24'

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Landscape Management
Dustin M. Mizell, MLA FLA #6666784
Dustin@environmentdesigngroup.com

218 Royal Palm Way
Palm Beach
FLORIDA

ROYAL PALM WAY ℄

6' HT. CHAIN LINK CONSTRUCTION FENCE WITH SCREENING

200.07'

EX A/C

EX A/C

SABAL PALMETTO
SABAL PALM
10' CT
TO REMAIN

PHOENIX RECLINATA
RECLINATA PALM
10'-14' CT
TO REMAIN

FICUS MICROCARPA
GREEN ISLAND FICUS
1' HT
TO REMAIN

6' HT. CHAIN LINK CONSTRUCTION FENCE WITH SCREENING

ROYSTONEA REGIA
ROYAL PALM
60' CT

100.01'

100.01'

PORTABLE TOILETS

DELIVERIES

DELIVERIES

DUMPSTER

PROPOSED PARKING AREA

ASPHALT

6' HT. CHAIN LINK CONSTRUCTION GATE WITH SCREENING

6' HT. CHAIN LINK CONSTRUCTION FENCE WITH SCREENING

ROYSTONEA REGIA
ROYAL PALM
60' CT

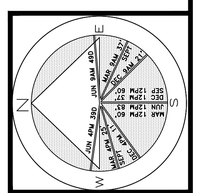
FICUS BENJAMINA
FICUS HEDGE
8' HT
TO REMAIN

CRINUM ASIATICUM
CRINUM LILY
2' HT
TO REMAIN

SABAL PALMETTO
SABAL PALMS
12'-14' CT
TO REMAIN

LIRIOPE MUSCARI
LILY TURF
1' HT. TO REMAIN

200.04'



JOB NUMBER: # 18060.00 LA
DRAWN BY: Lauren Freeman
DATE: 05.22.2025

SHEET L4.0

64 sf.

AREA IN SQ.FT.

ARC-25-0031
ZON-25-0033

Construction Staging Plan

SCALE IN FEET 0' 8' 16' 24'

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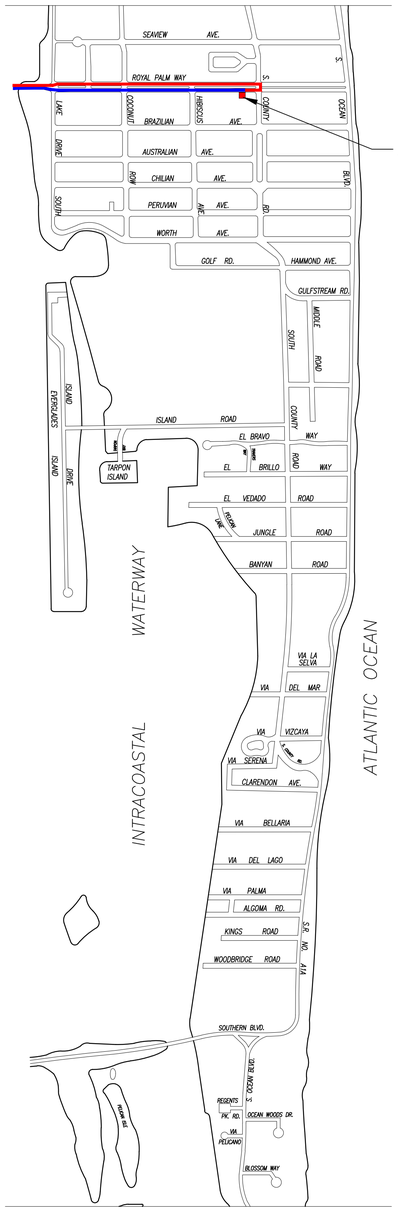

1 *PROPOSED TRUCK INGRESS / EGRESS ROUTES MAP*

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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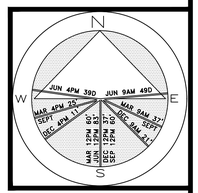

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SHEET L5.0

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Truck Logistics Plan
SCALE: NOT TO SCALE

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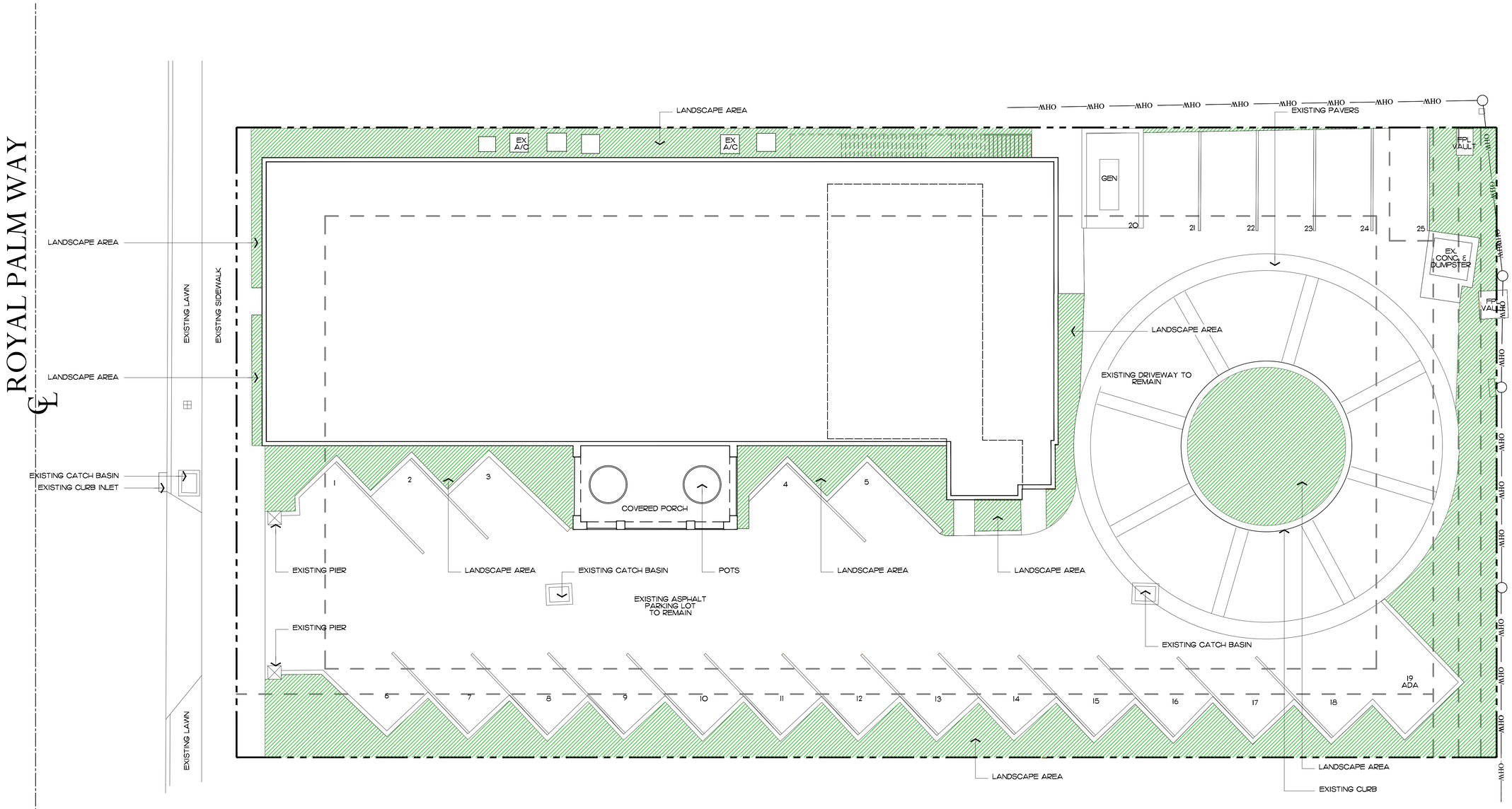

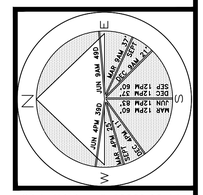

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DRAWN BY: Lauren Freeman
DATE: 05.22.2025

SHEET L6.0

64 sf.
AREA IN SQ.FT.

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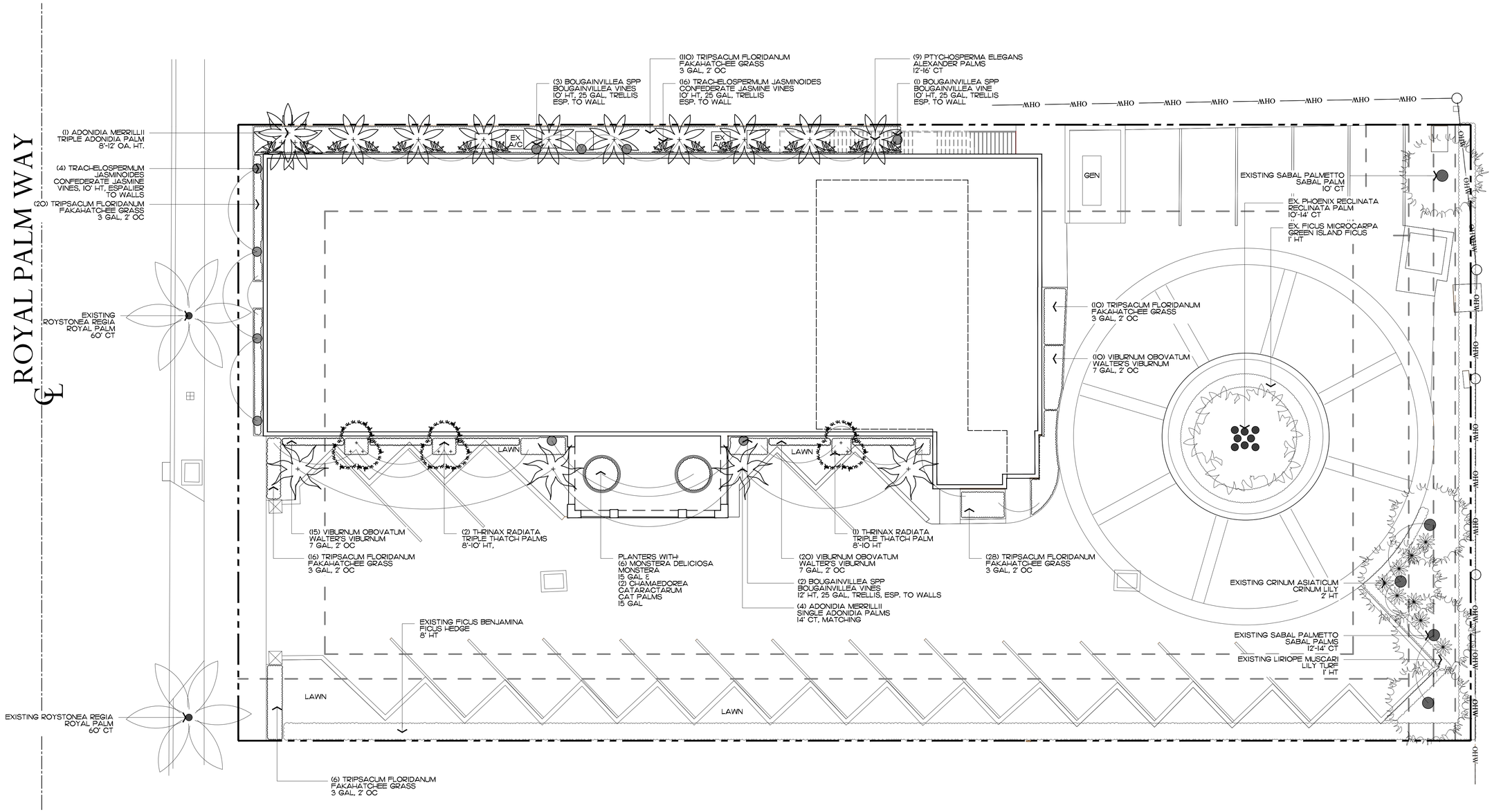
ARC-25-0031
ZON-25-0033

Site Plan
SCALE IN FEET 0' 8' 16' 24'



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DRAWN BY: Lauren Freeman
DATE: 05.22.2025

SHEET L7.0

ARC-25-0031
ZON-25-0033

Landscape Plan

SCALE IN FEET 0' 8' 16' 24'

64 sf.
AREA IN SQ.FT.

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Palms

SYMBOL	PLANT NAME	QTY.	DESCRIPTION
	ADONIDIA MERRILLII SINGLE ADONIDIA PALM	3	14' CT, MATCHING
	ADONIDIA MERRILLII TRIPLE ADONIDIA PALM	1	8'-12' OA. HT.
	CHAMAEDOREA CATARACTARUM CAT PALMS	2	15 GAL
	PTYCHOSPERMA ELEGANS ALEXANDER PALMS	10	12'-16' CT
	THRINAX RADIATA TRIPLE THATCH PALMS	3	8'-10' HT

Shrubs & Groundcovers

SYMBOL	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	BOUGAINVILLEA SPP BOUGAINVILLEA VINE	4 2	10' HT, 25 GAL, TRELLIS, ESP TO WALL 12' HT, 25 GAL, TRELLIS, ESP TO WALL	NO
	MONSTERA DELICIOSA MONSTERA	6	15 GAL	NO
	TRIPSACUM DACTYLOIDES FAKAHATCHEE GRASS	190	3 GAL, 24" OC	NO
	TRACHELOSPERMUM JASMINOIDES CONFEDERATE JASMINE VINE	20	10' HT, 25 GAL, TRELLIS, ESP TO WALL	NO
	VIBURNUM OBOVATUM WALTER'S VIBURNUM	45	7 GAL, 2' OC	YES
	TOTAL SHRUBS & GROUNDCOVER	267		
	TOTAL NATIVE	235 (88%)		

Lawn & Mulch

AREA	PLANT NAME	QTY.	DESCRIPTION
LAWN	EMPIRE ZOYSIA LAWN	AS NEEDED	SOD PALLETS
MULCH	EUCALYPTUS MULCH	AS NEEDED	3" MIN. DEPTH

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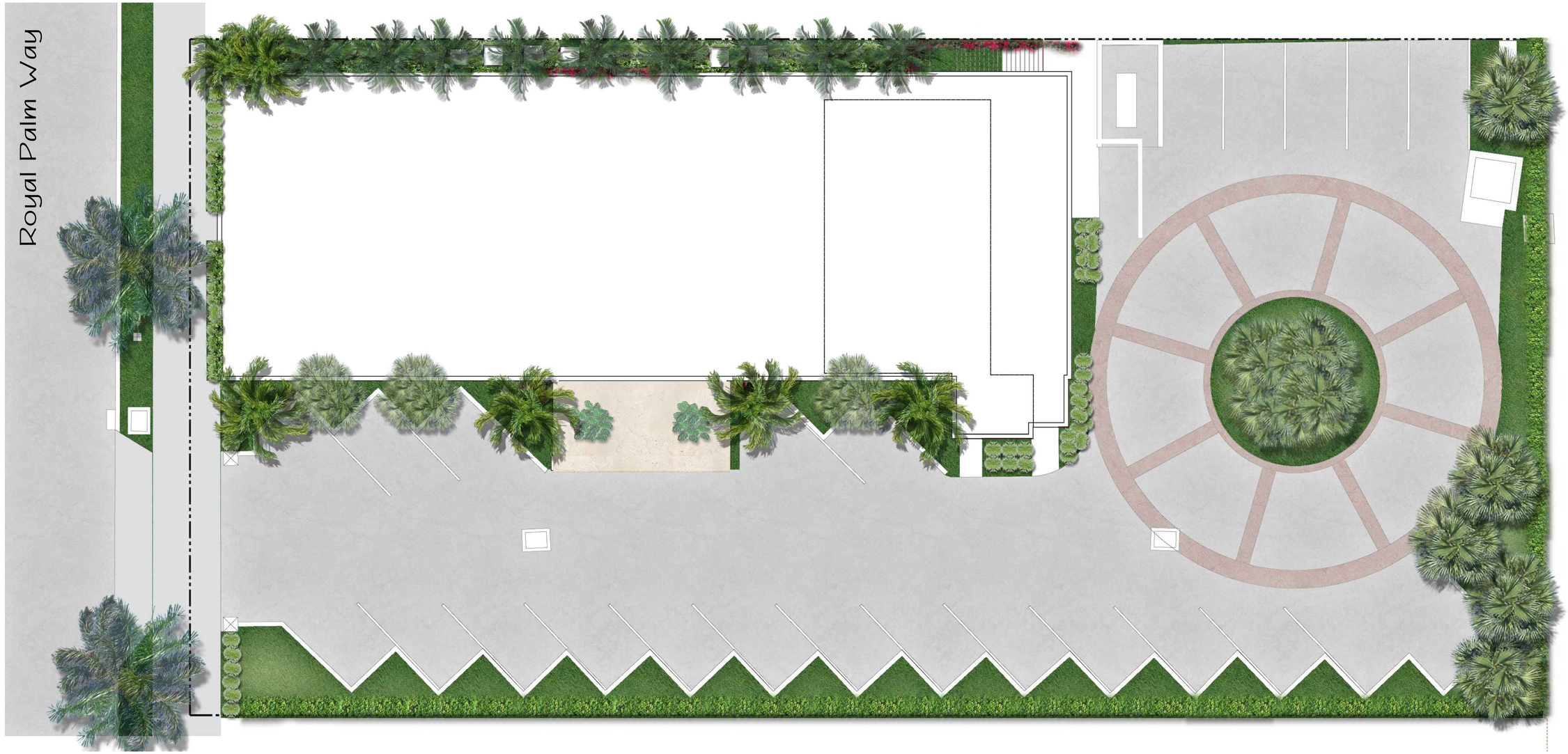
DRAWN BY: Lauren Freeman
DATE: 05.22.2025

SHEET L7.1

ARC-25-0031
ZON-25-0033

Plant Schedule



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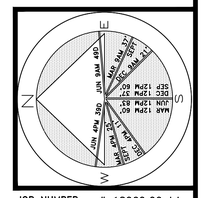

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DATE: 05.22.2025

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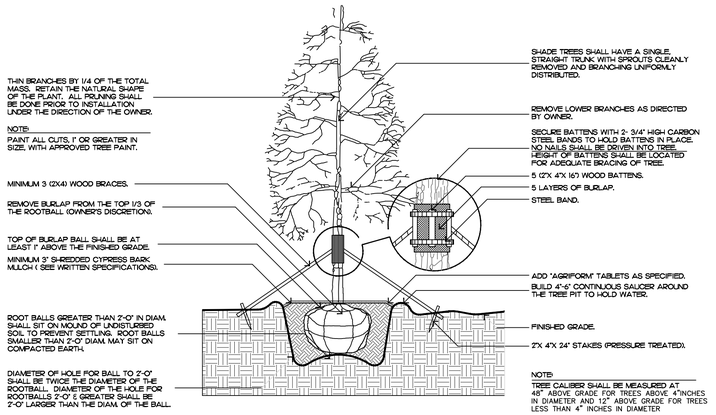
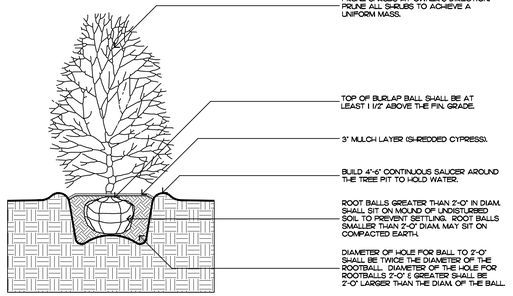
Rendered Landscape Plan
NOT TO SCALE



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.

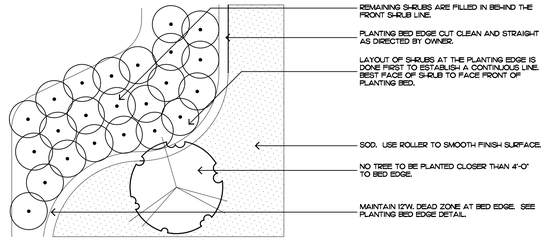
shrub planting

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

FILL MATERIAL SHALL CONSIST OF AT LEAST 1/3 NATIVE SOIL FROM THE HOLE DUG FOR THE PLANT. SEE SPECIFICATIONS FOR BACKFILL MIXTURE.

palm tree planting



shrub & ground cover 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 MIXTURE 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 FRESH-LY 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:

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.

1. 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
2. CONTAINER.

WARRANTY:

WARRANTY PLANTS, SHRUBS AND GROUNDCOVERS FOR A PERIOD OF NINETY (90) DAYS TREES & PALMS FOR ONE YEAR (1) AGAINST UN-HEALTHY 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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JOB NUMBER: # 18060.00 LA
DRAWN BY: Lauren Freeman
DATE: 05.22.2025

SHEET L7.3

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ARC-25-0031
ZON-25-0033

Planting Details & Specifications

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218 Royal Palm Way
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FLORIDA

Adonidia merrillii
Single Adonidia Palm

Adonidia merrillii
Triple Adonidia Palm

Ptychosperma elegans
Alexander Palm

Thrinax radiata
Thatch Palm

Chamaedorea cataractarum
Cat Palms

Bougainvillea spp
Bougainvillea vine

Monstera deliciousa
Monstera

Tripsacum dactyloides
Fakahatchee Grass

Trachelospermum jasminoides
Confederate Jasmine Vine

Viburnum obovatum
Walter's vibernum

JOB NUMBER: # 18060.00 LA
DRAWN BY: Allison Padilla
DATE: 05.23.2025

SHEET L7.4

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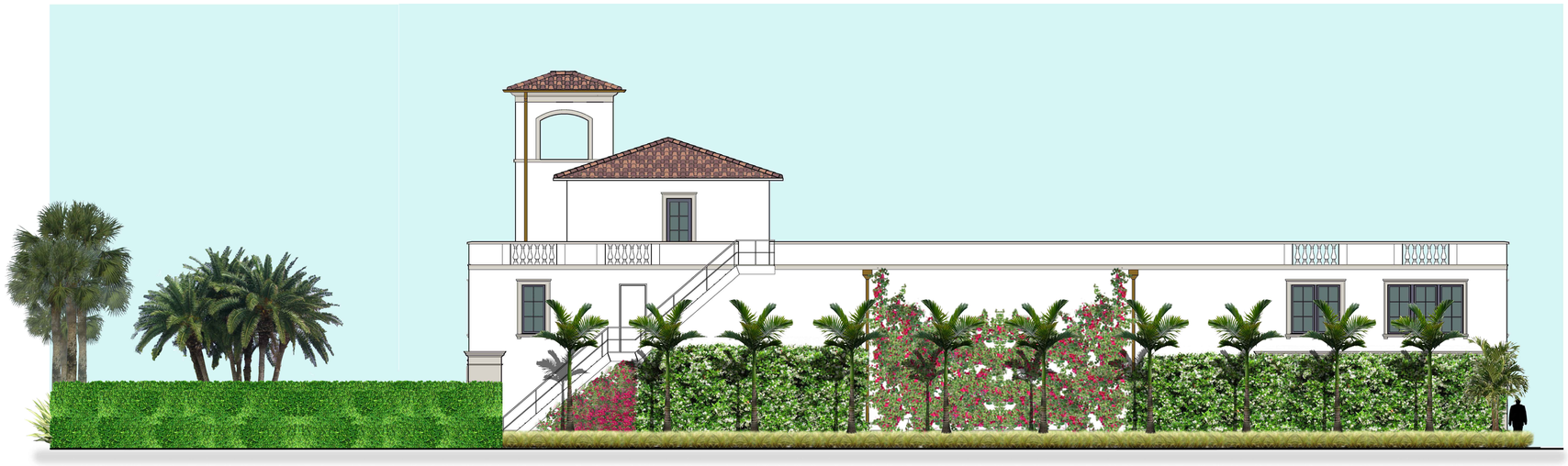
ARC-25-0031
ZON-25-0033

Planting Details & Specifications

ENVIRONMENT 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

218 Royal Palm Way
Palm Beach

FLORIDA



East Elevation

West Elevation

JOB NUMBER: # 18060.00 LA
DRAWN BY: Allison Padilla
DATE: 05.23.2025

SHEET L8.0

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Rendered Elevations

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218 Royal Palm Way
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FLORIDA

North Elevation

South Elevation

JOB NUMBER: # 18060.00 LA
DRAWN BY: Allison Padilla
DATE: 05.23.2025

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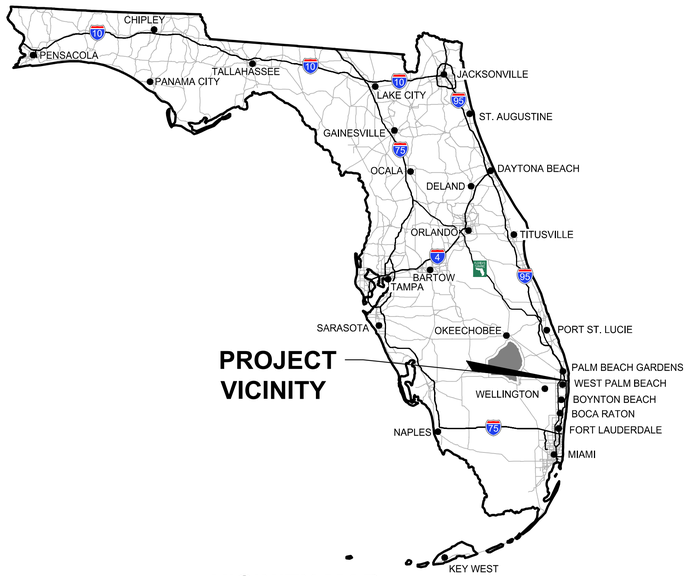
Rendered Elevations

SITE DEVELOPMENT PLANS

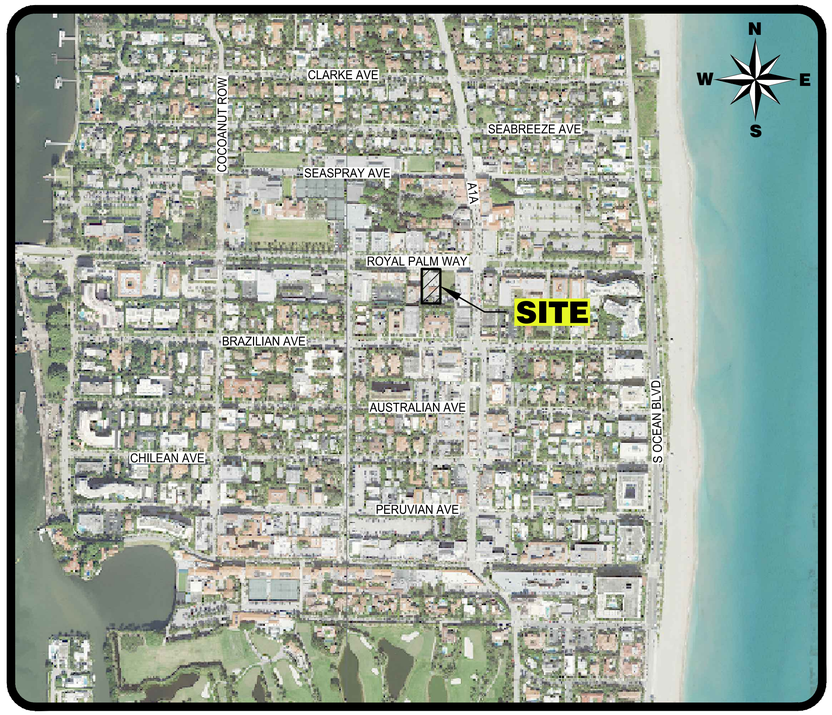
218 ROYAL PALM WAY

SECTION 23, TOWNSHIP 43S., RANGE 43E.
TOWN OF PALM BEACH, FLORIDA



VICINITY MAP

NOT TO SCALE



LOCATION MAP

NOT TO SCALE

INDEX OF SHEETS

SHEET NO.:	DESCRIPTION:
1	TITLE SHEET
2	SITE DEVELOPMENT PLAN
3-4	SITE DEVELOPMENT DETAILS

ZON–25–0033
ARC–25–0031

GREGORY FRANKLIN BOLEN LICENSE No. 56729 STATE OF FLORIDA PROFESSIONAL ENGINEER

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SIMMONS & WHITE
2581 Metrocentre Blvd West, Ste 3 | West Palm Beach, FL 33407
Authorization # 3452 | 561.478.7848

DESIGN	DRAWN	CHECKED	APPROVED	DATE
D.C.	B.L.			

