LANDMARKS PRESERVATION COMMISSION MEETING

TOWN OF PALM BEACH

JULY 16, 2025

9:30 AM

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

Brittain Damgard, Chair
Kim Coleman, Vice Chair
Jacqueline Albarran, Member
Julie Herzig Desnick, Member
Anne Fairfax, Member
Alex Hufty Griswold, Member
Alexander Ives, Member
Catherine Brooker, Alternate Member
Henry Ittleson, Alternate Member
Jane Lindsay-Scott, Alternate Member

AGENDA

CALL TO ORDER AND ROLL CALL

PLEDGE OF ALLEGIANCE

MINUTES

1. Minutes of the June 18, 2025, Landmark Preservation Commission Meeting

APPROVAL OF CONSENT AGENDA

2. COA-25-0018 134 EL VEDADO RD. The applicant, Elizabeth and Jeffrey Leeds, have filed an application requesting Landmarks Preservation Commission review and approval of a Certificate of Appropriateness for additions and alterations to an existing two-story Landmarked residence and accessory structures, including window, door and roof replacement, modifications to opening sizes, demolition of rear porch, construction of an enclosed rear addition, addition of covered rear terrace, covered walkway and second floor addition to tennis house, and landscape and hardscape modifications. These plans were previously approved by LPC in 2023. Additionally, requesting the construction of a front wall with new vehicular driveway gates. Town Council previously granted zoning relief/approval as it pertains to the wall and gates.

3. HSB-25-0007 141 AUSTRALIAN AVE. The property owner, Gregory Pamel (SKA Architect & Planner, Design Representative), has filed an application requesting review and approval of exterior alterations, including new windows and doors and replacement of exterior vinyl siding with shake for both the primary and accessory structures that are designated HSBs, elevation of accessory structure and associated hardscape/landscape modifications.

4. ZON-25-0039 262 SUNSET AVE – FLOODPLAIN VARIANCE The applicant, James M. Crowley, Esq., has filed an application requesting a variance from the floodplain requirement from Chapter

50, Floods, to maintain the existing buildings at a finished floor elevation below current FEMA requirement, associated with the renovation of two (2) landmarked buildings (approved per COA-25-0004 (ZON-25-0006) at the May 21, 2025, LPC meeting).

APPROVAL OF AGENDA

ADMINISTRATION OF THE OATH

COMMENTS

5. OFFICIALS

6. STAFF

6.1 Administrative Review Monthly Update

7. PUBLIC - 3 MINUTE LIMIT

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

UNFINISHED BUSINESS

8. COA-25-0009 (ZON-25-0026) 1200 S OCEAN BLVD (COMBO). The applicant, Dustin Mizell with Environment Design Group, has filed an application requesting a Certificate of Appropriateness for the review and approval of a new padel court, requiring a special exception, and associated exterior alterations, landscape, and hardscape modifications for the landmarked property. Town Council shall review the application as it pertains to zoning relief/approval.

NEW BUSINESS

9. COA-25-0013 (ZON-25-0034) 215 EL BRAVO WAY (COMBO) The property owner, 215 El Bravo Trust (Maura Ziska, Trustee), has filed an application requesting a Certificate of Appropriateness for the review and approval of exterior alterations, selective demolition, and additions including window and door replacement, roof replacement, reconstruction and extension of the two-story west wing, second-floor addition to the existing one-story garage, one-story additions, installation of a pergola, as well as new landscape and hardscape improvements including a new pool, requiring a variance from the floodplain requirement from Chapter 50, Floods, to maintain the existing buildings at a finished floor elevation below the current FEMA requirement, and requiring variances to reduce the rear (north) yard setback, reduce the side (west) yard setback, and exceed the maximum lot coverage permitted for the landmarked property. This is a combination project that shall also be reviewed by the Town Council as it pertains to zoning relief/approval.

10. COA-25-0014 322 CLARKE AVE. The property owner, 322 CLARKE AVENUE LLC (Smith and Moore Architects, Design Representative), has filed an application requesting a Certificate of Appropriateness for exterior alterations, including demolition of a non-original portico entry and construction of a new covered entry feature for the landmarked property.

11. COA-25-0015 140 SEASPRAY AVE. The property owner, KPNC Trust (Karen Kiehl, Trustee), has filed an application requesting a Certificate of Appropriateness for exterior alterations including window and door replacement, installation of a new pergola, as well as landscape and hardscape improvements including a new pool for the landmarked property containing a main residence and pool house.

12. COA-25-0017 (ZON-25-0035) 1221 N LAKE WAY (COMBO) The property owner, 1221 NLW LLC (Maura Ziska, Authorized Representative), has filed an application requesting a Certificate of

Appropriateness to demolish the existing pool on west side of the property, demolish an existing fountain on the south side of the property, and construct a new pool on the south side of the property, requiring variances to reduce the south (side) yard setback, and increase the distance between the pool water's edge and the pool equipment. This is a combination project that shall also be reviewed by the Town Council as it pertains to zoning relief/approval.

13. COA-25-0021 (ZON-25-0038) 360 SEASPRAY AVE (COMBO) The applicant, Erik Broberg with SKA Architect + Planner, has filed an application requesting a Certificate of Appropriateness for the review and approval of a new detached aluminum carport requiring variances for setbacks, angle of vision, lot coverage, and cubic content ratio (CCR) for the landmarked property. This is a combination project that shall also be reviewed by the Town Council as it pertains to zoning relief/approval.

14. HSB-25-0006 (ZON-25-0040) 259 QUEENS LANE (COMBO) The property owner, Lisa and Simon Van Den Born (Smith Kellogg, Design Professional), has filed an application requesting review and approval of exterior alterations including one-story additions, window and door replacement, installation of new trellis, as well as landscape and hardscape improvements, requiring a variance from the floodplain requirement from Chapter 50, Floods, to maintain the existing building at a finished floor elevation below the current FEMA requirement, and requiring a Special Exception with Site Plan Review due to the significant renovation (demolition of more than 50% of the building) to re-vest development on the non-conforming lots, for this historically significant building. This is a combination project that shall also be reviewed by the Town Council as it pertains to zoning relief/approval.

15. LPCS-25-0301 2275 S OCEAN BLVD (THE REEF CONDOMINIUM) The applicant, Jose Ramirez with Nievera Williams Design, has filed an application requesting a Certificate of Appropriateness to resurface the existing drive aisles and parking lots with pavers for the landmarked property.

ANY OTHER BUSINESS

16. Incentives Discussion

MEETING SCHEDULE

17. The next meeting is on Wednesday, August 20, 2025.

ADJOURNMENT

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

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

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

TOWN OF PALM BEACH

Minutes of the Landmarks Preservation Commission Meeting
Held on June 18, 2025

CALL TO ORDER AND ROLL CALL

The meeting was called to order at 09:30 AM in the Town Council Chambers.

Members Present: Jacqueline Albarran, Henry Ittleson, Catherine Brooker, Brittain Damgard, Kim Coleman, Alexander Ives

Members Absent: Anne Fairfax, Julie Herzig Desnick, Jane Lindsay-Scott

Members Excused: Alexander Griswold

Staff Present: Friederike Mittner, Abraham Fogel, Kelly Churney, and Town Attorney Lainey Francisco

PLEDGE OF ALLEGIANCE

Ms. Damgard led the Pledge of Allegiance.

APPROVAL OF AGENDA

A motion was made by Mr. Ives and seconded by Ms. Coleman to approve the agenda as presented. The motion was carried unanimously, 6-0.

MINUTES

1. Minutes of May 21, 2025, Landmarks Preservation Commission Meeting

A motion was made by Mr. Ives and seconded by Ms. Coleman to approve the minutes of the May 21, 2025, Landmark Preservation Commission meeting as presented. The motion was carried unanimously, 6-0.

ADMINISTRATION OF THE OATH

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

COMMENTS

2. OFFICIALS

No one indicated a desire to speak.

3. STAFF

Administrative Review Monthly Update

Ms. Mittner indicated that 20 administrative staff reviews had been conducted in coordination with Chair Damgard.

4. PUBLIC - 3 MINUTE LIMIT

No one indicated a desire to speak.

NEW BUSINESS

5. COA-25-0009 (ZON-25-0026) 1200 S OCEAN BLVD (COMBO). The applicant, Dustin Mizell with Environment Design Group, has filed an application requesting a Certificate of Appropriateness for the review and approval of a new padel court, requiring a special exception, and associated exterior alterations, landscape, and hardscape modifications for the landmarked property. Town Council shall review the application as it pertains to zoning relief/approval.

Mr. Fogel introduced the project and provided staff comments.

Several members disclosed ex parte communications.

Dustin Mizell of Environment Design Group presented the proposed Padel court and the other modifications to the landscape and hardscape.

Ms. Damgard asked for confirmation that the curved steps were not original to the home; Mr. Mizell provided confirmation.

Ms. Brooker asked if the replacement for the curved steps matched the appearance of the original design. Mr. Mizell stated that the portion of the home in question was not part of the original landmarked designation. Mr. Fogel spoke about the portions of the home built in the last few decades.

Ms. Coleman asked if the Padel court was elevated and about the sport's noise level. Mr. Mizell responded. Town Attorney Francisco stated that noise should not be a factor in their decision.

Ms. Coleman asked about what would remain on the east side of the building. Mr. Mizell further explained the proposed demolition of the curved steps and how they would be revised.

Ms. Damgard asked about the reason for the new design. Mr. Mizell discussed the reason for the design.

Ms. Damgard called for public comment. No one indicated a desire to speak.

Mr. Ives asked about the heights of the glass and mesh and how they would look next to the east balcony. Mr. Mizell stated that the Padel court would be lower than the balcony.

Ms. Albarran asked for confirmation on the step design. Mr. Mizell further reviewed the plan.

Mr. Ives expressed concern that the home has grown and expanded significantly since it was landmarked. He questioned whether the newly designed stairs fit into the historic design. While he acknowledged the thoughtful design, Mr. Ives was uneasy about the continued expansion, which reduced green space, created new activity spaces, and altered the site's character. Mr. Ives also questioned whether the new stairwell fit into the original design. He thought more careful home stewardship was warranted to avoid incremental changes collectively undermining the landmarked property.

Mr. Ittleson expressed the same concerns as Mr. Ives. He acknowledged that the proposal did not affect the landmarked home but agreed that the space on the property was becoming cramped and thought it was sad that this fantastic property was slowly changing.

Ms. Coleman agreed with Messrs. Ives and Ittleson. She thought the site was becoming overwhelming and losing its character.

Mr. Mizell discussed the passionate lifestyle of his clients and advocated for the proposal.

Ms. Mittner commented that she heard the commissioners' concerns and agreed. She noted that the staff's greater concern was for the previously approved addition. However, she noted that the proposal was the least detrimental to the site. She added that the project would still need to move to the Town Council, where they could consider noise and other conditions.

Mr. Ittleson expressed concern that the approval could set a precedent and added he could not support a motion to approve the project.

Ms. Albarran agreed with the commissioners' previous comments. However, she stated she was more open to the request since the proposal was not close to the landmarked home.

A motion was made by Mr. Ives and seconded by Mr. Ittleson to defer the project to July 16, 2025, to allow the applicant to restudy the relocation of the Padel court to the west of the tennis court, and return to the next meeting with better elevations showing existing and proposed conditions. The motion was carried unanimously, 6-0.

6. COA-25-0010 (ZON-25-0025) 440 BRAZILIAN AVE (COMBO). The applicant, Isabella Canalle with MP Design and Architecture, has filed an application requesting a

Certificate of Appropriateness for the review and approval of a new approximately 340 SF pool house, requiring side (east) and rear (south) yard setback variances for the landmarked property. Town Council shall review the application as it pertains to zoning relief/approval. [This item has been deferred to the July 16, 2025, Landmark Preservation Commission meeting.]

**Note: This item was deferred to the meeting on July 16, 2025, at the Approval of the Agenda.*

7. COA-25-0012 100 EL BRAVO WAY. The applicant, Thomas M. Kirchhoff, has filed an application requesting a Certificate of Appropriateness for front door replacement for the landmarked property.

Several members disclosed ex parte communications.

Ms. Mittner introduced the project and provided staff comments.

Tom Kirchhoff of Kirchhoff & Associates Architects presented the architectural plans to modify the landmarked residence.

Ms. Coleman asked if the arcade was enclosed, to which Mr. Kirchhoff stated it was. She thought the doors were a bit contemporary compared to the home's design.

Aimee Sunny of The Preservation Foundation of Palm Beach praised the home's recent restoration. She appreciated the design of the new glass front door, which restored a sense of transparency that reflected the home's original open-air entryway. However, she noted that the absence of the original wrought iron grills makes the entry feel overly open. She requested consideration of reinstating the iron grill work while acknowledging that the owners may not support the change.

Mr. Kirchhoff thought the iron gates would be redundant and interrupt the sense of invitation to the home. He also discussed the problems he would encounter with installing the gates.

Mr. Ittleson thought the doors were well-designed but a little modern. Mr. Kirchhoff stated they were solid bronze and expressed concern about adding decorative details.

Ms. Brooker thought the door was beautiful and a bit modern for the home. She thought a hybrid design could have worked in this location and commented that it would have been nice to have the opportunity to comment on the design before it was installed. She acknowledged that the cost of the doors was already a significant expense to the homeowners.

Mr. Ives noted that the applicant was a respected preservationist with a strong track record in the town. He believed the entryway had undergone significant changes, making it difficult to pinpoint a single historical version to replicate. He supported allowing a modest degree of contemporary design, suggesting it could appropriately reflect the property's evolution. He thought the changes were minor and supported the request.

A motion was made by Mr. Ives and seconded by Ms. Albarran to approve the project as presented. The motion was carried unanimously, 6-0.

ANY OTHER BUSINESS

There was no other business discussed.

MEETING SCHEDULE

8. The next meeting is on Wednesday, July 16, 2025.

Ms. Mittner reminded the commissioners to submit their suggestions for Landmark incentives that could be included in the code modifications before the July 16, 2025, meeting so they could be collectively presented.

Mr. Ives asked if air rights had been explored or had been explored in the past; he believed they had in the 1980s. Ms. Mittner stated she would have to research the history of air rights in the town and would return to the commission with more information. A discussion ensued on this topic.

ADJOURNMENT

A motion was made by Ms. Coleman and seconded by Mr. Ives to adjourn the meeting at 10:37 AM. The motion was carried unanimously, 6-0.

Respectfully Submitted,

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Brittain Damgard, Chair

TOWN OF PALM BEACH

Information for Landmarks Preservation Commission Meeting on: July 16, 2025

To: Landmarks Preservation Commission

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

From: Planning, Zoning & Building

Re: COA-25-0018 134 EL VEDADO RD. The applicant, Elizabeth and Jeffrey Leeds, have filed an application requesting Landmarks Preservation Commission review and approval of a Certificate of Appropriateness for additions and alterations to an existing two-story Landmarked residence and accessory structures, including window, door and roof replacement, modifications to opening sizes, demolition of rear porch, construction of an enclosed rear addition, addition of covered rear terrace, covered walkway and second floor addition to tennis house, and landscape and hardscape modifications. These plans were previously approved by LPC in 2023. Additionally, requesting the construction of a front wall with new vehicular driveway gates. Town Council previously granted zoning relief/approval as it pertains to the wall and gates.

Date: 7/9/2025

ATTACHMENTS

- PZB Staff Report; Letter of Intent; Architectural Plans; Landscape Plans; Designation Report; and, Public Comment

STRATEGIC PLAN

Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Community Preservation
Quality of Life

FUNDING

No Fiscal Impact

COA-25-0018 134 EL VEDADO RD. The applicant, Elizabeth and Jeffrey Leeds, have filed an application requesting Landmarks Preservation Commission review and approval of a Certificate of Appropriateness for additions and alterations to an existing two-story Landmarked residence and accessory structures, including window, door and roof replacement, modifications to opening sizes, demolition of rear porch, construction of an enclosed rear addition, addition of covered rear terrace, covered walkway and second floor addition to tennis house, and landscape and hardscape modifications. These plans were previously approved by LPC in 2023. Additionally, requesting the construction of a front wall with new vehicular driveway gates. Town Council previously granted zoning relief/approval as it pertains to the wall and gates.

Property Owner: Elizabeth and Jeffrey Leeds
Professional: Kevin Asbacher | Asbacher Architecture, Inc.

HISTORY:
The subject property was built in 1935. It was designed by John Volk in a French Eclectic architectural style. In 1991, the property was landmarked. As stated in the designation report: *"134 El Vedado Road is unique to its neighborhood, and is a rare style for Palm Beach. While this building takes its roots from the French Norman building tradition, surrounding houses are in the Mediterranean Revival style."*

In 2023, COA-23-0040 was approved with conditions for additions and alterations to the existing two-story Landmarked residence and accessory structures. The associated variance (ZON-23-109) reduced the required vehicular backup driveway to install a driveway gate with an approximately 12'-0" setback from the edge of pavement, in lieu of the 18'-0" minimum backup distance required was approved by the Town Council.

The applicant has returned seeking a new COA for the previously approved improvements that were not constructed. The associated variance is still valid until March 13, 2027.

THE PROJECT:
The applicant has submitted plans, entitled "ALTERATIONS TO: 134 El Vedado Road Palm Beach, FL 33480", as prepared by **Asbacher Architecture, Inc.**, uploaded June 23, 2025.

The following is the scope of work for the Project:

- Window and door replacement.
- Roof replacement.
- Modifications to opening sizes.
- Demolition of rear porch.
- Construction of an enclosed rear addition.
- Addition of covered rear terrace and covered walkway.
- Second-floor addition to the tennis house.
- Landscape and hardscape modifications.

STAFF ANALYSIS:

Please refer to the enclosed staff memorandum for COA-24-040 (ZON-23-109) and the associated development orders. The current plans include the gate choice approved at the December 20, 2023, LPC meeting.

CONCLUSION:

The application is presented to the Commission to consider whether all the criteria in Sections 54-122 and 54-123 have been met. Approval of the project will require one (1) motion to be made by the Landmarks Preservation Commission:

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

WRB:JGM:FHM:ALF

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

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

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

SUBJECT: COA-23-040 (ZON-23-109) 134 EL VEDADO ROAD (COMBO)

MEETING: December 20, 2023, LPC
January 10, 2024, TC

COA-23-040 (ZON-23-109) 134 EL VEDADO RD (COMBO). The applicant, Elizabeth and Jeffrey Leeds, have filed an application requesting Landmarks Preservation Commission review and approval of a Certificate of Appropriateness for additions and alterations to an existing two-story Landmarked residence and accessory structures, including window, door and roof replacement, modifications to opening sizes, demolition of rear porch, construction of an enclosed rear addition, addition of covered rear terrace, covered walkway and second floor addition to tennis house, and landscape and hardscape modifications. Additionally, requesting construction of front wall with new vehicular driveway gates, including a variance from the backup/cueing distance requirement. The Town Council shall review the application as it pertains to the zoning relief/approval.

ZON-23-109 (COA-23-040) 134 EL VEDADO RD (COMBO)—VARIANCE. The applicants, Elizabeth, and Jeffrey Leeds filed an application requesting Town Council review and approval for a variance to provide vehicle queuing space deficient in depth between the driveway gate and edge of roadway. The Landmarks Preservation Commission shall perform a design review of the application.

Applicant: Elizabeth & Jeffrey Leeds
Professional: Asbacher Architecture

HISTORY: The property at 134 El Vedado Road was designated a landmark in 1991 under Resolution No. 22-91. Built in 1935 in the French Eclectic Style by John L. Volk the residence faces north. The main section of the house is half timbered, which is rare for a home in Palm Beach. Many original elements remain, and its integrity is intact, including its steeply pitched roof with wooden brackets and flat clay tiles. Additions such as the pool house were later constructed but are in keeping with the characteristics of the complex.

At the November 17, 2023, Landmarks Preservation Commission meeting the applicant was approved for all modifications to the structure but asked to restudy the gates. The revised plans reflect a reduction in driveway width from 14’ to 12’, increased gate setback from 8’ to 12’, a more visually open vehicular gate design, a revised pedestrian gate design and confirmation that the plantings will fully screen the site wall.

THE PROJECT:

The applicant has submitted plans, entitled "Alterations to 134 El Vedado Road", as prepared by Asbacher **Architecture, Inc.** dated October 13, 2023, with revisions dated December 4, 2023.

The following is the scope of work for the Project:
Approved:

- Addition of a covered terrace to rear of the main house.
- Addition of a pitched roof to replace the existing flat roof on the rear of the main house.
- New exterior doors and windows for all three structures on the property.
- Reverting what is currently a sunroom on the rear of the existing main house back to an open loggia as originally designed.
- Remodel the existing tennis house to include the expansion of the first floor and the addition of a second-floor guest quarters.

Remaining:

- Addition of new front wall with two sets of gates. Variance required for gates.
- Revised landscape and hardscape by Nievera Williams.
- **VARIANCE #1 Section 134-1668:** Variance to reduce the required vehicular backup driveway space to install a driveway gate with an approximately 12-0" setback from the edge of pavement in lieu of the 18'-0" minimum required.

Site Data			
Zoning District	R-A	**Future Land Use**	SINGLE FAMILY
Lot Area	57,789 SF	**Year of Construction**	1935
Designation	7/22/91	**Architect/Builder:**	John Volk
Lot Coverage	*Required: 25%* *Existing: (8,317 SF) 14.4%* *Proposed: (8,824 SF) 15.27%*		
Surrounding Properties / Zoning			
North	135 El Vedado Road / Single Family Residence / R-A		
South	105 Jungle Road / Single Family Residence/ R-A		
East	100 El Vedado Road / Single Family Residence / R-A		
West	150 El Vedado Road / Single Family Residence / R-A		

STAFF ANALYSIS

The application is seeking a Certificate of Appropriateness for exterior alterations to a landmarked property. This property was landmarked in 1991 due to its unique architecture and association with John Volk. A preliminary review of the project indicates that the application, as proposed, appears to be inconsistent with the abovementioned sections of the Town zoning code as it pertains to the backup distance in junction with the new gates.

The applicant seeks to replace doors and windows with a new wood product, primarily Tischler and Sons casements. No other modifications will occur to the front façade. The rear (south elevation) proposal includes converting the current sunroom back to an open loggia and adding a new covered terrace (approximately 492 SF). The rear elevation will also have a modification to the roof line to a pitched roof instead of the flat. The tennis house (constructed circa 2020) will be connected to the main house via a covered walkway and expanded on the ground floor plus a

proposed two-story guest addition (approximately 654 SF). Finally, the landscape and gate modifications will be the most visually noticeable changes to this property.

As historic preservation best practices are concerned, the building modifications are compatible in design and sensitivity, the proposal modifies very few original elements and utilizes historic documentation for reference to restore areas such as the opening of the sunroom.









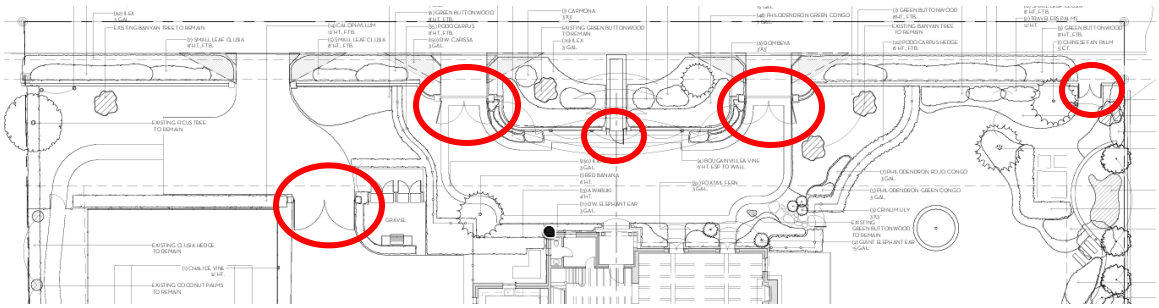


Demolition plans have been provided primarily on sheets D119.00, D211, D212, D213, D214, D215, D216, D217, EX315, EX316, EX317, EX318, EX319, EX320, EX 321, EX 322 (and EX 322A) and clearly depict all portions of the property being demolished and modified.

In addition, Preservation Foundation of Palm Beach has provided historical photos to aid in implementing as many historical details as possible to the additions.



Additionally, the applicant is proposing a new 6'-0" high site wall along the front property line facing El Vedado Way, setback 12'-0" from the edge of the curb. Where two vehicular curb cuts are currently existing, the applicant is proposing three. A new dual access vehicular entrance sequence shall be differentiated from a secondary means of vehicular access and shall be delineated with two swing gates. The revised gate design and location is an improvement on the original proposal and much more compatible with the site details and streetscape.



The new gates are proposed 2/3 solid wood, with a diagonal wood pattern on the top 1/3. The site wall, front landscaping and solid panel gates and pedestrian gate will partially obscure the landmarked property from view.



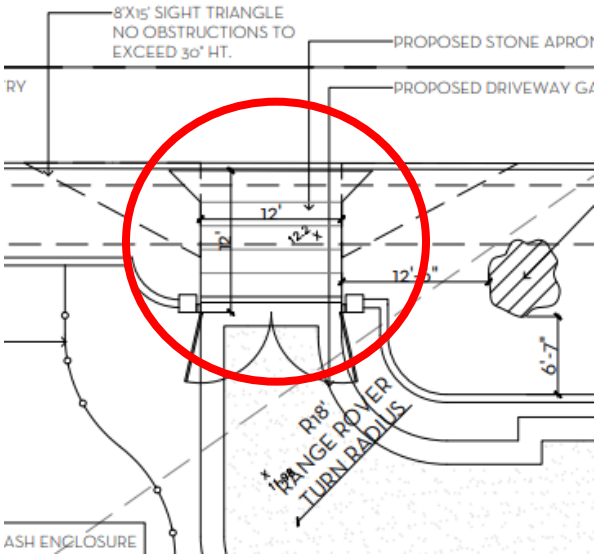


There is an existing gate setback considerably from the roadway currently. And this portion of the

proposal will alter the view that is currently offered.



El Vedado Way is a narrow (20'-0" wide from curb edges) roadway. There are some properties with dense landscaping along the front property line and property walls. In fact, directly across the street is a property at 135 El Vedado Rd that also has vehicular gates, albeit in a transparent metalwork design that affords views into the site. Otherwise, vehicle gates seem more common on the western block portion of El Vedado Road, across South County Road, rather than along this eastern 100 block towards the ocean. There is also a variance associated with the proposal, to reduce the required vehicular backup driveway space to install a driveway gate with an 12-0" setback from the edge of pavement in lieu of the 18'-0" minimum required which does not appear to be consistent with the streetscape.



The proposed landscape plan is also a departure from what exists on site. The landscape architect described to LPC the request for a more open, less formal garden for the new owners. Significant landscape materials has been retained and is being added at the edges of the parcel. Additional plantings have been included in the resubmittal along El Vedado Road to soften the site wall from view.

CONCLUSION:

The application is presented to the Commission to consider whether all the criteria in section 54-123 have been met. Approval of the project will require two separate motions to be made by the Commission:

(1) for the overall design of the project in accordance with the aforementioned criteria subject to any imposed conditions, and

(2) that the implementation of the proposed variances will/will not cause negative architectural impact to the subject property. The variance portion of the application is scheduled for review by the Town Council on January 10, 2024.

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 variances by the Town Council, and that the variance **shall or shall not** be granted that all of the criteria applicable to this application as set forth in Sec. 134-201(a), items 1 through 7 have been met.

WRB: JGM: FHM

TOWN OF PALM BEACH

Planning, Zoning & Building Department

DEVELOPMENT ORDER (LPC)

File: COA-23-040 (ZON-23-109)
Property: 134 El Vedado Rd (Landmark)
Meeting Date: November 17, 2023

The Landmarks Preservation Commission (LPC) approved the rear addition and associated modifications (6-1) with the following conditions as part of this Development Order:

1. **Applicant shall return to ARCOM for review and approval of the gates, site wall and landscaping.**

Provided, the applicant builds substantially in accordance with the approved plans as prepared and submitted by **Asbacher Architecture** dated October 12, 2023, as approved by the LPC and as determined by staff.

Approval of this application for a Certificate of Appropriateness by the LPC does not relieve the owner and/or applicant from obtaining additional Town approvals as may be required, such as Town Council approval and the necessary building permits. A building permit for the work authorized under this approval must be obtained within one year from the date of approval or said approval will expire.

When requesting a building permit, the plans submitted to the Town for permit are required to be consistent with the plans approved by the Commission and modified in accordance with the conditions of approval that must be satisfied prior to permit issuance, as set forth in this Development Order. A copy of all pages of the Development Order shall be scanned into the plans submitted for a building permit and shall be located immediately after the front cover page of the permit plans.

Upon the issuance of a final Certificate of Occupancy or Certificate of Completion, as applicable, the project approved herein shall be maintained in accordance with the plans approved by the Commission and shall be subject to all conditions of approval herein, unless otherwise modified by the Commission. Failure to maintain shall result in the issuance of a Code Compliance citation, and continued failure to comply may result in revocation of the Certificate of Occupancy, Completion and Business Tax Receipt.

This Development Order shall serve as the written approval of the LPC in accordance with Section 54-94(4).

Dated this 27th day of November, 2023.

Sincerely,

Wayne Bergman, Director of Planning, Zoning and Building, on behalf of
LANDMARKS PRESERVATION COMMISSION

cc: James G. Murphy, Assistant Director of Planning, Zoning and Building
Friederike H. Mittner, Design & Preservation Manager
Sarah C. Pardue, Design & Preservation Planner

TOWN OF PALM BEACH

Planning, Zoning & Building Department

TOWN COUNCIL DEVELOPMENT ORDER

File: ZON-23-109 (COA-23-040)
Property: 134 EL VEDADO ROAD
Meeting Date: MARCH 13, 2024
Applicant: Elizabeth & Jeffrey Leeds

At the MARCH 13, 2024 Development Review meeting, the Town Council, after hearing all testimony, approved (3-1) the following Variance in accordance with Sec. 134-201(a):

- **VARIANCE** A variance to reduce the required vehicular backup driveway space to install a driveway gate with an approximately 12-0" setback from the edge of pavement in lieu of the 18'-0" minimum backup distance required.

Provided, the applicant build substantially in accordance with the approved plans, entitled "Leeds Residence", as prepared by **Asbacher Architecture, Inc.** dated and stamped by the Town February 26, 2024, and as approved by Town Council, as determined by staff.

The following condition(s) to be included as part of this Development Order: none

Approval of this application by the Town Council does not relieve the owner and/or applicant from obtaining additional Town approvals as may be required, such as design review approvals and the necessary building permits. A building permit for the work authorized under this approval must be obtained within three years from the date of approval or said approval will expire. When requesting a building permit, the plans submitted to the Town for permit are required to be consistent with the plans approved by the Town Council and modified in accordance with the conditions of approval that must be satisfied prior to permit issuance, as set forth in this Development Order.

This Development Order shall serve as the written finding of the Town Council.

Dated this 14th day of March, 2024.

Sincerely,

Wayne Bergman, Director of Planning, Zoning and Building, on behalf of
TOWN COUNCIL
cc: James G. Murphy, Assistant Director of Planning, Zoning and Building
Bradley Falco, Design and Preservation Planner
Zf

ASBACHER
ARCHITECTURE

May 28, 2025

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

RE: 134 El Vedado Road, COA-25-0018

To Whom It May Concern,

In 2023 Asbacher Architecture was hired by Elizabeth and Jeffrey Leeds, owners of 134 El Vedado, to update portions of their home while complying with the Landmarks guidelines. The plans received COA approval on November 27, 2023 including a variance approval on March 14,2024 (both approval letters are attached below).

The time to apply for a permit has passed and we are submitting the same set of plans for COA approval. No changes have been made to these plans except for an updated COA number.

The scope of work has not changed and includes the following:

- Addition of a covered terrace to the rear of the main house.
- Addition of a pitched roof to replace the existing flat roof on the rear of the main house.
- New exterior doors and windows for all three structures on the property.
- Reverting what is currently a sun room on the rear of the existing main house back to an open loggia as originally designed.
- Remodel the existing tennis house to include the expansion of the first floor and the addition of a second floor guest quarters.
- Addition of new front wall with two sets of gates. Variance previously approved.
- Revised landscape and hardscape by Nievera Williams.

I am available by phone or email (ka@asbacherarchitecture.com) if you have any questions or comments. I appreciate your consideration of this project.

Sincerely,

Kevin Asbacher, AIA

120 S Olive Avenue, Suite 404, Palm Beach, Florida 33401
Telephone 561 203 7131
Florida Registration AA26002888

TOWN OF PALM BEACH

Planning, Zoning & Building Department

DEVELOPMENT ORDER (LPC)

File: COA-23-040 (ZON-23-109)
Property: 134 El Vedado Rd (Landmark)
Meeting Date: November 17, 2023

The Landmarks Preservation Commission (LPC) approved the rear addition and associated modifications (6-1) with the following conditions as part of this Development Order:

1. **Applicant shall return to ARCOM for review and approval of the gates, site wall and landscaping.**

Provided, the applicant builds substantially in accordance with the approved plans as prepared and submitted by **Asbacher Architecture** dated October 12, 2023, as approved by the LPC and as determined by staff.

Approval of this application for a Certificate of Appropriateness by the LPC does not relieve the owner and/or applicant from obtaining additional Town approvals as may be required, such as Town Council approval and the necessary building permits. A building permit for the work authorized under this approval must be obtained within one year from the date of approval or said approval will expire.

When requesting a building permit, the plans submitted to the Town for permit are required to be consistent with the plans approved by the Commission and modified in accordance with the conditions of approval that must be satisfied prior to permit issuance, as set forth in this Development Order. A copy of all pages of the Development Order shall be scanned into the plans submitted for a building permit and shall be located immediately after the front cover page of the permit plans.

Upon the issuance of a final Certificate of Occupancy or Certificate of Completion, as applicable, the project approved herein shall be maintained in accordance with the plans approved by the Commission and shall be subject to all conditions of approval herein, unless otherwise modified by the Commission. Failure to maintain shall result in the issuance of a Code Compliance citation, and continued failure to comply may result in revocation of the Certificate of Occupancy, Completion and Business Tax Receipt.

This Development Order shall serve as the written approval of the LPC in accordance with Section 54-94(4).

Dated this 27th day of November, 2023.

Sincerely,

Wayne Bergman, Director of Planning, Zoning and Building, on behalf of
LANDMARKS PRESERVATION COMMISSION

cc: James G. Murphy, Assistant Director of Planning, Zoning and Building
Friederike H. Mittner, Design & Preservation Manager
Sarah C. Pardue, Design & Preservation Planner

TOWN OF PALM BEACH

Planning, Zoning & Building Department

TOWN COUNCIL DEVELOPMENT ORDER

File: ZON-23-109 (COA-23-040)
Property: 134 EL VEDADO ROAD
Meeting Date: MARCH 13, 2024
Applicant: Elizabeth & Jeffrey Leeds

At the MARCH 13, 2024 Development Review meeting, the Town Council, after hearing all testimony, approved (3-1) the following Variance in accordance with Sec. 134-201(a):

- **VARIANCE** A variance to reduce the required vehicular backup driveway space to install a driveway gate with an approximately 12-0" setback from the edge of pavement in lieu of the 18'-0" minimum backup distance required.

Provided, the applicant build substantially in accordance with the approved plans, entitled "Leeds Residence", as prepared by **Asbacher Architecture, Inc.** dated and stamped by the Town February 26, 2024, and as approved by Town Council, as determined by staff.

The following condition(s) to be included as part of this Development Order: none

Approval of this application by the Town Council does not relieve the owner and/or applicant from obtaining additional Town approvals as may be required, such as design review approvals and the necessary building permits. A building permit for the work authorized under this approval must be obtained within three years from the date of approval or said approval will expire. When requesting a building permit, the plans submitted to the Town for permit are required to be consistent with the plans approved by the Town Council and modified in accordance with the conditions of approval that must be satisfied prior to permit issuance, as set forth in this Development Order.

This Development Order shall serve as the written finding of the Town Council.

Dated this 14th day of March, 2024.

Sincerely,

Wayne Bergman, Director of Planning, Zoning and Building, on behalf of
TOWN COUNCIL
cc: James G. Murphy, Assistant Director of Planning, Zoning and Building
Bradley Falco, Design and Preservation Planner
Zf

ASBACHER
ARCHITECTURE

Site History for 134 El Vedado Road

1935	This French Norman style residence named "Reflections" was designed by John L. Volk for Mr. and Mrs. James H. Noble.
1936	Permit # 8436 - Addition of swimming pool and pavilion by John L. Volk
1965	Additions and remodeling to the residence now owned by the Toth family by John L. Volk & Associates . Remodeled areas include the pavilion (pool house), master bedroom, living room with new gun cabinets, second floor bathrooms, kitchen and pantry. A new guest room on the first floor service wing.
1973	Permit #179-73 - Extend existing garage 4' West and 28' North.
1973	Variance #15-73 - To enclose with wood framing and glass to open area of the pool house. The existing pool house is located 4'6" from the rear and side property line instead of the 10' setback required for an unattached accessory building.
1974	Permit #732-74 - Potting shed remodeled into storage building & addition of new 2 car carport (this structure is the current 'tennis house' and is not Landmarked).
1978	Permit #B 48-62 - Second story addition above the existing rear facing covered terrace.
1981	Permit #B 10827 - Kitchen remodel to include removal of walls, relocation of electric, new cabinets, A/C modifications and a new French window.
1990	COA#59-90 - Replacement of existing asphalt driveway with interlocking pavers.
1991	Ordinance 2-84 (Chapter 16, Article III, Code of Ordinances) 134 El Vedado Road is designated as a Town of Palm Beach Landmark main house and pool house only).
2009	COA#14-09 - New one-story breakfast room addition. Replace existing windows and doors with hurricane rated replacements to match original Volk design.
2010	COA#3-10 - Landscape and Hardscape described as: New tennis court with chainlink fence around it, service court, and motor courts design along with new landscaping for tennis courts and front entry. New driveway will be gravel with coral banding.
2015	COA#038-2015 - Renovation on one-story family room with addition of 2 windows. Replace existing flat roof with new flat tile clay roof to match existing house.
2020	COA#013-2020 - Main house complete home improvements, new pool, spa, fountains, hardscape, landscape irrigation, fences and gates. Pool House renovations include new roof, windows and doors and interior remodel. Tennis Pavilion complete demo work, new windows & doors, new garage doors, new roof with dormers and interior remodel.

ALTERATIONS TO:

134 El Vedado Road
Palm Beach, FL 33480

COA - 25 - 0018

FIRST SUBMITTAL 05 - 14-2025
SECOND SUBMITTAL 06 - 02-2025
FINAL SUBMITTAL 06 - 30-2025

TENTATIVE MEETING DATE 07-16-2025

PROJECT TEAM

LANDSCAPE ARCHITECT
NIEVERA WILLIAMS LANDSCAPE ARCHITECTURE
625 N. FLAGLER DRIVE SUITE 502
WEST PALM BEACH, FL 33401

ARCHITECT
ASBACHER ARCHITECTURE
120 S. OLIVE AVE., SUITE 404
WEST PALM BEACH, FLORIDA 33401

CIVIL ENGINEER
GRUBER CONSULTING ENGINEERS, INC.
2475 MERCER AVE., SUITE 305
WEST PALM BEACH, FL. 33401

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SCOPE OF WORK

1. INTERIOR RENOVATIONS TO EXISTING TWO STORY MAIN HOUSE
2. NEW COVERED TERRACE FOR MAIN HOUSE
3. NEW COVERED WALK CONNECTING MAIN HOUSE AND TENNIS HOUSE
4. ADDITIONS TO AN EXISTING TENNIS HOUSE
5. NEW LANDSCAPE/HARDSCAPE
6. NEW DRIVEWAY AND ACCESS GATES
7. REPLACE ALL EXTERIOR WINDOWS AND DOORS

CURRENT COA NUMBER: COA-25-018

PREVIOUS COA NUMBER: COA-23-040
ZONING CASE NUMBER: ZON-23-109

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KEVIN ASBACHER, AIA
FL LICENSE #AR95435

ASBACHER ARCHITECTURE, INC.
120 S. OLIVE AVE, SUITE 404
WEST PALM BEACH, FLORIDA 33401
FL (561) 203-7731

LEEDS RESIDENCE
134 EL VEDADO ROAD
PALM BEACH, FL 33480

ISSUE
1. FIRST SUBMITTAL
2. SECOND SUBMITTAL
2. FINAL SUBMITTAL

REVISIONS

#	DATE
1	25-05-14
2	25-05-30
3	25-06-30
4	

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CHECKED BY:

SCALE: AS NOTED

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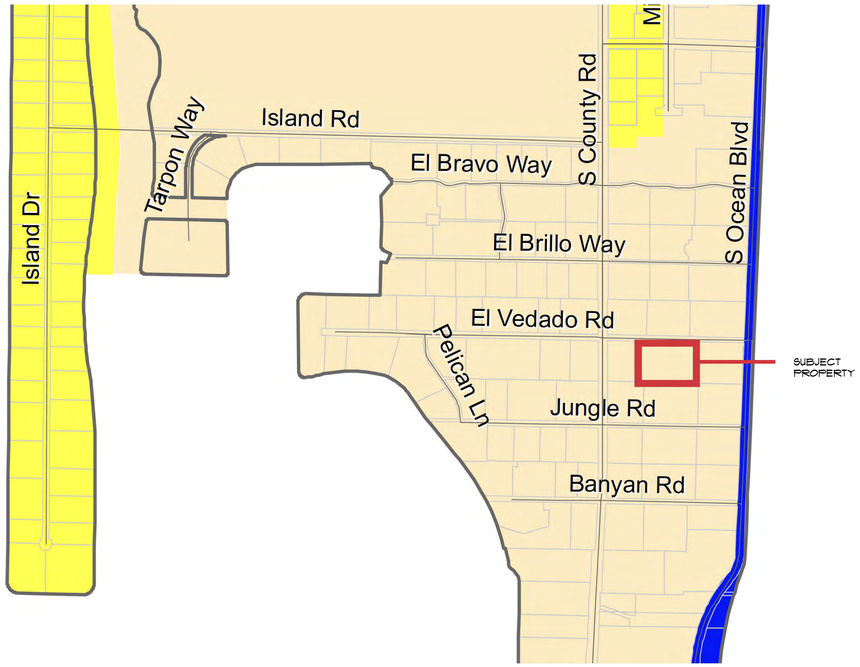
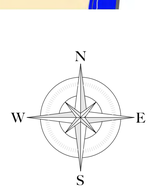
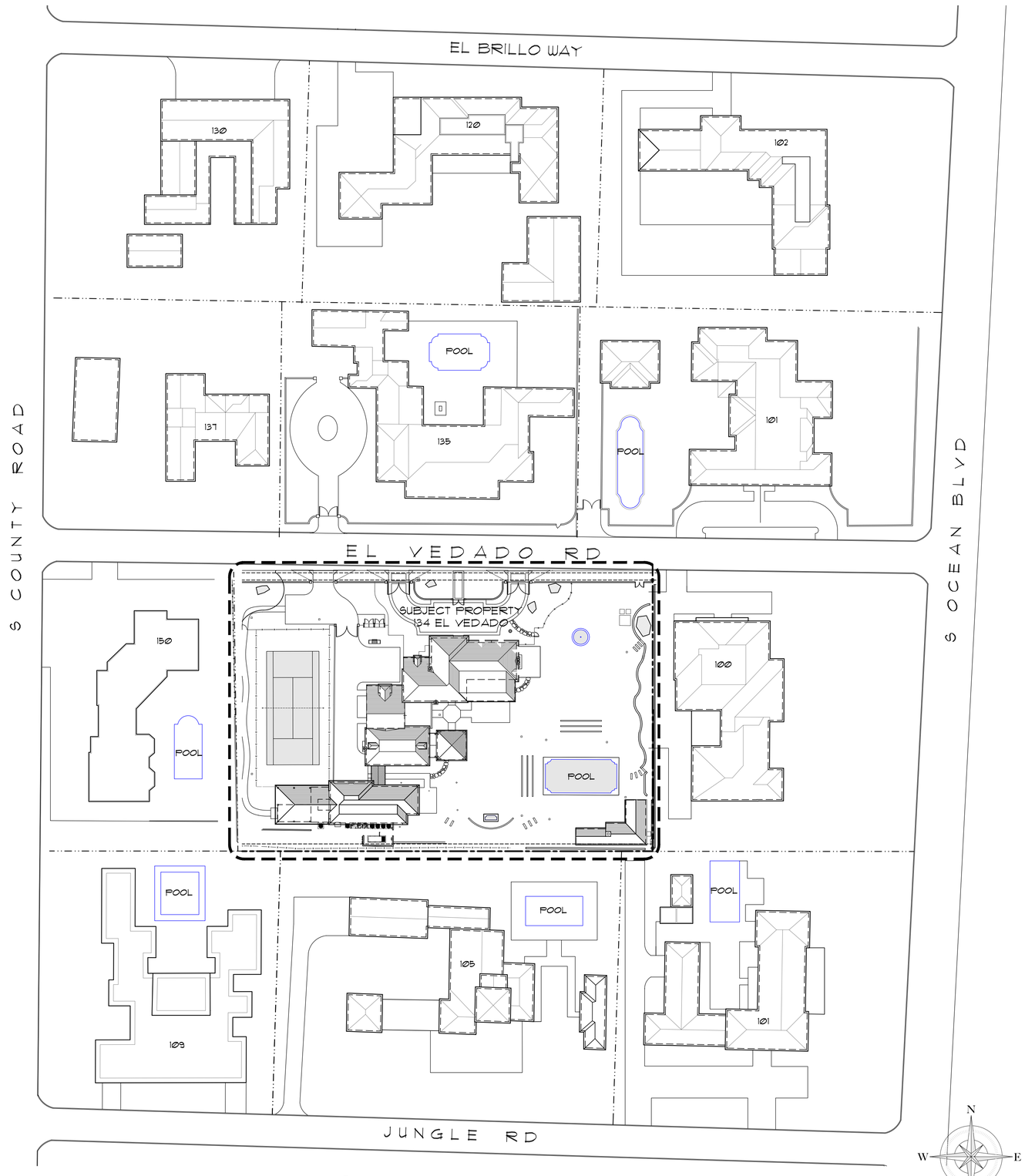
A100, Fri Jun 20 10:51:33 2025



1 VICINITY PLAN
NTS





2 LOCATION PLAN
NTS

CURRENT COA NUMBER: COA-25-018

PREVIOUS COA NUMBER: COA-23-040
ZONING CASE NUMBER: ZON-23-109

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FL (561) 203-7731 NY (212) 252-2084

LEEDS RESIDENCE
134 EL VEDADO ROAD
PALM BEACH, FL 33480

ISSUE
1. FIRST SUBMITTAL
2. SECOND SUBMITTAL

REVISIONS	
#	DATE
1	25-05-14
2	25-05-30
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SCALE: AS NOTED

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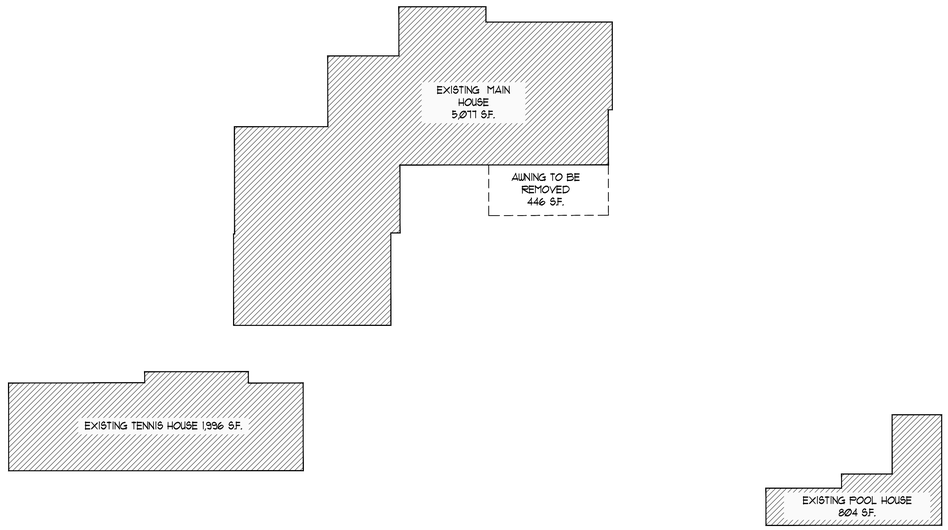
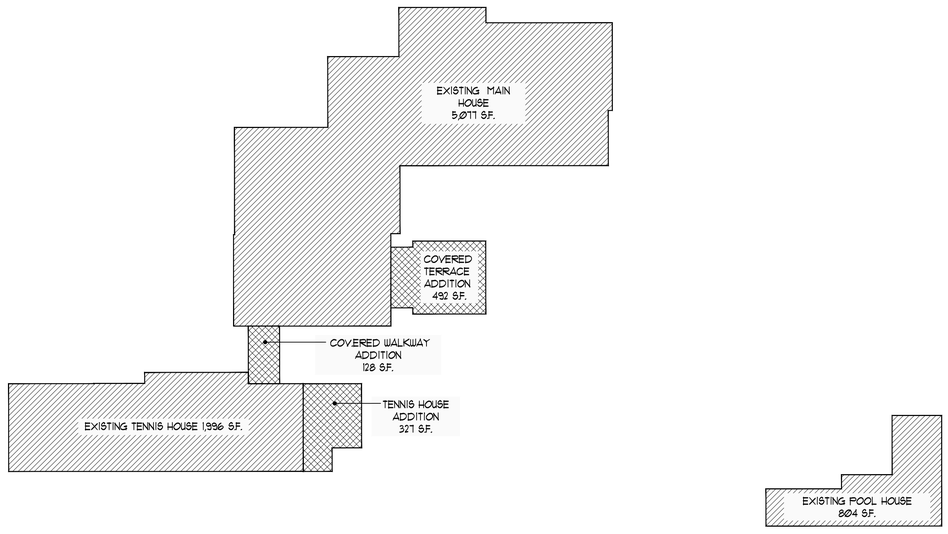
A111, Thu May 29 11:25:07 2025



1 EXISTING LOT COVERAGE DIAGRAM
NTS



2 PROPOSED LOT COVERAGE DIAGRAM
NTS

LOT COVERAGE CALCULATIONS

LOT SIZE	57,789 SF
LOT COVERAGE ALLOWED (R-A)	14,447 SF (25%)
LOT COVERAGE EXISTING:	
MAIN HOUSE	5,077 SF
TENNIS HOUSE	1,996 SF
POOL HOUSE	804 SF
COVERED TERRACE	446 SF
TOTAL	8,323 SF (14.4%)
LOT COVERAGE PROPOSED:	
MAIN HOUSE	5,077 SF
TENNIS HOUSE	1,996 SF
TENNIS HOUSE ADDITION	321 SF
COVERED WALKWAY ADDITION	128 SF
COVERED TERRACE ADDITION	492 SF
POOL HOUSE	804 SF
TOTAL	8,824 SF (15.27%)

N
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CURRENT COA NUMBER: COA-25-018

PREVIOUS COA NUMBER: COA-23-040
ZONING CASE NUMBER: ZON-23-109

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FL (561) 203-7731 NY (212) 252-2084

LEEDS RESIDENCE
134 EL VEDADO ROAD
PALM BEACH, FL 33480

ISSUE
1. FIRST SUBMITTAL
2. SECOND SUBMITTAL

REVISIONS	
#	DATE
1	25-05-14
2	25-05-30
3	
4	

DRAWN BY:	
CHECKED BY:	

SCALE: AS NOTED

A111A.00

A111A, Thu May 29 11:25:36 2025

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:**	134 El Vedado Road		
2	**Zoning District:**	RA		
3	**Structure Type:**			
4		Required/Allowed	Existing	Proposed
5	Lot Size (sq ft)	20,000sf	57,789sf	N/C
6	Lot Depth	150'	201.14'W / 201.25'E	N/C
7	Lot Width	100'	289.24N / 285.71'S	N/C
8	Lot Coverage (Sq Ft and %)	14,447sf/25%	8,317sf/14.4%	8,824sf /15.27%
9	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc)			
10	Cubic Content Ratio (CCR) (R-B ONLY)	N/A	N/A	N/A
11	*Front Yard Setback (Ft.)	35'-0"	40'-0"	N/C
12	* Side Yard Setback (1st Story) (Ft.)	15'-0"	28'-0"W/91'-0"E	N/C
13	* Side Yard Setback (2nd Story) (Ft.)	NA	N/A	N/A
14	*Rear Yard Setback (Ft.)	15'-0"	19'-9"	N/C
15	Angle of Vision (Deg.)	110 DEG	110	N/C
16	Building Height (Ft.)	25'-0"	6'-4 3/4"	13'-7 13/4"
17	Overall Building Height (Ft.)	35'-0"	19'-0 3/4"	23'-1"
18	Crown of Road (COR) (NAVD)	13.79'	N/C	N/C
19	Max. Amount of Fill Added to Site (Ft.)			0
20	Finished Floor Elev. (FFE)(NAVD)		13.1'	N/C
21	Zero Datum for point of meas. (NAVD)		15.29'	N/C
22	FEMA Flood Zone Designation		X	N/C
23	Base Flood Elevation (BFE)(NAVD)	7.0'	NC	N/C
24	Landscape Open Space (LOS) (Sq Ft and %)	28,895 SF - 50%	33,799 SF - 58.5%	33,214 SF - 57.47%
25	Perimeter LOS (Sq Ft and %)	N/A	N/A	N/A
26	Front Yard LOS (Sq Ft and %)	3,475 SF - 45%	6,147 SF - 79.3%	6,263 SF - 81.09%
27	**Native Plant Species %	*Please refer to separate landscape legend.*		

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

*** Provide Native plant species calculation per category as requited by Ord. 24-2021 on separate table*

If value is not applicable, enter N/A

If value is not changing, enter N/C

REV BF 20220616

CURRENT COA NUMBER: COA-25-018

PREVIOUS COA NUMBER: COA-23-040
ZONING CASE NUMBER: ZON-23-109

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FL LICENSE #AR95435

ASBACHER ARCHITECTURE, INC.
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WEST PALM BEACH, FLORIDA 33401
FL (561) 203-7731 NY (212) 252-2084

LEEDS RESIDENCE
134 EL VEDADO ROAD
PALM BEACH, FL 33480

ISSUE
1. FIRST SUBMITTAL
2. SECOND SUBMITTAL

REVISIONS	
#	DATE
1	25-05-14
2	25-05-30
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SCALE: AS NOTED

A111B.00

A111B, Thu May 29 11:26:40 2025





















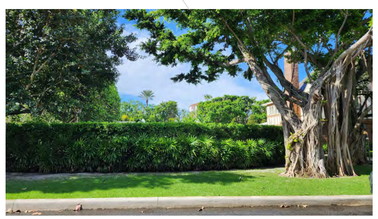
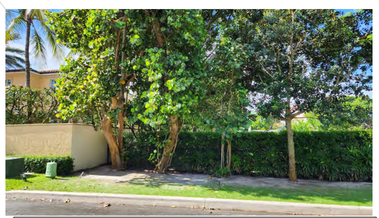

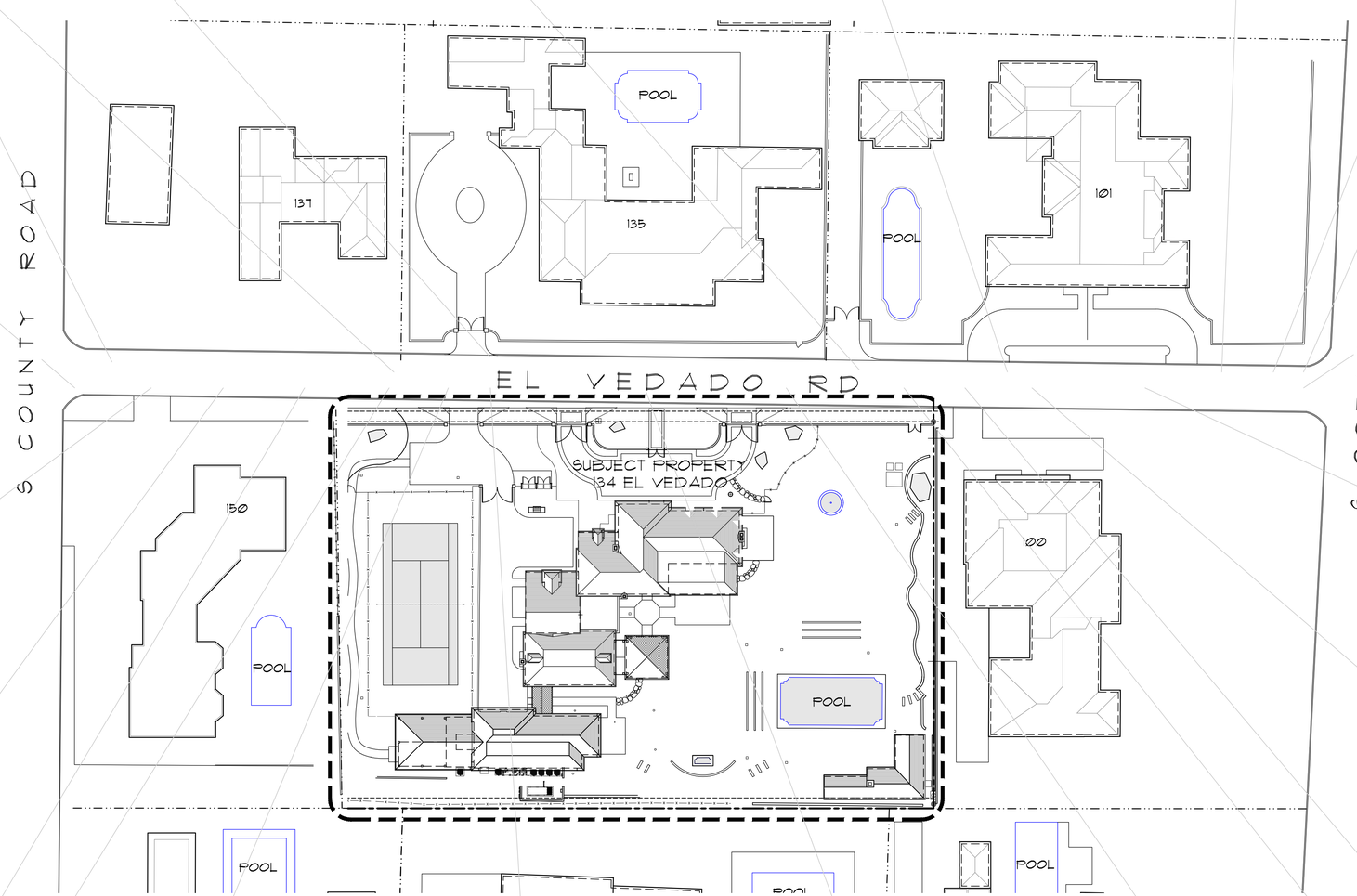

1 KEY PLAN - NEIGHBORHOOD PHOTOS
NTS

CURRENT COA NUMBER: COA-25-018

PREVIOUS COA NUMBER: COA-23-040
ZONING CASE NUMBER: ZON-23-109

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KEVIN ASBACHER, AIA
FL LICENSE # AR95435

ASBACHER ARCHITECTURE, INC.
120 S. OLIVE AVE, SUITE 404
WEST PALM BEACH, FLORIDA 33401
FL (561) 203-7731 NY (212) 252-2084

LEEDS RESIDENCE
134 EL VEDADO ROAD
PALM BEACH, FL 33480

ISSUE
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#	DATE
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2	25-05-30
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A112.00





137 EL VEDADO ROAD
NORTH SIDE OF EL VEDADO - DIAGONAL FROM SUBJECT SITE





135 EL VEDADO ROAD
NORTH SIDE OF EL VEDADO - OPPOSITE OF SUBJECT PROPERTY

CURRENT COA NUMBER: COA-25-018

PREVIOUS COA NUMBER: COA-23-040
ZONING CASE NUMBER: ZON-23-109

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LEEDS RESIDENCE
134 EL VEDADO ROAD
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2	25-05-30
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SCALE: AS NOTED

A113.00

A113, Thu May 29 11:27:48 2025









101 EL VEDADO ROAD
NORTH EAST SIDE OF EL VEDADO - DIAGONAL FROM SUBJECT SITE

CURRENT COA NUMBER: COA-25-018

PREVIOUS COA NUMBER: COA-23-040
ZONING CASE NUMBER: ZON-23-109

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LEEDS RESIDENCE
134 EL VEDADO ROAD
PALM BEACH, FL 33480

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2	25-05-30
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SCALE: AS NOTED

A113A.00

A113A, Thu May 29 11:28:01 2025





100 EL VEDADO ROAD
SOUTH EAST SIDE OF EL VEDADO - ADJACENT TO SUBJECT SITE





150 EL VEDADO ROAD
SOUTH WEST SIDE OF EL VEDADO - ADJACENT TO SUBJECT SITE

CURRENT COA NUMBER: COA-25-018

PREVIOUS COA NUMBER: COA-23-040
ZONING CASE NUMBER: ZON-23-109

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134 EL VEDADO ROAD
PALM BEACH, FL 33480

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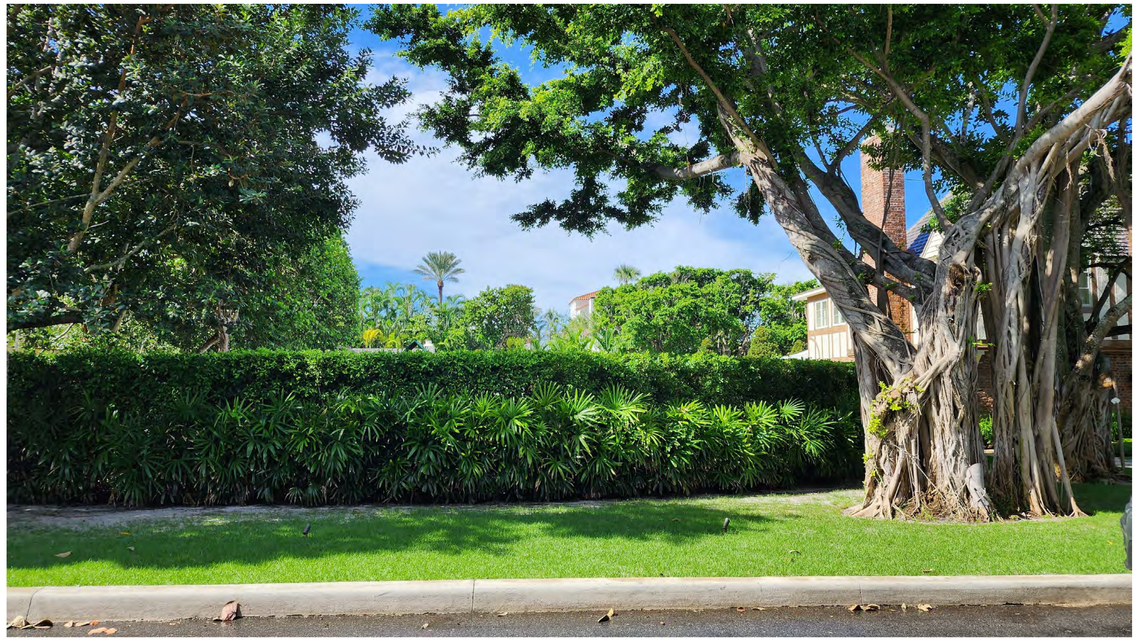





1 134 EL VEDADO - VIEWS FROM STREET
NTS

CURRENT COA NUMBER: COA-25-018

PREVIOUS COA NUMBER: COA-23-040
ZONING CASE NUMBER: ZON-23-109

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134 EL VEDADO ROAD
PALM BEACH, FL 33480

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SCALE: AS NOTED

A114.00

A114, Thu May 29 11:28:51 2025









1 134 EL VEDADO - VIEWS FROM STREET
NTS

CURRENT COA NUMBER: COA-25-018

PREVIOUS COA NUMBER: COA-23-040
ZONING CASE NUMBER: ZON-23-109

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134 EL VEDADO ROAD
PALM BEACH, FL 33480

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SCALE: AS NOTED

A114A.00

A114A, Thu May 29 11:29:09 2025









1 EXTERIOR VIEWS - MAIN HOUSE NORTH ELEVATIONS
NTS

CURRENT COA NUMBER: COA-25-018

PREVIOUS COA NUMBER: COA-23-040
ZONING CASE NUMBER: ZON-23-109

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134 EL VEDADO ROAD
PALM BEACH, FL 33480

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SCALE: AS NOTED

A115.00

A115, Thu May 29 11:30:13 2025









1 EXTERIOR VIEWS - MAIN HOUSE WEST ELEVATIONS
NTS

2 PARTIAL NORTH ELEVATION
NTS

PREVIOUS COA NUMBER: COA-23-040
CURRENT COA NUMBER: COA-25-018
ZONING CASE NUMBER: ZON-23-109

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134 EL VEDADO ROAD
PALM BEACH, FL 33480

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SCALE: AS NOTED

A115A.00

A115A, Thu May 29 11:30:31 2025







1 EXTERIOR VIEWS - MAIN HOUSE FAMILY ROOM
NTS

CURRENT COA NUMBER: COA-25-018

PREVIOUS COA NUMBER: COA-23-040
ZONING CASE NUMBER: ZON-23-109

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134 EL VEDADO ROAD
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SCALE: AS NOTED

A115B.00

A115B, Thu May 29 11:30:45 2025









1 EXTERIOR VIEWS - MAIN HOUSE EAST ELEVATIONS
NTS

CURRENT COA NUMBER: COA-25-018

PREVIOUS COA NUMBER: COA-23-040
ZONING CASE NUMBER: ZON-23-109

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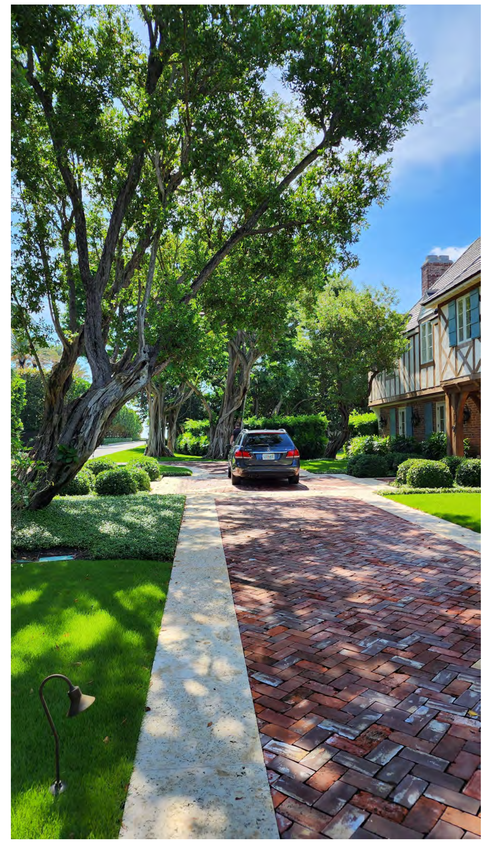





1 134 EL VEDADO - DRIVEWAY VIEWS
NTS

CURRENT COA NUMBER: COA-25-018

PREVIOUS COA NUMBER: COA-23-040
ZONING CASE NUMBER: ZON-23-109

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LEEDS RESIDENCE
134 EL VEDADO ROAD
PALM BEACH, FL 33480

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2. SECOND SUBMITTAL

REVISIONS	
#	DATE
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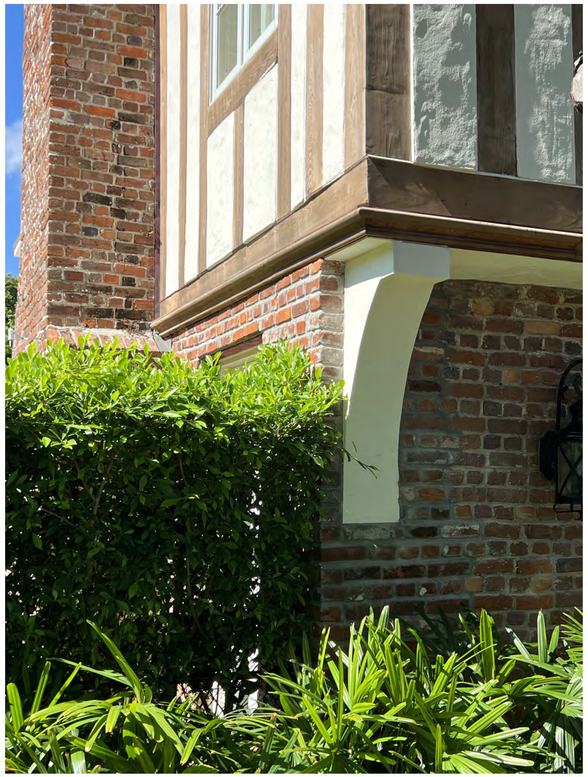
SCALE: AS NOTED

A115D.00

A115D, Thu May 29 11:31:07 2025



BRACKET



TIMBER ENTRY



ENTRY DETAIL



DETAILS



FAMILY ROOM EAVE



ENTRY DOOR



FRENCH DOORS AND SHUTTERS

1 ARCHITECTURAL DETAILS
NTS

CURRENT COA NUMBER: COA-25-018

PREVIOUS COA NUMBER: COA-23-040
ZONING CASE NUMBER: ZON-23-109

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FL LICENSE #AR95435

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120 S. OLIVE AVE, SUITE 404
WEST PALM BEACH, FLORIDA 33401
FL (561) 203-7731 NY (212) 252-2084

LEEDS RESIDENCE
134 EL VEDADO ROAD
PALM BEACH, FL 33480

ISSUE
1. FIRST SUBMITTAL
2. SECOND SUBMITTAL

REVISIONS	
#	DATE
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2	25-05-30
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SCALE: AS NOTED

A115E.00

A115E, Thu May 29 11:31:22 2025








1 EXTERIOR VIEWS - TENNIS HOUSE
NTS

CURRENT COA NUMBER: COA-25-018

PREVIOUS COA NUMBER: COA-23-040
ZONING CASE NUMBER: ZON-23-109

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ASBACHER ARCHITECTURE, INC.
120 S. OLIVE AVE, SUITE 404
WEST PALM BEACH, FLORIDA 33401
FL (561) 203-7731 NY (212) 252-2084

LEEDS RESIDENCE
134 EL VEDADO ROAD
PALM BEACH, FL 33480

ISSUE
1. FIRST SUBMITTAL
2. SECOND SUBMITTAL

REVISIONS	
#	DATE
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2	25-05-30
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SCALE: AS NOTED

A116.00

A116, Thu May 29 11:32:24 2025













1 EXTERIOR VIEWS - TENNIS HOUSE
NTS

CURRENT COA NUMBER: COA-25-018

PREVIOUS COA NUMBER: COA-23-040
ZONING CASE NUMBER: ZON-23-109

ASBACHER ARCHITECTURE, INC.
120 S. OLIVE AVE, SUITE 404
WEST PALM BEACH, FLORIDA 33401
FL (561) 203-7731 NY (212) 252-2084

KEVIN ASBACHER, AIA
FL LICENSE #AR95435

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LEEDS RESIDENCE
134 EL VEDADO ROAD
PALM BEACH, FL 33480

ISSUE
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REVISIONS	
#	DATE
1	25-05-14
2	25-05-30
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SCALE: AS NOTED

A116A.00

A116A, Thu May 29 11:32:38 2025









1 EXTERIOR VIEWS - POOL HOUSE
NTS

CURRENT COA NUMBER: COA-25-018

PREVIOUS COA NUMBER: COA-23-040
ZONING CASE NUMBER: ZON-23-109

ASBACHER ARCHITECTURE, INC.
120 S. OLIVE AVE, SUITE 404
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134 EL VEDADO ROAD
PALM BEACH, FL 33480

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REVISIONS	
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2	25-05-30
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SCALE: AS NOTED

A117.00

A117, Thu May 29 11:32:49 2025



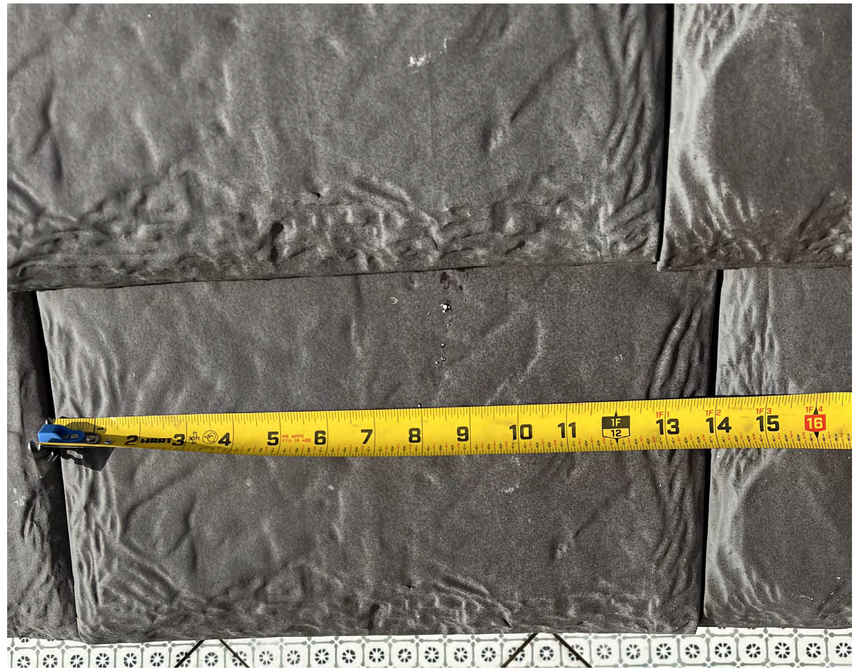






1 EXTERIOR VIEWS - POOL HOUSE
NTS





1 EXISTING ROOF TILE
NTS

CURRENT COA NUMBER: COA-25-018

PREVIOUS COA NUMBER: COA-23-040
ZONING CASE NUMBER: ZON-23-109

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SCALE: AS NOTED

A117A.00

A117A, Thu May 29 11:33:03 2025













HISTORICAL PHOTOS - JOHN VOLK CIRCA 1935

CURRENT COA NUMBER: COA-25-018

PREVIOUS COA NUMBER: COA-23-040
ZONING CASE NUMBER: ZON-23-109

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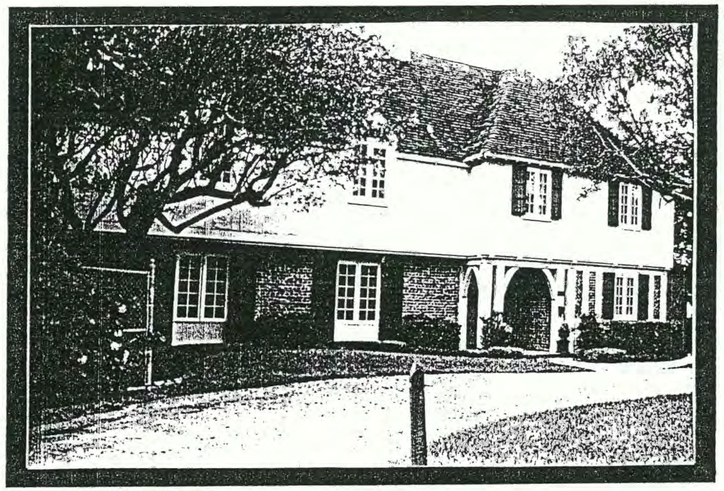
A117D, Thu May 29 11:33:46 2025

134 EL VEDADO ROAD



DESIGNATION REPORT

MARCH 15, 1991

Landmarks Preservation Commission
Palm Beach, Florida



10

HISTORICAL PHOTOS - LANDMARKS DESIGNATION 1991

CURRENT COA NUMBER: COA-25-018

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A117E.00

A117E, Thu May 29 11:33:58 2025













HISTORICAL PHOTOS - CIRCA 2009

CURRENT COA NUMBER: COA-25-018

PREVIOUS COA NUMBER: COA-23-040
ZONING CASE NUMBER: ZON-23-109

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A117F, Thu May 29 11:34:14 2025







HISTORICAL PHOTOS - CIRCA 2009

CURRENT COA NUMBER: COA-25-018

PREVIOUS COA NUMBER: COA-23-040
ZONING CASE NUMBER: ZON-23-109

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HISTORICAL PHOTOS - CIRCA 2020

CURRENT COA NUMBER: COA-25-018

PREVIOUS COA NUMBER: COA-23-040
ZONING CASE NUMBER: ZON-23-109

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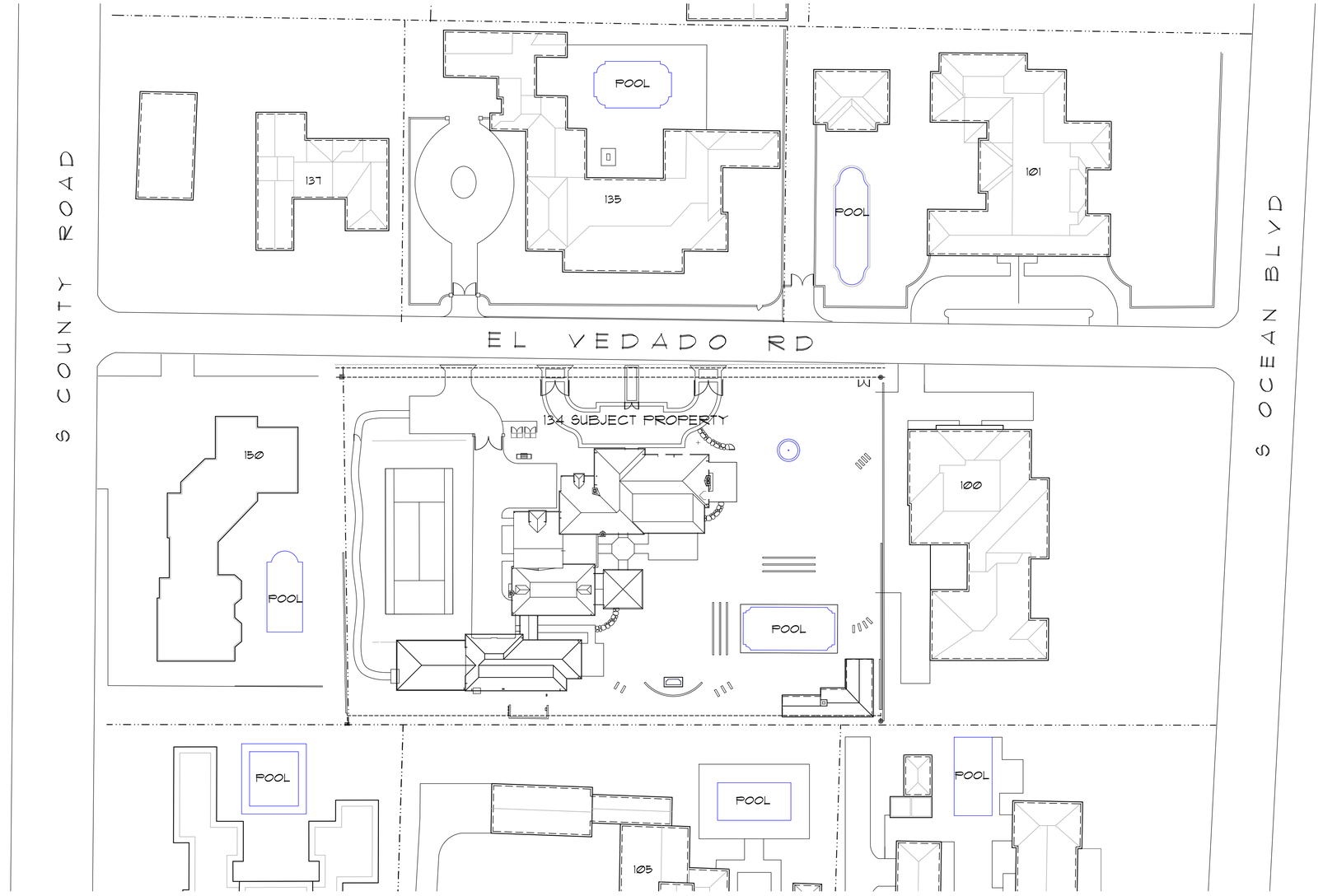
A117H, Thu May 29 11:34:38 2025



1 NEIGHBOORHOOD SITE PLAN
N.T.S.



SUBJECT PROPERTY

2 STREET SCAPE
N.T.S.

CURRENT COA NUMBER: COA-25-018

PREVIOUS COA NUMBER: COA-23-040
ZONING CASE NUMBER: ZON-23-109

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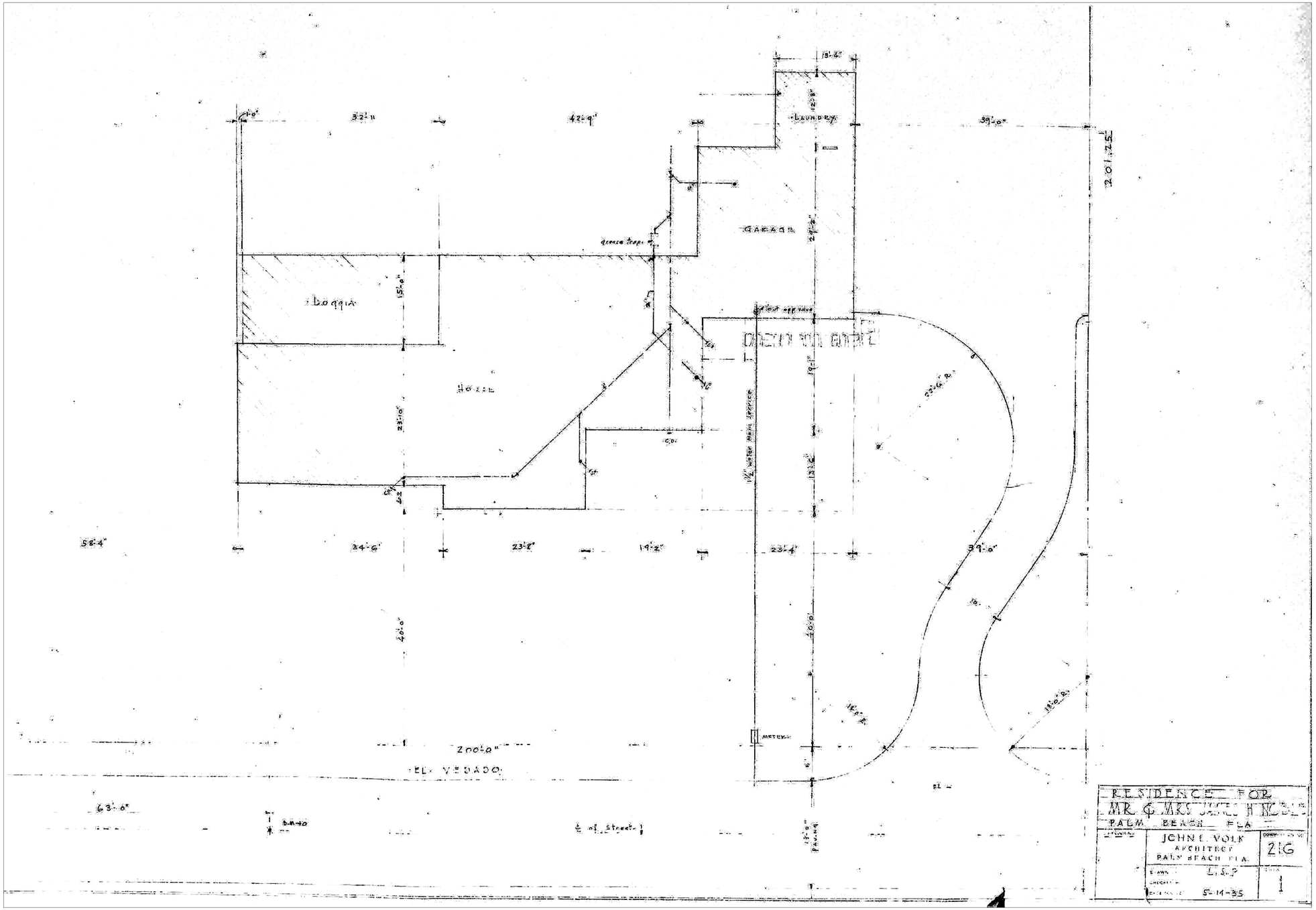

1 VOLK 1935 SITE PLAN
NTS

CURRENT COA NUMBER: COA-25-018

PREVIOUS COA NUMBER: COA-23-040
ZONING CASE NUMBER: ZON-23-109

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KEVIN ASBACHER, AIA
FL LICENSE #AR95435

ASBACHER ARCHITECTURE, INC.
120 S. OLIVE AVE, SUITE 404
WEST PALM BEACH, FLORIDA 33401
FL (561) 203-7731 NY (212) 252-2084

LEEDS RESIDENCE
134 EL VEDADO ROAD
PALM BEACH, FL 33480

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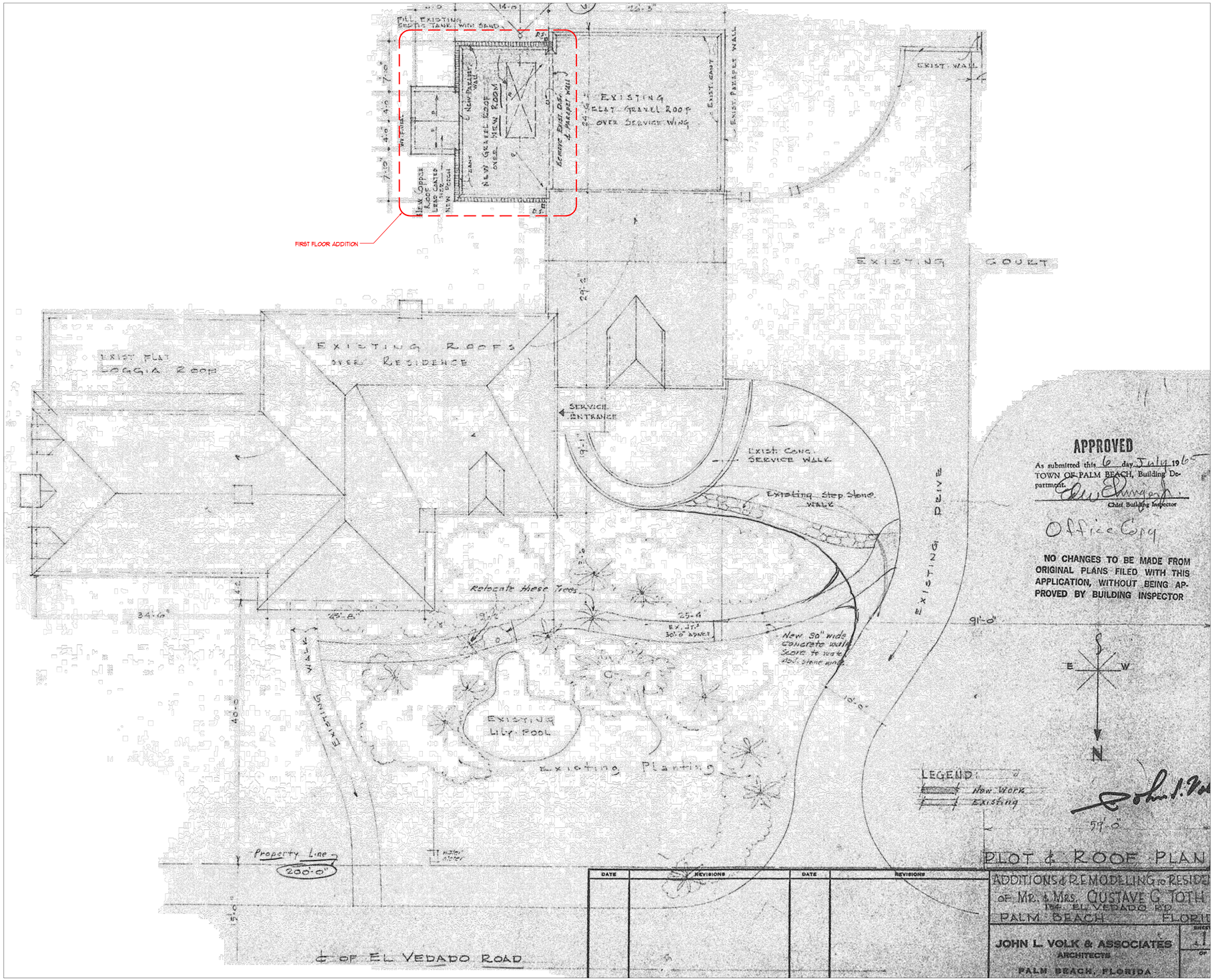
H119, Thu May 29 11:39:06 2025



1 VOLK 1965 SITE PLAN
NTS

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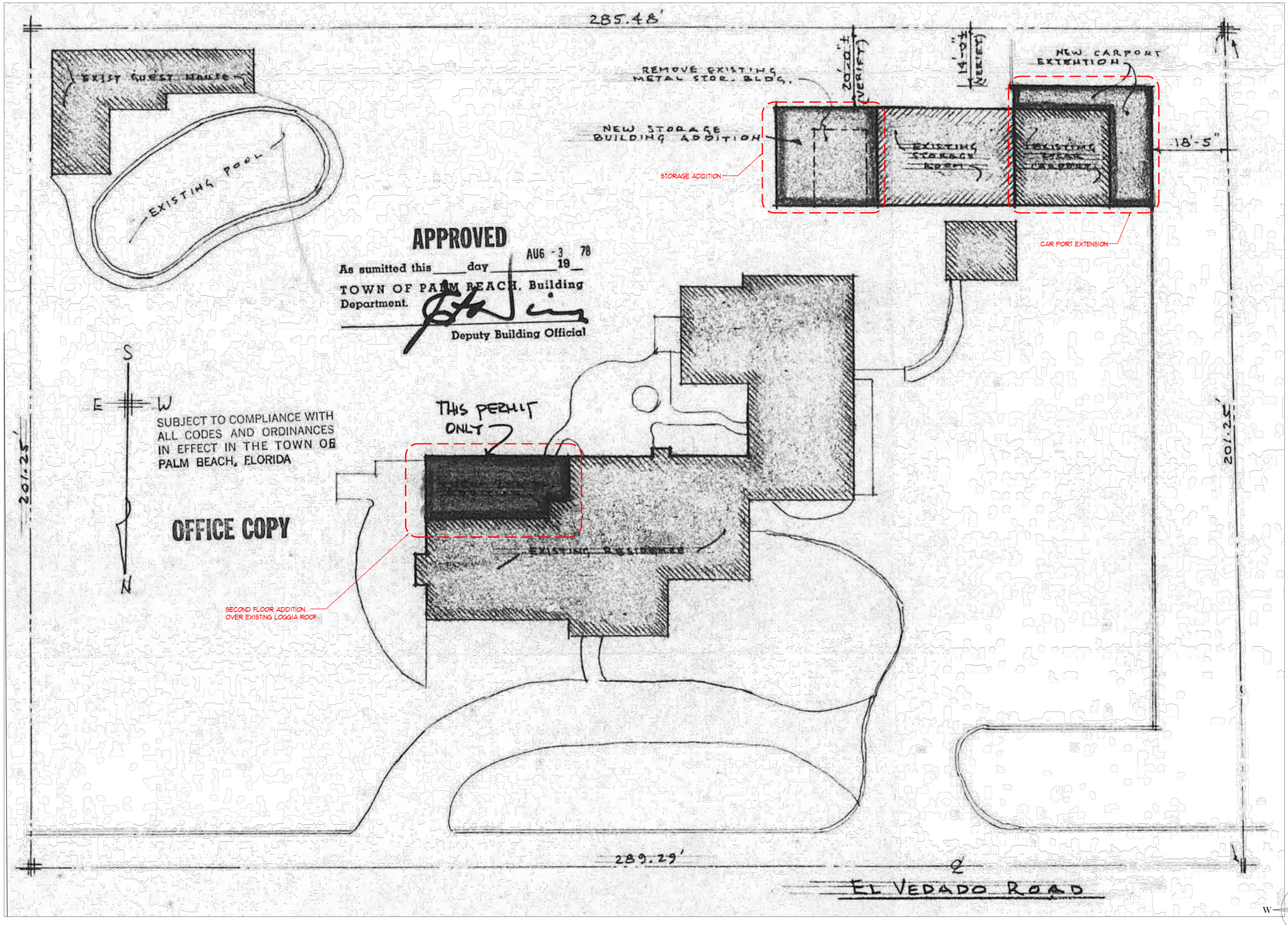

1 AMES BENNETT 1978 SITE PLAN
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PREVIOUS COA NUMBER: COA-23-040
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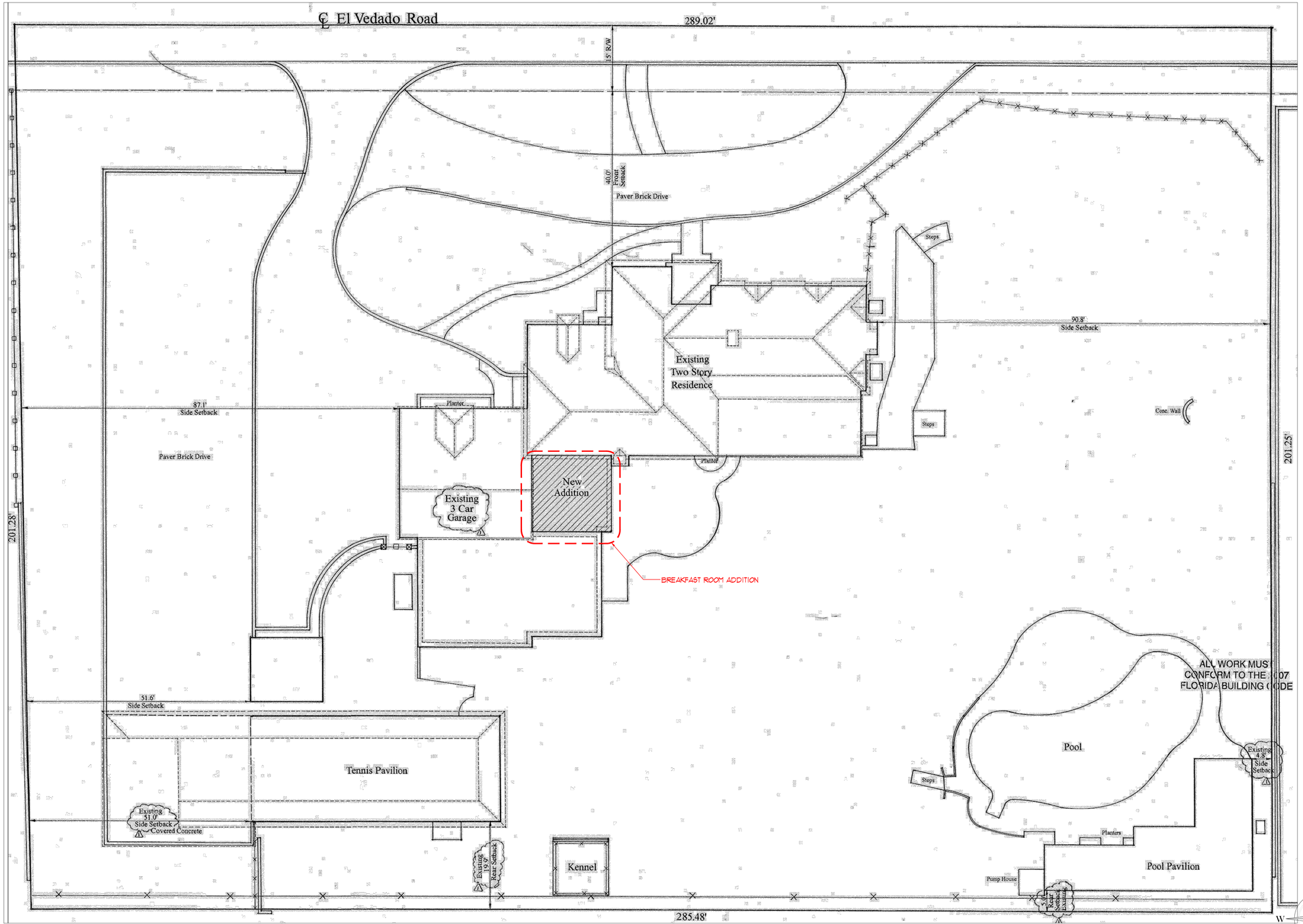

1 MP DESIGN 2009 SITE PLAN
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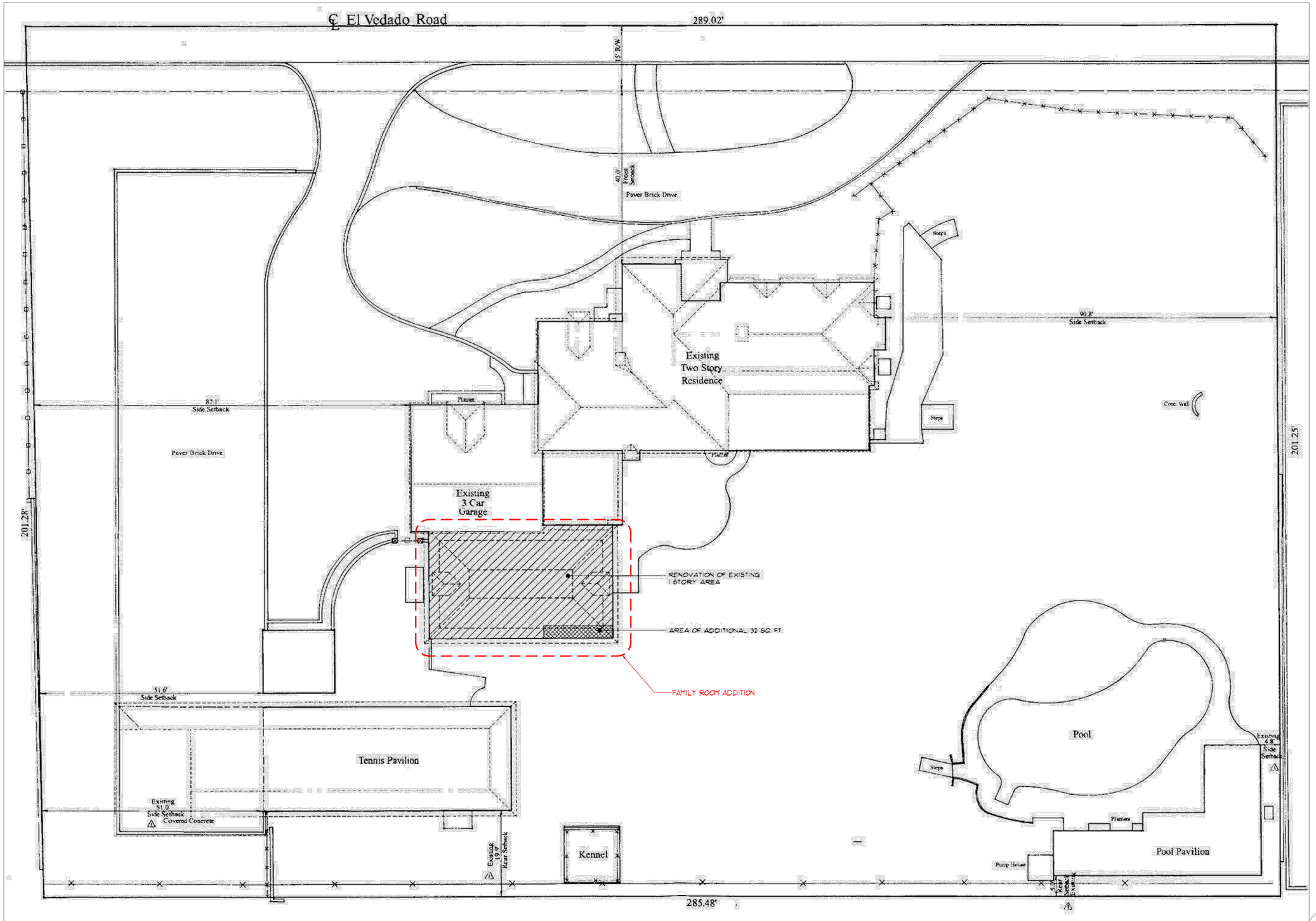

1 MP DESIGN 2015 SITE PLAN
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H119D, Thu May 29 11:43:02 2025

EL VEDADO ROAD

289.02' DEED
289.24' MEASURED

COR = 9.98'

COR = 13.79'

EXISTING MAIL BOX

WATER METER AND BACKFLOW PREVENTER

5' WATER LINE EASEMENT

EXISTING CABLE RISER

EXISTING TELEPHONE HAND HOLE

EXISTING ELECTRICAL RISER

EXISTING STRANGLER FIG TREE

ANGLE OF VISION

100'-0"

EXISTING FICUS NATIDA

ANGLE OF VISION

40'-9" EXISTING

EXISTING STRANGLER FIG

EXISTING CHAIN LINK FENCE

EXISTING STRANGLER FIG

EX. A/C EQUIP.

35'-0" FRONT YARD SETBACK

EXISTING FICUS NATIDA

EXISTING STRANGLER FIG

EXISTING 10'-0" CHAIN LINK FENCE

EXISTING DRIVEWAY

COVERED ENTRY

EXISTING TWO STORY MAIN HOUSE

13.1' N.A.V.D. FINISH FLOOR

91'-0" EXISTING

EXIST. FOUNTAIN

SITE WALL ON NEIGHBORING PROFERTY

EXISTING PAVERS

EXISTING PAVING

EXISTING RUBBLE WALL

201.26' DEED
201.14' MEASURED

90'-9" EXISTING

15'-0" SIDE YARD SETBACK

EXISTING TENNIS COURT

UNENCLOSED COVERED TERRACRE

EXISTING STEPS

EXISTING PLANTER

EXISTING PLANTER

EXISTING LOW SITE WALL

EXISTING STEPS

EXISTING STEPS

EXISTING STONE TERRACE

EXISTING PLANTER

EXISTING PLANTER

EX. BBQ

EXISTING SWIMMING POOL

SITE WALL ON NEIGHBORING PROPERTY

EXISTING PLANTER

EXISTING UNENCLOSED COVERED TERRACE

EXISTING ONE STORY TENNIS HOUSE

12.1' N.A.V.D. FINISH FLOOR

EXIST. FOUNTAIN

EXISTING PLANTER

EXISTING PLANTER

EXISTING LOW SITE WALL

EXISTING STONE TERRACE

UNENCLOSED COVERED LOGGIA

28'-0" EXISTING

EXIST. FOUNTAINS

REMOVE LOW WALLS

15'-0" REAR YARD SETBACK

A/C EQUIP.

EXISTING ONE STORY POOL HOUSE

11.33' N.A.V.D. FINISH FLOOR

SANITARY MANHOLE

EX. A/C UNITS & POOL EQ

EX. GEN

15'-0" EXISTING

EXISTING LOW SITE WALL TO REMAIN

5'-0"

5' TELEPHONE, WATER, GAS & SEWER EASEMENT

5'-0"

285.48' DEED
285.71' MEASURED

O.H.E.

EXISTING LOW SITE WALL

EXISTING CHAINLINK FENCE

EXISTING GAS METER

EXISTING SITE WALL TO REMAIN

N

W

E

S

1 EXISTING SITE PLAN

3/32" = 1'-0"

CURRENT COA NUMBER: COA-25-018

PREVIOUS COA NUMBER: COA-23-040
ZONING CASE NUMBER: ZON-23-109

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EL VEDADO ROAD

289.02' DEED
289.24' MEASURED

COR ± 9.38'

COR ± 13.79'

WATER METER AND BACKFLOW PREVENTER

5'-Ø"

5' WATER LINE EASEMENT

EXISTING STRANGLER FIG TREE

110.00'

ANGLE OF VISION

EXISTING FICUS NATIDA

ANGLE OF VISION

EXISTING STRANGLER FIG

REMOVE CHAIN LINK FENCE

EXISTING STRANGLER FIG

35'-Ø" FRONT YARD SETBACK

40'-Ø" EXISTING

REMOVE EXISTING DRIVEWAY

EX. A/C EQUIP.

EXISTING 10'-Ø" CHAIN LINK FENCE

EXISTING GATES AND PIERS TO REMAIN

COVERED ENTRY

EXISTING TWO STORY MAIN HOUSE

13.1' N.A.V.D. FINISH FLOOR

91'-Ø" EXISTING

EXISTING FOUNTAIN

REMOVE STONE PAVERS

REMOVE EXISTING DRIVEWAY

REMOVE STONE PAVING

REMOVE STONE EDGING

REMOVE UNENCLOSED COVERED TERRACE

REMOVE STONE STEPS

REMOVE STONE RISERS

REMOVE STONE PAVING

EXISTING RUBBLE WALL

15'-Ø" SIDE YARD SETBACK

2012.6' DEED
2011.14' MEASURED

90'-9" EXISTING

15'-Ø" SIDE YARD SETBACK

EXISTING TENNIS COURT

REMOVE LOW WALLS

REMOVE STONE TERRACE

REMOVE POOL COPING

EX. BBQ

REMOVE PLANTER TERRACES

EX. ELEC. METER & TRANSFER SWITCH

EXISTING SWIMMING POOL

2012.5' DEED
2012.5' MEASURED

REMOVE LOW WALLS

REMOVE STONE PAVING

REMOVE EXISTING FOUNTAINS

EXISTING COVERED TERRACE

EXISTING ONE STORY TENNIS HOUSE

12.1' N.A.V.D. FINISH FLOOR

REMOVE STONE RISERS

REMOVE STONE TERRACE

UNENCLOSED COVERED LOGGIA

28'-Ø" EXISTING

REMOVE LOW WALLS

EXISTING FOUNTAIN

REMOVE STONE PAVING

REMOVE LOW WALLS

15'-Ø" REAR YARD SETBACK

EXISTING ONE STORY POOL HOUSE TO REMAIN

11.33' N.A.V.D. FINISH FLOOR

EXISTING A/C UNIT

SANITARY MANHOLE

REMOVE TERRACE PAVING AND LOW WALLS

EXISTING TREE

EX. A/C UNITS & POOL EQ

EX. GE

41'-Ø" EXISTING

EXISTING LOW SITE WALL TO REMAIN

5'-Ø"

5' TELEPHONE, WATER, GAS & SEWER EASEMENT

O.H.E.

EXISTING CHAINLINK FENCE

EXISTING SITE WALL TO REMAIN

285.48' DEED
285.71' MEASURED

EXISTING LOW SITE WALL TO REMAIN

N

W

E

S

1 MATERIAL REMOVAL SITE PLAN

3/32" = 1'-0"

CURRENT COA NUMBER: COA-25-018

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ZONING CASE NUMBER: ZON-23-109

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PALM BEACH, FL 33480

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D119, Thu May 29 11:43:53 2025

EL VEDADO ROAD

289.02' DEED
289.24' MEASURED

COR = 9.98'

COR = 13.79'

REPAIR EXISTING CONCRETE CURB AND PAVED ROAD SURFACE AS REQUIRED BY REMOVAL OF THE EXISTING DRIVEWAY APRONS

WATER METER AND BACKFLOW PREVENTER

5' WATER LINE EASEMENT

5' WATER LINE EASEMENT

PROPOSED 6'-0" SITE WALL

PROPOSED 6'-0" SITE WALL

PROPOSED GATES

EXIST. TREE

EXIST. TREE

EXIST. TREE

EXIST. TREE

EXIST. TREE

PROPOSED ENTRY GATE & LINEAR TRENCH DRAIN

PROPOSED ENTRY GATE

PROPOSED ENTRY GATE & LINEAR TRENCH DRAIN

PROPOSED DRIVEWAY

PROPOSED DRIVEWAY

PARKING

PATH

ANGLE OF VISION

ANGLE OF VISION

40'-0" EXISTING

35'-0" FRONT YARD SETBACK

EXISTING GATES AND PIERS TO REMAIN

PROPOSED 6'-0" TALL FENCE AND GATE CONCEALED IN LANDSCAPING

EXISTING 8'-0" TALL FENCE CONCEALED IN LANDSCAPING

PROPOSED 6'-0" TALL FENCE AND GATE CONCEALED IN LANDSCAPING

PROPOSED 6'-0" TALL FENCE AND GATE CONCEALED IN LANDSCAPING

EX. A/C EQUIP.

PROPOSED TRASH ENCLOSURE

PROPOSED BBQ

PATH

PATH

91'-0" EXISTING

EXIST. FOUNTAIN

COVERED ENTRY

EXISTING TWO STORY MAIN HOUSE

13.1' N.A.V.D. FINISH FLOOR

PROPOSED PATIO

AREA OF WORK

AREA OF WORK

RESTORED COVERED TERRACE

PATH

PATIO

NEW STEPS

EXISTING RUBBLE WALL

15'-0" SIDE YARD SETBACK

201.26' DEED
201.14' MEASURED

90'-9" EXISTING

EXISTING TENNIS COURT

15'-0" SIDE YARD SETBACK

PATH

PROPOSED COVERED TERRACE

EXISTING 8'-0" TALL FENCE CONCEALED IN LANDSCAPING

EXISTING 8'-0" TALL FENCE CONCEALED IN LANDSCAPING

AREA OF WORK

COVERED WALKWAY

PATH

AREA OF WORK

NEW STEPS

EXISTING SWIMMING POOL

201.25' DEED
201.25' MEASURED

UNENCLOSED COVERED TERRACE

AREA OF WORK

28'-0" EXISTING

PATH

NEW STORAGE

PROPOSED TWO STORY TENNIS HOUSE

12.1' N.A.V.D. FINISH FLOOR

PATIO

62'-9"

EXIST. FOUNTAIN

NEW STEPS

AREA OF WORK

NEW STEPS

UNENCLOSED COVERED LOGGIA

A/C EQUIP.

15'-0" REAR YARD SETBACK

EXISTING ONE STORY POOL HOUSE

11.33' N.A.V.D. FINISH FLOOR

SANITARY MANHOLE

19'-9" EXISTING

5'-0"

NEW A/C EQUIPMENT

NEW LANDING

EX. A/C UNITS & POOL EQ

EX. GEN

EXISTING LOW SITE WALL TO REMAIN

5'-0"

5' TELEPHONE, WATER, GAS & SEWER EASEMENT

5'-0"

285.48' DEED
285.71' MEASURED

O.H.E.

EXISTING LOW SITE WALL TO REMAIN

EXISTING CHAINLINK FENCE

EXISTING GAS METER

N

W

E

S

1 PROPOSED SITE PLAN

3/32" = 1'-0"

VARIANCES REQUESTED:

1. SECTION 134-1668 - A VARIANCE FOR THE DRIVEWAY GATE SETBACK OF 11'-0" IN LIEU OF THE 18'-0" MINIMUM REQUIRED IN THE RA ZONING DISTRICT.

CURRENT COA NUMBER: COA-25-018

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ZONING CASE NUMBER: ZON-23-109

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2023 ASBACHER ARCHITECTURE

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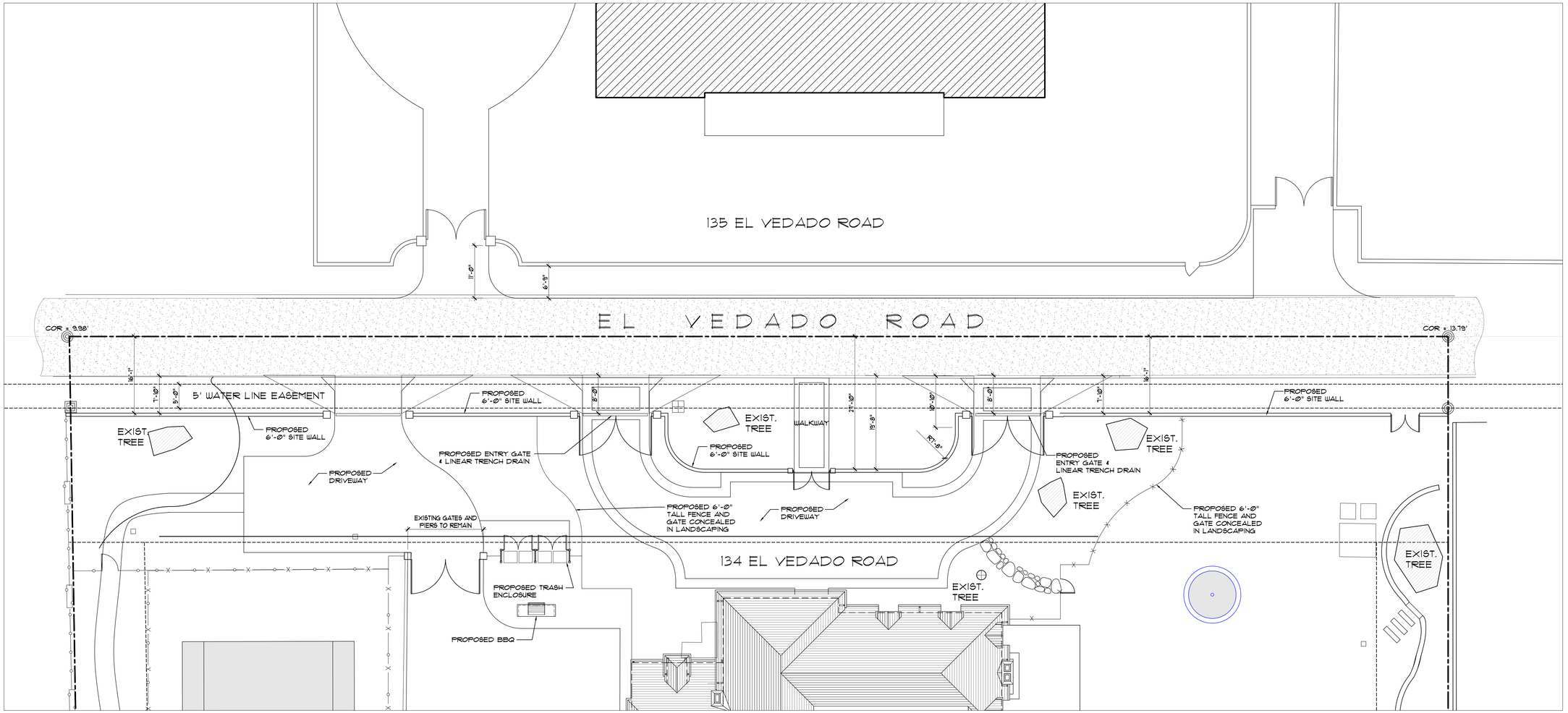

VARIANCE REQUESTED:

1. SECTION 134-1668 - A VARIANCE FOR THE DRIVEWAY GATE SETBACK OF 11'-Ø" IN LIEU OF THE 18'-Ø" MINIMUM REQUIRED.

1 VARIANCE REQUEST DIAGRAM

3/32" = 1'-Ø"

CURRENT COA NUMBER: COA-25-018

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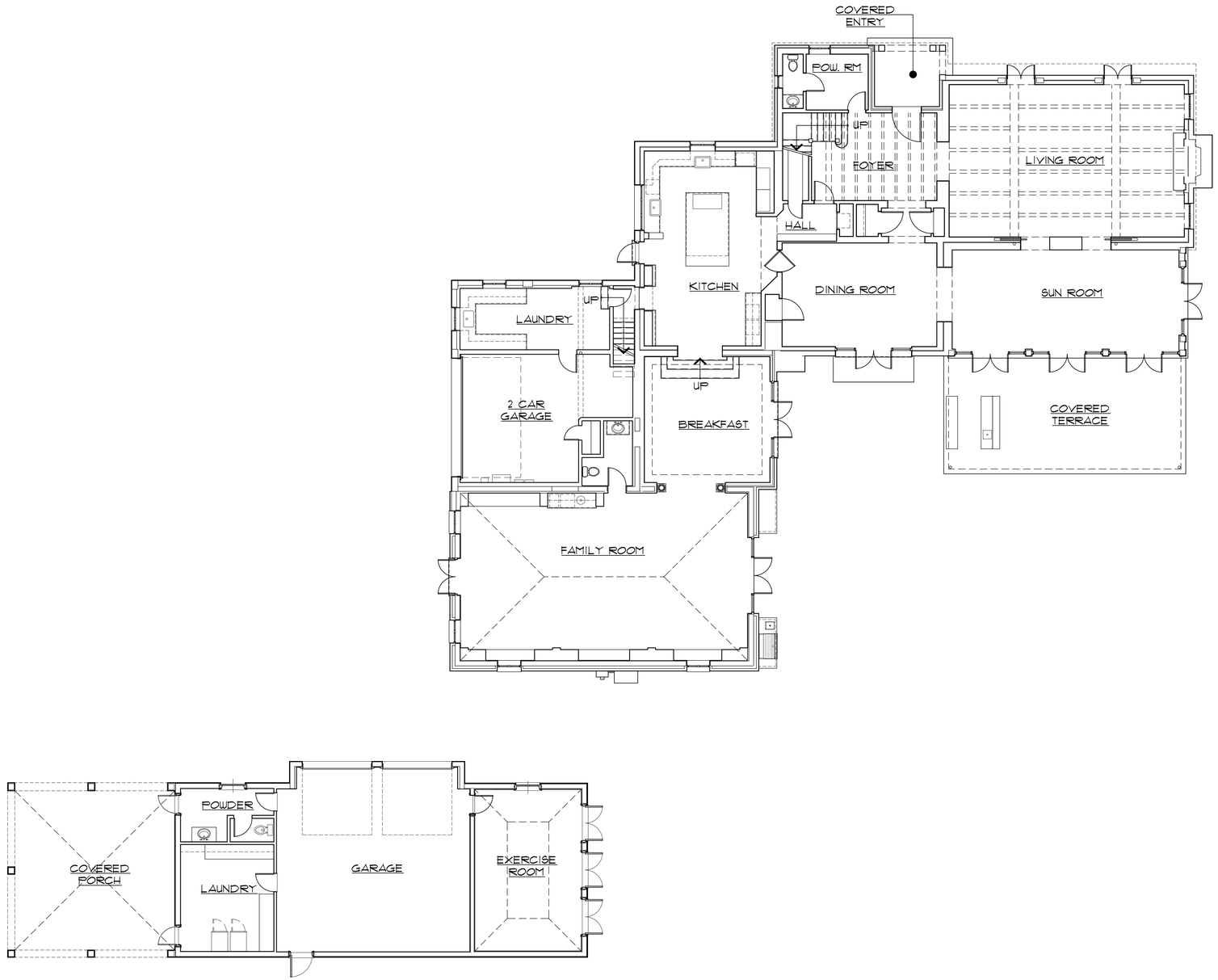

1 EXISTING FIRST FLOOR PLAN - MAIN HOUSE AND TENNIS HOUSE

1/8" = 1'-0"

CURRENT COA NUMBER: COA-25-018

PREVIOUS COA NUMBER: COA-23-040
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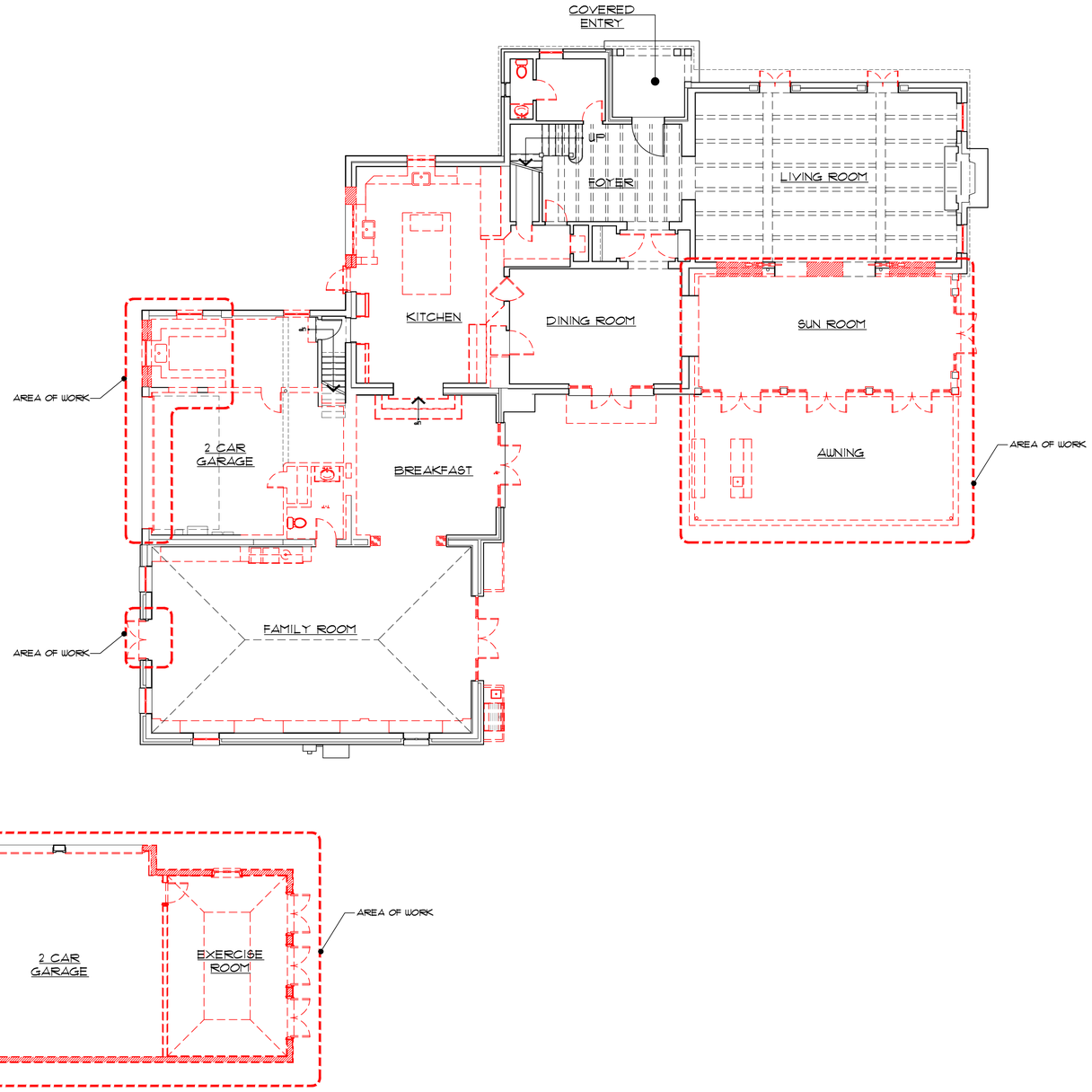

1 FIRST FLOOR MATERIALS REMOVAL PLAN - MAIN HOUSE AND TENNIS HOUSE
1/8" = 1'-0"

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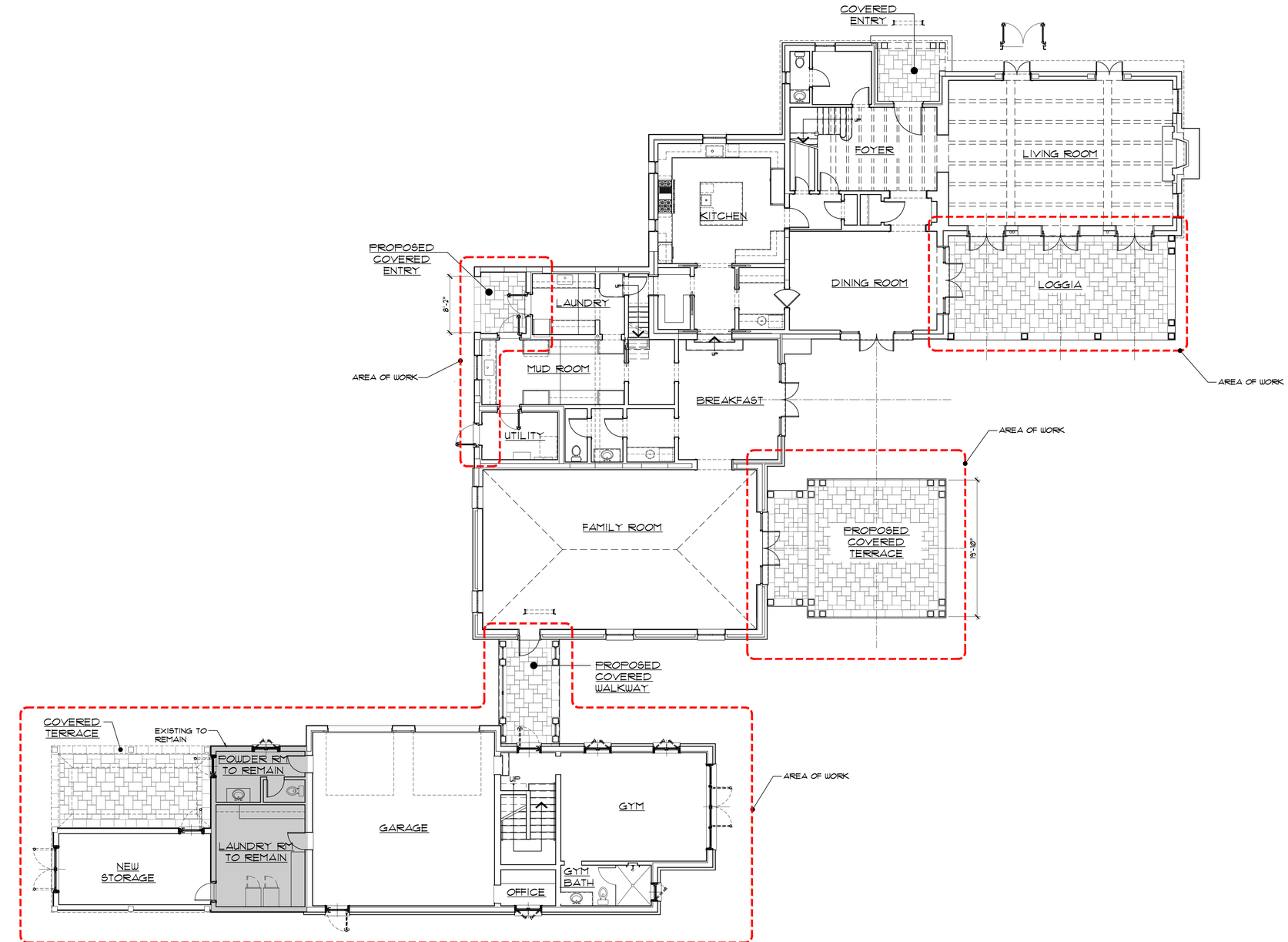

1 PROPOSED FIRST FLOOR PLAN - MAIN HOUSE AND TENNIS HOUSE

1/8" = 1'-0"

CURRENT COA NUMBER: COA-25-018

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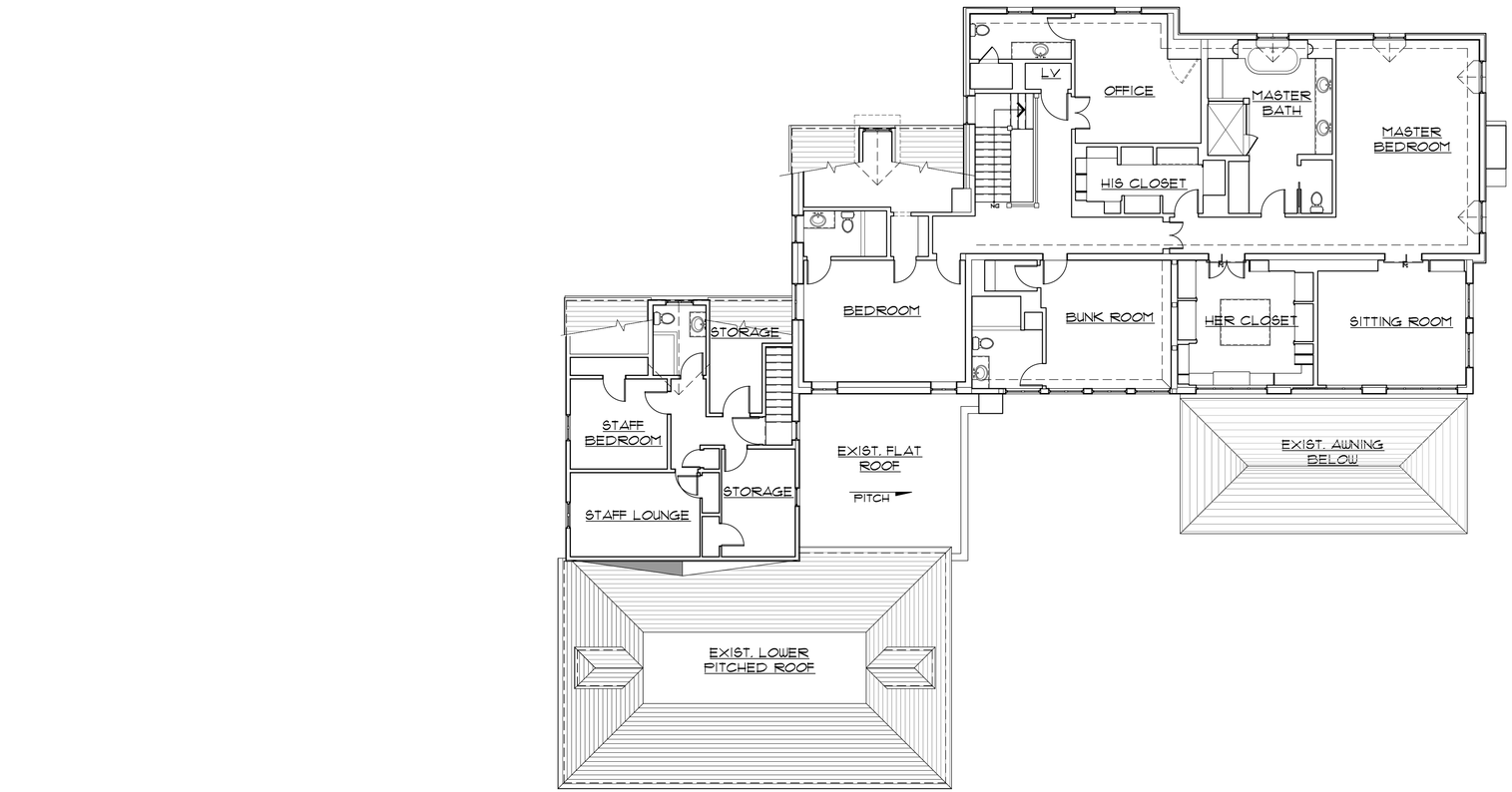

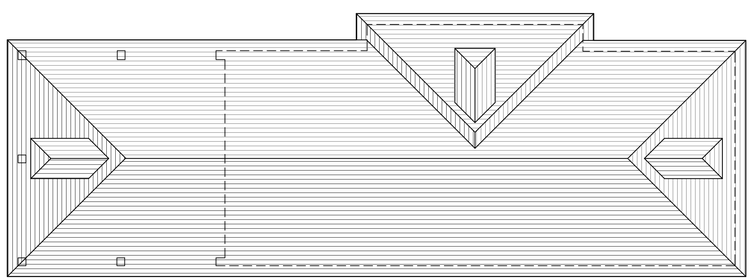

1 EXISTING SECOND FLOOR PLAN - MAIN HOUSE AND TENNIS HOUSE ROOF PLAN
1/8" = 1'-0"

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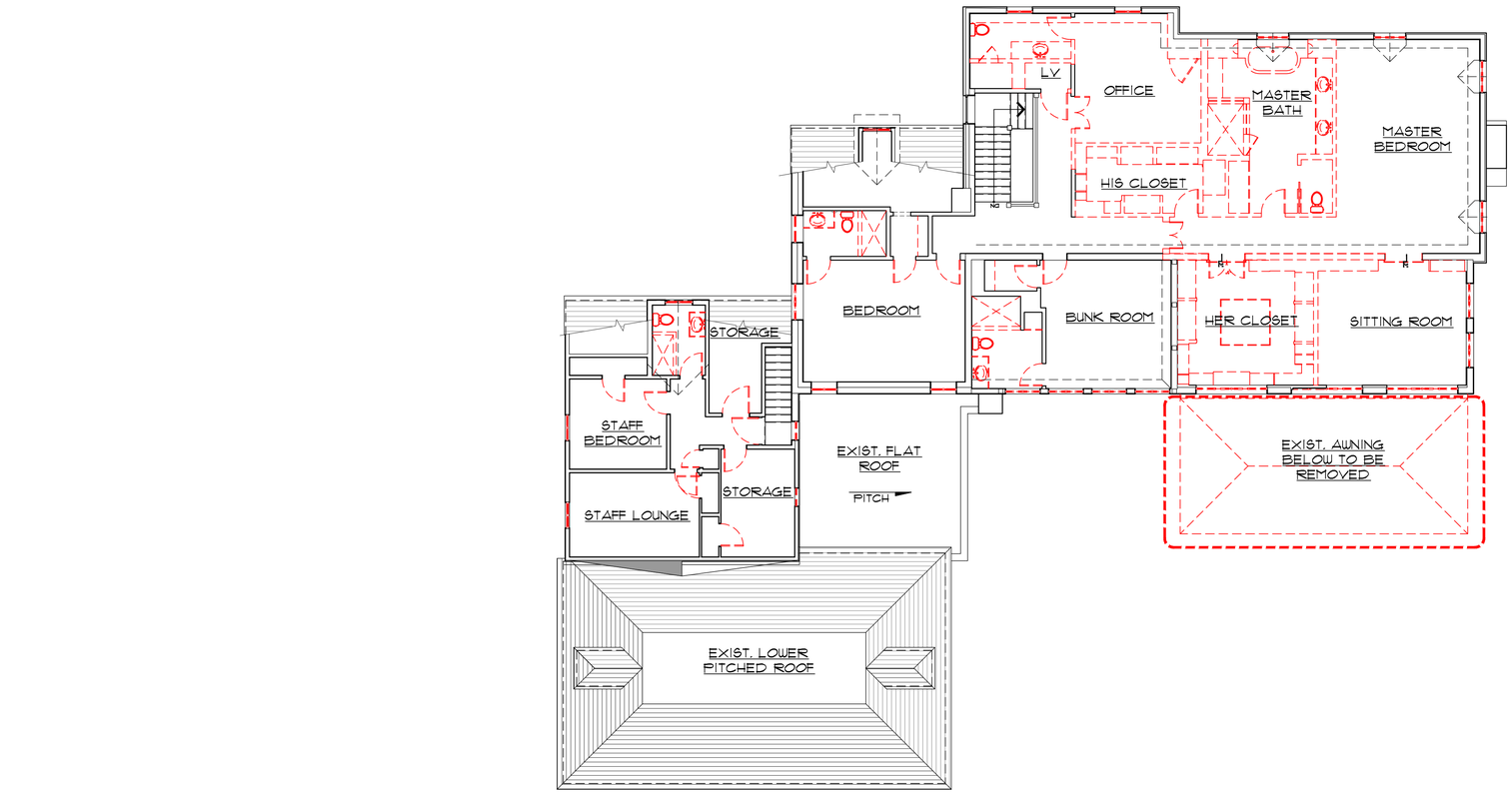
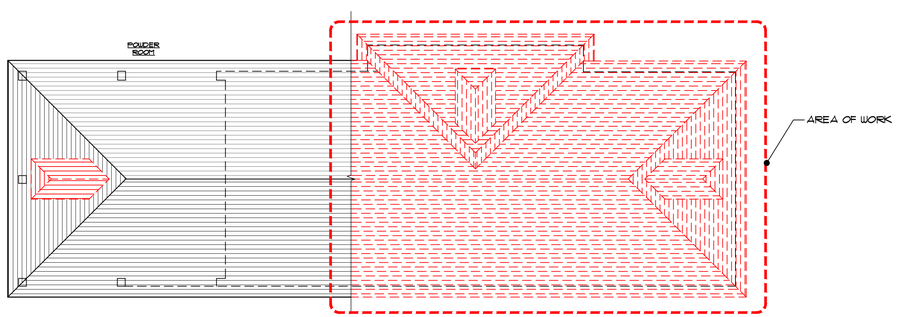
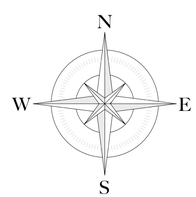
EX212.00

EX212, Thu May 29 11:50:40 2025







1 SECOND MATERIALS REMOVAL FLOOR PLAN - MAIN HOUSE AND TENNIS HOUSE

1/8" = 1'-0"

CURRENT COA NUMBER: COA-25-018

PREVIOUS COA NUMBER: COA-23-040
ZONING CASE NUMBER: ZON-23-109

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KEVIN ASBACHER, AIA
FL LICENSE #AR95435

ASBACHER ARCHITECTURE, INC.
120 S. OLIVE AVE, SUITE 404
WEST PALM BEACH, FLORIDA 33401
FL (561) 203-7731 NY (212) 252-2084

LEEDS RESIDENCE
134 EL VEDADO ROAD
PALM BEACH, FL 33480

ISSUE
1. FIRST SUBMITTAL
2. SECOND SUBMITTAL

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1	25-05-14
2	25-05-30
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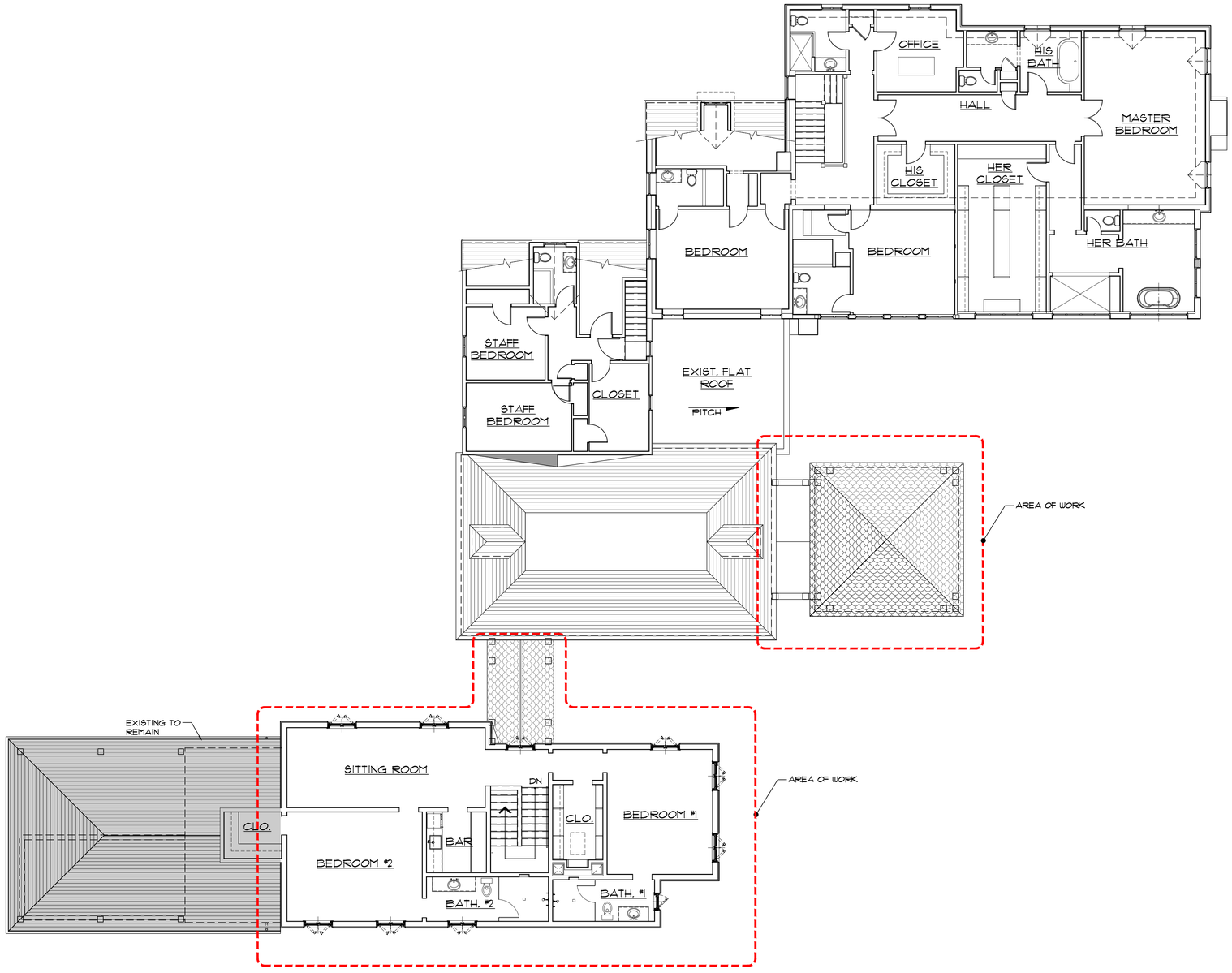
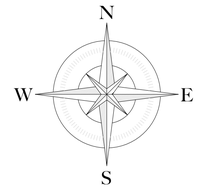
SCALE: AS NOTED

D212.00

D212_Thu May 29 11:51:08 2025





1 PROPOSED SECOND FLOOR PLAN - MAIN HOUSE AND TENNIS HOUSE

1/8" = 1'-0"

CURRENT COA NUMBER: COA-25-018

PREVIOUS COA NUMBER: COA-23-040
ZONING CASE NUMBER: ZON-23-109

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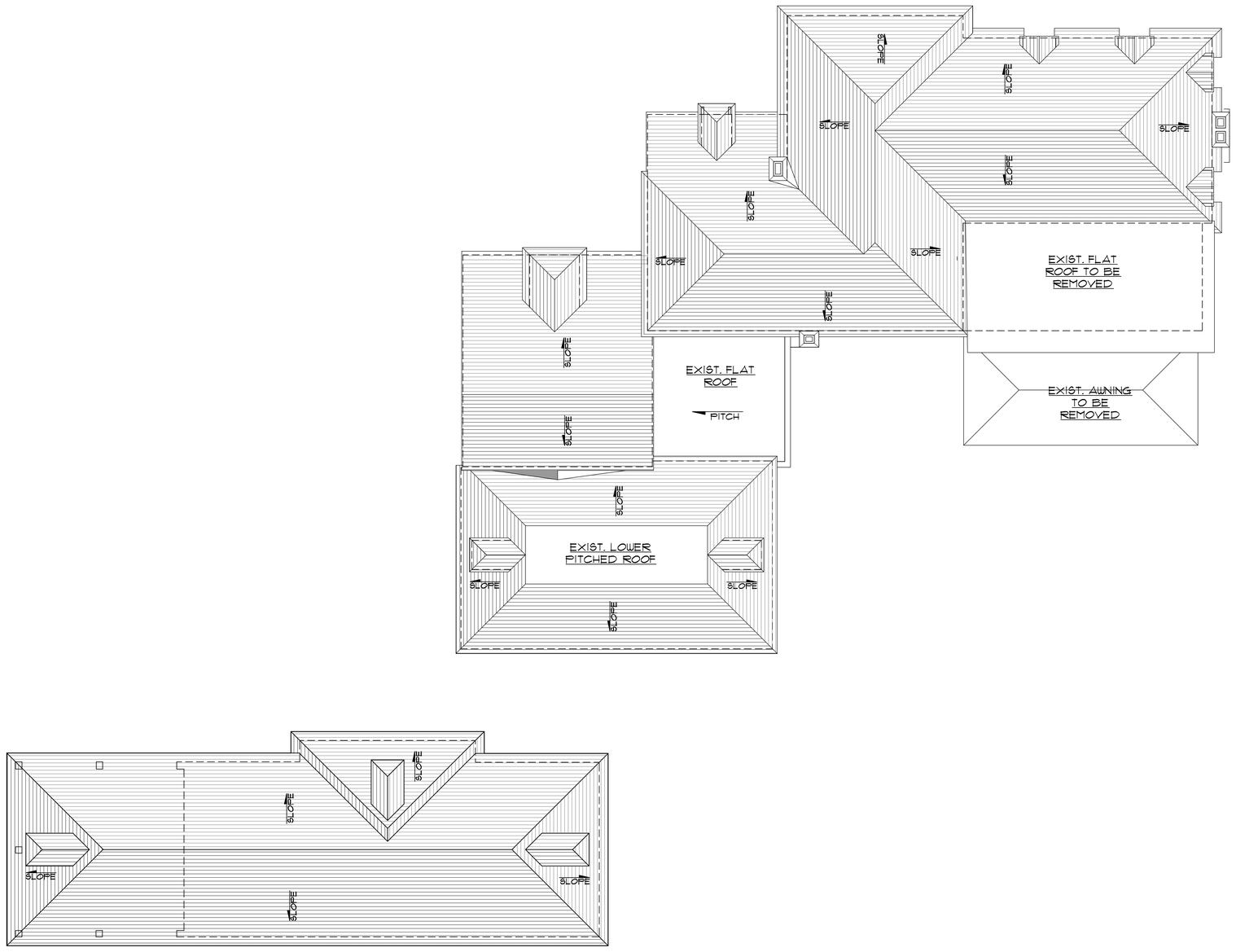
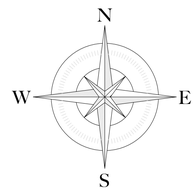
A212.00

A212, Thu May 29 11:51:19 2025





1 EXISTING ROOF PLAN - MAIN HOUSE AND TENNIS HOUSE
1/8" = 1'-0"

CURRENT COA NUMBER: COA-25-018

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ZONING CASE NUMBER: ZON-23-109

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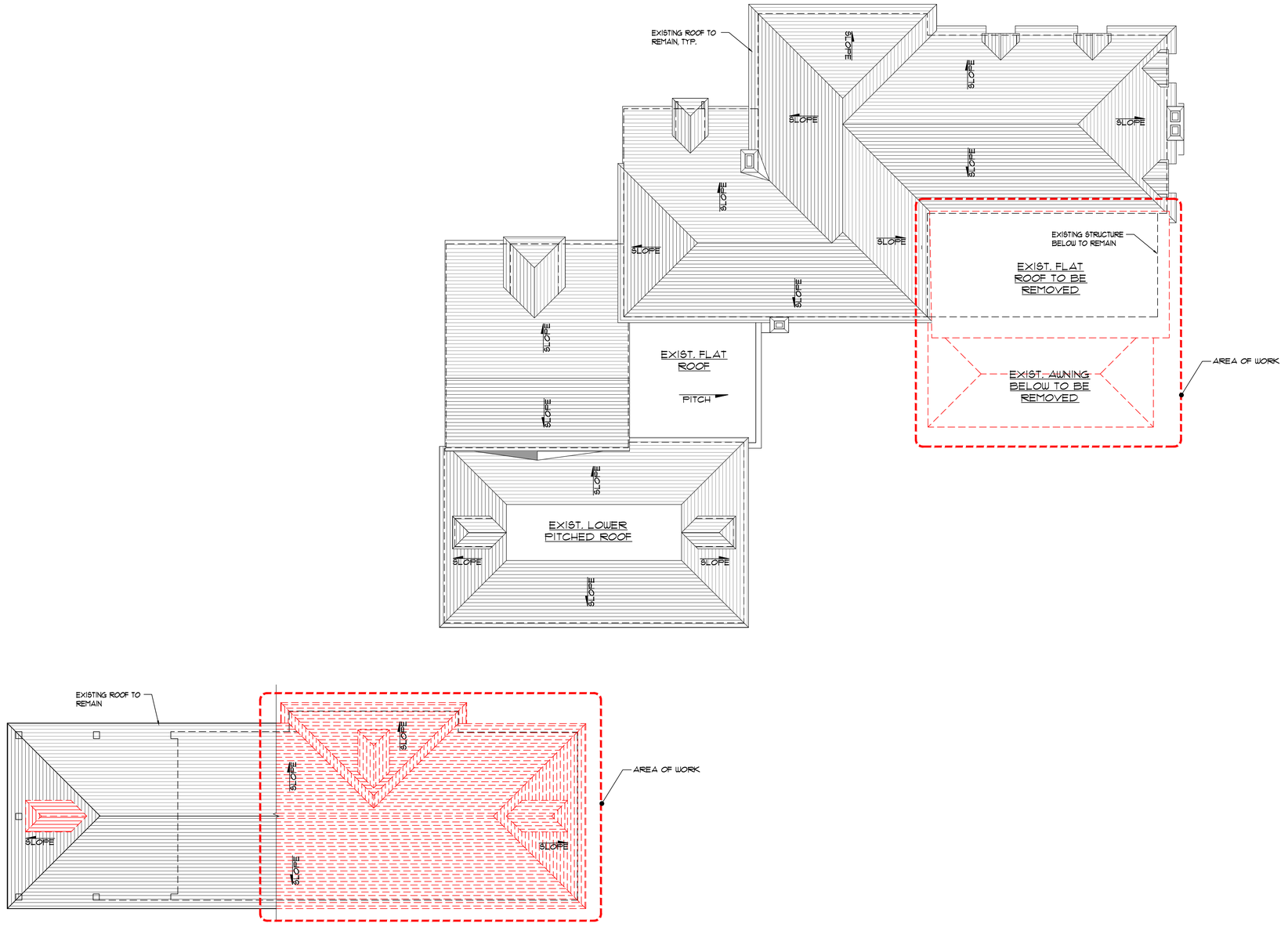
EX213.00