218 ROYAL PALM WAY
SECTION 23, TOWNSHIP 43S., RANGE 43E.
TOWN OF PALM BEACH, FLORIDA
TITLE SHEET

JOB NO.	DRAWING NO.	SHEET	OF
25–088	25088S01	1	4

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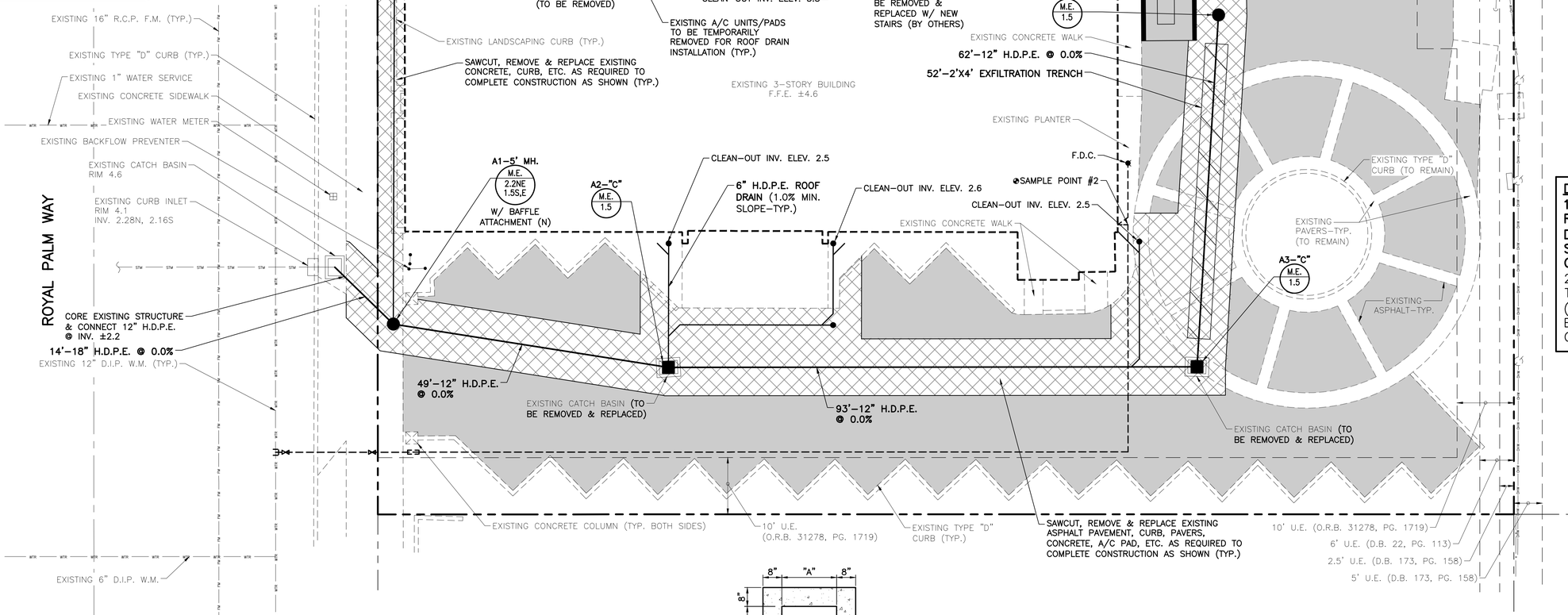
N
10 5 0 10 20
SCALE IN FEET
1"=10'



LOCATION MAP
NOT TO SCALE

DATUM NOTES:
1.) ALL ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM (N.A.V.D.) OF 1988 BASED ON A SURVEY PREPARED BY WALLACE SURVEYING CORP. (561) 640-4551.
2.) AN APPROXIMATE CONVERSION BETWEEN THE NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.) OF 1929 AND N.A.V.D. CAN BE MADE BY ADDING 1.52 TO THE N.A.V.D. ELEVATION TO OBTAIN THE N.G.V.D. ELEVATION.

LEGEND

A2-"C"	INLET NUMBER AND TYPE
M.E. 2.2	INLET TOP ELEVATION (MATCH EXISTING GRADE) / INVERT ELEVATION
	PROPOSED STORM SEWER AND CATCH BASIN
	PROPOSED STORM SEWER AND MANHOLE
	2'X4' EXFILTRATION TRENCH
	GATE VALVE & D.D.C.V. ASSEMBLY
	SAWCUT, REMOVE, & REPLACE EXISTING CONCRETE, ASPHALT, CURB, ETC.
	MILL & OVERLAY
WTR	EXISTING WATER MAIN
M.E.	MATCH EXISTING GRADE ELEVATION

NOTES:
1.) CONTRACTOR TO FIELD VERIFY LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY CONFLICTS. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO COORDINATE ALL EXISTING UTILITY LOCATES, SUPPORT, RELOCATIONS AND NOTIFICATIONS REQUIRED WITH ALL APPLICABLE UTILITY SERVICE PROVIDERS.
2.) CONTRACTOR SHALL ENSURE ALL PAVED AREAS, EXISTING AND PROPOSED, ARE GRADED TOWARD CATCH BASINS AND ENSURE THAT NO STANDING WATER WILL OCCUR.
3.) PROVIDE 5FT MIN. CLEARANCE BETWEEN 6" D.I.P. FIRE LINE AND ROOF BARRIERS.
4.) 6" D.I.P. FIRE LINE TO BE RESTRAINT PER STANDARD DETAIL P-3 ON SHEET 3.

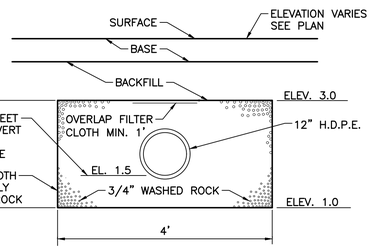
EXFILTRATION TRENCH LENGTH CALCULATION:

$$L = \frac{V}{K(H_2 W + 2 H_2 D_U - D_U^2 + 2 H_2 D_S) + (1.39 \times 10^{-4}) W D_U}$$

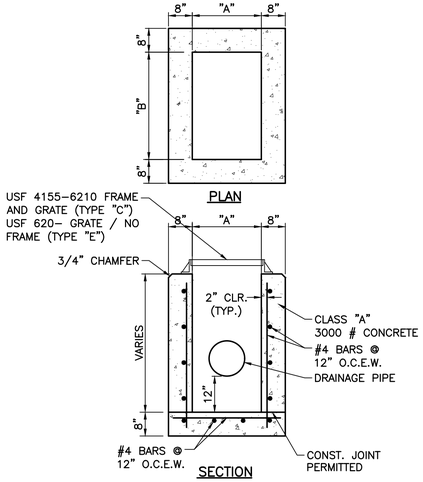
V= VOLUME TO BE TREATED	0.46 AC-IN
W= WIDTH OF TRENCH	4.00 FT
K= HYDRAULIC CONDUCTIVITY	4.77E-04 CFS/SF-FT
H2= DEPTH TO WATER TABLE FROM CONTROL ELEVATION	2.30 FT
DU= NON-SATURATED TRENCH DEPTH	1.00 FT
DS= SATURATED TRENCH DEPTH	1.00 FT
L= REQUIRED TRENCH LENGTH	**52 FT**

STORM WATER RETENTION CALCULATIONS:
IMPERVIOUS AREA = 0.24 AC
Q = CIA
CA = (0.95 X 0.24 AC) = 0.23 AC
Q = 0.23 AC X (2") = 0.46 AC-IN REQUIRED (PROVIDED IN EXFILTRATION TRENCH)

PROPOSED DISCHARGE:
THE EXISTING STORMWATER MANAGEMENT SYSTEM FOR THIS SITE CONNECTS TO AN EXISTING CATCH BASIN IN ROYAL PALM WAY. THERE APPEARS TO BE NO EXISTING INFRASTRUCTURE REGULATING THE EXISTING DISCHARGE FROM THE SITE. WITH THE PROPOSED DRAINAGE IMPROVEMENTS, THE EXFILTRATION TRENCH AND BAFFLE WILL LIMIT THE DISCHARGE FROM THE SITE INTO THE ROYAL PALM WAY SYSTEM.

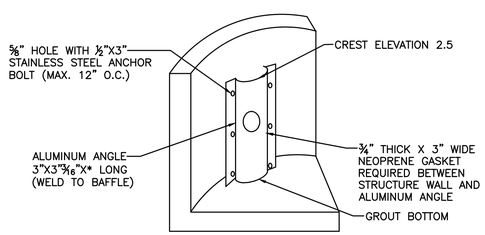


EXFILTRATION TRENCH
NOT TO SCALE

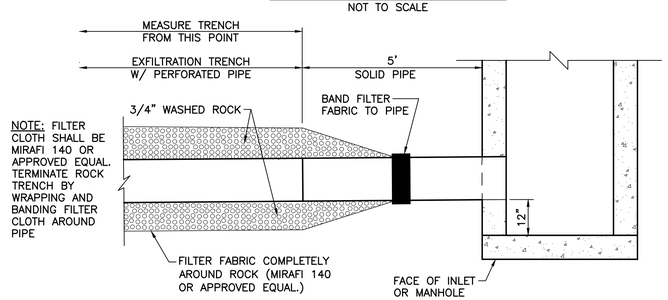


TYPE INLET	DIMENSIONS "A"	"B"
C	2'-0"	3'-1"
E	3'-0"	4'-6"

STANDARD TYPE "C"&"E" INLET
NOT TO SCALE



BAFFLE ATTACHMENT DETAIL
NOT TO SCALE



FILTER FABRIC END CLOSURE DETAIL
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ZON-25-0033
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REVISIONS

SIMMONS & WHITE
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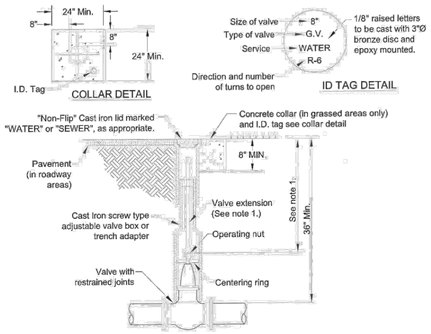
Authorization # 3452 | 561.478.7848

DESIGN	DRAWN	CHECKED	APPROVED	DATE
D.C.	B.L.			

218 ROYAL PALM WAY
SECTION 23, TOWNSHIP 43S., RANGE 43E.
TOWN OF PALM BEACH, FLORIDA
SITE DEVELOPMENT PLAN

JOB NO.	DRAWING NO.	SHEET	OF
25-088	25088S02	2	4

Y:\AUTOCAD_FILES\2025\25-088\SITE DEVELOPMENT\25088S02_SDP.dwg 5/22/2025 2:17 PM Brandon Longo



1. When top of operating nut is deeper than 36", a high strength steel extension will be required to bring operating nut to not more than 24" below finished grade. Extension bolts & nuts shall be 316 stainless steel. A steel centering plate welded to the extension is also required.
2. Valve boxes in pavement shall have covers & lids marked "WATER" or "SEWER", as appropriate.
3. All valve boxes shall be installed flush to finished grade.
4. A plumb ductile iron pipe or C-900 PVC riser shall be used if depth so requires, with approval.
5. In order to maintain adequate cover over valve nut, the following minimum cover over pipe are required:

GATE VALVE SIZE	MIN. COVER OVER PIPE
16"	48"
20"	54"
24"	60"
30"	72"
36"	84"

6. Valve boxes shall not be located in a sidewalk unless specifically approved by the city of west palm beach.

REVISED: FEB-2018	PRESSURE PIPE - VALVE BOX SETTING	STANDARD DETAIL
ISSUED: 2016	CITY OF WEST PALM BEACH	P-1

MIN. LENGTH OF PIPE (FEET) TO BE RESTRAINED

SOURCE: THRUST RESTRAINT DESIGN FOR DUCTILE IRON PIPE, DIPRA 6TH EDITION, 2006

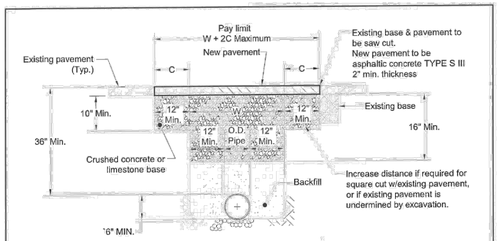
FITTING TYPE		PIPE SIZE (Ø) 4"	6"	8"	10"	12"	14"	16"	18"	20"	24"	30"	36"	42"	60"
HORIZ. 90° BEND		18	25	33	39	46	52	58	63	69	80	94	107	119	147
HORIZ. 45° BEND		8	11	14	16	19	22	24	26	29	33	39	45	50	61
HORIZ. 22.5° BEND		4	5	7	8	9	11	12	13	14	16	19	22	24	30
HORIZ. 11.25° BEND		2	3	4	4	5	6	6	7	7	8	10	11	12	15
90° VERT. OFFSET BEND	UPPER BEND	31	44	58	69	81	92	103	114	124	145	173	200	224	281
	LOWER BEND	18	25	33	39	46	52	58	63	69	80	94	107	119	147
45° VERT. OFFSET BEND	UPPER BEND	13	19	24	29	34	38	43	47	52	60	72	83	93	117
	LOWER BEND	8	11	14	16	19	22	24	24	29	33	39	45	50	61
22.5° VERT. OFFSET BEND	UPPER BEND	7	9	12	14	16	19	21	23	25	29	35	40	45	56
	LOWER BEND	4	5	7	8	9	11	12	13	14	16	19	22	24	30
11.25° VERT. OFFSET BEND	UPPER BEND	4	5	6	7	8	10	11	12	13	15	18	20	23	28
	LOWER BEND	2	3	4	4	5	6	6	7	7	8	10	11	12	15
TEE (BRANCH RESTRAINT) (MIN. PIPE LENGTH ALONG TEE RUN = 5)	4" x Ø	28	-	-	-	-	-	-	-	-	-	-	-	-	-
	6" x Ø	24	40	-	-	-	-	-	-	-	-	-	-	-	-
	8" x Ø	24	39	54	-	-	-	-	-	-	-	-	-	-	-
	10" x Ø	22	38	53	65	-	-	-	-	-	-	-	-	-	-
	12" x Ø	20	36	51	64	77	-	-	-	-	-	-	-	-	-
	14" x Ø	18	35	50	63	76	88	-	-	-	-	-	-	-	-
	16" x Ø	16	33	49	62	75	87	99	-	-	-	-	-	-	-
	18" x Ø	13	32	48	61	75	87	99	110	-	-	-	-	-	-
	20" x Ø	11	30	47	60	74	86	98	109	120	-	-	-	-	-
	24" x Ø	6	26	44	56	72	85	97	108	119	141	-	-	-	-
	30" x Ø	1	21	40	55	69	82	95	106	118	140	169	-	-	-
	36" x Ø	1	15	35	51	66	80	92	104	116	138	168	196	-	-
	42" x Ø	1	8	30	47	63	77	90	102	114	137	167	195	219	-
	60" x Ø	1	1	14	34	52	68	82	95	108	132	163	192	217	277
REDUCER (LARGER PIPE RESTRAINT)	6" x Ø	23	-	-	-	-	-	-	-	-	-	-	-	-	-
	8" x Ø	41	24	-	-	-	-	-	-	-	-	-	-	-	-
	10" x Ø	56	42	23	-	-	-	-	-	-	-	-	-	-	-
	12" x Ø	70	59	43	24	-	-	-	-	-	-	-	-	-	-
	14" x Ø	83	73	60	44	24	-	-	-	-	-	-	-	-	-
	16" x Ø	95	87	75	61	44	24	-	-	-	-	-	-	-	-
	18" x Ø	107	100	88	77	62	44	24	-	-	-	-	-	-	-
	20" x Ø	118	112	101	92	78	62	44	23	-	-	-	-	-	-
	24" x Ø	140	135	127	118	107	94	79	63	44	-	-	-	-	-
	30" x Ø	170	165	160	153	144	134	123	109	95	65	-	-	-	-
	36" x Ø	197	194	189	183	176	168	159	148	137	109	63	-	-	-
	42" x Ø	221	219	215	210	204	198	190	181	171	149	108	58	-	-
	60" x Ø	280	278	275	272	269	264	259	253	247	232	206	173	135	-
PLUG / IN-LINE VALVE		31	44	56	69	81	93	105	114	124	145	173	200	224	281

NOTES:
1. THE DATA IN THE ABOVE TABLE ARE BASED UPON THE FOLLOWING INSTALLATION CONDITIONS:

SOIL TYPE: SAND — DEPTH OF BURY: 3 FEET
TRENCH TYPE: 2 — TEST PRESSURE: 150 PSI
SAFETY FACTOR: 1.5
MINIMUM PIPE LENGTH ALONG TEE RUN: 5 FEET

2. THE RESTRAINED PIPE LENGTHS APPLY TO DUCTILE IRON PIPE ONLY.
3. RESTRAINED PIPE LENGTHS APPLY TO PIPE ON BOTH SIDES OF VALVES AND FITTINGS.
4. MULTIPLY PIPE LENGTH BY 1.4 FOR POLYETHYLENE ENCASED PIPE.
5. ALL JOINTS BETWEEN UPPER AND LOWER BENDS SHALL BE RESTRAINED.
6. DESIGN ENGINEER IS RESPONSIBLE TO PROPERLY SIZE THE RESTRAINT PIPE LENGTHS FOR THE PROJECT.
7. MINIMUM NUMBER OF JOINTS TO BE RESTRAINED SHALL BE MINIMUM LENGTH AS LISTED ABOVE PLUS ONE FULL LENGTH.

REVISED: FEB-2018	PRESSURE PIPE - DESIGN TABLE FOR THRUST RESTRAINT	STANDARD DETAIL
ISSUED: 2016	CITY OF WEST PALM BEACH	P-3

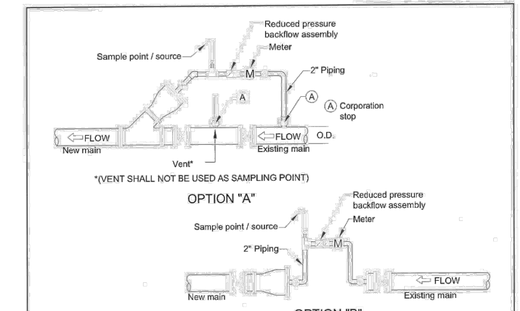


W = O.D. OF PIPE + 12" MIN. AT BOTH SIDES OF PIPE.

C = VARIES W/SOIL TYPE (PER GEOTECHNICAL REPORT).

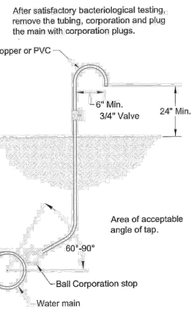
1. Final Restoration - The road shall be milled/resurfaced 1" minimum depth for full lane width of the travel lane(s) encroached by the trench area, including a transition area of 50 ft on each side of the trench.
2. All pavement sections to be constructed per City of West Palm Beach Standard Detail GC-5. Option to be designated by the City Engineer or his/her designee.
3. Bedding shall consist of in-situ material or washed and graded limerock ⅜" - ⅞" sizing. Unsuitable in-situ materials such as muck, debris and larger rocks shall be removed.
4. Contractor shall provide adequate compacted fill beneath the haunches of the pipe using mechanical tamps suitable for this purpose. This compaction applies to the material placed beneath the haunches of the pipe and above any bedding required.
5. The contractor shall obtain a well-compacted bed and fill along the sides of the pipe and to a point indicating the baserock material.
6. Backfill compaction within R.O.W. shall be minimum 98% of maximum density pursuant to ASTM D1557. Backfill not in R.O.W. shall be minimum 95% of maximum density pursuant to ASTM D1557. Lifts shall be 12" maximum. density reports shall be provided to City prior to installation of asphalt.
7. Re-striping must be thermoplastic and match existing striping or as directed by the City Engineer or his/her designee.
8. For roads not under City of West Palm Beach jurisdiction, the appropriate road authority standards shall take precedence over the City standards. Refer to FDOT, Palm Beach County or Town of Palm Beach standards, as appropriate.
9. Install tracing or locating wires on top of PVC pipes for future locating purposes.

REVISED: FEB-2018	PRESSURE PIPE - TRENCH-BACKFILL-PAVEMENT RESTORATION	STANDARD DETAIL
ISSUED: 2017	CITY OF WEST PALM BEACH	P-4

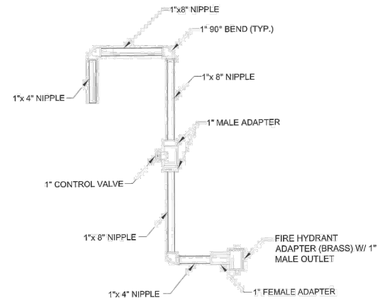


1. Except as indicated below for short lengths, each section of pipeline shall be thoroughly cleaned with one polyurethane foam pig. Contractor shall submit a pigging plan as part of the shop drawing submittal.
2. A City representative shall be present at the time of insertion and exit of the pigs. Lines shall be pigged and/or flushed until the water runs clear and is approved by the City representative. The City shall be given 48 hours minimum notice prior to pigging or flushing.
3. On short lengths of pipeline (100' max.) cleaning may be accomplished by flushing with water at a minimum velocity of 2.5 feet per second. Water required for testing and cleaning shall be supplied by the City at the contractor's expense. Water shall be from a potable source satisfactory to the City and shall be sampled as part of the sampling program.
4. Reducer to be new main size plus 2" larger.
5. Wye to be plugged and restrained at the end of pigging.
6. At the end of the project, all corporations to be removed and corporation plugs to be installed.
7. Sample point to be located after backflow preventer.
8. All materials, pipe and fittings to be in accordance with the City's AML.
9. Install reducer with pig inside. Only one pig will be allowed to be run through the main at a time. Pipe shall be pigged min. twice. pipe extension cap may be required.
10. All backflow prevention assemblies must be approved by the foundation for cross connection control and hydraulic research, University of Southern California.

REVISED: NOV-2018	PRESSURE PIPE - PIGGING PROCEDURE	STANDARD DETAIL
ISSUED: 2016	CITY OF WEST PALM BEACH	P-6

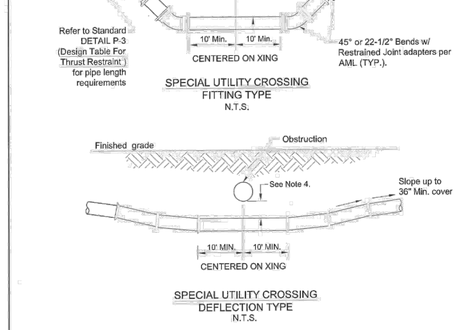


REVISED: FEB-2018	PRESSURE PIPE - SAMPLING POINT	STANDARD DETAIL
ISSUED: 2016	CITY OF WEST PALM BEACH	P-11



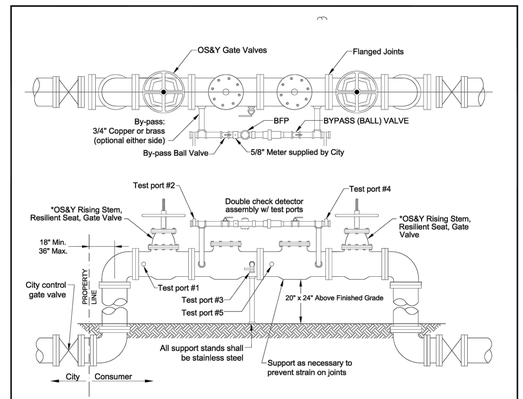
NOTES:
1. USE HYDRANT WRENCH ONLY
2. ALL PIPES AND FITTINGS SCHEDULE 40 PVC (PIPE COLOR: WHITE)

REVISED: FEB-2018	PRESSURE PIPE - FIRE HYDRANT SAMPLING POINT	STANDARD DETAIL
ISSUED: 2016	CITY OF WEST PALM BEACH	P-11.1



1. The deflection type crossing shall be used wherever possible. Only under specific orders by the engineer shall the fitting type crossing be allowed.
2. Construct deflection crossing using 75% of manufacturer's maximum joint deflection.
3. All mechanical joints shall be restrained per City standards.
4. Unless shown otherwise, 12" min. clearance will be required for water and sewer main crossings. 6" min. clearance will be required for other type of utilities crossings. (as measured (O.D. TO O.D.)

REVISED: FEB-2018	PRESSURE PIPE - UTILITY CONFLICT CROSSING	STANDARD DETAIL
ISSUED: 2016	CITY OF WEST PALM BEACH	P-12



1. Installation of 3/4" to 2" assemblies require ball valves with test ports. 3" and larger require Resilient Wedge (RW) valves.
2. All piping prior to & after backflow prevention assemblies shall be either Cement Lined Ductile Iron Pipe, Copper or Brass for the smaller assemblies. this includes all assemblies.
3. All piping after the assembly shall meet the latest edition of plumbing, fire line & mechanical codes of the municipality.
4. Electronic switches may be required on the O.S.&Y. valves. Check with local fire marshal and/or municipal building department.
5. All back flow prevention devices must be approved by the Foundation for Cross-Connection Control and Hydraulic Research, University of Southern California.
6. Device shall be installed directly after the property line outside of utility easements. Installation must be pre-approved by Public Utilities Customer Service Representative.
7. Refer to City of West Palm Beach Cross Connection Ordinance for further information.
9. Engineer of Record must supply flow calculation to establish acceptable water volume and pressure from the water main to the house or business. Such calculations shall be signed and sealed by a Florida Licensed Engineer.
10. All brass or copper in contact with potable water shall be "LEAD FREE".

REVISED: SEPT-2019	FIRE LINE - DOUBLE DETECTOR ASSEMBLY and METER INSTALLATION	STANDARD DETAIL
	CITY OF WEST PALM BEACH	WS-5

ZON–25–0033
ARC–25–0031

GREGORY FRANKLIN BOLEN — LICENSE — No. 56729 — STATE OF FLORIDA — PROFESSIONAL ENGINEER

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY GREGORY FRANKLIN BOLEN, P.E. ON 5/22/2025.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Digitally signed by Gregory F Bolen
Date: 2025.05.22 14:33:36-04'00'

REVISIONS

SIMMONS & WHITE
2581 Metrocentre Blvd West, Ste 3 | West Palm Beach, FL 33407
Authorization # 3452 | 561.478.7848

DESIGN	DRAWN	CHECKED	APPROVED	DATE
D.C.	B.L.			

218 ROYAL PALM WAY
SECTION 23, TOWNSHIP 43S., RANGE 43E.
TOWN OF PALM BEACH, FLORIDA
SITE DEVELOPMENT DETAILS

JOB NO.	DRAWING NO.	SHEET	OF
25–088	25088S03	3	4

RECORD DRAWING SUBMITTAL GUIDE

THE FOLLOWING SHALL BE USED AS A GUIDE FOR SUBMITTAL OF RECORD DRAWINGS TO THE CITY OF WEST PALM BEACH (CITY)

1. TWO (2) SETS OF PRINTS (SIGNED & SEALED BY A FLORIDA LICENSED SURVEY0R) AND THE CORRESPONDING PROJECT INFORMATION SHEET (PROVIDED BY THE CITY) SHALL BE SUBMITTED TO THE CITY FOR REVIEW 48 HOURS PRIOR TO REQUESTING INSPECTIONS SUCH AS FINAL INSPECTION, PRESSURE TESTS, SANITARY SEWER LAMPING OR ANY OTHER ELEMENT OF THE SYSTEM WHICH IS DETERMINED BY THE CITY TO REQUIRE CLARIFICATION.
2. THE DRAWINGS WILL BE REVIEWED BY THE CITY FOR DEFICIENCIES. DEFICIENCIES WILL BE INDICATED ON ONE (1) SET OF PRINTS WHICH WILL BE RETURNED TO THE ENGINEER OF RECORD OR CONTRACTOR FOR NECESSARY CORRECTIVE ACTION.
3. UPON CORRECTION, TWO (2) SETS OF PRINTS (SIGNED & SEALED BY A FLORIDA LICENSED SURVEYOR) SHALL BE SUBMITTED.
4. FINAL AS-BUILT SUBMITTAL PACKAGE INCLUDES THE FOLLOWING:
   a. TWO (2) SETS OF PRINTS (SIGNED & SEALED BY A FLORIDA LICENSED SURVEYOR)
   b. LETTER FROM THE ENGINEER OF RECORD CERTIFYING THAT THE PROJECT WAS BUILT PER THE APPROVED PLANS AND SPECIFICATIONS.
   c. ONE PROJECT INFORMATION SHEET (TO BE PROVIDED BY THE CITY AND COMPLETED BY THE ENGINEER, CONTRACTOR, OR SURVEYOR)
   d. DIGITAL DELIVERABLE THAT INCLUDES (UNLESS OTHERWISE APPROVED BY THE CITY):

i. THE FINAL RECORD DRAWING IN .PDF (24"x 36") FORMAT.

ii. AN AUTOCAD VERSION 2009 OR LATER WITH EACH UTILITY/FEATURE TYPE SEPARATED INTO INDIVIDUAL LAYERS.

iii. PROJECT INFORMATION SHEET IN .XLS FORMAT (PROVIDED BY THE CITY OF WEST PALM BEACH AND TO BE COMPLETED BY THE ENGINEER, CONTRACTOR OR SURVEYOR).

iv. ESRI ArcGIS VERSION 10.3.1 GEODATABASE OR SHAPEFILE FORMATS (FOR SUBMITTING GEODATABASES AND SHAPEFILES, AN EMPTY SCHEMA WILL BE PROVIDED TO THE SURVEYOR TO BE UTILIZED FOR THE ATTRIBUTES OF THE FEATURES AND UTILITIES FROM RECORD DRAWING DATA).

v. SURVEY FILE FOR ALL FEATURES COLLECTED IN ASCII (TEXT FILE) FORMAT AND INCLUDE AT A MINIMUM: ASSET ID, NORTHING, EASTING, ELEVATION, AND COMMENT.

ISSUED: NOV 2017	RECORD DRAWING SUBMITTAL GUIDE (Sheet 1 of 5)	STANDARD DETAIL
	CITY OF WEST PALM BEACH - ENGINEERING SERVICES DEPT.	GC-9

RECORD DRAWING SUBMITTAL GUIDE (cont.)