EX213, Thu, May 29 11:51:33 2025



1 MATERIALS REMOVAL ROOF PLAN - MAIN HOUSE AND TENNIS HOUSE

1/8" = 1'-0"

CURRENT COA NUMBER: COA-25-018

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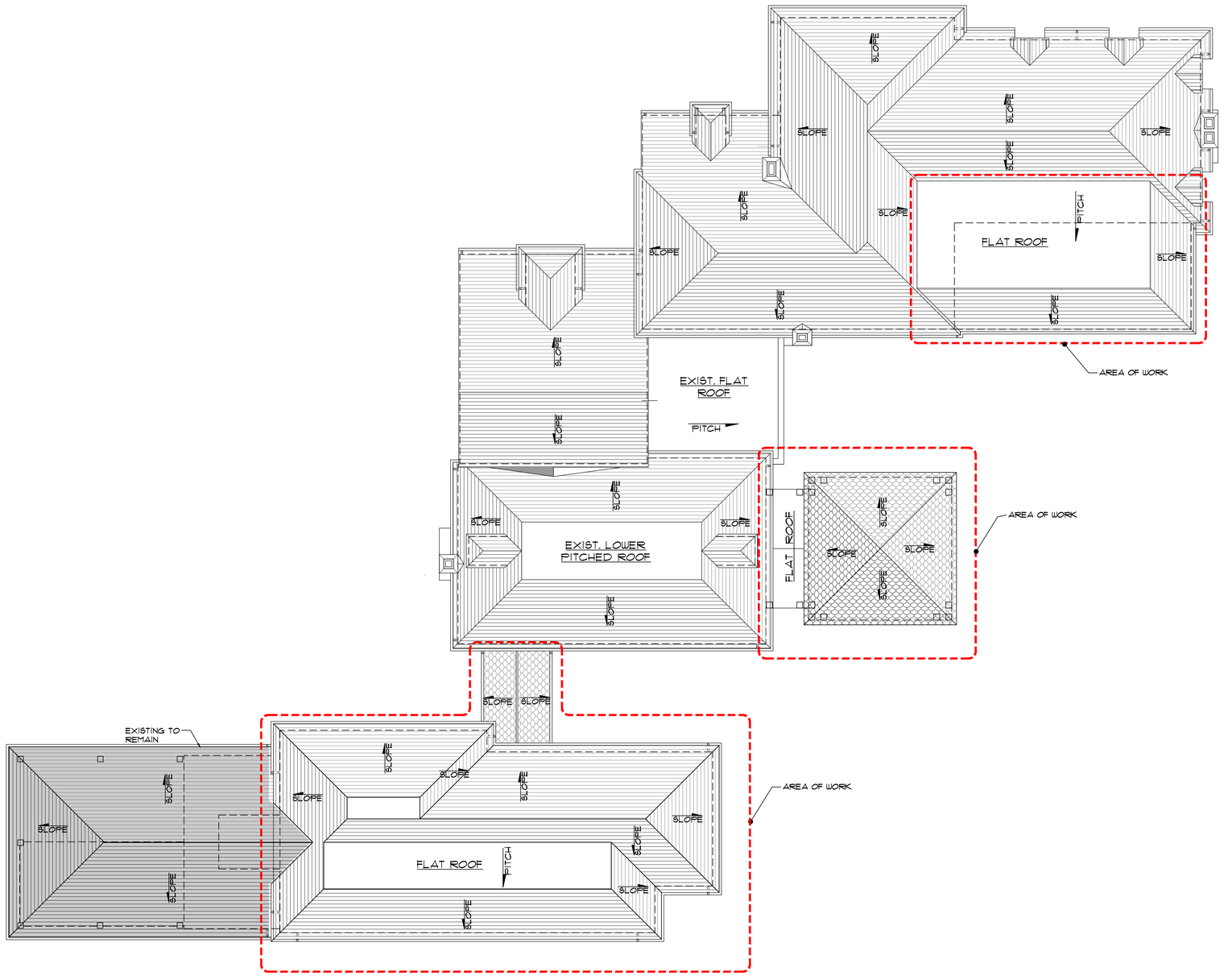
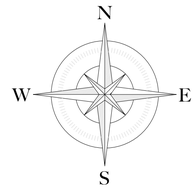
D213.00

D213, Thu May 29 11:51:42 2025



1 PROPOSED ROOF PLAN - MAIN HOUSE AND TENNIS HOUSE

1/8" = 1'-0"



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PREVIOUS COA NUMBER: COA-23-040
ZONING CASE NUMBER: ZON-23-109

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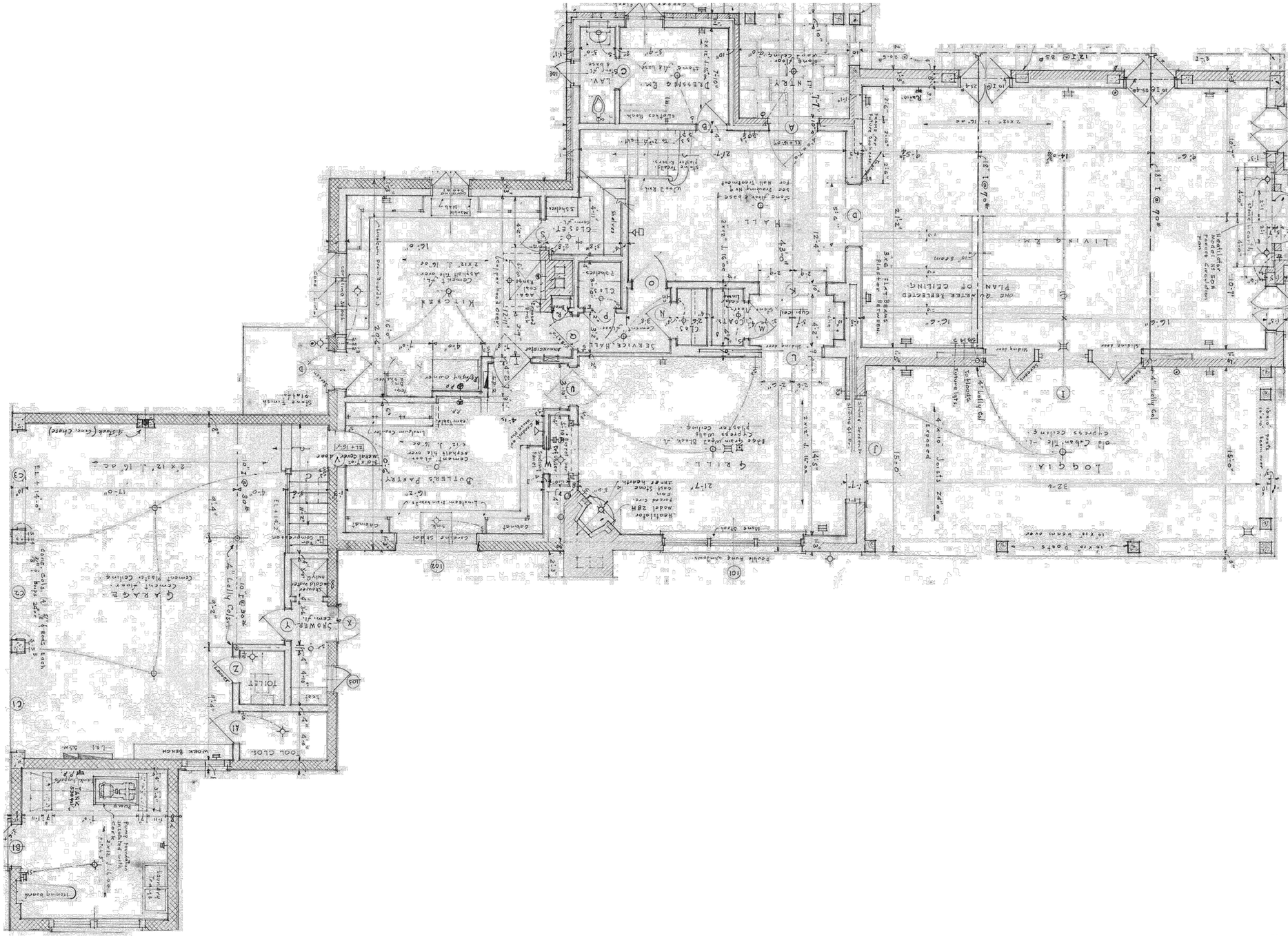
A213, Thu May 29 11:51:51 2025



1 MAIN HOUSE VOLK 1935 FIRST FLOOR PLAN
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CURRENT COA NUMBER: COA-25-018

PREVIOUS COA NUMBER: COA-23-040
ZONING CASE NUMBER: ZON-23-109

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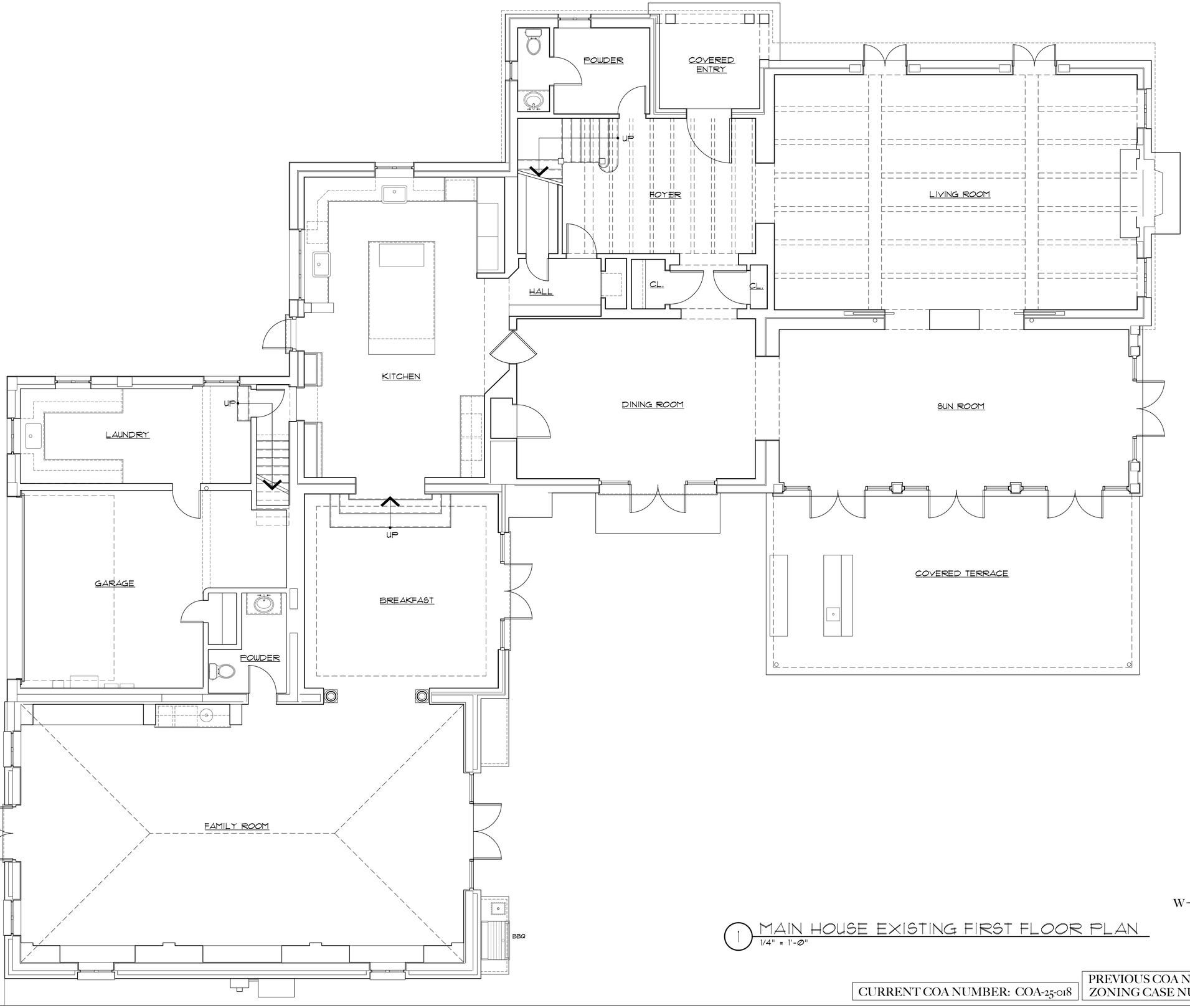

1 MAIN HOUSE EXISTING FIRST FLOOR PLAN
1/4" = 1'-0"

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CURRENT COA NUMBER: COA-25-018

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ZONING CASE NUMBER: ZON-23-109

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EX214.00

EX214, Thu May 29 11:52:45 2025

COVERED ENTRY:

1. EXISTING ENTRY DOOR TO REMAIN.
2. EXISTING WOOD COLUMNS, BRACKETS AND TIMBERING TO REMAIN.
3. REMOVE EXISTING STONE PAVING

NOTE: EXISTING ENTRY DOOR FINISH TO BE STRIPPED TO EXPOSED CYPRESS WOOD

MUSIC ROOM

COVERED ENTRY

UP

FOYER

LIVING ROOM

3'-0"

KITCHEN:

1. EXISTING SWING DOOR AND WINDOWS TO BE REMOVED.
2. EXISTING CABINETS AND COUNTERS TO BE REMOVED.
3. EXISTING APPLIANCES TO BE REMOVED.
4. EXISTING PLUMBING FIXTURES TO BE REMOVED.
5. CAP ALL EXISTING PLUMBING SUPPLY AND SANITARY LINES.
6. EXISTING CEILING AND FLOOR FINISH TO BE REMOVED
7. EXISTING ELECTRICAL SWITCHES, RECEPTACLES AND LIGHTING TO BE REMOVED
8. EXISTING MECHANICAL DIFFUSERS AND DUCTING TO BE REMOVED
11. EXISTING INTERIOR DOORS TO BE REMOVED AS SHOWN
12. REMOVE PARTIAL EXTERIOR WALLS AS SHOWN.

KITCHEN

REMOVED PORTION OF EXISTING WALL

3'-0" 2'-8" 2'-10" 2'-10"

DINING ROOM

SUN ROOM

SUN ROOM:

1. EXISTING FRENCH DOOR AND SIDELITES TO BE REMOVED.
2. EXISTING CLADDING AROUND EXISTING TIMBER COLUMNS AND BRACKETS TO BE REMOVED.
   NOTE: DO NOT DAMAGE EXISTING TIMBER MEMBERS
3. EXISTING MIRRORED CLADDING TO BE REMOVED.
4. EXISTING CEILING AND FLOOR FINISH TO BE REMOVED
7. EXISTING ELECTRICAL SWITCHES, RECEPTACLES AND LIGHTING TO BE REMOVED
8. EXISTING MECHANICAL DIFFUSERS AND DUCTING TO BE REMOVED
11. EXISTING INTERIOR DOORS TO BE REMOVED AS SHOWN

EXISTING TIMBER COLUMNS, BRACKETS AND BEAMS TO REMAIN, TYP.

1'-3"

8'-4"

UP

UTILITY/MUD ROOM

UTILITY/ MUD ROOM:

1. REMOVE PORTION OF EXTERIOR WALLS AS SHOWN.
2. EXISTING CABINETS AND COUNTERS TO BE REMOVED.
3. EXISTING APPLIANCES TO BE REMOVED.
4. EXISTING PLUMBING FIXTURES TO BE REMOVED.
5. CAP ALL EXISTING PLUMBING SUPPLY AND SANITARY LINES.
6. EXISTING CEILING AND FLOOR FINISH TO BE REMOVED
7. EXISTING ELECTRICAL SWITCHES, RECEPTACLES AND LIGHTING TO BE REMOVED
8. EXISTING MECHANICAL DIFFUSERS AND DUCTING TO BE REMOVED
9. EXISTING INTERIOR DOORS TO BE REMOVED AS SHOWN

UP

E.Q. E.Q. E.Q. E.Q.

AWNING COVERED TERRACE

AWNING COVERED TERRACE:

1. EXISTING FABRIC AWNING AND STRUCTURE TO BE REMOVED.
2. EXISTING BAR COUNTERS AND CABINETS TO BE REMOVED.
3. REMOVE BAR SINK AND CAP OFF PLUMBING BELOW SLAB

2 CAR GARAGE

BREAKFAST

GARAGE:

1. EXISTING SECTIONAL GARAGE DOORS TO BE REMOVED.
2. EXISTING STORAGE CLOSET TO BE REMOVED.
3. EXISTING ELECTRICAL UTILITIES TO REMAIN.
4. EXISTING PLUMBING FIXTURES TO BE REMOVED.
5. EXISTING CEILING AND FLOOR FINISH TO BE REMOVED
7. EXISTING ELECTRICAL SWITCHES, RECEPTACLES AND LIGHTING TO BE REMOVED
8. EXISTING MECHANICAL DIFFUSERS AND DUCTING TO BE REMOVED
11. EXISTING INTERIOR DOORS TO BE REMOVED AS SHOWN

EXISTING ELECTRICAL EQUIPMENT TO REMAIN

POWDER

MAIN HOUSE FIRST FLOOR- TYPICAL DEMOLITION:

1. EXISTING INTERIOR PARTITION WALLS TO BE REMOVED AS SHOWN.
2. EXISTING INTERIOR DOORS TO BE REMOVED AS SHOWN.
3. EXISTING EXTERIOR WINDOWS & DOORS TO BE REMOVED.

FAMILY ROOM

FAMILY ROOM:

1. EXISTING FRENCH DOORS TO BE REMOVED.
2. EXISTING WINDOWS TO BE REMOVED.
3. EXISTING ELECTRICAL UTILITIES TO REMAIN.
4. EXISTING PLUMBING FIXTURES TO BE REMOVED.
5. EXISTING BUILT-INS TO BE REMOVED.
6. CAP OFF EXISTING WATER AND SANITARY LINES.

REMOVE EXISTING BBQ GRILL AND CAP OF GAR SUPPLY. REMOVE EXISTING COUNTERS AND CABINETS. REMOVE SINK AND CAP OFF WATER AND SANITARY LINES.

BBQ

N W E S

1 MAIN HOUSE FIRST FLOOR MATERIAL REMOVAL PLAN

1/4" = 1'-0"

CURRENT COA NUMBER: COA-25-018

PREVIOUS COA NUMBER: COA-23-040
ZONING CASE NUMBER: ZON-23-109

D214, Thu May 29 11:52:57 2025

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WEST PALM BEACH, FLORIDA 33401
FL (561) 203-7731 NY (212) 252-2084

LEEDS RESIDENCE
134 EL VEDADO ROAD
PALM BEACH, FL 33480

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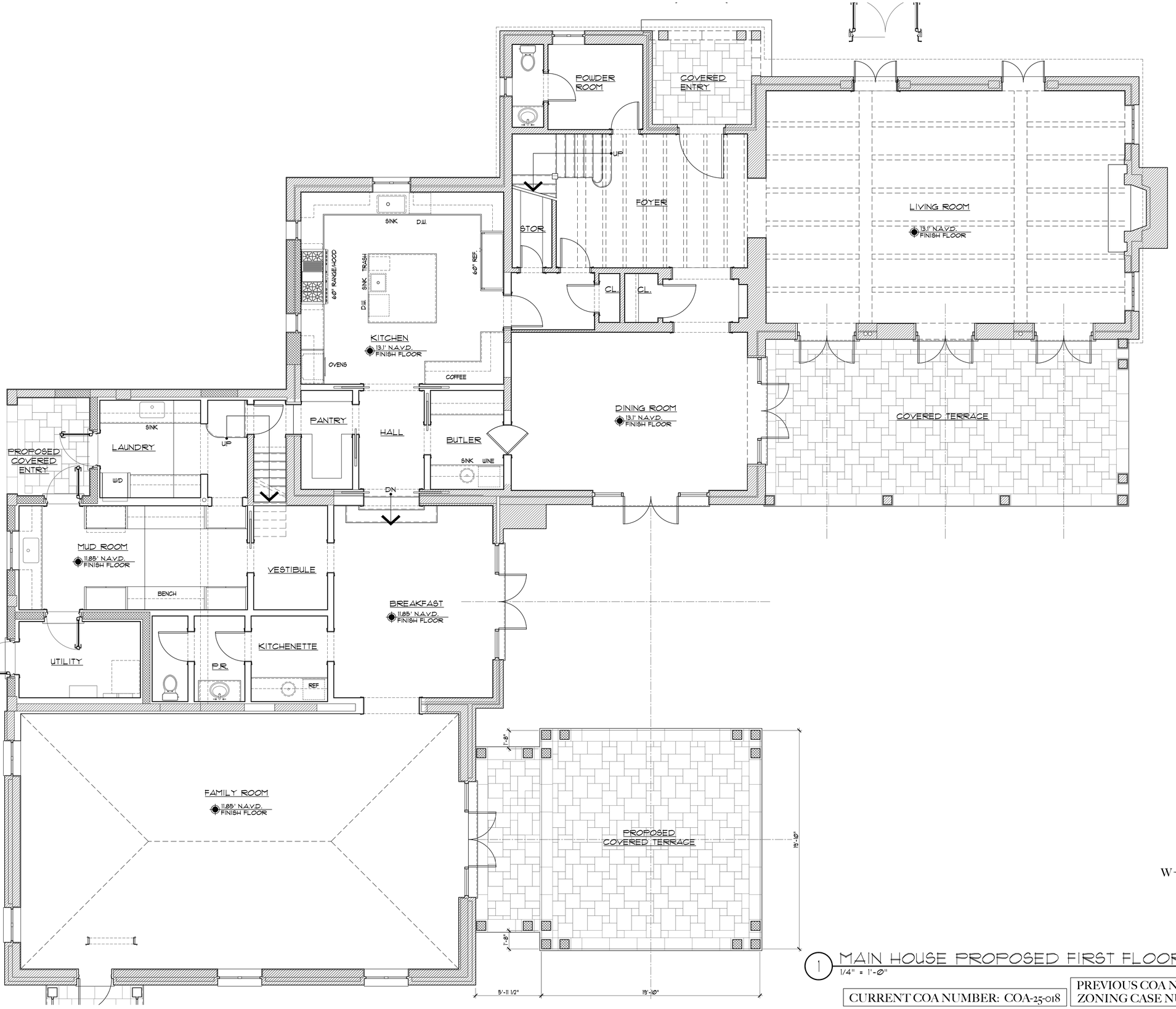
SCALE: AS NOTED

D214.00



1 MAIN HOUSE PROPOSED FIRST FLOOR PLAN

1/4" = 1'-0"

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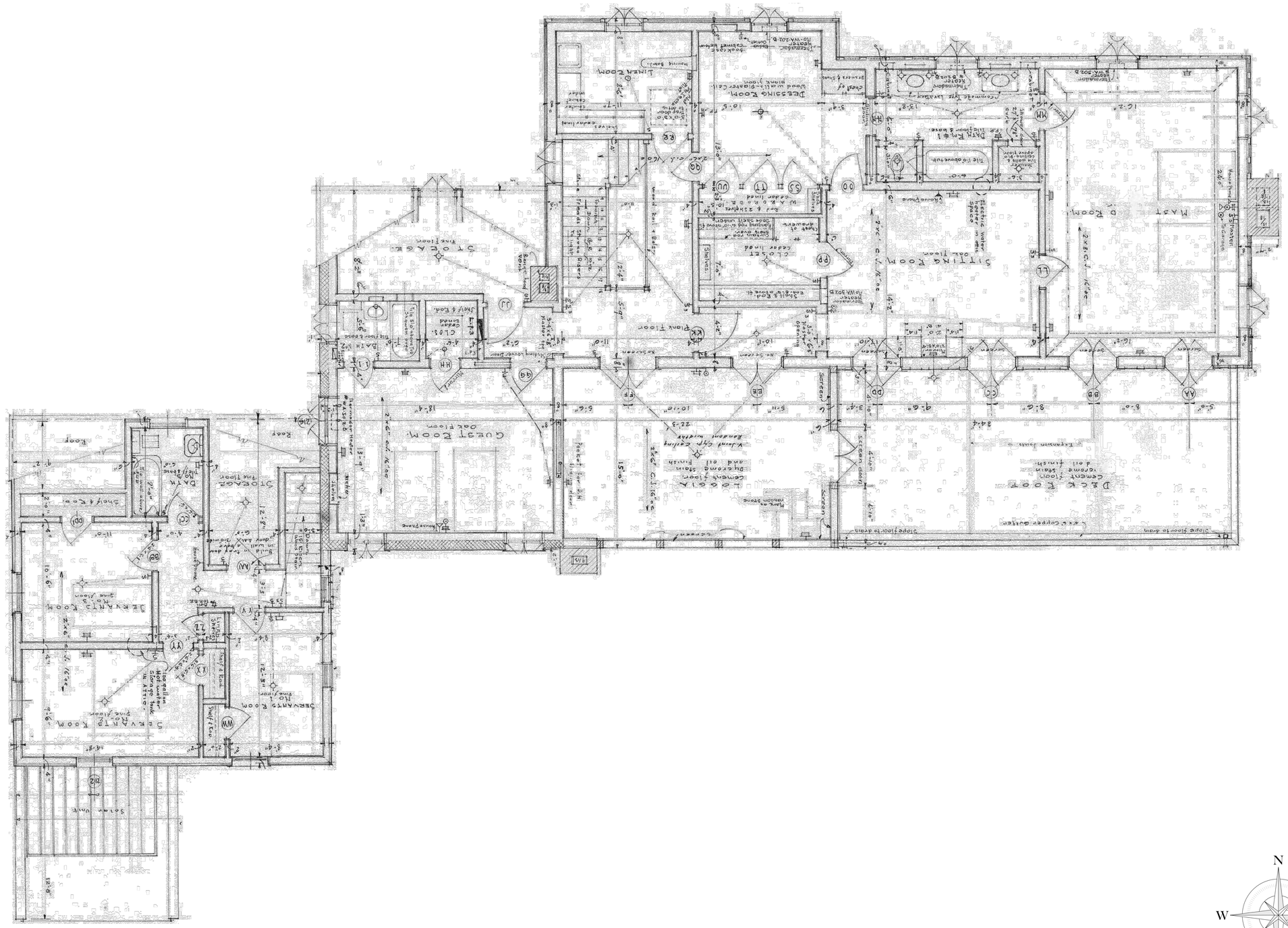
A214, Thu May 29 11:53:08 2025



1 MAIN HOUSE VOLK 1935 SECOND FLOOR PLAN
NTS

CURRENT COA NUMBER: COA-25-018

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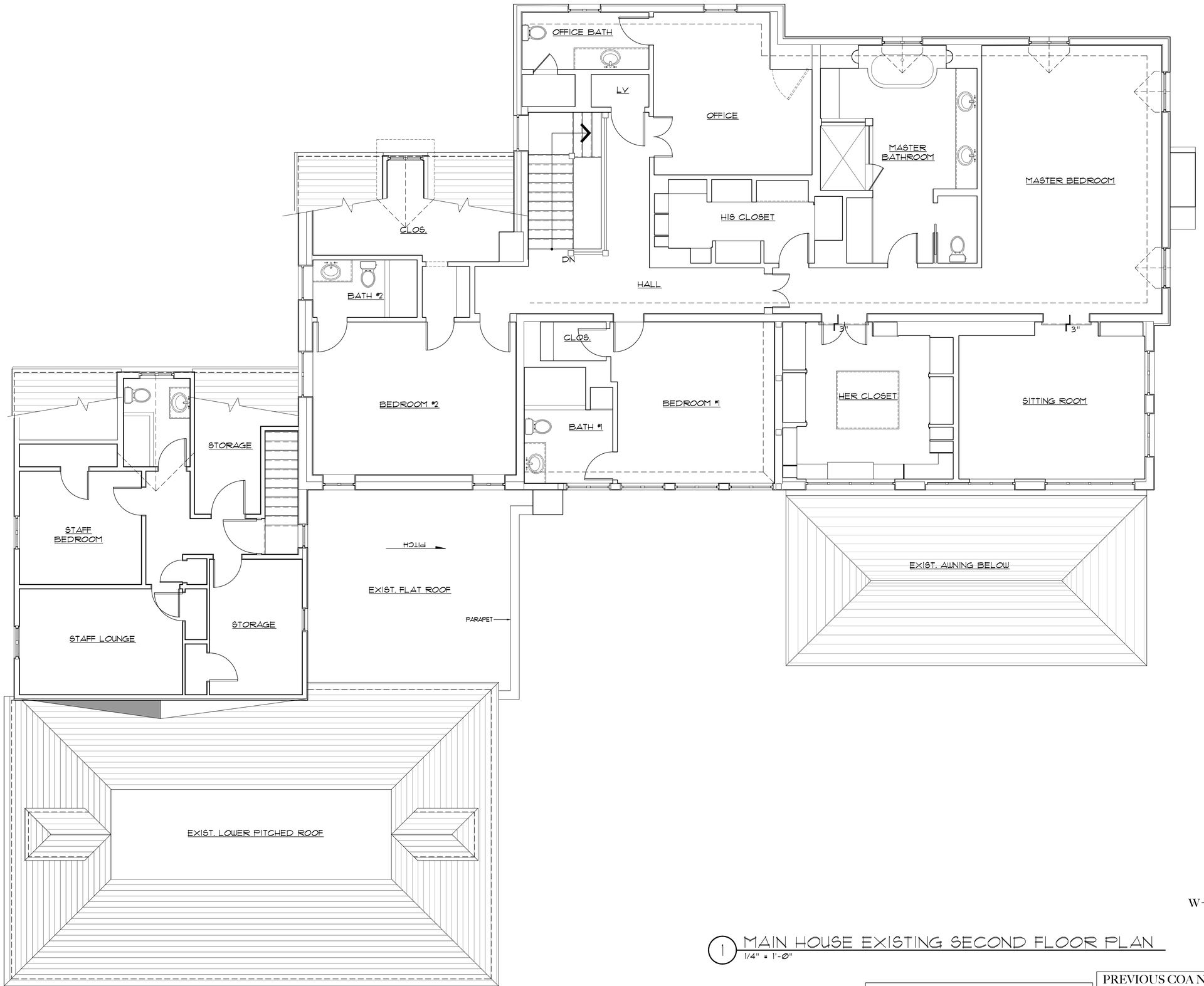
H215.00

H215, Thu May 29 11:53:18 2025



1 MAIN HOUSE EXISTING SECOND FLOOR PLAN
1/4" = 1'-0"

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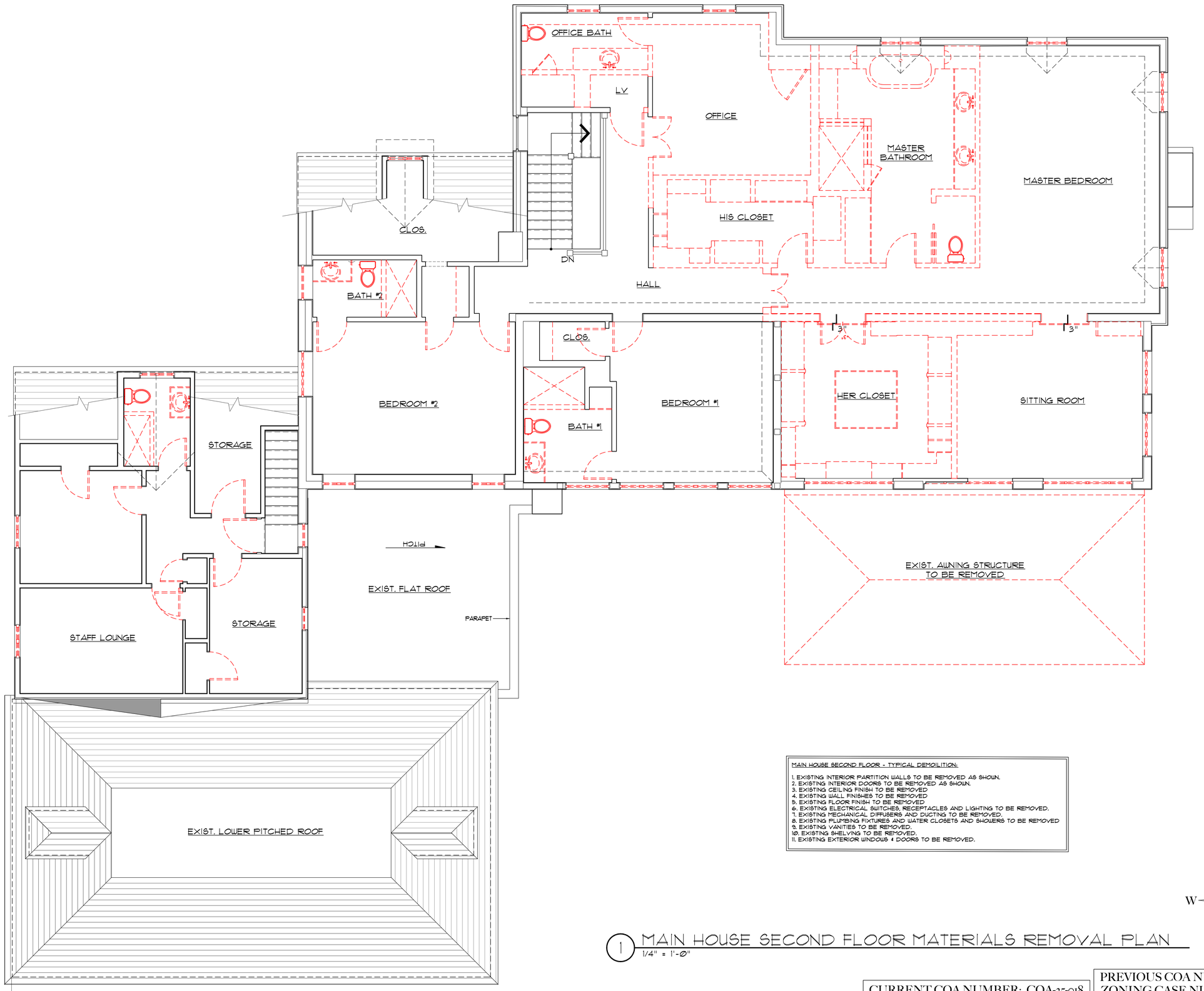
EX215.00

EX215, Thu May 29 11:53:32 2025



MAIN HOUSE SECOND FLOOR - TYPICAL DEMOLITION:

1. EXISTING INTERIOR PARTITION WALLS TO BE REMOVED AS SHOWN.
2. EXISTING INTERIOR DOORS TO BE REMOVED AS SHOWN.
3. EXISTING CEILING FINISH TO BE REMOVED
4. EXISTING WALL FINISHES TO BE REMOVED
5. EXISTING FLOOR FINISH TO BE REMOVED
6. EXISTING ELECTRICAL SWITCHES, RECEPTACLES AND LIGHTING TO BE REMOVED.
7. EXISTING MECHANICAL DIFFUSERS AND DUCTING TO BE REMOVED.
8. EXISTING PLUMBING FIXTURES AND WATER CLOSETS AND SHOWERS TO BE REMOVED
9. EXISTING VANITIES TO BE REMOVED.
10. EXISTING SHELVING TO BE REMOVED.
11. EXISTING EXTERIOR WINDOWS & DOORS TO BE REMOVED.

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1 MAIN HOUSE SECOND FLOOR MATERIALS REMOVAL PLAN
1/4" = 1'-0"

CURRENT COA NUMBER: COA-25-018

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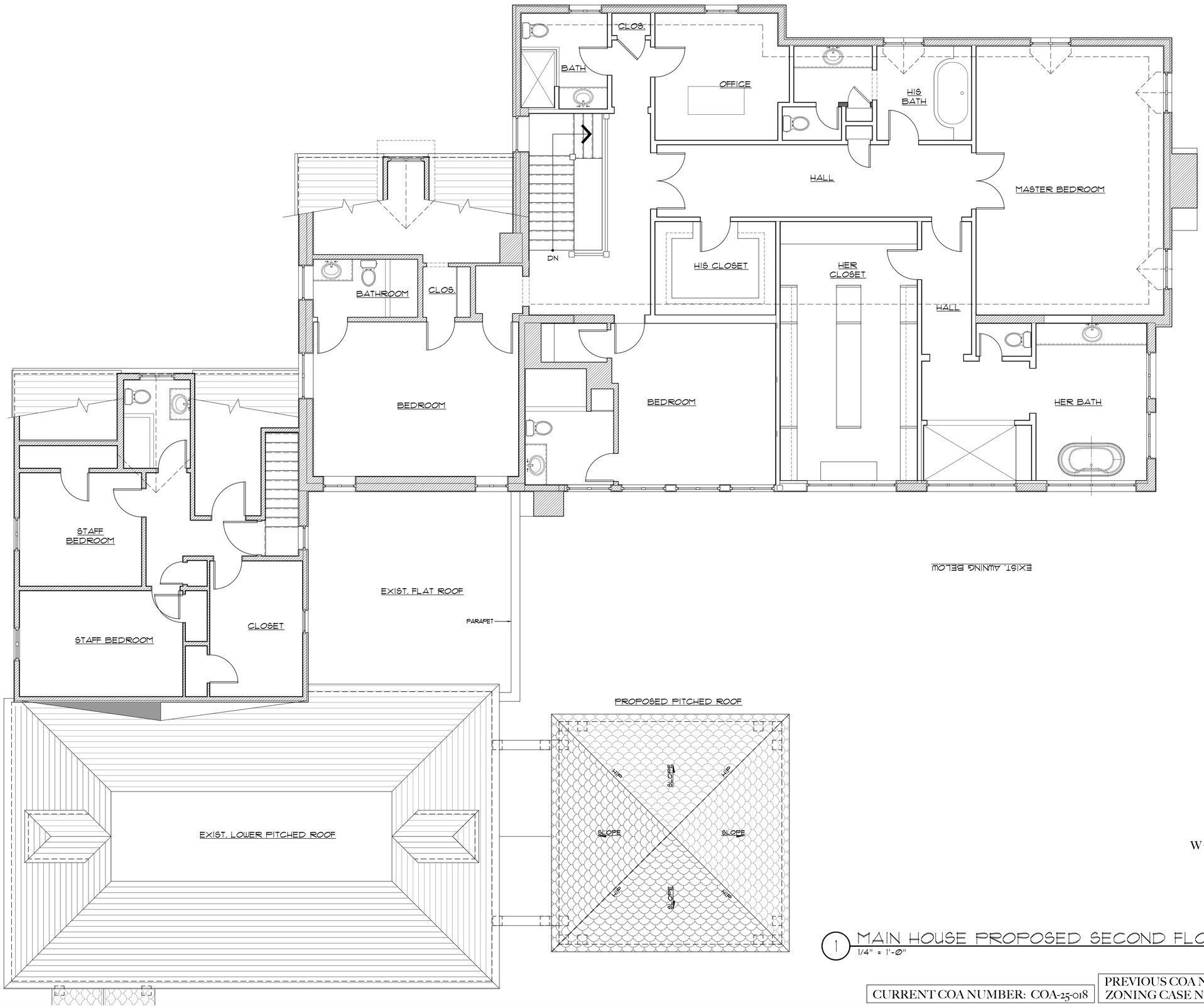
D215, Thu May 29 11:53:47 2025



1 MAIN HOUSE PROPOSED SECOND FLOOR PLAN
1/4" = 1'-0"

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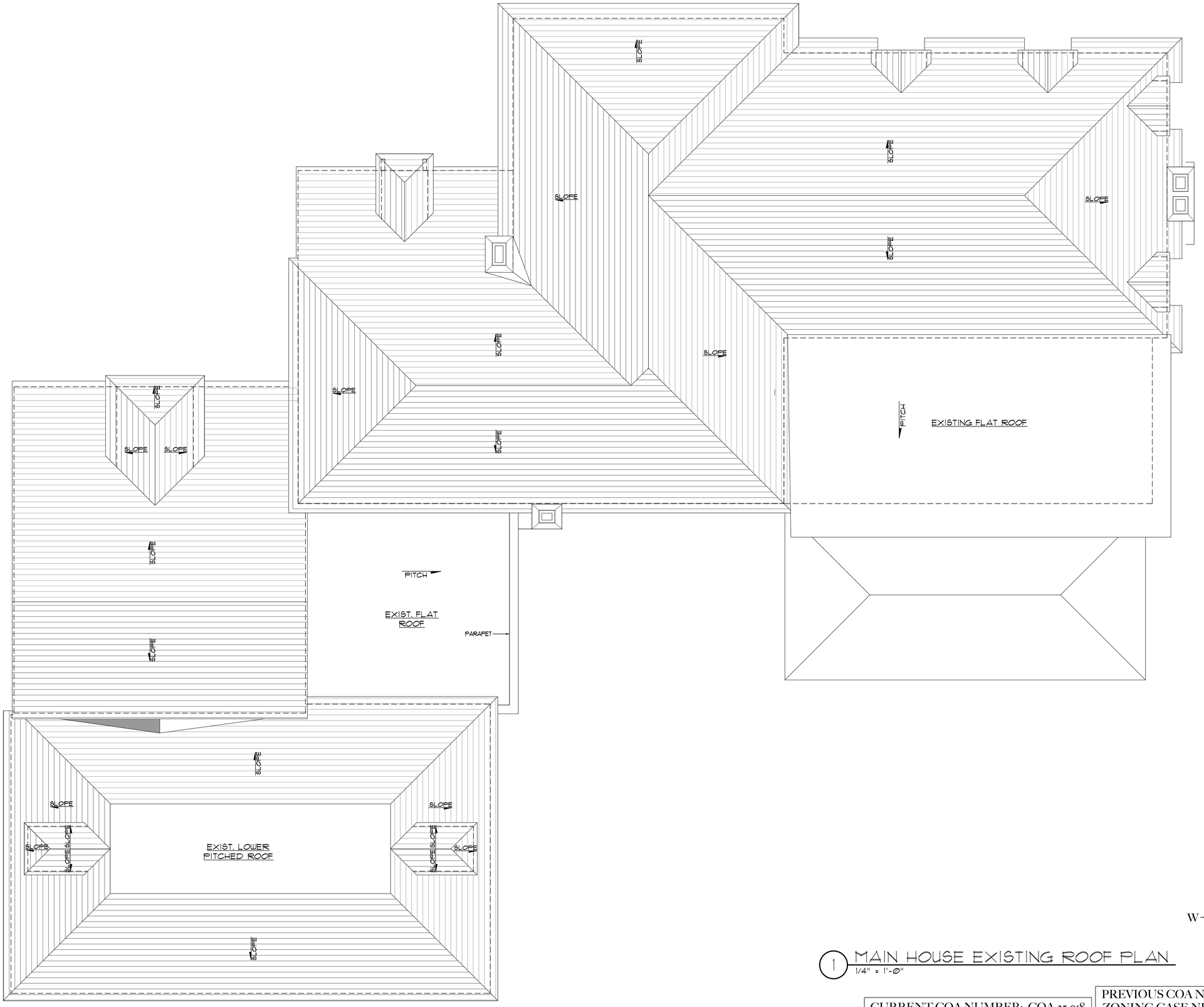

1 MAIN HOUSE EXISTING ROOF PLAN
1/4" = 1'-0"

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CURRENT COA NUMBER: COA-25-018

PREVIOUS COA NUMBER: COA-23-040
ZONING CASE NUMBER: ZON-23-109

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ASBACHER ARCHITECTURE, INC.
120 S. OLIVE AVE, SUITE 404
WEST PALM BEACH, FLORIDA 33401
FL (561) 203-7731 NY (212) 252-2084

LEEDS RESIDENCE
134 EL VEDADO ROAD
PALM BEACH, FL 33480

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2	25-05-30
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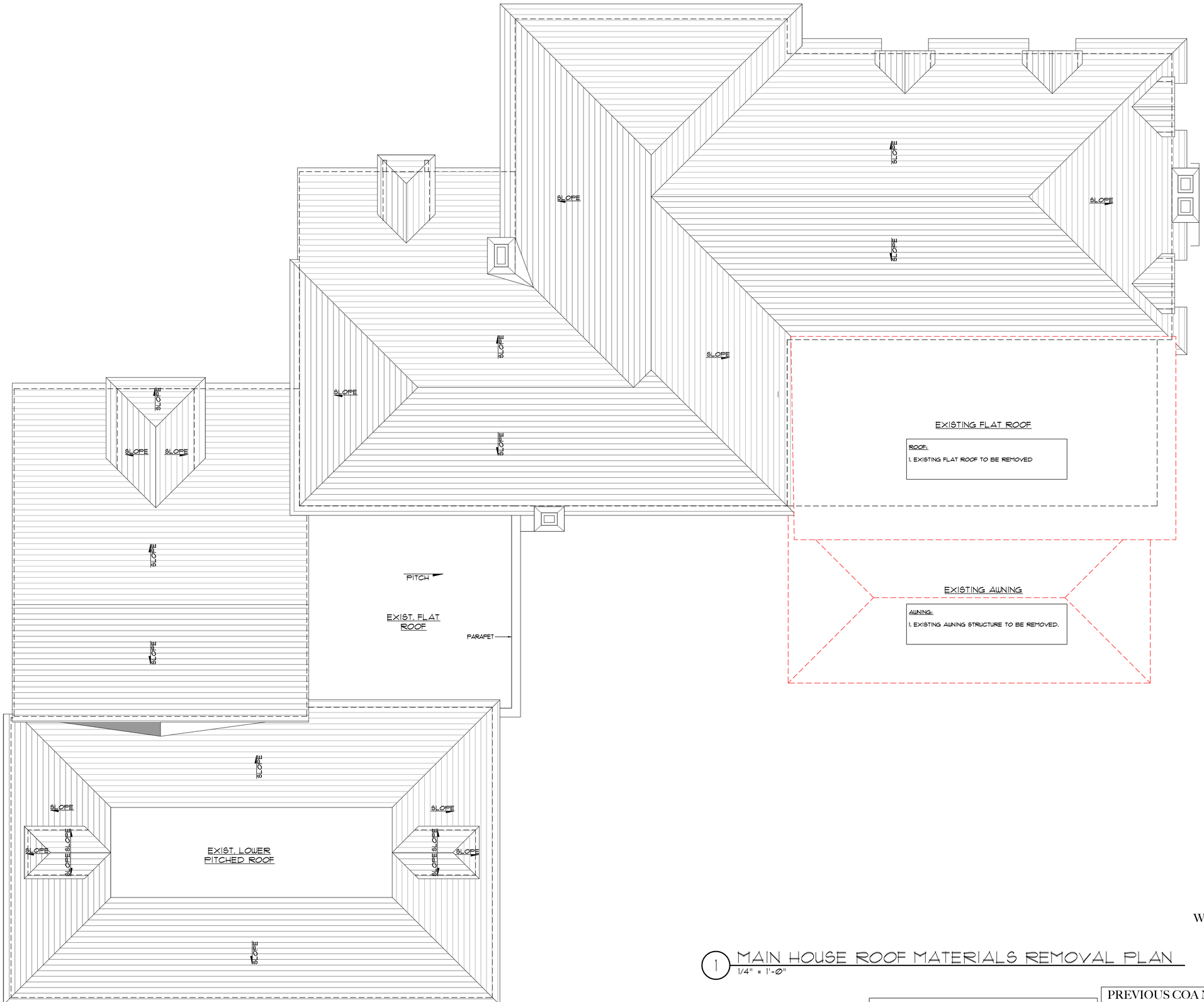
SCALE: AS NOTED

EX216.00

EX216, Thu May 29 11:54:08 2025



1 MAIN HOUSE ROOF MATERIALS REMOVAL PLAN
1/4" = 1'-0"

CURRENT COA NUMBER: COA-25-018

PREVIOUS COA NUMBER: COA-23-040
ZONING CASE NUMBER: ZON-23-109

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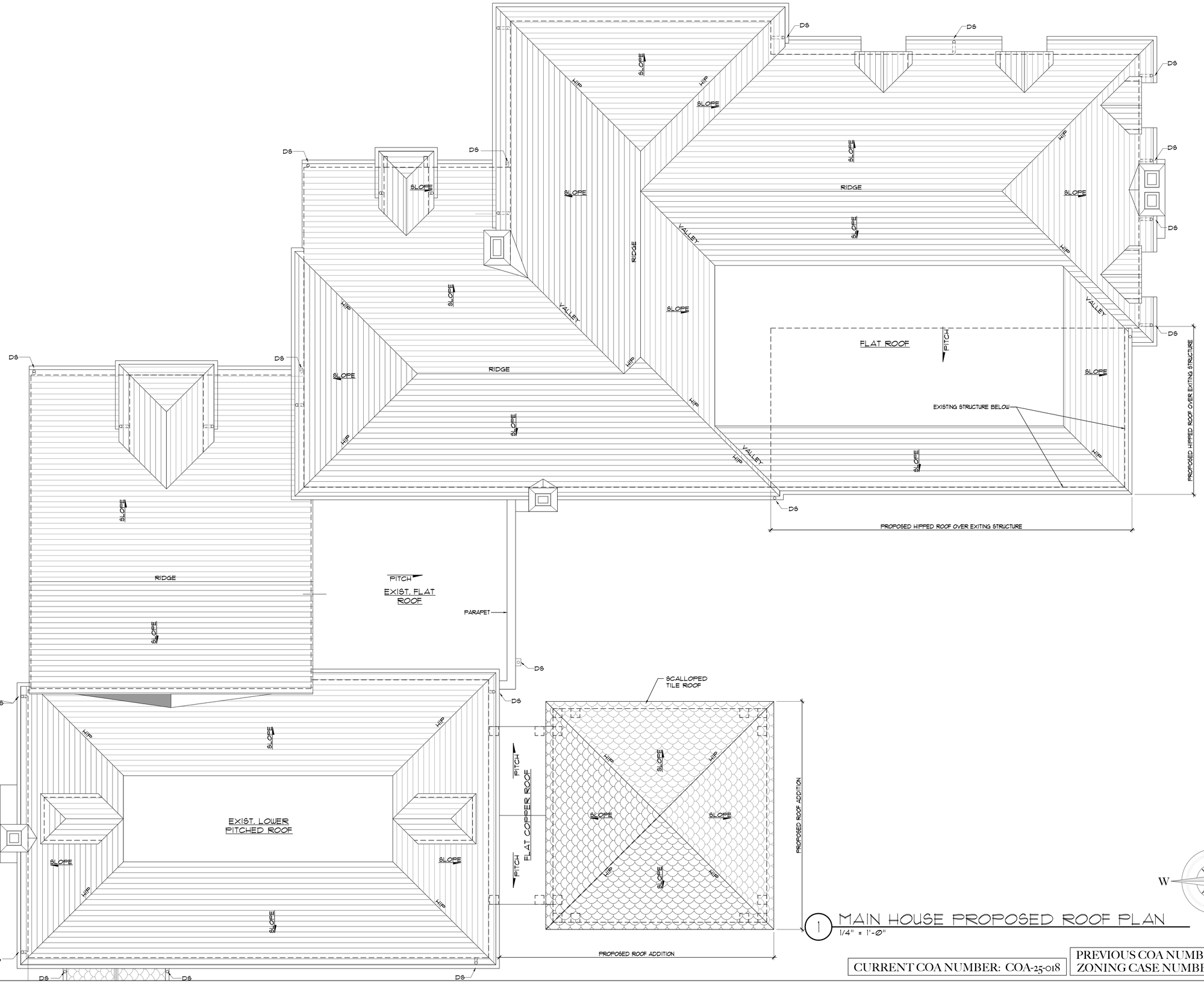
D216.00

D216, Thu May 29 11:54:19 2025



1 MAIN HOUSE PROPOSED ROOF PLAN
1/4" = 1'-0"

CURRENT COA NUMBER: COA-25-018

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ZONING CASE NUMBER: ZON-23-109

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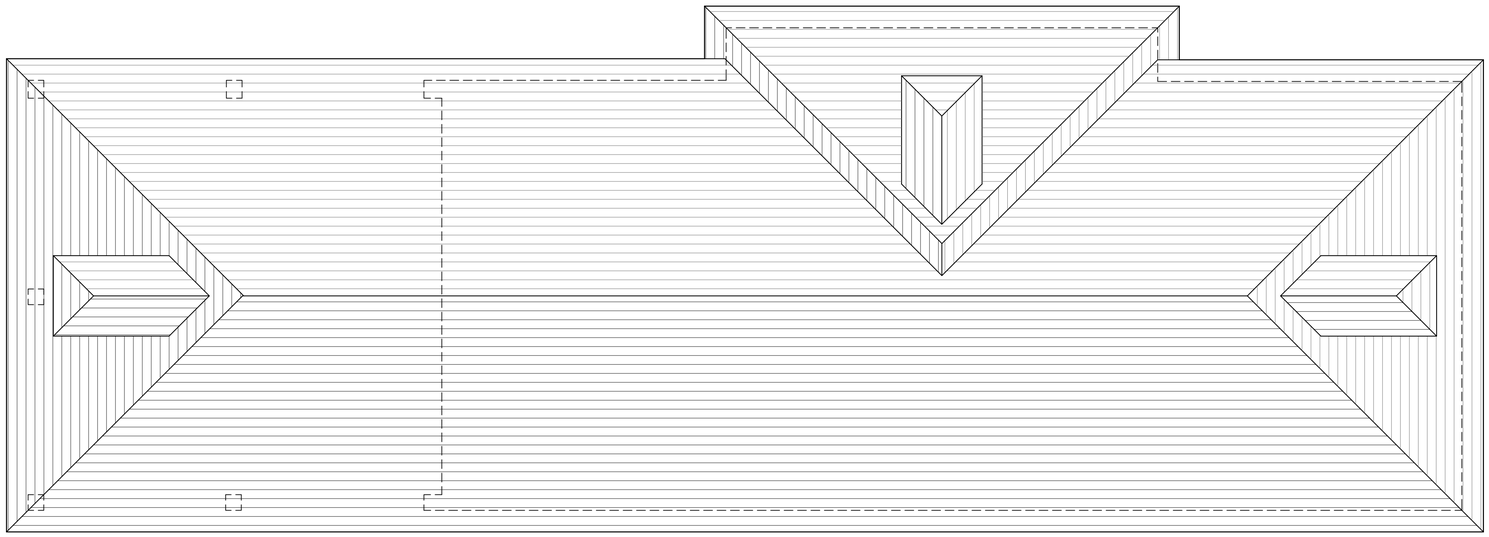
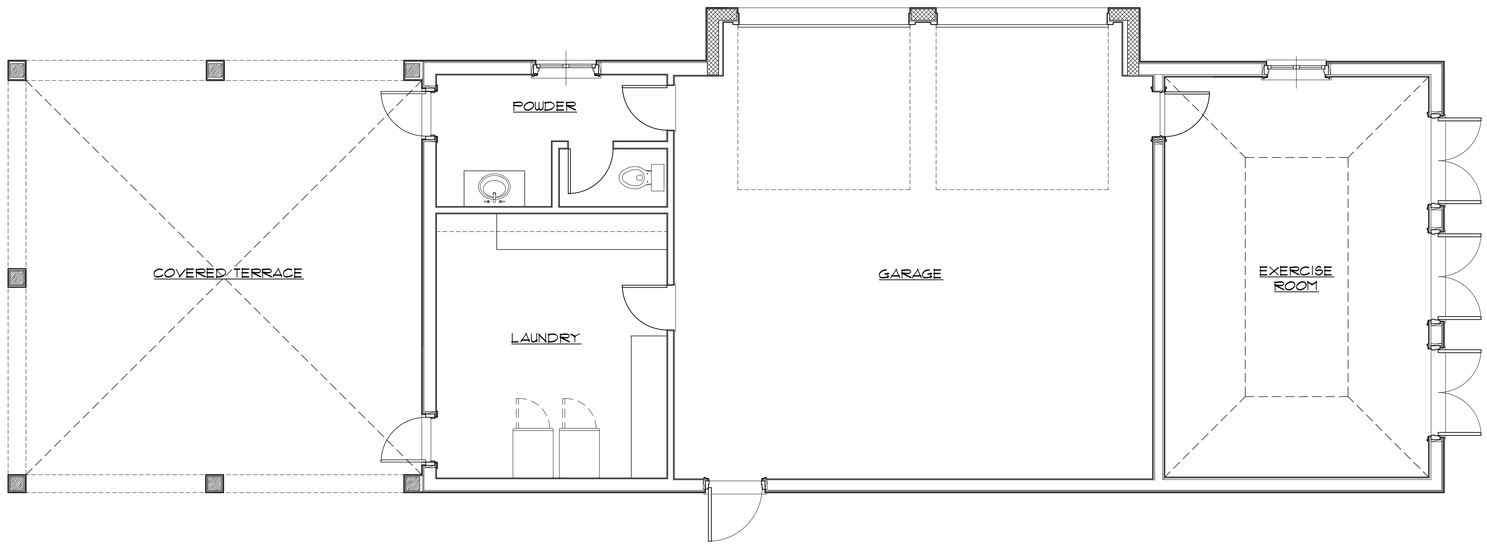
A216.00

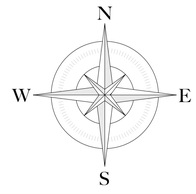
A216, Thu May 29 11:54:33 2025



2 TENNIS HOUSE EXISTING ROOF PLAN
1/4" = 1'-0"



1 TENNIS HOUSE EXISTING FIRST FLOOR PLAN
1/4" = 1'-0"



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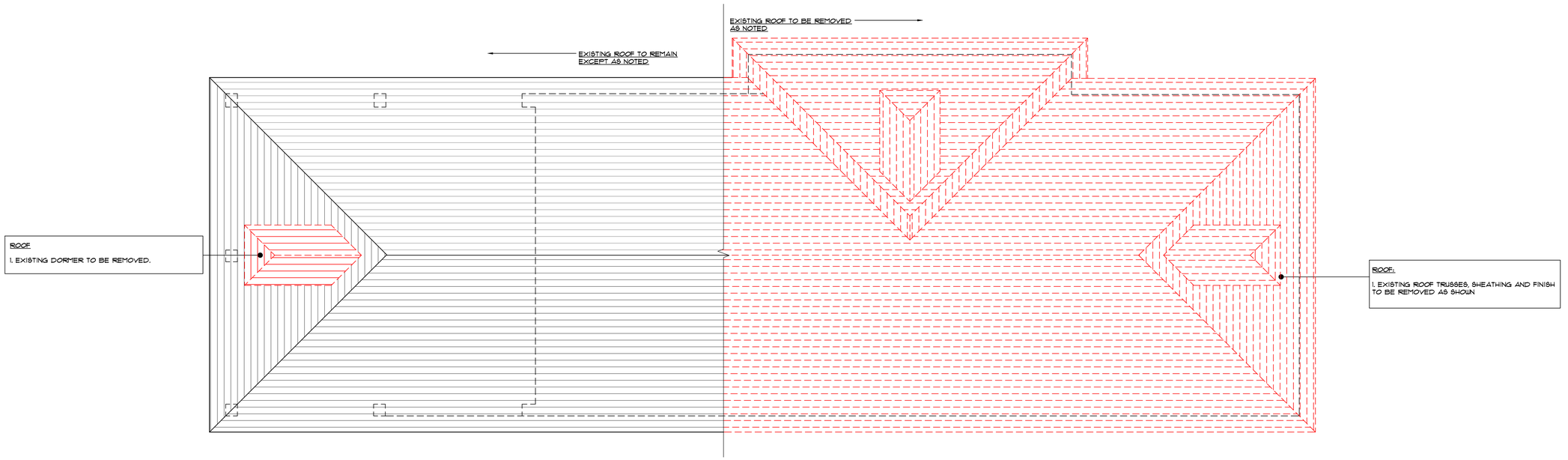
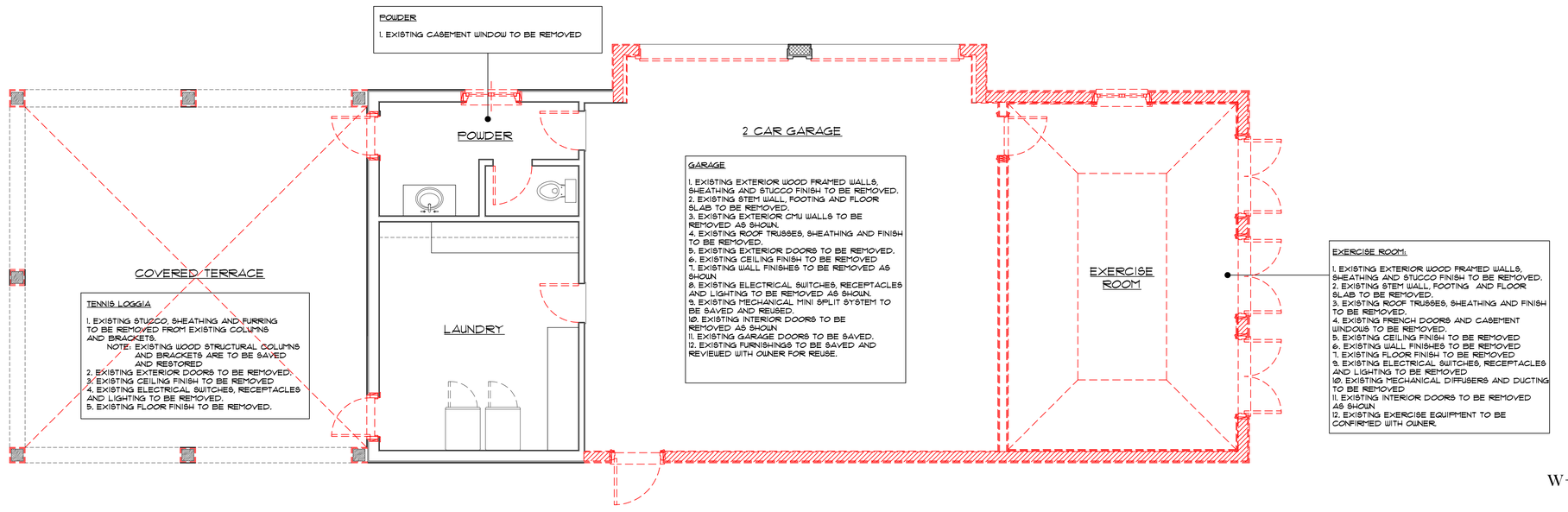
EX217.00

EX217, Thu May 29 11:54:44 2025



2 TENNIS HOUSE MATERIAL REMOVAL ROOF PLAN

1/4" = 1'-0"



1 TENNIS HOUSE FIRST FLOOR MATERIAL REMOVAL PLAN

1/4" = 1'-0"

CURRENT COA NUMBER: COA-25-018

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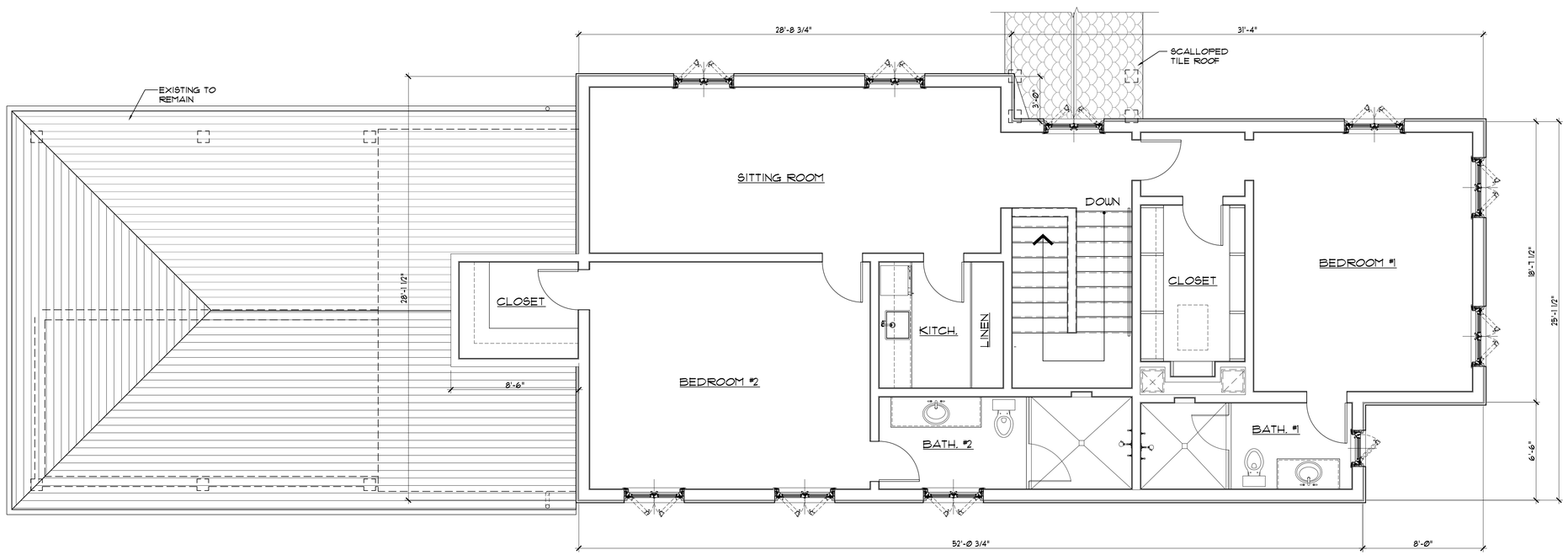
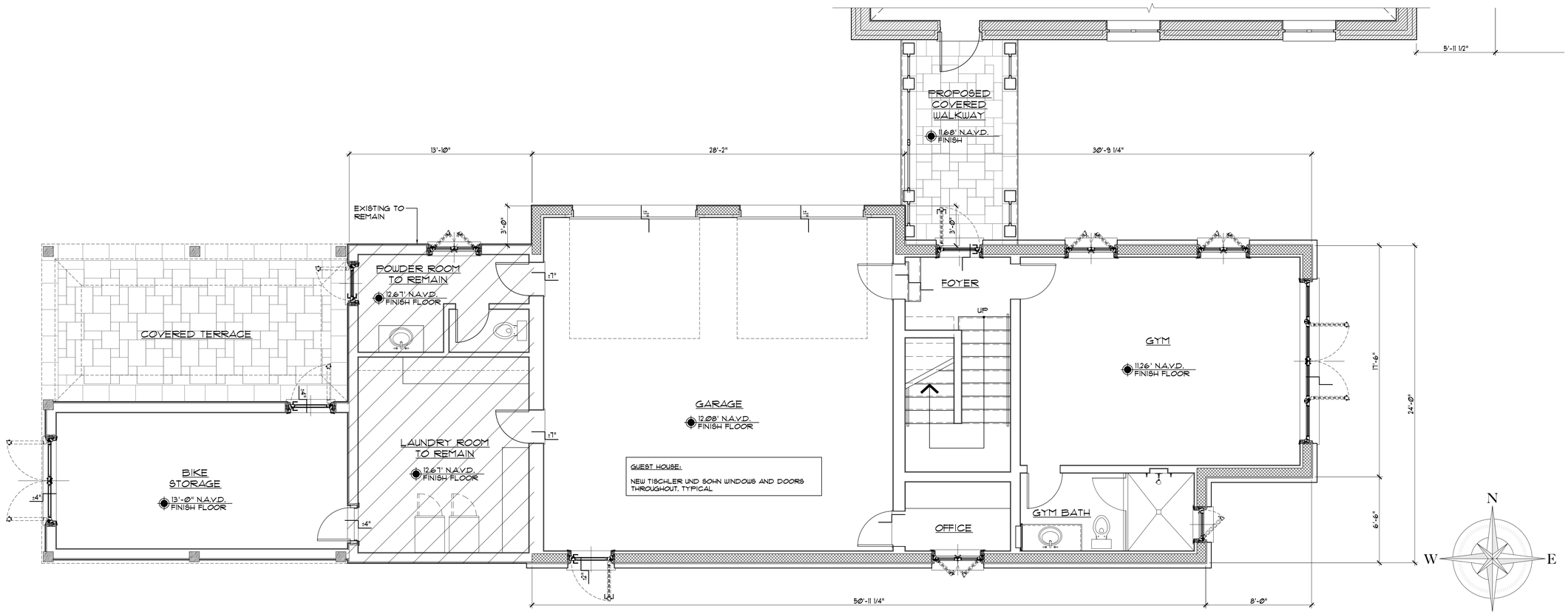
D217.00

D217, Thu May 29 11:54:56 2025



2 TENNIS HOUSE PROPOSED SECOND FLOOR PLAN

1/4" = 1'-0"



1 TENNIS HOUSE PROPOSED FIRST FLOOR PLAN

1/4" = 1'-0"

CURRENT COA NUMBER: COA-25-018

PREVIOUS COA NUMBER: COA-23-040
ZONING CASE NUMBER: ZON-23-109

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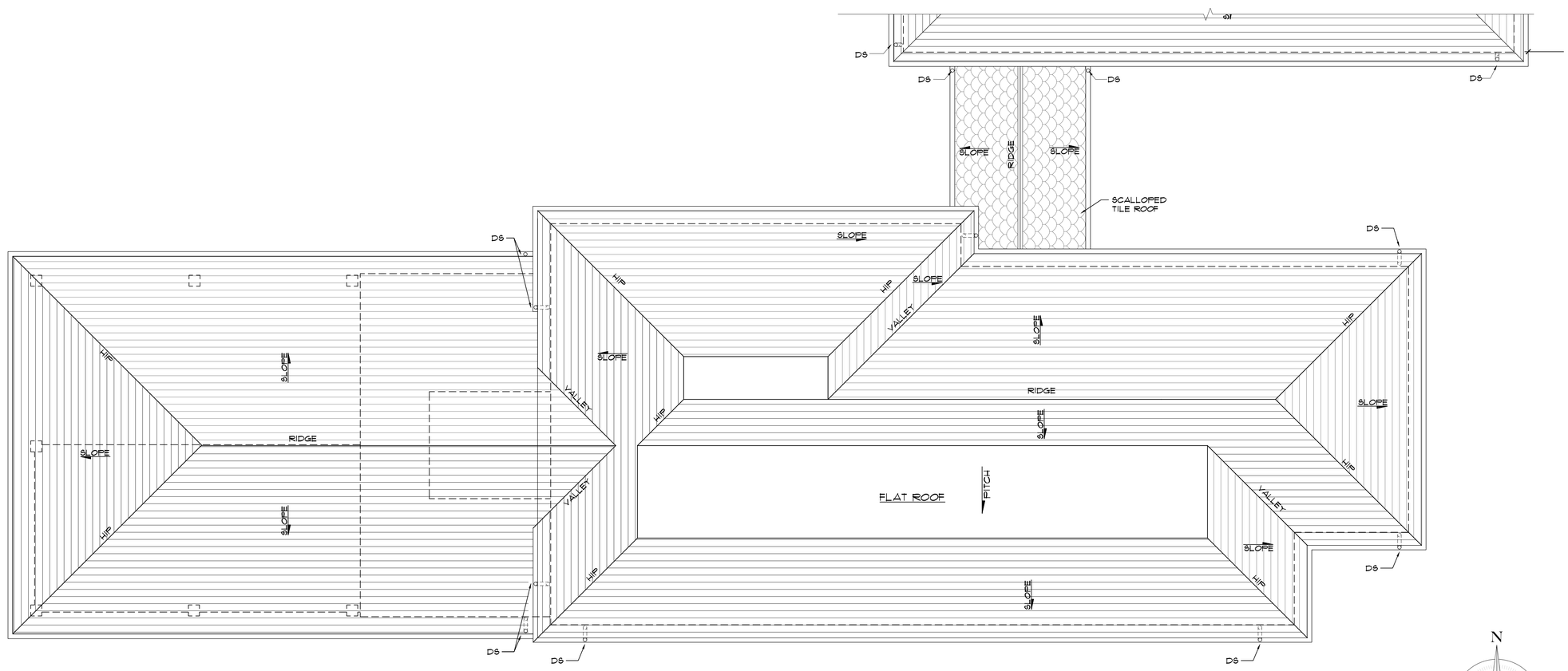
A217.00

A217, Thu May 29 11:55:09 2025



1 TENNIS HOUSE PROPOSED ROOF PLAN

1/4" = 1'-0"

CURRENT COA NUMBER: COA-25-018

PREVIOUS COA NUMBER: COA-23-040
ZONING CASE NUMBER: ZON-23-109

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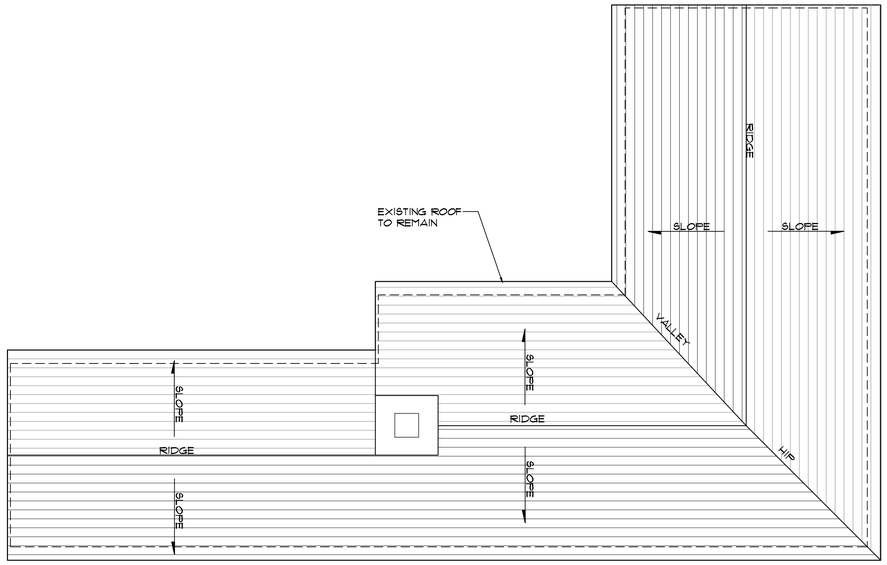
A218.00

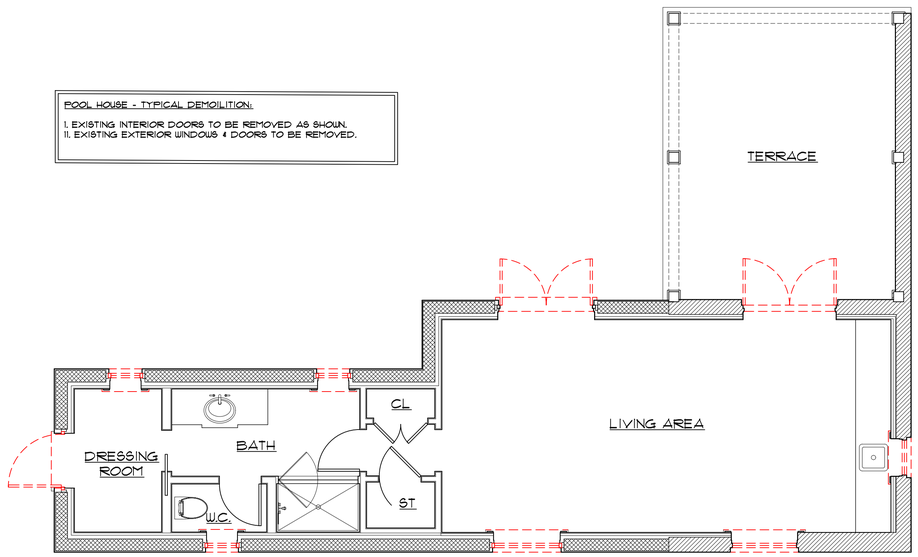
A218, Thu May 29 11:55:21 2025



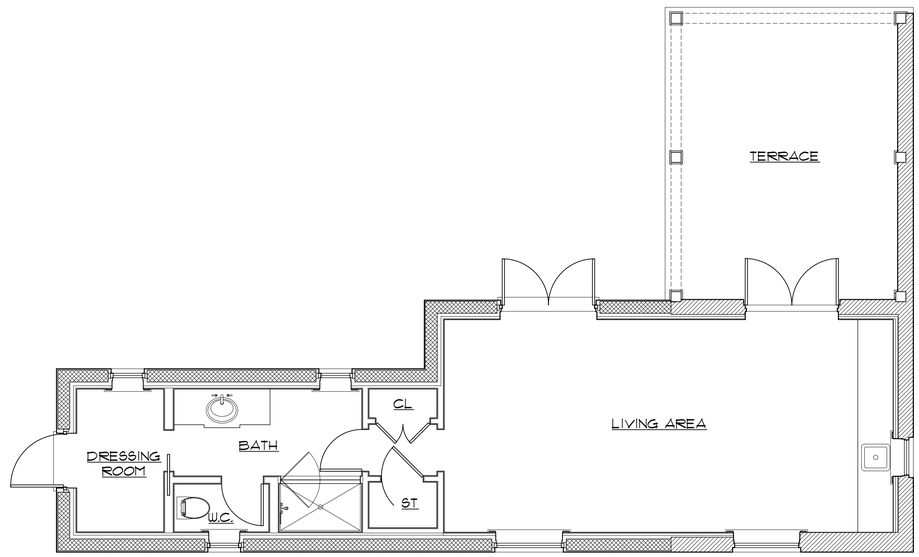
2 POOL HOUSE EXISTING ROOF PLAN
1/4" = 1'-0"

POOL HOUSE - TYPICAL DEMOLITION:

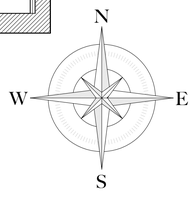
I. EXISTING INTERIOR DOORS TO BE REMOVED AS SHOWN.
II. EXISTING EXTERIOR WINDOWS & DOORS TO BE REMOVED.