REQUIRED INFORMATION ON RECORD DRAWINGS

1. DRAWINGS ON 24"X36" BOND PAPER THAT WILL REPRODUCE LEGIBLY.
2. AS USED IN THE DESIGN AND SHOWN ON THE RECORD DRAWING; Feature and drawing projection shall be referenced to North American Datum 1983 (NAD83), Florida State Plane Coordinate System, East Zone, using US Survey Feet and per the Palm Beach County datum. Elevations shall be in the NGVD 29 vertical datum.
3. TIE INTO SECTION CORNERS IN THE FLORIDA STATE PLANE COORDINATE SYSTEM TO INSURE PROPER ORIENTATION. SECTION CORNER TIE SHEETS CAN BE OBTAINED FROM THE PALM BEACH COUNTY SURVEYOR'S WEB PAGE.
4. UNLESS OTHERWISE SPECIFIED SPATIAL LOCATIONS OF COLLECTED FEATURES SHALL BE OBTAINED BY FIELD SURVEY AND VERTICAL DATA THAT MEETS SURVEY GRADE ACCURACY.
5. LABEL DRAWINGS "RECORD DRAWINGS" WITH DATE, COMPLETE TITLE BLOCK WITH CURRENT FILE NAME.
6. DRAWINGS SHALL BE SIGNED/SEALED BY A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR.
7. CORRECT STREET/ROAD NAMES AND LOT AND BLOCK NUMBERS.
8. SHOW ASBUILT CONSTRUCTED FACILITIES HEAVIED UP, BOLD OR BOXED OUT TO STAND OUT FROM THE REST OF EACH DRAWING
9. ALL REFERENCED TO "PROPOSED" AND "PLAN" ARE TO BE REMOVED FROM THE RECORD DRAWINGS.
10. ALL LINES, STRUCTURES, AND OTHER ITMES THAT ARE RELOCATED WILL BE REMOVED AND SHOWN IN THE PROPER LOCATION (HAND WRITTEN NOTES AND "X"ING OUT WILL NOT BE ALLOWED)
11. CLEARLY MARK EXISTING INFRASTRUCTIRE WHICH IS TO REMAIN, WHICH HAS BEEN ABANDONED, AND HOW IT WAS ABANDONED.
12. AS-BUILT LIMITS OF FLOWABLE FILL INCLUDING LENGTH, WIDTH AND DEPTH SHALL BE INCLUDED.
13. RECORD DRAWINGS SHALL NOT BE GREATER THAN 1" EQUALS 30' UNLESS OTHERWISE APPROVED BY THE CITY.
14. SUPPLY ALL SURVEYS OF THE PROJECT AND OR PROPERTY.

ISSUED: NOV 2017	RECORD DRAWING SUBMITTAL GUIDE (Sheet 2 of 5)	STANDARD DETAIL
	CITY OF WEST PALM BEACH - ENGINEERING SERVICES DEPT.	GC-10

RECORD DRAWING SUBMITTAL GUIDE (cont.)

REQUIRED INFORMATION ON RECORD DRAWINGS

PRESSURE PIPE

1. AS-BUILT DISTANCE INCLUDING STATION/OFFSET OF MAINS AT A MINIMUM OF 100' INTERVALS FROM THE CENTERLINE OF ROAD, EASEMENT, RIGHT-OF-WAY LINE, BUILDINGS, SEWER MAINS OR AS DETERMINED BY THE CITY.
2. AS-BUILT TOP OF PIPE AND FINISHED GRADE ELEVATIONS AT 100' INTERVALS AS WELL AS ANY MAJOR CHANGES IN DIRECTION AND/OR ELEVATION INCLUDING VERTICAL AND HORIZONTAL DEFLECTIONS. SHOW LOCATION OF EMS MARKERS.
3. AS-BUILT LOCATIONS INCLUDING STATION/OFFSET AND ELEVATIONS OF EACH VALVE, FITTING, AIR RELEASE VALVE, TAP, ETC. AND RADIAL DIMENSIONS (TIES) FROM A NEARBY PERMANENT OBJECT WHERE POSSIBLE.
4. TYPE OF MATERIALS INSTALLED - PIPE AND APPURTENANCES. INDICATE ALL LOCATIONS OF CHANGE OF MATERIAL INCLUDING JOINT TYPE (M.J., SLIP, RESTRAINED).
5. RESTRAINT JOINT PIPE LENGTH
6. VALVE TYPE (BUTTERFLY, GATE, PLUG)

WATER MAIN

1. AS-BUILT LOCATIONS INCLUDING STATION/OFFSET OF ALL VALVES, TEES, BENDS, REDUCERS, CAPS, PLUGS, FIRE HYDRANTS, BACKFLOW PREVENTERS, WATER SERVICES, TAPS, AND AIR RELEASE VALVES.
2. TOP OF PIPE AND FINISHED GRADE ELEVATIONS SHOULD BE SHOWN ON ALL VALVES, TEES, BENDS, REDUCERS, CAPS, PLUGS, FIRE HYDRANTS, BACKFLOW PREVENTERS, TAPS, AND AIR RELEASE VALVES.
3. AS-BUILT LOCATIONS INCLUDING STATION/OFFSET OF WATER SERVICE TAPS AND METER BOXES. INDICATE SIZE OF WATER SERVICE LINE AND METER BOX.
4. NUMBERED SAMPLE POINT LOCATIONS FOR HEALTH DEPARTMENT APPROVAL. THIS INFORMATION CAN BE REMOVED FROM THE FINAL AS-BUILT.

SANITARY SEWER

1. AS-BUILT LOCATIONS INCLUDING STATION/OFFSET OF MANHOLES.
2. RIM ELEVATION, ELEVATION AND DIRECTION OF EACH INVERT, AND ELEVATION OF THE BOTTOM OF THE MANHOLE.
3. LENGTH OF RUN BETWEEN SANITARY STRUCTURES, TYPE OF AND SIZE OF PIPE MATERIAL WITH PIPE SLOPE CALCULATED.
4. AS-BUILT LOCATIONS OF CHANGE OF MATERIAL.

SANITARY SEWER...cont. on CG-13

ISSUED: NOV 2017	RECORD DRAWING SUBMITTAL GUIDE (Sheet 3 of 5)	STANDARD DETAIL
	CITY OF WEST PALM BEACH - ENGINEERING SERVICES DEPT.	GC-11

RECORD DRAWING SUBMITTAL GUIDE (cont.)

REQUIRED INFORMATION ON RECORD DRAWINGS

SANITARY SEWER...cont. from CG-12

5. AS-BUILT LOCATIONS OF EACH SEWER SERVICE LATERAL INCLUDING THE CONNECTION TO THE MAIN AND PROVIDE THE STATION/OFFSET FOR EACH CLEANOUT & INDICATE CLEANOUT DIAMETER
6. UPDATE LIFT STATION DETAILS/ELEVATIONS INCLUDING START UP DATA
7. LIFT STATION AND UTILITY EASEMENTS, INCLUDING LOCATION OF FP&L SERVICE TO CONTROL PANEL

STORM WATER

1. AS-BUILT LOCATIONS INCLUDING STATION/OFFSET OF MANHOLES, CATCH BASINS, AND OUTFALLS INCLUDING HEADWALLS.
2. AS-BUILT ELEVATIONS OF RIM, INVERT ELEVATIONS AND DIRECTION, WEIR ELEVATIONS, BOTTOM OF MANHOLE AND CATCH BASIN ELEVATION.
3. LENGTH OF RUN (CENTER OF STRUCTURE TO CENTER OF STRUCTURE) BETWEEN STORM STRUCTURES, TYPE OF AND SIZE OF PIPE MATERIAL WITH PIPE SLOPE CALCULATED.
4. LOCATION OF SERVICE CONNECTIONS INCLUDING STATION/OFFSET (WITHOUT MANHOLES) TOGETHER WITH THE INVERT ELEVATION, PIPE DIAMETER AND MATERIAL.
5. DRY RETENTION/DETENTION AND WET RETENTION/DETENTION AREAS AND ACREAGES.
6. EXFILTRATION TRENCH LIMITS, WIDTH AND DEPTH.
7. TOP OF BERM ELEVATIONS.

CASING

1. AS-BUILT LOCATION OF ALL JACK AND BORE CASINGS INDICATING DISTANCE FROM CENTERLINE OF PAVING TO EACH END OF CASING. THE AS-BUILT STATION/OFFSET) AND AS-BUILT DISTANCE FROM EACH END OF CASING TO LIMITS OF MECHANICAL JOINT PIPE.

STREET LIGHTS

1. AS-BUILT LOCATIONS INCLUDING STATION/OFFSET OF STREET LIGHT POLES AND PULL BOXES
2. AS-BUILT LOCATIONS INCLUDING STATION/OFFSET OF SERVICE CONNECTIONS (FP&L OWNED, CITY METERED)
3. LENGTH OF CONDUIT RUNS BETWEEN BOXES AND POLES, SIZE AND TYPE OF MATERIAL USED. CONDUIT RUNS SHALL BE SHOWN AS LAID IN THE GROUND, NOT AS A WIRING SCHEMATIC.

ISSUED: NOV 2017	RECORD DRAWING SUBMITTAL GUIDE (Sheet 4 of 5)	STANDARD DETAIL
	CITY OF WEST PALM BEACH - ENGINEERING SERVICES DEPT.	GC-12

RECORD DRAWING SUBMITTAL GUIDE (cont.)

REQUIRED INFORMATION ON RECORD DRAWINGS

IRRIGATION

1. AS-BUILT LOCATIONS INCLUDING STATION/OFFSET OF BACKFLOW PREVENTERS, CONTROL STAND LOCATION, AND CONTROL VALVES
2. SCHEMATIC INSTALLED LOCATION OF MAIN LINE INCLUDING PIPING SIZE, MATERIAL, LENGTHS AND DEPTH
3. AS-BUILT IRRIGATION PLANS TO BE CERTIFIED THAT THE PLAN WAS BUILT TO ACCORDANCE WITH THE APPROVED PLAN BY THE IRRIGATION DESIGNER.

LANDSCAPING

1. SCHEMATIC INSTALLED LOCATION OF TREE LOCATION INCLUDING INSTALLED TREE TYPE, CALIPER AND HEIGHT
2. SCHEMATIC INSTALLED LOCATION OF TREE GRATE, SIZE AND MODEL
3. LENGTH, WIDTH AND DEPTH OF STRUCTURAL SOIL USED
4. SCHEMATIC INSTALLED LOCATION OF TOP OF AND TOE OF SLOPE ON BERM ELEVATION FOR LANDSCAPING
5. AS-BUILT LANDSCAPE PLANS TO BE CERTIFIED BY THE LANDSCAPE ARCHITECT OF RECORD THAT THE PROJECT WAS BUILT IN ACCORDANCE WITH THE APPROVED PLANS.

PRIVATE CONSTRUCTION IMPACTS TO RIGHT OF WAY

1. PRIVATE UTILITY OR REVOCABLE EASEMENTS IN THE CITY RIGHT-OF-WAYS OR ON THE CITY PROPERTY MUST BE SHOWN ON THE AS-BUILT PLAN. ANY IMPROVEMENTS WITHIN THE EASEMENT NEED TO BE SHOWN AND CALLED OUT AS PRIVATE. THE RECORDING INFORMATION SHOULD BE ON THE AS-BUILT.
2. PRIVATELY OWNED LIGHTING, IRRIGATION AND LANDSCAPING IN THE CITY RIGHT-OF-WAY NEEDS TO BE CALLED OUT AS PRIVATE AND IDENTIFIED.
3. AS-BUILT LOCATIONS OF ALL UNDERGROUND FOOTERS IN THE RIGHT-OF-WAY

ISSUED: NOV 2017	RECORD DRAWING SUBMITTAL GUIDE (Sheet 5 of 5)	STANDARD DETAIL
	CITY OF WEST PALM BEACH - ENGINEERING SERVICES DEPT.	GC-13

1. ALL WORK SHALL BE ACCOMPLISHED ACCORDING TO APPLICABLE STATE, COUNTY, MUNICIPAL, AND LOCAL CODES.
2. WORK IN CONNECTION WITH UTILITY OWNED BY THE CITY OF WEST PALM BEACH (CITY) SHALL BE IN CONFORMANCE WITH THE CITY'S LATEST TECHNICAL SPECIFICATIONS, STANDARD CONSTRUCTION DETAILS, AND APPROVED MATERIALS LIST (AML).
3. CONTRACTOR WILL BE RESPONSIBLE TO CONTACT ALL UTILITY COMPANIES FOR LOCATION OF THEIR EXISTING FACILITIES. IT WILL THEN BE THE CONTRACTOR'S RESPONSIBILITY TO LOCATE THESE FACILITIES FOR THE EXACT LOCATIONS. CONTACT SUNSHINE "811" NOT LESS THAN 2 FULL BUSINESS DAYS AND NO MORE THAN 5 BUSINESS DAYS PRIOR TO DIGGING. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTACT / LOCATE OTHER UTILITIES NOT SUBSCRIBING TO "SUNSHINE" ONE CALL "811."
4. CONTRACTOR MUST ABIDE BY "UNDERGROUND FACILITY DAMAGE PREVENTION AND SAFETY ACT," CHAPTER 556, FLORIDA STATUTES (F.S.). OTHER LAWS MAY ALSO AFFECT EXCAVATIONS SUCH AS, "TRENCH SAFETY ACT," PART III, CHAPTER 553, F.S.; "THE GAS SAFETY LAW OF 1967," PART 1, CHAPTER 368, F.S.; THE FEDERAL PIPELINE SAFETY ACT; AND OSHA STANDARD 1926.651.
5. LOCATIONS OF EXISTING UTILITIES SHOWN ON THE PLANS ARE APPROXIMATE ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXACT LOCATIONS OF THESE UTILITIES PRIOR TO CONSTRUCTION. IN ADDITION, THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY OTHER UTILITIES (NOT SHOWN ON THE PLANS) WITHIN THE AREA OF CONSTRUCTION. SHOULD THERE BE ANY UTILITY CONFLICTS, THE CONTRACTOR SHALL INFORM THE ENGINEER IMMEDIATELY AND NOTIFY THE RESPECTIVE OWNERS TO RESOLVE UTILITY CONFLICTS AND UTILITY ADJUSTMENTS, AS REQUIRED.
6. THE CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN OR AROUND EXISTING CITY-OWNED UTILITIES. THE CONTRACTOR SHALL NOTIFY THE CITY AT LEAST 2 BUSINESS DAYS IN ADVANCE OF ANY EXCAVATION WITHIN TEN (10) FEET OF CITY-OWNED UTILITY SO THAT A CITY REPRESENTATIVE MAY BE PRESENT.
7. CONTRACTOR WILL ASSUME LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE CONTRACTOR'S OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES. THE CONTRACTOR SHALL NOTIFY THE CITY ENGINEER AND THE APPROPRIATE UTILITY COMPANIES WHEN THEIR EXISTING FACILITIES CONFLICT WITH THE CONSTRUCTION.
8. LIMITED SUBSURFACE EXPLORATORY INVESTIGATION OF CITY UTILITIES WAS PERFORMED.
9. EXISTING CITY-OWNED UTILITIES WITHIN THE LIMITS OF CONSTRUCTION ARE TO REMAIN, UNLESS OTHERWISE NOTED.
10. CONTRACTOR SHALL SUBMIT APPLICATION FOR WORK WITHIN R.O.W. ALONG WITH THE PLANS FOR MAINTENANCE OF TRAFFIC AT THE PRE-CONSTRUCTION MEETING. CITY OF W.P.B. APPROVAL IS REQUIRED PRIOR TO IMPLEMENTATION. BARRICADES AND LIGHTING FOR TRAFFIC CONTROL SHALL CONFIRM TO CURRENT EDITION OF F.D.O.T. MANUAL ON TRAFFIC CONTROL AND SAFE PRACTICES.

CONTINUED ON GN-1.1

REVISED: JUNE-2016	GENERAL NOTES - APPLICABLE TO MOST PUBLIC UTILITIES DEPARTMENT PROJECTS	STANDARD DETAIL
ISSUED: 2016	CITY OF WEST PALM BEACH	GN-1

NOTE 11 CONTINUED FROM GN-1

11. CONTRACTOR SHALL SUBMIT ALL REQUIRED SHOP DRAWINGS FOR CITY APPROVAL PRIOR TO ORDERING OF MATERIALS AND/OR INSTALLATION. THE LATEST EDITION OF CITY APPROVED MATERIALS LIST (AML) IS INCLUDED IN THE CONTRACT DOCUMENTS.
12. CONTRACTOR PROPOSING SUBSTITUTION OF SPECIFIED MATERIALS AFTER AWARD OF BID SHALL BE DIRECTED TO ENGINEER-OF-RECORD AND ACCOMPANIED WITH MANUFACTURER'S DRAWINGS, SPECIFICATION AND PERTINENT DATA TO ESTABLISH EQUIVALENCY OF THE PROPOSED SUBSTITUTION. AT THE CCITY'S OPTION, A SIGNED AND SEALED CERTIFICATION BY A FLORIDA LICENSED ENGINEER MAY BE REQUIRED. THERE IS NO GUARANTEE THAT APPROVAL OF SUBSTITUTE MATERIALS PROPOSED WILL BE GRANTED.
13. EXISTING GAS MAINS WITHIN THE PROJECT LIMITS SHALL BE RELOCATED BY OTHERS IN CONJUNCTION WITH IMPROVEMENT WORK.
14. WHEN DEWATERING IS REQUIRED, DEWATERING PUMPS SHALL BE POWERED BY ELECTRIC DRIVEN MOTORS ONLY. THE CONTRACTOR SHALL MAKE ARRANGEMENTS WITH FLORIDA POWER & LIGHT (FPL) TO PROVIDE THE TEMPORARY ELECTRIC SERVICE POINTS FOR THE DEWATERING OPERATION.
15. DEWATERING SHALL BE INCLUDED IN THE COST OF UTILITY PAY ITEMS.
16. SANITARY SEWER PAY ITEMS SHALL INCLUDE SEWAGE FLOW BY-PASS PUMPING, ENVIRONMENTAL PROTECTION, AND PROPER HANDLING OF SEWAGE DISCHARGE.
17. CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION AND/OR REMOVAL, STORAGE AND REINSTALLATION OF EXISTING ITEMS TO BE ADJUSTED BUT NOT REPLACED. THE CONTRACTOR SHALL NOTIFY THE ENGINEER-OF-RECORD PRIOR TO COMMENCING CONSTRUCTION IF SAID ITEMS ARE DAMAGED, MISSING, OR IN A DETERIORATED CONDITION.
18. ALL EXISTING CITY UTILITY MARKERS WITHIN THE LIMITS OF CONSTRUCTION SHALL BE REMOVED, STORED, AND REINSTALLED BY THE CONTRACTOR. LOCATION TO BE DETERMINED BY THE CITY. CONTRACTOR SHALL EXERCISE CAUTION DURING THE REMOVAL OF EXISTING CITY UTILITY MARKERS TO PREVENT ANY UNNECESSARY DAMAGE. UTILITY MARKERS DAMAGED BEYOND USE, AS DETERMINED BY THE CITY REPRESENTATIVE, SHALL BE REPLACED BY CONTRACTOR AT CONTRACTOR'S EXPENSE.
19. CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT AND SUPPORT EXISTING UTILITIES AND MAINTAIN CONTINUOUS SERVICE OF ALL UTILITIES, SPECIFICALLY WATER AND SEWER. FOR SCHEDULED TIE-INS/SERVICE CONNECTIONS, THE CONTRACTOR SHALL COORDINATE WITH PRIVATE PROPERTY OWNERS OR THEIR REPRESENTATIVE AT LEAST 7 CALENDAR DAYS PRIOR TO ANY SERVICE INTERRUPTIONS. SCHEDULED TIE-INS/SERVICE CONNECTIONS SHALL BE SCHEDULED FOR AFTER HOURS OR NIGHT TIME DURING LOW DEMANDS (BETWEEN 10:00 P.M. AND 6:00 A.M.) AS REQUIRED BY THE CITY.
20. TRENCH RESTORATION AND BACKFILL SHALL BE IN CONFORMANCE WITH CITY REQUIREMENTS. ASSOCIATED COST SHALL BE INCLUDED IN THE UTILITY PAY ITEMS.

CONTINUED ON GN-1.2

REVISED: JUNE-2016	GENERAL NOTES - APPLICABLE TO MOST PUBLIC UTILITIES DEPARTMENT PROJECTS	STANDARD DETAIL
ISSUED: 2016	CITY OF WEST PALM BEACH	GN-1.1

ZON-25-0033
ARC-25-0031

GREGORY FRANKLIN BOLEN LICENSE No. 56729 STATE OF FLORIDA PROFESSIONAL ENGINEER

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY GREGORY FRANKLIN BOLEN, P.E. ON 5/22/2025.

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Digitally signed by Gregory F Bolen
Date: 2025.05.22 14:33:51-04'00'

REVISIONS

SIMMONS & WHITE
2581 Metrocentre Blvd West, Ste 3 | West Palm Beach, FL 33407
Authorization # 3452 | 561.478.7848

DESIGN	DRAWN	CHECKED	APPROVED	DATE
D.C.	B.L.			

218 ROYAL PALM WAY
SECTION 23, TOWNSHIP 43S., RANGE 43E.
TOWN OF PALM BEACH, FLORIDA
SITE DEVELOPMENT DETAILS

JOB NO.	DRAWING NO.	SHEET	OF
25-088	25088S04	4	4

Y:\AUTOCAD_FILES\2025\25-088\SITE DEVELOPMENT\25088S03-04_SDD.dwg 5/22/2025 2:18 PM Brandon Longo

ZON-25-0033 (ARC-25-0031) 218 ROYAL PALM WAY (COMBO)—SPECIAL EXCEPTION WITH SITE PLAN REVIEW AND VARIANCES. The applicant, 218 Holdings LLC (Susan Hudson, Manager), has filed an application requesting Town Council review and approval for Special Exception Request with Site Plan Review and including variances (1) to reduce side (east) setback for the new exterior egress stairs, (2) to reduce the required side setback for a 100kw generator, (3) to exceed the maximum height of a generator and screening wall in a required yard and (4) to reduce the required parking. The Architectural Commission (ARCOM) shall perform design review of the application.

ARC-25-0031 (ZON-25-0033) 218 ROYAL PALM WAY (COMBO). The applicant, 218 Holdings LLC (Susan Hudson, Manager), has filed an application requesting Architectural Commission review and approval for the exterior alterations to an existing three-story building including new windows, doors, roof, new building color, demolition and reconstruction of the covered entry, complete demolition of the existing northeast exterior stair, replacement of existing southeast exterior metal stair fire escape with a slightly larger footprint, and associated hardscape and landscape and the addition of a generator. The project involves variances from setback requirements, wall height, and parking regulations to eliminate one parking space. Town Council shall review the application as it pertains to zoning relief/approval.

Applicant: 218 Holdings LLC (Susan Hudson, Manager)
Professional: Brasseur & Drobot Architects PA
Representative: Gunster (James M. Crowley)

HISTORY:
Town records show that the first construction permit was issued in 1945 for a one-story building. A second story was added in 1947. Originally, there were two buildings on the site. A second building may have been permitted in 1960, but it was subsequently demolished. Another addition and a third story were then added. The building has undergone numerous alterations over the years.

A combination application for an expansion of a third floor to an existing three-story building including variances, and exterior alterations was approved (4-1) at the March 09, 2022 Town Council meeting, and approved (7-0) by ARCOM at the March 23, 2022 ARCOM meting, pursuant to ZON-21-002 (ARC-21-038). The approvals have since expired. This is a new and revised application that does not include the third floor expansion.

THE PROJECT:
The applicant has submitted plans, entitled "ZON-25-0033 (ARC-25-0031) A RENOVATION AND ENTRY ADDITION FOR 218 ROYAL PALM WAY", as prepared by **Brasseur & Drobot Architects PA**, dated 06/19/25.

The following is the scope of work for the Project:

- The proposed renovation of an existing 3-story 12,581 SF three-story office structure with upper level of existing residential use. Most significant improvements include a new entry portico, removal and change of existing open-air fire stairs along the east façade and a new generator at ground level that removes a parking space.

Site Data			
Zoning District	C-OPI	**Lot Size (SF)**	20,007 SF
Future Land Use	COMMERCIAL	**Total Building Size (SF)**	12,581 SF
Finished Floor Elevation Flood Zone	4.65 NAVD AE 6' NAVD	**Parking Spaces**	Existing: 25 Proposed: 24 ***Variance required***
Landscape Open Space (LOS)	Required: 30% (6,002 SF) Existing: 15.6% (3,139 SF) Proposed: 18.65% (3,699	**Lot Coverage**	Required:25% (5,001 SF) Existing:32% (6,417 SF) Proposed: No change
Surrounding Properties / Zoning			
North	1956 Two-story Financial building / C-OPI		
South	2018 Three-story condominium / C-W		
East	Vacant commercial lot / C-OPI		
West	1989 Three-story non-medical building / C-OPI		

CONSISTENCY WITH THE COMPREHENSIVE PLAN:
A preliminary review of the project indicates that the proposed **uses** are **consistent** with the **COMMERCIAL** designation of the Future Land Use Map of the Comprehensive Plan.

COMPLIANCE WITH ZONING CODE:
A preliminary review of the project indicates that the application, as proposed, appears to be inconsistent with the following sections of the Town code:

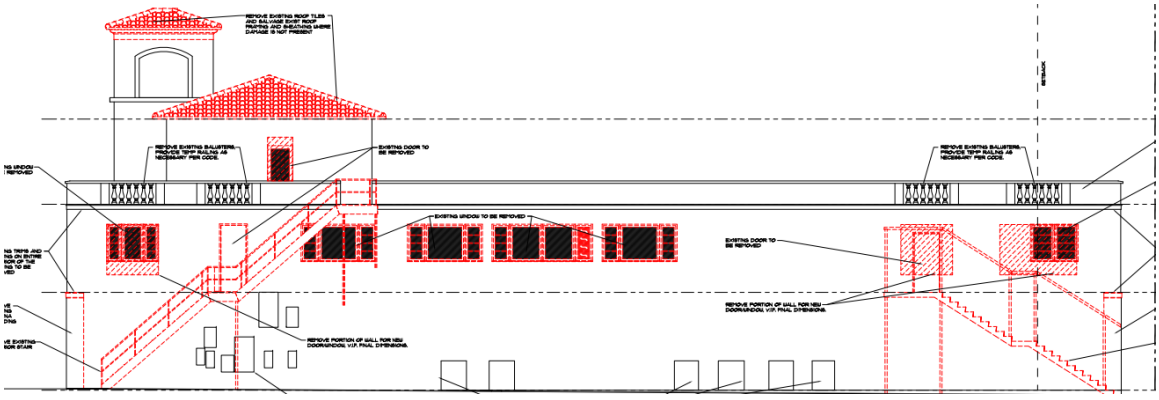
1. Special Exception with Site Plan Review in accordance with Section 134-229 and 134-329 for the renovation of the existing 3-story 12,705 square foot office building in the C-OPI Zoning District
2. Variances (4)
   - Variance #1: Section 134-1213(6): a variance to reduce the required east side setback for the replacement exterior egress stair to be 1'-0" in lieu of the 14'-0" minimum required 2'-5" existing.
   - Variance #2: Section 134-1213(6): a variance to reduce the required east side setback for the 100kW generator to be 5'-0" in lieu of the 14'-0" minimum required.
   - Variance #3: Sec.134-1667: a variance to exceed by 1'-0" in order to construct a 8'-0" high generator enclosure wall in the side yard setback in lieu of the 7'-0" maximum permitted.
   - Variance #4: Sec. 134-2176: a variance to reduce the required number of parking

spaces from the existing 25 required parking spaces to 24 spaces.

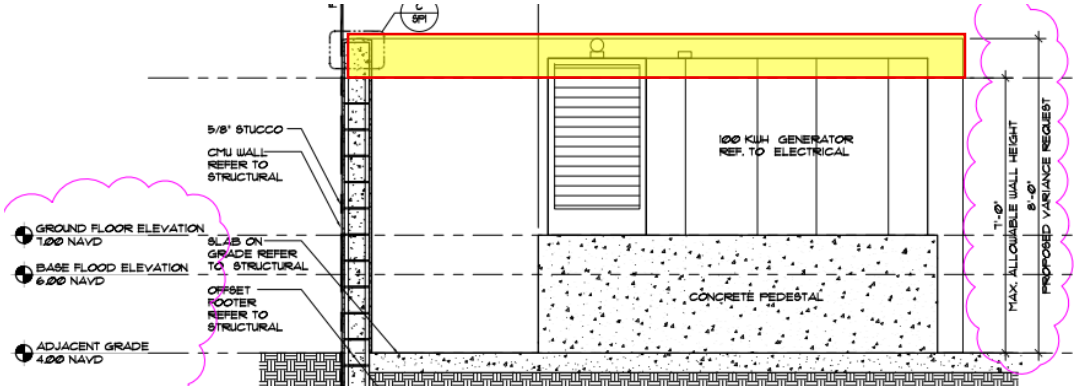
STAFF ANALYSIS

The subject property is a midblock parcel improved with an existing three-story building built in with surface parking in the rear. The building is oriented in a north-south axis and measures 120'-0" long, its primary entrance is westward facing. The project includes the exterior renovation of the 12,581 SF three-story structure, the most significant improvements include a new entry portico, removal and change of existing open-air fire stairs along the east façade and a new generator at ground level that removes a parking space. Work includes new coquina cladding, trim and detailing, new windows and doors, new roof, new building color, demolition and reconstruction of the covered entry in the same footprint, complete demolition of the existing northeast exterior stair, replacement of existing southeast exterior metal stair fire escape with a slightly larger footprint, and associated hardscape & landscape. Additionally, a 100-kW generator is proposed, which will replace one (1) existing parking space. There are no additional proposed modifications to the remaining existing parking. Landscaping has been improved.

As is pertains to variance #1, the applicant is proposing to reconstruct an existing fire stair located along the east side of the building. Currently there are two exterior open-air first stairs along the east elevation.