3 POOL HOUSE MATERIAL REMOVAL FLOOR PLAN
1/4" = 1'-0"



1 POOL HOUSE EXISTING FLOOR PLAN
1/4" = 1'-0"



CURRENT COA NUMBER: COA-25-018

PREVIOUS COA NUMBER: COA-23-040
ZONING CASE NUMBER: ZON-23-109

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LEEDS RESIDENCE
134 EL VEDADO ROAD
PALM BEACH, FL 33480

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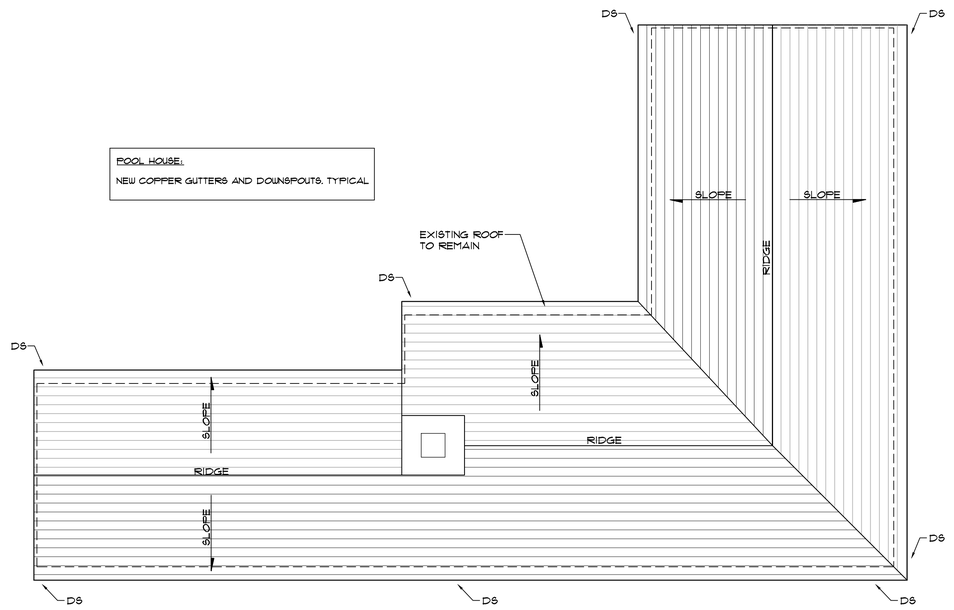
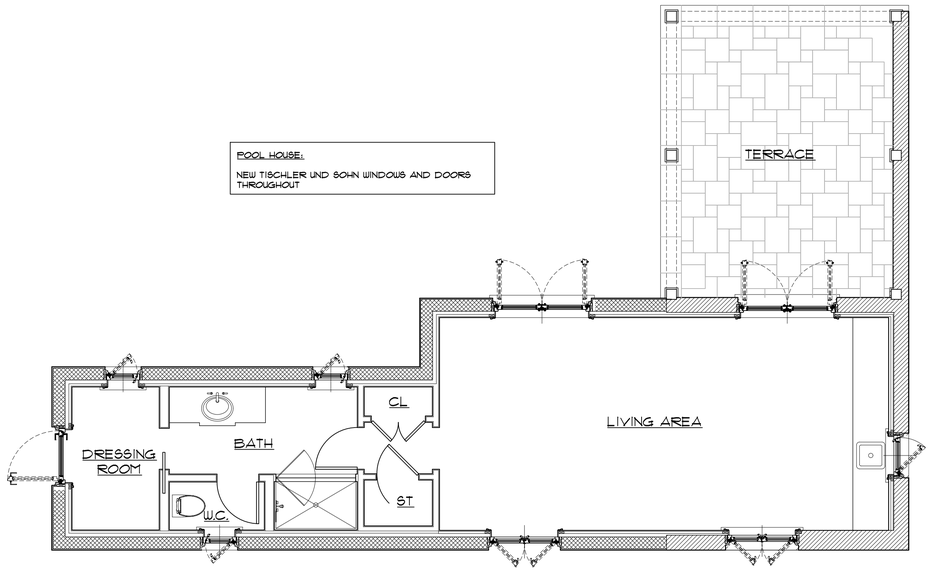
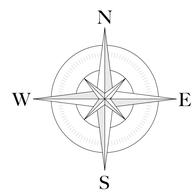
EX219.00



2 POOL HOUSE PROPOSED ROOF PLAN
1/4" = 1'-0"



1 POOL HOUSE PROPOSED FLOOR PLAN
1/4" = 1'-0"



CURRENT COA NUMBER: COA-25-018

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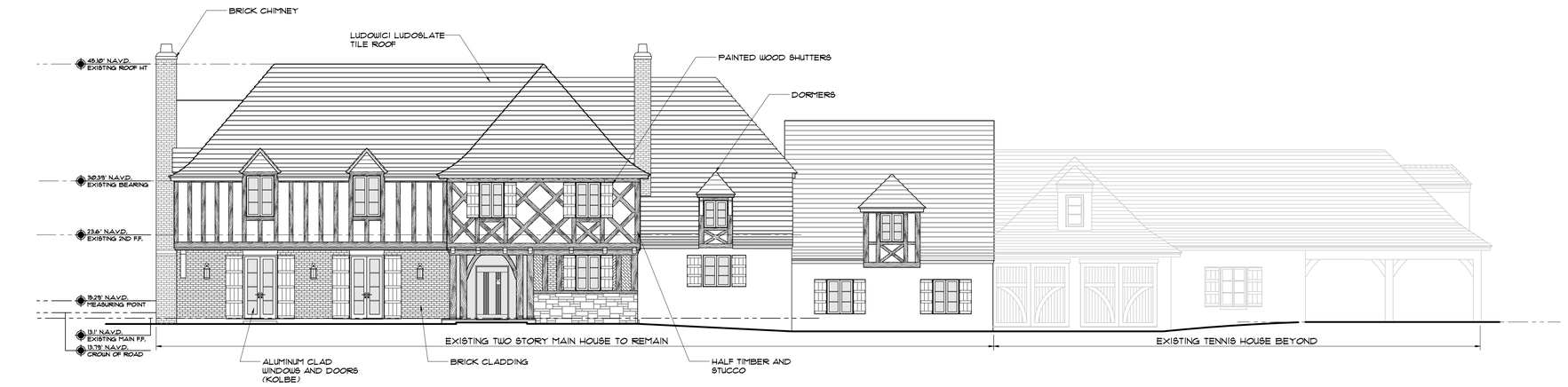
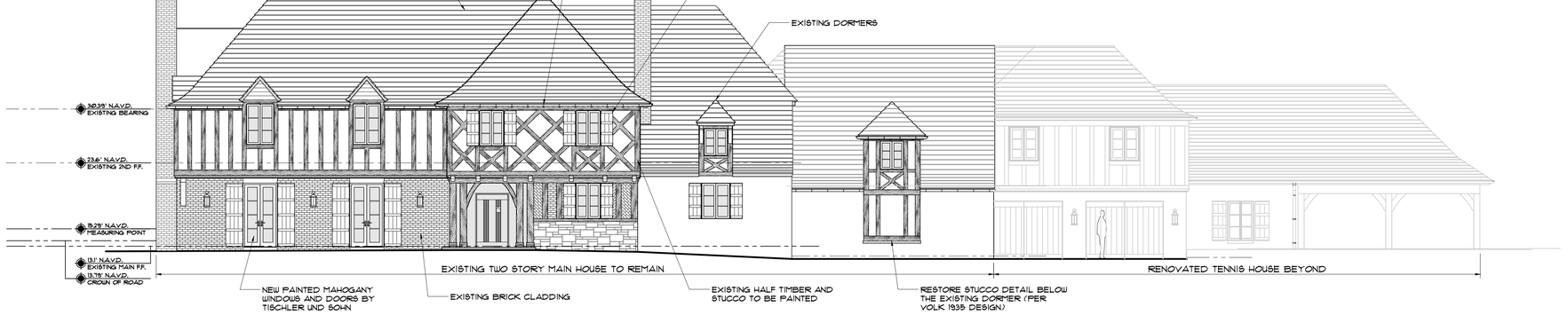
A219.00

A219, Thu May 29 11:55:46 2025



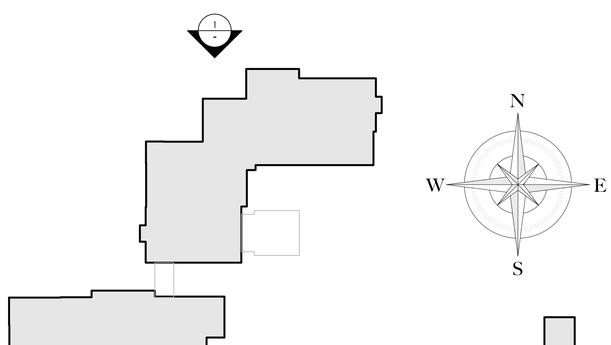
1 EXISTING MAIN HOUSE AND TENNINS HOUSE NORTH ELEVATION

1/8" = 1'-0"



2 PROPOSED MAIN HOUSE AND TENNIS HOUSE NORTH ELEVATION

1/8" = 1'-0"



KEY PLAN

NTS

CURRENT COA NUMBER: COA-25-018

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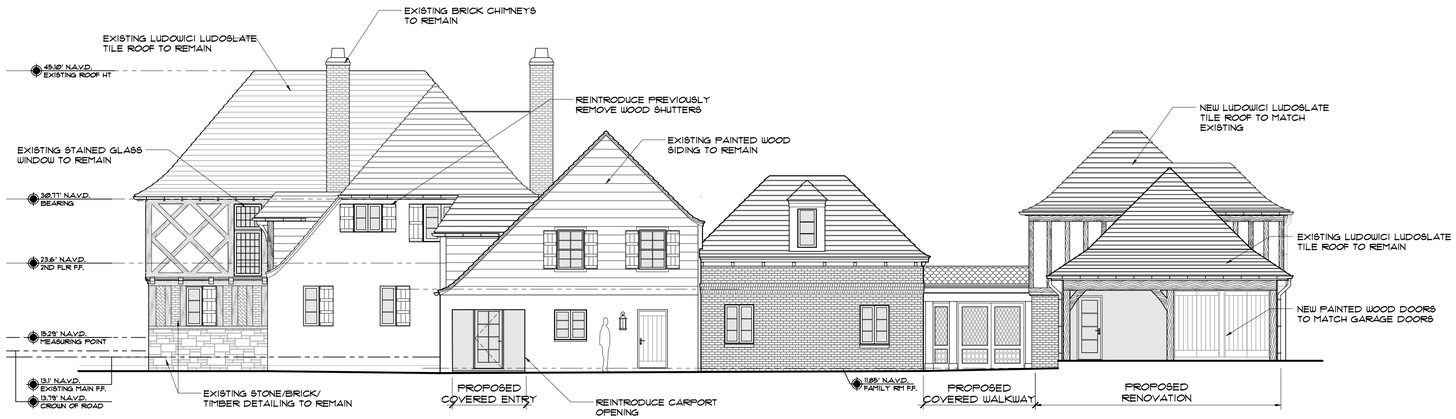
A311.00

A311_Thu May 29 12:04:54 2025



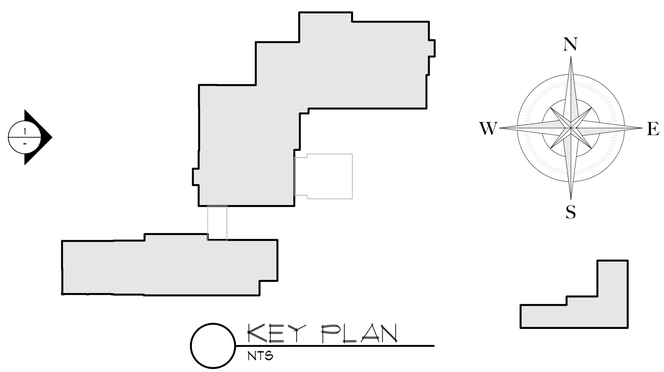
1 EXISTING MAIN HOUSE AND TENNIS HOUSE WEST ELEVATION

1/8" = 1'-0"



2 PROPOSED MAIN HOUSE AND TENNIS HOUSE WEST ELEVATION

1/8" = 1'-0"



KEY PLAN

NTS

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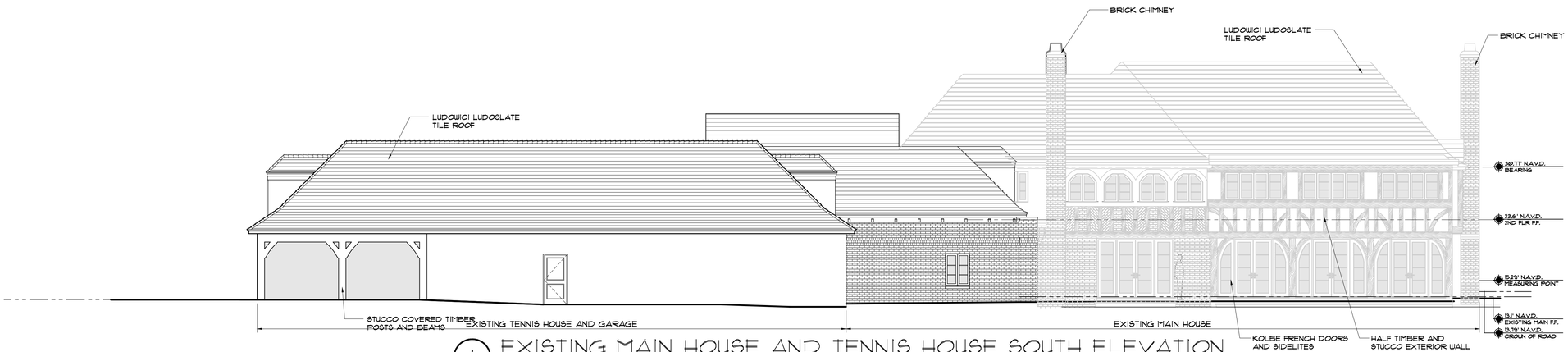
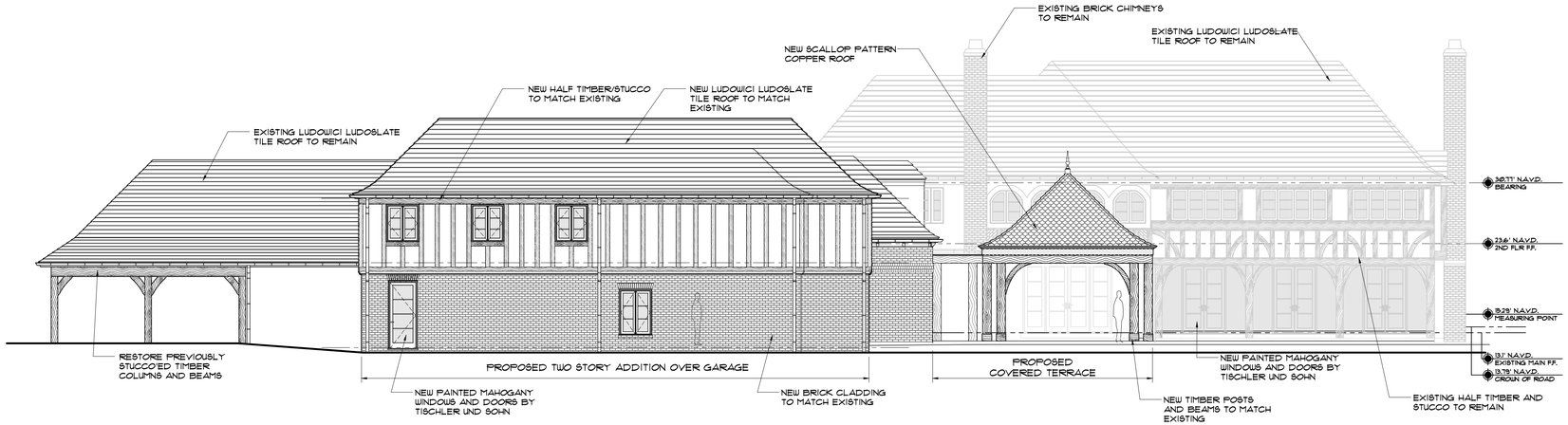
A312.00

A312, Thu May 29 13:16:49 2025



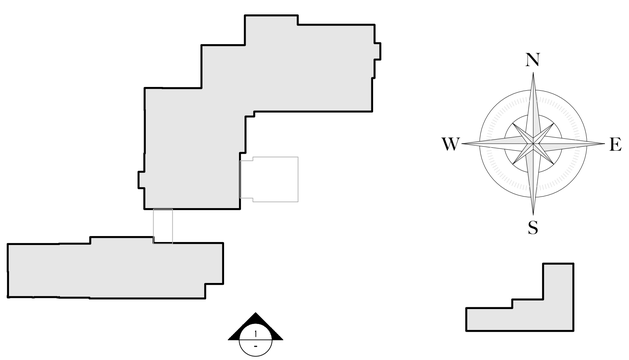
1 EXISTING MAIN HOUSE AND TENNIS HOUSE SOUTH ELEVATION

1/8" = 1'-0"



2 PROPOSED MAIN HOUSE AND TENNIS HOUSE SOUTH ELEVATION

1/8" = 1'-0"



KEY PLAN

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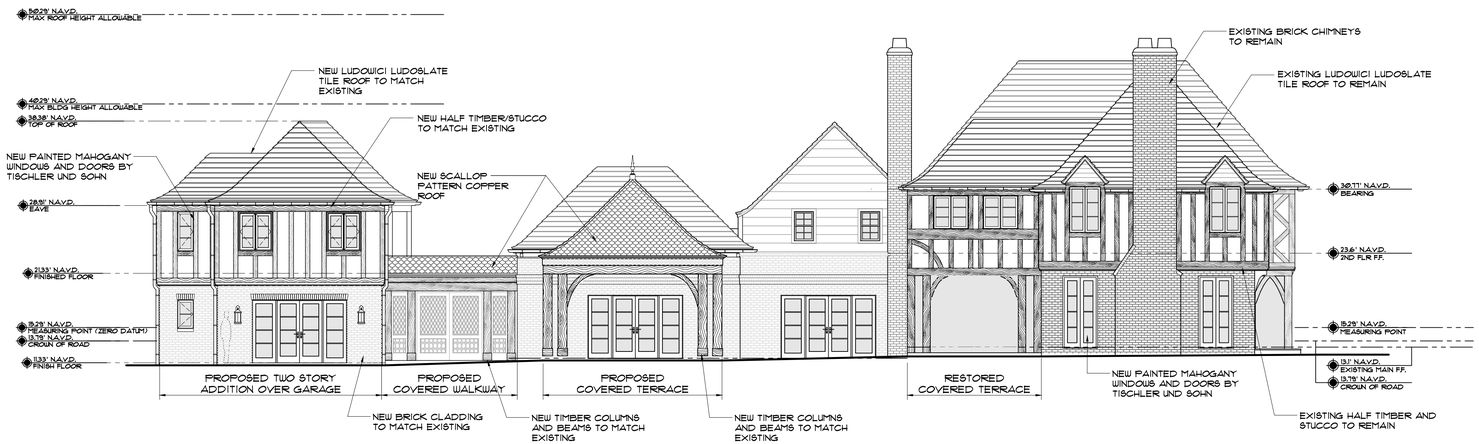
A313.00

A313, Thu May 29 13:18:54 2025



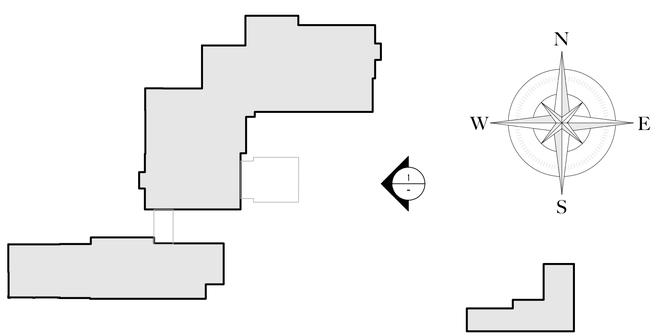
1 EXISTING MAIN HOUSE AND TENNIS HOUSE EAST ELEVATION

1/8" = 1'-0"



2 PROPOSED MAIN HOUSE AND TENNIS HOUSE EAST ELEVATION

1/8" = 1'-0"



KEY PLAN

NTS

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A314.00

A314, Thu May 29 13:19:25 2025



NORTH ELEVATION

scale 1/4" = 1'-0"

1 CIRCA 1935: ARCHITECT - JOHN VOLK - NORTH ELEVATION

NTS

RESIDENCE FOR
MR. & MRS. JAMES H. NOBLE
PALM BEACH FLA.

REVISIONS	JOHN L. VOLK ARCHITECT PALM BEACH, FLA.	COMMISSION NO. 216
	DRAWN BY	DRAWING NO. 7
	CHECKED BY	
	DATE ISSUED 5-14-25	



2 CIRCA 2009: ARCHITECT - MICHAEL PERRY (WINDOWS & DOORS) - NORTH ELEVATION

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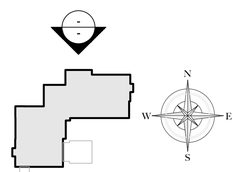
NOTE:
HISTORICAL RECORD DRAWINGS DEPICT ONLY AVAILABLE DRAWINGS FOUND. FOR A COMPLETE HISTORICAL SITE RECORD, SEE SITE HISTORY DOCUMENT.



KEY PLAN

NTS

MAIN HOUSE HISTORICAL DRAWING IMAGES

CURRENT COA NUMBER: COA-25-018

PREVIOUS COA NUMBER: COA-23-040
ZONING CASE NUMBER: ZON-23-109

ASBACHER ARCHITECTURE, INC.
120 S. OLIVE AVE, SUITE 404
WEST PALM BEACH, FLORIDA 33401
FL (561) 203-7731 NY (212) 252-2084

KEVIN ASBACHER, AIA
FL LICENSE #AR95435

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LEEDS RESIDENCE
134 EL VEDADO ROAD
PALM BEACH, FL 33480

ISSUE
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2. SECOND SUBMITTAL

REVISIONS	
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1	25-05-14
2	25-05-30
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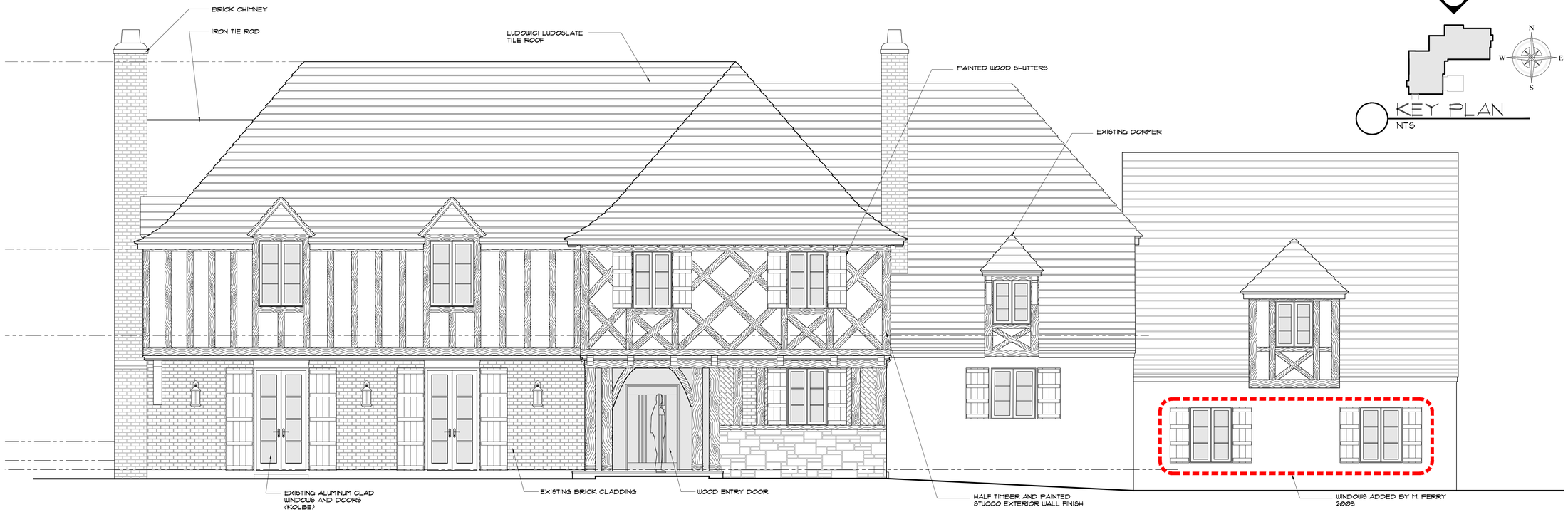
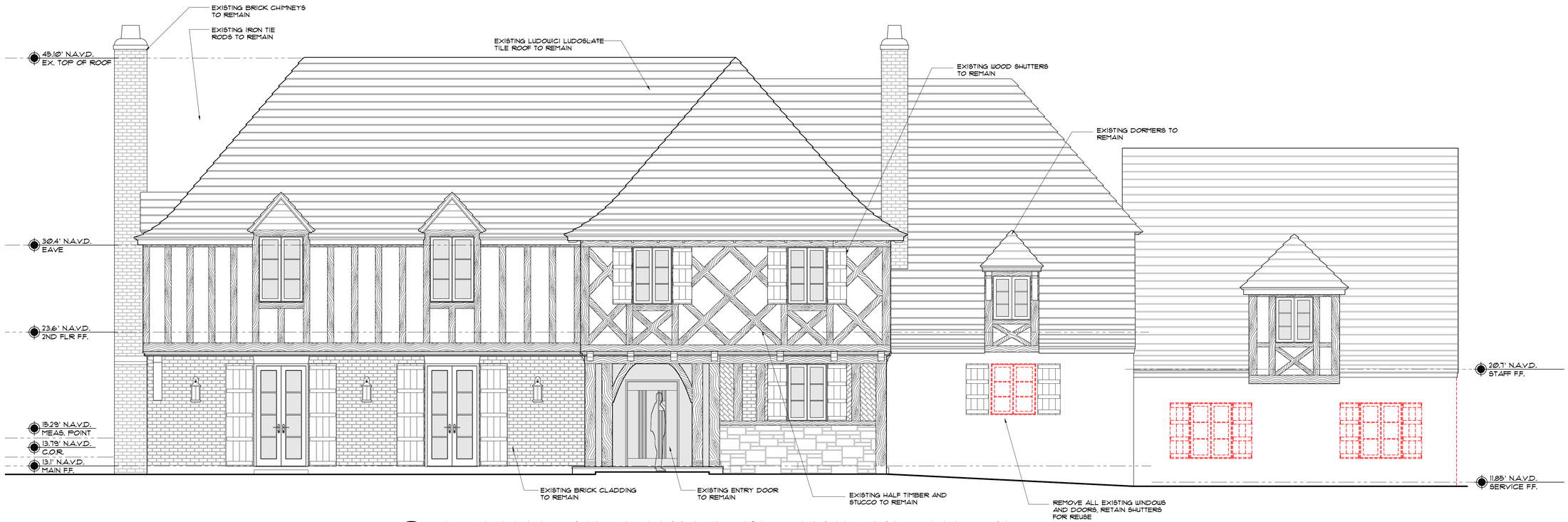
SCALE: AS NOTED

H315.00

H315, Thu May 29 13:19:54 2025



1 EXISTING NORTH ELEVATION - MAIN HOUSE (PERRY 2020)
1/4" = 1'-0"



2 NORTH ELEVATION -MAIN HOUSE - MATERIAL REMOVAL
1/4" = 1'-0"

CURRENT COA NUMBER: COA-25-018

PREVIOUS COA NUMBER: COA-23-040
ZONING CASE NUMBER: ZON-23-109

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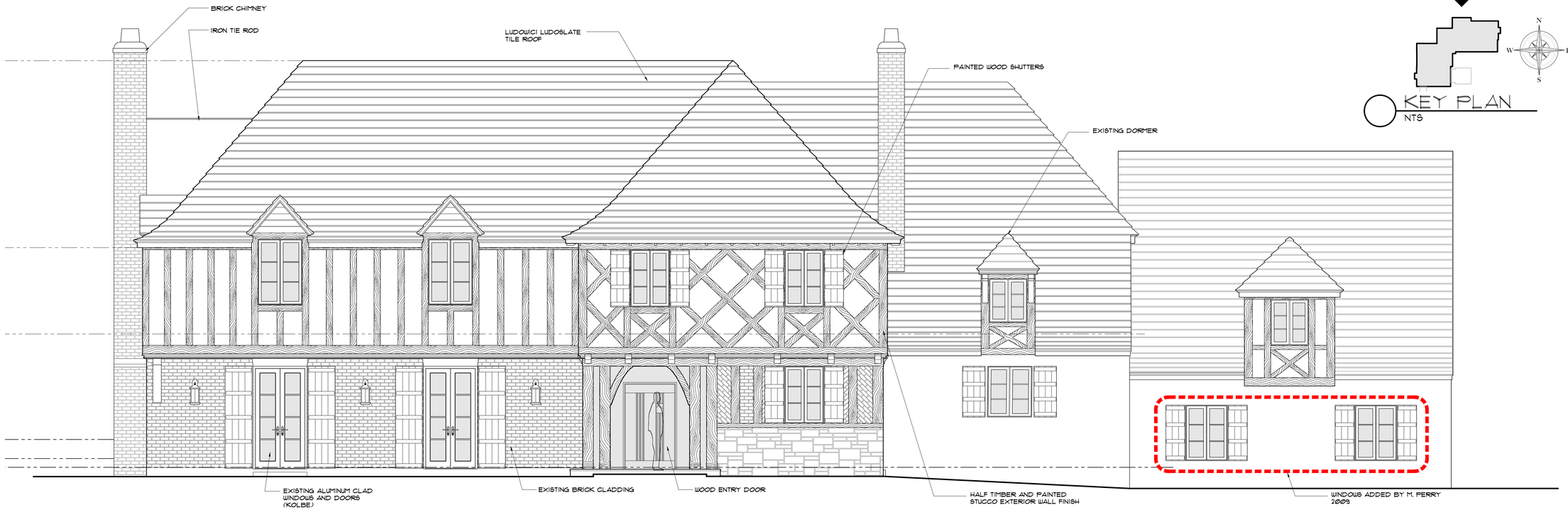
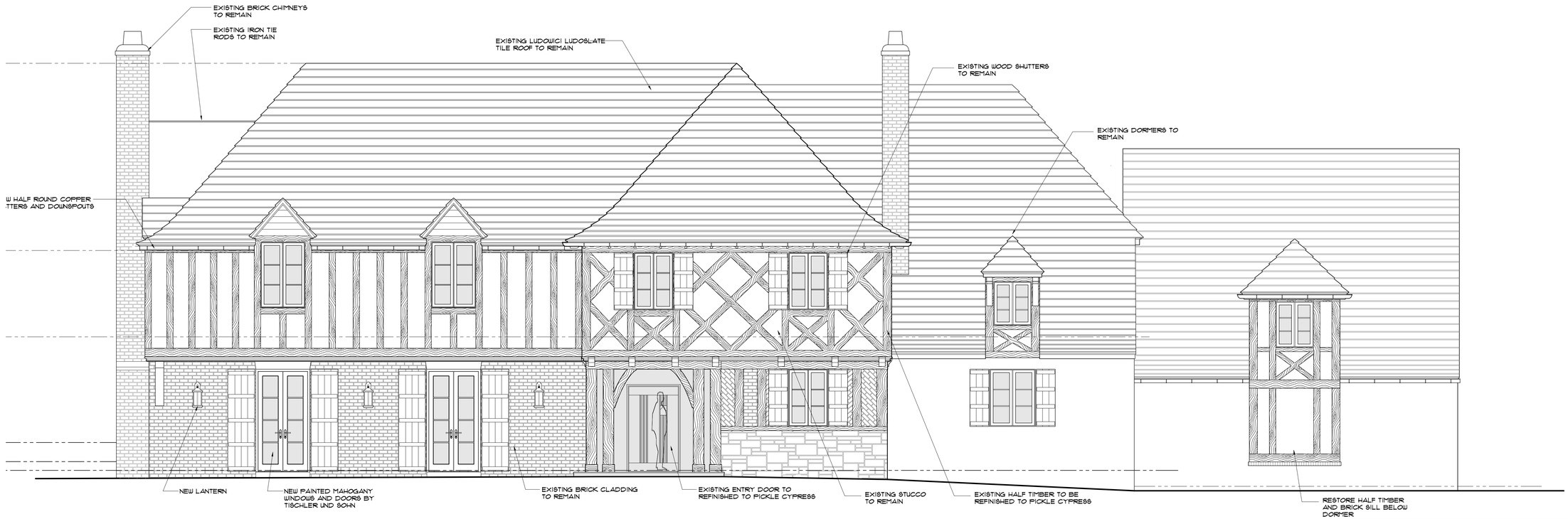
EX315.00

EX315, Thu May 29 13:20:23 2025



1 EXISTING NORTH ELEVATION - MAIN HOUSE
1/4" = 1'-0"



2 PROPOSED NORTH ELEVATION - MAIN HOUSE
1/4" = 1'-0"

KEY PLAN
NTS

CURRENT COA NUMBER: COA-25-018

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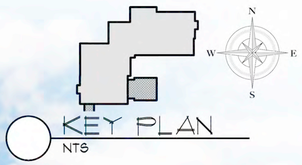
SCALE: AS NOTED

A315.00

A315, Thu May 29 13:21:39 2025





KEY PLAN
NTS

1 EXISTING NORTH ELEVATION - MAIN HOUSE
1/4" = 1'-0"



2 PROPOSED NORTH ELEVATION - MAIN HOUSE
1/4" = 1'-0"

CURRENT COA NUMBER: COA-25-018

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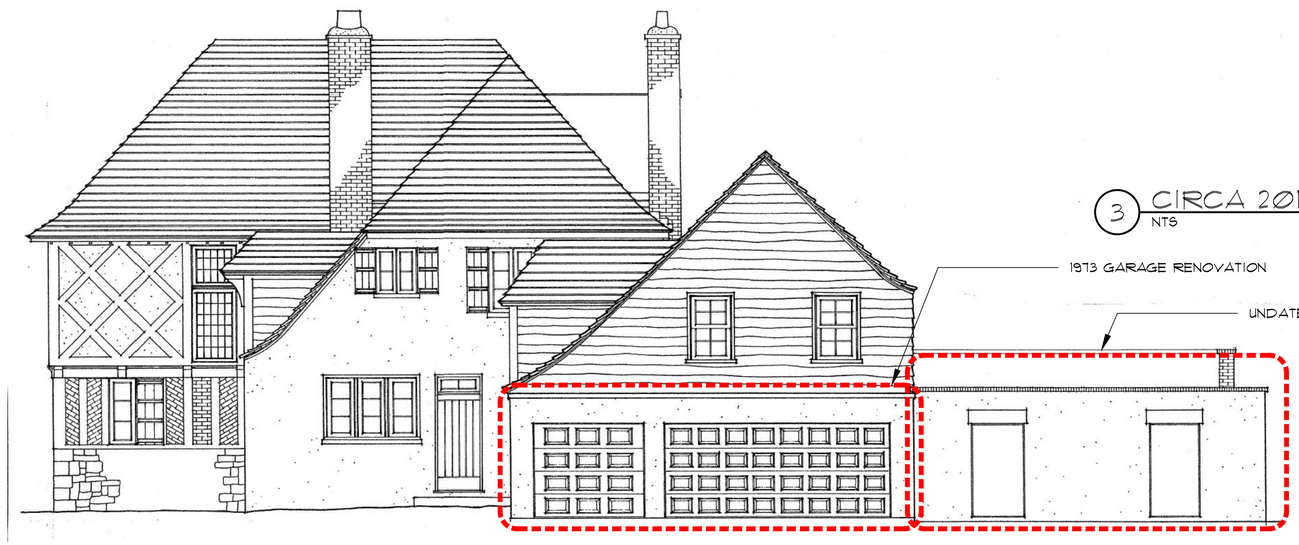
R315.00

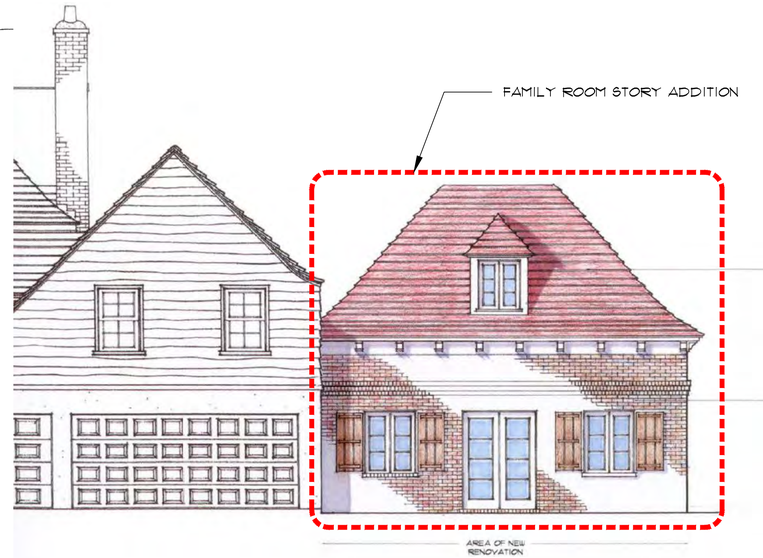
TITLE BLOCK, Thu May 29 14:24:47 2025



1 CIRCA 1935: ARCHITECT - JOHN VOLK - WEST ELEVATION
NTS



2 CIRCA 2009: ARCHITECT - MICHAEL PERRY (WINDOWS & DOORS) - WEST ELEVATION
NTS



3 CIRCA 2015: ARCHITECT - MICHAEL PERRY (ADDITION) - WEST ELEVATION
NTS

NOTE:
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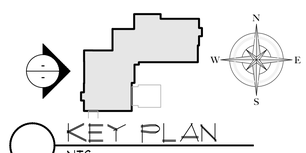

KEY PLAN
NTS

MAIN HOUSE HISTORICAL DRAWING IMAGES

CURRENT COA NUMBER: COA-25-018

PREVIOUS COA NUMBER: COA-23-040
ZONING CASE NUMBER: ZON-23-109

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SCALE: AS NOTED

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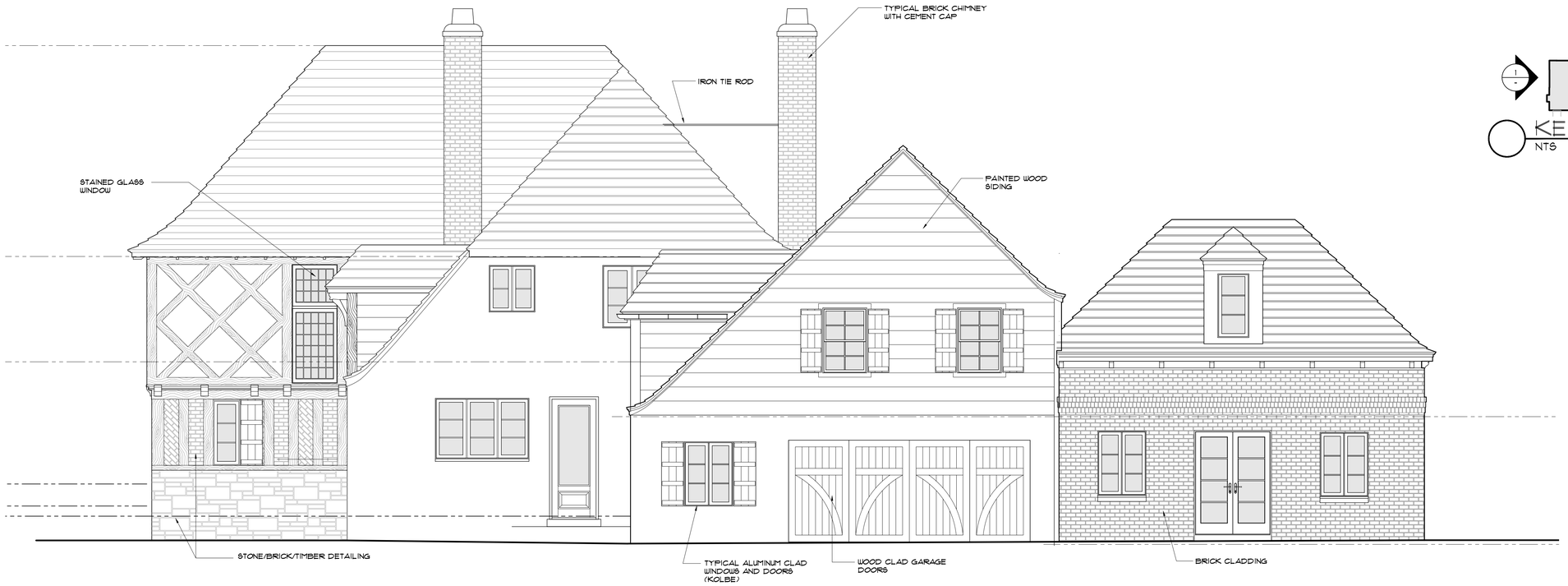
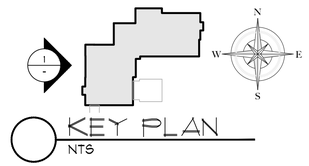
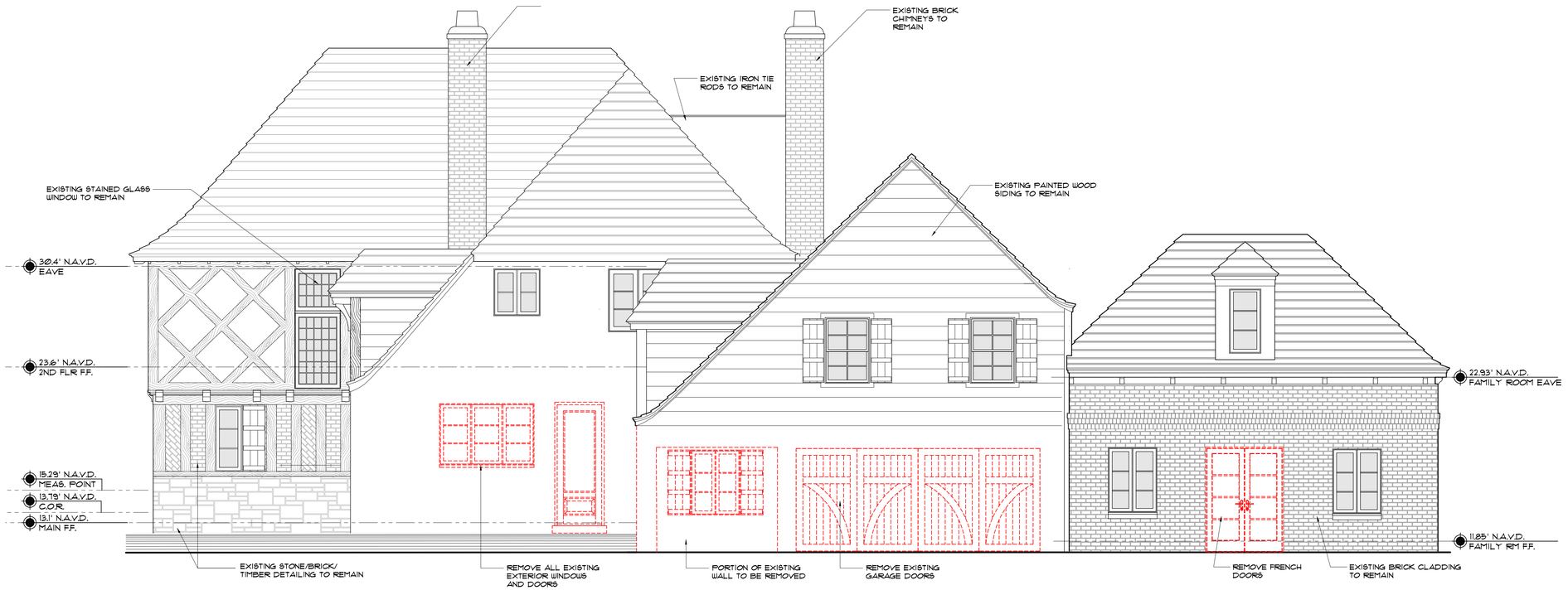


1 EXISTING WEST ELEVATION - MAIN HOUSE
1/4" = 1'-0"





2 WEST ELEVATION - MAIN HOUSE - MATERIAL REMOVAL
1/4" = 1'-0"

CURRENT COA NUMBER: COA-25-018

PREVIOUS COA NUMBER: COA-23-040
ZONING CASE NUMBER: ZON-23-109

EX316, Thu May 29 13:22:57 2025

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REVISIONS	
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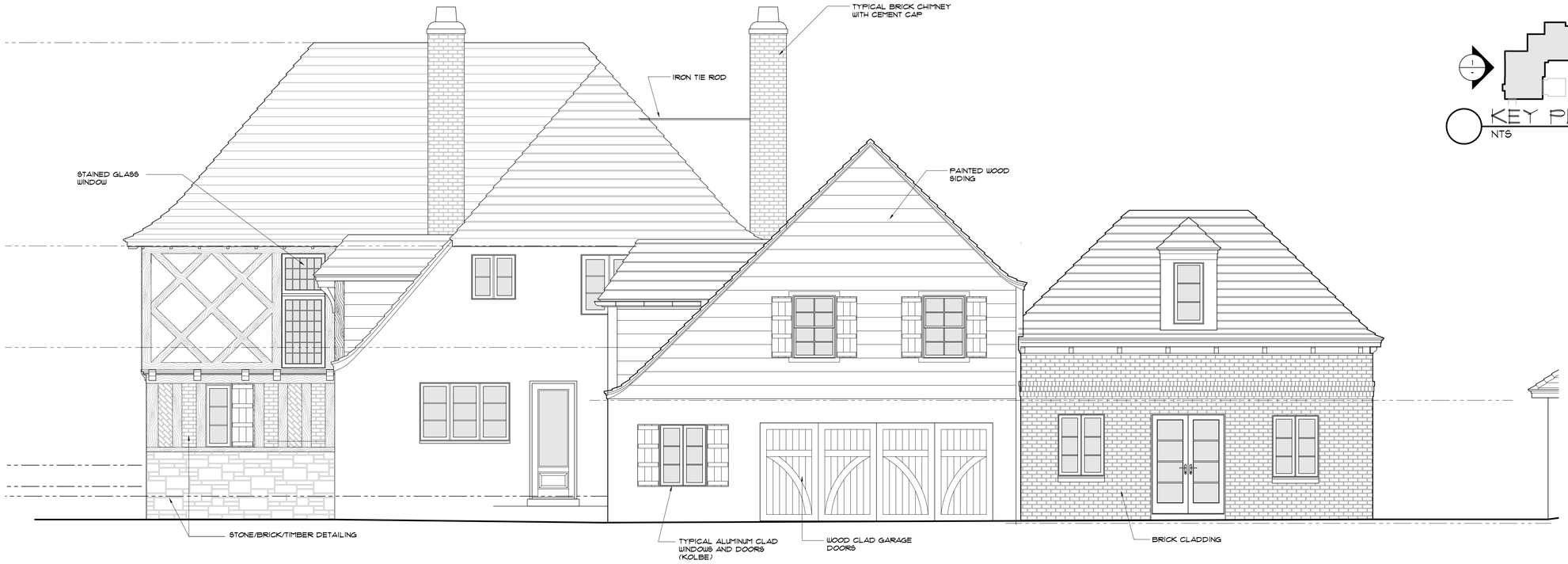
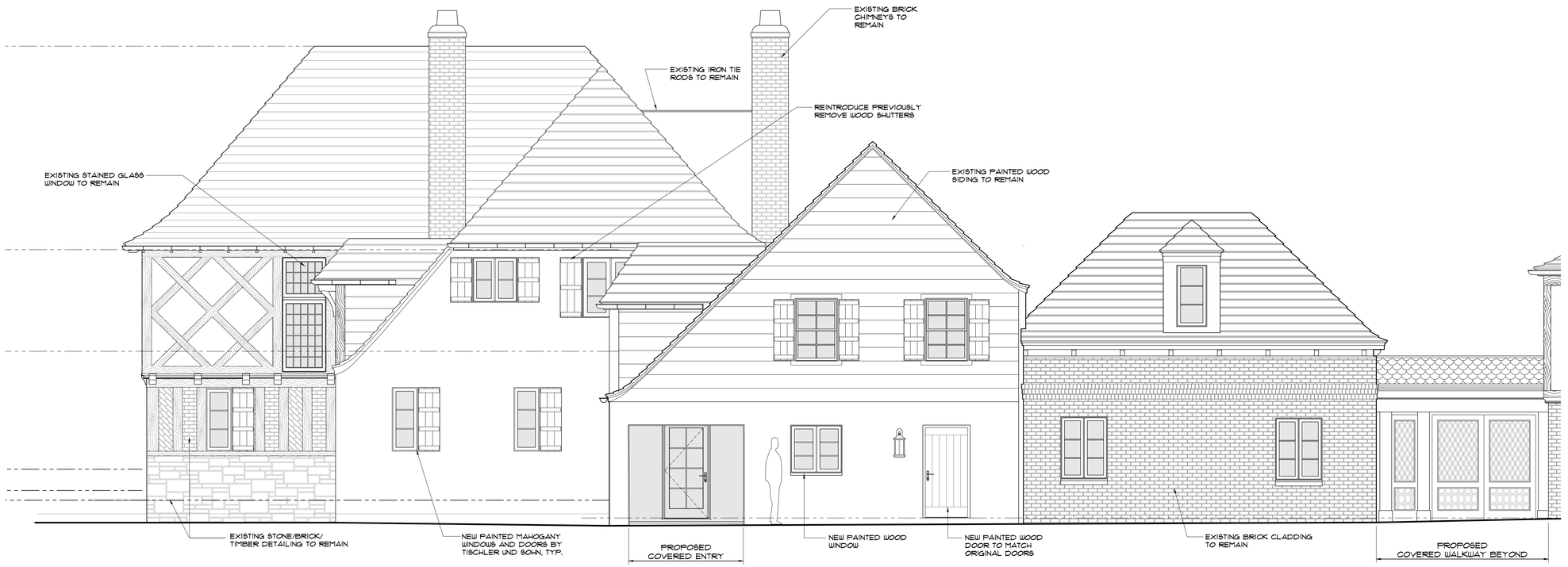
SCALE: AS NOTED

EX316.00



1 EXISTING WEST ELEVATION - MAIN HOUSE
1/4" = 1'-0"



2 PROPOSED WEST ELEVATION - MAIN HOUSE
1/4" = 1'-0"

KEY PLAN
NTS

CURRENT COA NUMBER: COA-25-018

PREVIOUS COA NUMBER: COA-23-040
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#	DATE
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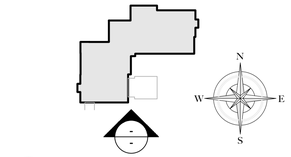
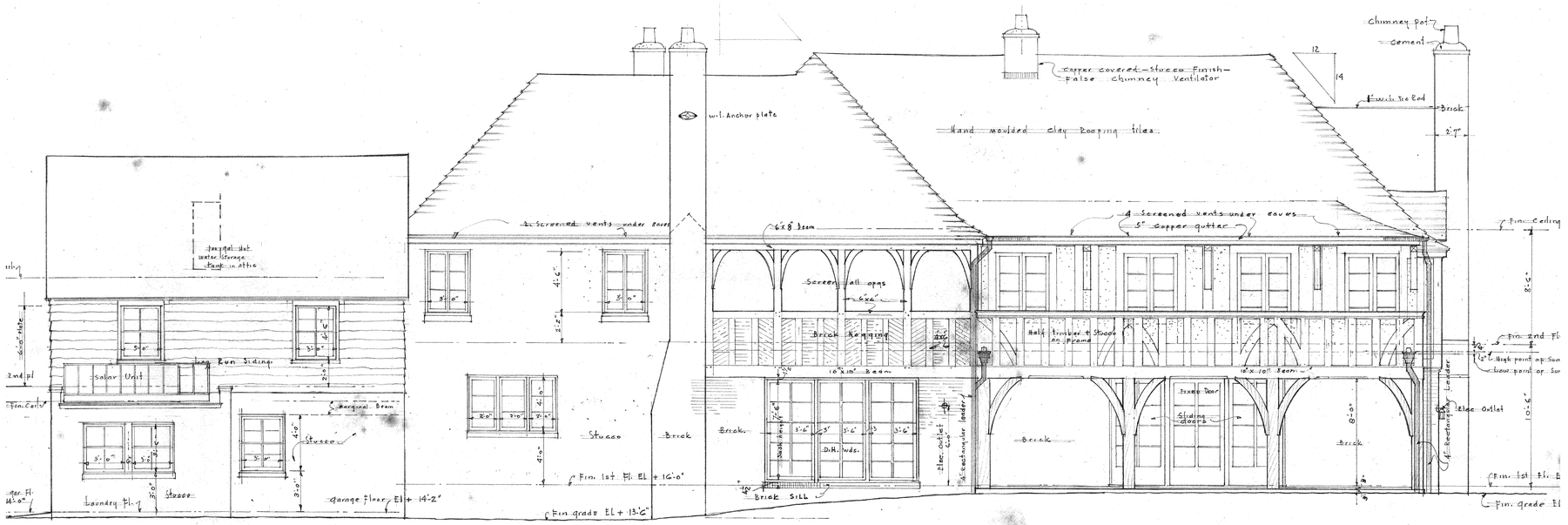
SCALE: AS NOTED

A316.00

A316, Thu May 29 13:23:49 2025

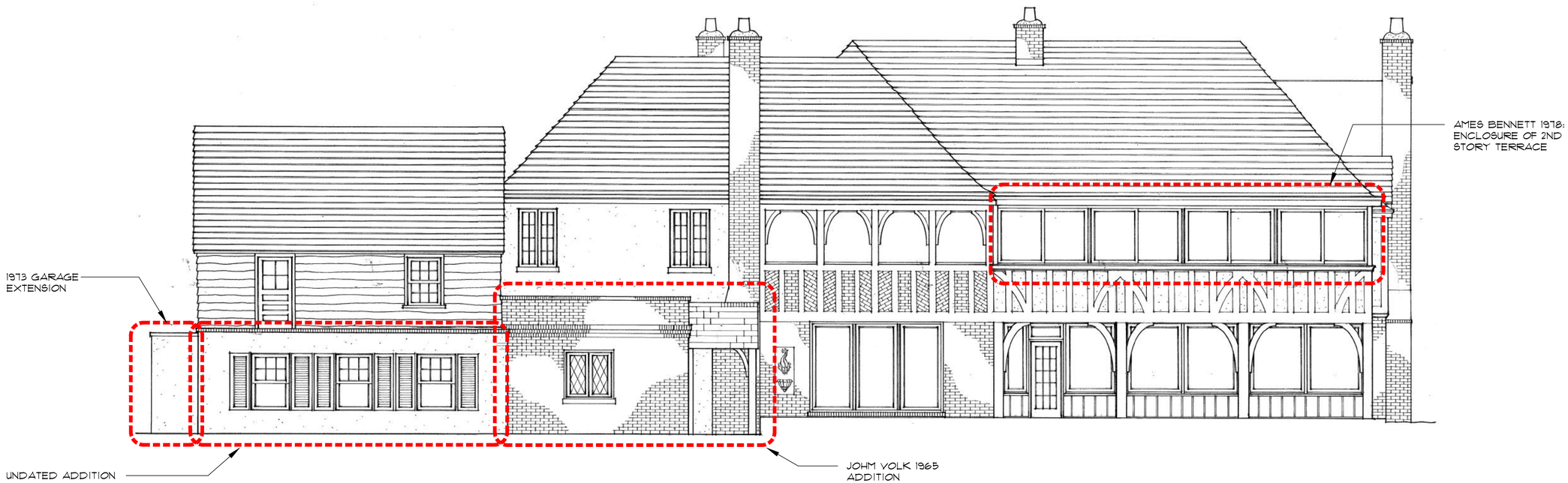


KEY PLAN
NTS



SOUTH ELEVATION
Scale 1/4" = 1'-0"

1 CIRCA 1935: ARCHITECT - JOHN VOLK - SOUTH ELEVATION
NTS



MAIN HOUSE HISTORICAL DRAWING IMAGES

CURRENT COA NUMBER: COA-25-018

PREVIOUS COA NUMBER: COA-23-040
ZONING CASE NUMBER: ZON-23-109

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2	25-05-30
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H317, Thu May 29 13:24:30 2025



KEY PLAN
NTS

1 EXISTING WEST ELEVATION - MAIN HOUSE
1/4" = 1'-0"



2 PROPOSED WEST ELEVATION - MAIN HOUSE
1/4" = 1'-0"

CURRENT COA NUMBER: COA-25-018

PREVIOUS COA NUMBER: COA-23-040
ZONING CASE NUMBER: ZON-23-109

A

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1	25-05-14
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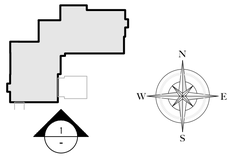
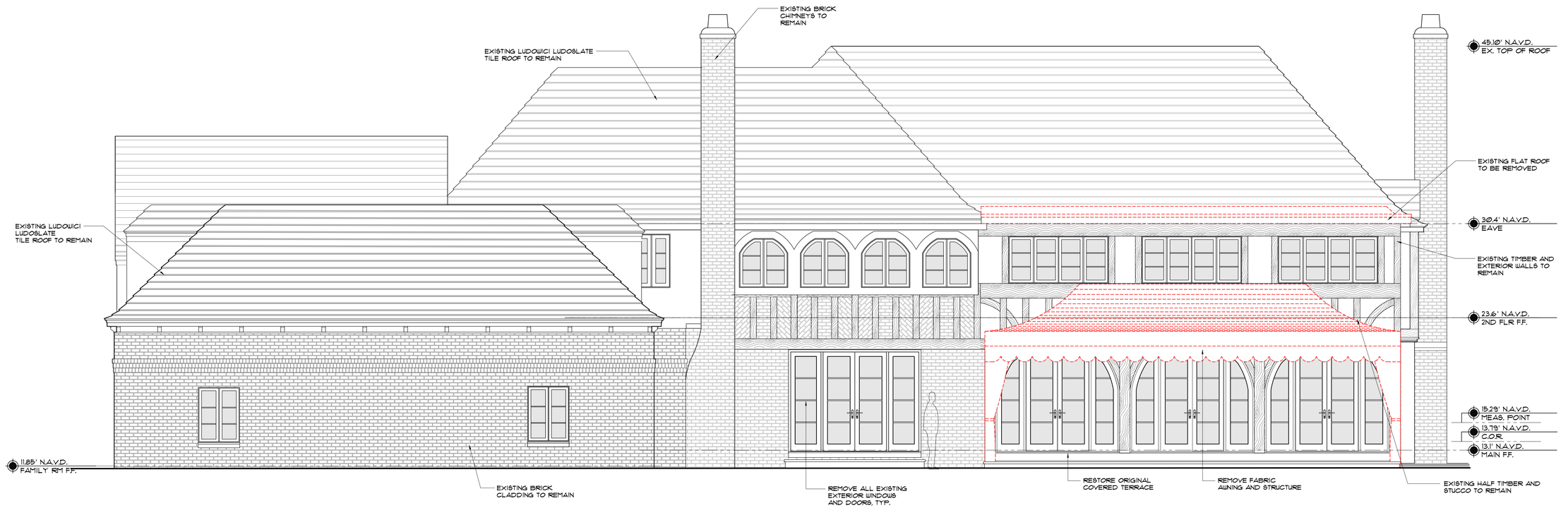
TITLE BLOCK, Thu May 29 14:24:47 2025



KEY PLAN
NTS

1 EXISTING SOUTH ELEVATION - MAIN HOUSE
1/4" = 1'-0"



2 SOUTH ELEVATION - MAIN HOUSE - MATERIAL REMOVAL
1/4" = 1'-0"

CURRENT COA NUMBER: COA-25-018

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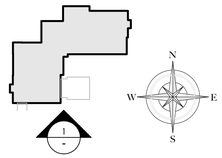
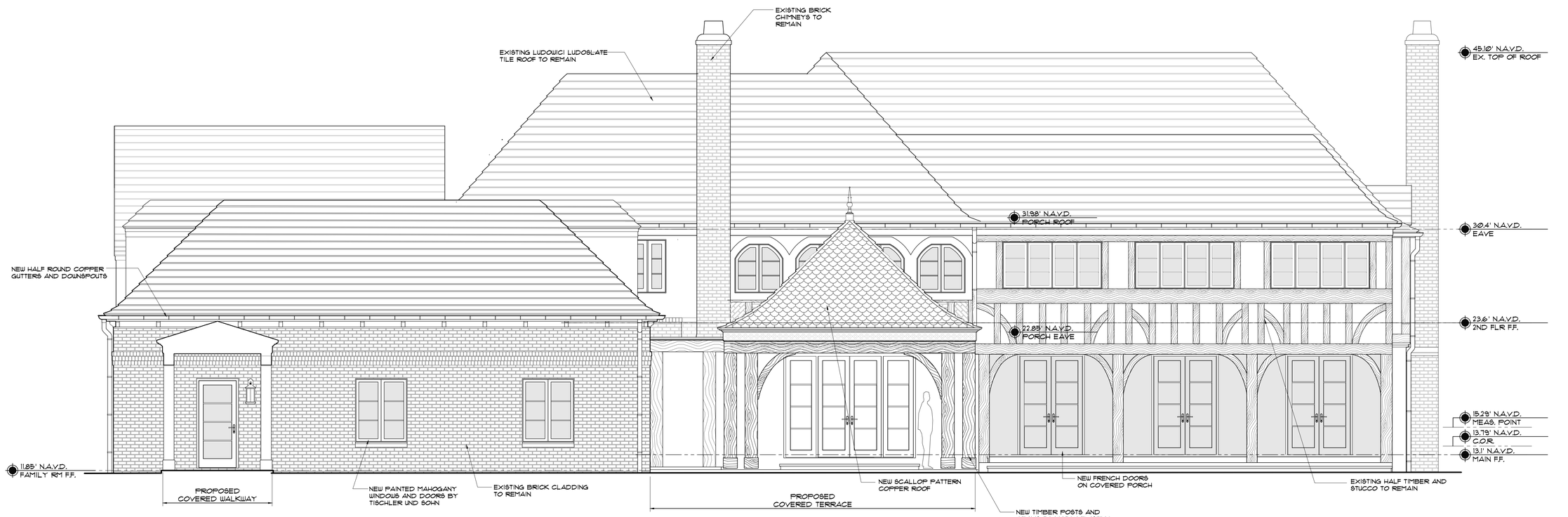
EX317, Thu May 29 13:25:21 2025



KEY PLAN
NTS

1 EXISTING SOUTH ELEVATION - MAIN HOUSE
1/4" = 1'-0"



2 PROPOSED SOUTH ELEVATION - MAIN HOUSE
1/4" = 1'-0"

CURRENT COA NUMBER: COA-25-018

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A317, Thu, May 29 13:26:16 2025



1 EXISTING SOUTH ELEVATION - MAIN HOUSE
1/4" = 1'-0"



KEY PLAN
NTS



2 PROPOSED SOUTH ELEVATION - MAIN HOUSE
1/4" = 1'-0"

CURRENT COA NUMBER: COA-25-018

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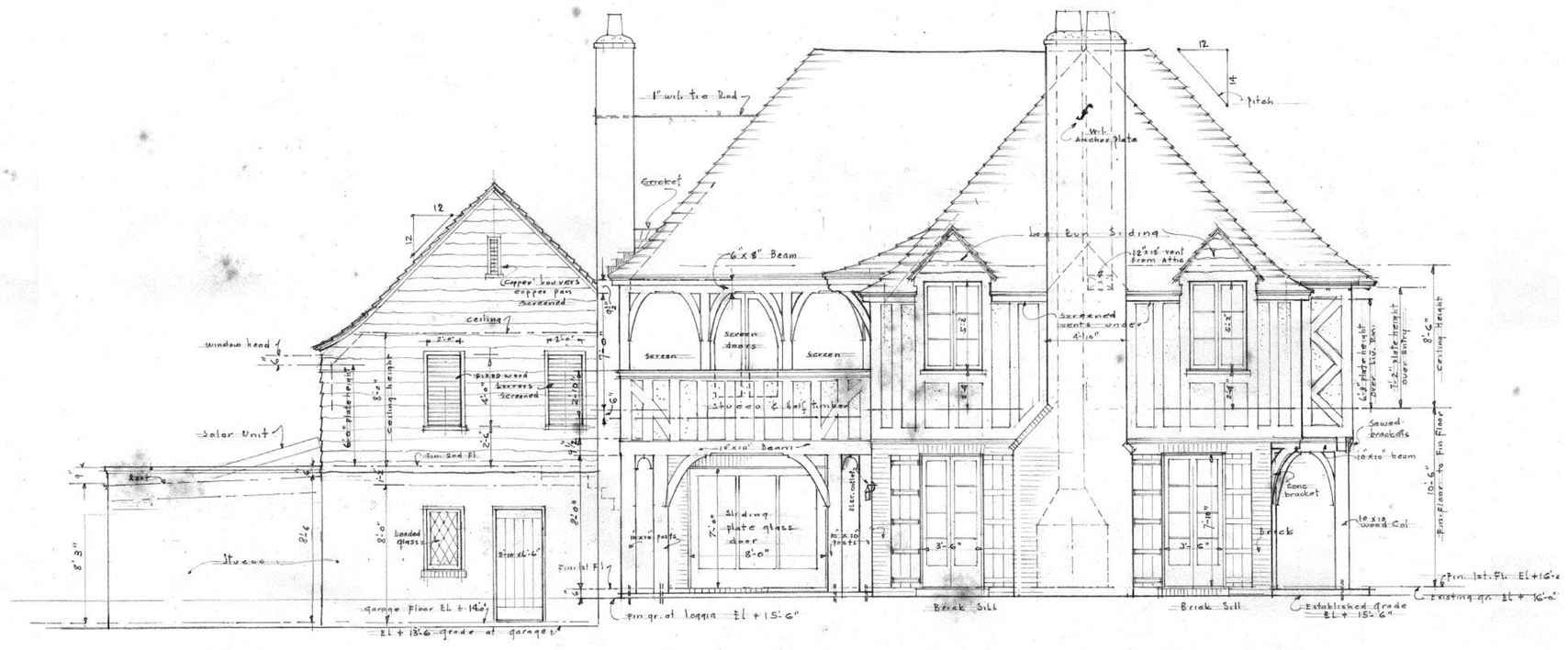

EAST ELEVATION

Scale 1/4" = 1'-0"

1 CIRCA 1935: ARCHITECT - JOHN VOLK - EAST ELEVATION

NTS



2 CIRCA 1965: ARCHITECT - JOHN VOLK (ADDITION) - EAST ELEVATION

NTS

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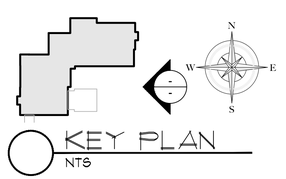

KEY PLAN

NTS

MAIN HOUSE HISTORICAL DRAWING IMAGES

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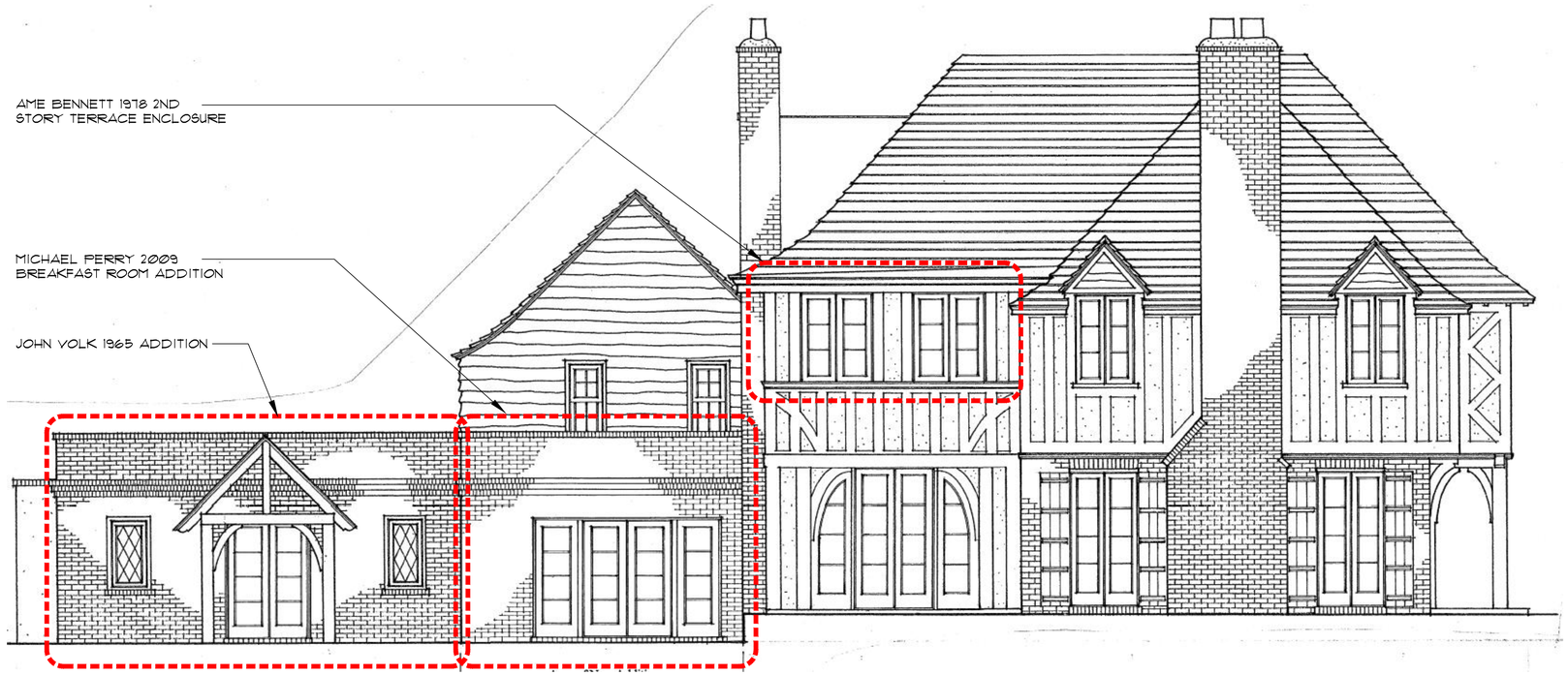
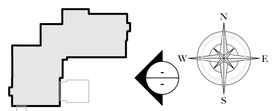
H318, Thu May 29 13:26:51 2025



2 CIRCA 2003: ARCHITECT - MICHAEL PERRY (WINDOWS & DOORS WITH 1 STORY ADDITION) - SOUTH ELEVATION
NTS



3 CIRCA 2015: ARCHITECT - MICHAEL PERRY (RENOVATION) - EAST ELEVATION
NTS



KEY PLAN
NTS

MAIN HOUSE HISTORICAL DRAWING IMAGES

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WEST PALM BEACH, FLORIDA 33401
FL (561) 203-7731 NY (212) 252-2084

LEEDS RESIDENCE
134 EL VEDADO ROAD
PALM BEACH, FL 33480

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1. FIRST SUBMITTAL
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#	DATE
1	25-05-14
2	25-05-30
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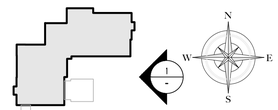
SCALE: AS NOTED

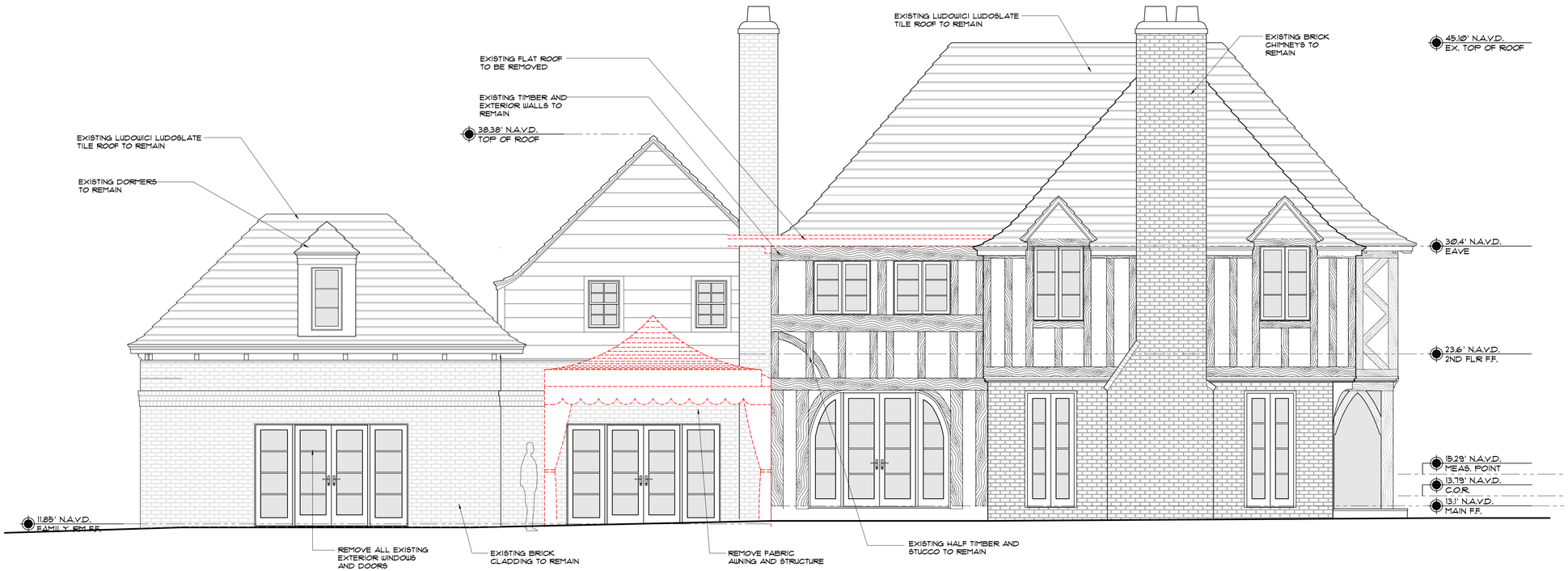
H318A.00

H318A, Thu May 29 13:27:37 2025



KEY PLAN
NTS

1 EXISTING EAST ELEVATION - MAIN HOUSE
1/4" = 1'-0"



2 EAST ELEVATION - MAIN HOUSE - MATERIAL REMOVAL
1/4" = 1'-0"

CURRENT COA NUMBER: COA-25-018

PREVIOUS COA NUMBER: COA-23-040
ZONING CASE NUMBER: ZON-23-109

ASBACHER ARCHITECTURE, INC.
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FL LICENSE #AR95435

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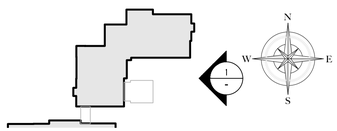
SCALE: AS NOTED

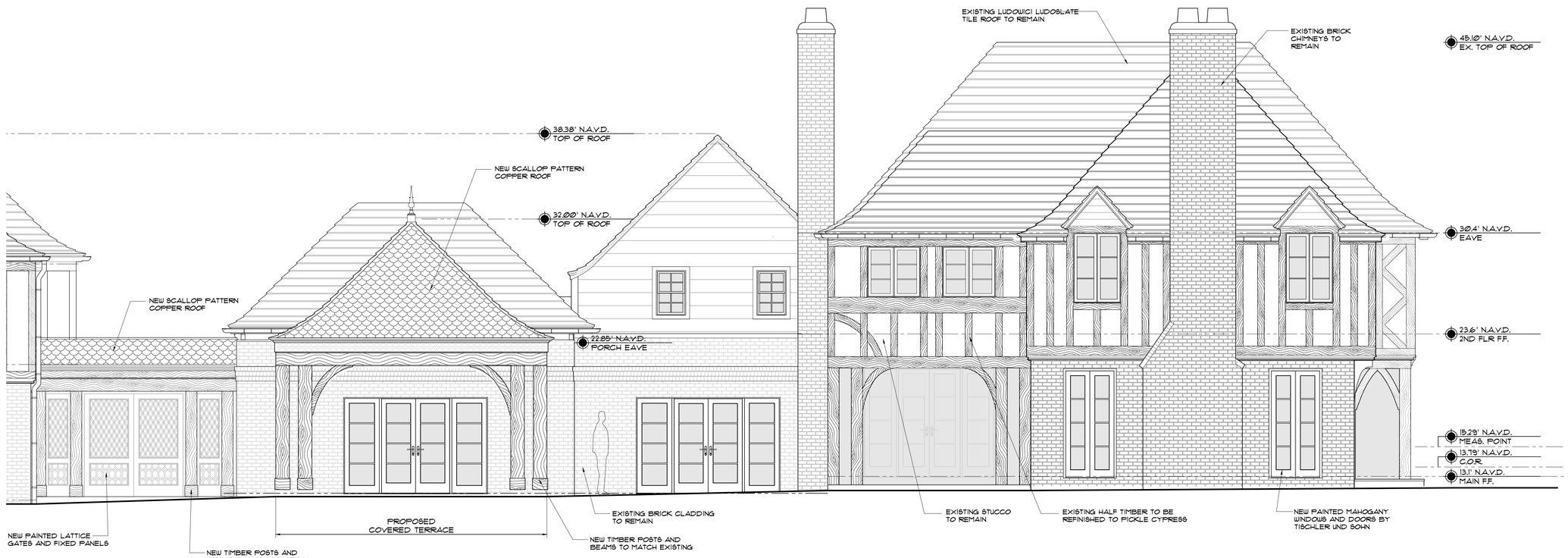
EX318.00

EX318, Thu May 29 13:28:11 2025



KEY PLAN
NTS

1 EXISTING EAST ELEVATION - MAIN HOUSE
1/4" = 1'-0"



2 PROPOSED EAST ELEVATION - MAIN HOUSE
1/4" = 1'-0"

CURRENT COA NUMBER: COA-25-018

PREVIOUS COA NUMBER: COA-23-040
ZONING CASE NUMBER: ZON-23-109

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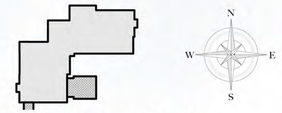
A318.00

A318, Thu, May 29 13:28:52 2025



KEY PLAN
NTS



1 EXISTING EAST ELEVATION - MAIN HOUSE
1/4" = 1'-0"



2 PROPOSED EAST ELEVATION - MAIN HOUSE
1/4" = 1'-0"

CURRENT COA NUMBER: COA-25-018

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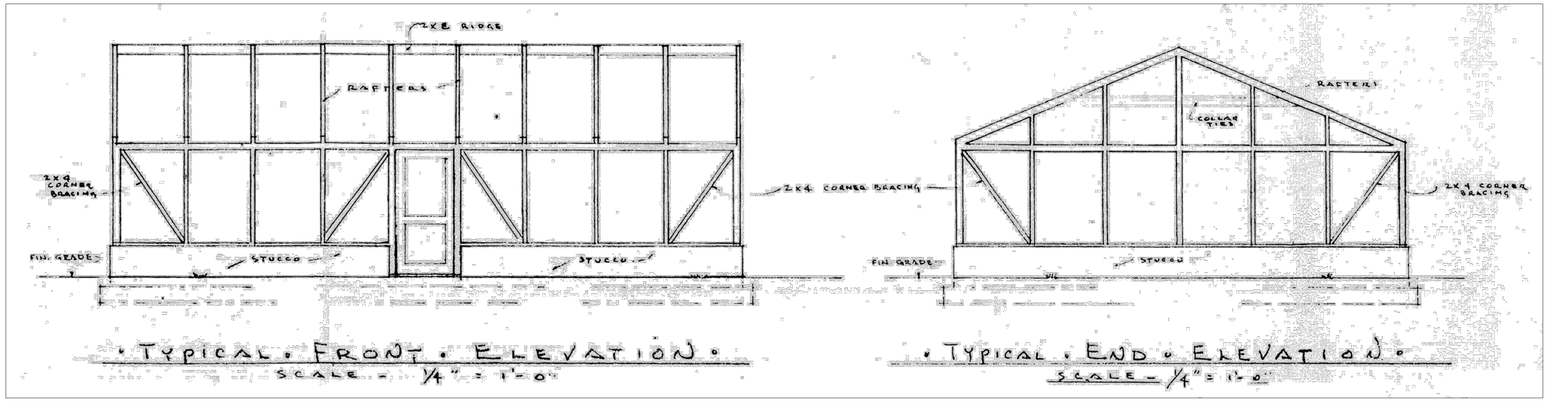
TITLE BLOCK, Thu May 29 14:24:47 2025



1 CIRCA 1965: ARCHITECT - AMES BENNET - SLAT HOUSE
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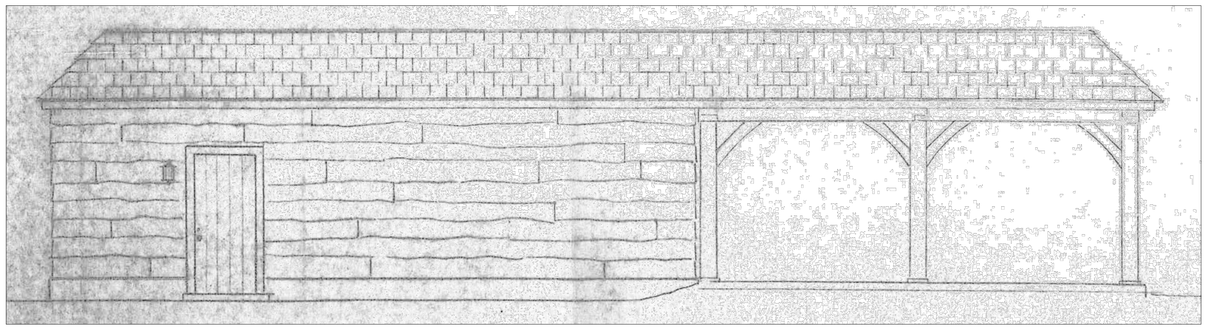
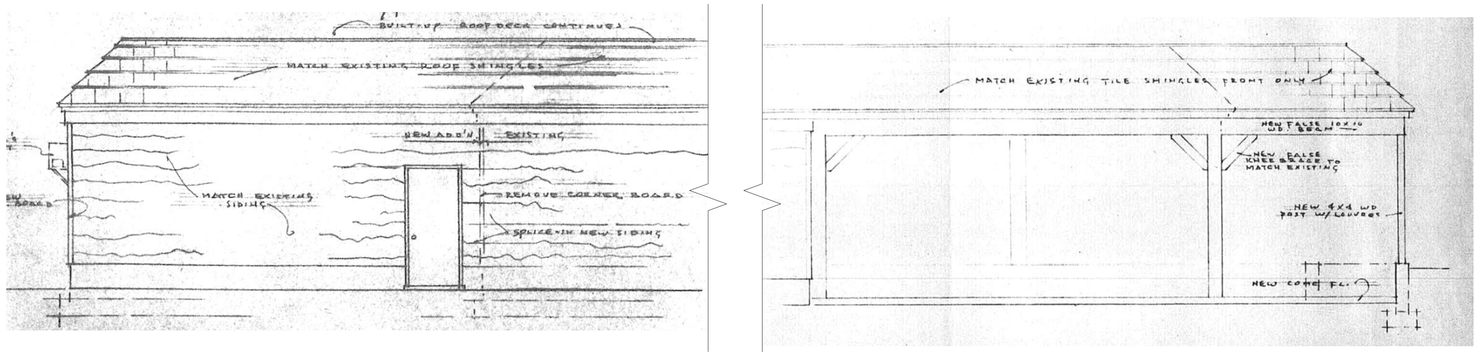
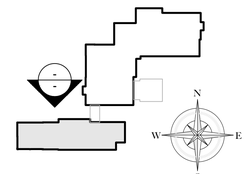


2 CIRCA 1974: ARCHITECT- ROBERT GOTTFRIED - NORTH ELEVATION - RENOVATION (STORAGE BUILDING & CARPORT)
NTS



3 CIRCA 1978: ARCHITECT - AMES BENNET - NORTH ELEVATION - ADDITION (STORAGE & CARPORT)
NTS

NOTE:
HISTORICAL RECORD DRAWINGS DEPICT ONLY AVAILABLE DRAWINGS FOUND. FOR A COMPLETE HISTORICAL SITE RECORD, SEE SITE HISTORY DOCUMENT.



KEY PLAN
NTS

TENNIS HOUSE HISTORICAL DRAWING IMAGES

CURRENT COA NUMBER: COA-25-018

PREVIOUS COA NUMBER: COA-23-040
ZONING CASE NUMBER: ZON-23-109

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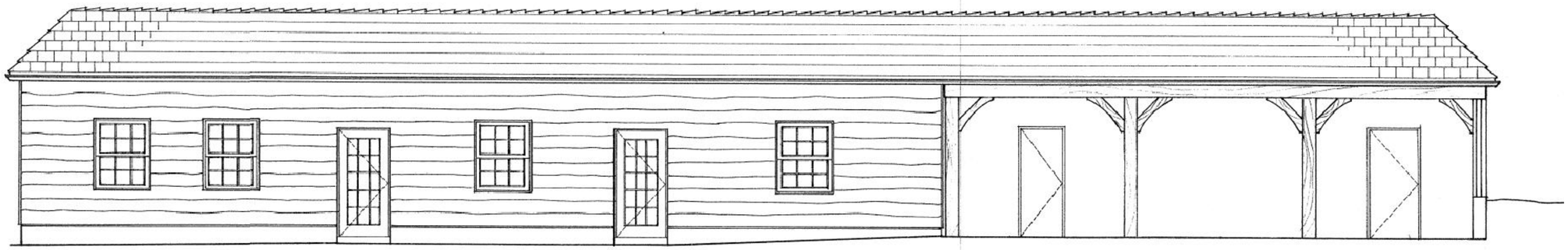
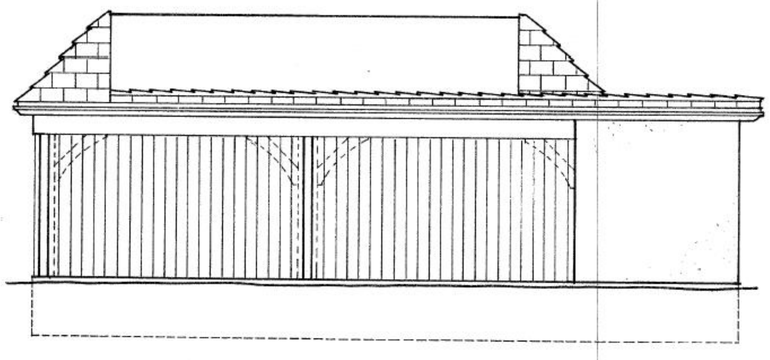
H319, Thu May 29 13:30:27 2025



1 NORTH ELEVATION
NTS



2 WEST ELEVATION
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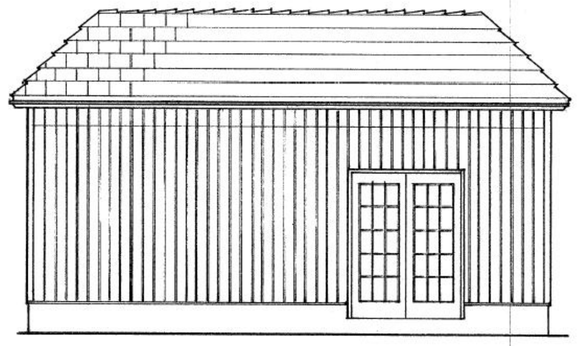
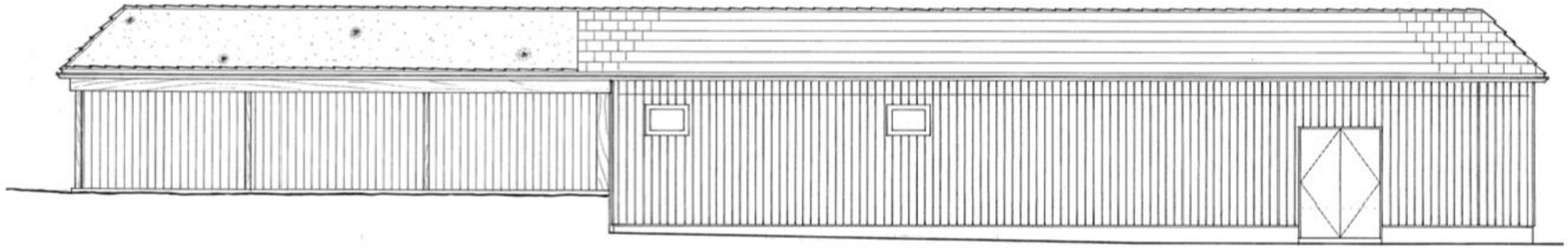


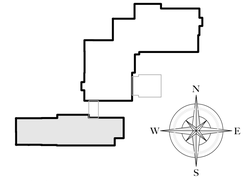
3 EAST ELEVATION
NTS



4 SOUTH ELEVATION
NTS

CIRCA 2009: ARCHITECT - MICHAEL PERRY - POOL HOUSE RENOVATIONS
NTS

TENNIS HOUSE HISTORICAL DRAWING IMAGES



KEY PLAN
NTS

CURRENT COA NUMBER: COA-25-018

PREVIOUS COA NUMBER: COA-23-040
ZONING CASE NUMBER: ZON-23-109

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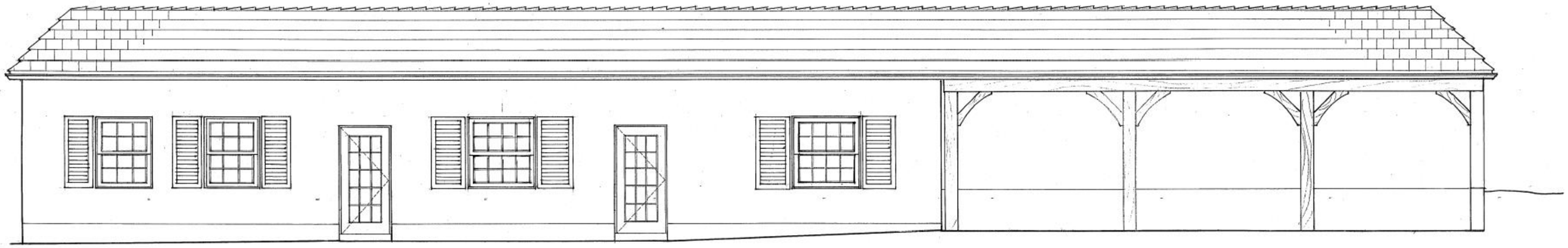
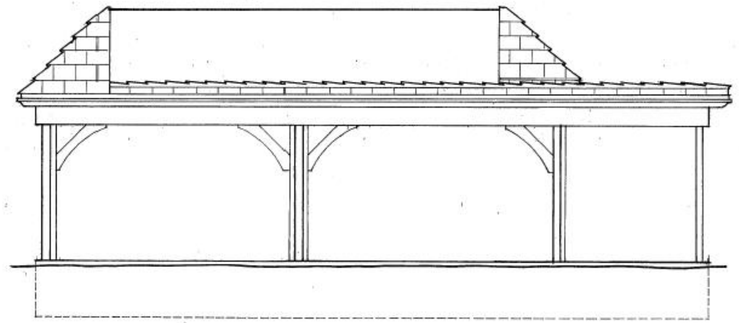
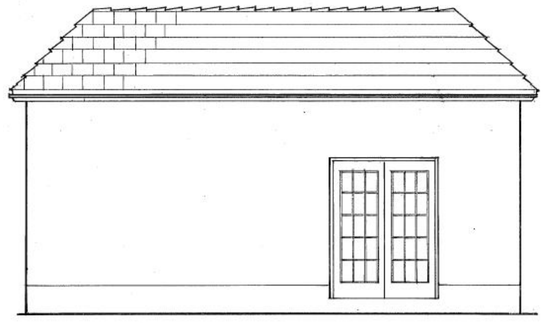
H319A, Thu May 29 13:30:58 2025



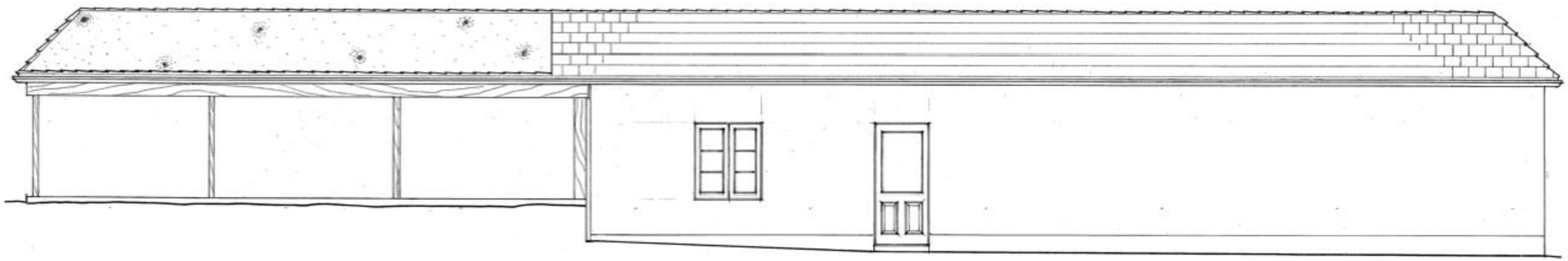
1 NORTH ELEVATION
NTS



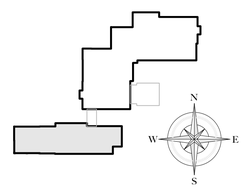
2 WEST ELEVATION
NTS



3 EAST ELEVATION
NTS



4 SOUTH ELEVATION
NTS



KEY PLAN
NTS

CIRCA 2013: ARCHITECT - MICHAEL PERRY - POOL HOUSE - RENOVATIONS
NTS

TENNIS HOUSE HISTORICAL DRAWING IMAGES

CURRENT COA NUMBER: COA-25-018

PREVIOUS COA NUMBER: COA-23-040
ZONING CASE NUMBER: ZON-23-109

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LEEDS RESIDENCE
134 EL VEDADO ROAD
PALM BEACH, FL 33480

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H319B.00

H319B, Thu May 29 13:31:41 2025



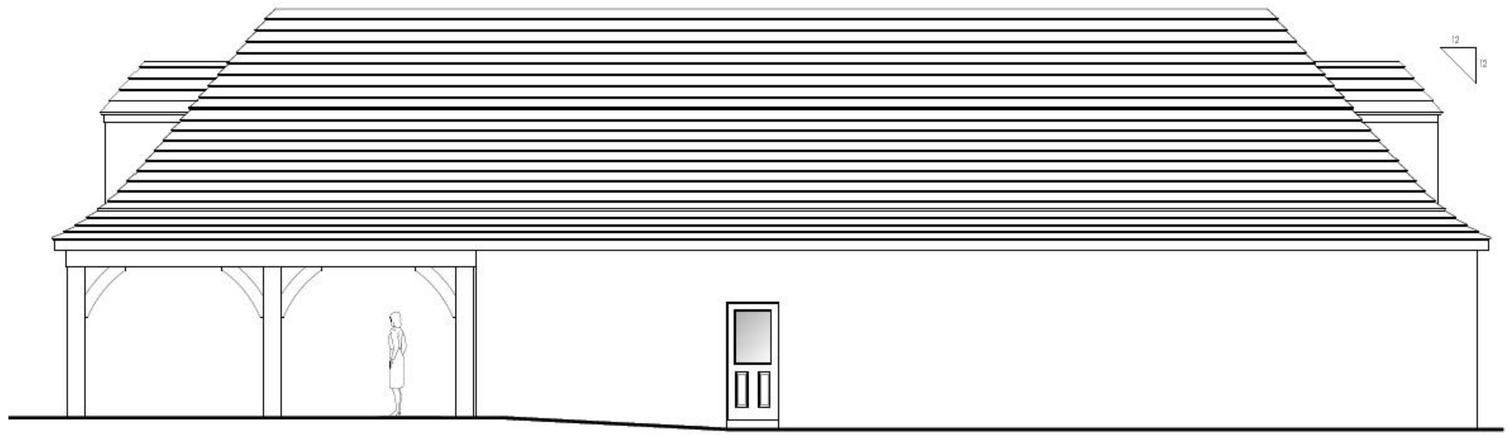
1 NORTH ELEVATION
NTS



2 WEST ELEVATION
NTS

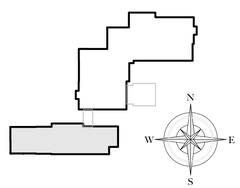


3 EAST ELEVATION
NTS



4 SOUTH ELEVATION
NTS

0 CIRCA 2020: ARCHITECT - MICHEAL PERRY - POOL HOUSE RENOVATIONS
NTS



KEY PLAN
NTS

TENNIS HOUSE HISTORICAL DRAWING IMAGES

CURRENT COA NUMBER: COA-25-018

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H319C.00

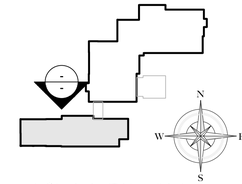
H319C, Thu May 29 13:32:09 2025



1 EXISTING NORTH ELEVATION - TENNIS HOUSE
1/4" = 1'-Ø"



2 NORTH ELEVATION - TENNIS HOUSE - MATERIAL REMOVAL
1/4" = 1'-Ø"



KEY PLAN
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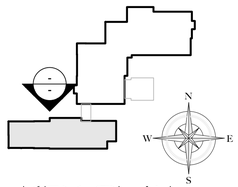
EX319.00

CURRENT COA NUMBER: COA-25-018

PREVIOUS COA NUMBER: COA-23-040
ZONING CASE NUMBER: ZON-23-109

EX319, Thu May 29 13:33:05 2025



KEY PLAN
NTS



1 EXISTING NORTH ELEVATION - TENNIS HOUSE
1/4" = 1'-0"



2 PROPOSED NORTH ELEVATION - TENNIS HOUSE
1/4" = 1'-0"

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A319.00

A319, Thu May 29 13:34:08 2025



1 EXISTING NORTH ELEVATION - TENNIS HOUSE
1/4" = 1'-0"



2 PROPOSED NORTH ELEVATION - TENNIS HOUSE
1/4" = 1'-0"

CURRENT COA NUMBER: COA-25-018

PREVIOUS COA NUMBER: COA-23-040
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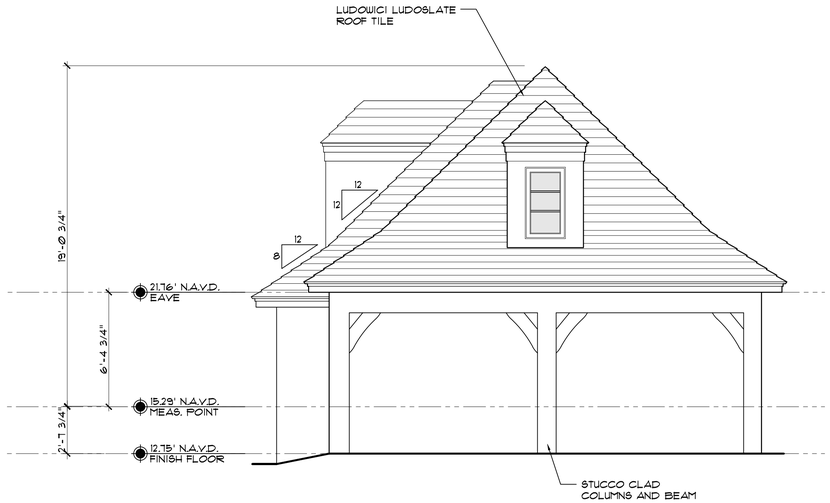
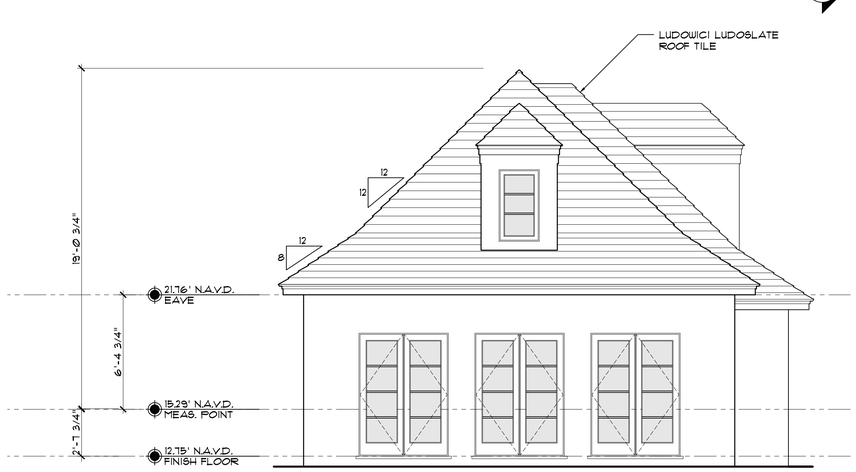
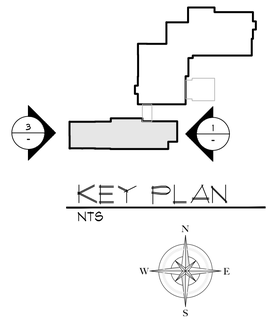
TITLE BLOCK, Thu May 29 14:24:47 2025

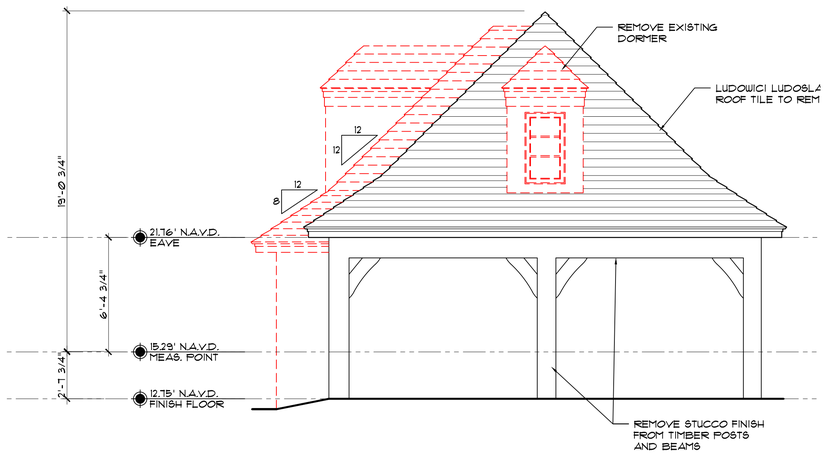


3 EXISTING WEST ELEVATION - TENNIS HOUSE
1/4" = 1'-0"

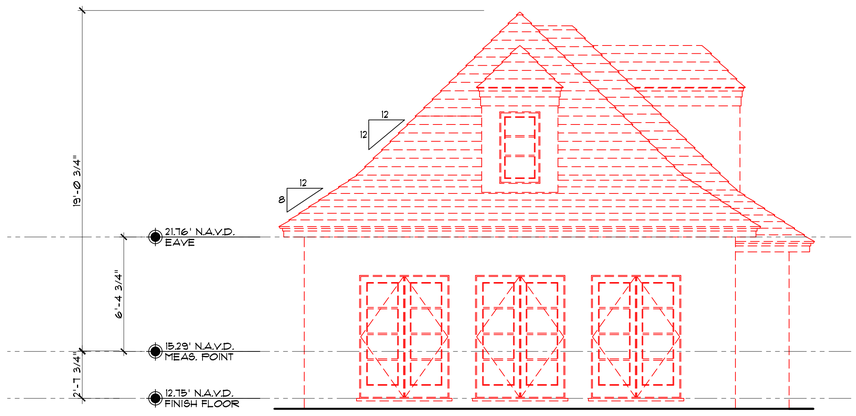


1 EXISTING EAST ELEVATION - TENNIS HOUSE
1/4" = 1'-0"





4 WEST ELEVATION - TENNIS HOUSE - MATERIAL REMOVAL
1/4" = 1'-0"



2 EAST ELEVATION - TENNIS HOUSE - MATERIAL REMOVAL
1/4" = 1'-0"

CURRENT COA NUMBER: COA-25-018

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ZONING CASE NUMBER: ZON-23-109

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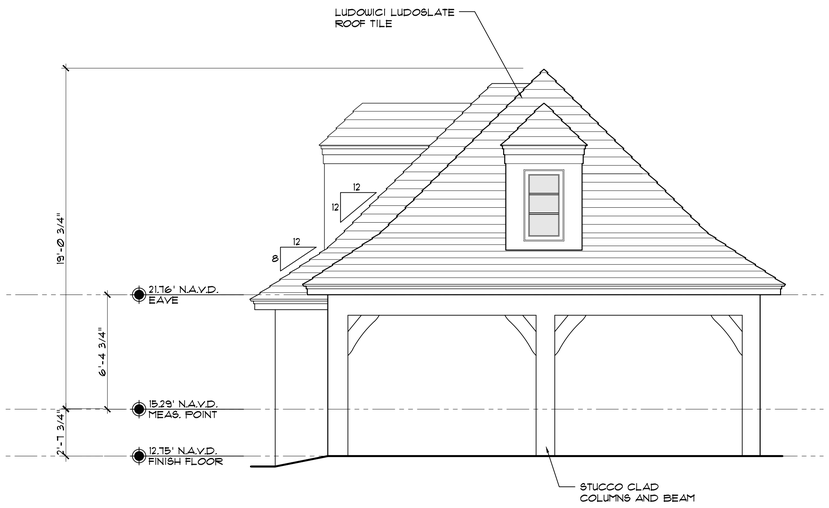
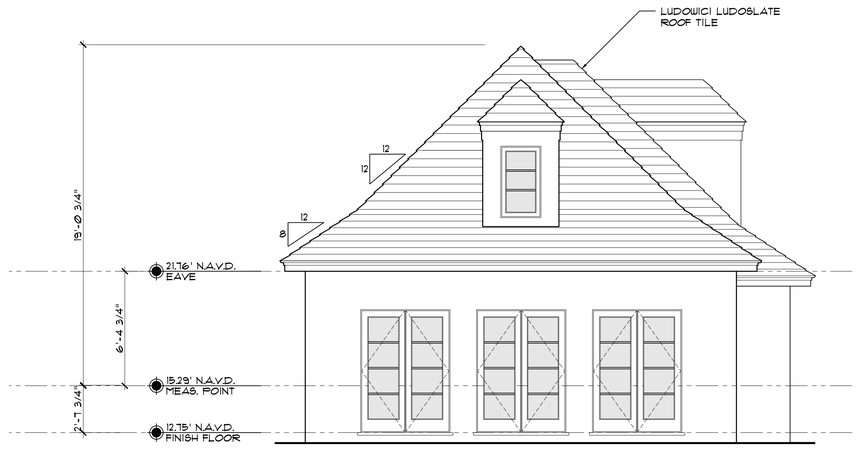
EX320.00

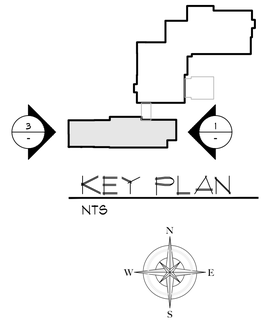
EX320, Thu May 29 13:34:44 2025

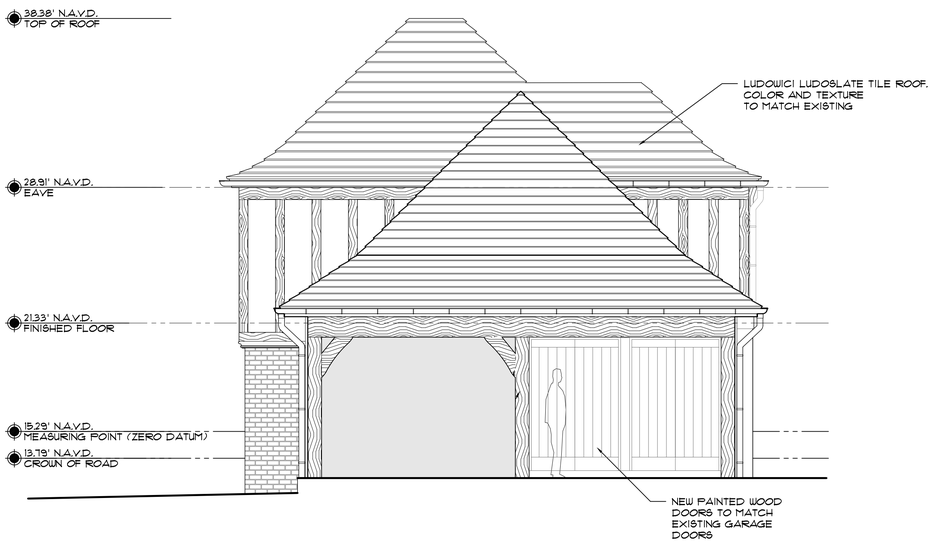


3 EXISTING WEST ELEVATION - TENNIS HOUSE
1/4" = 1'-0"

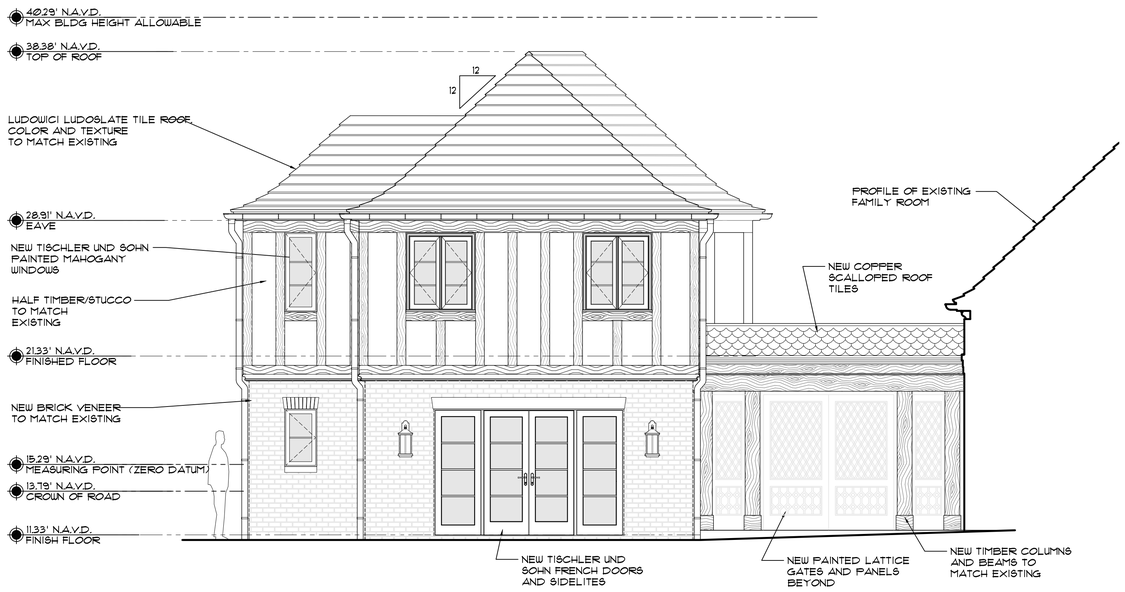


1 EXISTING EAST ELEVATION - TENNIS HOUSE
1/4" = 1'-0"





4 PROPOSED WEST ELEVATION - TENNIS HOUSE
1/4" = 1'-0"



2 PROPOSED EAST ELEVATION - TENNIS HOUSE
1/4" = 1'-0"

CURRENT COA NUMBER: COA-25-018

PREVIOUS COA NUMBER: COA-23-040
ZONING CASE NUMBER: ZON-23-109

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KEVIN ASBACHER, AIA
FL LICENSE #AR95435

ASBACHER ARCHITECTURE, INC.
120 S. OLIVE AVE, SUITE 404
WEST PALM BEACH, FLORIDA 33401
FL (561) 203-7731 NY (212) 252-2084

LEEDS RESIDENCE
134 EL VEDADO ROAD
PALM BEACH, FL 33480

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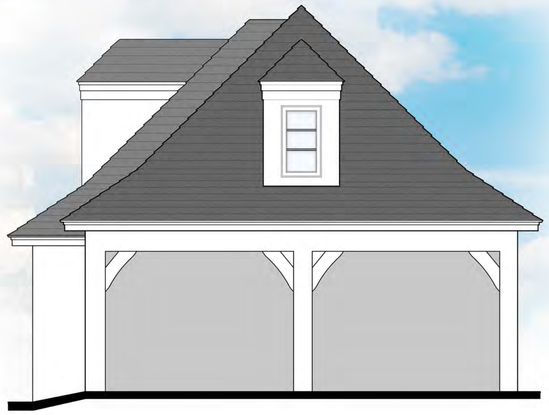
A320.00

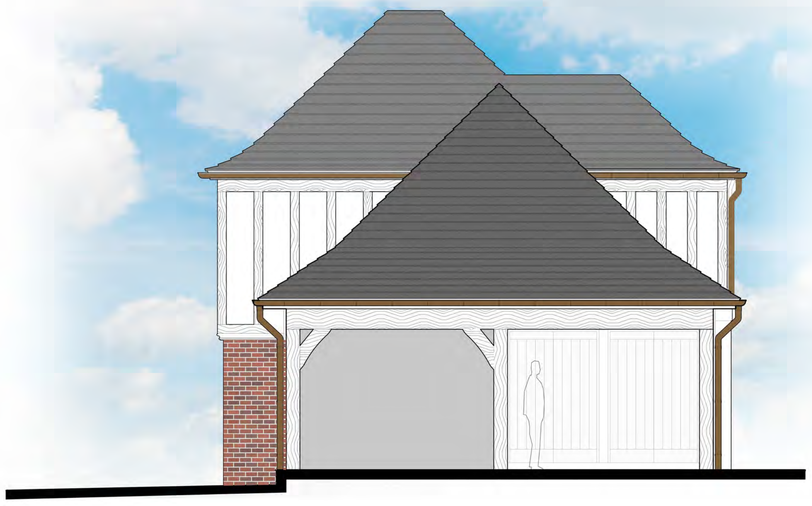
A320, Thu May 29 13:35:32 2025



3 EXISTING WEST ELEVATION - TENNIS HOUSE
1/4" = 1'-0"



1 EXISTING EAST ELEVATION - TENNIS HOUSE
1/4" = 1'-0"



4 PROPOSED WEST ELEVATION - TENNIS HOUSE
1/4" = 1'-0"



2 PROPOSED EAST ELEVATION - TENNIS HOUSE
1/4" = 1'-0"

CURRENT COA NUMBER: COA-25-018

PREVIOUS COA NUMBER: COA-23-040
ZONING CASE NUMBER: ZON-23-109

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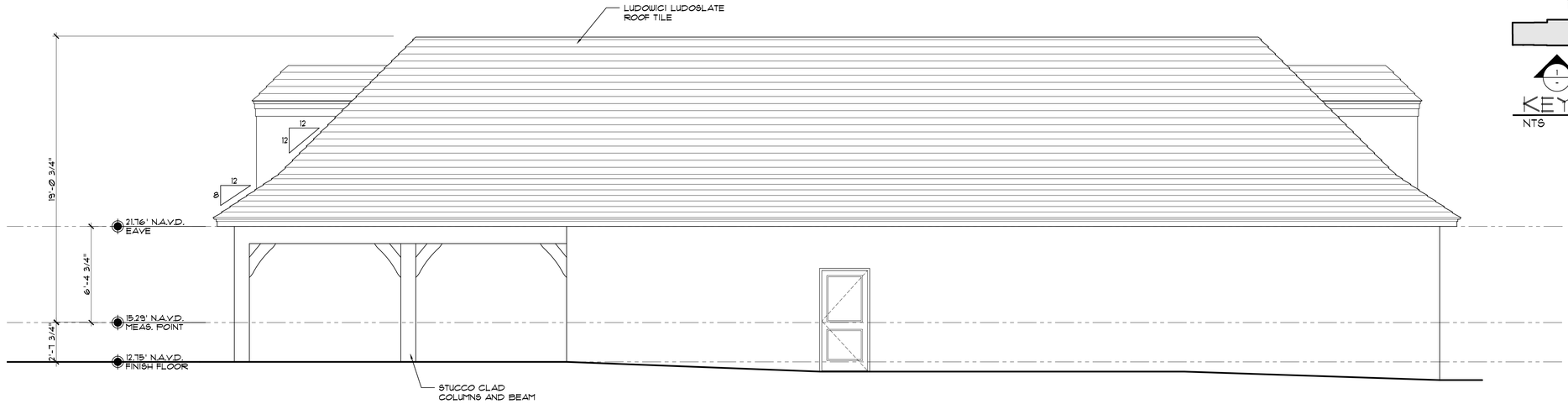
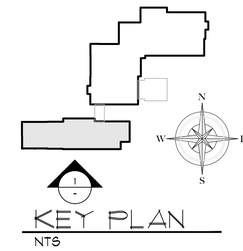
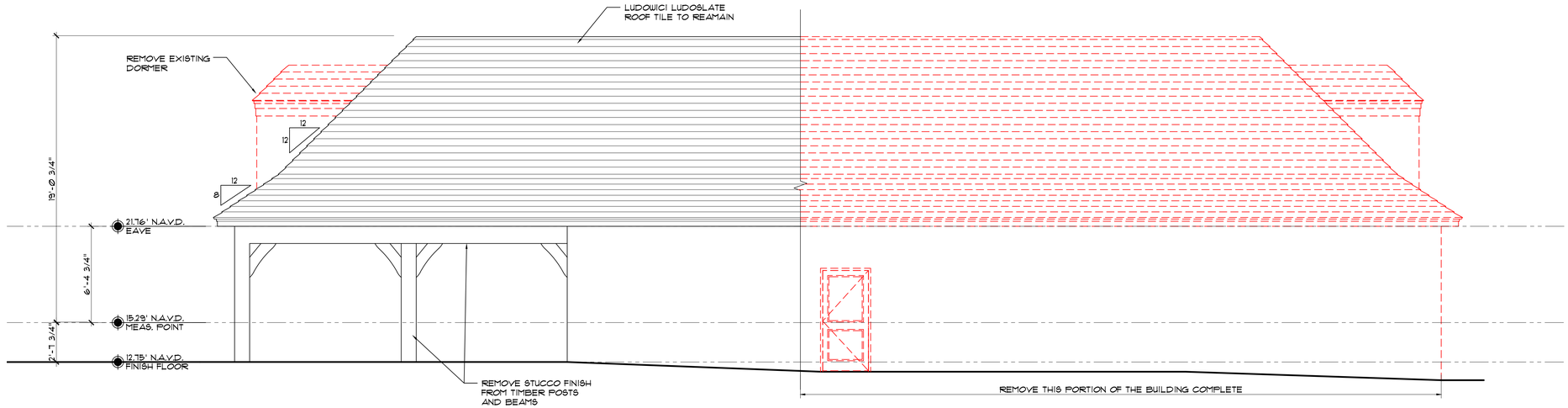
R320.00

TITLE BLOCK, Thu May 29 14:24:47 2025



1 EXISTING SOUTH ELEVATION - TENNIS HOUSE
1/4" = 1'-0"





2 SOUTH ELEVATION - TENNIS HOUSE - MATERIAL REMOVAL
1/4" = 1'-0"

CURRENT COA NUMBER: COA-25-018

PREVIOUS COA NUMBER: COA-23-040
ZONING CASE NUMBER: ZON-23-109

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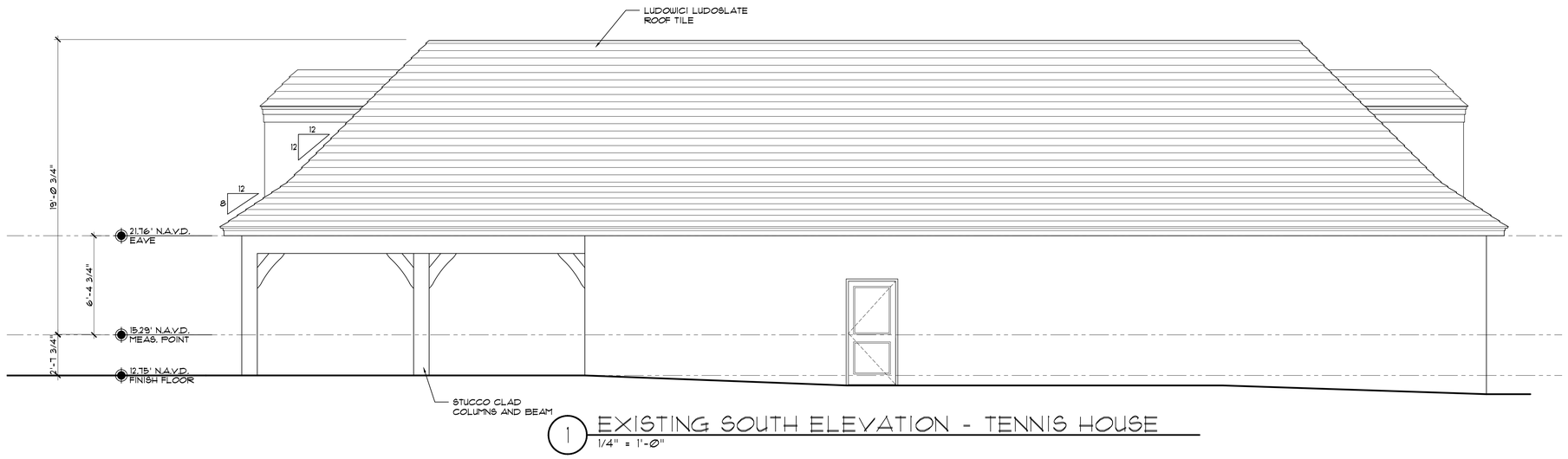
EX321.00

EX321, Thu May 29 13:36:23 2025



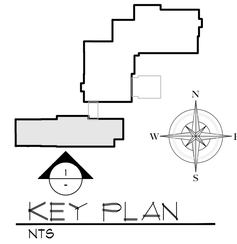
1 EXISTING SOUTH ELEVATION - TENNIS HOUSE

1/4" = 1'-0"



2 PROPOSED SOUTH ELEVATION - TENNIS HOUSE

1/4" = 1'-0"



KEY PLAN

NTS

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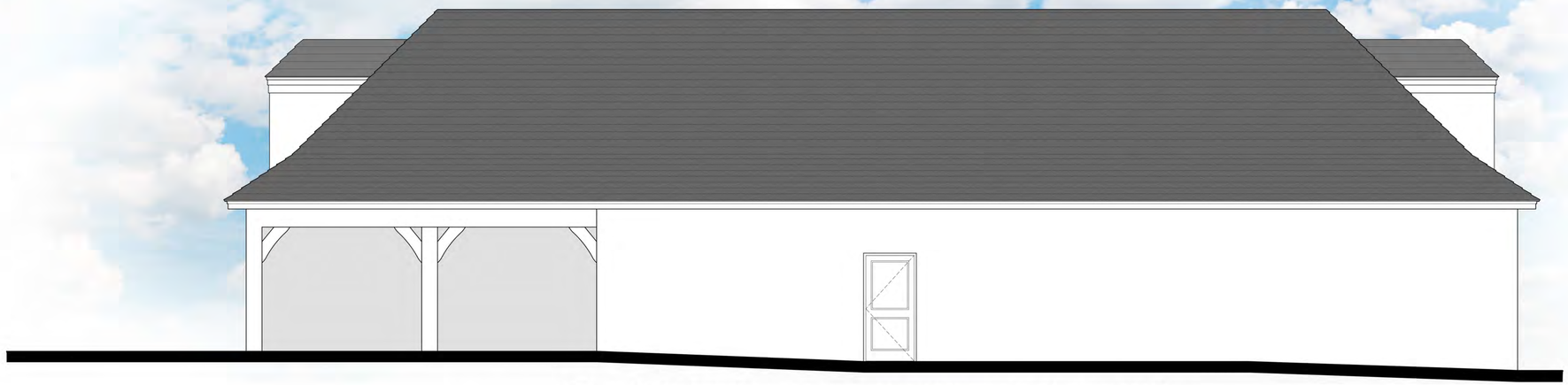
A321.00

CURRENT COA NUMBER: COA-25-018

PREVIOUS COA NUMBER: COA-23-040
ZONING CASE NUMBER: ZON-23-109

A321, Thu May 29 13:37:01 2025



1 EXISTING SOUTH ELEVATION - TENNIS HOUSE
1/4" = 1'-0"

2 PROPOSED SOUTH ELEVATION - TENNIS HOUSE
1/4" = 1'-0"

CURRENT COA NUMBER: COA-25-018

PREVIOUS COA NUMBER: COA-23-040
ZONING CASE NUMBER: ZON-23-109

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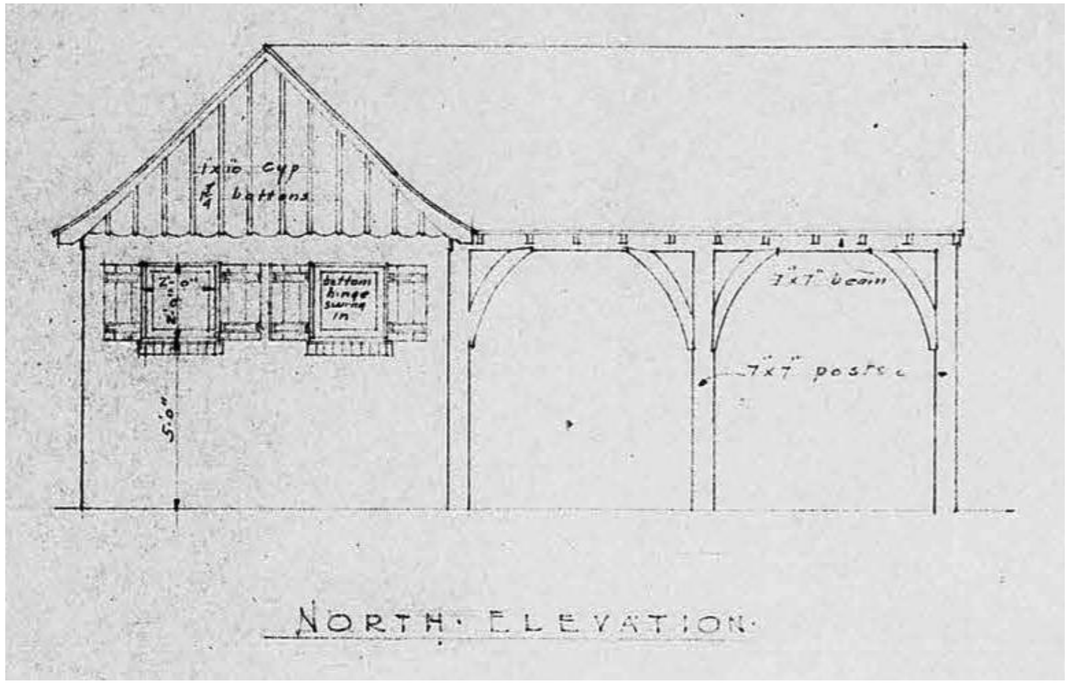
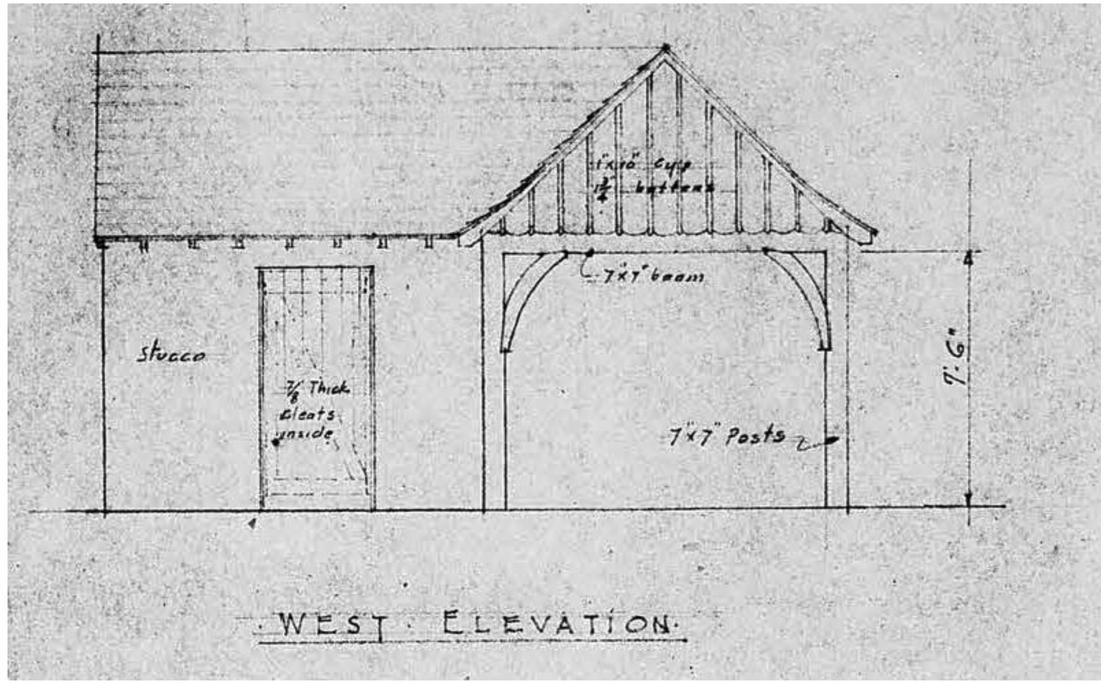
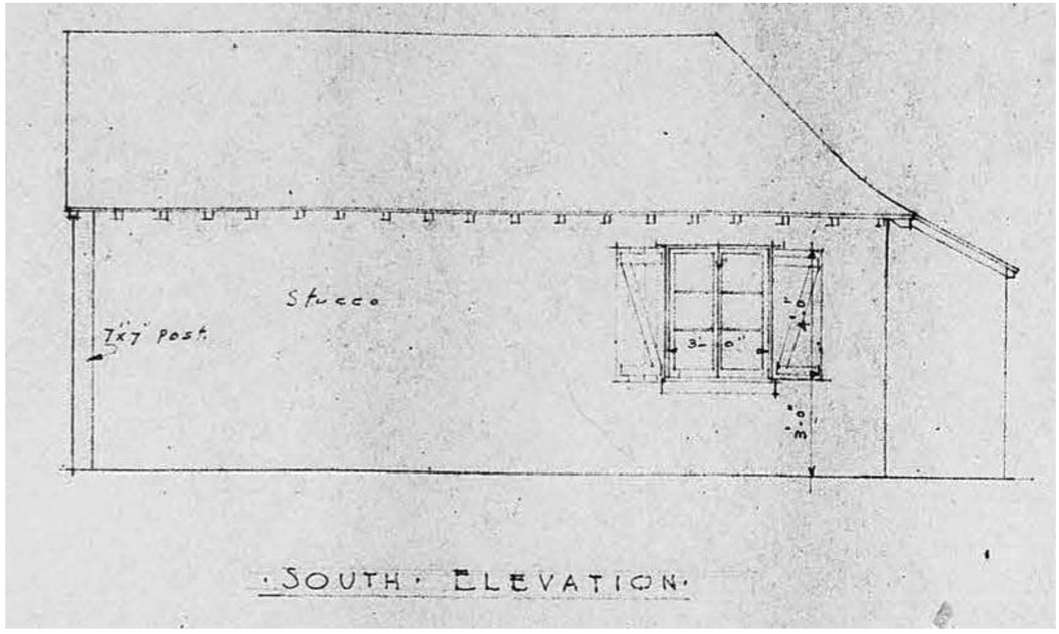


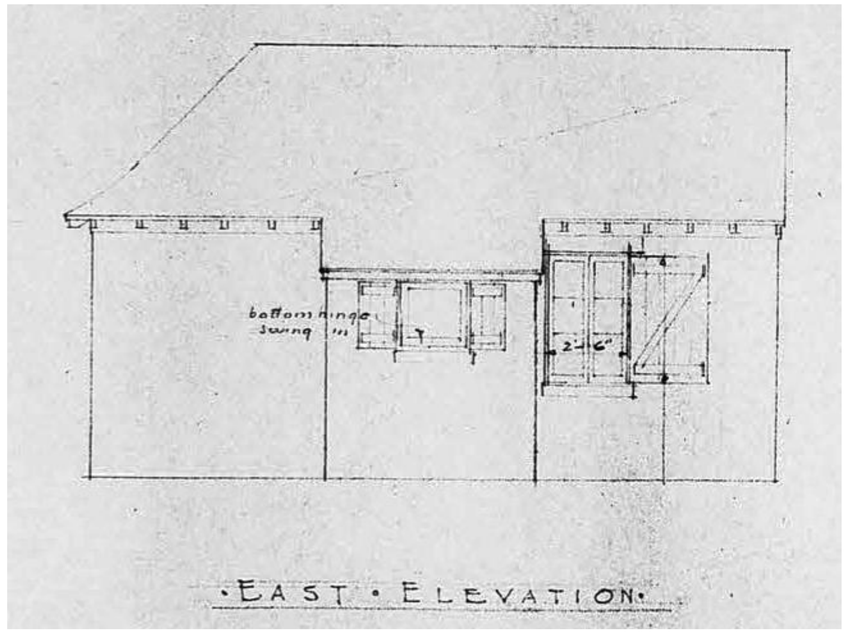
NORTH · ELEVATION ·



· WEST · ELEVATION ·



· SOUTH · ELEVATION ·

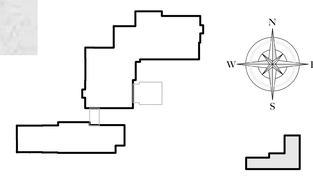


· EAST · ELEVATION ·

CIRCA 1935: ARCHITECT - JOHN VOLK - POOL HOUSE
NTS

POOL HOUSE HISTORICAL DRAWING IMAGES

NOTE:
HISTORICAL RECORD DRAWINGS DEPICT ONLY AVAILABLE DRAWINGS FOUND. FOR A COMPLETE HISTORICAL SITE RECORD, SEE SITE HISTORY DOCUMENT.



KEY PLAN
NTS

CURRENT COA NUMBER: COA-25-018

PREVIOUS COA NUMBER: COA-23-040
ZONING CASE NUMBER: ZON-23-109

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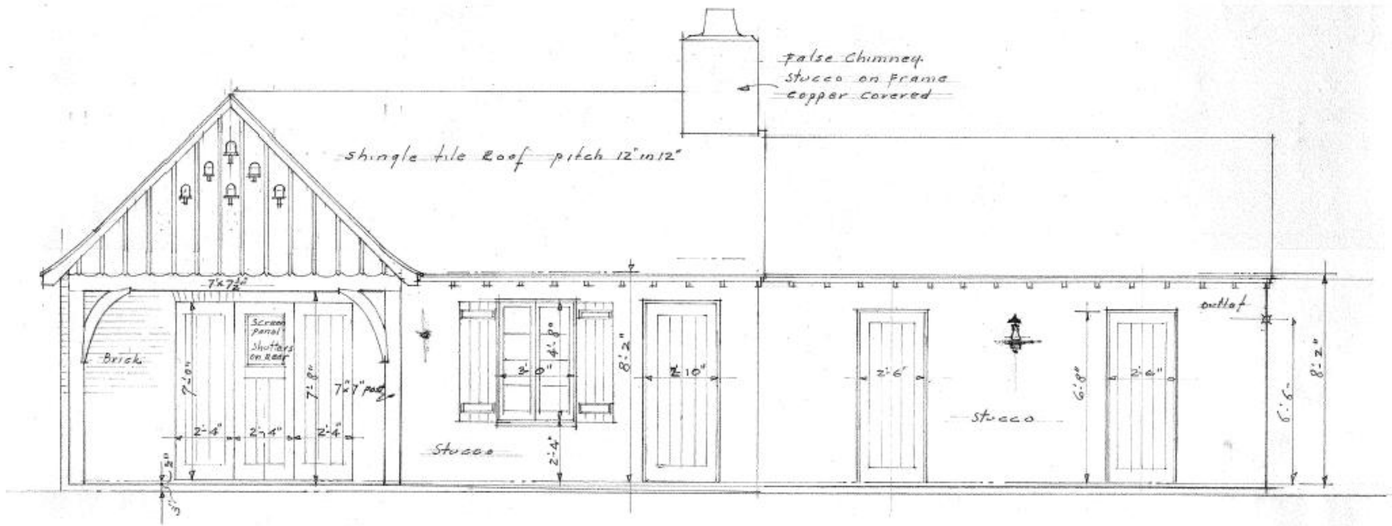
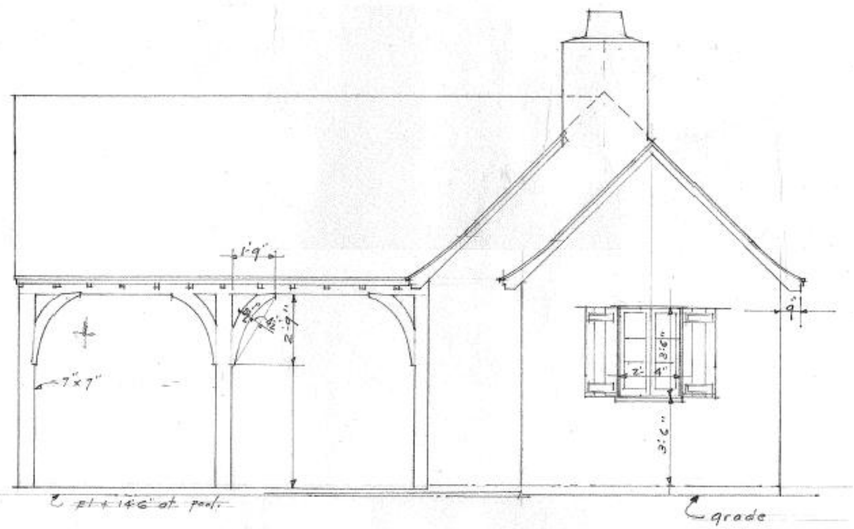
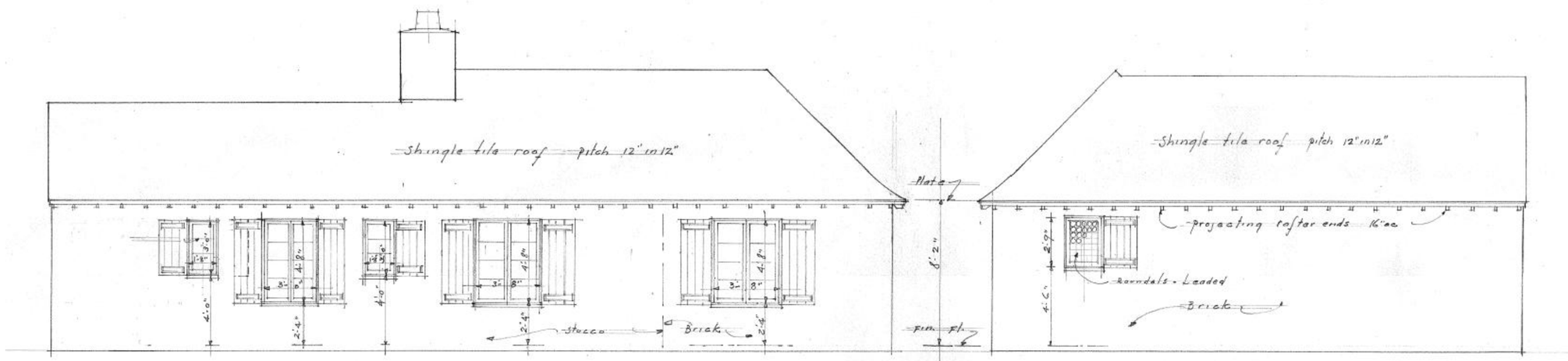
H322_Thu May 29 13:38:02 2025



NORTH ELEVATION
Scale 1/4" = 1'-0"



WEST ELEVATION
Scale 1/4" = 1'-0"

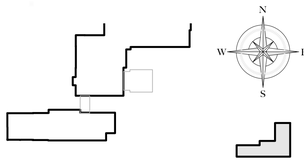


SOUTH ELEVATION
Scale 1/4" = 1'-0"

EAST ELEVATION

1 CIRCA 1936: ARCHITECT - JOHN VOLK - POOL HOUSE RENOVATIONS
NTS

NOTE:
HISTORICAL RECORD DRAWINGS DEPICT ONLY AVAILABLE DRAWINGS FOUND. FOR A COMPLETE HISTORICAL SITE RECORD, SEE SITE HISTORY DOCUMENT.