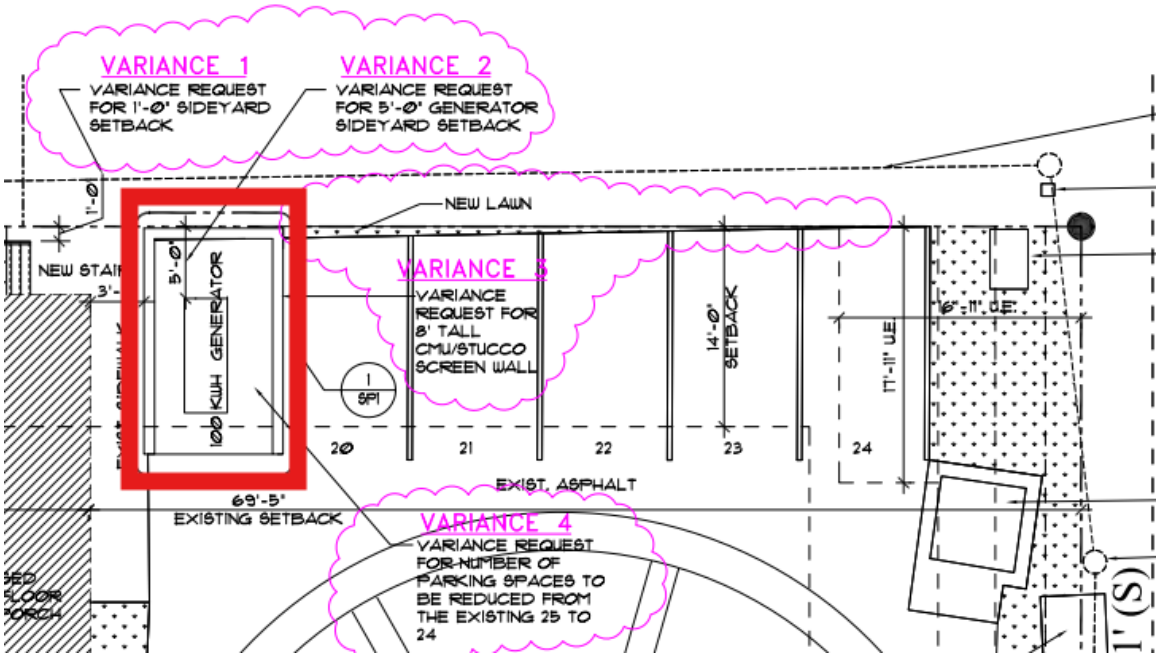


The applicant is proposing to demolish both of the existing exterior fire stairs and reconstruct one of them, the stair located to the south of the building, further away from the street. The exterior egress stair will be constructed within the required side yard and dimensioned to be setback 1'-0" in lieu of the 2'-5" existing, and the 14'-0" minimum required.



As is pertains variance #2, the applicant is siting the proposed generator at 5'-0" from the east property line. Since the generator is 100kW the code requires the generator to be at the required side setback with in the C-OPI district is calculated by the building height. As it pertains to variance #3, the applicant is proposing to increase the maximum wall height by 1'-0" in order to sufficiently screen the proposed generator

As it pertains to variance #4, the applicant is proposing to place a 100kw generator in the existing parking stall closest to the building. This will reduce the existing on-site parking space from 25 to 24. As a built out site, there is no existing location that would be feasibly allow for the placement without the need for some form of variance.



The existing building has undergone multiple renovations over the years. The proposed

location also improves the existing nonconforming landscape open space by introducing additional small sodded areas.

While the architectural scope of work has been reduced since the 2022 approval, the variances herein are nearly identical to those previously approved.

CONCLUSION:

Approval of the project will require two (2) separate motion(s) to be made by the Town Council:

(1) for final determination of approval or denial of special exception #1 (as it pertains to alterations and reintroduction of an exterior stair to the three-story building) by the Town Council, and that the special exception **shall** or **shall not** be granted that all the criteria applicable to this application as set forth in Sec. 134-229, items 1 through 14 have been met; and

(2) for final determination of approval or denial of the (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.

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

Gunster

Our File Number: 54071-00006
Writer's Direct Dial: (561) 650-0633
Writer's E-Mail Address: jcrowley@gunster.com

May 27, 2025

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

Re: LOI for 218 Royal Palm Way – ARC-25-0031 (ZON-25-0033)

The project consists of a previously-approved renovation and addition to an existing 3-story 12,581 S.F. structure. The scope of proposed work includes waterproofing, new coquina cladding, trim & detailing, new windows & doors, new roof, new building color, demolition & reconstruction of the covered entry in the same footprint, complete demolition of the existing northeast exterior stair, replacement of existing southeast exterior metal stair fire escape with a slightly larger footprint, and associated hardscape & landscape. Additionally, a 100-kW generator is proposed, which will replace one (1) existing parking space. There are no additional proposed modifications to the remaining existing parking. The window locations on the second-floor east elevation will be placed in response to the future Second Floor tenant's plan. Finally, the attached demolition and removal plans detail the components of the existing structure that will be replaced, and the proposed demolition does not include the removal of 50% or more of the structural components of the existing building.

Please note that this project was reviewed and approved previously by the Architectural Commission (ARCOM) and Town Council with the approvals of ARC-21-038 and ZON-21-002 in March and April 2022, respectively, which also included a third-floor expansion. The project was subsequently approved by Town staff (A-22-02560) in 2022 and (A-23-03379) in 2023, which amended the ARCOM and Town Council approvals with the elimination of the third-floor expansion. The project is being resubmitted at this time because the approvals previously granted by the Town Council and ARCOM have expired.

Please note the following as it relates to this application:

A. Architectural Commission review in accordance with Section 18-205.

(a) The architectural commission may approve, approve with conditions, or disapprove the issuance of a building permit in any matter subject to its jurisdiction only after consideration of whether the following criteria are complied with:

(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.

(2) The plan for the proposed building or structure indicates the manner in which the structures are reasonably protected against external and internal noise, vibrations, and other factors that may tend to make the environment less desirable.

(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:

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 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 limited 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 addition or accessory structure is subservient in style and massing to the principal or main structure.

(8) The proposed residence is appropriate in relation and respect to significant design features such as material or quality or architectural design as viewed from any public or private way.

(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 adequately protects unique site characteristics such as those related to scenic views, rock outcroppings, natural vistas, waterways, and similar features.

(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 proposed project is consistent with Spanish Revival architecture found within the Town of Palm Beach. The elevations are balanced and symmetrical with details which subscribe to principles of classicism and the architectural style. In general, the project contributes to the image of the Town as a place of beauty, spaciousness, balance, taste, fitness, charm, and high quality. The plan for the project has been designed in a manner so that the structures are protected from external and internal noise, vibrations, and other factors which can make the environment less desirable. The finish materials on the exterior, detailing, composition and massing are in keeping with the character and quality of the existing building and the surrounding built environment. The renovation to the proposed building is designed as a three-bay structure with Spanish Revival details and materials. The tripartite organization is not excessively dissimilar to its surrounding structures. Many of the adjacent buildings along Royal Palm Way are symmetrical and several exhibit a three-bay structure. The arrangement and size of the doors and windows and covered entry are similar to adjacent structures. The proposed materials are in keeping with the Spanish Revival style and character of the adjacent built environment. Similar Spanish Revival style buildings are found at the East end of Royal Palm Way beginning with the Town of Palm Beach Morton and Barbara Mandel Recreation Center. The details implemented in the form of molding profiles and window trim are also consistent with the surrounding area. The existing height remains unchanged, and the finishes including stucco, coquina cladding, clay barrel tile roof and proposed colors are consistent with Spanish Revival style and compatible with the surrounding structures. The North and South elevations implement a symmetrical and traditional three-bay configuration. The West elevations massing is articulated by a central covered entry. The East elevation enhances the view of Royal Palm Way and anticipates future development at its neighboring properties empty parcel. Proposed design features are compatible with the existing massing, and the architectural style is consistent with adjacent properties, yet differentiates itself in its unique custom detailing. The proposed renovation incorporates a hierarchy of architectural details. The rusticated ground floor is replaced by a diminished treatment of ornament at the second floor. The proposed changes do not adversely impact the unique surrounding site characteristics and is consistent with adjacent properties. ARCOM previously determined that the Project meets all of the criteria for issuance of a building permit within Section 18-205 of the Town’s Code. The proposed project requires four (4) Variances that are described in the Variance Section below.

B. Special Exception Approval in accordance with Section 134-229.

(1) The use is a permitted special exception use as set forth in article VI of this chapter.

(2) The use is so designed, located and proposed to be operated that the public health, safety, welfare and morals will be protected.

(3) The use will not cause substantial injury to the value of other property in the neighborhood where it is to be located.

(4) The use will be compatible with adjoining development and the intended purpose of the district in which it is to be located.

(5) The use will comply with yard, other open space, and any special requirements set out in article VI for the particular use involved.

(6) The use will comply with all elements of the comprehensive plan.

(7) The use not result in substantial economic, noise, glare, or odor impacts on adjoining properties and properties generally in the district.

(8) Adequate ingress and egress to property and proposed structures thereon and off-street parking and loading areas will be provided where required, with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.

(9) Signs, if any, and proposed exterior lighting with reference to glare, traffic safety, and economic impact shall be compatible and in harmony with properties in the district.

(10) Location, availability and compatibility of utility service for the use shall be satisfactory to ensure health and safety.

(11) Refuse and service areas for the use shall not adversely affect automotive and pedestrian safety and convenience, traffic flow and control, or access in case of fire or catastrophe.

(12) In all districts except the C-OPI district, and also with the exception of hotel, motel and timeshare uses, the proposed special exception use will not attract the principal portion of its customers/clients from off-island locations. The applicant shall submit evidence satisfactory to the town council that not less than 50 percent of the customers of the proposed use will be town persons. Evidence submitted in support of this contention shall include credible data or information suitable for review by the town to determine the credibility and the appropriateness of the applicant's conclusion. The submittal shall include a description of the types of information used and the methodology employed to arrive at the conclusion. Information used shall include, but shall not be limited to, lists of customer/client addresses or certification thereof by an independent certified public accountant approved by the town, market studies prepared by independent professional firms, or data from similar operations under the control of the applicant. The town may in the future require the applicant to demonstrate to the satisfaction of the town council that the special exception use is continuing to be town-serving.

(13) If historic/specimen trees are located on the subject property, the location of said historic/specimen trees shall be identified on a signed and sealed survey. In addition, adequate landscaping, screening and barricade protection of historic/specimen trees shall be demonstrated to be provided as required in this chapter.

(14) The proposed use will not place a greater burden than would be caused by a permitted use on municipal police services due to increased traffic or on fire protection services due to the existence of or increased potential for fire/safety code violations.

Justification for Special Exception Approval:

Per Section 134-1213(8)d., a special exception is required in the C-OPI zoning district for the replacement and slight expansion of the southeast exterior fire stair, because the stair extends to the third floor of the existing building. The following are the justifications for approval of the special exception based on the above listed approval criteria:

- An office with residence above the first floor are permitted uses in the C-OPI Zoning District.
- The proposed renovation and addition will not adversely impact the public health, safety, welfare or morals of the Town. No expansion of interior or gross leasable area is proposed.
- The proposed renovation modifications are significant upgrades to the building that will only have positive impact on the value of other properties in the neighborhood.
- The proposed renovation and modifications are minor in nature in terms of affecting the existing massing of the existing building that has and will continue to be completely compatible with the neighborhood.
- The proposed renovation and modifications will comply with all yard, open space, and any special requirements, except for those listed under the requested variance section below, which were previously approved both Town Council after a favourable recommendation from ARCOM.
- The proposed renovation and modifications comply with all elements of the comprehensive plan.
- The proposed renovation and modifications will not result in substantial economic, noise, glare, or odor impacts on adjoining properties and properties generally in the district, particularly since the building is existing, and no major changes affecting the location or massing of the building are proposed.
- Adequate ingress, egress and parking is provided on site.
- All signage will meet with the Town’s requirements and be permitted as required by the Town of Palm Beach building department.
- The proposed renovation and addition will not place a greater burden on Town services as there is ample parking on site and in the surrounding streets and in the parking lots in the area.

C. Site Plan Approval in accordance with Section 134-329.

Within 30 days of receipt of the application for site plan review, the town council shall review and consider the application. Before any site plan shall be approved, approved with changes, or denied, the town council shall make a finding that the approval of the site plan will or will not adversely affect the public interest and certify that the specific zoning requirements governing the individual use have or have not been met and that, further, satisfactory provision and an arrangement has or has not been made concerning the following matters, where applicable:

(1) Sufficiency of statements on ownership and control of the subject property and sufficiency of conditions of ownership or control, use and permanent maintenance of common open space, common facilities or common lands to ensure preservation of such lands and facilities for their intended purpose and to ensure that such common facilities will not become a future liability for the town.

(2) Intensity of use and/or purpose of the proposed development in relation to adjacent and nearby properties and the effect thereon; provided, however, that nothing in this subsection shall be construed as granting the town council the authority to reduce residential densities below that permitted by the use regulations in article VI of this chapter.

(3) Ingress and egress to the property and the proposed structure thereof, with particular reference to automotive and pedestrian safety; separation of automotive traffic; traffic flow and control; provision of services and servicing of utilities and refuse collection; and access in case of fire, catastrophe or emergency.

(4) Location and relationship of off-street parking and off-street loading facilities to thoroughfares and internal traffic patterns within the property, with particular reference to automotive and pedestrian safety, traffic flow and control, access in case of fire or catastrophe, and screening and landscaping.

(5) Proposed screens and buffers to preserve internal and external harmony and compatibility with uses inside and outside the property boundaries.

(6) Manner of drainage on the property, with particular reference to the effect of provisions for drainage on adjacent and nearby properties and the consequences of such drainage on overall town capacities.

(7) Utilities, with reference to hook-in locations and availability and capacity for the uses projected.

(8) Recreation facilities and open spaces, with attention to the size, location and development of the areas as to adequacy, effect on privacy of adjacent and nearby properties and uses within the property, and relationship to communitywide open spaces and recreation facilities.

(9) Such other standards as may be imposed by this chapter for the particular use or activity involved.

(10) Height of commercial structures with reference to adjoining buildings, the effect on uniformity in height, and the general principle of retaining the low profile scale of commercial architecture.

(11) Visible size and bulk. The proposed development should be so arranged that it minimizes the visible bulk of the structures to drivers and pedestrians on abutting roadways, the point of reference being the centerline of the abutting roadways, with the intent being to maintain visual impact of multistory buildings at the same relative level of intensity as a single-story building at the minimum required setback.

Justification for Site Plan Approval:

Per Section 134-326, site plan review is required because of the proposed alterations to the existing 3-story building. The following are the justifications for approval of the site plan based on the prior listed approval criteria:

- The owner 218 Holdings, LLC owns and has complete control of the property.
- The project is a renovation with the minor modifications that include a new 100 kW generator and enclosure at a commercial building in the C-OPI Zoning District.
- Ingress and Egress remains the same with an entrance on Royal Palm Way.
- All parking will be on the site.
- Landscaping will be new per the plans by Environmental Design Group, and comply with all code requirements, and will maintain and enhance buffers along the edges of the property.
- Drainage will be maintained and improved as needed to meet all Town requirements.
- Utilities will remain on the property and will be improved or upgraded as needed and/or required.
- Landscape and hardscape open spaces have been maintained as part of the project.
- The existing height of the building is remaining unchanged, which is completely compatible with adjacent and nearby properties along Royal Palm Way and continue to maintain the same profile of the buildings along this road.
- Visibility along Royal Palm Way will not be impacted as the building is existing and the proposed new generator will be shielded from view by the existing building and a proposed 3-sided wall enclosure.

D. Variance in accordance with Section 134-201(a).

Variance Criteria:

(1) Special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings in the same zoning district.

(2) The special conditions and circumstances do not result from the actions of the applicant.

(3) Granting the variance requested will not confer on the applicant any special privilege that is denied by this chapter to other properties in the same zoning district

under the terms of this chapter and would work unnecessary and undue hardship on the applicant.

(4) Literal interpretation of this chapter would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this chapter and would work unnecessary and undue hardship on the applicant.

(5) The variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure.

(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 shall be made pertaining to the nonconforming use for which the variance is requested:

a. It is the continuance of a unique hotel or residential use that has, for at least 15 years proven compatible with the surrounding uses; and

b. Neither rezoning to a district which would allow the use, nor inclusion of the subject use as a permitted or special exception use in the district would act to achieve the preservation of the subject use without opening the possibility of the incursion of uses incompatible with the immediately surrounding area and, further, such variance shall:

1. Be granted only for the continuation of the same hotel or residential use; and

2. Require the applicant to submit a declaration of use limiting the utilization of the property for which the variance was granted to the same use as that existing at the time the variance was granted.

(7) The grant 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. In granting any variance, the town council may prescribe appropriate conditions and safeguards in conformity with this chapter. Upon granting a variance the town council may require the landowner to provide a declaration of use agreement which shall be recorded in the public records to ensure continuing compliance with the town council imposed conditions of such grants. Violation of such conditions and safeguards, when made a part of the terms under which the variance is granted, shall be deemed a violation of this chapter.

Variances Requested:

(1) Section 134-1213(6): east side setback for the replacement exterior egress stair to be 1’-0” in lieu of the 2’-5” existing, and the 14’-0” minimum required.
(2) Section 134-1213(6): east side setback for the 100kW generator to be 5’-0” in lieu of the 14’-0” minimum required.
(3) Sec.134-1667: to have an 8’-0” high generator enclosure wall in the side yard setback in lieu of the 7’-0” maximum permitted.

(4) Sec. 134-2176: number of parking spaces to be reduced from the existing 25 required parking spaces (per the principle of equivalency – Sec. 134-2175) to 24 spaces.

Justification for Variances Requested:

The property is located in the C-OPI Zoning District and the existing building is non-conforming to today's code in terms of the east side yard setback. The existing non-conforming building creates a hardship in designing the proposed site modifications, including the locations of the existing fire stair to be replaced and the new generator. The applicant was not the cause of the special conditions of the property or residence, as they existed prior to the applicant owning the property. The granting of the variances will not confer on the applicant a special privilege that is denied to the neighboring properties, as most of the buildings on the neighboring properties are also non-conforming under today's code. The variances requested are the minimum necessary to make reasonable use of the land and to make the necessary replacement of the fire stair safe. In addition, a variance is necessary to locate a generator in the least impacting location on the property as previously reviewed and approved by ARCOM and the Town Council. The increased height of the wall for the generator enclosure is needed to meet a separate code section that requires that the walls of the generator enclosure be at least the same height as the generator, including the exhaust, so that the generator is completely screened from neighboring properties and from the public right-of-way (Section 134-1729(2)d.). The parking previously-approved variance requested for the loss of one (1) of the required parking spaces is a direct result from the placement of the generator in the only viable location on the property, and the proposed landscape design adds a small amount of landscaped area to make the site less nonconforming as to landscaped open space calculations. Also, the setback variance has been reduced from what was previously approved, because the setback was increased by 1 foot from 4 feet to 5 feet. The granting of these variances will not be injurious to the neighborhood, and the renovation of the current building will be beneficial to the surrounding area and the Town in general.

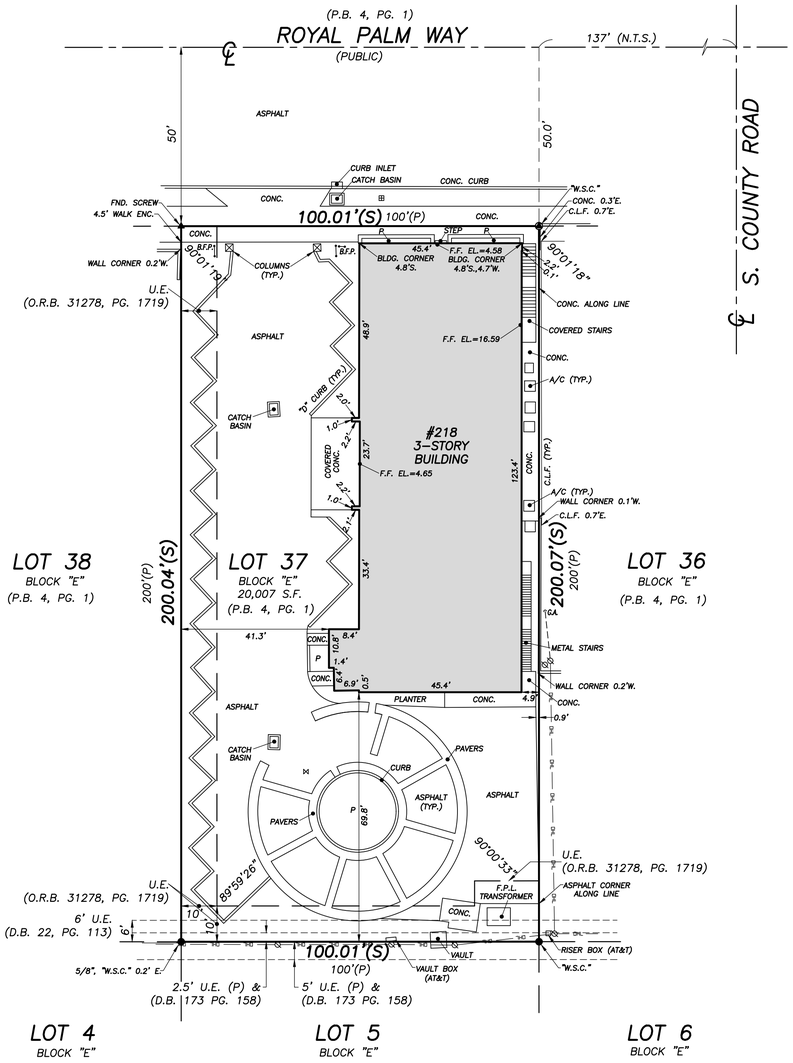
In closing, the proposed building renovation, architectural modifications, and variances have previously been reviewed and approved by ARCOM and the Town Council after finding that the criteria for ARCOM and zoning approval have been met. This submittal is designed to implement the previously approved project while reducing the relief requested for placement of the generator. Once completed, the project will compliment Royal Palm Way and the surrounding area and contribute to the overall beauty of the Town.

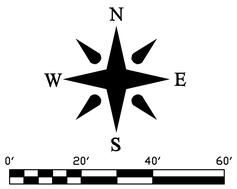
Sincerely,

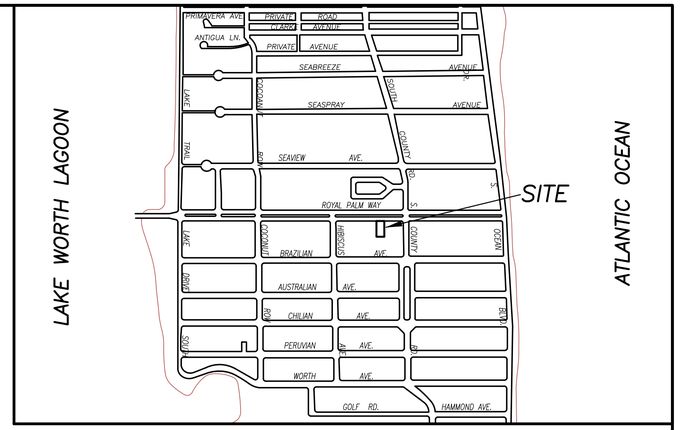
James M. Crowley

LEGEND

A	= ARC LENGTH
A/C	= AIR CONDITIONING
A.E.	= ACCESS EASEMENT
A.K.A.	= ALSO KNOWN AS
ASPH.	= ASPHALT
AT&T	= AMERICAN TELEPHONE AND TELEGRAPH COMPANY
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
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.	= FINISH FLOOR
FND.	= FOUND
F.O.C.	= FACE OF CURB
GEN.	= GENERATOR
G.M.	= GAS METER
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.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	= PLANTER
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
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.H.	= THRESH HOLD
T.O.W.	= TOP OF WALL
T.O.B.	= TOP OF BANK
T.O.COL.	= TOP OF COLUMN
T.O.C.	= TOP OF CURB
T.O.S.	= TOE OF SLOPE
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)
ℙ	= PROPERTY LINE
⌀	= UTILITY POLE
⍜	= FIRE HYDRANT
⊞	= WATER METER
⋈	= WATER VALVE
☼	= LIGHT POLE
ⓒ	= SANITARY CLEAN-OUT (C.O.)
Ⓢ	= SANITARY MANHOLE (SAN M.H.)
Ⓓ	= DRAINAGE MANHOLE (D.M.H.)
—o—	= WOOD FENCE
—x—x—	= CHAIN-LINK FENCE (C.L.F.)
—o—	= METAL FENCE (TYP.)
▣	= CATCH BASIN
■	= YARD DRAIN (Y.D.)
E	= ELECTRIC BOX
⊷	= BACKFLOW PREVENTER (B.F.P.)
●	= SANITARY VALVE (S.V.)







VICINITY SKETCH N.T.S.

BOUNDARY SURVEY FOR:
218 HOLDINGS LLC, A FLORIDA LIMITED LIABILITY COMPANY

This survey is made specifically and only for the following parties for the purpose of a closing on the surveyed property.

218 Holdings LLC, a Florida limited liability company
Manufacturers and Traders Trust Company, a New York banking institution, its successors and/or assigns, as their interests may appear
Jones Foster, PA

PROPERTY ADDRESS:
218 Royal Palm Way
Palm Beach, FL 33480

LEGAL DESCRIPTION:
Lot 37, Block "E", Revised Map of ***ROYAL PARK ADDITION*** *to Palm Beach Florida, according to the map or plat thereof as recorded in Plat Book 4, Page 1, of the Public Records of Palm Beach County, Florida.*

TITLE COMMITMENT REVIEW

CLIENT: 218 Holdings LLC, a Florida limited liability company		**COMMITMENT NO. : 1641561**	**DATE: May 14, 2025**		
REVIEWED BY: William M. Naulty		**JOB NO. : 244672-SE**			
B2 ITEM NO.	**DOCUMENT**	**DESCRIPTION**	**AFFECTS AND PLOTTED**	**AFFECTS AND NOT PLOTT-ABLE**	**DOES NOT AFFECT**	**NOT A SURVEY MATTER**
1-5	N/A	Standard Exceptions.				●
6	PB4, PG 1	All matters contained on the Plat of Revised Map of Royal Park Addition to Palm Beach, Florida.	●			
7	ORB 31278, PG 1720	Underground Easement (business) in favor of Florida Power & Light Company, Bellsouth Telecommunications, LLC, Comcast Corporation and the Town of Palm Beach.	●			
8	ORB 32836, PG 613	Landlord's Notice.				●
9	N/A	Standard Exceptions.				●

FLOOD ZONE:
This property is located in Flood Zone AE (EL. 7), according to F.I.R.M. (Flood Insurance Rate Map) No. 12099C 0583G, 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 commitment number 1062-5155205, issued by First American Title Insurance Company, dated January 05, 2021. 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 it bears 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.*

JAMES G PEDEN JR
Digitally signed by JAMES G PEDEN JR
Date: 2025.05.22 09:28:39 -04'00'

JAMES G. PEDEN, JR. LICENSED FLORIDA SURVEYOR AND MAPPER 6122 STATE OF FLORIDA

DATE OF LAST FIELD SURVEY: 05/15/2025

James G. Peden, Jr.
Professional Surveyor and Mapper
Florida Certificate No. 6122

REVISIONS:
05/21/25 ADDRESS TITLE COMMITMENT M.N. 244672
05/15/25; SURVEY UPDATE & TIE-IN; B.M./B.M.; 244672-SE-1; WP214/60
02/12/21 SURVEY & TIE-IN UPDATE J.O./S.W. 18-1143.4 PB306/60

BOUNDARY SURVEY FOR:

218 HOLDINGS LLC, A FLORIDA LIMITED LIABILITY COMPANY

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.: 244672	F.B. PB257 PG. 50	
OFFICE: M.B.	DATE: 3/13/18	DWG. NO. 244672-SE-1	
C'K'D: C.W.	REF: 18-1143.DWG	SHEET 1 OF 1	

TOWN OF PALM BEACH

Information for Town Council Meeting on: July 9, 2025

To: Town Council

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

From: Joanne O'Connor, Town Attorney
Jennifer Hofmeister, AICP, LCAM, Planner III

Re: An Ordinance Of The Town Council Of The Town Of Palm Beach, Palm Beach County, Florida, Amending The Town Code Of Ordinances At Chapter 134, Zoning, At Article Vi, District Regulations, At Division 4, To Amend Section 134-890 To Remove Public And Private Academic Schools As Special Exceptions In The R-B Low Density Residential District; At Division 5, To Amend Section 134-945, To Remove Public Or Private Academic Schools As Special Exceptions In The R-C Medium Density Residential District; At Division 6, To Amend Section 134-1000, To Remove Public Or Private Academic Schools As Special Exceptions In The R-D(1) Moderate Density Residential District; At Division 7, To Amend Section 134-1055, To Remove Public Or Private Academic Schools As Special Exceptions In The R-D(2) High Density Residential District; At Division 8, To Amend Section 134-1109, To Remove Public Or Private Academic Schools As Special Exceptions In The C-Ts Town-Serving Commercial District; At District 12, To Amend Section 134-1304, To Remove Public Or Private Academic Schools As A Special Exception In The C-B Commercial District; Providing For Exhibit A, Map Of Affected Area; Providing For Exhibit B, Map Of Unaffected Area; Providing For Incorporation Of Recitals; Providing For Severability; Providing For Repeal Of Ordinances In Conflict; Providing For Codification; Providing An Effective Date.
6-2025

Date: 6/27/2025

Staff recommends adoption of this Ordinance.