KEY PLAN
NTS

POOL HOUSE HISTORICAL DRAWING IMAGES

CURRENT COA NUMBER: COA-25-018

PREVIOUS COA NUMBER: COA-23-040
ZONING CASE NUMBER: ZON-23-109

ASBACHER ARCHITECTURE, INC.
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KEVIN ASBACHER, AIA
FL LICENSE #AR95435

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LEEDS RESIDENCE
134 EL VEDADO ROAD
PALM BEACH, FL 33480

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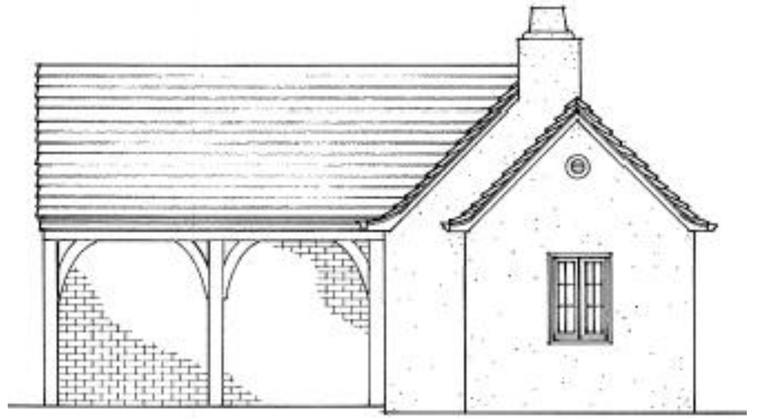
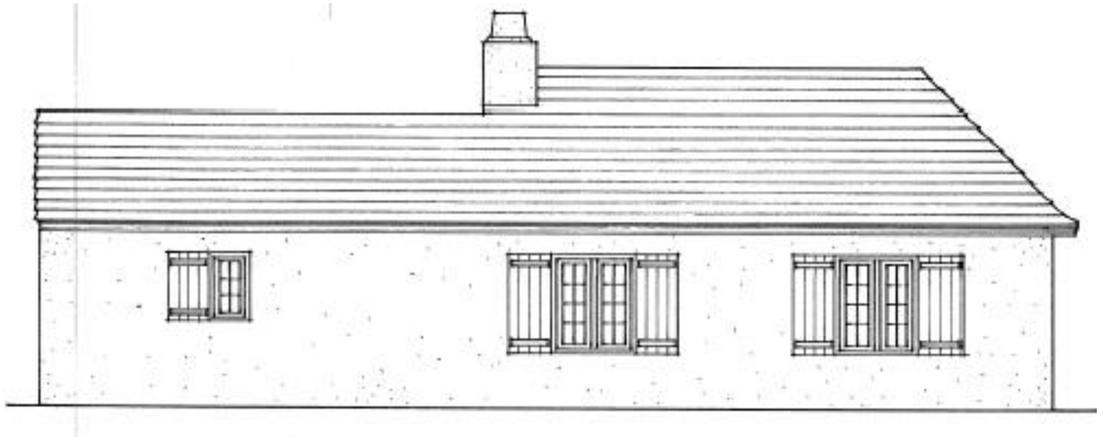
H322A, Thu May 29 13:39:41 2025



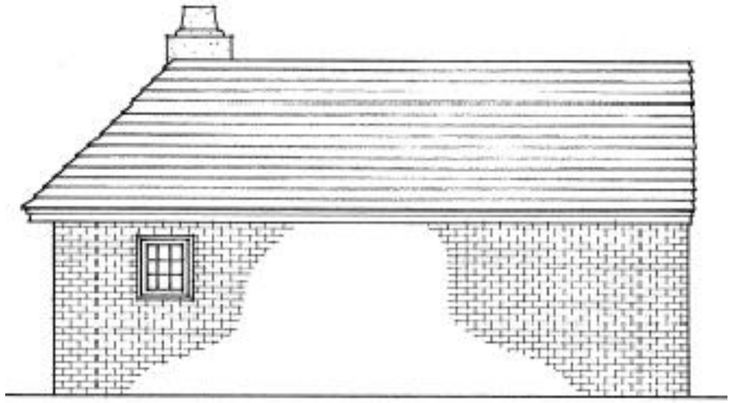
1 NORTH ELEVATION
NTS



2 WEST ELEVATION
NTS

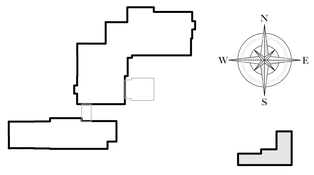


3 SOUTH ELEVATION
NTS



4 EAST ELEVATION
NTS

CIRCA 2009: ARCHITECT - MICHAEL PERRY - POOL HOUSE - RENOVATION
NTS



KEY PLAN
NTS

POOL HOUSE HISTORICAL DRAWING IMAGES

CURRENT COA NUMBER: COA-25-018

PREVIOUS COA NUMBER: COA-23-040
ZONING CASE NUMBER: ZON-23-109

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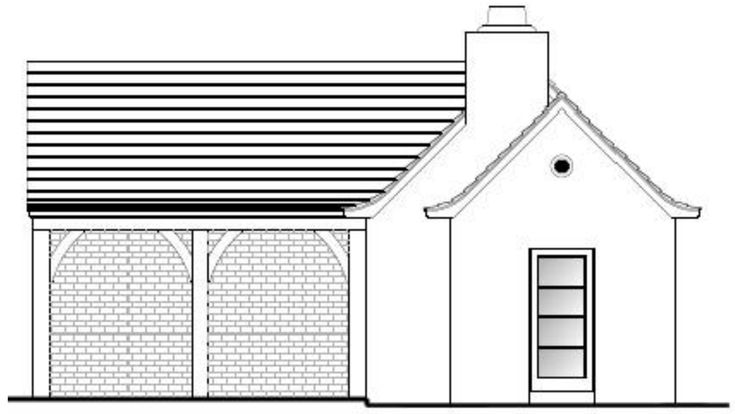
H322B.00

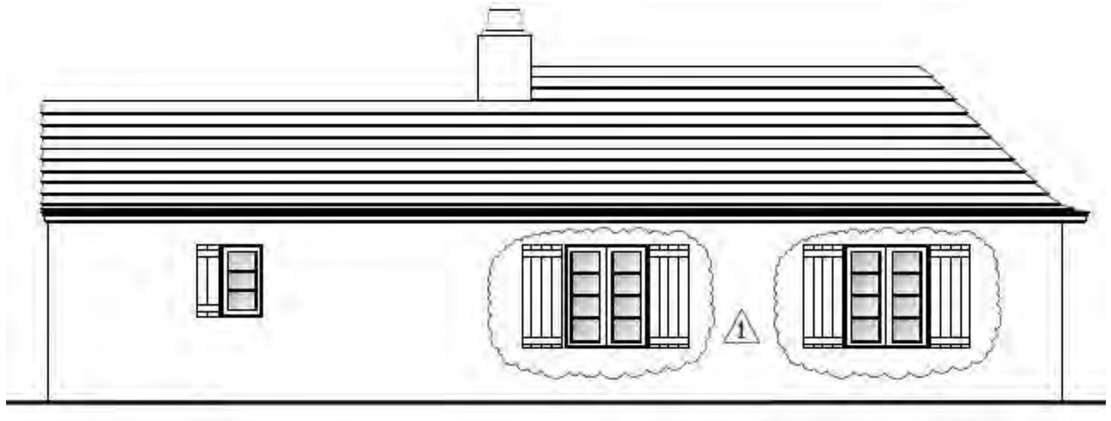
H322B, Thu May 29 13:40:41 2025



1 NORTH ELEVATION
NTS



2 WEST ELEVATION
NTS



3 SOUTH ELEVATION
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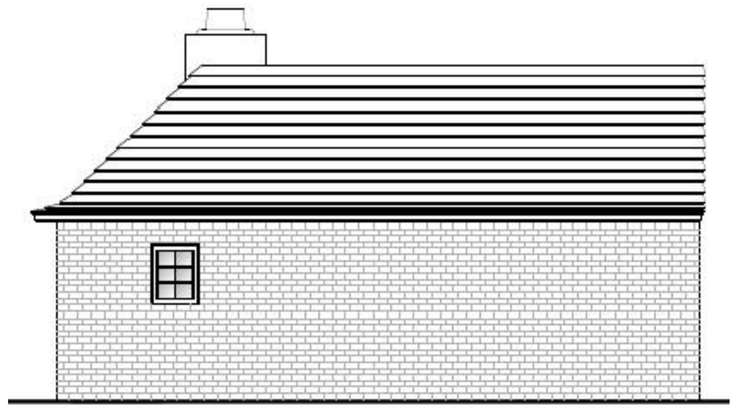
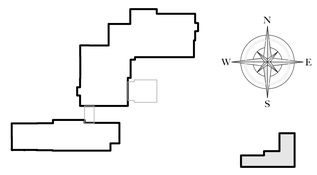


4 EAST ELEVATION
NTS



KEY PLAN
NTS

1 CIRCA 2020: ARCHITECT - MICHAEL PERRY - POOL HOUSE RENOVATIONS
NTS

POOL HOUSE HISTORICAL DRAWING IMAGES

CURRENT COA NUMBER: COA-25-018

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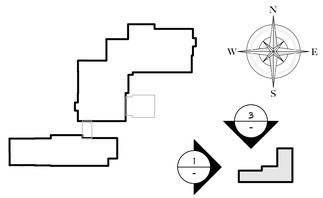
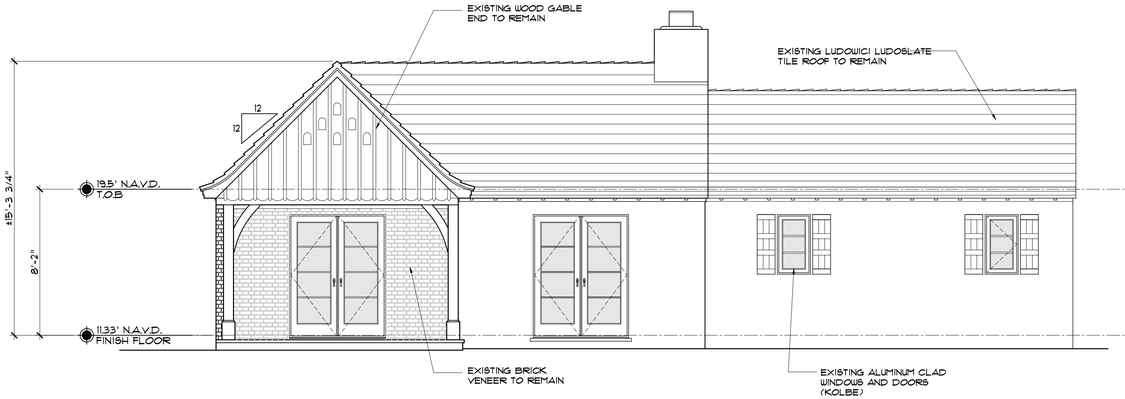
H322C.00

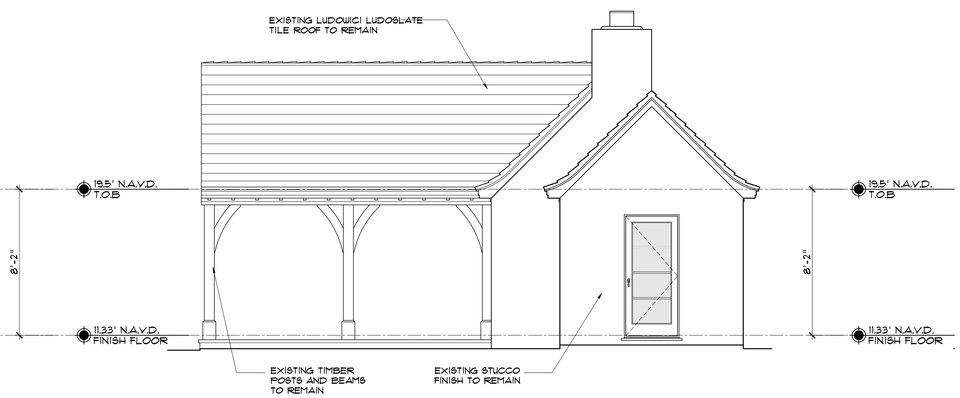
H322C, Thu May 29 13:41:08 2025



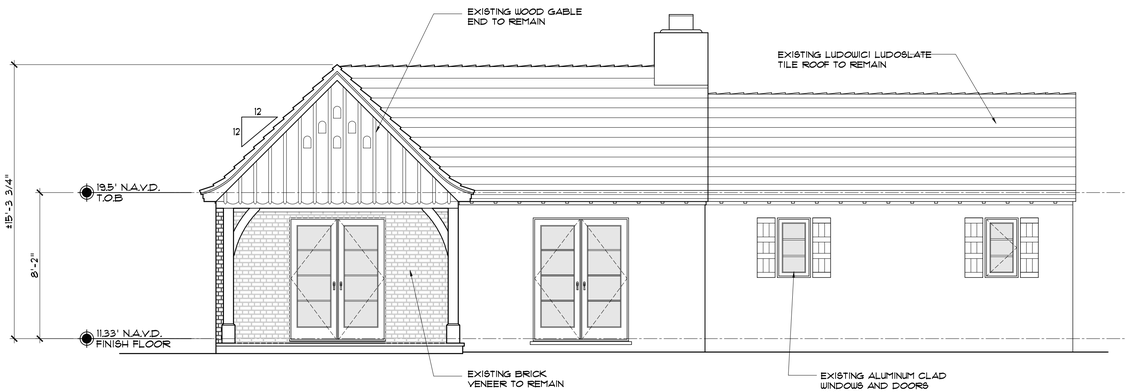
KEY PLAN
NTS



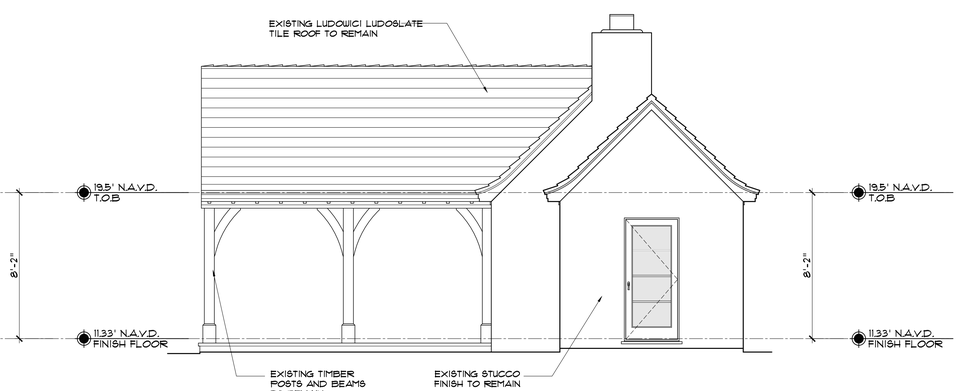
3 EXISTING NORTH ELEVATION - POOL HOUSE
1/4" = 1'-0"



1 EXISTING WEST ELEVATION - POOL HOUSE
1/4" = 1'-0"



4 NORTH ELEVATION -POOL HOUSE - MATERIAL REMOVAL
1/4" = 1'-0"



2 WEST ELEVATION - POOL HOUSE - MATERIAL REMOVAL
1/4" = 1'-0"

CURRENT COA NUMBER: COA-25-018

PREVIOUS COA NUMBER: COA-23-040
ZONING CASE NUMBER: ZON-23-109

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KEVIN ASBACHER, AIA
FL LICENSE #AR95435

ASBACHER ARCHITECTURE, INC.
120 S. OLIVE AVE, SUITE 404
WEST PALM BEACH, FLORIDA 33401
FL (561) 203-7131 NY (212) 252-2084

LEEDS RESIDENCE
134 EL VEDADO ROAD
PALM BEACH, FL 33480

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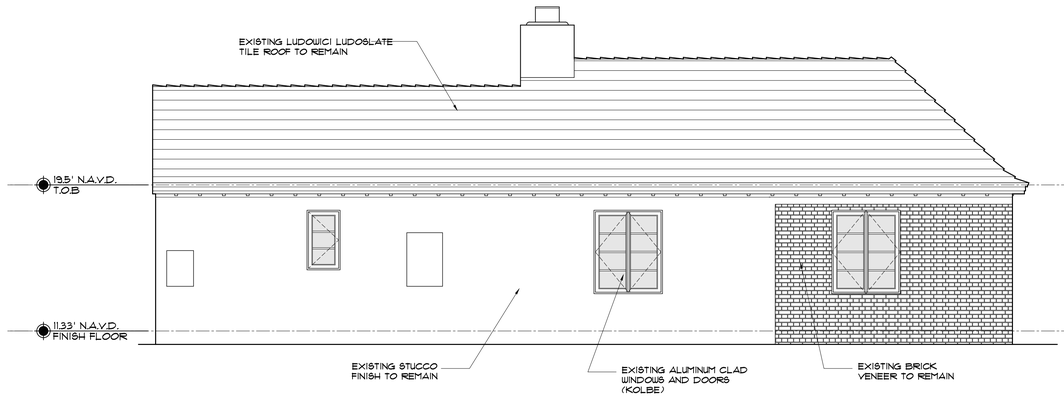
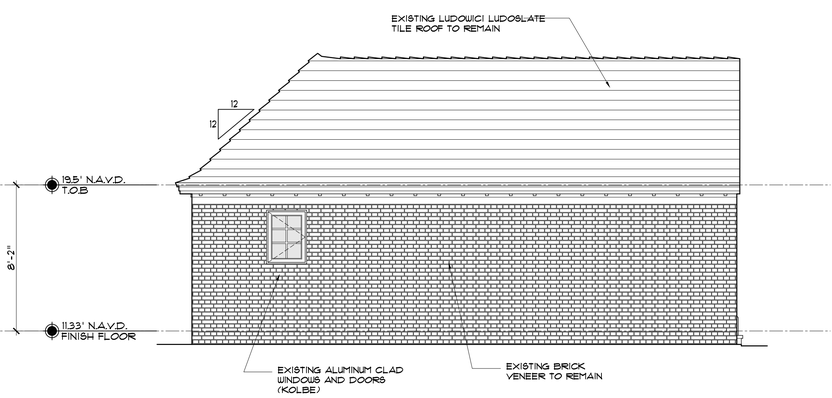
EX322.00

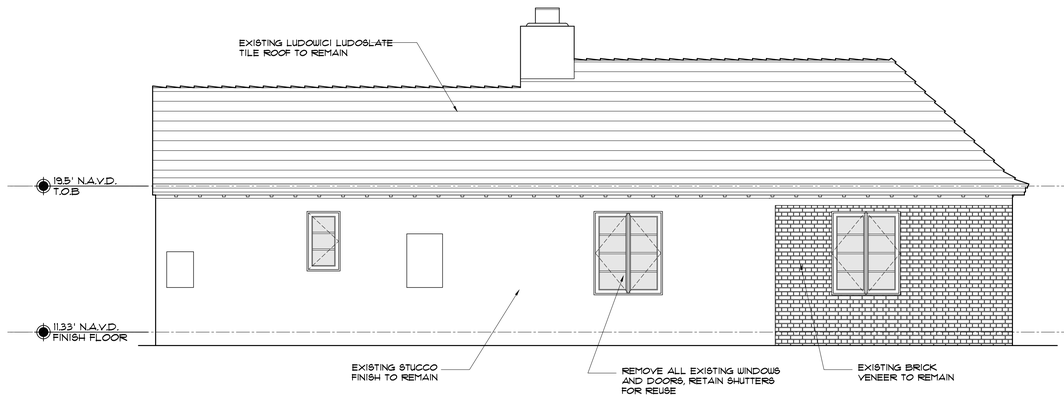
EX322, Thu May 29 13:41:58 2025



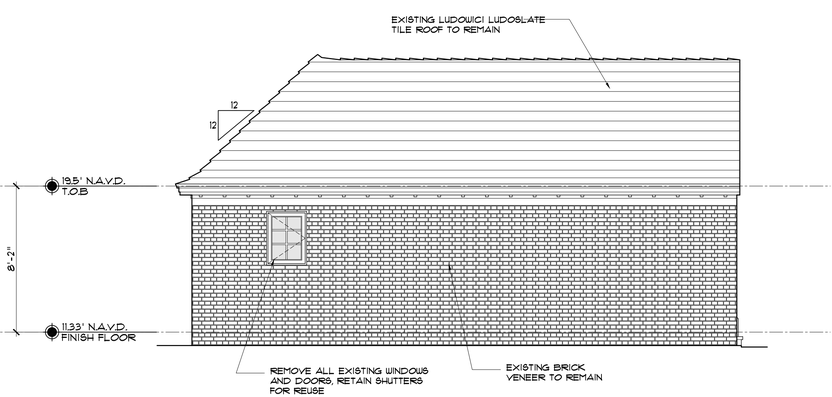
3 EXISTING SOUTH ELEVATION - POOL HOUSE
1/4" = 1'-0"



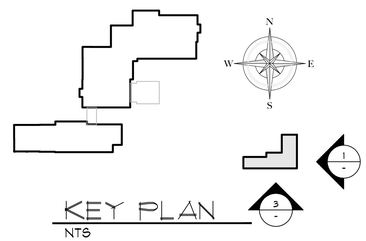
1 EXISTING EAST ELEVATION - POOL HOUSE
1/4" = 1'-0"



4 SOUTH ELEVATION - POOL HOUSE - MATERIAL REMOVAL
1/4" = 1'-0"



2 EAST ELEVATION - POOL HOUSE - MATERIAL REMOVAL
1/4" = 1'-0"



KEY PLAN
NTS

CURRENT COA NUMBER: COA-25-018

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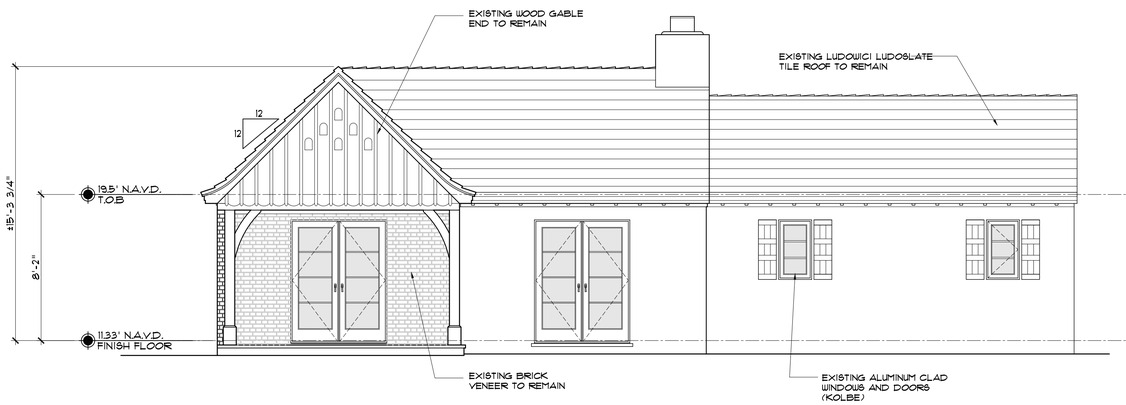
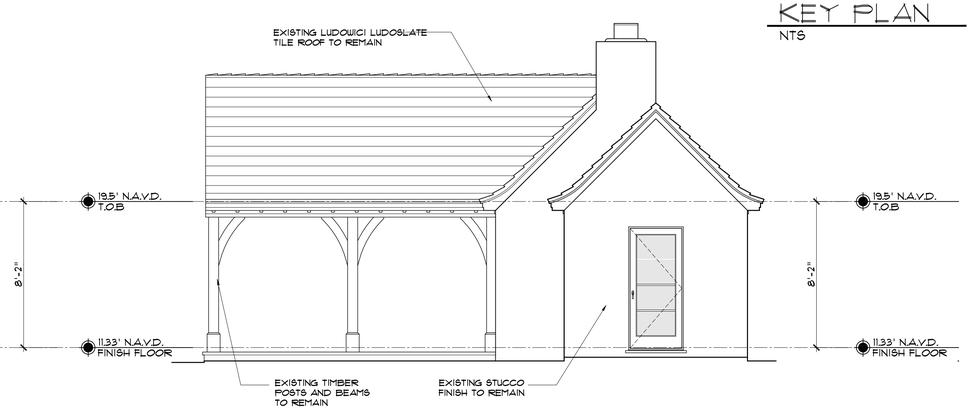
EX322A.00

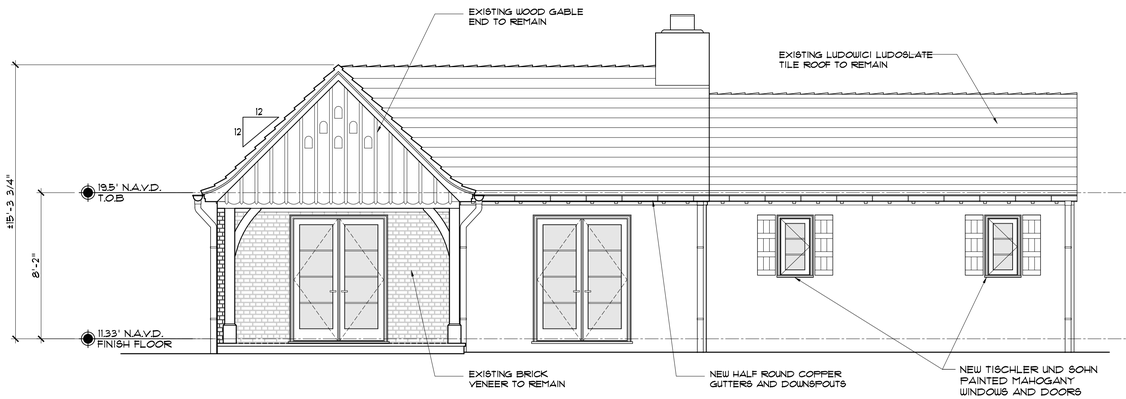
EX322A, Thu May 29 13:43:00 2025



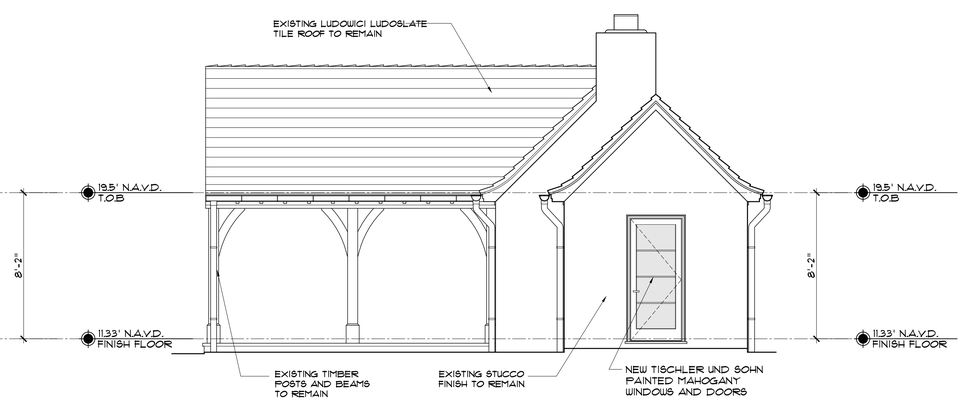
3 EXISTING NORTH ELEVATION - POOL HOUSE
1/4" = 1'-0"



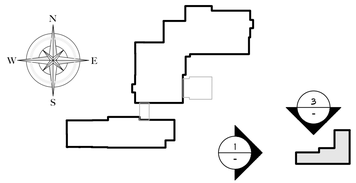
1 EXISTING WEST ELEVATION - POOL HOUSE
1/4" = 1'-0"



4 PROPOSED NORTH ELEVATION - POOL HOUSE
1/4" = 1'-0"



2 PROPOSED WEST ELEVATION - POOL HOUSE
1/4" = 1'-0"



KEY PLAN
NTS

CURRENT COA NUMBER: COA-25-018

PREVIOUS COA NUMBER: COA-23-040
ZONING CASE NUMBER: ZON-23-109

ASBACHER ARCHITECTURE, INC.
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LEEDS RESIDENCE
134 EL VEDADO ROAD
PALM BEACH, FL 33480

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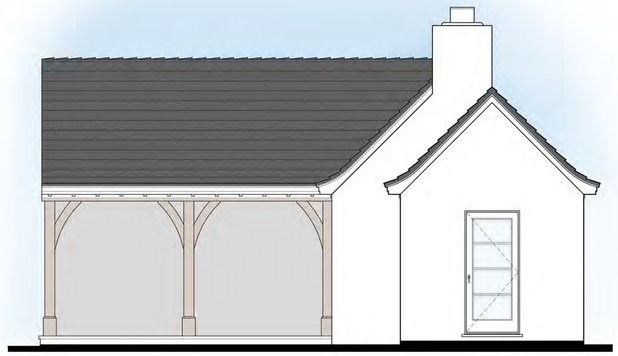
A322.00

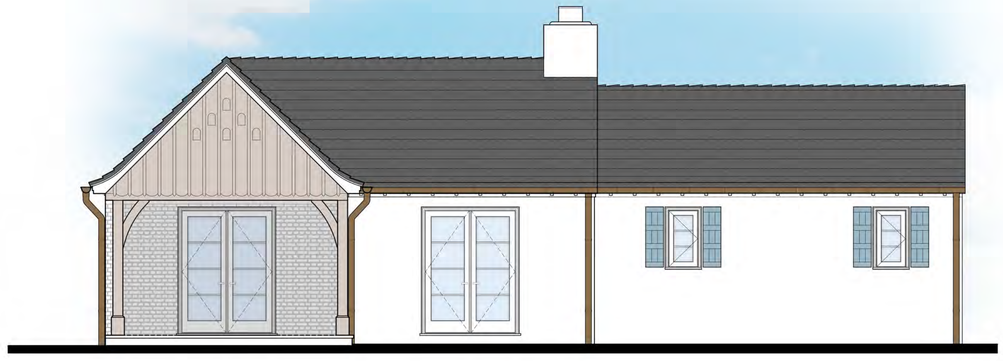
A322, Thu May 29 13:44:14 2025



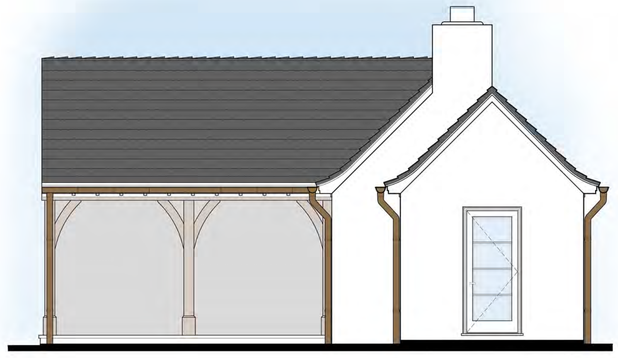
3 EXISTING NORTH ELEVATION - POOL HOUSE
1/4" = 1'-0"



1 EXISTING WEST ELEVATION - POOL HOUSE
1/4" = 1'-0"



4 PROPOSED NORTH ELEVATION - POOL HOUSE
1/4" = 1'-0"



2 PROPOSED WEST ELEVATION - POOL HOUSE
1/4" = 1'-0"

CURRENT COA NUMBER: COA-25-018

PREVIOUS COA NUMBER: COA-23-040
ZONING CASE NUMBER: ZON-23-109

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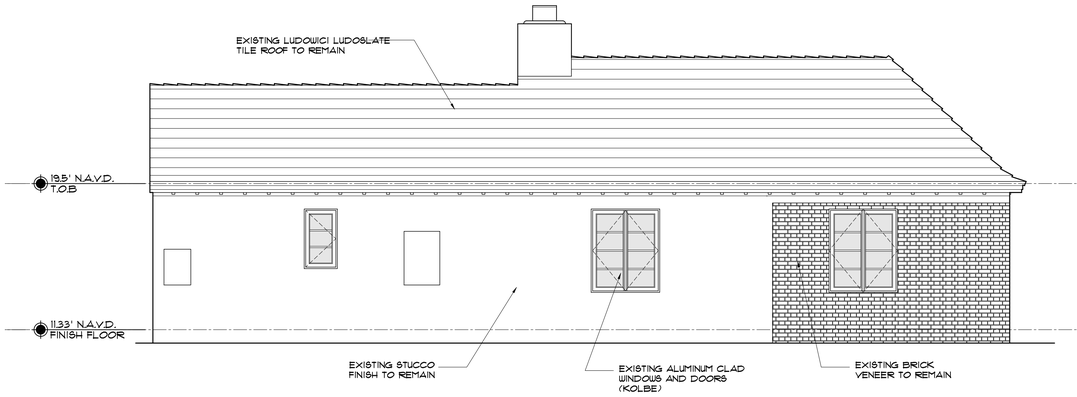
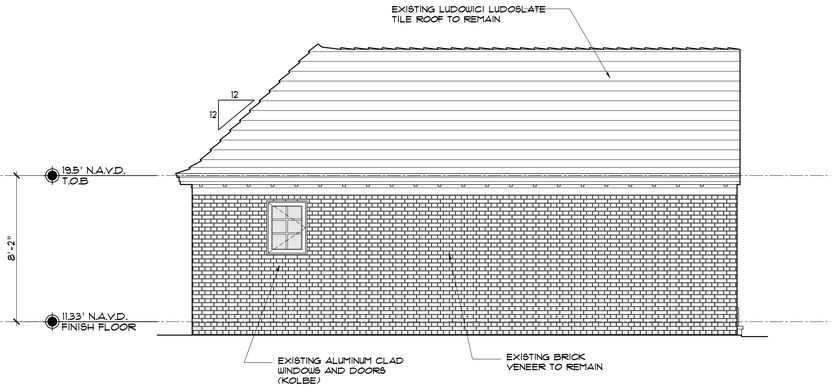
R322.00

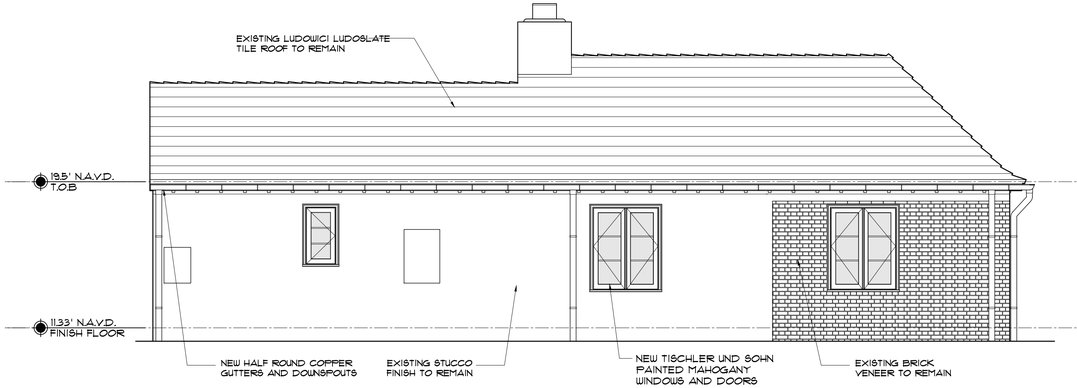
TITLE BLOCK, Thu May 29 14:24:47 2025



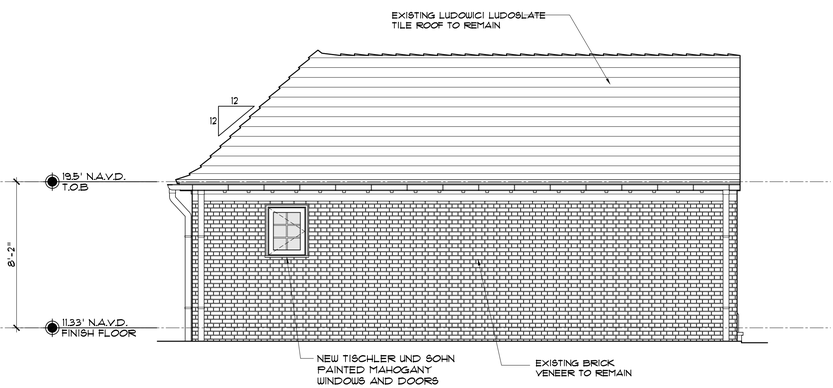
3 EXISTING SOUTH ELEVATION - POOL HOUSE
1/4" = 1'-0"



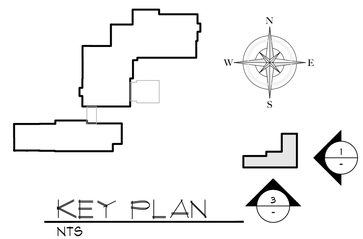
1 EXISTING EAST ELEVATION - POOL HOUSE
1/4" = 1'-0"



4 PROPOPSED SOUTH ELEVATION - POOL HOUSE
1/4" = 1'-0"



2 PROPOSED EAST ELEVATION - POOL HOUSE
1/4" = 1'-0"



KEY PLAN
NTS

CURRENT COA NUMBER: COA-25-018

PREVIOUS COA NUMBER: COA-23-040
ZONING CASE NUMBER: ZON-23-109

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FL (561) 203-7131 NY (212) 252-2084

LEEDS RESIDENCE
134 EL VEDADO ROAD
PALM BEACH, FL 33480

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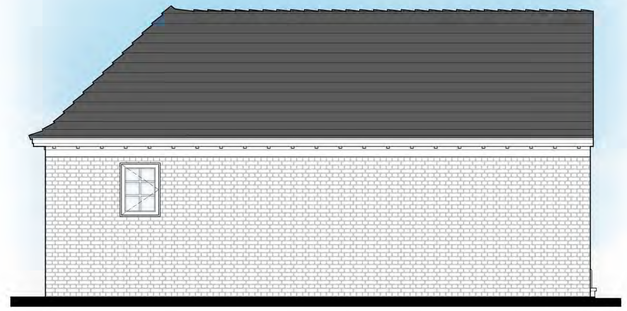
A323.00

A323, Thu May 29 13:45:02 2025



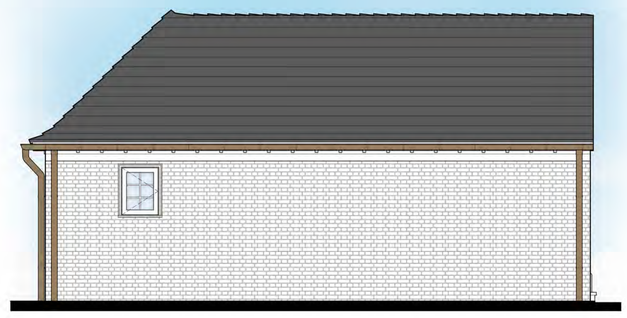
3 EXISTING SOUTH ELEVATION - POOL HOUSE
1/4" = 1'-0"



1 EXISTING EAST ELEVATION - POOL HOUSE
1/4" = 1'-0"



4 PROPOPSED SOUTH ELEVATION - POOL HOUSE
1/4" = 1'-0"



2 PROPOSED EAST ELEVATION - POOL HOUSE
1/4" = 1'-0"

CURRENT COA NUMBER: COA-25-018

PREVIOUS COA NUMBER: COA-23-040
ZONING CASE NUMBER: ZON-23-109

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PALM BEACH, FL 33480

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R323.00

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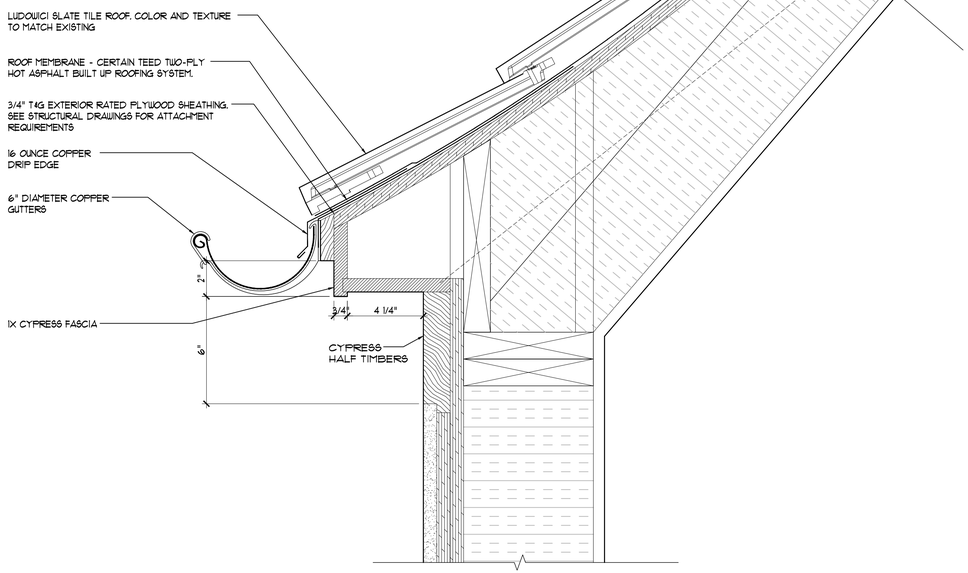
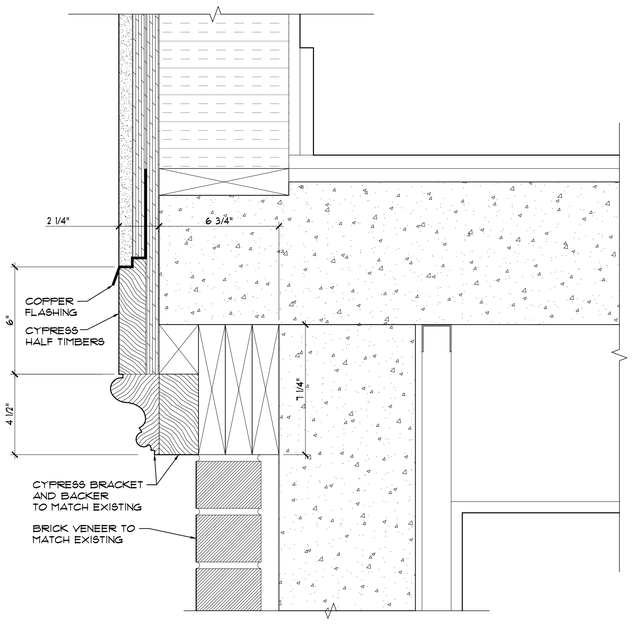
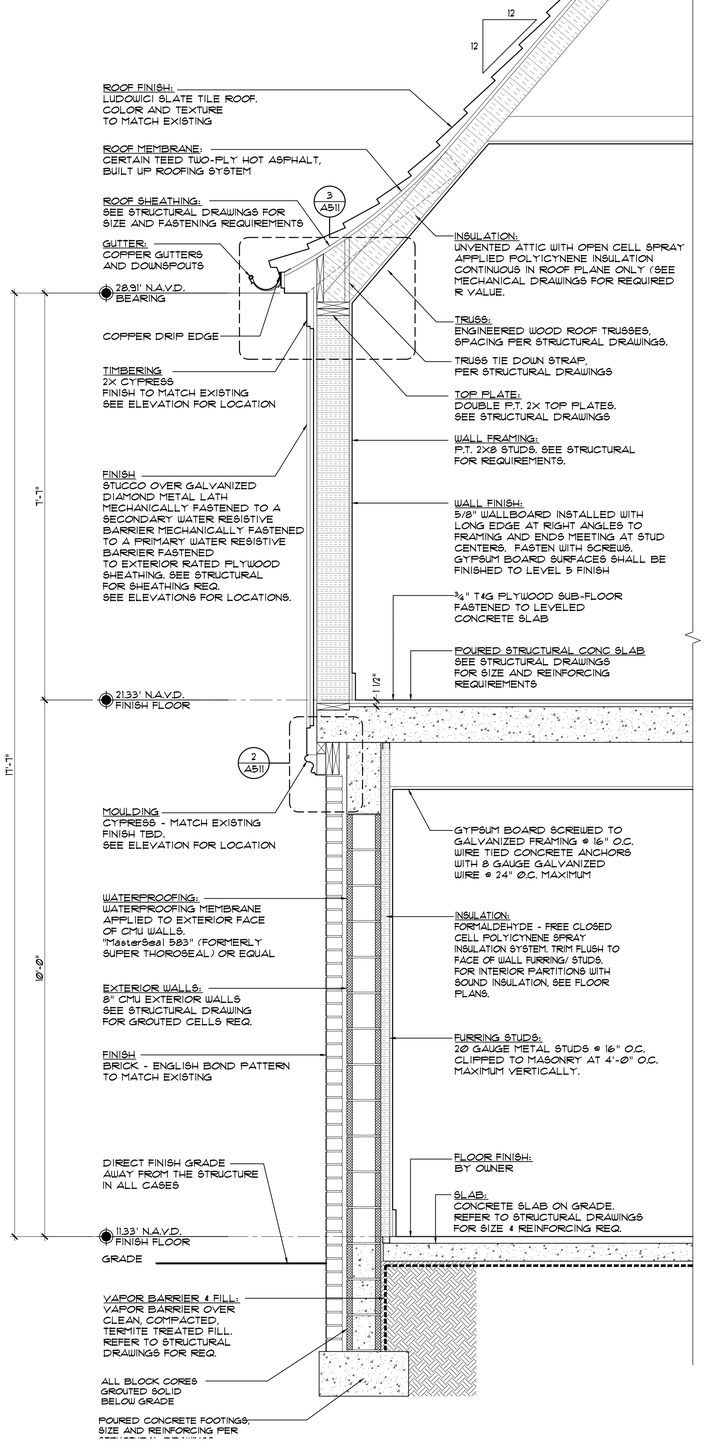


3 EAVE DETAIL
3" = 1'-0"



2 BRACKET DETAIL
3" = 1'-0"



1 TYPICAL WALL SECTION - TENNIS HOUSE
3/4" = 1'-0"

CURRENT COA NUMBER: COA-25-018

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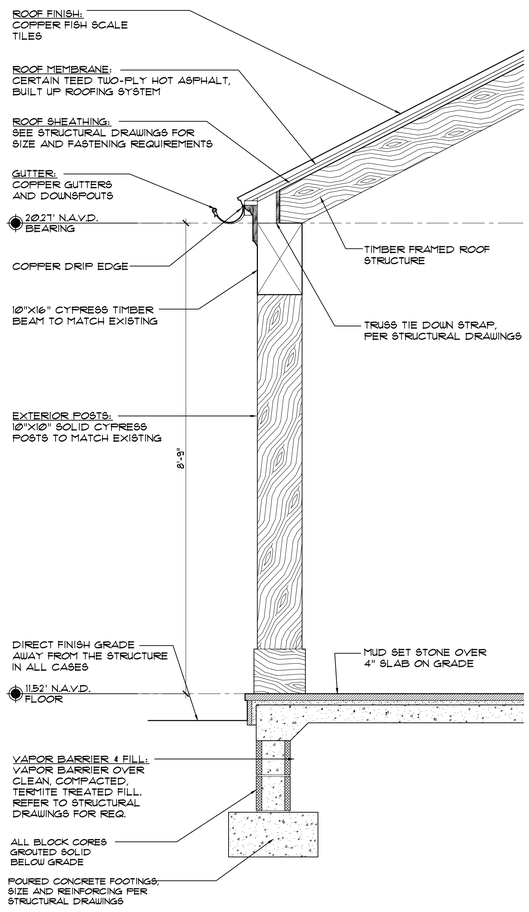
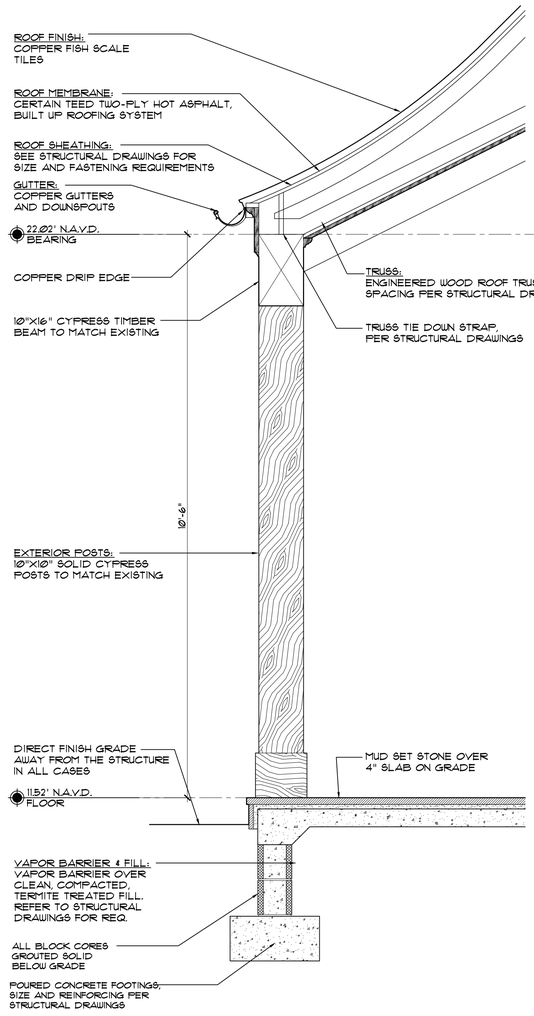
A511.00

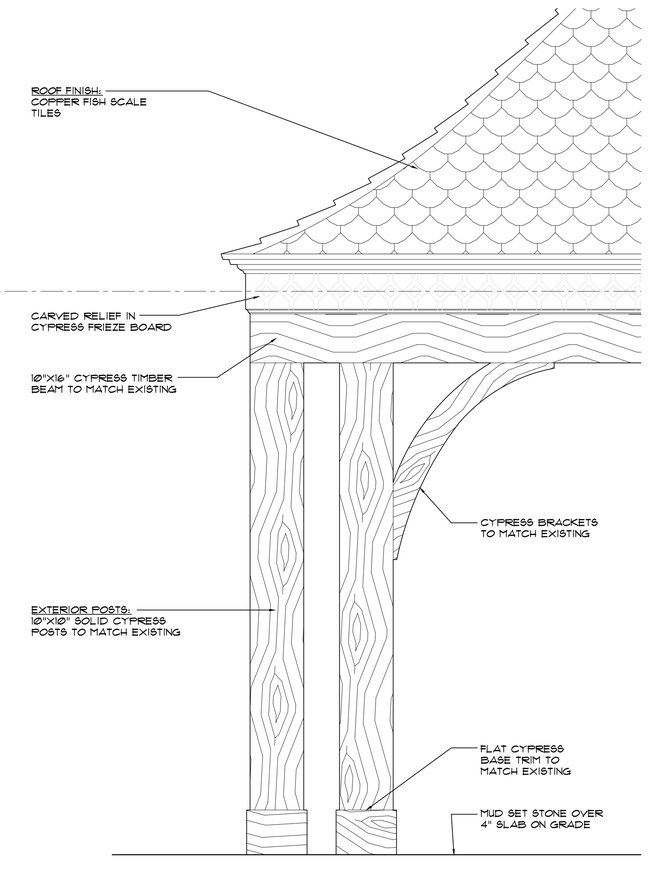
A511_Thu May 29 11:13:05 2025



1 WALL SECTION - COVERED WALK
3/4" = 1'-0"



2 WALL SECTION - COVERED TERRACE
3/4" = 1'-0"



3 PARTIAL ELEVATION - COVERED TERRACE
3/4" = 1'-0"

CURRENT COA NUMBER: COA-25-018

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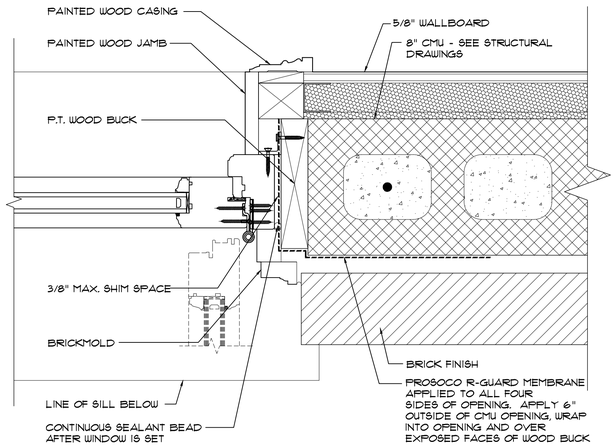
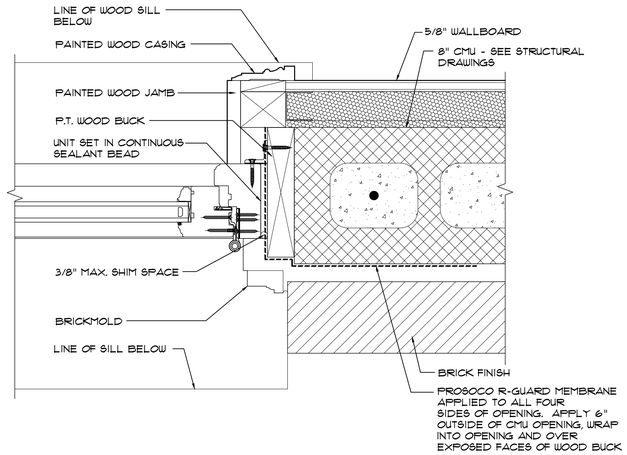
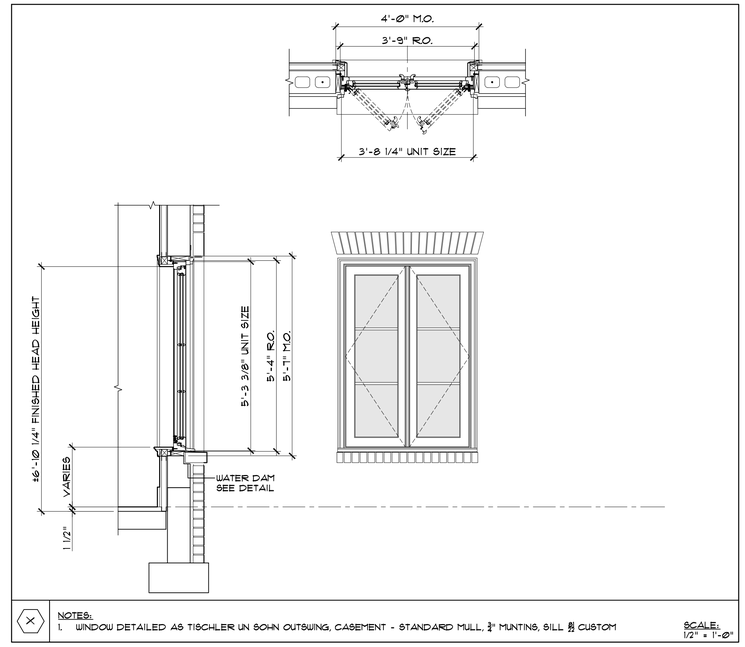
SCALE: AS NOTED

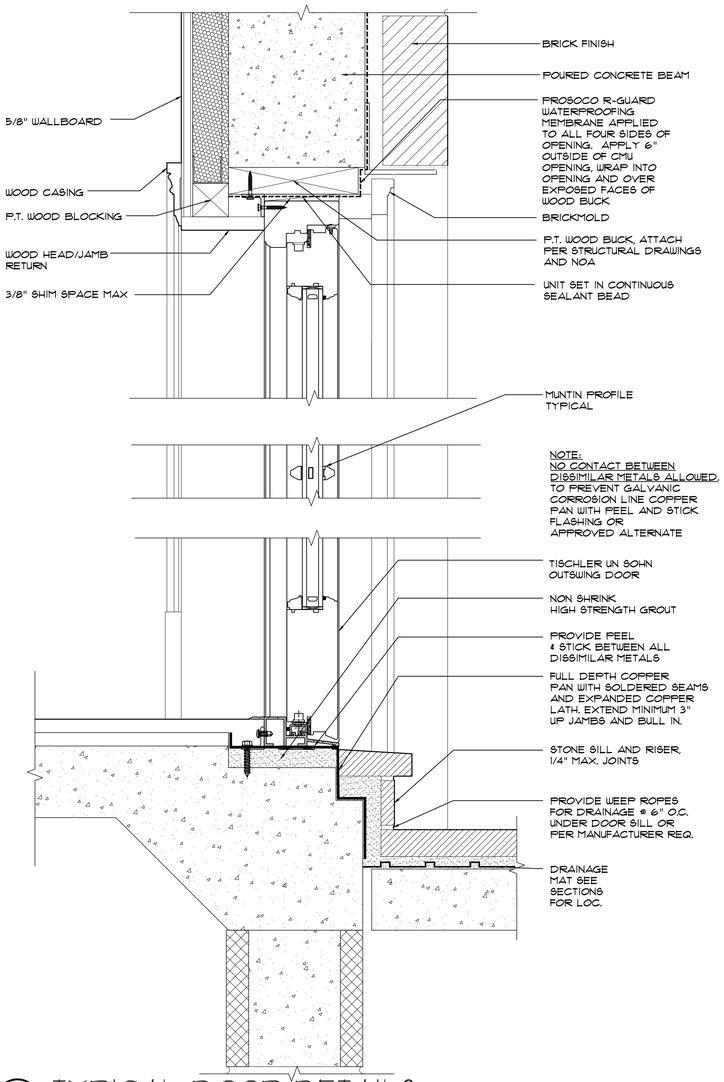
A512.00

A512, Thu May 29 11:13:32 2025

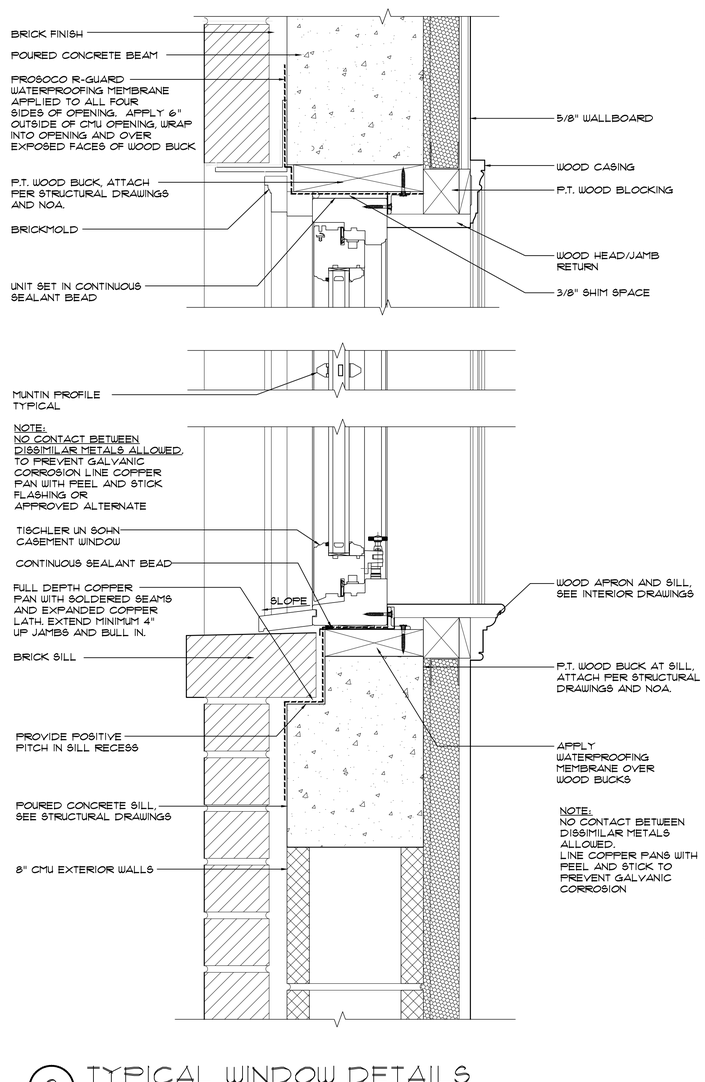




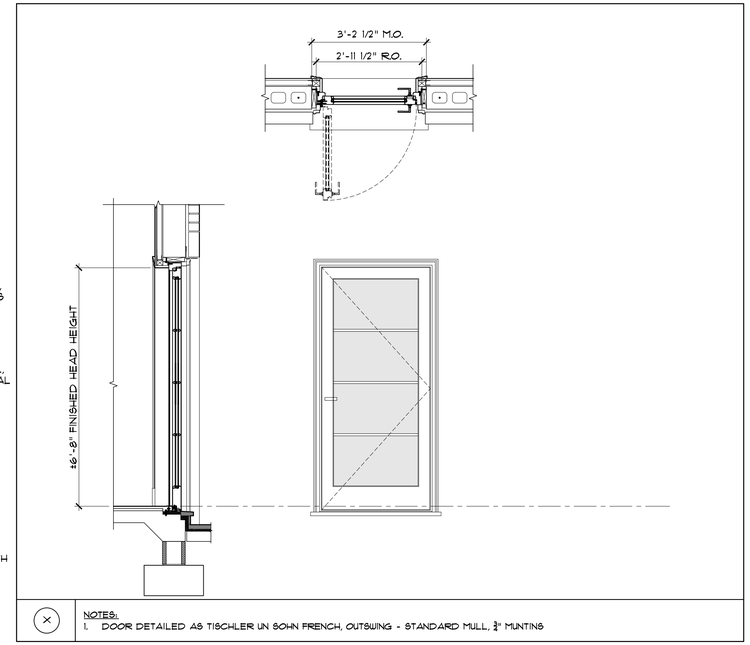




3 TYPICAL DOOR DETAILS
1/4" = 1'-0"



2 TYPICAL WINDOW DETAILS
1/4" = 1'-0"



1 TYPICAL WINDOW AND DOOR DETAILS
1/4" = 1'-0"

CURRENT COA NUMBER: COA-25-018

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A513.00

A513_Thu May 29 11:15:24 2025

EL VEDADO ROAD

285.02'

(2) EXISTING STRANGLER FIG
(1) EXISTING SABAL PALM
(1) EX. ROYAL PALM
(1) EX. ALEXANDER PALM
(1) EX. FICUS TREE
EX. FICUS NITIDA HEDGE TO BE REMOVED
(7) EX.COCONUT PALM
(4) EX. LIVE OAK TREE 16' OA. HTTO BE REMOVED
EX. MINIMA TO BE REMOVED
(1) EXISTING GREEN BUTTONWOOD TO REMAIN
EX. GREEN ISLAND FICUS SPHERES TO BE REMOVED
(1) EXISTING STRANGLER FIG TO REMAIN
(1)EXISTING FICUS NITIDA TREE TO REMAIN
EX. RAPHIS TO BE REMOVED
EX. NITIDA HEDGE 8' HT. TO BE REMOVED
(1)EXISTING SEAGRAPE TO REMAIN
EXISTING SEAGRAPE TO REMAIN
EX. DRIVE TO BE REMOVED
EX. DRIVE TO BE REMOVED
EX. DRIVE TO BE REMOVED
EX. DRIVE TO BE REMOVED
(1) EX. RUSTY FIG TREE TO BE REMOVED
EX. GREEN ISLAND FICUS SPHERES, 3'x3' TO BE REMOVED
PAVING TO BE REMOVED
EX. MINIMA
EX. FALSE GARDENIA TO BE REMOVED
EX. COTONEASTER TO BE REMOVED
EX. DRIVE TO BE MODIFIED
EX. RAPHIS, TO BE REMOVED
(8) EX. GREEN ISLAND FICUS SPHERES, TO BE REMOVED
(6) EX. PHILODENDRON GIGANTEUM TO BE REMOVED
PAVING TO BE REMOVED
FOUNTAIN TO REMAIN
EX. MINIMA TO BE REMOVED
(6) EX. ILEX SPHERES TO BE REMOVED
EX. GREEN ISLAND FICUS TO BE REMOVED
EX. FALSE GARDENIA TO BE REMOVED
EX. DOMBEYA TO BE REMOVED
EX.MINIMA TO BE REMOVED
EX. SHELL GINGER TO BE REMOVED
GREEN ISLAND FICUS TO BE REMOVED
EXISTING CREEPING FIG 4' HT, TRELLIS, ESP. TO WALL TO REMAIN
EQUIPMENT TO REMAIN
(1) EXISTING STRANGLER FIG
EXISTING BLUE SALVIA TO BE REMOVED
(1) EXISTING SEAGRAPE TO REMAIN
EX. ORANGE CLERODENDRUM TO BE REMOVED
STONE BANDS TO BE REMOVED
(1) EXISTING YELLOW TABEBUIA 14' HT TO REMAIN
(2) EXISTING GARDENIA MOUNDS TO BE REMOVED
(1) EXISTING SEAGRAPE TO REMAIN
(1) EXISTING SEAGRAPE TO REMAIN
(12) EXISTING MADAGASCAR OLIVE 16' OA. HT., STD. TO REMAIN
(12) EXISTING PIGEON PLUM TO BE REMOVED
(1) EXISTING SKYVINE TO BE REMOVED
EXISTING SKY VINE TO BE REMOVED
201.28'
201.25'
TENNIS COURT TO REMAIN
EX. FALSE GARDENIA HEDGE TO BE REMOVED
EX. FALSE GARDENIA TO BE REMOVED
EX. COTONEASTER TO BE REMOVED
EX. COTONEASTER TO BE REMOVED
EX. GARDENIA SPHERES TO BE REMOVED
EX. ILEX SPHERES TO BE REMOVED
EX. MINIMA TO BE REMOVED
GARDENIA SPHERES TO BE REMOVED
EX. COTONEASTER TO BE REMOVED
EX. ILEX SPHERES TO BE REMOVED
EX. COTONEASTER TO BE REMOVED
EX. MINIMA TO BE REMOVED
EX. DOMBEYA TO BE REMOVED
BOUGAINVILLEA TO BE REMOVED
GARDENIA TO BE REMOVED
(3) CITRUS ESPALIER TO BE REMOVED.
MAIN HOUSE
EX. DRIVE TO BE MODIFIED
ILEX SPHERES TO BE REMOVED
COTONEASTER TO BE REMOVED
PAVING TO BE REMOVED
GARDENIA TO BE REMOVED
ICE PINK OLEANDER TO BE REMOVED
(6) CITRUS TREES TO BE REMOVED
GREEN ISLAND FICUS TO BE REMOVED
ICE PINK OLEANDER TO BE REMOVED
MINIMA TO BE REMOVED
COTONEASTER TO BE REMOVED
ICE PINK OLEANDER TO BE REMOVED
EXISTING TENNIS HOUSE
CALOPHYLLUM, STD. FORM TO BE REMOVED
JAPANESE BLUEBERRY TO BE REMOVED
ILEX SPHERES TO BE REMOVED
FOUNTAIN TO REMAIN
EX. GARDENIA HEDGE TO BE REMOVED
(4) EX. BLEEDING HEART VINE TO BE REMOVED
(3) EX. ILEX SPHERES TO BE REMOVED
EX. CHINESE FAN PALM 4'x4'
(1) EX. DOMBEYA 3'x3'
EX. MINIMA 4" POTS
EX. ICE PINK OLEANDER TO BE REMOVED
PAVING TO BE REMOVED
POOL TO REMAIN
(2) EX. GARDENIA TO BE REMOVED
EX. BLUE SALVIA TO BE REMOVED
(3) EX. ILEX SPHERES TO BE REMOVED
(4) EX. BLEEDING HEART VINE TO BE REMOVED
EX. GARDENIA HEDGE TO BE REMOVED
EXISTING POOL HOUSE
285.48'
(1) EXISTING STRANGLER FIG TO REMAIN
(1) EXISTING NITIDA TREE TO REMAIN
(55) EXISTING CLUSIA HEDGE 4'-6' HT, TO REMAIN
(1) EXISTING NITIDA TO REMAIN
EX. MIMINA TO BE REMOVED
EX. BEGONIA TO BE REMOVED
EXISTING MINIMA TO BE REMOVED
EXISTING FISHTAIL PALM 16' HT, TO REMAIN
EX. CLUSIA HEDGE 4'-6' HT TO REMAIN
EXISTING RAPHIS 5' HT, TO REMAIN
(2) EXISTING SABAL PALMS TO REMAIN
(1) EXISTING FICUS NITIDA TREE TO REMAIN
(10) EXISTING CALOPHYLLUM, 18' OA. HT. TO REMAIN

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

N W E S

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

EXISTING CONDITIONS

LEEDS RESIDENCE

134 EL VEDADO RD, PALM BEACH, FL.

30 JUNE 2025-FINAL SUBMITTAL

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
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EX

COA-25-0018

EL VEDADO ROAD

289.02'

12' HT. CONSTRUCTION SCREENING GATE WITH BLACK OR GREEN MESH

12' HT. CONSTRUCTION SCREENING FENCE WITH BLACK OR GREEN MESH

(2) EXISTING STRANGLER FIG

(1) EXISTING SABAL PALM

EX. ROYAL PALM TO REMAIN

(1) EX. FICUS TREE TO REMAIN

(1) EXISTING GREEN BUTTONWOOD

12' HT. CONSTRUCTION SCREENING GATE WITH BLACK OR GREEN MESH

(1) EXISTING STRANGLER FIG

(1)EXISTING FICUS NITIDA

12' HT. CONSTRUCTION SCREENING FENCE WITH BLACK OR GREEN MESH

(1)EXISTING SEAGRAPE TO REMAIN

(1)EXISTING SEAGRAPE TO REMAIN

(1) EXISTING GREEN BUTTONWOOD

(1) EXISTING STRANGLER FIG TO REMAIN

(7) EX.COCONUT PALM TO REMAIN

(1) EXISTING SEAGRAPE TO REMAIN

201.25'

(1) EXISTING SEAGRAPE TO REMAIN

EXISTING POOL TO REMAIN

(1) EXISTING SEAGRAPE TO REMAIN

(12) EXISTING MADAGASCAR OLIVE 16' OA. HT., STD. TO REMAIN

285.48'

(24) EXISTING RAPHIS 4' HT TO REMAIN

(2) EXISTING SABAL PALMTO REMAIN

(1) EXISTING FICUS NITIDA TO REMAIN

(10) EXISTING CALOPHYLLUM, 16' OA. HT. TO REMAIN

(1) EXISTING STRANGLER FIG TO REMAIN

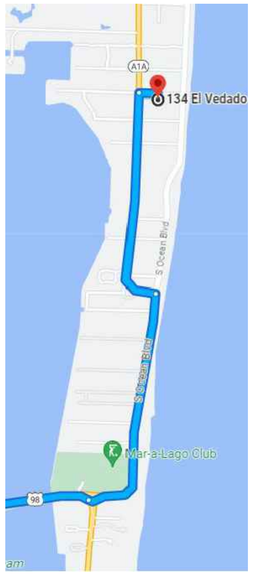
(1) EXISTING NITIDA TO REMAIN

(1) EXISTING NITIDA

(8) EXISTING FISHTAIL PALM 16' HT TO REMAIN

0 2 4 8 16 24 FEET

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



TRUCK LOGISTICS

MAX. TRUCK LENGTH: 30 FEET

MARIO F. NIEVERA

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

CONSTRUCTION SCREENING PLAN

LEEDS RESIDENCE

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CSP

COA-25-0018

EXISTING TREE TO REMAIN (TYP.)
PROPOSED SITE WALL 6' HT.
PROPOSED SERVICE ENTRY (NO GATE)
8'X15' SIGHT TRIANGLE NO OBSTRUCTIONS TO EXCEED 30" HT.
PROPOSED STONE APRON
PROPOSED DRIVEWAY GATE
EXISTING TREE TO REMAIN (TYP.)
PROPOSED PEDESTRIAN GATE
PROPOSED ENTRY GATE
PROPOSED STONE APRON
8'X15' SIGHT TRIANGLE NO OBSTRUCTIONS TO EXCEED 30" HT.
EXISTING TREE TO REMAIN (TYP.)
PROPOSED PEDESTRIAN GATE
PROPOSED FENCE 4' HT. (IN HEDGE)
TABBY CONCRETE SERVICE DRIVE
TRASH ENCLOSURE
R18' RANGE ROVER TURN RADIUS
GRAVEL
24" STONE BORDER
PROPOSED FENCE 4' HT. (IN HEDGE)
EXISTING TREE TO REMAIN (TYP.)
EXISTING EQUIPMENT
EXISTING FOUNTAIN
EXISTING RUBBLE RETAINING WALL
PROPOSED SERVICE GATE
TABBY CONCRETE SERVICE DRIVE
PROPOSED CORAL TERRACE
EXISTING TENNIS COURT TO REMAIN
PROPOSED CORAL TERRACE
PROPOSED LAWN STEPS
EX. TENNIS COURT FENCE
PROPOSED CORAL WALKWAY
TABBY CONCRETE SERVICE DRIVE
PROPOSED CORAL TERRACE
EXISTING POOL TO REMAIN
PROPOSED LAWN STEPS
EXISTING WALL TO REMAIN
PROPOSED TERRACE
EXISTING FOUNTAIN TO REMAIN
EXISTING SITE WALL TO REMAIN
EXISTING SITE WALL TO REMAIN
O.H.E.
EXISTING SITE WALL TO REMAIN
EXISTING SHOWER TO REMAIN
N
W
E
S

MARIO F. NIEVERA

State of Florida
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HARDSCAPE PLAN

LEEDS RESIDENCE

134 EL VEDADO RD, PALM BEACH, FL.

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

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L1

EX. PALMS TO REMAIN
(10) GREEN BUTTONWOOD 8' HT., FTB.
(62) ILEX 3 GAL.
EXISTING BANYAN TREE TO REMAIN
(7) SMALL LEAF CLUSIA 8' HT., FTB.
(14) CALOPHYLLUM 12' HT., FTB.
(5) SMALL LEAF CLUSIA 8' HT., FTB.
(50) SAW PALMETTO 7 GAL.
(6) GREEN BUTTONWOOD 8' HT., FTB.
(35) PODOCARPUS 8' HT., FTB.
(150) DW. CARISSA 3 GAL.
(60) WHITE PLUMBAGO 3 GAL.
(24) DW. CARISSA 3 GAL.
(1) CARMONA 3'X3'
EXISTING GREEN BUTTONWOOD TO REMAIN
(70) ILEX 3 GAL.
(1) CARMONA 3'X3'
(20) PHILODENDRON ROJO CONGO 3 GAL.
(1) PHILODENDRON GIGANTEUM 15 GAL.
(48) PHILODENDRON GREEN CONGO 7 GAL.
(6) DOMBEYA 3'X3'
(467) ILEX 3 GAL.
(7) GREEN BUTTONWOOD 8'HT., FTB.
EXISTING BANYAN TREE TO REMAIN
(22) PODOCARPUS HEDGE 8' HT., FTB.
(3) GREEN BUTTONWOOD 8' HT., FTB.
(85) ILEX 3 GAL.
(12) SMALL LEAF CLUSIA 8' HT., FTB.
(2) TRAVELERS PALMS 12' HT.
(3) GREEN BUTTONWOOD 8' HT., FTB.
(1) CHINESE FAN PALM 5' CT.
EXISTING SEAGRAPE TO REMAIN
(12) ROJO CONGO 3 GAL.
(45) ILEX 3 GAL.
(2) TRAVELERS PALMS 12' HT.
(1) BAMBOO 12' HT.
EXISTING FICUS TREE TO REMAIN
(230) ILEX 3 GAL.
(1) RED BANANA 6' HT.
(13) AWABUKI 4' HT.
(71) DW. ELEPHANT EAR 3 GAL.
(4) BOUGAINVILLEA VINE 6' HT. ESP TO WALL
(32) FOXTAIL FERN 3 GAL.
(7) PHILODENDRON ROJO CONGO 3 GAL.
(5) PHILODENDRON GREEN CONGO 3 GAL.
(3) CRINUM LILY 3'X3'
EXISTING GREEN BUTTONWOOD TO REMAIN
(2) GIANT ELEPHANT EAR 15 GAL.
EXISTING SEAGRAPE TREE TO REMAIN
(10) AWABUKI 4' HT.
(57) BEACH CREEPER 3 GAL.
GRAVEL
EXISTING CLUSIA HEDGE TO REMAIN
(1) CHALICE VINE 12' HT.
EXISTING COCONUT PALMS TO REMAIN
(81) BEACH CREEPER 3 GAL.
EXISTING WHITE GEIGER TO REMAIN
(1) ZAMIA 3'X3'
EXISTING SEAGRAPE TO REMAIN
(95) DW. CARISSA 3 GAL.
(1) SCREW PINE 15' HT.
(1) ESPALIER PODOCARPUS 12' HT.
(3) COCONUT PALM 14' GW. CURVED
(1) BOUGAINVILLEA VINE 12' HT.
(1) DOUBLE ROEBELENII 8' CT.
ALEXANDER PALM (1) 10' CT. (2) 14' CT.
(2) DOMBEYA 3'X3'
(1) COCONUT PALM 16' GW.
(6) SELLOUM 7 GAL.
(6) COCOPLUM 3' HT.
(35) DW. ICE PINK OLEANDER 3 GAL.
(18) BEACH CREEPER 3 GAL.
(1) ESPALIER PODOCARPUS 12' HT.
(36) HIBISCUS 7 GAL.
(40) ILEX 3 GAL.
(1) CHALICE VINE 12' HT.
(7) DW. ELEPHANT EAR 3 GAL.
(3) ROJO CONGO 3 GAL.
(10) ADONIDIA PALMS 10' CT.
(4) GARDENIA 3'X3'
(292) ILEX 3 GAL.
(8) ADONIDIA PALM 10' CT.
(7) BEGONIA 3 GAL.
(14) FOXTAIL FERN 3 GAL.
(2) GARDENIA 3'X3'
THRINAX PALM (1) 6' CT (1) 10' CT.
(1) DATE PALM 14' CT.
(1) THRINAX PALM, 8' CT.
(23) PHILODENDRON EVANSII, 3 GAL.
(1) BIZMARCKIA PALM 10' CT.
(1) COCONUT PALM 20' GW.
EXISTING SEAGRAPE TREE TO REMAIN
(25) SERISSA 3 GAL.
(16) TIBOUCHINA 3 GAL.
(149) ILEX 3 GAL.
(2) DOMBEYA 3'X3'
EXISTING SEAGRAPE TO REMAIN
(130) DW. CARISSA 3 GAL.
(1) THRINAX 8' CT.
(12) FOXTAIL FERN 3 GAL.
(144) DW. CARISSA 3 GAL.
(8) BEGONIA 3 GAL.
(7) ROJO CONGO 3 GAL.
EXISTING MADAGASCAR OLIVE TREES TO REMAIN
(10) DW. ELEPHANT EAR 3 GAL.
EXISTING STRAGLER FIG TO REMAIN
EXISTING SABAL PALMS TO REMAIN
EXISTING CLUSIA HEDGE +/-10' HT. TO REMAIN
EXISTING FICUS NITIDA TO REMAIN
(1) TRAVELERS 12' HT.
EXISTING CALOPHYLLUM TREES TO REMAIN
(26) GREEN ISLAND FICUS 3 GAL.
(22) PHILODENDRON GREEN CONGO 3 GAL.
EXISTING NITIDA TO REMAIN
FOXTAIL PALM (1) 12' CT. (1) 16' CT.
(1580) MINIMA 4' POTS.
(2) SINGLE ROEBELENII 8' CT.
(1) TRAVELERS 12' HT.
(122) DW. CARISSA 3 GAL.
EXISTING FISHTAIL PALMS TO REMAIN

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

N
W E
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SCALE: 3/32" = 1'-0"

LANDSCAPE PLAN

LEEDS RESIDENCE

134 EL VEDADO RD, PALM BEACH, FL.

30 JUNE 2025-FINAL SUBMITTAL

MARIO F. NIEVERA

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LP1

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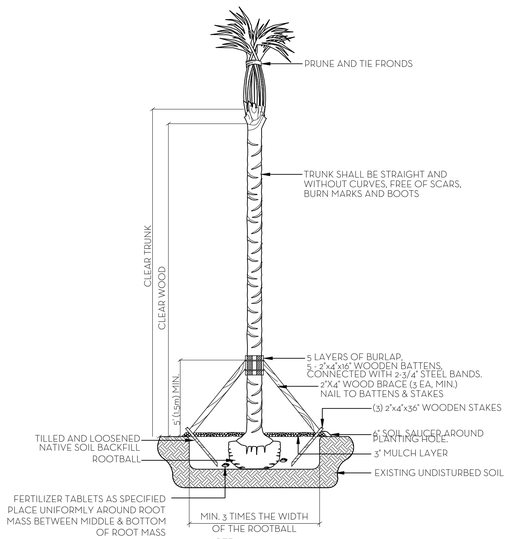
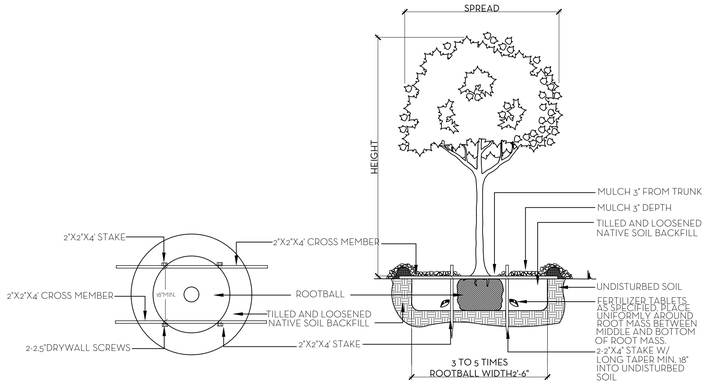


NOTE:
ALL PLANT TO BE FLORIDA #1 GRADE OR BETTER

PALM PLANTING DETAIL
N.T.S.