STRATEGIC PLAN

Strategic Priorities:
Mobility and Transportation, Community Culture and Character

Strategic Focus Areas:

On-island Mobility
Community Preservation
Quality of Life

FUNDING
No Fiscal Impact
No Funding

ORDINANCE NO. 6-2025

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA, AMENDING THE TOWN CODE OF ORDINANCES AT CHAPTER 134, ZONING, AT ARTICLE VI, DISTRICT REGULATIONS, AT DIVISION 4, TO AMEND SECTION 134-890 TO REMOVE PUBLIC AND PRIVATE ACADEMIC SCHOOLS AS SPECIAL EXCEPTIONS IN THE R-B LOW DENSITY RESIDENTIAL DISTRICT; AT DIVISION 5, TO AMEND SECTION 134-945, TO REMOVE PUBLIC OR PRIVATE ACADEMIC SCHOOLS AS SPECIAL EXCEPTIONS IN THE R-C MEDIUM DENSITY RESIDENTIAL DISTRICT; AT DIVISION 6, TO AMEND SECTION 134-1000, TO REMOVE PUBLIC OR PRIVATE ACADEMIC SCHOOLS AS SPECIAL EXCEPTIONS IN THE R-D(1) MODERATE DENSITY RESIDENTIAL DISTRICT; AT DIVISION 7, TO AMEND SECTION 134-1055, TO REMOVE PUBLIC OR PRIVATE ACADEMIC SCHOOLS AS SPECIAL EXCEPTIONS IN THE R-D(2) HIGH DENSITY RESIDENTIAL DISTRICT; AT DIVISION 8, TO AMEND SECTION 134-1109, TO REMOVE PUBLIC OR PRIVATE ACADEMIC SCHOOLS AS SPECIAL EXCEPTIONS IN THE C-TS TOWN-SERVING COMMERCIAL DISTRICT; AT DISTRICT 12, TO AMEND SECTION 134-1304, TO REMOVE PUBLIC OR PRIVATE ACADEMIC SCHOOLS AS A SPECIAL EXCEPTION IN THE C-B COMMERCIAL DISTRICT; PROVIDING FOR EXHIBIT A, MAP OF AFFECTED AREA; PROVIDING FOR EXHIBIT B, MAP OF UNAFFECTED AREA; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF ORDINANCES IN CONFLICT; PROVIDING FOR CODIFICATION; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town of Palm Beach has adopted Chapter 134, Zoning, of the Code of Ordinances, to establish comprehensive controls for the development of land in the Town based on the Comprehensive Plan for the Town; and

WHEREAS, Chapter 134 establishes zoning districts for the purpose of protecting, promoting and improving the public health, safety, morals, and the general welfare of the people and convenience of efficient traffic circulation of people and goods; and

WHEREAS, Article VI of Chapter 134 provides for land development regulations for each of the established zoning districts by division that include a list of permitted and special exception uses; and

WHEREAS, the Town Council of the Town of Palm Beach, pursuant to the authority granted to it in Chapters 163 and 166, Florida Statutes, is authorized and empowered to consider changes to its land development regulations; and

WHEREAS, on April 18, 2022, the Town entered into a professional services agreement with The Corradino Group, Inc., to provide zoning code reform services, traffic and parking studies and peer review; and

WHEREAS, on June 25, 2024, the Town Council of the Town of Palm Beach accepted the Traffic Analyses and Commercial Area Parking Study ("Study") prepared by The Corradino Group that evaluated and compared trip generation of different land uses and intensities, and analyzed intersection capacity, origin-destinations and parking supply and demand by land use; and

WHEREAS, the Study assessed traffic operations along the Seaview Avenue corridor during the arrival and dismissal periods of the Palm Beach Elementary School and Palm Beach Day Academy; and

WHEREAS, the Study determined that there are operational deficiencies along the Seaview Avenue corridor and excessive queuing along the Town roadways in the central (midtown) areas due to the two schools' arrival and dismissal operations; and

WHEREAS, on May 13, 2025, Kimley-Horn & Associates, one of the Town's Continuing Service Contractors for traffic engineering, presented to the Town Council of the Town of Palm Beach, the 2025 peak season road segment traffic count data that indicated a doubling and even tripling of vehicle trips from the Royal Park and Flagler Memorial Bridges into the Town causing Royal Palm Way, Royal Poinciana Way and South County Road north of Peruvian Avenue to operate at a failing level of service standard (LOS F); and

WHEREAS, the Royal Park and Flagler Memorial Bridges are the principal access points to the central (midtown) and north end of the Town; and

WHEREAS, the Town of Palm Beach is a "built-out" community in the central (midtown) and north end of the Town; and

WHEREAS, on May 14, 2025, the Town Council of the Town of Palm Beach determined that private and public academic schools should be removed from the list of special exception uses in the central (midtown) and north end of the Town, as more specifically shown on Exhibit A; and

WHEREAS, the south end of the Town, as more specifically shown on Exhibit B, is not principally accessed by the Royal Park and Flagler Memorial Bridges; and

WHEREAS, the south end of the Town consists of many older condominiums and hotels that are beginning to be redeveloped and with that projected redevelopment opportunities require a focused study of the area and therefore the south end is not included in this Ordinance; and

NOW, THEREFORE BE IT ORDAINED BY THE TOWN COUNCIL of the Town of Palm Beach, Palm Beach County, Florida, as follows:

Section 1: Article VI, **DISTRICT REGULATIONS, Section 134-890** is hereby amended to remove subsection (5) and renumber the remainder, as follows:

Sec. 134-890. Special exception uses.
The special exception uses require a site plan review as provided in article III of this chapter.

The special exception uses in the R-B low density residential district are as follows:

(1) Planned unit development, PUD(1) (see article V of this chapter for standards).
(2) Public structures, including essential services west of Lake Trail.
(3) Essential services related to town-owned municipal buildings and structures.
(4) Beach houses intended for the use of family and guests.
~~(5) Public and private academic schools.~~
~~(6)~~(5) Private social, swimming, golf, tennis and yacht clubs, and houses of worship in existence prior to January 1, 1996.
~~(7)~~(6) Churches and synagogues and other houses of worship.
~~(8)~~(7) Required off-street parking in accordance with subsection 134-2177(3) and supplemental parking, allowed only in a manner consistent with the zoning of the district in which it is located.
~~(9)~~(8) Nonprofit cultural centers.
~~(10)~~(9) Municipally owned or operated parking areas.
~~(11)~~(10) Museums occupying buildings of unique value as historical landmarks, as determined by the landmarks preservation commission and the town council, and for which it is demonstrated that no permitted use is economically viable.
~~(12)~~(11) Group home with up to six occupants.
~~(13)~~(12) Foster care facility with up to six occupants.
~~(14)~~(13) Pedestrian access tunnel to the beach as an accessory use provided that the applicant owns the land on both sides of the roadway, provides unity of title, and provides prior written approval from all governmental.
~~(15)~~(14) Municipally owned and operated parks and recreation centers.

Section 2: Article VI, **DISTRICT REGULATIONS, Section 134-945** is hereby amended to remove subsection (4) and renumber the remainder, as follows:

Sec. 134-945. Special exception uses.
The special exception uses require a site plan review as provided in article III of this chapter.

The special exception uses in the R-C medium density residential district are as follows:

(1) Planned unit development, PUD-2, PUD-3.
(2) Public structures/uses.
(3) Essential services related to town-owned municipal buildings and structures.
~~(4) Public or private academic schools.~~
~~(5)~~(4) Churches, synagogues and other houses of worship.
~~(6)~~(5) Supplemental parking.
~~(7)~~(6) Nonprofit cultural centers.
~~(8)~~(7) Municipally owned or operated parking areas.
~~(9)~~(8) Beach houses intended for the use of family and guests only.
~~(10)~~(9) Museums occupying buildings of unique value as historical landmarks as determined by the landmarks preservation commission and the town council and for which it is demonstrated that no permitted use is economically viable.
~~(11)~~(10) Roof-deck automobile parking.
~~(12)~~(11) Group home.
~~(13)~~(12) Foster care facility.
~~(14)~~(13) Pedestrian access tunnel to the beach as an accessory use provided that the applicant owns the land on both sides of the roadway, provides unity of title, and provides prior written approval from all governmental agencies having jurisdiction.
~~(15)~~(14) Municipally owned and operated parks and recreation areas.

Section 3: Article VI, **DISTRICT REGULATIONS, Section 134-1000** is hereby amended to add the location in the R-D(1) moderate density residential district where public and private schools are special exception uses to subsection (4), as follows:

Sec. 134-1000. Special exception uses.
The special exception uses require a site plan review as provided in article III of this chapter.

The special exception uses in the R-D(1) moderate density residential district are as follows:
(1) Planned unit development, PUD-2, PUD-3.
(2) Public structures/uses.
(3) Essential services related to town-owned municipal buildings and structures.
(4) Public or private academic schools located south of 2500 South Ocean Boulevard.
(5) Churches, synagogues and other houses of worship.
(6) Supplemental parking.
(7) Roof-deck automobile parking.
(8) Municipally owned or operated parking areas.
(9) Beach houses intended for the use of family and guests only.
(10) Group home.
(11) Foster care facility.
(12) Municipally owned and operated parks and recreation areas.

Section 4: Article VI, **DISTRICT REGULATIONS, Section 134-1055** is hereby amended to add the location in the R-D(2) high density residential district where public and private schools are special exception uses to subsection (4), as follows:

Sec. 134-1055. Special exception uses.
The special exception uses require a site plan review as provided in article III of this chapter.

The special exception uses in the R-D(2) high density residential district are as follows:

(1) Planned unit development, PUD-2, PUD-3.
(2) Public structures/uses.
(3) Essential services related to town-owned municipal buildings and structures.
(4) Public or private academic schools located south of 2500 South Ocean Boulevard.
(5) Churches, synagogues and other houses of worship.
(6) Supplemental parking.
(7) Accessory commercial uses to hotel uses.
(8) Municipally owned or operated parking areas.
(9) Beach houses intended for the use of family and guests only.
(10) Hotels.
(11) Timesharing uses.
(12) Roof-deck automobile parking.
(13) Group home.
(14) Foster care facility.
(15) Pedestrian access tunnel to the beach as an accessory use provided that the applicant owns the land on both sides of the roadway, provides unity of title, and provides prior written approval from all governmental agencies having jurisdiction.
(16) Outdoor cafe seating for dining purposes related to hotels, condo-hotels and dining rooms provided that all requirements and conditions contained in sections 134-2104 and 134-2108 are met.
(17) Condo-hotels in accordance with section 134-2110.
(18) Municipally owned and operated parks and recreation areas.

Section 5: Article VI, **DISTRICT REGULATIONS, Section 134-1109** is hereby amended to add the location in the C-TS town-serving commercial district where public and private schools are special exception uses to subsection (8), as follows:

Sec. 134-1109. Special exception uses.
(a) The special exception uses require a site plan review as provided in article III of this chapter.

The special exception uses in the C-TS town-serving commercial district are as follows:

(1) Public or private parking lots or storage garages.

(2) Auto rental lots.
(3) Private social, swimming, golf, tennis and yacht clubs.
(4) Service stations.
(5) Public structures/uses.
(6) Essential services related to town-owned municipal buildings and structures.
(7) Supplemental parking per sections 134-2177 and 134-2182.
(8) Public or private academic schools located south of 2500 South Ocean Boulevard.
(9) Drive-in business service facilities.
(10) Churches, synagogues or other houses of worship.
(11) Permitted uses, or uses not specifically enumerated under permitted uses in section 134- 1107 but having traffic, patronage and intensity of use characteristics similar to those uses cited therein, which are greater than 3,000 square feet gross leasable area.
(12) Banks and financial institutions, excluding securities or financial brokerage and trust companies.
(13) Roof-deck automobile parking.
(14) Outdoor cafe seating is permitted only for restaurants, retail specialty food including the sale of prepared food for takeout only, and private, social, swimming, golf, tennis and yacht clubs, provided that all requirements and conditions in sections 134-2104 through 134-2108 are met.
(15) Veterinarian offices above the first floor.
(16) Museums occupying building of unique value as designated historical landmarks, as determined by the landmarks preservation commission and the town council.
(17) Nightclubs.
(18) Except as provided for in subsection 134-1107(3), offices (excluding executive office suites), professional services, business services and securities or financial brokerage and trust companies on the first floor provided that there are at least 50 percent existing office uses on all floors of the building in which the office use is proposed and more than 50 percent existing office uses on the first floor within 300 feet of the proposed office use within the same zoning district.
(19) Private parks.
(20) Outdoor promotional events. See section 134-2115 for additional conditions and criteria.
(21) Restaurants, excluding formula restaurants, as defined in section 134-2 and bars/lounges.

(b) An owner or tenant of a property, located within the C-TS district, which property has received approval of a special exception after March 31, 1980, shall be required to obtain approval by the town council under the provisions of section 134-229 prior to being granted a new business tax receipt. This subsection shall not apply to renewal of an existing business tax receipt.

Section 6: Article VI, **DISTRICT REGULATIONS, Section 134-1304** is hereby

amended to remove subsection (4) and renumber the remainder, as follows:

Sec. 134-1304. Special exception uses.

(a) The special exception uses require a site plan review as provided in article III of this chapter. The special exception uses in the C-B commercial district are as follows:

(1) Public or private parking lots or storage garages.
(2) Auto rental lot.
(3) Supplemental parking.
~~(4) Public or private academic schools.~~
~~(5)~~(4) Hotels at a maximum of 26 units per acre.
~~(6)~~(5) Timesharing uses at a maximum of nine units per acre.
~~(7)~~(6) Roof-deck automobile parking.
~~(8)~~(7) Permitted uses, or uses not specifically enumerated under permitted uses in section 134-1302 but having traffic, patronage and intensity of use characteristics similar to those uses cited therein, which are greater than 3,000 square feet gross leasable area.
~~(9)~~(8) Nonprofit cultural centers.
~~(10)~~(9) Outdoor cafe seating for only hotels, condo-hotels, dining rooms, provided that all requirements and conditions in sections 134-2104 through 134-2108 are met.
~~(11)~~(10) Condo-hotels at a maximum of 17 units per acre, in accordance with section 134- 2110.
~~(12)~~(11) Essential services related to town-owned municipal buildings and structures.
~~(13)~~(12) Dining rooms when not more than 15 percent of the gross floor area of a building; no exterior or external advertising to be permitted.

(b) An owner or tenant of a property, located within the C-B district, which property has received approval of a special exception after March 31, 1980, shall be required to obtain approval by the town council under the provisions of section 134-229 prior to being granted a new business tax receipt. This subsection shall not apply to renewal of an existing business tax receipt.

Section 7: Incorporation of Recitals

The above recitals are incorporated as fully set forth herein.

Section 8. Severability.

If any provision of this Ordinance or the application thereof is held invalid, such invalidity shall not affect the other provisions or applications of this Ordinance which can be given effect without the invalid provisions or applications, and to this end the provisions of this Ordinance are hereby declared severable.

Section 9. Repeal of Ordinances in Conflict.

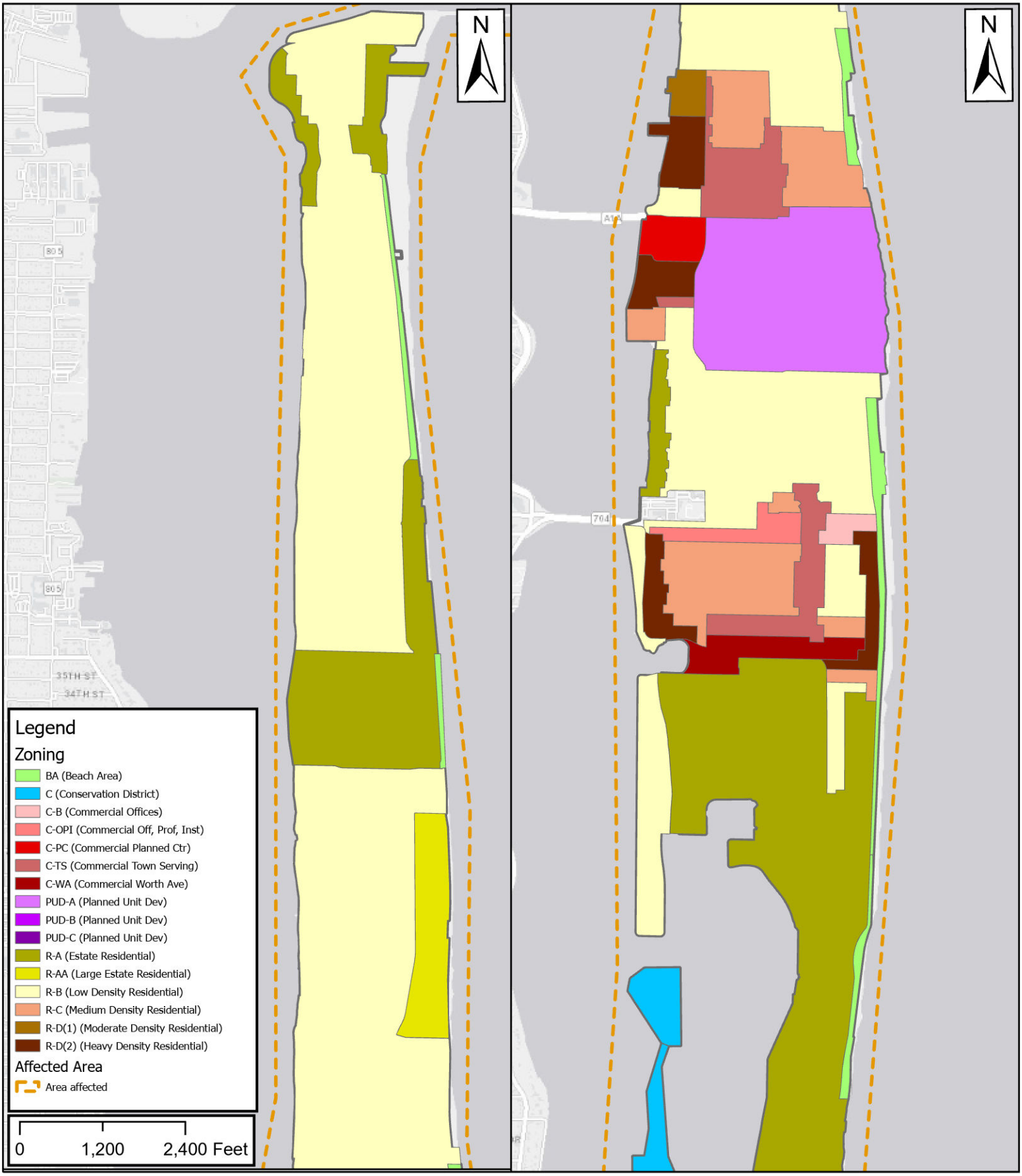
All other ordinances of the Town of Palm Beach, Florida, or parts thereof which conflict with this or any part of this Ordinance are hereby repealed.

Section 10. Codification.
This Ordinance shall be codified and made a part of the official Code of Ordinances of the Town of Palm Beach.

Section 11. Effective Date.
This Ordinance shall take effect immediately upon its passage and approval, as provided by law.

PASSED AND ADOPTED in a regular, adjourned session of the Town Council of the Town of Palm Beach on first reading on June 11, 2025, and for second and final reading on the 9th day of July, 2025.

_____	_____
Danielle H. Moore, Mayor	Bobbie Lindsay, Town Council President
	_____
	Lewis S.W. Crampton, Council President Pro Tem
	_____
	Julie Araskog, Town Council Member
ATTEST:	_____
	Edward A. Cooney, Town Council Member
_____	_____
Kelly Churney, CMC, Town Clerk	Bridget Moran, Town Council Member



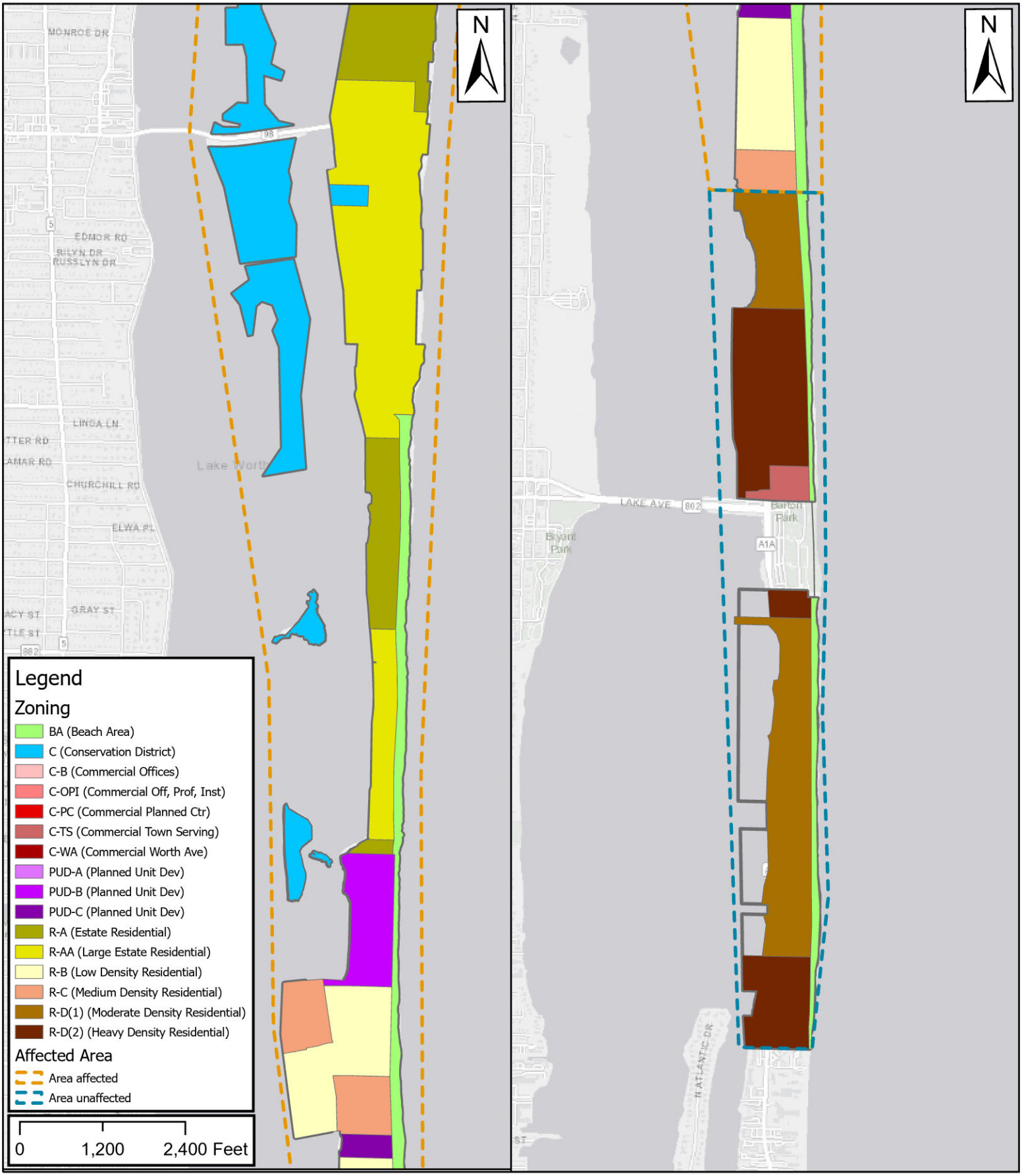
Planning, Zoning & Building Department
Phone: (561) 838-5431
Email: pzb@townofpalmbeach.com
Website: https://www.townofpalmbeach.com

This map contains approximate locations and information based on current available public records.

Exhibit A: Affected Area

GIS Department

Map No.	Date
1 of 2	5/22/2025



Planning, Zoning & Building Department
Phone: (561) 838-5431
Email: pzb@townofpalmbeach.com
Website: https://www.townofpalmbeach.com

This map contains approximate locations and information based on current available public records.

Exhibit B: Unaffected Area

GIS Department

Map No.	Date
2 of 2	5/22/2025

Business Impact Estimate

TOWN OF PALM BEACH

TITLE OF ORDINANCE:

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA, AMENDING THE TOWN CODE OF ORDINANCES AT CHAPTER 134, ZONING, AT ARTICLE VI, DISTRICT REGULATIONS, AT DIVISION 4, TO AMEND SECTION 134-890 TO REMOVE PUBLIC AND PRIVATE ACADEMIC SCHOOLS AS SPECIAL EXCEPTIONS IN THE R-B LOW DENSITY RESIDENTIAL DISTRICT; AT DIVISION 5, TO AMEND SECTION 134-945, TO REMOVE PUBLIC OR

Business Impact Estimate

This is provided in accordance with section 166.041(4), Florida Statutes. According to Section 166.041(4)(c) of the Florida Statutes, if one or more boxes are checked below, state law **does not** require a business impact estimate for the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

☐ The proposed ordinance is required for compliance with Federal or State law or regulation.

☐ The proposed ordinance relates to the issuance or refinancing of debt.

☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget.

☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government.

☐ The proposed ordinance is an emergency ordinance.

☐ The ordinance relates to procurement; or

☐ The proposed ordinance is enacted to implement the following:

a. Development orders and development permits, as those terms are defined in s. 163.3164, and development agreements, as authorized by the Florida Local Government Development Agreement Act under ss. 163.3220 - 163.3243.
b. Comprehensive plan amendments and land development regulation amendments initiated by an application by a private party other than the municipality.
c. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts.
d. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
e. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention

In accordance with the provisions of controlling law, the Town hereby publishes the following information:

1. Summary of the proposed ordinance:
   The proposed Ordinance No. 006-2025 is to amend the Special Exception Uses subsections within specific zoning districts and within a certain area within the Town that is more specifically defined on Exhibits A and B of this Ordinance.

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the Town, if any:
   no impact

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:
   none

4. Additional information the governing body deems useful (if any):
   See staff memorandum.

This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the Town of Palm Beach's website by the time notice of the proposed enactment of the ordinance is published.

TOWN OF PALM BEACH

Information for Town Council Meeting on: July 9, 2025

To: Town Council

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

From: Joanne O'Connor, Town Attorney

Re: An Ordinance Of The Town Council Of The Town Of Palm Beach, Palm Beach County, Florida, Amending The Town Code Of Ordinances At Chapter 42 - Environment, Article V – Noise, By Amending Section 42-199(B) To Prohibit Construction Work From December 24 Through January 1; Providing For Severability; Providing For Repeal Of Ordinances In Conflict; Providing For Codification; Providing An Effective Date.

7-2025

Date: 6/27/2025

Staff recommends adoption of this Ordinance.

STRATEGIC PLAN

Strategic Priorities:
Mobility and Transportation, Community Culture and Character

Strategic Focus Areas:
On-island Mobility
Quality of Life
Community Preservation

FUNDING
No Funding
No Fiscal Impact

ORDINANCE NO. 7-2025

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA, AMENDING THE TOWN CODE OF ORDINANCES AT CHAPTER 42 - ENVIRONMENT, ARTICLE V – NOISE, BY AMENDING SECTION 42-199(B) TO PROHIBIT CONSTRUCTION WORK FROM DECEMBER 24 THROUGH JANUARY 1; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF ORDINANCES IN CONFLICT; PROVIDING FOR CODIFICATION; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town of Palm Beach, Florida ("Town") is a duly constituted municipality having such power and authority conferred upon it by the Florida Constitution and Chapter 166, Florida Statutes; and

WHEREAS, the Town has the authority, pursuant to Article VIII, Section 2(b) of the Florida Constitution, and Chapter 166, Florida Statutes, to adopt such regulations as it deems appropriate to further the health, safety, and welfare of its residents; and

WHEREAS, traffic and congestion within the Town have become highly problematic and are adversely affecting the Town's public health, safety, and welfare, particularly during December and the other winter months; and

WHEREAS, the Town is a barrier island that is essentially built out, with residential being the predominant land use within the Town;

WHEREAS, there exists in areas of the Town a significant amount of resident and commercial development and re-development; and

WHEREAS, nearly all of the contractors and subcontractors working on development projects in the Town travel to work on construction sites in the Town from outside the Town, and

WHEREAS, the heavy concentration of construction activity and associated construction employee vehicles cause vehicular traffic congestion on residential and commercial streets, impede the movement of traffic, restrict parking availability, and unduly restrict access of patrons and visitors to commercial areas and residents and their guests to their homes, and

WHEREAS, a significant influx of Town residents and visitors come to the Town from Christmas Eve through New Year's Day to celebrate the holidays with family and friends, and

WHEREAS, prohibiting construction in the Town from Christmas Eve through New Year's Day will preserve the residents' quality of life; preserve the safety of Town residents including pedestrians, bicyclists, and children; ensure the high quality of the Town's residential and commercial neighborhoods; preserve property values; and otherwise protect the health, safety, and welfare of the public, and

NOW, THEREFORE BE IT ORDAINED BY THE TOWN COUNCIL of the Town of Palm Beach, Palm Beach County, Florida, as follows:

Section 1. The recitations set forth above are true and correct and incorporated herein as legislative findings of the Town Council.

Section 2.The Code of Ordinances of the Town of Palm Beach is hereby amended at Chapter 42 – Environment, Article V - Noise, by amending Section 42- 199(b) to read:

"Sec. 42-199. - Hours for construction work.

(b) Limited. Beginning on the Monday preceding Thanksgiving, and during the months of December, January, February, March and April of each year, construction work not otherwise prohibited by section 42-198 or other work resulting in noise tending to disturb the people in the vicinity thereof shall not begin until the hour of 8:00 a.m., and shall cease at the hour of 5:00 p.m., except Saturday, Sunday and observed town holidays, the days before and after Thanksgiving, and from December 24 through January 1, when all construction and lawn maintenance work, other than as excepted in section 42-230, is prohibited. In no event shall heavy equipment or other outdoor construction-related and lawn maintenance noise be permitted before 9:00 a.m. Beginning on May 1 until the Monday preceding Thanksgiving, work may commence at 8:00 a.m. and cease at the hour of 6:00 p.m., except Saturdays, Sundays and town observed holidays, when all construction and lawn maintenance work is restricted or prohibited. In no event shall heavy equipment or other outdoor construction-related and lawn maintenance noise be permitted before 9:00 a.m. Construction work is permissible on Saturdays from May 1 through the Monday preceding Thanksgiving, but subject to the following restrictions: work shall not begin until the hour of 9:00 a.m. and shall cease at the hour of 5:00 p.m.; all work must be quiet in nature and limited to indoor activity, with the exception of quiet lawn maintenance work and tree trimming); material deliveries are prohibited in all cases unless the Building Official waives such restriction due to compelling circumstances; concrete pours and concrete sawing is prohibited unless the Building Official waives such restrictions due to compelling circumstances; and the razing of buildings is prohibited, with the exception of non-mechanized debris clean-up. The permitted hours for construction work in the C-WA zoning district shall be from 8:00 a.m. until 8:00 p.m. during the months commencing May 1 and ending October 31, except Sundays and legal holidays,

when all construction work is prohibited. Workers are prohibited from arriving at construction and lawn maintenance sites prior to 7:30 a.m. and are restricted from conducting any kind of site activity prior to 8:00 a.m. during the weekdays. Workers are prohibited from arriving at construction and lawn maintenance sites prior to 8:30 a.m. and are restricted from conducting any kind of site activity prior to 9:00 a.m. on Saturdays, when limited work is permitted from May 1 through the Monday preceding Thanksgiving."

Section 3. Severability.

If any provision of this Ordinance or the application thereof is held invalid, such invalidity shall not affect the other provisions or applications of this Ordinance which can be given effect without the invalid provisions or applications, and to this end the provisions of this Ordinance are hereby declared severable.

Section 4. Repeal of Ordinances in Conflict.

All other ordinances of the Town of Palm Beach, Florida, or parts thereof which conflict with this or any part of this Ordinance are hereby repealed.

Section 5. Codification.

This Ordinance shall be codified and made a part of the official Code of Ordinances of the Town of Palm Beach.

Section 6. Effective Date.

This Ordinance shall take effect immediately upon its passage and approval, as provided by law.

PASSED AND ADOPTED in a regular, adjourned session of the Town Council of the Town of Palm Beach on first reading this 11th day of June, 2025, and for second and final reading this 9th day of July, 2025.

Danielle H. Moore, Mayor	Bobbie Lindsay, Town Council President
	Lewis S.W. Crampton, Council President Pro Tem
	Julie Araskog, Town Council Member
ATTEST:	Edward A. Cooney, Town Council Member
Kelly Churney, CMC, Town Clerk	Bridget Moran, Town Council Member

TOWN OF PALM BEACH

Information for Town Council Meeting on: July 9, 2025

To: Town Council

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

From: Joanne O'Connor, Town Attorney

Re: An Ordinance Of The Town Council Of The Town Of Palm Beach, Palm Beach County, Florida, Amending The Town Code Of Ordinances At Chapter 18 – Buildings And Building Regulations, Article VII. – Construction Site Management, By Adding Section 18-355 To Mandate The Use Of A Construction Management Agreement On All Construction Projects That Receive One "Strike" Under The "3-Strike Rule," A Code Enforcement Notice Of Violation, Or A Stop Work Order; Providing For Severability; Providing For Repeal Of Ordinances In Conflict; Providing For Codification; Providing An Effective Date.
8-2025

Date: 6/27/2025

Staff recommends approval of this Ordinance.

STRATEGIC PLAN

Strategic Priorities:
Mobility and Transportation, Community Culture and Character

Strategic Focus Areas:
On-island Mobility
Community Preservation
Quality of Life

FUNDING
No Fiscal Impact
No Funding

ORDINANCE NO. 8-2025

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA, AMENDING THE TOWN CODE OF ORDINANCES AT CHAPTER 18 – BUILDINGS AND BUILDING REGULATIONS, ARTICLE VII. – CONSTRUCTION SITE MANAGEMENT, BY ADDING SECTION 18-355 TO MANDATE THE USE OF A CONSTRUCTION MANAGEMENT AGREEMENT ON ALL CONSTRUCTION PROJECTS THAT RECEIVE ONE "STRIKE" UNDER THE "3-STRIKE RULE," A CODE ENFORCEMENT NOTICE OF VIOLATION, OR A STOP WORK ORDER; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF ORDINANCES IN CONFLICT; PROVIDING FOR CODIFICATION; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town of Palm Beach, Florida ("Town") is a duly constituted municipality having such power and authority conferred upon it by the Florida Constitution and Chapter 166, Florida Statutes; and

WHEREAS, the Town has the authority, pursuant to Article VIII, Section 2(b) of the Florida Constitution, and Chapter 166, Florida Statutes, to adopt such regulations as it deems appropriate to further the health, safety, and welfare of its residents; and

WHEREAS, the Town is a barrier island that is essentially built out, with residential being the predominant land use within the Town; and

WHEREAS, there exists in areas of the Town a significant amount of resident and commercial development and re-development; and

WHEREAS, the heavy concentration of construction activity and associated construction employee vehicles cause vehicular traffic congestion on residential and commercial streets, impede the movement of traffic, restrict parking availability, and unduly restrict access of patrons and visitors to commercial areas and residents and their guests to their homes; and

WHEREAS, requiring a property owner and their contractor to enter into a construction management agreement that will regulate, among other things, transportation routes to and from the Town and parking upon the issuance of (1) "one strike" pursuant to the Town's "3 Strike Rule" as set forth in the Town Right of Way Manual, (2) a Notice of Violation pursuant to Chapter 2, Article V, Code Enforcement, or (3) the issuance of a Stop Work Order will ensure the high quality of the Town's residential and commercial neighborhoods, preserve property values, and otherwise protect the health, safety, and welfare of the public; and

NOW, THEREFORE BE IT ORDAINED BY THE TOWN COUNCIL of the Town of Palm Beach, Palm Beach County, Florida, as follows:

Section 1. The recitations set forth above are true and correct and incorporated herein as legislative findings of the Town Council.

Section 2: The Code of Ordinances of the Town of Palm Beach is hereby amended at Chapter 18 – Buildings and Building Regulations, Article I – In General, by adding Section 18-355 to read:

ARTICLE I. - IN GENERAL
Sec. 18-355—Construction Management Agreement (CMA) Required

For any construction project within the Town, the issuance of any adjudicated "strike" pursuant to the Town's "3 Strike Rule" as set forth in the Town Right of Way Manual, an adjudicated Notice of Violation pursuant to Chapter 2, Article V, Code Enforcement, or a Stop Work Order shall then require the property owner and their contractor to enter into a CMA with the Town.

(a) The CMA shall set forth the time for completion, hours of operation, transportation routes to and from the Town (making provision for the use of shuttles from outside the Town, carpooling, onsite parking, and Town-authorized street parking), notice to neighbors, emergency contacts, and any other requirements the Director of Planning, Zoning & Building deems necessary to mitigate adverse impact from the construction.

(b) The Director of Planning, Zoning & Building shall have the authority to grant a waiver from the CMA requirement based on the specific circumstances of the construction including, but not limited to, the nature of the violation that triggered the application of this Sec. 18-355 and the remaining duration of the project.

Section 3. Severability.
If any provision of this Ordinance or the application thereof is held invalid, such invalidity shall not affect the other provisions or applications of this Ordinance which can be given effect without the invalid provisions or applications, and to this end the provisions of this Ordinance are hereby declared severable.

Section 4. Repeal of Ordinances in Conflict.
All other ordinances of the Town of Palm Beach, Florida, or parts thereof which conflict with this or any part of this Ordinance are hereby repealed.

Section 5. Codification.
This Ordinance shall be codified and made a part of the official Code of

Ordinances of the Town of Palm Beach.

Section 6. Effective Date.
This Ordinance shall take effect immediately upon its passage and approval, as provided by law.

PASSED AND ADOPTED in a regular, adjourned session of the Town Council of the Town of Palm Beach on first reading this 11th day of June, 2025, and for second and final reading this 9th day of July, 2025.

Danielle H. Moore, Mayor

Bobbie Lindsay, Town Council President

Lewis S.W. Crampton, Council President Pro Tem

Julie Araskog, Town Council Member

ATTEST:

Edward A. Cooney, Town Council Member

Kelly Churney, CMC, Town Clerk

Bridget Moran, Town Council Member

TOWN OF PALM BEACH

Information for Town Council Meeting on: July 9, 2025

To: Town Council

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

From: Michelle Sentmanat, Business Services Supervisor

Re: Requesting a Waiver of Town Code Section 18-237, For a Building Permit Extension at 144 Chilean Avenue

Date: 6/25/2025

ATTACHMENTS

Staff Report w/ Attachments including:

- Time Extension Application
- Letter from Tim Givens with Nuisance Mitigation Measures and Construction Schedule
- Copy of the Notice to Neighbor
- Permit Summary for the Property
- Property Appraiser Details for the Property

STRATEGIC PLAN

Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Community Preservation
Quality of Life

FUNDING

No Funding
No Fiscal Impact

Waiver of Town Code Section 18-237, For Building Permit Extension at 144 Chilean Ave – Permit B-23-99911.

Staff recommends that the Town Council consider the request from contractor Tim Givens, regarding a time extension in which to complete the new construction of a single-family home located at 144 Chilean Ave. The contractor explains the need for extension in their letter dated June 10, 2025. They are requesting one hundred sixty-seven (167) days – with work to be complete by December 15, 2025.

HISTORY:

The property is owned by 144 Chilean Trust / Allen Perl TR and was purchased on April 22, 2022. The permit for new construction was issued on November 1, 2023, and based on the size of the home the contractor was given twenty (20) months for completion. Expiration date, July 1, 2025.

THE PROJECT:

New single-family home build. The contractor has submitted a request for extension and explains in their letter dated June 10, 2025, the need for additional time is due to long lead times on materials, parking and logistic issues, as well as design changes and architectural detailing. The revised construction schedule shows completion to be by December 15, 2025.

The applicant has complied with the requirements for neighbor notice for the **July 9, 2025,** Town Council Meeting.

Attachments:

- Time Extension Application
- Letter from Tim Givens with Nuisance Mitigation Measures and Construction Schedule
- Copy of Notice to Neighbor
- Permit Summary for the Property
- Property Appraiser Details for the Property

TOWN OF PALM BEACH

Planning, Zoning and Building

RECEIVED
JUN 11 2025
TOWN OF PALM BEACH
PZB DEPARTMENT

Ext permit 25-00048

THIS IS A REQUEST FOR:

__X__ **BUILDING PERMIT TIME EXTENSION**

_____ **WAIVER OF TOWN CODE SECTION 42-199, CONSTRUCTION WORKING HOURS**

Any request for a Building Permit Time Extension OR Waiver of Town Code Section 42-199, Construction Working Hours must be submitted to the Town no later than 30 days PRIOR to permit expiration or period of request. Please send the following items to Director Bergman and Michelle Sentmanat at msentmanat@townofpalmbeach.com and wbergman@townofpalmbeach.com

1. Provide a detailed letter explaining the reasons why a time extension or waiver is being requested.
2. Provide a construction schedule to show completion timeline (CPM, Gantt Chart).
3. Provide a Statement of Nuisance Mitigation measures currently in place on the site.
4. Provide a Statement that first-class mailed notice to neighbors within 300 feet will be provided at least 25 days prior to the meeting at which the extension or waiver is to be considered.
5. Include with the above Statement, a copy of the above notification to neighbors. **NOTE: Must include in the notification letter to neighbors the permit number, site address, current permit expiration date and proposed expiration date. In addition, include the meeting date at which this matter will be considered.** Also, the following statement must be included in the notification: Comments or concerns regarding this request may be emailed to publiccomment@townofpalmbeach.com.
6. Provide a USPS Certificate of Mailing as proof of the mailed notice.
7. Payment – pay all applicable fees by the submittal deadline.

Deadlines: See Schedule for submittal deadlines (page 3). Town Council Meeting dates are subject to change. Please visit our website at www.townofpalmbeach.com

- Town Council Development Review Date (Wednesday meeting): 7/9/25
- Deadline for submittal of request/backup must be received by: 6/14/25
  (Deadline is approximately two weeks prior to the Town Council Development Review Meeting).
- Deadline for Notice to Neighbors: 6/14/25
  (Notice to Neighbors must be provided 25 days in advance of TC/DRC Meeting)

Permit #: B-23-99911 Exp. Date: 7/1/25

Job Address: 144 Chilean Avenue, Palm Beach, FL 33480

Length of time extension being requested: (in days) 167

Specific request for waiver/working hours being proposed: N/A

Proposed completion date if requested time extension is granted: 12/15/25
(Must attach completion schedule)

Contact: Tim Givens Phone: 561-722-4298

Email: timgivensbuilding@outlook.com

VALUATION OF PERMITS TO DATE:
(Original permit value and any permit updates containing valuation to date)

Job Address: 144 Chilean Avenue, Palm Beach, FL 33480

Permit# : B-22-96343	Job Value	$ 3,000
Permit# : B-23-98124	Job Value	$ 65,000
Permit# : B-23-99911	Job Value	$ 3,200,000
Permit# :	Job Value	$
TOTAL valuation of project		$ 3,268,000

Value of work remaining to complete the project, even if included in valuation above. Include labor, materials and the value of any owner supplied items, etc $ 992,000.00

Time Extension fee due based upon 1% of this amount:	$ ~~992.00~~ 9920.00
Waiver fee due based upon 1% of this amount:	$ N/A
Technology Fee (2% of permit fee above)	$ ~~1.98~~ 198.40
Total Time Extension/Waiver Fee Paid: (attach a copy of the receipt for payment)	$ ~~993.98~~ 10,118.40

OWNERS CERTIFICATION: I certify the information listed above to be true and correct.

Allan Perl Trustee 6/2/25
OWNER SIGNATURE DATE

CONTRACTOR CERTIFICATION: I certify the information listed above to be true and correct.

5/20/25
CONTRACTOR SIGNATURE DATE

NOTARY TO OWNER

STATE OF New York
COUNTY OF Nassau

Sworn to (or affirmed) and subscribed before me

this 2 day of June

20 25, By Allan Perl

Who are personally known ____ OR produced identification (Type of identification) ____
OR Online Notarization ____.

Michael Grossman
Printed Name of Notary

Signature of Notary

SEAL:

MICHAEL GROSSMAN
Notary Public, State of New York
No. 01GR4816703
Qualified in Nassau County
Commission Expires July 31, 2026

NOTARY TO CONTRACTOR

STATE OF
COUNTY OF

Sworn to (or affirmed) and subscribed before me

this 20 day of May

20 25, By Tim Givens

Who are personally known X OR produced identification (Type of identification) ____
OR Online Notarization ____.

Chara Kuonen
Printed Name of Notary

Signature of Notary

SEAL:

CHARA KUONEN
MY COMMISSION # HH 330662
EXPIRES: November 8, 2026

TIM GIVENS
BUILDING & REMODELING

June 10, 2025

Town of Palm Beach
Planning, Zoning & Building
360 S. County Road
Palm Beach, FL 33480

Re: 144 Chilean Avenue, Palm Beach
Master Permit #B-23-99911

To Whom it May Concern,

PERMIT EXTENSION REQUEST: we are requesting a permit extension for B-23-99911 the following reasons:

- **Long Lead Times** for the special order/custom made hardscape materials, stone façade components, roof tiles, handmade & reclaimed tile materials, stone fireplace mantel, artisanal firebox tile, wood & parquet flooring, architectural millwork, decorative metalwork, window & door package, window & door hardware, specialty finishes, etc. have impacted the project schedule and projected completion date. Many of these materials were fabricated overseas and/or shipped internationally, which increased the lead time. Several tile orders were delayed by a national labor strike in Morocco in late 2024. Moreover, two of our trades are located in Ashville, NC and their businesses were either completely destroyed or severely impacted by Hurricane Helene, which postponed the fabrication of the decorative metalwork and tile.
- **Architectural Detailing** - this home has very intricate detailing that requires artisan craftmanship and old world techniques that take time, skill and care to complete.
- **Parking & Logistics** - the limited space available for parking and deliveries has presented challenges. The Town has restricted the quantity of parking permits and will no longer issue long-term right of way permits for this project, which makes it difficult to run at optimal efficiency. This is also a small, tightly packed project site, which naturally limits the size of the work crews. These factors have also affected the project duration.
- **Design Changes** to the house foundation, pool, landscaping, driveway/motorcourt, etc., required revised drawings from the architect and engineers as well as staff approvals from the Town. Some of these changes caused construction delays that impacted the project schedule.

PROJECT SCHEDULE: please see the attached project schedule with target dates for the new residence and site work. Although we anticipate substantial completion of the construction work in mid to late November, we are requesting the permit to be extended to December 15, 2025 to allow some additional time for the requisite as-builts, paperwork submittals and final inspection process.

NEIGHBOR NOTIFICATION LETTERS: the enclosed letter was mailed to all neighbors within a 300 ft radius on 5/20/24. The USPS certified mail receipts for these letters are also enclosed.

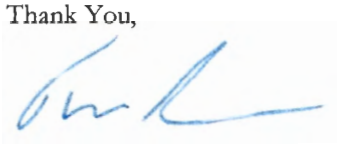
NUSIANCE MITIGATION MEASURES: we have installed a tall construction fence with screening along the front of this property to help conceal the construction activity. The east, west and south sides of the property have a concrete site wall with an 8'-0" high chainlink fence on top to provide 16'-0" high screening for the neighboring properties. In addition to a full-time superintendent, we also have a full-time traffic attendant on site to manage vehicles, parking, deliveries, etc. A statement describing these measures was included in the notice letter that was mailed to the neighbors.

5390 Georgia Avenue
West Palm Beach, FL 33405
O 561.533.5828 I F 561.533.6030

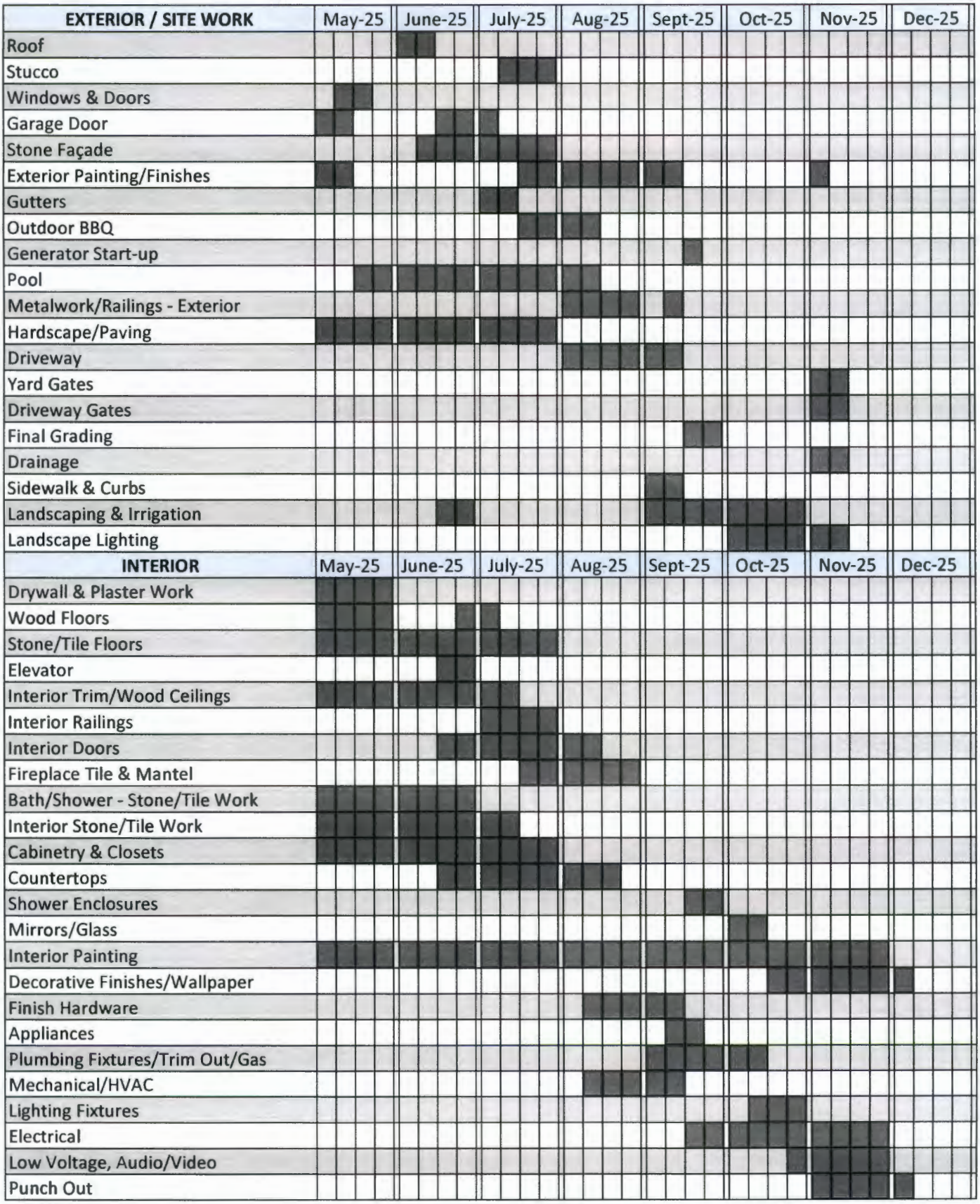
TIM GIVENS
BUILDING & REMODELING

We appreciate your time and help with this request. Should you have any questions, please do not hesitate to contact the undersigned.

Thank You,



Tim Givens, President
Tim Givens Building & Remodeling
Office: (561) 533-5828
Cell: (561) 722-4298
Email: timgivens@me.com


EXTERIOR / SITE WORK
May-25
June-25
July-25
Aug-25
Sept-25
Oct-25
Nov-25
Dec-25
Roof
Stucco
Windows & Doors
Garage Door
Stone Façade
Exterior Painting/Finishes
Gutters
Outdoor BBQ
Generator Start-up
Pool
Metalwork/Railings - Exterior
Hardscape/Paving
Driveway
Yard Gates
Driveway Gates
Final Grading
Drainage
Sidewalk & Curbs
Landscaping & Irrigation
Landscape Lighting
INTERIOR
May-25
June-25
July-25
Aug-25
Sept-25
Oct-25
Nov-25
Dec-25
Drywall & Plaster Work
Wood Floors
Stone/Tile Floors
Elevator
Interior Trim/Wood Ceilings
Interior Railings
Interior Doors
Fireplace Tile & Mantel
Bath/Shower - Stone/Tile Work
Interior Stone/Tile Work
Cabinetry & Closets
Countertops
Shower Enclosures
Mirrors/Glass
Interior Painting
Decorative Finishes/Wallpaper
Finish Hardware
Appliances
Plumbing Fixtures/Trim Out/Gas
Mechanical/HVAC
Lighting Fixtures
Electrical
Low Voltage, Audio/Video
Punch Out

TIM GIVENS
BUILDING & REMODELING

May 16, 2025

To: Neighbors of 144 Chilean Avenue
136 Chilean Avenue
141 Chilean Avenue
145 Chilean Avenue
150 Chilean Avenue
137 Peruvian Avenue
145 Peruvian Avenue

Re: Project Located at 144 Chilean Avenue, Palm Beach
Permit #B-23-99911
Current Permit Expiration Date: 7/1/25
Proposed New Expiration Date: 12/15/25

We are the general contractor overseeing the construction of the new residence at 144 Chilean Avenue. By way of this correspondence, we would like to notify you that a request has been made to the Planning, Zoning & Building Department to be placed on the agenda for the next available Town Council meeting to consider our request to extend the expiration date for our building permit(s) to December 15, 2025.

Our anticipated substantial completion date for this project is mid to late November 2025. We are allowing a few additional weeks for the final inspections and processing of the necessary paperwork required to close out the building permits.

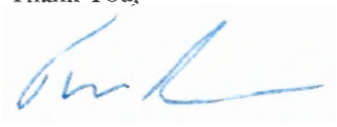
We will continue our best efforts to protect your property throughout the course of this project. We have installed tall plantings and fencing along the front and sides of the property to help screen the construction activity. In addition to a full-time superintendent, we also have a full-time traffic attendant on site to manage vehicles, parking, deliveries, etc. Our goal is to make this a smooth experience for everyone and to keep you informed and accommodated during the construction process.

Should you have any questions or requests, please feel free to reach out to us and we will try our best to oblige you.

Superintendent - Tim Love: (561) 371-7646 / tjlove829@gmail.com
Project Manager - Chara Kuonen: (561) 714-5271 / chara.k@outlook.com
Office - TGBR: (561) 533-5828 / timgivensbuilding@outlook.com

Also, any comments or concerns regarding this request may be directed to the Planning, Zoning & Building Department at 360 S County Rd., Palm Beach, or by email to publiccomment@townofpalmbeach.com