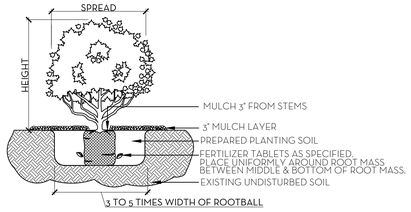
NOTES:
1. ALL WOOD SHALL BE SPRUCE OR PINE-NOT PRESSURE TREATED.
2. CROSS TIES SHALL NOT CROSS OVER WOODY ROOTS.
3. REMOVE ALL STRING &/OR WIRE WRAPPED AROUND TRUNK.
4. REMOVE ALL STRAPS, ROPES, WIRE, &/OR STRINGS USED TO LIFT THE ROOTBALL.
5. REMOVE ALL BURLAP &/OR WIRE FROM THE TOP OF THE ROOT BALL.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



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

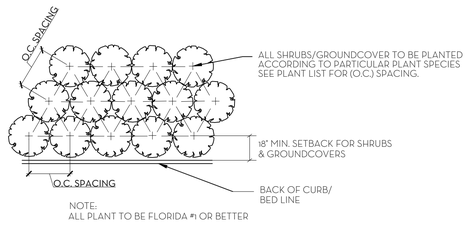
TREE PLANTING DETAIL
N.T.S.

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



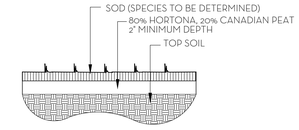
NOTE:
ALL MATERIAL TO BE FLORIDA #1 OR BETTER

SHRUB & GROUNDCOVER PLANTING DETAIL
N.T.S.



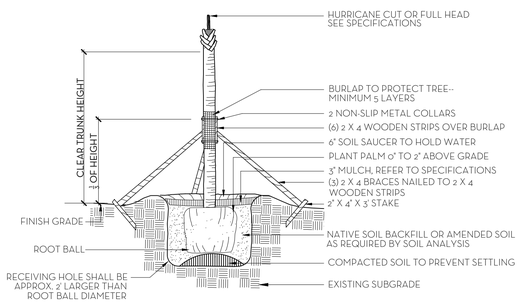
NOTE:
ALL PLANT TO BE FLORIDA #1 OR BETTER

PLANT SPACING DETAIL
N.T.S.



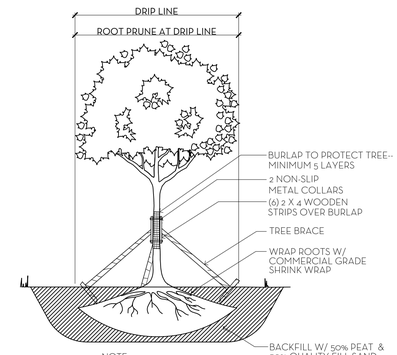
SOD PLANTING DETAIL
N.T.S.

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



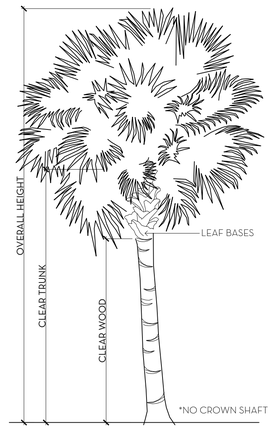
NOTES: STAKING & GUYING REQUIRED FOR PALMS, IF NECESSARY, OR AS DIRECTED BY THE LANDSCAPE ARCHITECT. ALL PLANT TO BE FLORIDA #1 OR BETTER

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	AREA SQFT	SPECIFICATION
	TREES					
	PALMS					
23	Adonidia Palm	Veitchia merrillii	18			10' C.T.
24	Foxtail Palm	Wodyetia bifurcata	1			12' C.T.
25	Foxtail Palm	Wodyetia bifurcata	1			16' C.T.
26	Single Roebelenii	Phoenix roebelenii	2			8' C.T.
27	Double Roebelenii	Phoenix roebelenii	1			8' C.T.
28	Date Palm	Phoenix canariensis	1			14' C.T.
29	Thrinax Palm	Coccothrinax argentata	1			6' C.T.
33	Thrinax Palm	Coccothrinax argentata	1			10' C.T.
34	Thrinax Palm	Coccothrinax argentata	2			8' C.T.
30	Coconut Palm	Cocos nucifera	1			16' G.W.
31	Coconut Palm	Cocos nucifera	1			20' GW
32	Bismarckia Palm	Bismarckia nobilis	1			10' C.T.
35	Alexander Palm	Ptychosperma elegans	1			10' C.T.
36	Alexander Palm	Ptychosperma elegans	2			14' C.T.
37	Screw Pine	Pandanus utilis	1			15' H.T.
38	Bamboo	Bambusa multiplex 'Alphonse Karr'	1			12' H.T.
39	Red Banana	Ensete ventricosum 'Maurelii'	1			6' H.T.
40	Travelers Palm	Ravenala madagascariensis	2			12' H.T.
	HEDGE/SHRUB					
41	Chinese Fan Palm	Livistona chinensis	1			5' C.T.
42	Gardenia	Gardenia jasminoides	2			5' x 5'
43	Carmona	Carmona microphylla	4			5' x 5'
44	Green Buttonwood	Conocarpus erectus	27	✔		8' H.T., F.T.B.
45	Philodendron Giganteum	Philodendron Giganteum	1			15 Gal.
46	Awabuki	Viburnum odoratissimum awabuki	23			4' H.T.
47	Small Leaf Clusia	Clusia guttifera	24			8' H.T., F.T.B.
48	Calophyllum	Calophyllum antillanum	14			12' H.T., F.T.B.
49	Giant Elephant Ear	Alocasia gigantea	2			15' Gal.
50	Saw Palmetto	Serenoa repens	90	✔		7 Gal.
51	Podocarpus hedge	Podocarpus macrophyllus	22			8' H.T., F.T.B.
52	Crinum Lily	Crinum americanum	3	✔		5' x 5'
53	Zamia	Zamia integrifolia	1	✔		5' x 5'
54	Selloum	Philodendron selloum	15			7 Gal.
55	Cocoplum	Chrysobalanus icaco	18	✔		5' H.T.
64	Bougainvillea Vine	Bougainvillea 'Afterglow'	4			6' H.T. Esp to Wall
65	Bougainvillea Vine	Bougainvillea 'Afterglow'	1			12' H.T.
66	Chalice Vine	Solandra longiflora	2			12' H.T.
67	Podocarpus Vine	Podocarpus macrophyllus	3			12' H.T. Esp to Fence
67	Philodendron 'Green Congo'	Philodendron 'Green Congo'	48			7 Gal
			305	46%		
	GROUND COVERS/VINES					
58	Dwarf Elephant Ear	Alocasia 'Amazonica'	71		139	5 Gal
52	Foxtail Fern	Asparagus densiflorus 'Meyerii'	32		61	5 Gal
59	Philodendron 'Green Congo'	Philodendron 'Green Congo'	27		94	5 Gal
60	Philodendron 'Rojo Congo'	Philodendron 'Rojo Congo'	27		96	5 Gal
61	Green Island Ficus	Ficus microcarpa 'Green Island'	26	✔	47	5 Gal
62	Cooperleaf	Acalypha wilkesiana	25		48	5 Gal
68	Dwarf Ice Pink Oleander	Nerium oleander 'Ice Pink'	35		29	5 Gal
69	Philodendron Evansii	Philodendron evansii	23		82	5 Gal
70	Serissa	Serissa japonica	25		41	5 Gal
71	Tibouchina	Tibouchina granulosa	16		57	5 Gal
72	Dwarf Carissa	Carissa macrocarpa	868		901	5 Gal
73	White Plumbago	Plumbago auriculata 'Alba'	60		68	5 Gal
74	Dombeya	Dombeya spp.	30		64	5 Gal
75	Beach Creeper	Ernodea littoralis	156	✔	150	5 Gal
63	Simpson Stopper	Myrcianthes fragrans	1595	✔	2448	4" Pots
				61%	4325	
	SOD					
	Diamond Zoysia		VIF			

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

Landscape Legend

Line #		REQUIRED	PROPOSED
1	Property Address:	134 EL VEDADO RD, PALM BEACH, FL.	
2	Lot Area (sq. ft.):	57,789 sq ft	
3		REQUIRED	PROPOSED
4	Landscape Open Space (LOS) (Sq Ft and %)	28,895 sq ft (50%)	33,149 sq ft (57.36%)
5	LOS to be altered (Sq FT and %)	N/A	>50%
6	Perimeter LOS (Sq Ft and %)	N/A	N/A
7	Front Yard LOS (Sq Ft and %)	3,475 sq ft (45%)	6,198 sq ft (80.25%)
8	Native Trees %	30% (number of trees)	N/A
9	Native Shrubs & Vines %	30% (number of shrubs & vines)	46%
10	Native Groundcover %	30% (groundcover area)	61%

To determine qualifying native vegetation use either:
the Institute for Regional Conservation Natives for Your Neighborhood FL Statewide Plant List
OR
the Florida Native Plant Society Native Plants for Your Area List

Note: Modificaiton of >50% of existing landscape/greenscape are subject to minimum native plant requirements and must submit a landscape and irrigation plan for review.

This table shall be included on the landscape species index sheet as prepared by a licensed landscape architect and landscape openspace data shall be incorporated on to corresponding zoning legend.

See Ord. 003-2023 *REV BF 20230727*

MARIO F. NIEVERA
State of Florida
Landscape Architect
Registration No.
6666856

PLANT LIST AND DETAILS

LEEDS RESIDENCE

134 EL VEDADO RD, PALM BEACH, FL.30 JUNE 2025-FINAL SUBMITTAL30 JUNE 2025-FINAL SUBMITTAL

30 JUNE 2025-FINAL 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



OVERALL R-A SITE CALCULATIONS:

SITE AREA =	57,789	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	28,895	SQ FT	50%
EXISTING =	33,799	SQ FT	58.5%
PROPOSED =	33,149	SQ FT	57.36%

FRONT SETBACK SITE CALCULATIONS:

35' SETBACK AREA =	7,723	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	3,475	SQ FT	45%
EXISTING =	6,147	SQ FT	79.3%
PROPOSED =	6,198	SQ FT	80.25%

OPEN SPACE LEGEND:

- BUILDING
- HARDSCAPE
- WATER
- LANDSCAPE

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

N
W E
S

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

OPEN SPACE DIAGRAM

LEEDS RESIDENCE

134 EL VEDADO RD, PALM BEACH, FL.

30 JUNE 2025-FINAL SUBMITTAL

NIEVERA WILLIAMS
DESIGN

625 N. Flagler Drive
Suite 502
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OS1

COA-25-0018

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

OVERALL SITE PLAN

LEEDS RESIDENCE

134 EL VEDADO RD, PALM BEACH, FL.

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

30 JUNE 2025-FINAL SUBMITTAL

NIEVERA WILLIAMS
DESIGN

625 N. Flagler Drive
Suite 502
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P: 561-659-2820
F: 561-659-2113

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Lo

COA-25-0018

12/4/2023 11:44:00 AM



PROPOSED

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

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

NORTH ELEVATION

LEEDS RESIDENCE

134 EL VEDADO RD, PALM BEACH, FL.

30 JUNE 2025-FINAL SUBMITTAL

NIEVERA WILLIAMS
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West Palm Beach, FL 33401
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EL1

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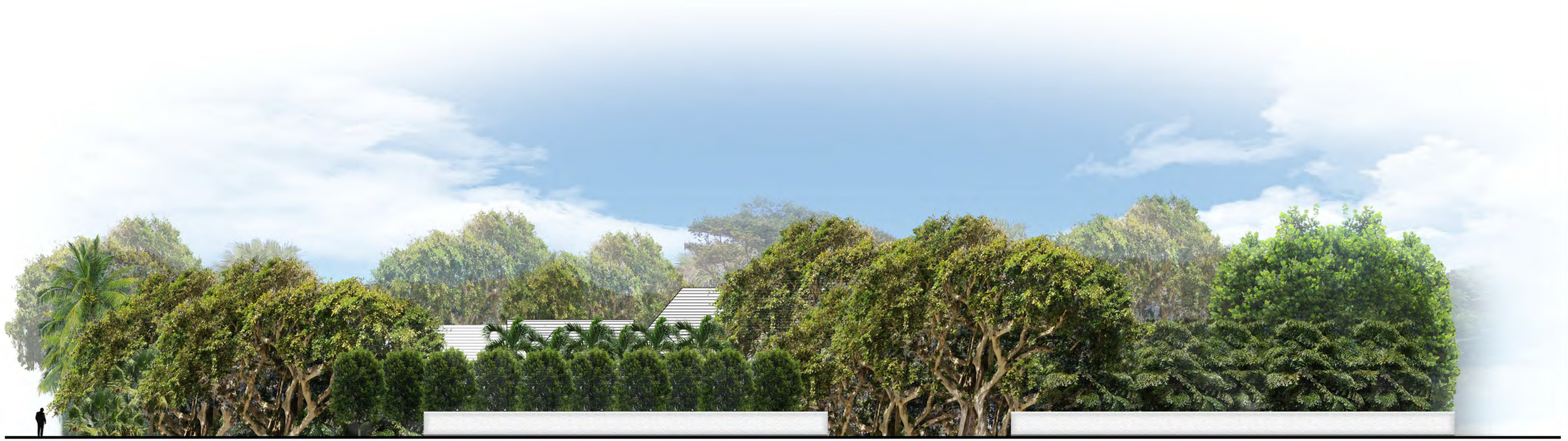

0 2 4 8 16 24 FEET
SCALE: 3/32" = 1'-0"

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

SOUTH ELEVATION

LEEDS RESIDENCE

134 EL VEDADO RD, PALM BEACH, FL.

30 JUNE 2025-FINAL 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

EL2

COA-25-0018



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

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

EAST ELEVATION

LEEDS RESIDENCE

134 EL VEDADO RD, PALM BEACH, FL.

30 JUNE 2025-FINAL SUBMITTAL

NIEVERA WILLIAMS
DESIGN

625 N. Flagler Drive
Suite 502
West Palm Beach, FL 33401
P: 561-659-2820
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EL3

COA-25-0018



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

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

WEST ELEVATION

LEEDS RESIDENCE

134 EL VEDADO RD, PALM BEACH, FL.

30 JUNE 2025-FINAL SUBMITTAL

NIEVERA WILLIAMS
DESIGN

625 N. Flagler Drive
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EL4

COA-25-0018



1 SK2 VEHICULAR ENTRY GATE ELEVATION
SCALE: 1"=1'-0"

PROPOSED

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

VEHICULAR GATE ELEVATION

LEEDS RESIDENCE

1341 EL VEDADO RD, PALM BEACH, FL.

30 JUNE 2025-FINAL SUBMITTAL

SCALE: 1"=1'-0"

NIEVERA WILLIAMS
DESIGN

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

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SK2

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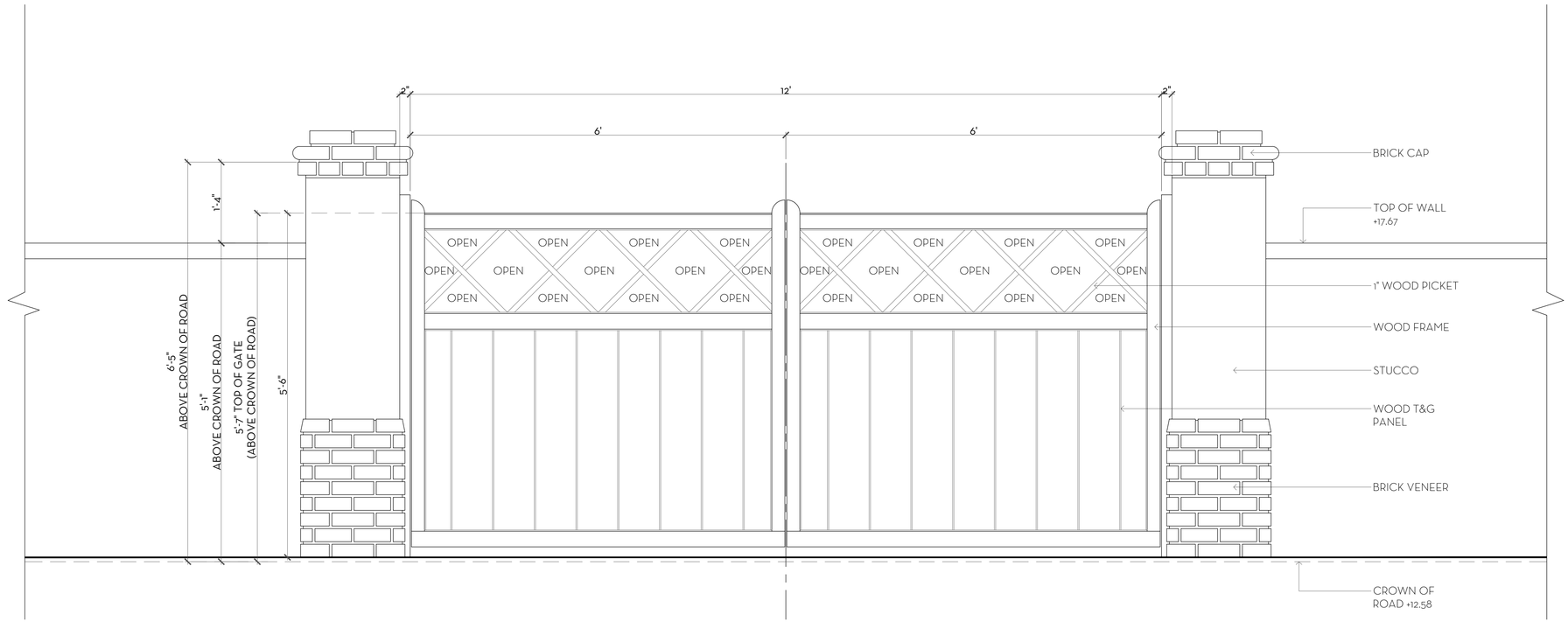

1 / SK2 VEHICULAR ENTRY GATE ELEVATION
SCALE: 1"=1'-0"

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

SCALE: 3/4" = 1'-0"

VEHICULAR GATE ELEVATION

LEEDS RESIDENCE

134 EL VEDADO RD, PALM BEACH, FL.

30 JUNE 2025-FINAL SUBMITTAL

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1 SK3 PEDESTRIAN GATE ELEVATION
SCALE: 1"=1'-0"

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State of Florida
Landscape Architect
Registration No.
6666856

VEHICULAR GATE ELEVATION

LEEDS RESIDENCE

134 EL VEDADO RD, PALM BEACH, FL.

SCALE: 3/4"=1'-0"

30 JUNE 2025-FINAL SUBMITTAL

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DESIGN

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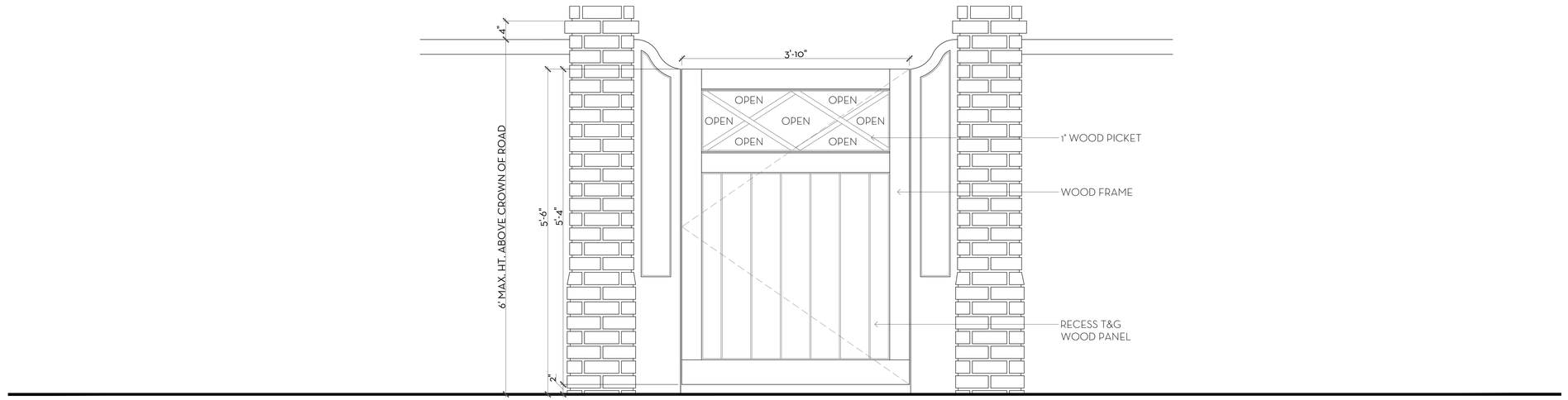

1 / SK3 PEDESTRIAN GATE ELEVATION
SCALE: 1"=1'-0"

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

VEHICULAR GATE ELEVATION

LEEDS RESIDENCE

134 EL VEDADO RD, PALM BEACH, FL.

SCALE: 3/4" = 1'-0"

30 JUNE 2025-FINAL SUBMITTAL

NIEVERA WILLIAMS
DESIGN

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COA-25-0018

134 EL VEDADO ROAD



DESIGNATION REPORT

Landmarks Preservation Commission
Palm Beach, Florida

DESIGNATION REPORT: 134 EL VEDADO ROAD

TABLE OF CONTENTS

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VI. CRITERIA FOR DESIGNATION

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VIII. PHOTOGRAPHY

Report prepared July 1990, Christy S. Comer, Student Intern, Mary Washington College, VA. Revisions by Paul Douglas Martins, MAH, Preservation Consultant.

Report edited by Timothy M. Frank, AICP, Planner/Projects Coordinator, Town of Palm Beach, and James Edward Sved, AIA, Preservation Consultant.

I. General Information

Location:	134 El Vedado Road, Palm Beach, Florida.
Date of Construction:	1935
Principal Architect:	John Volk
Present Owner:	Fred Brunner
Present Use:	Residential
Present Zoning:	R-B
Tax Folio Number:	50-43-43-26-00-002-0060

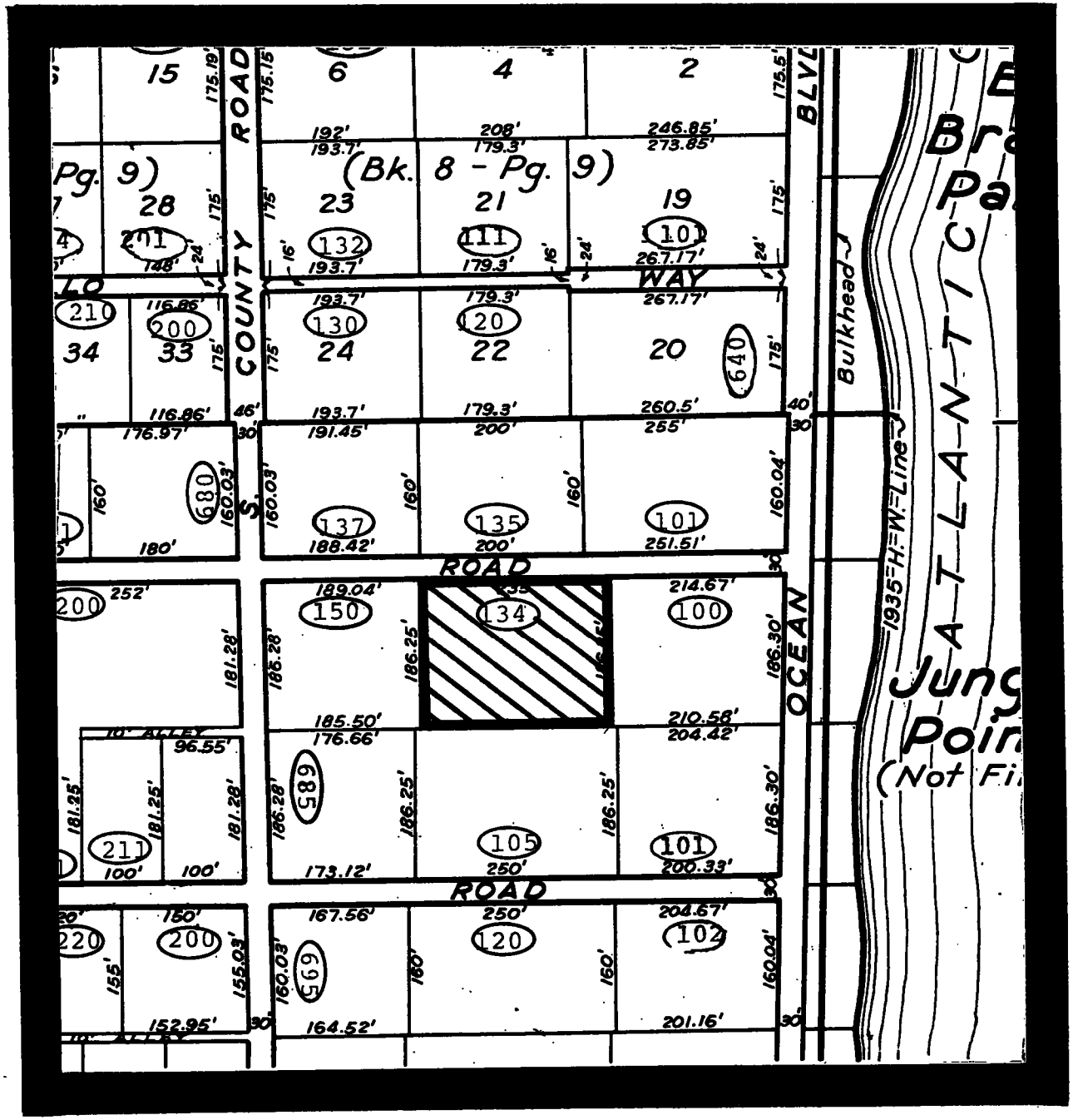
Classification in the "Historic Building Survey of Palm Beach", 1988:
"A good example of the French Eclectic style, with good integrity that was designed by a master architect that is eligible for local designation."

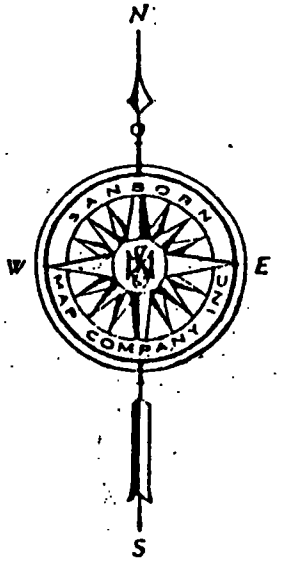
EXHIBIT "A" TO THAT CERTAIN WARRANTY DEED BY AND BETWEEN BRIAN C. DEUSCHLE, AS TRUSTEE UNDER THE PROVISIONS OF A TRUST AGREEMENT DATED APRIL 11, 1980, AS GRANTOR, AND FRED MICHAEL BRUNNER, AS GRANTEE, DATED THE 7th DAY OF January, 1988:

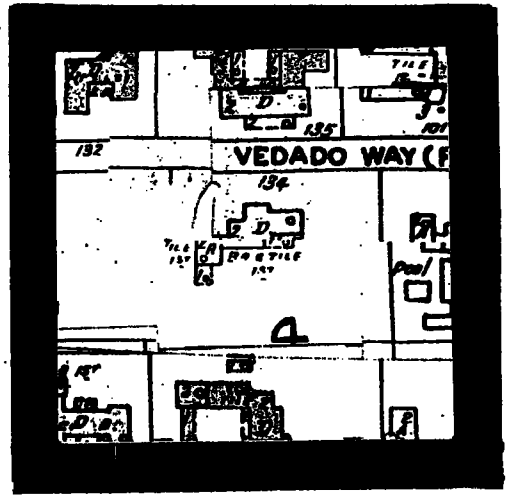
Commencing at a point in the center line of Ocean Boulevard as now laid out and in use, 175 feet South of and measured at right angles to the South line of El Bravo Park, according to the plat thereof on file in the Office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, in Book 8 of Plats, at page 9. Thence run westerly parallel to the said South line of El Bravo Park, a distance of 230 feet to the point of beginning; from the aforesaid point of beginning run southerly at right angles to the preceding course a distance of 201.25 feet to a point; from the aforesaid point thence run westerly parallel to the said South line of El Bravo Park a distance of 285.48 feet; thence run northerly on a line parallel to the center line of South County Road, as now laid out and in use, a distance of 201.26 feet, more or less, to a point 175 feet south of and measured at right angles to said South line of El Bravo Park (this preceding northerly course is contiguous with the Eastern Boundary line of that certain property conveyed to Alfons Landa by deed recorded in Official Records Book 891, page 322, of the Palm Beach County records) thence run easterly parallel to the said South line of said El Bravo Park, a distance of 289.02 feet, more or less, to the point of beginning.

TOGETHER WITH all rights and appurtenances thereunto appertaining or belonging to the referenced property.

RECORD VERIFIED
PALM BEACH COUNTY FLA.
JOHN B. DUNKLE
CLERK CIRCUIT COURT







LOCATION MAP: 134 ED VEDADO

III. Architectural Information

134 El Vedado Road is described in the records of the architect, John L. Volk, to be "styled in the character of a French Farm House. This style I selected due to the property being densely wooded with native growth, including live oaks." (Volk, Personal Architectural Files for 134 El Vedado Road). The residence faces north onto El Vedado Road, is two stories high, and has asymmetrically arranged bays. The main section of the house is square in shape, but there is an addition to the west, not a part of the original design, that gives it an irregular plan. The addition and the second story exterior of the main section of the house are half timbered in the French Norman and English Tudor tradition. Presently, the half timbering is painted over and seen only under careful inspection. The first story exterior of the house is of brick.

134 El Vedado Road is unique to its neighborhood, and is a rare style for Palm Beach. While this building takes its roots from the French Norman building tradition, surrounding houses are in the Mediterranean Revival style. It is of the same scale as the neighboring houses, though it has its own distinctive character. There is a recently added, "ballast stone" paver driveway that leads to the front of the house. A large, wood framed carport, with corrugated siding material, is located immediately to the west of the residence. There is a pool on the southeast side of the building. The east yard is enclosed by a chain link fence.

There is a small, enclosed, one story building behind the pool. It is covered with stucco, and has a gabled roof with flat clay tiles. There is one interior masonry chimney.

The main house has a concrete foundation. The walls are constructed of wood frame, masonry clay tile and brick. The first floor of the main house is brick, laid in Flemish bond. The second story and the one story west additions are half timbered. There are pecky cypress brackets beneath the second story roofline of the main block.

Two chimney stacks are visible from El Vedado Road. There is an exterior end brick chimney on the east, and a masonry chimney with a square chimneyhead in the center of the residence.

The north entryway is inset. The front door is wood, and has a small square window within it. There is another wood door on the west elevation first floor of the main house which is covered by an aluminum canopy. There is also a garage door on the west elevation.

The roof of the residence is of a steeply pitched hipped configuration covered with flat clay tiles. The west addition has a steeply pitched gabled roof. There are pecky cypress brackets around the roofline.

IV. Historical Information

134 El Vedado Road was designed in 1935 for Mr. and Mrs. J. H. Noble, who called their home "Reflections". Mr. Noble was one of the early presidents of General Motors (Oral history, L. Jane Volk). The residence was designed by the architect John L. Volk and constructed by the Arnold Construction Company (Building Permit No. 6435, 25 May 1935).

Period photographs show that the house was constructed on a heavily wooded lot of native vegitation. These photographs also clearly show the original, decorative, half timbering which has since been painted over. An article from Palm Beach Life Magazine from 1947 entitled "Reflections: Palm Beach Residence of Mr. and Mrs. John H. Noble" paints a portrait of the original design: "Craftsmanship, the equal of fine French work, is manifest in the dark shingle tile roof, shading to almost black at the eaves, in the weathered beams and braces of the half timbered walls and in the adroit use of floor materials, tile, wood blocks and planking." ("Reflections", p. 60).

Building permits indicate that a swimming pool was planned for 1936 (Building Permit No. 8436, 14 May 1936) and, according to the architect, John Volk: "The swimming pool that I built for them was the first free-form type of pool in Palm Beach, planned in the form of a natural lagoon, rather than the usual rectangular shape." (Volk, Personal Architectural Files for 134 El Vedado). This lagoon shaped pool was balanced, at the time of its construction, by a small pond at the front of the house. The small pond no longer exists.

Volk also designed an addition to the residence in 1965 for owners Mr. and Mrs. Gustave Toth. Mrs. Toth was the daughter of Col. Robert Morse (L. J. Volk, oral history). A new room with a closet and bath were added on the west side of the building (Volk, Original Planned Drawings, 2 July 1965).

According to the City Directories of Palm Beach, other owners of the house were: Mrs. John Perry, whose husband John owned the Palm Beach Post and Times, and Perry Oceanographics (Donovan, np); Terrance F. McCabe; Paul Zimmer; and James Kimberly. Kimberly was tied to the Kimberly-Clarke Company Inc,

owner of the Kleenex Corporation. King Hussein of Jordan visited the Kimberly home occasionally in the late 1970's. Close friends, King Hussein appointed Kimberly Honorary Consul to Jordan. (Flor, "The Ups and Downs..."). Kimberly sold 134 El Vedado Road in 1980 for $1,088,750 (Quigley, 1 May 1980).

V. Statement of Significance

134 El Vedado Road reveals a great deal about the history of Palm Beach. This is one of only two known French Norman style houses on Palm Beach, and according to the architect's wife, was the first of its style in Palm Beach. 134 El Vedado Road is indicative of the great diversity in taste and style in Palm Beach in the 1930's. The residence is an excellent example of the French Norman style, and is the work of a master architect, John Volk.

VI. Criteria for Designation

Section 16-38A of the Town of Palm Beach Landmarks Preservation Ordinance #2-84 outlines the criteria for designation of a landmark or landmark site and suggests that at least one criterion must be met to justify the designation. Listed below are criteria which relate to this property and justification for designation:

(a) "Exemplifies or reflects the broad cultural, political, economic or social history of the nation, state, county or town"

134 El Vedado Road is unique for the area, as many of the Palm Beach mansions of this period were designed in the Mediterranean Revival style. However, many residents of Palm Beach came from the north and brought their stylistic ideas from there. The high rooflines and prominent features associated with the French Norman style were prefered by some winter residents coming from the north. These winter residents also found the French Norman style to be appropriate and acceptable in Palm Beach, as an alternative to the Mediterranean Revival style. 134 El Vedado Road was built as the community was coming out of a period of economic recovery from the Depression, yet it is an excellent example of 1930's Palm Beach architecture.

(c) "Embodies distinguishing characteristics of an architectural type or is a specimen inherently valuable for the study of a period, style, method of construction or use of indigenous materials or craftsmanship."

French Norman style houses in America borrow motifs from a variety of styles of Medieval England. These buildings are characterized essentially by building in the English half timber tradition with exposed wood framing members engaged in the exterior walls with an infill of stucco between members. Noteworthy characteristics include a number of building materials and textures, varied rooflines, high pitched roofs, and doors in-antis. 134 El Vedado Road is an excellent example of the French Norman style as it has all of the aforementioned characteristics.

(d) "Is representative of the notable works of one or more master builders, designers or architects whose individual ability has been recognized to have influenced their age."

PLEASE SEE THE ATTACHED JOHN VOLK BIOGRAPHY.

John Volk Biography

John Volk has been called the last of the "original" Palm Beach architects. He was one of an elite group of early 1920's architects which included Addison Mizner, Maurice Fatio, and Marion Sims Wyeth who developed the architectural styles of the island that came to be known as the "Palm Beach Style". His designs include the Royal Poinciana Playhouse, conversion of the Four Arts Gallery, the Florida Capital Building on Royal Palm Way and several shops on Worth Avenue including the Everglades Colonnade.

Volk designed more than 1000 houses, theaters, clubs, shops, and other buildings and lived in Palm Beach from 1925 to 1984. He designed homes for some of the wealthiest and most powerful people in America over his 58 year career in Palm Beach including Colonel Robert McCormack, William Paley, George Vanderbilt, Nicholas DuPont, Henry Ford II, Herbert Pulitzer, Matthew Mellon, George Storer, Horace Dodge II, and John S. Phipps.

Included in the designs of John Volk are some of the most prominent buildings in the Palm Beach area including the First National Bank, the Royal Poinciana Plaza, the center section of the Town Hall, the Beach Club, Good Samaritan Hospital, the golf terrace and orange gardens of the Everglades Club, and extensively modified and rebuilt the Bath and Tennis Club after a major hurricane.

Numerous other buildings are the result of Mr. Volk's labor and it must be noted that no particular style can be exclusively associated with Mr. Volk. Unlike other talented architects who developed or refined specific styles, John Volk understood and perfected many varying architectural styles from the popular Mediterranean Revival to Contemporary Design.

VII. Selected Bibliography

Blumenson, John J. Identifying American Architecture. Nashville: American Association for State and Local History, 1987.

City Directories, West Palm Beach, Florida. 1941-1982.

Donovan, Dick. "John Perry: Dividend, Energy Projects Keep Business Tycoon Busy," Palm Beach Post. 18 March, 1979.

Flor, Dorothy-Anne. "The Ups and Downs of Gentleman Jim," Miami Herald. No date for article provided.

Harris, Cyril M. Illustrated Dictionary of Historic Architecture. New York: Dover Publications, 1977.

McAllester, Virginia and Lee. A Field Guide to American Houses. New York: Alfred A. Knopf, 1988.

Palm Beach Building Permit No. 6435, 25 May 1935.

Palm Beach Building Permit No. 8436, 14 May 1936.

Quigley, Kathleen. "Home Sold," Palm Beach Daily News. 1 May 1980.

"Reflections: Palm Beach Residence of Mr. and Mrs. John H. Noble," Palm Beach Life. 11 March 1947. p. 60.

Volk, John. Original Planned Drawings for 134 El Vedado, May 1935.

Volk, John. Addition to 134 El Vedado, 2 July 1965.

Volk, John. Personal Architectural Files for 134 El Vedado Road.

Volk, Lillian Jane. Oral history.













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.	COA-25-0018 134 EL VEDADO RD
Comment	See attached letter.
Your Position	For
First and Last Name	K. Thomas Elghanayan
Address	135 El Vedado Road
Image or File Upload (optional)	Public Comment.pdf

K. THOMAS ELGHANAYAN
135 El Vedado Road
Palm Beach, FL 33480
tome@tfc.com
(212) 984-1704

RECEIVED
JUN 30 2025
TOWN OF PALM BEACH
PZB DEPARTMENT

June 25, 2025

Town of Plam Beach
Planning, Zoning and Building Department
Landmarks Preservation Commission
360 South County Road
Palm Beach, FL 33480

Re: COA-25-0018 - 134 El Vedado Road – Leeds Variance Request

Dear Sir,

I am the property owner directly across the street from 134 El Vedado Road. I received the abovementioned notice. I am writing to inform the commission I enthusiastically support the variance request.

Should you need further information please do not hesitate to contact me.

Regards,

K. Thomas Elghanayan

KTE:js

TOWN OF PALM BEACH

Information for Landmarks Preservation Commission Meeting on: July 16, 2025

To: Landmarks Preservation Commission

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

From: Planning, Zoning & Building

Re: HSB-25-0007 141 AUSTRALIAN AVE. The property owner, Gregory Pamel (SKA Architect & Planner, Design Representative), has filed an application requesting review and approval of exterior alterations, including new windows and doors and replacement of exterior vinyl siding with shake for both the primary and accessory structures that are designated HSBs, elevation of accessory structure and associated hardscape/landscape modifications.

Date: 7/9/2025

ATTACHMENTS

- PZB Staff Report; Letter of Intent; Plans; and, HSB Form

STRATEGIC PLAN

Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Community Preservation
Quality of Life

FUNDING
No Fiscal Impact

HSB-25-0007 141 AUSTRALIAN AVE. The property owner, Gregory Pamel (SKA Architect & Planner, Design Representative), has filed an application requesting review and approval of exterior alterations, including new windows and doors and replacement of exterior vinyl siding with shake for both the primary and accessory structures that are designated HSBs, elevation of accessory structure and associated hardscape/landscape modifications.

Property Owner: Gregory Pamel
Professional: Erik Broberg | SKA Architect + Planner

HISTORY:
The subject property was built circa 1910-1915 in the Craftsman architectural style. In June of 2022, the property was designated a Historically Significant Building (HSB). As stated in the designation form: "Identifying features of the Craftsman style residence at 141 Australian Avenue include the broad front gabled roofs on both the first and second stories along with the cross gabled roof behind, wide eave overhangs with prominent braces under the gables, paired and ribbons of double-hung sash windows and a porch supported by square columns that extend to the ground level."

In 2023, HSB-23-011 was approved with conditions for exterior alterations to the primary structure and for the reconstruction of the accessory structure. The associated variances (ZON-22-122) for setback, height, number of stories, and cubic content ratio were approved by the Town Council. LPCS-23-00789 was approved administratively to implement the conditions of approval.

The applicant has returned seeking a new application for the previously approved improvements that were not constructed. The associated variances are still valid until July 12, 2026.

THE PROJECT:
The applicant has submitted plans, entitled "PAMEL RESIDENCE 141 AUSTRALIAN AVE. PALM BEACH, FL 33480", as prepared by **SKA Architect + Planner**, uploaded June 30, 2025.

The following is the scope of work for the Project:

- Windows and door replacement.
- Replacement of exterior vinyl siding with wood shake for both the primary and accessory structures.
- Elevation of accessory structure.
- Hardscape and landscape modifications.

STAFF ANALYSIS:
Please refer to the enclosed staff memorandum for HSB-23-011 (ZON-22-122) and the associated development orders. The current plans implement the conditions of approval for HSB-23-011, as follows:

1. The applicant shall submit revised plans with conditions as a Staff Level Application. *(Satisfied by LPCS-23-00789)*.
2. The first-floor ceiling height shall be lowered to 8'.
3. The finished floor shall be raised to a 4" step from grade.
4. The proposed exterior band between the first floor and second floors shall be included.
5. Two bracketed trellises shall be added over the French doors.
6. Applicant shall modify at the direction of the Commission the casement window and mullion band.

CONCLUSION:

As an HSB project the proposed changes must meet the Secretary of the Interior's Standards for Rehabilitation and Sec. 18-306, Sec. 54-122 and Sec. 54-123 of the Landmark Preservation Ordinance. Approval of the project will require one (1) motion to be made by the Landmarks Preservation Commission:

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

WRB:JGM:FHM:ALF

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

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

TO: LPC Chairperson and Members

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

SUBJECT: HSB-22-011 (ZON-22-122) 141 AUSTRALIAN AVE (COMBO)

MEETING: MAY 17, 2023

HSB-22-011 (ZON-22-122) 141 AUSTRALIAN AVE (COMBO). The applicant, Gregory James Pamel, has filed an application requesting Landmarks Preservation Commission review and approval for proposed exterior alterations to a Historically Significant two-story primary structure, and for the demolition and reconstruction of an existing two-story nonconforming accessory structure in the rear yard, including variances for setback, height, number of stories, and Cubic Content Ratio (CCR). This is a combination project that shall also be reviewed by Town Council as it pertains to zoning relief/approval.

Applicant:	Gregory James Pamel
Professional:	SKA Architect + Planner
Representative:	David Klein, Esq.

HISTORY:
The subject property is located within the Royal Park Conservation District and was designated Historically Significant in June of 2022. The primary structure is designed in the Craftsman stye and was constructed circa 1910-1915.

The current proposal was initially scheduled to be reviewed by the LPC at the November 16, 2022, meeting but was deferred by the applicant to the April 19, 2023, meeting.

At the April 2023 meeting, the request to demolish and reconstruct the rear accessory structure was discussed. The project was deferred for one month, with the Commission requesting that the applicants study retaining and rehabilitating the building in lieu of demolition and reconstruction. The applicants revised their proposal based on Commission direction, and resubmitted plans on May 3, 2023.

THE PROJECT:
The applicant has submitted plans, entitled "Pamel Residence 141 Australian Ave", as prepared by **SKA Architect + Planner** dated May 3, 2023.

The following is the scope of work for the Project:

- Removal of vinyl siding and installation of wood shingle siding on the primary residence

- Rehabilitation of the rear accessory structure, including raising the finished floor elevation by .54' and increasing the wall height by 2'
- Landscape and hardscape improvements.

The following Special Exceptions, Site Plan review and/or Variances required to complete the project, and shall be reviewed by Town Council:

- **VARIANCE 1:** Section 134-893(b)(7): Variance request to increase the height of an existing non-conforming accessory structure with a side (east) yard setback of 3.5 feet in lieu of the 15-foot required in R-B Zoning District.
- **VARIANCE 2:** Section 134-893(b)(9): Variance request to increase the height of an existing non-conforming accessory structure with a rear (north) yard setback of 3'-2" in lieu of the 15-foot required in R-B Zoning District.
- **VARIANCE 3**: Section 134-893(b)(13): Variance request for a cubic content ratio (CCR) of 4.73 in lieu of the 4.30 maximum allowed in R-B Zoning District.
- **VARIANCE 4**: Section 134-891(b): Variance request to increase the height of a non-conforming two-story accessory structure to an overall building height of 23.5' in lieu of the 14-foot maximum allowed in R-B Zoning District.
- **VARIANCE 5**: Section 134-891(b)(1): Variance request for an accessory building height of two stories in lieu of the one story maximum allowed on a lot with less than 20,000 square feet.

Site Data			
Zoning District	R-B	**Lot Size (SF)**	7,011 SF
Future Land Use	SINGLE-FAMILY	**Total Building Size (SF)**	3,688.4 SF
C-O-R	10.42'	**Flood Zone**	X
Exist Fin. Floor Elevation	12.17' (main) 10.96' (accessory)	**Prop. Fin. Floor Elevation**	12.17' (main) 1' (accessory)
Year of Construction:	1910-1925	**Architect/Builder:**	No record
Project			
	Required/Allowed	**Existing**	**Proposed**
Lot Coverage	30% (2,100 SF)	28.64% (2,008 SF)	28.64% (2,008 SF)
Cubic Content Ratio (CCR)	4.3	4.53	4.73 ***Variance requested***
Building Height	14'	21.5' (accessory)	23.5' (accessory) ***Variance requested***
Landscape Open Space	45% (3,155 SF)	43.2% (2,962 SF)	47.8% (3,353 SF)
Front Yard Open Space	40% (500 SF)	57.95% (725 SF)	65.9% (824 SF)
Perimeter Open Space	50% (1,079.5 SF)	66.69% (2,057 SF)	65.6% (2,233 SF)
Native Plant Species %	35%	N/A%	35% met

Surrounding Properties / Zoning	
North	2004 Two-story residence / R-B
South	2014 Two-story residence / R-B
East	2006 Two-story residence / R-B
West	2006 Two-story residence / R-B

STAFF ANALYSIS

As a HSB project the proposed changes must meet the Secretary of the Interior's Standards for Rehabilitation and Sec. 18-306, Sec. 54-122 and 54-123 of the Landmark Preservation Ordinance. A preliminary review of the project indicates that the application, as proposed, appears to be inconsistent with the following sections of the Town zoning code: 5 requested variances.

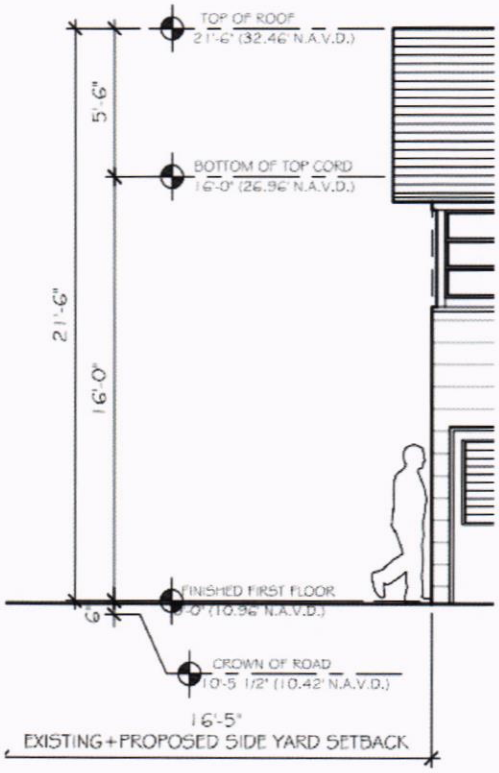
Firstly, it is admirable that the applicant has opted to designate the property as a Historically Significant Building and has chosen to preserve and renovate the property. The residence is surrounded by new(er) two-story residences and its preservation contributes to the rich architectural history of Palm Beach, as well as the streetscape of Australian Avenue.

The scope of work includes the renovation of the two-story primary residence. While altered over the years, the structure is an excellent example of the Craftsman style of architecture. Craftsman style residences generally have steep pitched gable roofs with wide, unenclosed eaves, exposed rafter tails, and full or partial width open porches with knee walls. Additional features of the style often include paired and single casement and double-hung windows and wood lap or shingle siding. The proposed removal of the vinyl siding and installation of the wood shingle siding on the primary structure is appropriate and enhances the character of the building.

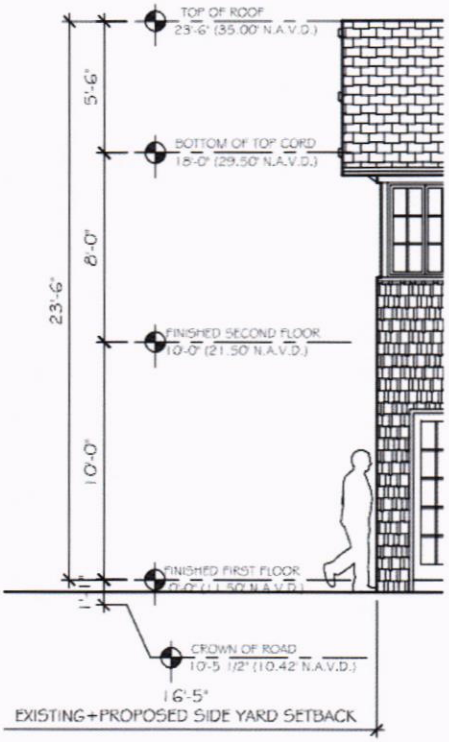
At the April 2023 LPC meeting, a request to demolish and "reconstruct" the rear two-story accessory building was proposed. The Commission deferred the application and instructed the applicants to explore the retention and rehabilitation of the building in lieu of demolition and new construction. The applicants resubmitted plans for the May meeting with a revised proposal.

The May application requests rehabilitating the historically significant accessory structure per Commission directive. The plans indicate that the structure will be reclad with new wood shake siding and that the second story sleeping porch will be maintained through the introduction of a band of casement windows. The plans also request to modify the fenestration on all sides of the building – including the removal, addition, and adjustment of openings. Lastly, the application seeks to increase the height of the accessory structure by 2.54'.

The parcel is located within the FEMA X zone, which is a Non-Special Flood Hazard Area of moderate to low risk. FEMA does not prescribe a finished floor elevation for this zone, but the parcel is relatively high by Palm Beach standards. Per the submitted plans, the building's finished floor height will be increased with a new foundation from an elevation of 10.96' NAVD to 11.50' NAVD. In addition to the increased finished floor elevation, two (2) feet of additional height will be added to the structure's ground floor walls, resulting in a floor-to-floor height of 10'-0". The 2.54' increase in height is most evident in the elevation drawings, provided on Sheets 19-20 of the architectural plan set.



Sheet 19, Existing South Elevation
Finished Floor Elevation: 10.96' NAVD
Height (From FFE to bottom of top chord): 16'



Sheet 19, Proposed South Elevation
Finished Floor Elevation: 11.50' NAVD
Height (From FFE to bottom of top chord): 18'

Because the applicants are electing to increase the height of the building's finished floor elevation and wall height for a reason other than FEMA compliance, the application will require the same variances initially necessary to reconstruct the building, with modifications to variance amounts. Staff contends that the building could be rehabilitated with a new foundation without increasing the height of the building, and therefore eliminating the need for all five variances.

- **VARIANCE 1:** Section 134-893(b)(7): Variance request to increase the height of an existing non-conforming accessory structure with a side (east) yard setback of 3'-5" in lieu of the 15-foot required in R-B Zoning District.

The existing accessory structure is sited with a 3'-5" east side yard setback, whereas 15' is currently required. The application seeks to increase the height of the accessory structure, therefore increasing the setback's non-conformity vertically. This variance would not be necessary if the building was not increasing in height.

- **VARIANCE 2:** Section 134-893(b)(9): Variance request to increase the height of an existing non-conforming accessory structure with a rear (north) yard setback of 3'-2" in lieu of the 15-foot required in R-B Zoning District.

The existing accessory structure is sited with a 3'-2" rear (north) yard setback, whereas 15' is currently required. The application seeks to increase the height of the accessory structure, therefore increasing the setback's non-conformity vertically. This variance would not be necessary if the building was rehabilitated without increasing the height.

- **VARIANCE 3**: Section 134-893(b)(13): Variance request for a cubic content ratio (CCR) of 4.73 in lieu of the 4.30 maximum allowed in R-B Zoning District.

The existing primary and accessory structure have a combined CCR of 4.53 CF, which currently exceeds the allowable 4.30 CCF. With the rehabilitation and increase in height of the new accessory structure, the applicants are requesting to increase the CCR to 4.73 CF. This variance would not be necessary if the building was rehabilitated without increasing the height.

- **VARIANCE 4**: Section 134-891(b): Variance request to increase the height of a non-conforming two-story accessory structure to an overall building height of 23.5' feet in lieu of the 14-foot maximum allowed in R-B Zoning District.

The area of the subject parcel limits the height of accessory structures to 14'. The applicants are requesting to increase the height of an already height non-conforming accessory structure. This variance would not be necessary if the building was rehabilitated without increasing the height.

- **VARIANCE 5**: Section 134-891(b)(1): Variance request for an accessory building height of two stories in lieu of the one story maximum allowed on a lot with less than 20,000 square feet.

Per the RB zoning code, two-story accessory structures are only allowed on parcels with an area of 20,000 SF or greater. As the parcel is only 7,011 SF, only a single-story accessory structure is permitted. The applicants are electing to expand this non-conformity by increasing the height of the existing two-story accessory structure.

Approval of the project will require two separate motions to be made by the Commission: (1) for the overall design of the project in accordance with the aforementioned criteria, subject to any imposed conditions, and (2) that the implementation of the proposed variances will/will not cause negative architectural impact to the subject property.

WRB:JGM:JRH

TOWN OF PALM BEACH

Planning, Zoning & Building Department

DEVELOPMENT ORDER (LPC)

File: HSB-22-011 (ZON-22-122)
Property: 141 Australian Ave (Historically Significant Building)
Meeting Date: May 17, 2023

The Landmarks Preservation Commission (LPC) approved the second story addition and modifications to the rear building at the historically significant property (7-0) as part of this Development Order, with the following conditions:

1. The applicant shall submit revised plans with conditions as a Staff Level Application.
2. The first-floor ceiling height shall be lowered to 8'.
3. The finished floor shall be raised to a 4" step from grade.
4. The proposed exterior band between the first floor and second floors shall be included.
5. Two bracketed trellises shall be added over the French doors.
6. Applicant shall modify at the direction of the Commission the casement window and mullion band.

Additionally, the Commission found that implementation of the proposed variances would not cause negative architectural impact to the subject property (7-0).

Provided, the applicant builds substantially in accordance with the approved plans, as prepared and submitted by **SKA Architect + Planner** on May 10, 2023, as approved by the LPC, and as determined by staff.

Approval of this application by the LPC does not relieve the owner and/or applicant from obtaining additional Town approvals as may be required, such as Town Council approval and the necessary building permits. A building permit for the work authorized under this approval must be obtained within one year from the date of approval or said approval will expire. When requesting a building permit, the plans submitted to the Town for permit are required to be consistent with the plans approved by the Commission and modified in accordance with the conditions of approval that must be satisfied prior to permit issuance, as set forth in this Development Order. A copy of all pages of the Development Order shall be scanned into the plans submitted for a building permit and shall be located immediately after the front cover page of the permit plans. Upon the issuance of a final Certificate of Occupancy or Certificate of Completion, as applicable, the project approved herein shall be maintained in accordance with the plans approved by the Commission and shall be subject to all conditions of approval herein, unless otherwise modified by the Commission. Failure to maintain shall result in the issuance of a Code Compliance citation, and continued failure to comply may result in revocation of the Certificate of Occupancy, Completion and Business Tax Receipt.

This Development Order shall serve as the written approval of the LPC in accordance with Section 54-94.

Dated this 25th day of May, 2023.

Sincerely,

Wayne Bergman, Director of Planning, Zoning and Building, on behalf of
LANDMARKS PRESERVATION COMMISSION

cc: James G. Murphy, Assistant Director of Planning, Zoning and Building
Sarah C. Pardue, Design & Preservation Planner
Jordan R. Hodges, Design & Preservation Planner

TOWN OF PALM BEACH

Planning, Zoning & Building Department

TOWN COUNCIL DEVELOPMENT ORDER

File: ZON-22-122 (HSB-22-011)
Property: 141 AUSTRALIAN AVE
Meeting Date: JULY 12, 2023

At the JULY 12, 2023 Development Review meeting, the Town Council, after hearing all testimony, approved (5-0) the following Variance(s) requests (#1, #2, #3, #4, and #5), in accordance with Sec. 134-201(a):

- **VARIANCE 1:** Section 134-893(b)(7): Variance request to increase the height of an existing non-conforming accessory structure with a side (east) yard setback of 3.5' in lieu of the 15' required in R-B Zoning District.
- **VARIANCE 2:** Section 134-893(b)(9): Variance request to increase the height of an existing non-conforming accessory structure with a rear (north) yard setback of 3'-2" in lieu of the 15' required in R-B Zoning District.
- **VARIANCE 3**: Section 134-893(b)(13): Variance request for a cubic content ratio (CCR) of **4.63** in lieu of the 4.30 maximum allowed in R-B Zoning District.
- **VARIANCE 4**: Section 134-891(b): Variance request to increase the height of a non-conforming two-story accessory structure to an overall building height of **22.5**' in lieu of the maximum 15' allowed in R-B Zoning District.
- **VARIANCE 5**: Section 134-891(b)(1): Variance request for an accessory building height of two stories in lieu of the one story maximum allowed on a lot with less than 20,000 square feet.

Provided, the applicant build substantially in accordance with the approved plans, entitled "Pamel Residence 141 Australian Ave", as prepared by **SKA Architect + Planner** dated May 3, 2023 and staff level application entitled "L-23-00789" dated June 21, 2023, and as approved by Town Council, as determined by staff.

The following condition(s) to be included as part of this Development Order:

1. Prior to the issuance of a building permit, the applicant shall either dedicate and record a utility easement, or enter into an agreement ensuring said easement, if necessary to facilitate utility undergrounding in the area.

Approval of this application by the Town Council does not relieve the owner and/or applicant from obtaining additional Town approvals as may be required, such as design review approvals and the necessary building permits. A building permit for the work authorized under this approval must be obtained within three years from the date of approval or said approval will expire. When requesting a building permit, the plans submitted to the Town for permit are required to be consistent with the plans approved by the Town Council and modified in accordance with the conditions of approval that must be satisfied prior to permit issuance, as set forth in this Development Order.

This Development Order shall serve as the written finding of the Town Council.

Dated this 13th day of July, 2023.

Sincerely,

Wayne Bergman, Director of Planning, Zoning and Building, on behalf of
TOWN COUNCIL

cc: James G. Murphy, Assistant Director of Planning, Zoning and Building
Zf

Date: JUNE 02, 2025
Re: 141 Australian Avenue
Palm Beach, Florida 33480
HSB-25-0007

SKA
SKA ARCHITECT + PLANNER
OFFICE 561-655-1116 FAX 561-832-7828
249 PERUVIAN AVE., SUITE F-2, PALM BEACH, FL 33480

LETTER OF INTENT – RESUBMISSION

We are resubmitting the previously approved plans for the renovation of the existing residence and guest house at 141 Australian Avenue. This resubmission is necessary due to the expiration of the original approvals, which resulted from ongoing litigation related to the cabana. The delay was not due to any inaction or negligence on the part of the owner.

The scope of work remains unchanged and includes:

- Renovation of the existing two-story residence, including replacement of vinyl siding with wood shingle siding,
- Lifting and renovation of the existing guest house,
- Associated new landscape and hardscape improvements.

All previously approved **variances** remain valid and are listed below:

1. **Section 134-893(b)(7):** East side yard setback of 3.5 feet in lieu of the 15-foot required for the accessory structure (guest house).
2. **Section 134-893(b)(9):** Rear yard setback of 5 feet in lieu of the 15-foot required.

3. **Section 134-893(b)(13):** Cubic content ratio (CCR) of 4.73 in lieu of the 4.30 maximum allowed.

4. **Section 134-891(b)(1):** Maximum height of 23.5 feet for the accessory structure in lieu of the 15-foot limit.

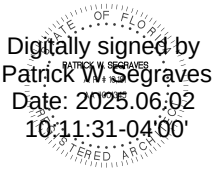
5. **Section 134-891(b)(1):** Two-story accessory structure in lieu of the one-story maximum permitted on a lot under 20,000 square feet.

We respectfully request reapproval of the project in accordance with the prior approvals and appreciate the Town's continued support and consideration.

Sincerely,

Erik Broberg

Associate, SKA Architect + Planner



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SHEET INDEX

1. COVER
2. SURVEY
3. ZONING LEGEND
4. ZONING DIAGRAMS
5. VICINITY LOCATION MAP
6. CONTEXTUAL PLAN
7. STREETSAPE
8. EXISTING PHOTOGRAPHS
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12. EXISTING PHOTOGRAPHS
13. EXISTING PHOTOGRAPHS
14. EXISTING PHOTOGRAPHS
15. EXISTING + PROPOSED SITE PLAN
16. EXISTING + DEMO + PROPOSED FLOOR PLANS
17. EXISTING + PROPOSED ELEVATIONS - MAIN HOUSE
18. EXISTING + PROPOSED ELEVATIONS - MAIN HOUSE
17. EXISTING + PROPOSED ELEVATIONS - MAIN HOUSE
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19. EXISTING + PROPOSED ELEVATIONS - GUEST HOUSE
20. EXISTING + PROPOSED ELEVATIONS - GUEST HOUSE

EX-0. WINDOW + DOOR SCHEDULES
EX-1. PRODUCT SPECIFICATIONS + MATERIALS
21. TRUCK LOGISTICS

SKA ARCHITECT + PLANNER
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(561) 655 - 1116 OFFICE
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The Paramount Building
139 North County Rd, Suite 20-B
Palm Beach, Florida 33480
561.832.4600

Chad M. Gruber
Gruber Consulting Engineers

247 Mercer Ave, Suite 305
West Palm Beach, FL 33401
561.312.2041

PAMEL RESIDENCE
141 AUSTRALIAN AVE.
PALM BEACH, FL 33480

FINAL SUBMIT: 06-30-25

LPC
HSB-25-0007
07-16-25

TOWN COUNCIL
ZON-22-122
07-09-25

FIRST SUBMISSION	**05-15-25**
SECOND SUBMISSION	**06-02-25**
FINAL SUBMIT	**06-30-25**

SKA ARCHITECT + PLANNER
PATRICK SEGRAVES A.I.A.

PREVIOUS CASE NUMBERS:
HSB-22-011
ZON-22-122

PROJECT DESCRIPTION

Resubmittal for the renovation of an existing two-story residence and lifting of the guest house, including updated siding, new landscape and hardscape. The scope is unchanged from the previously approved plans, and all variances remain valid. This resubmission is due to expiration of approvals resulting from litigation related to the cabana.

VARIANCES 134-201 N/A
The guest house require the following variances:

Section 134-893(b)(7): Request for construction of an accessory structure with a east side yard setback of 3.5 feet in lieu of the 15-foot required in R-B Zoning District.
Section 134-893(b)(9): Request for construction of an accessory structure with a rear yard setback of 5 feet in lieu of the 15-foot required in R-B Zoning District.
Section 134-893(b)(13): Request for a cubic content ratio of 4.73 in lieu of the 4.30 maximum allowed in R-B Zoning District.
Section 134-891(b)(1): Request to build an accessory structure with a maximum height of 18 feet in lieu of the 15-foot maximum allowed in R-B Zoning District.
Section 134-891(b)(1) Request to build a two story accessory structure in lieu of the one story maximum stories due to size of lot under 20,000SF

SKA ARCHITECT + PLANNER
OFFICE 561-655-1116 FAX 561-832-7828
249 PERUVIAN AVE., SUITE F-2, PALM BEACH, FL 33480

CONSULTANT:

PROPOSED RESIDENCE FOR:
141 AUSTRALIAN AVE, LLC
141 AUSTRALIAN AVE
PALM BEACH, FLORIDA 33480

A.A. #001345
A.R. #10,181

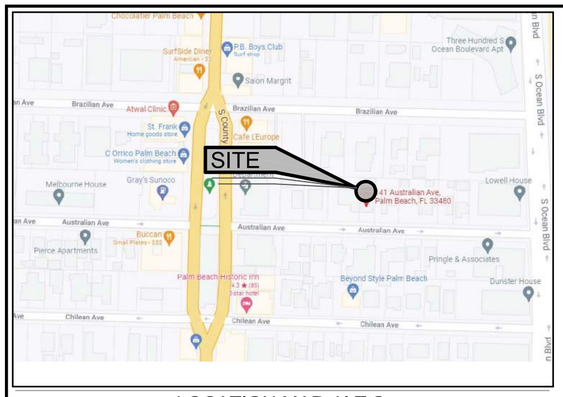
Digitally signed by Patrick W Segraves
Date: 2025.06.30 12:14:26-04'00'

REVISIONS:

SHEET NUMBER: 1

ISSUE DATE: 06-29-25
HSB-25-0007

REVISIONS:



LOCATION MAP N.T.S.

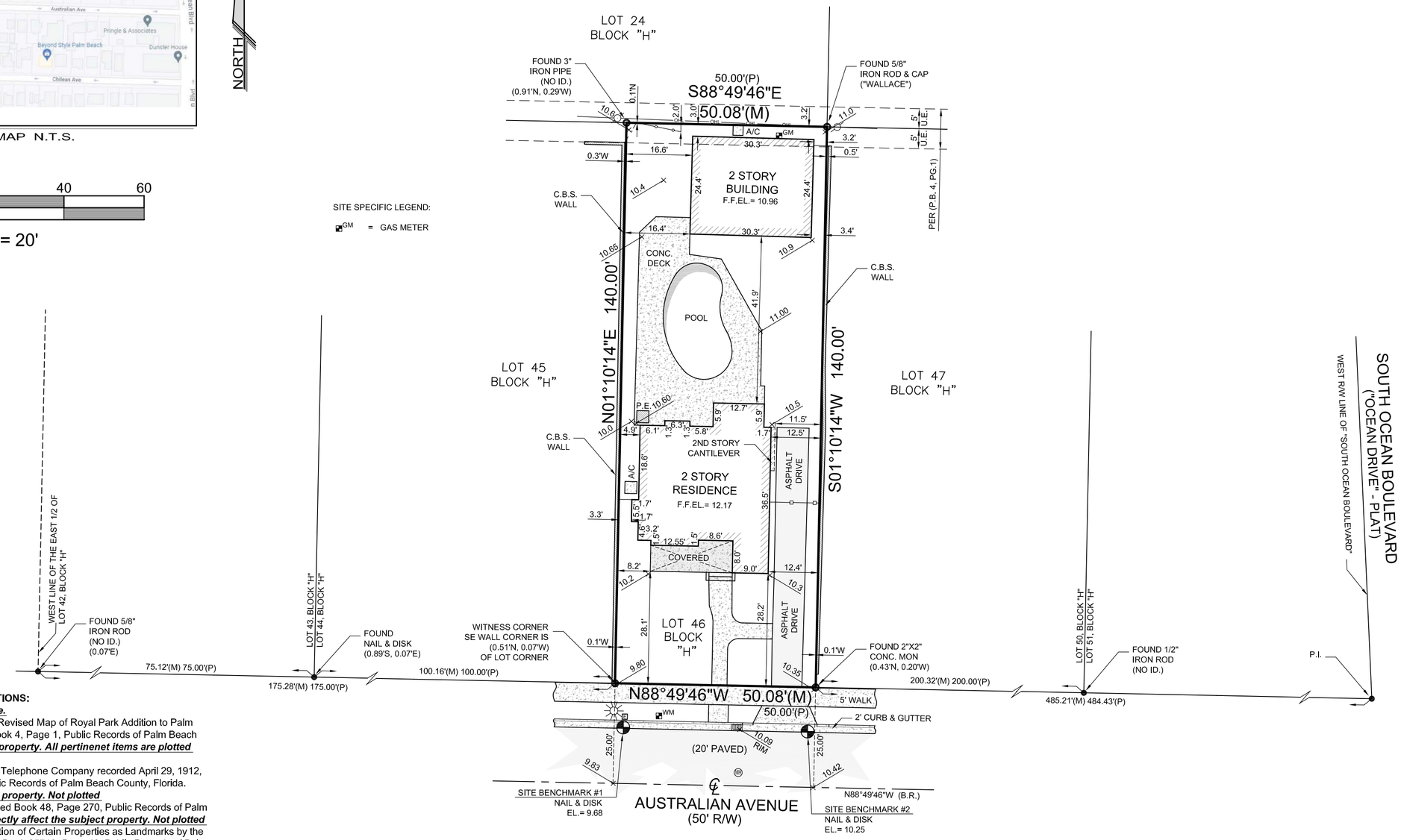
NORTH

20 0 20 40 60

Scale 1" = 20'

SITE SPECIFIC LEGEND:

GM = GAS METER



NOTES ON SCHEDULE B TITLE EXCEPTIONS:

1. ***Standard exceptions. Not plottable.***
2. All matters contained on the Plat of Revised Map of Royal Park Addition to Palm Beach, Florida, as recorded in Plat Book 4, Page 1, Public Records of Palm Beach County, Florida. ***Affects the subject property. All pertinenet items are plotted hereon.***
3. Easement to The West Palm Beach Telephone Company recorded April 29, 1912, under Deed Book 22, Page 113, Public Records of Palm Beach County, Florida. ***Does not directly affect the subject property. Not plotted***
4. Easement for utilities reserved in Deed Book 48, Page 270, Public Records of Palm Beach County, Florida. ***Does not directly affect the subject property. Not plotted***
5. Certificate of Notification of Designation of Certain Properties as Landmarks by the Town of Palm Beach recorded in O.R. Book 25713, Page 40, Public Records of Palm Beach County, Florida. ***Affects the subject property. Blanket designation, not plottable.***
6. Resolution No. R-2015-0192 of the Town of Palm Beach granting an ad valorem tax exemption for the historic rehabilitation of the subject property recorded February 17, 2015, in O.R. Book 27339, Page 1516 and related Historic Preservation Property Tax Exemption Covenant recorded in O.R. Book 27339, Page 1519, Public Records of Palm Beach County, Florida. ***Affects the subject property. Blanket resolution, not plottable.***

SURVEY NOTES:

1.) Lands shown hereon reflect all pertinent easements and/or rights of way contained in Old Republic National Title Insurance Company, Loan Policy: Policy No.: MF6-8615543; Date of Policy: August 20, 2021 @ 09:23 AM; See "NOTES ON SCHEDULE B TITLE EXCEPTIONS".
2.) Total area of subject parcel 7,011 square feet (0.1610 acres).
3.) Elevations shown hereon are based on North American Vertical Datum of 1988 (NAVD 88)

a) Originating benchmark = Leica Global Positioning System

b) +00.00 = existing elevation (typical).

c) Conversion of NAVD 88 elevations to NGVD 29 (National Geodetic Vertical Datum of 1929): Add 1.53' to the NAVD 88 elevation to obtain NGVD 29 elevations.