Thank You,



Tim Givens Building & Remodeling

5390 Georgia Avenue
West Palm Beach, FL 33405
O 561.533.5828 | F 561.533.6030

Master Permit	Permit number	Permit type name	Permit description	Permit Address	Permit Suite	Customer Last Name	Application date	Issue date	Approval state
	B-11-16419	M-REPLACEMENT	A/C CHANGEOUT SYSTEM: MAIN SYSTEM 3T RHEEM 15 SEER 7.5KW A/H RBHP21JO7SH2 & C/U 14AJM36A1	144 CHILEAN AVE		SERVICE AMERICA ENTERPRISE I NC	4/20/2011		canceled
B-22-96343	B-23-01607	R-REVISION	(SEE PERMIT CONDITIONS) SUPERVISION AND CONSTRUCTION OF TEMP POWER POLE	144 CHILEAN AVE		TIM GIVENS BLDG & REMODELI NG I	10/31/2023		canceled
	U-22-11904	U-USE OF/WORK IN ROW	UNLOAD SOD FROM SEMI WITH EQUIPMENT	144 CHILEAN AVE		ARMSTRONG LANDSCAPE DESIG N GROUP INC	11/14/2022		canceled
	A-23-02756	A-ARCOM STAFF APPROVAL	ARCOM STAFF APPROVAL A ONE STORY 281 SQFT, LOGGIA ADDITION, PR EVIOUSLY APPROVED BY TOWN COUNCIL AND RESULTING IN A LOT COV ERAGE VARIANCE (FROM 29.6% TO 32%) AND A CUBIC CONTENT VARIA	144 CHILEAN AVE		FAIRFAX SAMMONS & PARTNER S	1/20/2023	1/26/2023	final
B-22-96343	A-23-02990	A-ARCOM STAFF APPROVAL	ARCOM- INCREASED SPACE BETWEEN CURB CUTS AT STREET IN ORDER T O INCREASE AMOUNT OF ON-STREET PARKING AT THE REQUEST OF PUB LIC WORKS (ALREADY APPROVED BY PUBLIC WORKS VIA EMAIL ON MAY 16, 2023) CHANGE TO PROPOSED PERIMETER LOS RESULTING FROM NA RROWING DRIVEWAYS FROM 9'-0" TO 8'-0" (ALREADY APPROVED BY PUB LIC WORKS VIA EMAIL ON MAY 16, 2023) REDUCED WIDTH OF ARRIVAL DRIVE FROM 11' - 6" TO 10' - 0" IN ORDER TO MAINTAIN PROPOSED LAN DSCAPE OPEN SPACE WITHOUT NEEDING A REQUEST A VARIANCE (ALRE ADY APPROVED BY PUBLIC WORKS VIA EMAIL ON MAY 16, 2023) CHANG	144 CHILEAN AVE		FAIRFAX SAMMONS & PARTNER S	5/17/2023	5/18/2023	final
B-23-99911	A-23-03211	A-ARCOM STAFF APPROVAL	ARCOM- REMOVE AREA PALMS FROM EASEMENT PER PUBLIC WORKS C OMMENTS	144 CHILEAN AVE		NIEVERA WILUAMS DESIGN INC	8/25/2023	9/1/2023	final
	A-24-03516	A-ARCOM STAFF APPROVAL	ARCOM STAFF APPROVAL SEE ATTACHED NARRATIVE LIST OF CHANGES	144 CHILEAN AVE		FAIRFAX SAMMONS & PARTNER	2/2/2024	2/5/2024	final
	B-14-38526	S-POOL/WATER FEATURE	RESURFACE POOL	144 CHILEAN AVE		SOUTHERN POOL PLASTERERS I NC	2/25/2014	3/12/2014	final
	B-15-51750	M-REPLACEMENT	AC CHANGEOUT 2 TON (EMERGENCY WITHOUT AIR)	144 CHILEAN AVE		SERVICE AMERICA ENTERPRISE I NC	9/16/2015	7/1/2016	final
	B-16-58181	B-SHUTTERS	INSTALLATION OF 25 SETS OF PANEL HURRICANCE SHUTTERS	144 CHILEAN AVE		MASTERCARE SHUTTER CORPOR ATION	7/7/2016	8/17/2016	final
	B-17-64246	B-WINDOWS/DOORS/SHUTTER S/GARAGE DOORS	INSTALL 2 IMPACT DOORS	144 CHILEAN AVE		STORM GUARD IMPACT WINDO W&DOOR	5/22/2017	7/25/2017	final
	B-19-77932	M-MECHANICAL	A/C CHANGEOUT	144 CHILEAN AVE		EAST COAST MECHANICAL INC	2/25/2019	2/26/2019	final
	B-22-95859	P-PLUMBING	3/4" RPZ WITH 2-HOSE BIBS BACKFLOW PREVENTOR FOR DEMO	144 CHILEAN AVE		MICHAEL CHRISTIE PLUMBING	8/5/2022	8/8/2022	final
	B-22-96639	D-DEMOLITION	(SEE PERMIT CONDITIONS) DEMOLITION OF STRUCTURE, POOL, HARDSC APE & LANDSCAPE.	144 CHILEAN AVE		TIM GIVENS BLDG & REMODELI NG I	9/27/2022	10/14/2022	final
B-23-99911	B-23-00274	B-FOUNDATION ONLY	(SEE PERMIT CONDITIONS) FOUNDATION PER ATTACHED PLANS, SEE CIVI L PLANS SUBMITTED UNDER REVISION B-23-99503 SEE CONSTRUCTION SCREEN PLAN SUBMITTED UNDER B-23-98124	144 CHILEAN AVE		TIM GIVENS BLDG & REMODELI NG I	7/18/2023	7/26/2023	final
B-23-00274	B-23-00913	R-REVISION	REVISION- BUILDING- REVISED FOUNDATION PLANS (S0.4, S1.1, S3.1) 3 P AGES X 2 COPIES	144 CHILEAN AVE		TIM GIVENS BLDG & REMODELI NG I	8/31/2023	9/1/2023	final
B-23-00274	B-23-01458	R-REVISION	REVISION BUILDING: REVISED FOUNDATION PLANS 3 PAGES/2 COPIES	144 CHILEAN AVE		TIM GIVENS BLDG & REMODELI NG I	10/18/2023	10/19/2023	final
B-23-99911	B-23-02073	R-REVISION	REVISION BUILDING: SLAB DETAIL WITH BLOCKOUT FOR POOL SKIMMER 1 PAGE/2 COPIES	144 CHILEAN AVE		TIM GIVENS BLDG & REMODELI NG I	12/21/2023	12/22/2023	final
B-22-96343	B-23-99503	R-REVISION	REVISION SITE PLAN - REVISED CIVIL PLANS WITH NEW DRIVEWAY LAYO UT. SEE STAFF APPROVAL A-23-02990 FOR DRIVEWAY LAYOUT CHANGES.	144 CHILEAN AVE		TIM GIVENS BLDG & REMODELI NG I	5/30/2023	7/2/2023	final
B-23-99911	B-24-02309	R-REVISION	REVISION SITE PLAN: POOL ENGINEERING PLANS (2 PAGES/2 COPIES	144 CHILEAN AVE		TIM GIVENS BLDG & REMODELI NG I	1/25/2024	7/30/2024	final
B-23-99911	B-24-02452	R-REVISION	REVISION BUILDING: REVISED STRUCTURAL PLANS (15 PAGES/2 COPIES)	144 CHILEAN AVE		TIM GIVENS BLDG & REMODELI NG I	2/9/2024	2/28/2024	final
B-22-96639	U-22-11679	U-USE OF/WORK IN ROW	DELIVERY OF EQUIPMENT FOR DEMOLITION OF STRUCTURE.	144 CHILEAN AVE		TIM GIVENS BLDG & REMODELI NG I	10/25/2022	10/28/2022	final
B-22-96639	U-22-11703	U-DEWATERING	DEWATERING- DURING POOL DEMOLITION	144 CHILEAN AVE		TIM GIVENS BLDG & REMODELI NG I	10/26/2022	10/31/2022	final
B-22-96639	U-22-11761	U-USE OF/WORK IN ROW	USE OF ROW FOR PICK UP OF DEMOLITION EQUIPMENT - LESS THAN 1 H OUR	144 CHILEAN AVE		TIM GIVENS BLDG & REMODELI NG I	11/1/2022	11/3/2022	final
B-22-96639	U-22-11779	U-USE OF/WORK IN ROW	TRUCKS ENTERING AND LEAVING JOBSITE	144 CHILEAN AVE		TIM GIVENS BLDG & REMODELI NG I	11/2/2022	11/2/2022	final
B-23-98124	U-23-12816	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING CHARA KNONEN 561-714-5271	144 CHILEAN AVE		TIM GIVENS BLDG & REMODELI NG I	4/25/2023	5/1/2023	final

Count: 71

Master Permit	Permit number	Permit type name	Permit description	Permit Address	Permit Suite	Customer Last Name	Application date	Issue date	Approval state
B-23-98124	U-23-12817	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING CHARA KNONEN 561-714-5271	144 CHILEAN AVE		TIM GIVENS BLDG & REMODELING I	4/25/2023	5/1/2023	final
B-23-98124	U-23-12818	U-USE OF/WORK IN ROW	USE OF- 1 MONTH ROW PERMIT FOR SITE WORK, MATERIALS & EQUIPMENT DELIVERIES, CONCRETE POURS, VEHICULAR ACCESS TO JOBSITE ETC.	144 CHILEAN AVE		TIM GIVENS BLDG & REMODELING I	4/25/2023	5/1/2023	final
B-23-98124	U-23-13046	U-USE OF/WORK IN ROW	USE OF ROW OFR MATERUAL AND EQUPMENT DELIVERIES, CONCRETE POURS AND VEHICULAR ACCESS TO JOBSITE, ETC.	144 CHILEAN AVE		TIM GIVENS BLDG & REMODELING I	5/23/2023	5/31/2023	final
B-23-98124	U-23-13226	U-USE OF/WORK IN ROW	USE OF- (1) MONTH ROW PERMIT FOR SITE WORK, MATERIAL & EQUIPMENT DELIVERIES, VEHICULAR ACCESS TO JOBSITE ETC.	144 CHILEAN AVE		TIM GIVENS BLDG & REMODELING I	6/20/2023	6/26/2023	final
B-22-96343	U-23-13247	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING Parking Attendent: CHARA KNONEN 561-714-5271	144 CHILEAN AVE		TIM GIVENS BLDG & REMODELING I	6/22/2023	6/26/2023	final
B-22-96343	U-23-13248	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING Parking Attendent: CHARA KNONEN 561-714-5271	144 CHILEAN AVE		TIM GIVENS BLDG & REMODELING I	6/22/2023	6/26/2023	final
	U-23-13579	U-USE OF/WORK IN ROW	UNLOADING EXCAVATOR IN ROADWAY	144 CHILEAN AVE		BILL RUCH UTILITY CONTRACTOR I	7/28/2023	8/8/2023	final
B-22-96343	U-23-13606	U-USE OF/WORK IN ROW	USE OF - (1) MONTH ROW PERMIT FOR SITEWOK, NEW HOUSE FOUNDATION, MATERIAL & EQUIPMENT DELIVERIES, VEHICULAR ACCESS TO JOBSITE ETC	144 CHILEAN AVE		TIM GIVENS BLDG & REMODELING I	7/31/2023	8/8/2023	final
B-22-96343	U-23-13855	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING Parking Attendent: CHARA KNONEN 561-714-5271	144 CHILEAN AVE		TIM GIVENS BLDG & REMODELING I	8/21/2023	8/25/2023	final
B-22-96343	U-23-13856	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING Parking Attendent: CHARA KNONEN 561-714-5271	144 CHILEAN AVE		TIM GIVENS BLDG & REMODELING I	8/21/2023	8/25/2023	final
B-22-96343	U-23-13857	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING Parking Attendent: CHARA KNONEN 561-714-5271	144 CHILEAN AVE		TIM GIVENS BLDG & REMODELING I	8/21/2023	8/25/2023	final
B-22-96343	U-23-13893	U-USE OF/WORK IN ROW	USE OF - (1) MONTH ROW PERMIT FOR SITEWOK, NEW HOUSE FOUNDATION, MATERIAL & EQUIPMENT DELIVERIES, VEHICULAR ACCESS TO JOBSITE ETC	144 CHILEAN AVE		TIM GIVENS BLDG & REMODELING I	8/22/2023	8/25/2023	final
B-22-96343	U-23-14264	U-USE OF/WORK IN ROW	USE OF- 1 MONTH ROW PERMIT FOR SITEWORK. NEW HOUSE FOUNDATION, MATERIAL & EQUIPMENT DELIVERIES, VEHICULAR ACCESS TO JOBSITE ETC.	144 CHILEAN AVE		TIM GIVENS BLDG & REMODELING I	9/26/2023	9/28/2023	final
B-22-96343	U-23-14589	U-USE OF/WORK IN ROW	USE OF- 1 MONTH ROW PERMIT FOR SITEWORK. NEW HOUSE FOUNDATION, MATERIAL & EQUIPMENT DELIVERIES, VEHICULAR ACCESS TO JOBSITE ETC.	144 CHILEAN AVE		TIM GIVENS BLDG & REMODELING I	10/26/2023	10/27/2023	final
	U-23-14858	U-EXCAVATION IN ROW	EXCAVATE IN ROW NEW 6" DROP CURB FOR FUTURE APRON	144 CHILEAN AVE		WM D ADEIMY JR INC	11/20/2023	11/22/2023	final
B-23-99911	U-23-14862	U-USE OF/WORK IN ROW	ROW PERMIT TO DELIVER EXCAVATOR/EQUIIPMENT TO BACKFILL & GRADE FOR HOUSE FOUNDATION. DATE/TIME FROM: 11/30/23 (9AM-11AM)	144 CHILEAN AVE		TIM GIVENS BLDG & REMODELING I	11/20/2023	11/22/2023	final
B-23-99911	U-23-14863	U-USE OF/WORK IN ROW	ROW PERMIT TO DELIVER & POUR CONCRETE FOR FIRST FLOOR SLAB FOOTINGS/HOUSE FOUNDATION DATE 11/28/23-11/30/23.	144 CHILEAN AVE		TIM GIVENS BLDG & REMODELING I	11/20/2023	11/22/2023	final
B-22-96343	U-23-14891	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING Parking Attendent: CHARA KNONEN 561-714-5271	144 CHILEAN AVE		TIM GIVENS BLDG & REMODELING I	11/27/2023	11/29/2023	final
B-22-96343	U-23-14892	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING Parking Attendent: CHARA KNONEN 561-714-5271	144 CHILEAN AVE		TIM GIVENS BLDG & REMODELING I	11/27/2023	11/29/2023	final
B-22-96343	U-23-14893	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING Parking Attendant: Travis Corey (574) 806-8294	144 CHILEAN AVE		TIM GIVENS BLDG & REMODELING I	11/27/2023	11/29/2023	final
B-23-99911	U-24-15208	U-DELIVERY PERMIT (2-HR LIMIT) LOAD/UNLOAD	DELIVERY PERMIT TO DELIVER STEEL BY HAND. PERMIT FOR BACKING TRUCK ONTO PROPERTY ONLY 10AM - 12PM	144 CHILEAN AVE		TIM GIVENS BLDG & REMODELING I	1/12/2024	1/12/2024	final
B-23-99911	U-24-15209	U-USE OF/WORK IN ROW	USE OF ROW TO POUR CONCRETE FOR 1ST FLOOR SLAB ON 1/26/2024 (FULL DAY)	144 CHILEAN AVE		TIM GIVENS BLDG & REMODELING I	1/12/2024	1/17/2024	final
B-23-99911	U-24-15322	U-USE OF/WORK IN ROW	2 HOUR DELIVERY PERMIT FOR CONCRETE BLOCK TRUCK TO PARK & UNLOAD ON PROPERTY DATE/TIME: 1/30/24 9-11AM	144 CHILEAN AVE		TIM GIVENS BLDG & REMODELING I	1/25/2024	2/1/2024	final
B-23-99911	U-24-15398	U-USE OF/WORK IN ROW	ROW PERMIT FOR CONCRETE TRUCK TO ENTER OR EXIT PROPERTY AS NEEDED DATE:/TIME: 2/9/24 11AM-1PM	144 CHILEAN AVE		TIM GIVENS BLDG & REMODELING I	2/6/2024	2/9/2024	final
B-23-99911	U-24-15428	U-USE OF/WORK IN ROW	ROW PERMIT FOR CONCRETE TRUCK TO ENTER OR EXIT PROPERTY AS NEEDED DATE/TIME: 2/15/24 (10:30AM-12:30PM)	144 CHILEAN AVE		TIM GIVENS BLDG & REMODELING I	2/9/2024	2/13/2024	final
B-23-99911	U-24-15526	U-USE OF/WORK IN ROW	ROW PERMIT FOR CONCRETE TRUCK TO ENTER OR EXIT PROPERTY AS NEEDED DATE/TIME: 2/26/24 (2-4PM)	144 CHILEAN AVE		TIM GIVENS BLDG & REMODELING I	2/21/2024	2/26/2024	final
B-23-99911	U-24-15527	U-USE OF/WORK IN ROW	ROW PERMIT FOR CONCRETE TRUCK TO ENTER OR EXIT PROPERTY AS NEEDED DATE/TIME: 2/27/24 (10AM-12PM)	144 CHILEAN AVE		TIM GIVENS BLDG & REMODELING I	2/21/2024	2/26/2024	final
B-22-96343	U-24-15562	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING Parking Attendent: Travis Corey - (574) 806-8294	144 CHILEAN AVE		TIM GIVENS BLDG & REMODELING I	2/26/2024	3/1/2024	final

Count: 71

Master Permit I	Permit number	Permit type name	Permit description	Permit Address	Permit Suite	Customer Last Name	Application date	Issue date	Approval state
B-22-96343	U-24-15563	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING Parking Attendent: Travis Corey - (574) 806-8294	144 CHILEAN AVE		TIM GIVENS BLDG & REMODELING I	2/26/2024	3/1/2024	final
B-22-96343	U-24-15564	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING Parking Attendent: Travis Corey - (574) 806-8294	144 CHILEAN AVE		TIM GIVENS BLDG & REMODELING I	2/26/2024	3/1/2024	final
B-23-99911	U-24-15641	U-USE OF/WORK IN ROW	ROW PERMIT FOR CONCRETE TRUCK TO ENTER OR EXIT PROPERTY AS NEEDED	144 CHILEAN AVE		TIM GIVENS BLDG & REMODELING I	3/5/2024	3/8/2024	final
B-23-99911	U-24-15743	U-USE OF/WORK IN ROW	ROW PERMIT FOR DELIVERY & MACHINE UNLOADING OF EPICORE MATERIALS DATE/TIME: 3/26/24 (9AM-11AM)	144 CHILEAN AVE		TIM GIVENS BLDG & REMODELING I	3/19/2024	3/21/2024	final
B-23-99911	U-24-15831	U-USE OF/WORK IN ROW	USE OF- ROW TO PERMIT TO POUR CONCRETE FOR SECOND FLOOR SLAB 04/05/2024 9AM-5PM (FULL DAY)	144 CHILEAN AVE		TIM GIVENS BLDG & REMODELING I	3/27/2024	4/3/2024	final
B-23-99911	U-24-15832	U-USE OF/WORK IN ROW	USE OF- ROW PERMIT FOR DELIVERY & MACHINE UNLOADING OF CONCRETE BLOCK MATERIALS FOR 2ND FLOOR 04/09/2024 9AM-11AM	144 CHILEAN AVE		TIM GIVENS BLDG & REMODELING I	3/27/2024	4/3/2024	final
	X-03-00675	X-LEGACY PERMIT	REPLACE 66 GALLON ELECTRIC WATER HEATER	144 CHILEAN AVE		SERVICE AMERICA ENTERPRISE INC	1/16/2003	1/16/2003	final
	X-04-08369	X-LEGACY PERMIT	GUTTERS & DOWNSPOUTS	144 CHILEAN AVE		INACTIVE	4/20/2004	4/20/2004	final
	X-07-27411	X-LEGACY PERMIT	CHANGE OUT RHEEM 1.5T SYS 13SEER 5KW RANDO18JBZ, 17AHB24HMJ	144 CHILEAN AVE		SERVICE AMERICA ENTERPRISE INC	1/29/2007	1/29/2007	final
	X-07-27412	X-LEGACY PERMIT	RECONNECT A/C & DISCO(S)	144 CHILEAN AVE		SERVICE AMERICA ENTERPRISE INC	1/29/2007	1/29/2007	final
B-23-99911	B-22-96343	B-RESIDENTIAL ALTERATION	(SEE PERMIT CONDITIONS) SUPERVISION AND CONSTRUCTION OF TEMP POWER POLE	144 CHILEAN AVE		TIM GIVENS BLDG & REMODELING I	9/2/2022	9/7/2022	issued
B-23-99911	B-23-98124	S-SITE WORK/DRAINAGE	(SEE PERMIT CONDITIONS) NEW SITE WALLS & DRAINAGE SYSTEMS, PER ATTACHED PLANS	144 CHILEAN AVE		TIM GIVENS BLDG & REMODELING I	2/22/2023	4/17/2023	issued
	B-23-99911	B-RESIDENTIAL NEW CONSTRUCTION/ADDITION	NEW 2 STORY RESIDENCE AND SITE WORK PER ATTACHED PLANS.	144 CHILEAN AVE		TIM GIVENS BLDG & REMODELING I	6/28/2023	11/1/2023	issued
	U-22-10795	U-SEWER/DRAINAGE - CAP-OFF /CONNECTION	SEWER CAP OFF	144 CHILEAN AVE		MICHAEL CHRISTIE PLUMBING	8/5/2022	8/10/2022	issued
	U-23-12608	U-SEWER/DRAINAGE - CAP-OFF /CONNECTION	REPLACE SANITARY SEWER LATERAL LOCATED IN REAR OF PROPERTY, NOT LOCATED IN ROADWAY.	144 CHILEAN AVE		BILL RUCH UTILITY CONTRACTOR I	3/28/2023	3/31/2023	issued
	U-23-12623	U-EXCAVATION IN ROW	EXCAVATE - REPLACE SANITARY SEWER LATERAL IN EASEMENT	144 CHILEAN AVE		BILL RUCH UTILITY CONTRACTOR I	3/30/2023	4/7/2023	issued
	U-24-15247	U-EXCAVATION IN ROW	EXCAVATE, REMOVE AND REPLACE EXISTING SIDEWALK WITH TEMPORARY ASPHALT SIDEWALK DUE TO NEW DRIVEWAY LOCATION.	144 CHILEAN AVE		BILL RUCH UTILITY CONTRACTOR I	1/18/2024	2/1/2024	issued

Count: 71

Property Detail

Location Address : 144 CHILEAN AVE
Municipality : PALM BEACH
Parcel Control Number : 50-43-43-23-05-009-0171
Subdivision : ROYAL PARK ADD TO P B IN
Official Records Book/Page : 33493 / 475
Sale Date : 04/22/2022
Legal Description : ROYAL PARK ADD E 15 FT OF LT 17, LTS 18, 19 & W 15 FT OF LT 20 BLK 9

Owner Information

Owner(s)	Mailing Address
144 CHILEAN TRUST PERL ALLEN TR	144 CHILEAN AVE PALM BEACH FL 33480 4437

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
04/22/2022	$8,500,000	33493 / 00475	WARRANTY DEED	144 CHILEAN TRUST
07/28/2015	$1,600,000	27732 / 00837	WARRANTY DEED	CASTILFORTI LLC
12/01/1993	$505,000	08055 / 00960	WARRANTY DEED	
04/01/1987	$200,000	05260 / 00925	WARRANTY DEED	
04/01/1987	$200,000	05260 / 00924	WARRANTY DEED	
10/01/1984	$240,000	04390 / 01668	REP DEED	

Exemption Information

No Exemption Information Available.

Property Information

Number of Units : 1
***Total Square Feet :** 0
Acres : .23
Property Use Code : 0000—VACANT
Zoning : R-B—LOW DENSITY RESIDENTIAL (50-PALM BEACH)

Building Details

Structural Details

Structural Element for Building 1

Sketch for Building 1

Subarea and Square Footage for Building 1

Code Description	square Footage
No data found	

No Image Found

Property Extra Feature

Description	Year Built	Units
No Extra Feature Available		

Property Land Details

Land Line #	Description	Zoning	Acres
1	SFR	R-B	0.2296

Appraisals

Tax Year	2024	2023	2022	2021	2020
Improvement Value	$0	$0	$545,260	$349,812	$255,088
Land Value	$6,500,000	$5,460,000	$4,493,050	$3,300,000	$2,835,000
Total Market Value	$6,500,000	$5,460,000	$5,038,310	$3,649,812	$3,090,088

Assessed and Taxable Values

Tax Year	2024	2023	2022	2021	2020
Assessed Value	$6,006,000	$5,460,000	$3,589,081	$3,262,801	$2,966,183
Exemption Amount	$0	$0	$0	$0	$0
Taxable Value	$6,006,000	$5,460,000	$3,589,081	$3,262,801	$2,966,183

Taxes

Tax Year	2024	2023	2022	2021	2020
AD VALOREM	$92,431	$81,969	$65,061	$55,600	$49,793
NON AD VALOREM	$749	$680	$864	$931	$916
TOTAL TAX	$93,179	$82,649	$65,925	$56,531	$50,709

Dorothy Jacks, CFA, AAS PALM BEACH COUNTY PROPERTY APPRAISER www.pbcpao.gov

TOWN OF PALM BEACH

Information for Town Council Meeting on: July 9, 2025

To: Town Council

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

From: Michelle Sentmanat, Business Services Supervisor

Re: Requesting a Waiver of Town Code section 18-237, For a Building Permit Extension at 150 Seminole Avenue

Date: 6/26/2025

ATTACHMENTS

Staff Report w/ Attachments including:

- Time Extension Application
- Letter from Dunworth Construction
- Letter for Nuisance Mitigation Measures
- Construction Schedule
- Copy of Notice to Neighbor
- Permit Summary for the Property
- Property Appraiser Details for the Property

STRATEGIC PLAN

Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Community Preservation
Quality of Life

FUNDING

No Funding
No Fiscal Impact

Waiver of Town Code Section 18-237, For Building Permit Extension at 150 Seminole Ave – Permit B-23-01146.

Staff recommends that the Town Council consider the request from contractor Roy Dunworth with Dunworth Construction & Development, Inc., regarding a time extension in which to complete the renovations and additions to a single-family home located at 150 Seminole Ave. The contractor explains the need for extension in their letter dated June 12, 2025. They are requesting two hundred-fifteen (215) days – with work to be completed by November 11, 2025.

HISTORY:

The property is owned by James P. Lansing and was purchased on September 7, 2023. The permit for construction was issued on December 11, 2023, and based on the size of the home the contractor was given sixteen (16) months for completion. Expiration date, April 11, 2025.

THE PROJECT:

Renovation and addition to single-family home. The contractor has submitted a request for extension and explains in their letter dated June 12, 2025, the need for additional time is due to unforeseen conditions discovered during construction that led to a considerable number of design changes. The revised construction schedule shows completion to be by November 11, 2025.

The applicant appears to have complied with the requirements for neighbor notice for the **July 9, 2025,** Town Council Meeting.

Attachments:

- Application for Extension
- Letter from Dunworth Construction
- Letter for Nuisance Mitigation Measures
- Construction Schedule
- Copy of Notice to Neighbor
- Permit Summary for the Property
- Property Appraiser Details for the Property

TOWN OF PALM BEACH

Planning, Zoning and Building

RECEIVED
JUN 13 2025
TOWN OF PALM BEACH
PZB DEPARTMENT

Expermit-25-0049

THIS IS A REQUEST FOR:

✓ **BUILDING PERMIT TIME EXTENSION**

____ **WAIVER OF TOWN CODE SECTION 42-199, CONSTRUCTION WORKING HOURS**

Any request for a Building Permit Time Extension OR Waiver of Town Code Section 42-199, Construction Working Hours must be submitted to the Town no later than 30 days PRIOR to permit expiration or period of request. Please send the following items to Director Bergman and Michelle Sentmanat at msentmanat@townofpalmbeach.com and wbergman@townofpalmbeach.com

1. Provide a detailed letter explaining the reasons why a time extension or waiver is being requested.
2. Provide a construction schedule to show completion timeline (CPM, Gantt Chart).
3. Provide a Statement of Nuisance Mitigation measures currently in place on the site.
4. Provide a Statement that first-class mailed notice to neighbors within 300 feet will be provided at least 25 days prior to the meeting at which the extension or waiver is to be considered.
5. Include with the above Statement, a copy of the above notification to neighbors. **NOTE: Must include in the notification letter to neighbors the permit number, site address, current permit expiration date and proposed expiration date. In addition, include the meeting date at which this matter will be considered.** Also, the following statement must be included in the notification: Comments or concerns regarding this request may be emailed to publiccomment@townofpalmbeach.com.
6. Provide a USPS Certificate of Mailing as proof of the mailed notice.
7. Payment – pay all applicable fees by the submittal deadline.

Deadlines: See Schedule for submittal deadlines (page 3). Town Council Meeting dates are subject to change. Please visit our website at **www.townofpalmbeach.com**

- Town Council Development Review Date (Wednesday meeting): 07/09/2025
- Deadline for submittal of request/backup must be received by: 06/14/2025
  (Deadline is approximately two weeks prior to the Town Council Development Review Meeting).
- Deadline for Notice to Neighbors: 06/14/2025
  (Notice to Neighbors must be provided 25 days in advance of TC/DRC Meeting)

Permit #: B-23-01146 Exp. Date: 04/11/2025

Job Address: 150 Seminole Ave, Palm Beach, FL 33480

Length of time extension being requested: (in days) 215 Days

Specific request for waiver/working hours being proposed: Increased Scope of Work

Proposed completion date if requested time extension is granted: 11/11/2025
(Must attach completion schedule)

Contact: Chad Amburn Phone: 561-723-9079

Email: Chad@dunworthco.com

VALUATION OF PERMITS TO DATE:
(Original permit value and any permit updates containing valuation to date)

Job Address: 150 Seminole Ave, Palm Beach, FL 33480

Permit# : B-23-01146	Job Value	$ 1,470,000.00
Permit# :	Job Value	$
Permit# :	Job Value	$
Permit# :	Job Value	$
TOTAL valuation of project		$ 1,470,000.00

Value of work remaining to complete the project, even if included in valuation above. Include labor, materials and the value of any owner supplied items, etc $ 309,000.00

Time Extension fee due based upon 1% of this amount:	$ 3,090.00
Waiver fee due based upon 1% of this amount:	$
Technology Fee (2% of permit fee above)	$ 61.80
Total Time Extension/Waiver Fee Paid: (attach a copy of the receipt for payment)	$ 3,151.80

OWNERS CERTIFICATION: I certify the information listed above to be true and correct.

OWNER SIGNATURE 6/12/25 DATE

NOTARY TO OWNER

STATE OF Florida
COUNTY OF Palm Beach

Sworn to (or affirmed) and subscribed before me this 12th day of June 20 25, By James Lansing

Who are personally known ✓ OR produced identification (Type of identification)_____
OR Online Notarization_____.

Ana Torchia.
Printed Name of Notary

Ana Torchia
Signature of Notary

SEAL:

ANA TORCHIA
Notary Public - State of Florida
Commission # HH 671506
My Comm. Expires Apr 30, 2029
Bonded through National Notary Assn.

CONTRACTOR CERTIFICATION: I certify the information listed above to be true and correct.

CONTRACTOR SIGNATURE 6/12/25 DATE

NOTARY TO CONTRACTOR

STATE OF
COUNTY OF

Sworn to (or affirmed) and subscribed before me this 12th day of June 20 25, By Roy F. Dunworth

Who are personally known ✓ OR produced identification (Type of identification) _____
OR Online Notarization_____.

Ana Torchia
Printed Name of Notary

Ana Torchia
Signature of Notary

SEAL:

ANA TORCHIA
Notary Public - State of Florida
Commission # HH 671506
My Comm. Expires Apr 30, 2029
Bonded through National Notary Assn.

DUNWORTH CONSTRUCTION & DEVELOPMENT, INC.
8876 SE Robwyn Street Hobe Sound, Florida 33455
O: 772-402-5941 | C: 772-215-3438
ROY@DUNWORTHCO.COM
ANA@DUNWORTHCO.COM

June 12th, 2025
Mr. Wayne Bergman
Director / Chief Building Official
360 S County Road
Palm Beach, FL 33480

RE: Request for Time Extension
150 Seminole Ave
Permit Number: B-23-01146

Dear Mr. Bergman,

Dunworth Construction & Development, Inc. is writing to request a Building Permit Time Extension of (215) days.

The request relates to unforeseen conditions of the residence which were discovered during the renovation process. The reconstruction of the house required extensive supplementary building and structural plans. Additionally, there have been a considerable number of interior design changes to the scope of the work due to the unforeseen conditions and the general nature of a renovation project.

Thank you,

Roy F. Dunworth, President
Dunworth Construction & Development, Inc.

DUNWORTH CONSTRUCTION & DEVELOPMENT, INC.
8876 SE Robwyn Street Hobe Sound, Florida 33455
O: 772-402-5941 | C: 772-215-3438
ROY@DUNWORTHCO.COM
ANA@DUNWORTHCO.COM

June 12th, 2025
Mr. Wayne Bergman
Director / Chief Building Official
360 S County Road
Palm Beach, FL 33480

RE: Statement of Nuisance Mitigation Measures
150 Seminole Ave
Permit Number: B-23-01146

Dear Mr. Bergman,

Dunworth Construction & Development, Inc. will continue to maintain the following Nuisance Mitigation Measures for the duration of the project:

18' Tall Mesh Screen Fencing at Perimeter or New Landscaping Per Plan
Daily Cleaning of Seminole Ave Roadway & Sidewalk
No Music Permitted on the Property
No Smoking Permitted on the Property
No Work Permitted on Saturdays During the Season
During Deliveries: Sidewalk & Roadway are Monitored with Flagmen
Continued Friendly & Open Dialogue with Neighbors

Thank you,

Roy F. Dunworth, President
Dunworth Construction & Development, Inc.

150 Seminole Ave, LLC
150 Seminole Ave / Completion Schedule
UPDATED 6-12-25

Description of Work / Completion of Interior Finishes	**Start / Finish**
1.) Interior Finish Carpentry & Staircase Railing	
Finalize reglet, baseboard and interior door installation.	
Install floating staircase treads and glass staircase railing:	June 14th - July 5th
2.) Cabinetry & Countertops	
WoodStile Custom built cabinetry delivered and installed.	
Template base cabinets and vanities for countertops & install tops:	June 23rd - July 12th
3.) Completion of Trades	
Trim-out electric system and install plumbing fixtures.	
Install electrical fixtures & appliances, set AC equipment and system testing:	*July 12th - Aug 30th*
4.) Glass Enclosures and Mirrors	
Template for shower enclosures and mirrors	
Install shower enclosures and mirrors:	*Aug 30th - Sept 12th*
5.) Interior Painting & Punchlist Items	
Apply 2nd & 3rd coats of paint as per Designer Finish Schedule.	
Final Touch-ups throughout Interior & Exterior of Property.	
Complete owner & designer punchlist items:	*Sept 12th - Nov 11th*
Description of Work / Completion of Hardscape & Landscape	
1.) Hardscape & Metal Work	
Install stone finishes, pool coping and waterline tile.	
Fabricate & install metal entrance columns, roof, shutters and gates:	*June 16th - Aug 30th*
2.) Driveway & Entrance	
Install Tabby Shell concrete driveway w/mudset Agrande Limestone borders.	
Install Agrande Limestone entrance walkway & motor court:	Aug 18th - Nov 1st
3.) Pool & Spa	
Plaster pool & spa. Start-up pool equipment system w/temp power:	*Sept 30th - Nov 1st*
4.) Landscaping, Landscape Lighting & Irrigation	
Install large trees first, then hedges and small plantings.	
Install underground landscape lighting conduit and irrigation lines.	
Install turf last:	*July 5th - Nov 1st*
5.) Final Punchlist and Inspections	
Complete punchlist items. Substantial Completion of Project. Approval of Temp CO.	
Final Certificate of Occupancy:	*Nov 1st - Nov 11th*

DUNWORTH CONSTRUCTION & DEVELOPMENT, INC.
8876 SE Robwyn Street Hobe Sound, Florida 33455
O: 772-402-5941 | C: 772-215-3438
ROY@DUNWORTHCO.COM
ANA@DUNWORTHCO.COM

June 11th, 2025
Mr. Wayne Bergman
Director / Chief Building Official
360 S County Road
Palm Beach, FL 33480

RE: First-Class Mailed Notice Statement
150 Seminole Ave
Permit Number: B-23-01146

Dear Mr. Bergman,

Dunworth Construction & Development, Inc. has mailed notice to all neighbors within 300 feet of the project at 150 Seminole Ave, Palm Beach, FL 33480. This notice was mailed (25) days prior to the Town Council Development Review Meeting on July 9th, 2025.

Please see attached a copy of the notification to the neighbors.

Thank you,

Roy F. Dunworth, President
Dunworth Construction & Development, Inc.

DUNWORTH CONSTRUCTION & DEVELOPMENT, INC.
8876 SE Robwyn Street Hobe Sound, Florida 33455
O: 772-402-5941 | C: 772-215-3438
ROY@DUNWORTHCO.COM
ANA@DUNWORTHCO.COM

NOTIFICATION TO NEIGHBORS

June 12th, 2025

Dear Neighbor,

RE: Project located at 150 Seminole Ave
Permit Number: B-23-01146
Current Permit Expiration Date: 04/11/2025
Proposed New Expiration Date: 11/11/2025

This is to notify you that a request has been made to the Planning, Zoning & Building Department to be placed on the agenda for the next available Town Council meeting for consideration of a time extension request of (215) days.

Should you have questions or concerns regarding this project, please contact Chad Amburn, Project Manager. His email address is Chad@dunworthco.com and phone number is 561-723-9079.

Also, comments or concerns regarding this request may be made in the Planning, Zoning & Building Department at 360 S County Rd., Palm Beach or by email to publiccomment@townofpalmbeach.com

Sincerely,

Roy F. Dunworth, President
Dunworth Construction & Development, Inc.

Property Detail

Location Address : 150 SEMINOLE AVE
Municipality : PALM BEACH
Parcel Control Number : 50-43-43-14-10-003-0111
Subdivision : OCEAN PARK H W ROBBINS ADD IN
Official Records Book/Page : 34551 / 394
Sale Date : 09/07/2023
Legal Description : OCEAN PARK, H W ROBBINS ADD W 40 FT OF LT 11, LT 12 & E 10 FT OF LT 13 BLK 3

Owner Information

Owner(s)

LANSING JAMES P
JAMES P LANSING TR TITL HLDR
LANSING JAMES P TR

Mailing Address

150 SEMINOLE AVE
PALM BEACH FL 33480 3733

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
09/07/2023	$10	34551 / 00394	QUIT CLAIM	LANSING JAMES P TRUST
09/07/2023	$10	34551 / 00378	QUIT CLAIM	LANSING JAMES P
10/19/2022	$10	33903 / 01524	QUIT CLAIM	LANGENAUER HAVIVA D &
06/08/2021	$10	32692 / 00190	QUIT CLAIM	LANGENAUER HAVIVA D &
06/08/2021	$10	32692 / 00188	QUIT CLAIM	LANSING JAMES P &
08/01/1992	$100	07387 / 01603	WARRANTY DEED	
06/01/1983	$270,000	03971 / 01428	WARRANTY DEED	
06/01/1983	$270,000	03971 / 01426	WARRANTY DEED	

Exemption Information

Applicant/Owner(s)	Year	Detail
LANSING JAMES P	2025	HOMESTEAD
LANSING JAMES P	2025	ADDITIONAL HOMESTEAD

Property Information

Number of Units : 2
***Total Square Feet :** 4107
Acres : .27
Property Use Code : 0100—SINGLE FAMILY
Zoning : R-B—LOW DENSITY RESIDENTIAL (50-PALM BEACH)

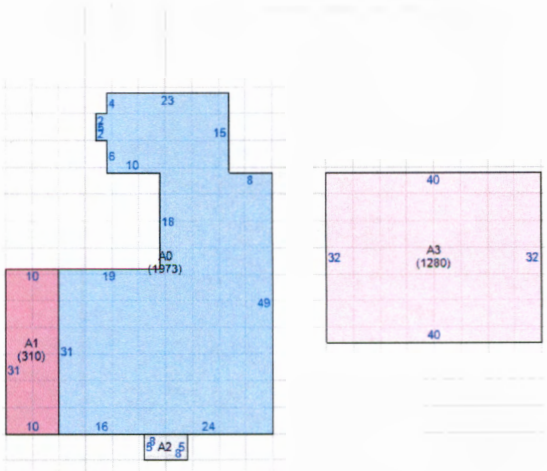
Building Details

Structural Details

Structural Element for Building 1

Exterior Wall 1	WSF: BRICK
Year Built	1925
Air Condition Desc.	HTG & AC
Heat Type	FORCED AIR DUCT
Heat Fuel	ELECTRIC
Bed Rooms	3
Full Baths	4
Half Baths	0
Exterior Wall 2	NONE
Roof Structure	GABLE/HIP
Roof Cover	ASPHALT/COMPOSITION
Interior Wall 1	PLASTER
Interior Wall 2	N/A
Floor Type 1	CARPETING
Floor Type 2	CERAMIC/QUARRY TILE
Stories	2

Sketch for Building 1



Subarea and Square Footage for Building 1

Code Description	square Footage
FEP Finished Enclosed Porch	310

BAS Base Area	1973
FUS Finished Upper Story	1280
FOP Finished Open Porch	40
Total Square Footage	3603
Area Under Air	3253

Property Extra Feature

Description	Year Built	Units
No Extra Feature Available		

Property Land Details

Land Line #	Description	Zoning	Acres
1	SFR	R-B	0.2660

Appraisals

Tax Year	2024	2023	2022	2021	2020
Improvement Value	$786,230	$859,007	$144,981	$321,052	$355,762
Land Value	$3,817,000	$3,817,000	$4,031,580	$3,210,025	$4,000,000
Total Market Value	$4,603,230	$4,676,007	$4,176,561	$3,531,077	$4,355,762

Assessed and Taxable Values

Tax Year	2024	2023	2022	2021	2020
Assessed Value	$4,301,287	$4,176,007	$786,190	$763,291	$752,752
Exemption Amount	$50,000	$55,000	$50,000	$50,000	$50,000
Taxable Value	$4,251,287	$4,121,007	$736,190	$713,291	$702,752

Taxes

Tax Year	2024	2023	2022	2021	2020
AD VALOREM	$63,376	$62,028	$11,570	$11,745	$11,766
NON AD VALOREM	$943	$868	$864	$931	$916
TOTAL TAX	$64,319	$62,897	$12,435	$12,676	$12,683

Dorothy Jacks, CFA, AAS PALM BEACH COUNTY PROPERTY APPRAISER www.pbcpao.gov

Master Permit I	Permit number	Permit type name	Permit description	Permit Address	Permit Suite	Customer Last Name	Application date	Issue date	Approval state
	A-21-02022	A-ARCOM STAFF APPROVAL	STAFF APPROVAL FOR NEW SITE WALL LAYOUT, ADDED GATE FOR ACCES S AND ADDED TEMPORARY FENCE DUE TO CURRENT POWER POLE LOCA	150 SEMINOLE AVE		ENVIRONMENT DESIGN GROUP	10/12/2021		canceled
	B-12-26887	B-ROOF REPAIR/RE-ROOF	REMOVE AND DISPOSE DIMENSIONAL SHINGLE. INSTALL 30# AND DIME NSIONAL SHINGLE	150 SEMINOLE AVE	GARAGE	STATE CERTIFIED ROOFING INC	8/21/2012	8/23/2012	expired
	A-22-02634	A-ARCOM STAFF APPROVAL	STAFF APPROVAL TO REMOVE PORTION OF EXISTING SITE WALL ADD 6 I NCH HT. DRAINAGE CURB	150 SEMINOLE AVE		ENVIRONMENT DESIGN GROUP	10/14/2022	1/18/2023	final
B-23-01146	A-23-03298	A-ARCOM STAFF APPROVAL	ARCOM STAFF APPROVAL PER ARCOM DEVELOPMENT ORDER ARC-22-14 8 FROM JAN. 25, 2023	150 SEMINOLE AVE		DUNWORTH CONSTRUCTION IN C	9/29/2023	12/1/2023	final
	B-18-71066	B-SHUTTERS	REPLACE EXISTING NON IMPACT COLONIAL SHUTTERS WITH IMPACT CO LONIAL SHUTTERS (21 TOTAL).	150 SEMINOLE AVE		ACTION HURRICANE SHUTTERS I NC	4/12/2018	6/13/2018	final
	B-19-77450	B-ROOF REPAIR/RE-ROOF	RE-ROOF. INSTALL NEW SHINGLE ROOF SYSTEM.	150 SEMINOLE AVE		PAUL BANGE ROOFING OF S FL I NC	1/23/2019	1/30/2019	final
B-22-95907	B-23-98633	R-REVISION	REVISION SITE PLAN: ADDITION OF TEMPORAY CONSTRUCTION PRIVACY SCREEN FENCE	150 SEMINOLE AVE		LANGENAUER HAVIVA D & LANS ING JAMES P	4/5/2023	5/5/2023	final
	X-03-03058	X-LEGACY PERMIT	RAIN SENSOR	150 SEMINOLE AVE		SUPERIOR SPRINKLER SYSTEMS I NC	6/9/2003	6/9/2003	final
	X-04-10721	X-LEGACY PERMIT	REPLACE 3 CONDENSING UNITS EXACT REPLACEMENT 3T,2.5T,2T	150 SEMINOLE AVE		INACTIVE	8/5/2004	8/5/2004	final
	X-06-21991	X-LEGACY PERMIT	INSTALL NEW PGT WINDGUARD IMPACT FRENCH DOOR UNIT	150 SEMINOLE AVE		WRIGHT'S SHUTTERS SASH & D OORS	4/17/2006	4/17/2006	final
	X-06-22769	X-LEGACY PERMIT	INSTALL NEW COLONIAL HURRICANE SHUTTERS	150 SEMINOLE AVE		WRIGHT'S SHUTTERS SASH & D OORS	5/25/2006	5/25/2006	final
	X-07-27888	X-LEGACY PERMIT	INSTALL BRICK PAVER D/W.REMOVE EXISTING CONCRETE DRIVE.F+1 4"C MPCTD ROCK BASE.F+1 OLD CHICAGO BRICK	150 SEMINOLE AVE		PRECISE PAVING INC	2/26/2007	2/26/2007	final
	X-08-36892	X-LEGACY PERMIT	TEAR OFF EXISTING TILE ROOF-RENAIL SHEATHING TO MEET CODE-INSTA LL #30,TARCO PS200 PEEL & STICK **	150 SEMINOLE AVE		PACE ROOFING INC	8/18/2008	8/18/2008	final
	B-22-95907	D-DEMOLITION	(SEE PERMIT CONDITIONS) REMOVE EXISTING WALL ALONG SOUTH PRO PERTY LINE	150 SEMINOLE AVE		LANGENAUER HAVIVA D & LANS ING JAMES P	8/8/2022	3/21/2023	issued
	B-23-01146	B-RESIDENTIAL NEW CONSTRU CTION/ADDITION	***** PRIVATE PROVIDER ***** INTERIOR & EXTERIOR RENOVATIONS A ND ADDITIONS	150 SEMINOLE AVE		DUNWORTH CONSTRUCTION IN C	9/21/2023	12/11/2023	issued
B-23-01146	B-24-02227	E-ELECTRICAL	ELECTRICAL -TEMPORARY POLE	150 SEMINOLE AVE		FRESHWATER & SON'S ELECTRIC LL	1/17/2024	1/18/2024	issued

Count: 16

TOWN OF PALM BEACH

Information for Town Council Meeting on: July 9, 2025

To: Town Council

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

From: Michelle Sentmanat, Business Services Supervisor

Re: Requesting a Waiver of Town Code Section 42-199, For Working Hours at 350 S County Rd.

Date: 7/3/2025

ATTACHMENTS

Staff Report w/ Attachments including:

- Application for Extension of Working Hours
- Letter from Pipelining Technologies
- Copy of Permit
- Property Appraiser Details for the Property

STRATEGIC PLAN

Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Community Preservation
Quality of Life

FUNDING

No Fiscal Impact
No Funding

Waiver of Town Code Section 42-199, For Working Hours at 350 S County Rd – Permit P-25-00050.

Staff recommends that the Town Council consider the request from contractor Wilson Crespo with Pipelining Technologies regarding an extension of working hours to complete phase one and two of work on the sanitary lines at 350 S County Rd. The contractor explains the need for this request in their letter dated July 2, 2025.

HISTORY:

The property is owned by Three 50 Realty Corp and was purchased on November 1, 1996. The permit for pipelining work was issued on April 17, 2025.

THE PROJECT:

The scope of work involves the structural pipelining of existing cast iron pipes, a critical infrastructure improvement project. The contractor has submitted a request to extend the working hours in their letter dated July 2, 2025. The request is for overnight hours beginning at 11:00pm to 7:00am. This work would begin July 14, 2025, and end August 8, 2025. The schedule has been proposed to minimize disruption to residents, businesses, and daytime traffic, and allow for optimal curing conditions for the pipelining materials. The contractor has stated they will take all necessary measures to mitigate noise and disturbances during the overnight work.

Attachments:

- Application for Extension of Working Hours
- Letter from Pipelining Technologies
- Copy of Permit
- Property Appraiser Details for the Property

RECEIVED
JUN 27 2025
TOWN OF PALM BEACH
PZB DEPARTMENT

TOWN OF PALM BEACH

Planning, Zoning and Building

THIS IS A REQUEST FOR:

_____ **BUILDING PERMIT TIME EXTENSION**

__X__ **WAIVER OF TOWN CODE SECTION 42-199, CONSTRUCTION WORKING HOURS**

Any request for a Building Permit Time Extension OR Waiver of Town Code Section 42-199, Construction Working Hours must be submitted to the Town no later than 30 days PRIOR to permit expiration or period of request. Please send the following items to Director Bergman and Michelle Sentmanat at msentmanat@townofpalmbeach.com and wbergman@townofpalmbeach.com

1. Provide a detailed letter explaining the reasons why a time extension or waiver is being requested.
2. Provide a construction schedule to show completion timeline (CPM, Gantt Chart).
3. Provide a Statement of Nuisance Mitigation measures currently in place on the site.
4. Provide a Statement that first-class mailed notice to neighbors within 300 feet will be provided at least 25 days prior to the meeting at which the extension or waiver is to be considered.
5. Include with the above Statement, a copy of the above notification to neighbors. **NOTE: Must include in the notification letter to neighbors the permit number, site address, current permit expiration date and proposed expiration date. In addition, include the meeting date at which this matter will be considered.** Also, the following statement must be included in the notification: Comments or concerns regarding this request may be emailed to publiccomment@townofpalmbeach.com.
6. Provide a USPS Certificate of Mailing as proof of the mailed notice.
7. Payment – pay all applicable fees by the submittal deadline.

Deadlines: See Schedule for submittal deadlines (page 3). Town Council Meeting dates are subject to change. Please visit our website at www.townofpalmbeach.com

- Town Council Development Review Date (Wednesday meeting): 7/9/25
- Deadline for submittal of request/backup must be received by: _____
  (Deadline is approximately two weeks prior to the Town Council Development Review Meeting).
- Deadline for Notice to Neighbors: _____
  (Notice to Neighbors must be provided 25 days in advance of TC/DRC Meeting)

Permit #: P-25-00302 Exp. Date: 4/17/2025

Job Address: 350 S. County Rd. Palm Beach, FL 33480

Length of time extension being requested: (in days)_____

Specific request for waiver working hours being proposed: _____

Proposed completion date if requested time extension is granted: _____
(Must attach completion schedule)

Contact: Wilson Crespo Phone: 561-596-8594

Email: wilson@PipeLT.com

Post Office Box 2029 • 360 South County Road • Palm Beach, Florida 33480
Telephone: (561)838-5431 • Facsimile (561)835-4621

VALUATION OF PERMITS TO DATE:

(Original permit value and any permit updates containing valuation to date)

Job Address: 350 S. County Rd. Palm Beach, FL 33480

Permit# : P-25-00302 Job Value $ 370,614.00

Permit# : _____ Job Value $ _____

Permit# : _____ Job Value $ _____

Permit# : _____ Job Value $ _____

TOTAL valuation of project $ _____

Value of work remaining to complete the project, even if included in valuation above. Include labor, materials and the value of any owner supplied items, etc $ _____

Time Extension fee due based upon 1% of this amount: $ _____

Waiver fee due based upon 1% of this amount: $ 3706.14

Technology Fee (2% of permit fee above) $ 74.12

Total Time Extension/Waiver Fee Paid: $ 3780.26

(attach a copy of the receipt for payment)

OWNERS CERTIFICATION: I certify the information listed above to be true and correct.

Marsha Stocker 6/27/25

OWNER SIGNATURE DATE

CONTRACTOR CERTIFICATION: I certify the information listed above to be true and correct.

Michael Wilson Thur 6-26-2025

CONTRACTOR SIGNATURE DATE

NOTARY TO OWNER

STATE OF New York
COUNTY OF Westchester

Sworn to (or affirmed) and subscribed before me this 27th day of June 2025, By Marsha Stocker

Who are personally known ✓ OR produced identification (Type of identification)_____
OR Online Notarization_____.

Han-Lei Ling
Printed Name of Notary

Han-Lei Ling
Signature of Notary

SEAL: Han Lei Ling
Notary Public, State of New York
Reg. No. 01LI6308352
Qualified in Westchester County
Commission Expires July 21, 2026

NOTARY TO CONTRACTOR

STATE OF
COUNTY OF

Sworn to (or affirmed) and subscribed before me this 26th day of June 2025, By Michael Wilson

Who are personally known ✓ OR produced identification (Type of identification) _____
OR Online Notarization_____.

Lisa C. Young
Printed Name of Notary

Lisa C. Young
Signature of Notary

SEAL: Lisa C. Young
Comm.: HH 253863
Expires: July 09, 2026

PIPELINING TECHNOLOGIES

1500 N Florida Mango Rd. • Suite 1 • West Palm Beach, FL • 33409

Date: July 2, 2025

To:
Town Council of Palm Beach
360 South County Road
Palm Beach, FL 33480

Subject: Request for Overnight Work Permit – Structural Pipelining of Cast Iron Pipes – **Permit # P-25-00302**

Dear Members of the Town Council,

I am writing on behalf of Pipelining Technologies, Inc. to respectfully request permission to conduct overnight construction work within the Town of Palm Beach. The scope of work involves the structural pipelining of existing cast iron pipes, a critical infrastructure improvement project that requires continuous and uninterrupted operations to ensure quality and efficiency.

We are requesting approval to perform this work during the overnight hours of **11:00 PM to 7:00 AM**, beginning **July 14, 2025**, and concluding by **August 8, 2025**. This schedule has been proposed to minimize disruption to residents, businesses, and daytime traffic, and to allow for optimal curing conditions for the pipelining materials.

We understand the Town's standard construction hours and noise ordinances and are committed to taking all necessary measures to mitigate noise and disturbances during the overnight work.

We appreciate your consideration of this request and are happy to provide any additional documentation regarding the project in further detail. Please feel free to contact me directly at 561-301-6246 or Loren@PipeLT.com with any questions or requirements.

Thank you for your time and attention to this matter.

Sincerely,

Loren Wilson
Operations Manager
Pipelining Technologies, Inc.

TOWN OF PALM BEACH
Planning, Zoning & Building Department
360 S County Rd
Palm Beach, FL 33480-6735

Permit No.: **P-25-00302**
Issue Date: 4/17/2025
Expiration Date: 04/17/2026
Schedule inspections online at townofpalmbeach.com

PERMIT

Contractor: **PIPELINING TECHNOLOGIES INC**
Address: 945 Briarwood Dr
Wesr Palm Beach, FL 33415
Phone: Business: (561) 803-5891

Project Address: **350 S County Rd BLDG 1**
Palm Beach, FL 33480

Qualifier: Michael Wilson

PCN: 50434323050070110

Construction Valuation: $370,614.00

Owner's Name: THREE 50 REALTY CORP
Owner's Address: 350 S COUNTY RD 202
PALM BEACH, FL 33480

Permit Type: **Plumbing**

Permit Description: phase 1 -structurally line 223' of 3" and 4" cast iron pipe for sanitary main & underground sanitary branch lines
phase 2 - structurally line 855' of 2" & 3" vertical stacks

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT.

The issuance of this permit is conditioned upon compliance with any approvals granted by the Town Council, Landmarks Preservaton Commission, and/or Architectural Commision. Any misrepresentation of facts pertaining to required permit information and/or the required desgin professional's plans shall be considered prima-facie evidence and be cause for permit revocation.

PERMIT FEES:	
Permit Fee 30%	3,113.16
Permit Fee 70%	7,264.03
(BCAIF) Bldg Code Administrator & Inspector 70/90	98.06
(HMWNR) Dept. of Business & Professional 70/90	65.37
(HMWNR) Dept. of Business & Professional 70/10	7.27

PERMIT FEES:	
(BCAIF) Bldg Code Administrator & Inspector 30/10	4.67
(HMWNR) Dept. of Business & Professional 30/90	28.02
Technology Fee	212.73
(BCAIF) Bldg Code Administrator & Inspector 30/90	42.03
(HMWNR) Dept. of Business & Professional 30/10	3.11
(BCAIF) Bldg Code Administrator & Inspector 70/10	10.90
Total Fees:	**$10,849.35**

CONDITIONS

EROSION CONTROL PLAN & CONSTRUCTION SCREENING

EROSION CONTROL PLAN & CONSTRUCTION SCREENING

- An erosion control plan may be necessary if site activities are not limited to interior work (staging of materials, dumpster location, sanitary facilities, construction parking etc.). Best Management Practices for the site need to be observed. Show how erosion will be kept on-site, i.e. silt fence, soil tracking aprons, inlet protection, vegetation protection, etc. Details / information for each needs to be provided. FDOT Indices can be used.

- A construction screening plan, screening the construction from the adjacent neighbors and public right-of-way may be necessary if site activities are not limited to interior work. For those projects where existing landscape and hardscape will remain in place during construction, which provide the necessary screening, this shall be identified on the construction screening plan, and photographs of said landscape and/ or hardscape screening will need to be provided.

Do not hesitate to call (561) 227-7042 or email CHauschild@TownofPalmBeach.com with any questions.

RIGHT-OF-WAY

RIGHT-OF-WAY

- Any manpower, equipment, materials or construction parking within the Public Right of Way (ROW) will require a separate Public Works ROW Permit.

- Except for emergency work, work is prohibited in the road rights-of-way from December 1st through April 30th unless operations will not negatively affect area residents and businesses, and is of short duration, and will not block major roadways of the Town.

SEWER SERVICE CONNECTION

SEWER LATERALS ARE OWNED UP TO THE SEWER MAIN

- Applicant should apply for a ROW Sewer Lateral Permit and video the existing sewer lateral up to the main under as part of the proposed work. Laterals up to the Sewer Main are owned and maintained by the Property Owner.

Sewer lateral shall be constructed in accordance with the Town of Palm Beach Standards Applicable to Public Rights-of-ways and Easements within the Town of Palm Beach Drawing No's. 29 & 30 / applicable Town Standards. Replace the clean-out at the right-of-way if damaged. If replacing the pipe between the clean-out and the Main, a 6-inch min. diameter (straight run) line needs to be installed in accordance with Town Standards: https://www.townofpalmbeach.com/DocumentCenter/View/561

TRIANGULATION REQUIREMENTS / SEWER SERVICE:

Comply with Water Resources cap off and triangulation requirements. Provide a copy of completed the triangulation diagram in the permit box. CONFIRM SIZE OF SEWER SERVICE AND LOCATION OF CLEAN-OUT TO BE INSTALLED!

Property Detail

Location Address : 350 S COUNTY RD
Municipality : PALM BEACH
Parcel Control Number : 50-43-43-23-05-007-0110
Subdivision : ROYAL PARK ADD TO P B IN
Official Records Book/Page : /
Sale Date :
Legal Description : ROYAL PARK ADD LTS 11 THRU 17, 21, 22 & E 8.7 FT OF LT 23 BLK 7

Owner Information

Owner(s)	Mailing Address
THREE 50 REALTY CORP	LOVE REALTY GEDNEY STATION C/O PO BOX 28 WHITE PLAINS NY 10605 0028

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
11/01/1996	$2,637,000	09541 / 01821	WARRANTY DEED	
02/01/1989	$100	05970 / 00873	QUIT CLAIM	
07/01/1984	$100	04301 / 01822	QUIT CLAIM	

Exemption Information

No Exemption Information Available.

Property Information

Number of Units : 13
***Total Square Feet :** 26389
Acres : .72
Property Use Code : 1200—STORE/OFFICE/RESIDENTIAL
Zoning : C-TS—COMMERCIAL TOWN SERVING (50-PALM BEACH)

Building Details

Structural Details

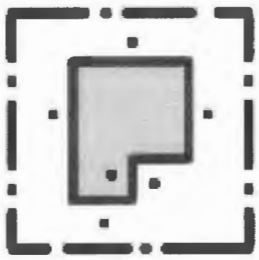
Structural Element for Building 1

Year Built	1952
RETAIL SINGLE OCCUP	26389

Subarea and Square Footage for Building 1

Code Description	square Footage
MULTIPLE TENANT RETAIL SAL	10233
RESTAURANT	4186
APARTMENT	5942
OFFICES	6028
Total Square Footage	26389

Sketch for Building 1



Sorry, no sketch available for this record

Property Extra Feature

Description	Year Built	Units
Walkway-Concrete	1952	1000
Paving- Asphalt	1952	8466
Paving- Asphalt	1952	860

Property Land Details

Land Line #	Description	Zoning	Acres
2	VACANT RESIDENTIAL	R-C	0.1728
1	COMMERCIAL	C-TS	0.5504

Appraisals

Tax Year	2024	2023	2022	2021	2020
Improvement Value	$5,381,059	$4,208,053	$3,958,795	$3,252,947	$2,845,466
Land Value	$10,719,200	$6,387,708	$5,963,461	$4,964,579	$4,842,062
Total Market Value	$16,100,259	$10,595,761	$9,922,256	$8,217,526	$7,687,528

Assessed and Taxable Values

Tax Year	2024	2023	2022	2021	2020
Assessed Value	$10,937,528	$9,943,207	$9,039,279	$8,217,526	$7,687,528
Exemption Amount	$0	$0	$0	$0	$0
Taxable Value	$10,937,528	$9,943,207	$9,039,279	$8,217,526	$7,687,528

Taxes

Tax Year	2024	2023	2022	2021	2020
AD VALOREM	$195,243	$153,487	$145,821	$133,330	$126,797
NON AD VALOREM	$26,245	$25,139	$24,286	$23,845	$21,479
TOTAL TAX	$221,488	$178,626	$170,106	$157,175	$148,276

Dorothy Jacks, CFA, AAS PALM BEACH COUNTY PROPERTY APPRAISER www.pbcpao.gov