4.) No underground improvements located.
5.) Bearings shown hereon are State Plane Grid (NAD 83/90 ADJUSTMENT, FLORIDA EAST ZONE). Distances are plat, deed and measured unless otherwise shown.
6.) This firms "Certificate of Authorization" number is "LB 6838".

LEGEND:

CALC.	= CALCULATED	(P)	= PLAT	P.I.	= POINT OF INTERSECTION		= ASPHALT PAVEMENT
C.B.S.	= CONCRETE BLOCK STRUCTURE	R	= RADIUS	P.O.C.	= POINT OF COMMENCEMENT		= CONCRETE FLATWORK
CONC. MON.	= CONCRETE MONUMENT	Δ	= CENTRAL "DELTA" ANGLE	P.O.B.	= POINT OF BEGINNING		= PAVER BRICK FLATWORK
CONC.	= CONCRETE	L	= ARC LENGTH	R/W	= RIGHT OF WAY	GM	= WOOD POWER POLE
D.E.	= DRAINAGE EASEMENT	CH.B.	= CHORD BEARING	— x —	= CHAIN LINK FENCE	WM	= WATER METER
U.E.	= UTILITY EASEMENT	N.G.V.D.	= NATIONAL GEODETIC VERTICAL DATUM	—o—o—	= WOOD FENCE		= FIRE HYDRANT
P.E.	= POOL EQUIPMENT	O.R.B.	= OFFICIAL RECORD BOOK	—o—o—	= METAL FENCE		= CATCH BASIN
F.F.EL.	= FINISHED FLOOR ELEVATION	P.B.	= PLAT BOOK		= CENTERLINE	SB	= SANITARY MANHOLE
EL.	= ELEVATION	P.C.	= POINT OF CURVATURE	— — — —	= EASEMENT		
(B.R.)	= BEARING REFERENCE	P.T.	= POINT OF TANGENCY		= COVERED		
(D)	= DEED	P.R.C.	= POINT OF REVERSE CURVATURE		= OVERHEAD LINES		
(M)	= MEASURED	P.C.C.	= POINT OF COMPOUND CURVATURE		= LOT TIE		

CERTIFIED TO: Gregory J. Pamel; LendSure Mortgage Corp., its successors and/or assigns; Old Republic National Title Insurance Company; Rabideau Klein
PROPERTY ADDRESS: 141 Australian Ave, Palm Beach, FL 33480
FLOOD ZONE: X (FIRM 120220-12099C0583F 10/05/2017)
DESCRIPTION: Lot 46, Block "H", Revised Map of Royal Park Addition to Palm Beach, according to the plat thereof as recorded in Plat Book 4, Page 1, Public Records of Palm Beach County, Florida.

BOUNDARY SURVEY

This survey is not valid without embossed surveyor's seal and/or an authenticated electronic signature and authenticated electronic seal.

Registered Land Surveyor, Florida Certificate No.
MICHAEL J. MILLER #4034

CRD. FILE Y211600

SCALE:	1" = 20'
DRAWN BY:	PICARD (C)
FIELD WK:	J.W. / B.M.
DATE:	01/06/2022

MILLER LAND SURVEYING
1121 LAKE AVENUE
LAKE WORTH BEACH, FLORIDA 33460
PHONE: (561) 586-2669 - FAX: (561) 582-0151
www.millersurveying.com
e-mail: orders@millersurveying.com

REF:	I37/72
PREV. JOB NO'S.	
JOB NO.	Y211600
	M - 5053

W:\Miller\MILLER-DRAWINGS\NEDIY211600.dwg, 18X24, 1/21/2022 2:05:33 PM

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:**	141 AUSTRARIAN AVENUE		
2	**Zoning District:**	R-B LOW DENSITY RESIDENTIAL		
3	**Structure Type:**	TWO STORY, SINGLE FAMILY HOME		
4		Required/Allowed	Existing	Proposed
5	Lot Size (sq ft)	10,000 SQ.FT.	7,011 SQ.FT.	7,011 SQ.FT.
6	Lot Depth	100.00'	140.00'	140.00'
7	Lot Width	100.00'	50.08'	50.08'
8	Lot Coverage (Sq Ft and %)	40%(1)-30%(2)	2,008 (28.64%)	2,008 (28.64%)
9	Enclosed Square Footage (Basement, 1st Fl, 2nd Fl., Accesory Structues, etc)	NA	3,688.40 SQ.FT.	3,688.40 SQ.FT.
10	Cubic Content Ratio (CCR) (R-B ONLY)	4.30	4.53	4.73
11	*Front Yard Setback (Ft.)	25'(1)-35'(2)	28.1'	28.1'
12	* Side Yard Setback (1st Story) (Ft.)	12.50'(W+E)	8.2',12.4'	8.2',12.4'
13	* Side Yard Setback (2nd Story) (Ft.)	15.00'(W+E)	16.4',3.4'	16.4',3.4'
14	*Rear Yard Setback (Ft.)	10'(1)-15'(2)	3.2'	3.2'
15	Angle of Vision (Deg.)	100	55	55
16	Building Height (Ft.)	14'(1)-22'(2)	18' (Main) / 16' (Guest)	18' (Main) / 18' (Guest)
17	Overall Building Height (Ft.)	22'(1)-30'(2)	21.5'	23.5'
18	Crown of Road (COR) (NAVD)	NA	10.42	NO CHANGE
19	Max. Amount of Fill Added to Site (Ft.)	NA	NA	NA
20	Finished Floor Elev. (FFE)(NAVD)	7.00' MINIMUM	12.17' (M) / 10.96' (G)	12.17' (M) / 11.50' (G)
21	Zero Datum for point of meas. (NAVD)	7.00' MINIMUM	7.00'	7.00'
22	FEMA Flood Zone Designation	NA	X	X
23	Base Flood Elevation (BFE)(NAVD)		7.00'	7.00'
24	Landscape Open Space (LOS) (Sq Ft and %)	3,155 SF (45%)	2,962 SF (43.2%)	3,159 SF (45.01%)
25	Perimeter LOS (Sq Ft and %)	1,079.5 SF (50%)	2,057 SF (66.69%)	2,057 SF (66.69%)
26	Front Yard LOS (Sq Ft and %)	500 SF (40%)	725 SF (57.95%)	824 SF (65.9%)
27	**Native Plant Species %	*Please refer to separate landscape legend.*		

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

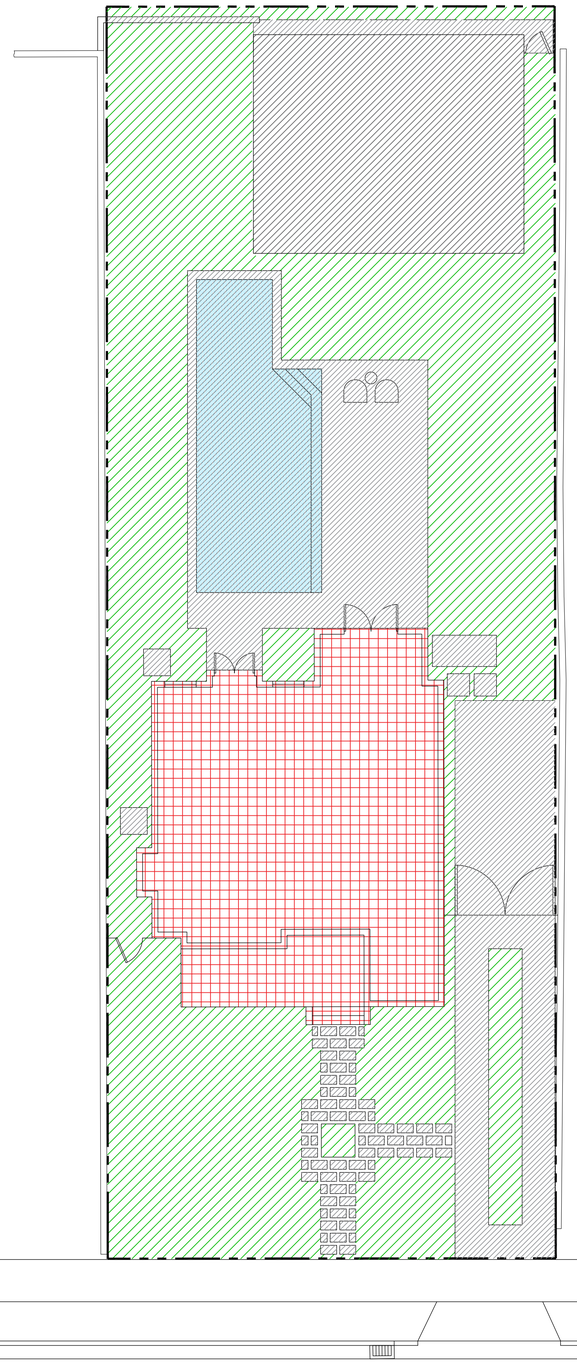
*** Provide Native plant species calculation per category as requited by Ord. 24-2021 on separate table*

If value is not applicable, enter N/A

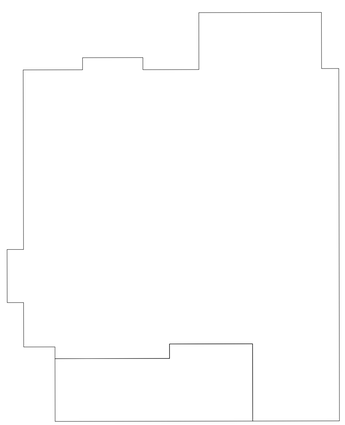
If value is not changing, enter N/C

REV BF 20220304

LOT COVERAGE	2,008 SQFT	(28.64%)
OPEN SPACE	3,166 SQFT	(45.20%)
HARDSCAPE	1,837 SQFT	(26.16%)
TOTAL	7,011 SQFT	(100.00%)



AUSTRALIAN AVE



EXISTING CCR

MAIN HOME
1,111.50 SQ. FT. @ 18.00' = 20,007.00 CU. FT. (TWO STORY STRUCTURE)

GUEST LOFT/GARAGE [SUBJECT STRUCTURE]
732.70 SQ. FT. @ 16.00' = 11,723.00 CU. FT. (TWO STORY STRUCTURE)

TOTAL CUBIC FEET = 31,730.20 CU. FT. / 7,000 SQ. FT. = 4.53 CCR

MAX ALLOWABLE CCR: 4.00 + [(10,000 - 7,011.00) / 10,000] = 4.30 CCR
MAX ALLOWABLE CUBIC FEET: 4.30 X 7,011.00 SQ.FT. = 30,139.59 CU. FT.
30,139.59 CU. FT. MAX - 31,730.20 CU. FT. = 1,590.61 CU. FT. EXCESS [EXISTING]

LOGGIA
146.00 SQ. FT. @ 8.00' = 1,168.00 CU. FT. (MAIN HOUSE ENTRY)

5% OF HOUSE CU.FT. (30,139.59 CU. FT.) = 1,506.98 CU. FT. MAX

1,506.98 CU. FT. MAX - 1,168.00 CU. FT. = 338.98 CU. FT. LOGGIA REMAINING

1,590.61 CU. FT. EXCESS [EXISTING] - 338.98 CU. FT. LOGGIA REMAINING = -1,251.63 CU. FT. EXCESS

PROPOSED CCR

MAIN HOME
1,111.50 SQ. FT. @ 18.00' = 20,007.00 CU. FT. (TWO STORY STRUCTURE)

GUEST LOFT/GARAGE [SUBJECT STRUCTURE]
732.70 SQ. FT. @ 18.00' = 13,188.60 CU. FT. (TWO STORY STRUCTURE)

TOTAL CUBIC FEET = 33,195.60 CU. FT. / 7,000 SQ. FT. = 4.73 CCR

MAX ALLOWABLE CCR: 4.00 + [(10,000 - 7,011.00) / 10,000] = 4.30 CCR
MAX ALLOWABLE CUBIC FEET: 4.30 X 7,011.00 SQ.FT. = 30,139.59 CU. FT.
30,139.59 CU. FT. MAX - 33,195.60 CU. FT. = 3,056.61 CU. FT. EXCESS [EXISTING]

LOGGIA
146.00 SQ. FT. @ 8.00' = 1,168.00 CU. FT. (MAIN HOUSE ENTRY)

5% OF HOUSE CU.FT. (30,139.59 CU. FT.) = 1,506.98 CU. FT. MAX

1,506.98 CU. FT. MAX - 1,168.00 CU. FT. = 338.98 CU. FT. LOGGIA REMAINING

3,056.61 CU. FT. EXCESS [EXISTING] - 338.98 CU. FT. LOGGIA REMAINING = -2,717.03 CU. FT. EXCESS

AUSTRALIAN AVE

ZONING DIAGRAM

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

SKA
SKA ARCHITECT + PLANNER
OFFICE 561-655-1116 FAX 561-832-7828
249 PERUVIAN AVE., SUITE F-2, PALM BEACH, FL 33480

CONSULTANT:

PROPOSED RESIDENCE FOR:
141 AUSTRALIAN AVE, LLC
141 AUSTRALIAN AVE
PALM BEACH, FLORIDA 33480

A.A. #001345
A.R. #10,181

Digitally signed by Patrick W Segraves
Date: 2025.06.30 12:14:29-04'00'

REVISIONS:

SHEET NUMBER: 4

ISSUE DATE: 08-17-22
HSB-22-011
ZON-22-122

VICINITY LOCATION MAP

SCALE: NTS

SKA ARCHITECT + PLANNER
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A.R. #10,181

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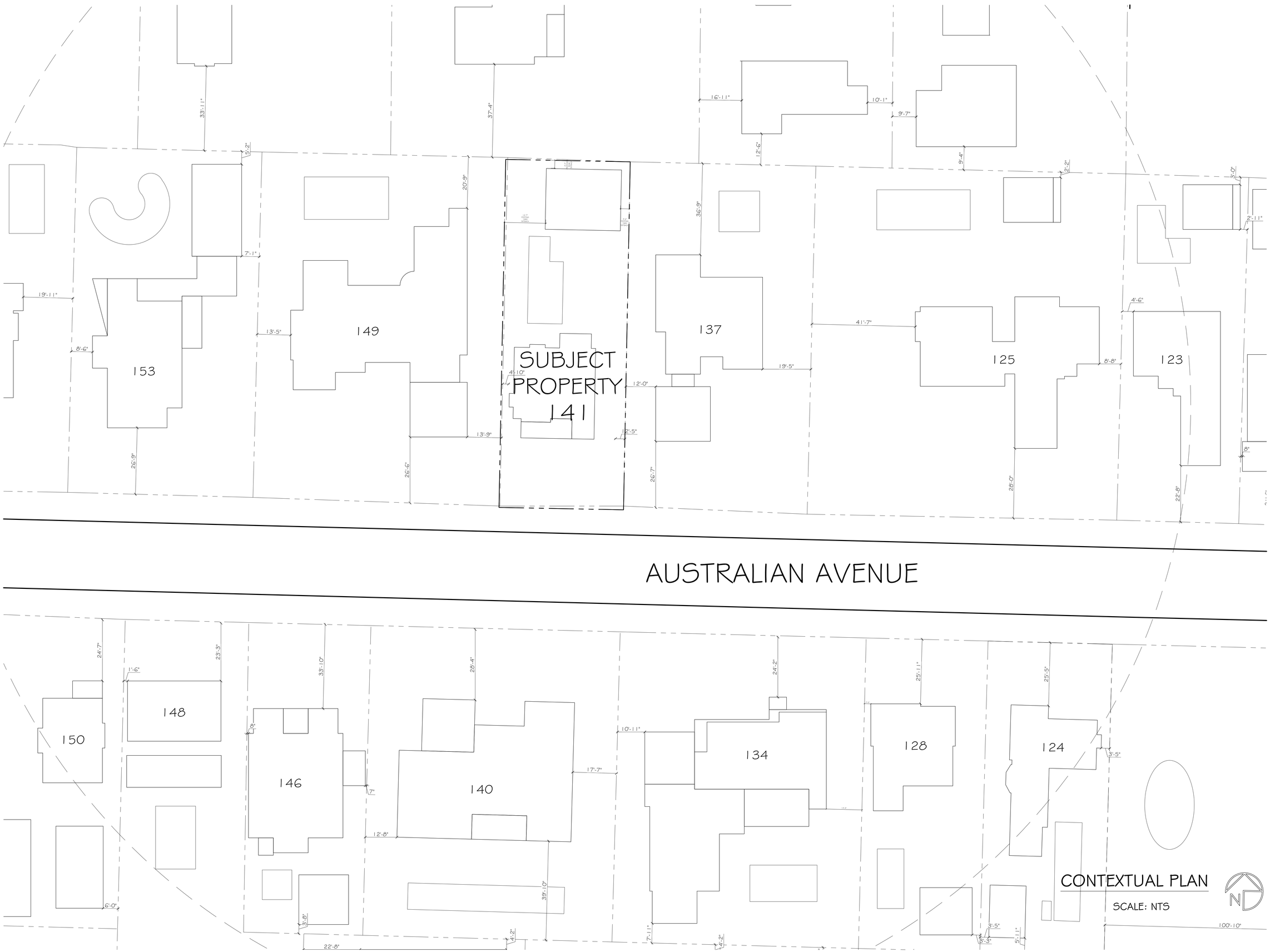
Date: 2025.06.30 12:14:30-04'00'

REVISIONS:

SHEET NUMBER: 5

ISSUE DATE: 08-17-22
HSB-22-011
ZON-22-122



CONTEXTUAL PLAN

SCALE: NTS

SKA
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249 PERUVIAN AVE, SUITE F-2, PALM BEACH, FL 33480

CONSULTANT:

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PALM BEACH, FLORIDA 33480

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A.R. #10,181

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SHEET NUMBER: 6

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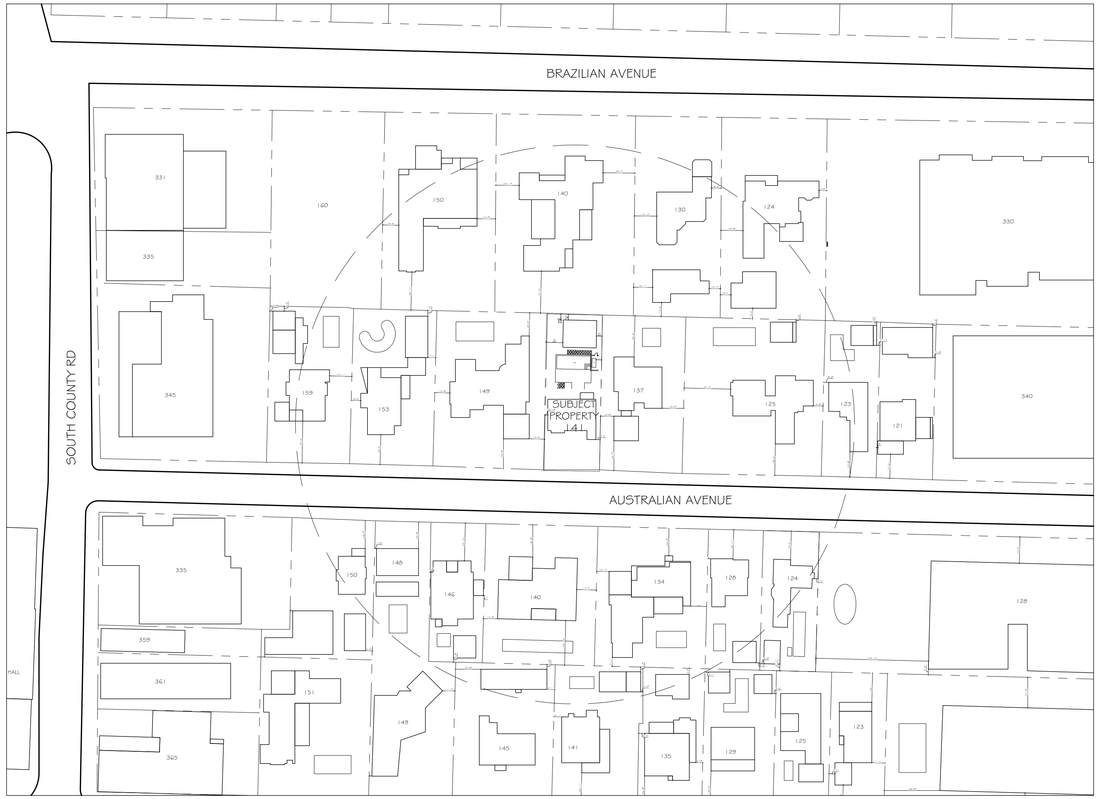
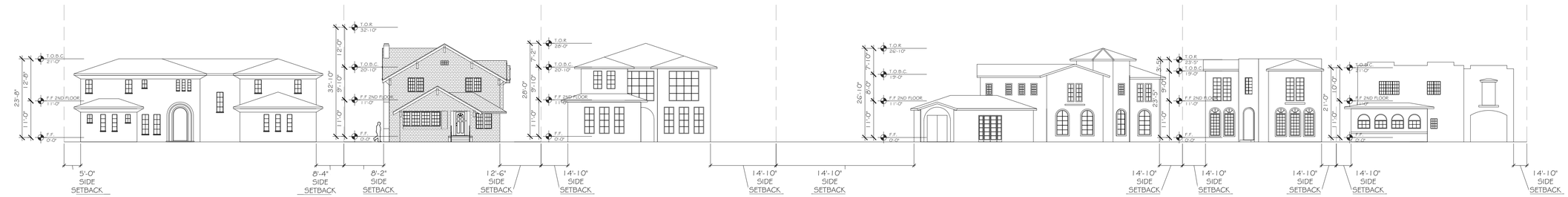
SITE LOCATION MAP

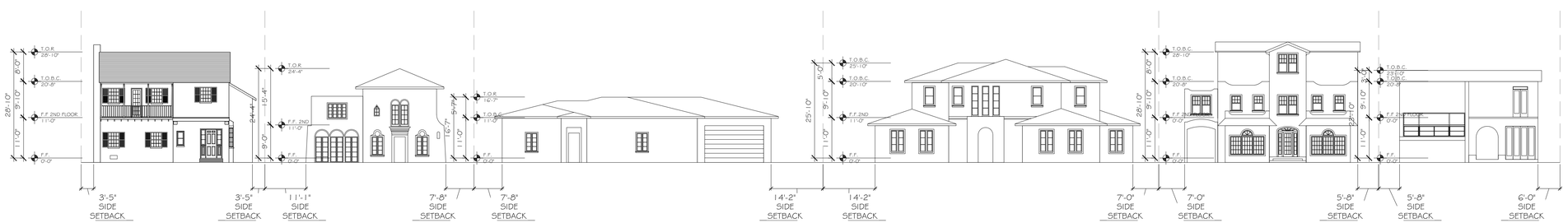
SCALE: NTS



SURROUNDING PROPERTIES MAP

SCALE: 1/64" = 1'-0"





STREET SCAPE

SCALE: 1/16" = 1'-0"

SKA
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CONSULTANT:

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PALM BEACH, FLORIDA 33480

A.A. #001345
A.R. #10,181

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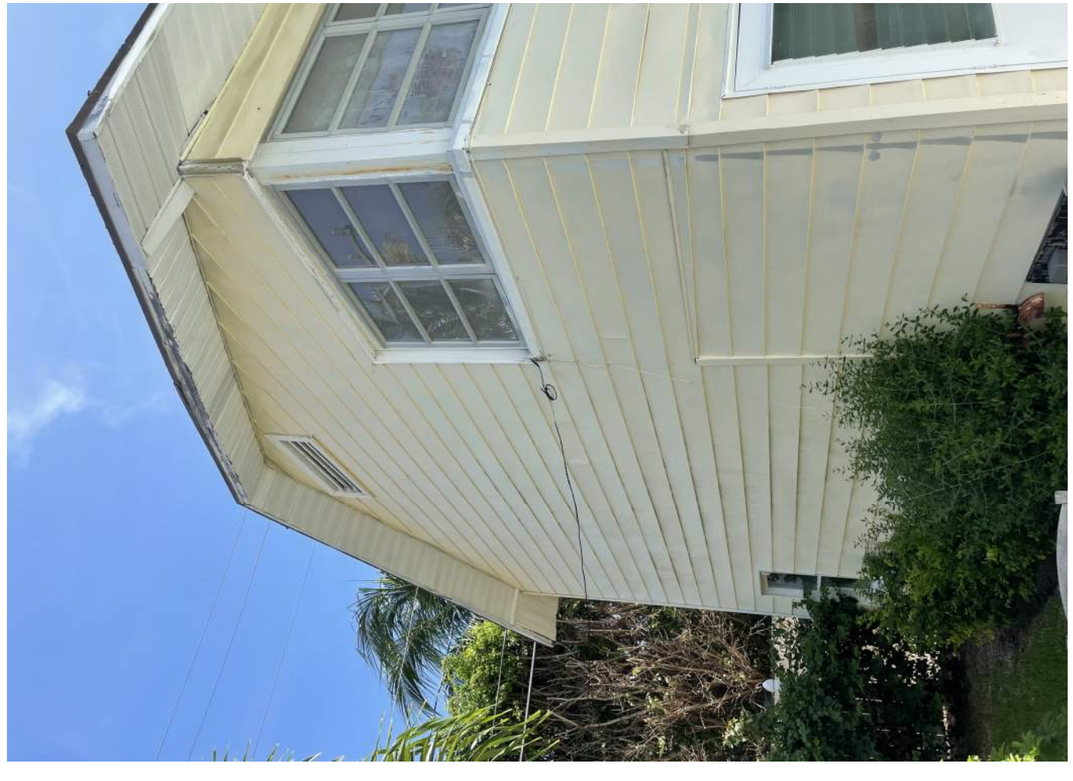


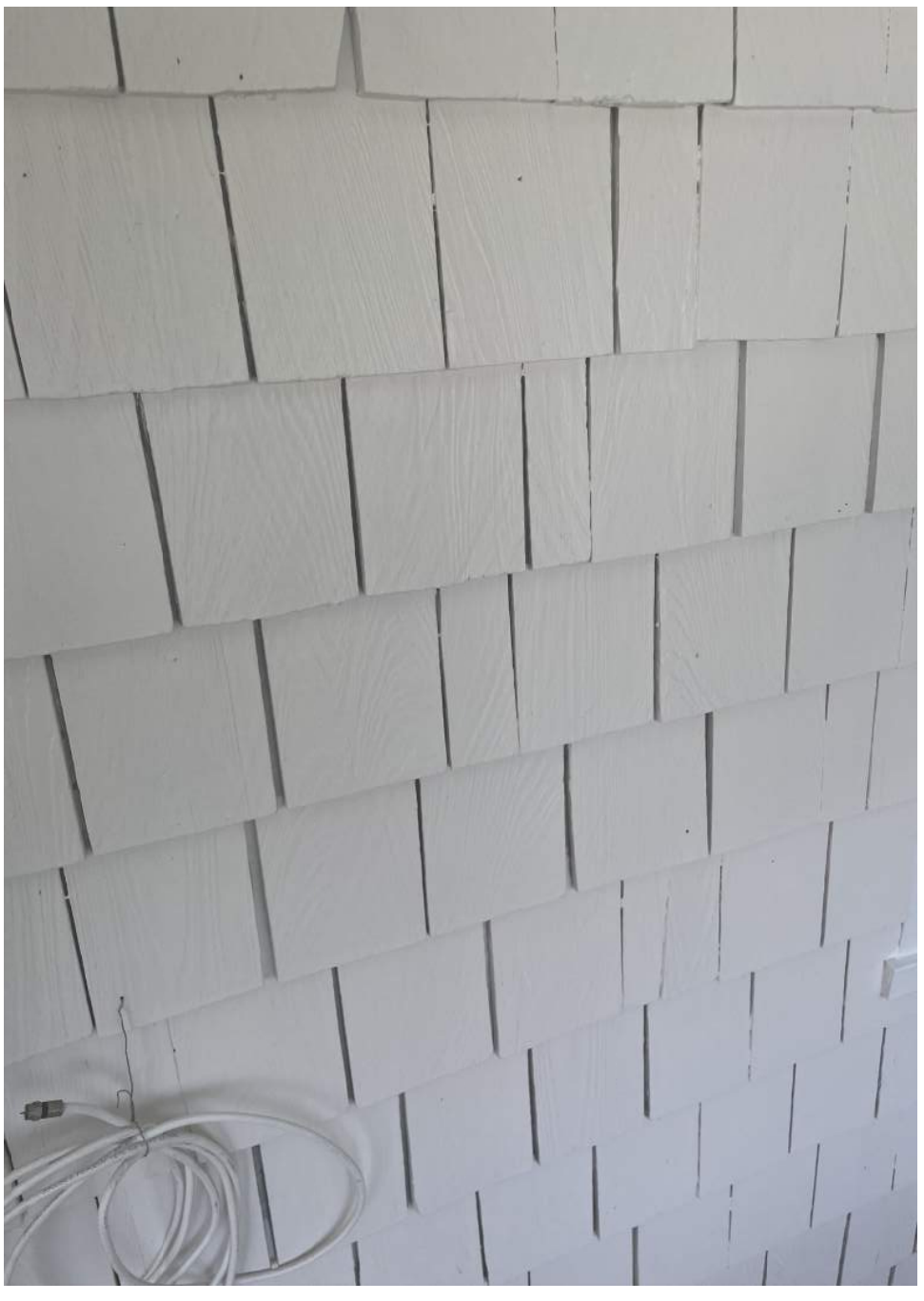





BEACH
BEACH LIFE














Benjamin
Moore






Travel Bed




Benjamin
Moore
ULTRA











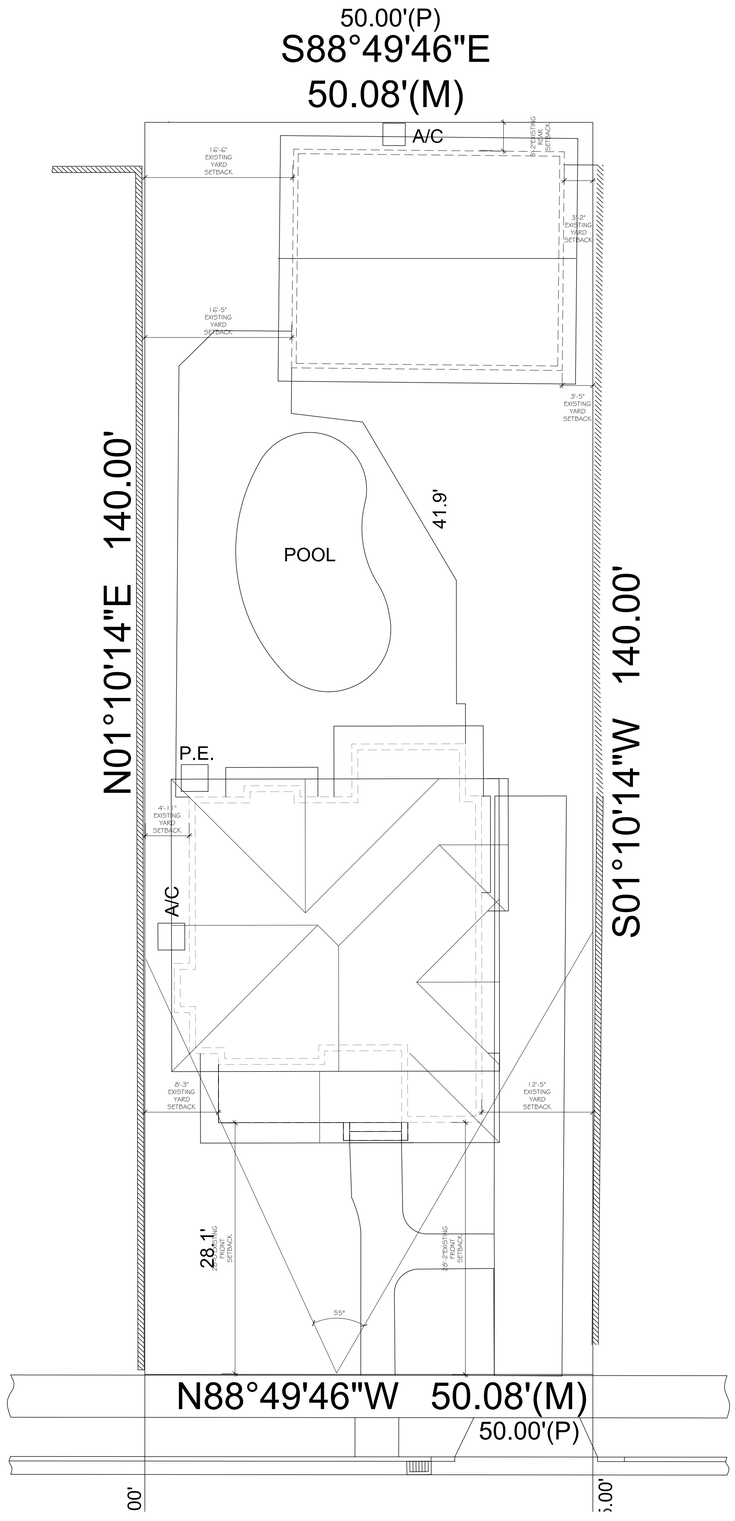






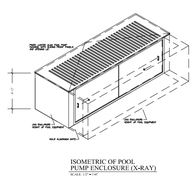




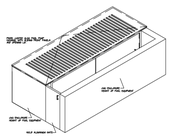


EXISTING SITE PLAN

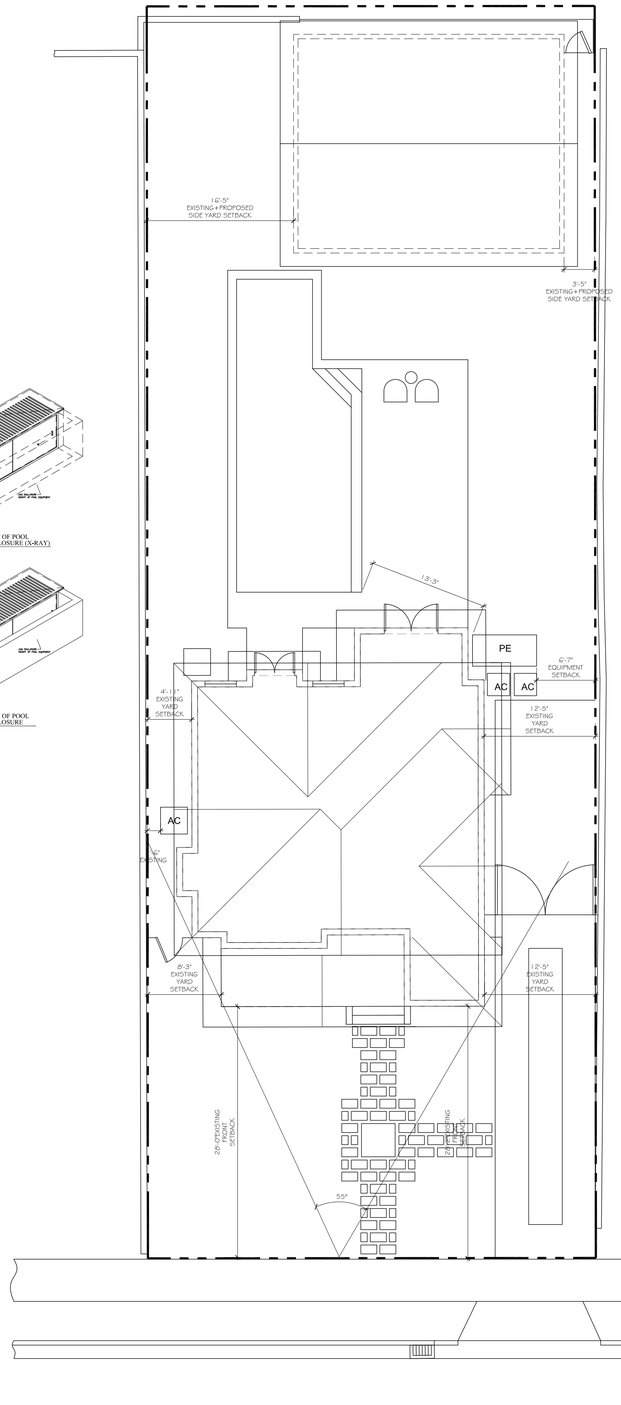
SCALE: 1/8" = 1'-0"



ISOMETRIC OF POOL PUMP ENCLOSURE (X-RAY)

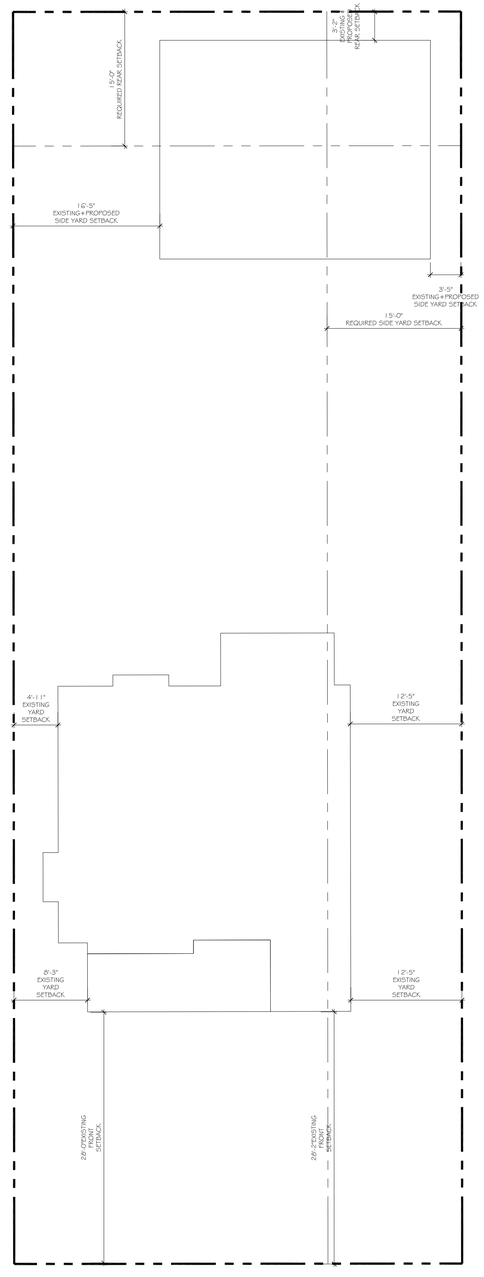


ISOMETRIC OF POOL PUMP ENCLOSURE



PROPOSED SITE PLAN

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



VARIANCE DIAGRAM

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

SKA
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OFFICE 561-655-1116 FAX 561-832-7828
249 PERUVIAN AVE. SUITE F-2, PALM BEACH, FL 33480

CONSULTANT:

PROPOSED RESIDENCE FOR:
141 AUSTRALIAN AVE, LLC
141 AUSTRALIAN AVE
PALM BEACH, FLORIDA 33480

A.A. #0001345
A.R. #10,181

Digitally signed by Patrick W Segraves
Date: 2025.06.30 12:14:34-04'00'

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15

ISSUE DATE: 08-17-22
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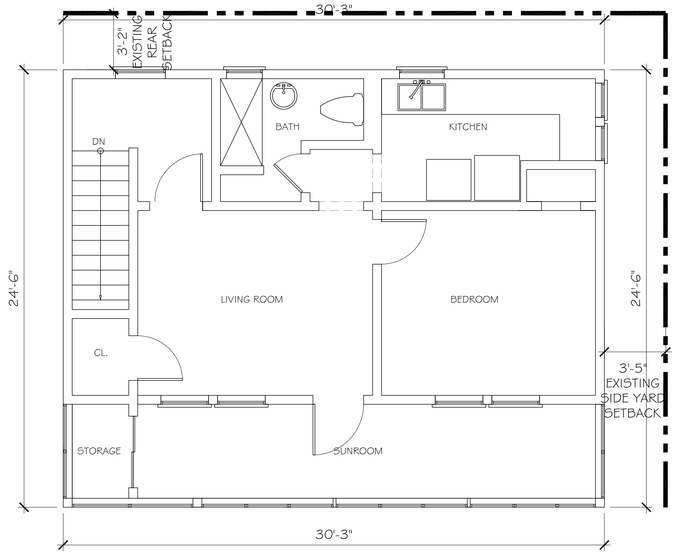
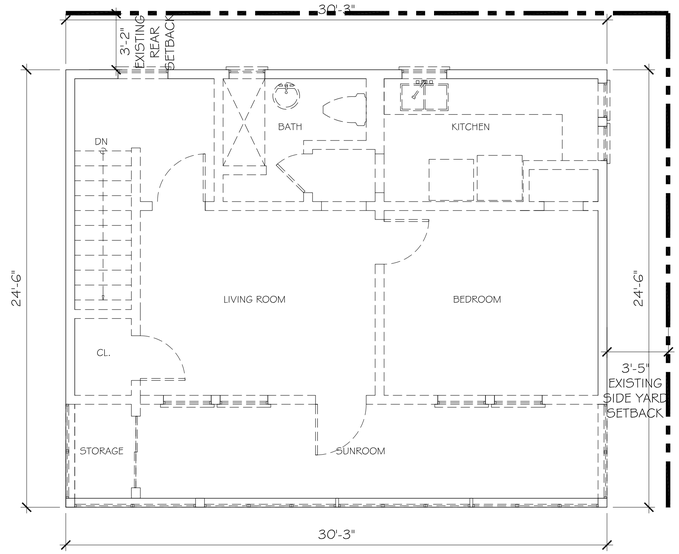
ZON-22-122



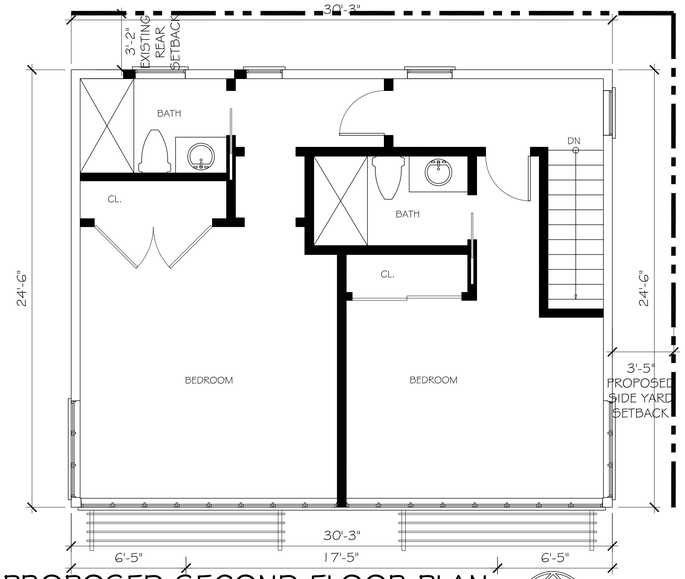
EXISTING SECOND FLOOR PLAN

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



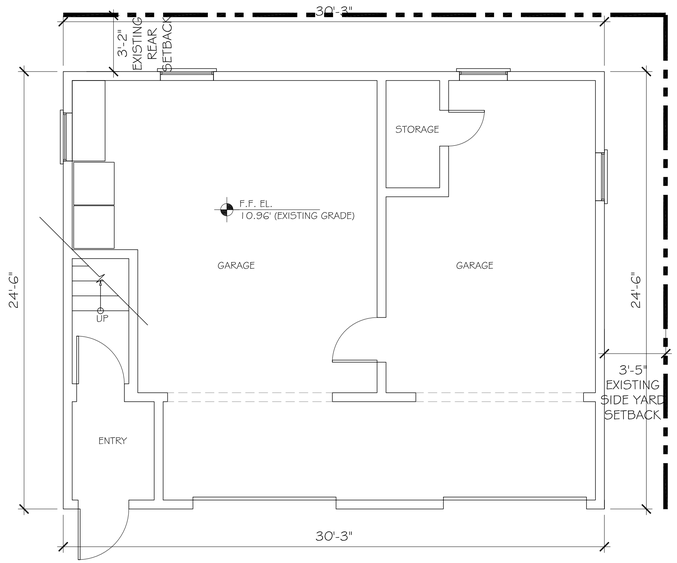
SECOND FLOOR DEMO PLAN

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



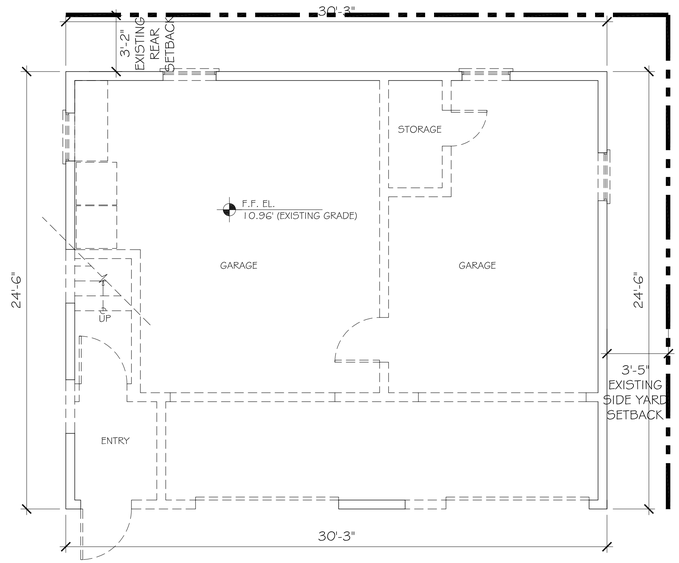
PROPOSED SECOND FLOOR PLAN

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



EXISTING FIRST FLOOR PLAN

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



FIRST FLOOR DEMO PLAN

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



PROPOSED FIRST FLOOR PLAN

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

SKA
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249 PERUVIAN AVE. SUITE F-2, PALM BEACH, FL 33480

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A.A. #0001345
A.R. #10,181

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ISSUE DATE: 08-17-22
HSB-22-011
ZON-22-122



EXISTING NORTH ELEVATION-MAIN HOUSE

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



EXISTING WEST ELEVATION-MAIN HOUSE

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



PROPOSED NORTH ELEVATION-MAIN HOUSE

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



PROPOSED WEST ELEVATION-MAIN HOUSE

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

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PALM BEACH, FLORIDA 33480

A.A. #001345
A.R. #10,181

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Date: 2025.06.30 12:14:37-04'00'

REVISIONS:

SHEET NUMBER:
18

ISSUE DATE: 08-17-22
HSB-22-011
ZON-22-122



EXISTING NORTH ELEVATION-MAIN HOUSE

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



EXISTING WEST ELEVATION-MAIN HOUSE

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



PROPOSED NORTH ELEVATION-MAIN HOUSE

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



PROPOSED WEST ELEVATION-MAIN HOUSE

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

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249 PERUVIAN AVE. SUITE-2, PALM BEACH, FL 33480

CONSULTANT:

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PALM BEACH, FLORIDA 33480

A.A. #001345
A.R. #10,181

Digitally signed by Patrick W Segraves
Date: 2025.06.30 12:14:38-04'00'

REVISIONS:

SHEET NUMBER:
18

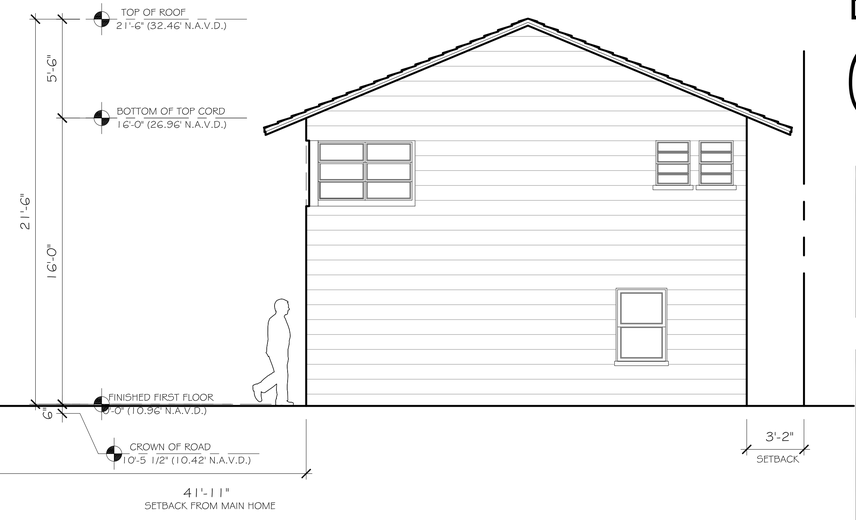
ISSUE DATE: 08-17-22
HSB-22-011
ZON-22-122

NOTE: RENDERING DOES NOT REFLECT CONDITIONS OF 5/17/23 LPC APPROVAL



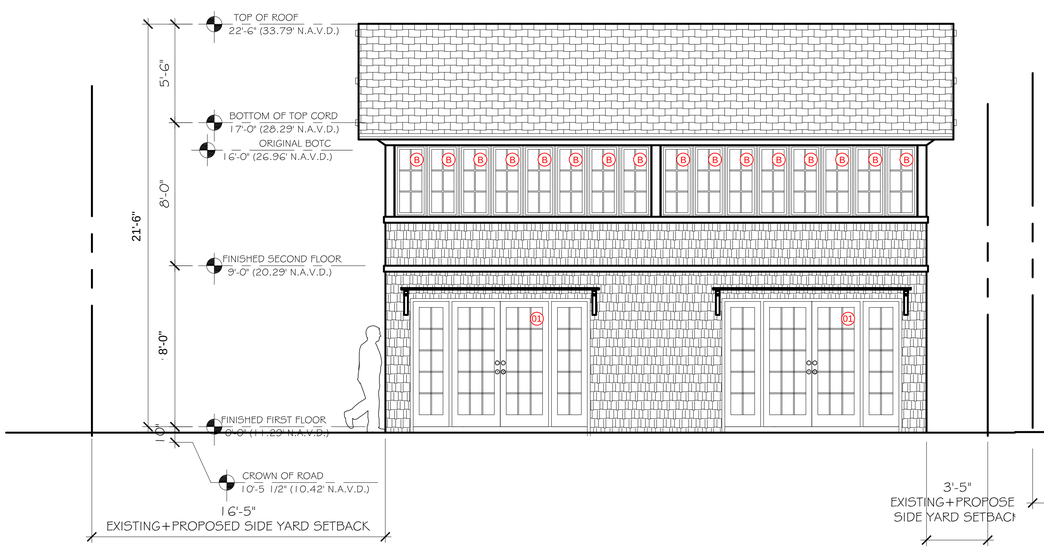
EXISTING SOUTH ELEVATION-GUEST HOUSE

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



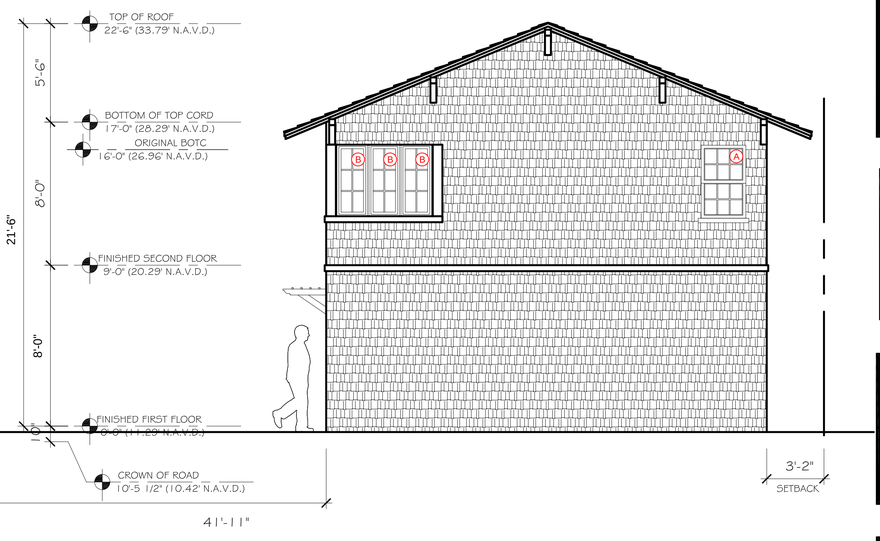
EXISTING EAST ELEVATION-GUEST HOUSE

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



PROPOSED SOUTH ELEVATION-GUEST HOUSE

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



PROPOSED EAST ELEVATION-GUEST HOUSE

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

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CONSULTANT:

PROPOSED RESIDENCE FOR:
141 AUSTRALIAN AVE, LLC
141 AUSTRALIAN AVE
PALM BEACH, FLORIDA 33480

A.A. #001345
A.R. #10,181

Digitally signed by Patrick W Seghers
Date: 2025.06.30 12:14:40-04'00'

REVISIONS:

SHEET NUMBER:
19

ISSUE DATE: 06-29-25

HSB-25-0007



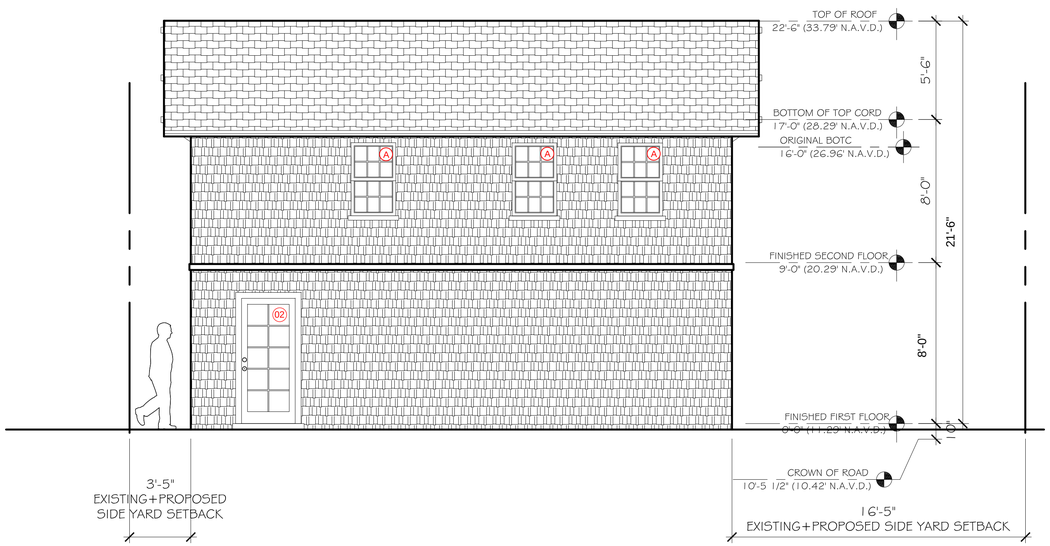
EXISTING NORTH ELEVATION-GUEST HOUSE

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



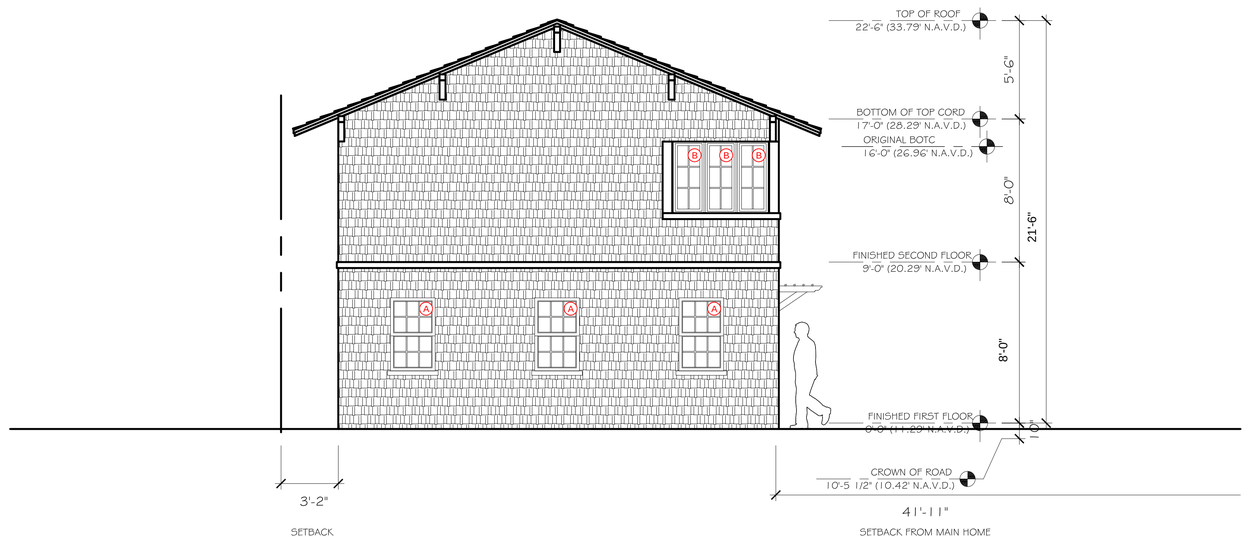
EXISTING WEST ELEVATION-GUEST HOUSE

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



PROPOSED NORTH ELEVATION-GUEST HOUSE

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



PROPOSED WEST ELEVATION-GUEST HOUSE

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

SKA
SKA ARCHITECT + PLANNER
OFFICE 561-655-1116 FAX 561-832-7828
249 PERUVIAN AVE., SUITE F-2, PALM BEACH, FL 33480

CONSULTANT:

PROPOSED RESIDENCE FOR:
141 AUSTRALIAN AVE, LLC
141 AUSTRALIAN AVE
PALM BEACH, FLORIDA 33480

A.A. #0011345
A.R. #10,181

Digitally signed by Patrick W Segraves
Date: 2025.06.30 12:14:41-04'00'

REVISIONS:

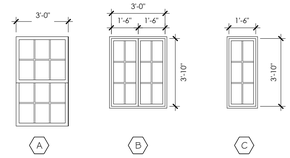
SHEET NUMBER:
20

ISSUE DATE: 06-29-25

HSB-25-0007

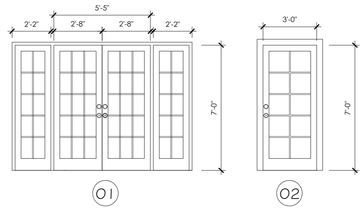
WINDOW SCHEDULE

MARK	QTY.	WINDOW TYPE	OPENING SIZE		MFR	MUNTIN PROFILE	GLAZING	MAT
			WIDTH	HEIGHT				
A	7	DOUBLE HUNG	3'-0"	5'-0"	SIERRA PACIFIC	7/8" OGEE SDL	1" LoE-366 IG (impact)	Alum-clad wood
B	22	SINGLE CASEMENT	1'-6"	3'-10"	SIERRA PACIFIC	7/8" OGEE SDL	1" LoE-366 IG (impact)	Alum-clad wood



DOOR SCHEDULE

MARK	LOCATION	FUNCTION	SIZE	MAT'L	FRAME	HDWR.	MFR	MUNTIN PROFILE	GLAZING	MAT
01	LIVING ROOM	EXTERIOR	2(2'-8" X 7'-0"), 2(2'-2" X 7'-0") X 1 3/4"	MTL./GL.	MTL.	KEYED ENTRY/DEADBOLT	SIERRA PACIFIC	7/8" OGEE SDL	1" LoE-366 IG (impact)	Alum-clad wood
02	STORAGE	EXTERIOR	3'-0" x 7'-0" X 1-3/4"	MTL.	MTL.	KEYED ENTRY/DEADBOLT	SIERRA PACIFIC	7/8" OGEE SDL	1" LoE-366 IG (impact)	Alum-clad wood



DOOR + WINDOW SCHEDULE

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

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CONSULTANT:

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PALM BEACH, FLORIDA 33480

A.A. #0011345
A.R. #10,181

Digitally signed by Patrick W Segraves
Date: 2025.06.30 12:14:42-04'00'

REVISIONS:

SHEET NUMBER:

ISSUE DATE: 06-29-25

HSB-25-0007



PRODUCT SPECIFICATIONS:

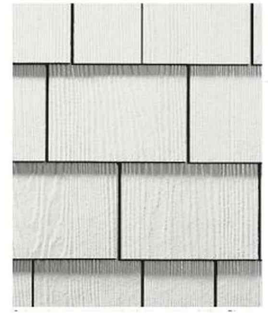
ROOF: CEDAR SHINGLE

WINDOWS: *SIERRA PACIFIC FEELSAFE WOOD-CLAD DOUBLE HUNG WINDOWS*

DOORS: *SIERRA PACIFIC FEELSAFE WOOD-CLAD DOORS COLOR = WHITE T.B.D.*

BRACKETS AND SOFFITS: *BENJAMIN MOORE SIMPLY WHITE*





HARDIESHINGLE® SIDING

STRAIGHT EDGE PANEL

A straight-lined shingle can soften contemporary-looking designs or add refinement to rustic styles. Make your selection from our Statement Collection products or Dream Collection products.

Winter Orchard	Silver Song
1555	1557

BENJAMIN MOORE

SIMPLY WHITE



PRODUCT SPECIFICATIONS AND MATERIALS

SKA
SKA ARCHITECT + PLANNER
OFFICE 561-655-1116 FAX 561-832-7828
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CONSULTANT:

PROPOSED RESIDENCE FOR:
141 AUSTRALIAN AVE, LLC
141 AUSTRALIAN AVE
PALM BEACH, FLORIDA 33480

A.A. #0011345
A.R. #10,181

Digitally signed by Patrick W Segalves
Date: 2025.06.30 12:14:43-04'00'

REVISIONS:

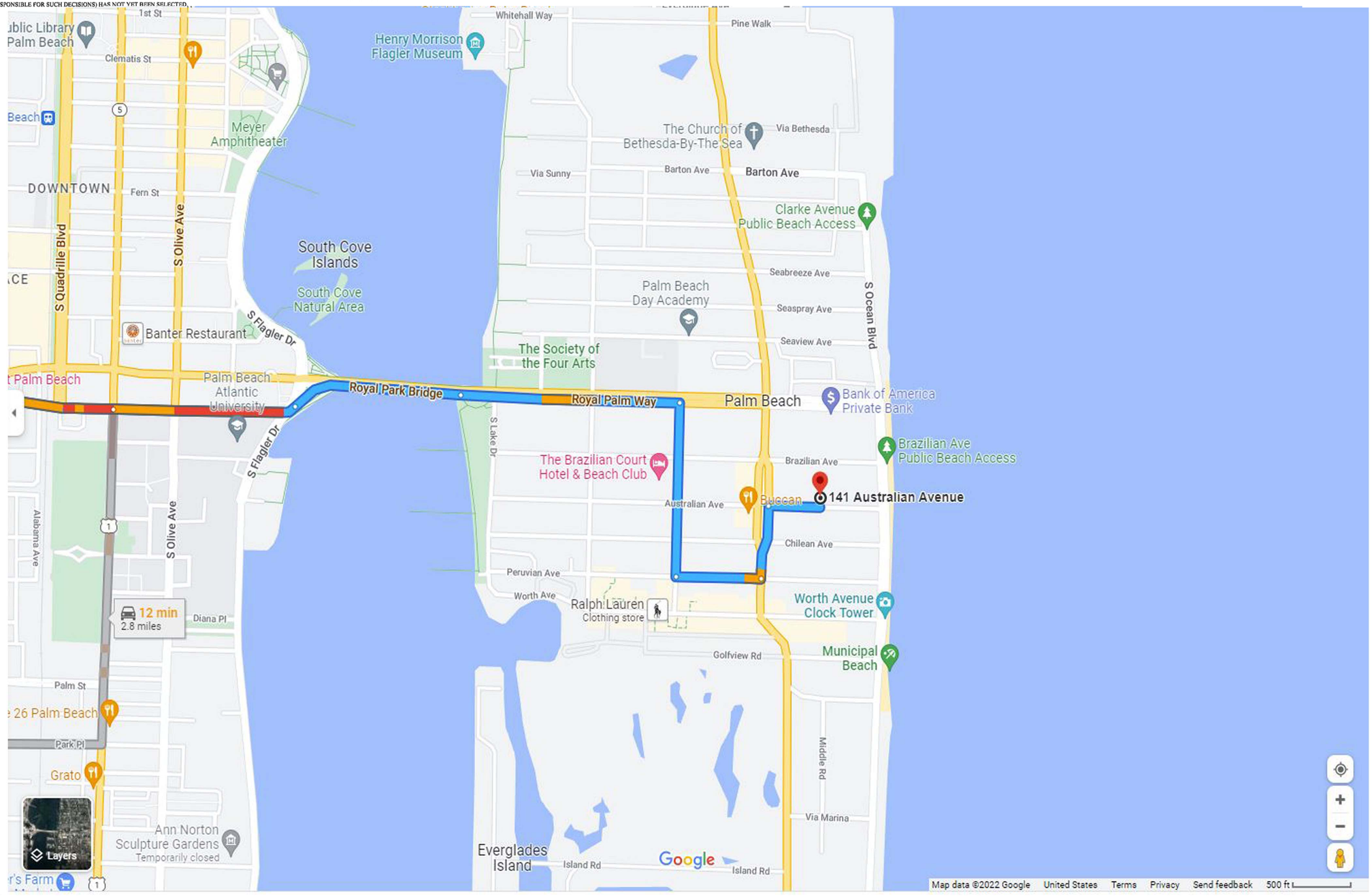
SHEET NUMBER:
EX-0

ISSUE DATE: 06-29-25

HSB-25-0007

	% COMPLETE	WEEK 1	WEEK 2	WEEK 3	WEEK 4	WEEK 5	WEEK 6	WEEK 7	WEEK 8	WEEK 9	WEEK 10	WEEK 11	WEEK 12	WEEK 13	WEEK 14	WEEK 15	WEEK 16	WEEK 17	WEEK 18	WEEK 19	WEEK 20	WEEK 21	WEEK 22	WEEK 23	WEEK 24	WEEK 25	WEEK 26	WEEK 27	WEEK 28	WEEK 29	WEEK 30	WEEK 31	WEEK 32	WEEK 33	WEEK 34	WEEK 35	WEEK 36	WEEK 37	WEEK 38	WEEK 39	WEEK 40	WEEK 41	WEEK 42	WEEK 43	WEEK 44	WEEK 45	WEEK 46	WEEK 47	WEEK 48	WEEK 49	WEEK 50	WEEK 51	WEEK 52	WEEK
SIMPLE CONSTRUCTION SCHEDULE																																																					
CONSTRUCTION																																																				
MOBILIZATION																																																				
DEMO																																																				
ROUGH FRAMING																																																			
STRUCTURAL REPAIR																																																			
GYM & LOGGIA																																																			
MEP ROUGH IN																																																			
DRYWALL																																																			
PAINTING																																																			
TRIM																																																			
FINISHES																																																			
SUBSTANTIAL COMPLETION																																																			
CLOSE-OUT																																																			
PUNCH LIST																																																			
FINAL INSPECTIONS																																																			
CLOSE-OUT																																																			

NOTE: THIS IS A PRELIMINARY PLAN. SKA ARCHITECT-PLANNER IS NEITHER LIABLE NOR RESPONSIBLE FOR BUILDING CONSTRUCTION MEANS AND METHODS.
CONTRACTOR (PARTY RESPONSIBLE FOR SUCH DECISIONS) HAS NOT YET BEEN SELECTED.



TRUCK LOGISTICS PLAN
SCALE: 3/32" = 1'-0"

SKA ARCHITECT + PLANNER
OFFICE 561-655-1116 FAX 561-832-7828
249 PERUWAN AVE. SUITE F-2, PALM BEACH, FL 33480

CONSULTANT:

PROPOSED RESIDENCE FOR:
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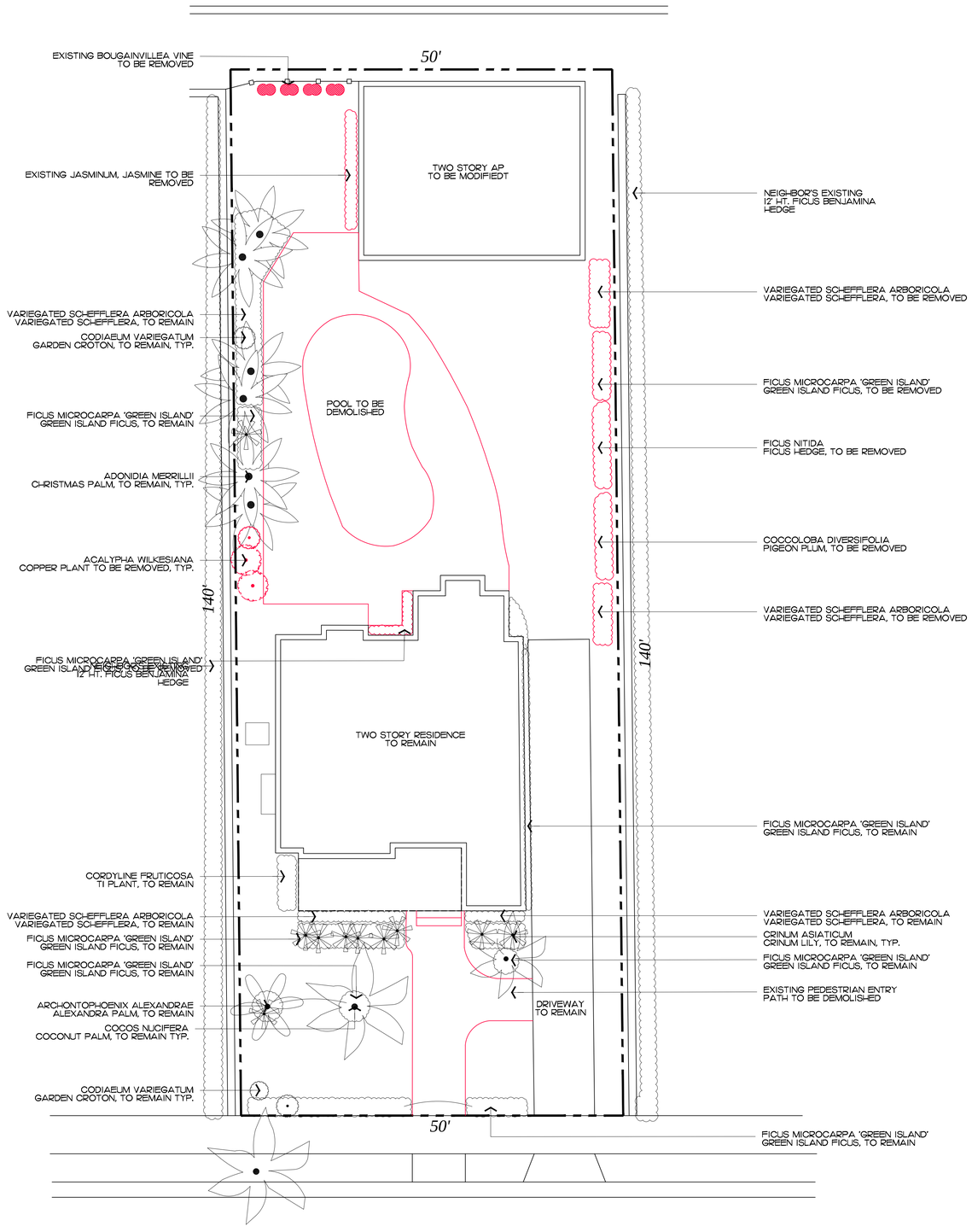
141 AUSTRALIAN AVE
PALM BEACH, FLORIDA 33480

A.A. #0011345
A.R. #10,181

REVISIONS:

SHEET NUMBER:
20

ISSUE DATE: 08-17-22
HSB-22-011
ZON-22-122



Demolition and Vegetation Action Plan

SCALE IN FEET 0' 8' 16' 24'

ZON-22-122
HSB-22-011

ENVIRONMENT DESIGN GROUP
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Landscape Architecture
Land Planning
Landscape Management
Dustin M. Mizell, MLA RLA #6666784
Dustin@environmentdesigngroup.com

Private Residence
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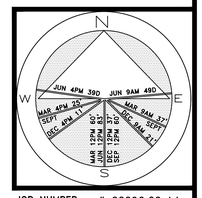
Town of Palm Beach
FLORIDA



JOB NUMBER: # 22096.00 LA
DRAWN BY: Nick Pastor
DATE: 06.27.2022
02.27.2023
04.17.2023
05.01.2023

SHEET L2.0



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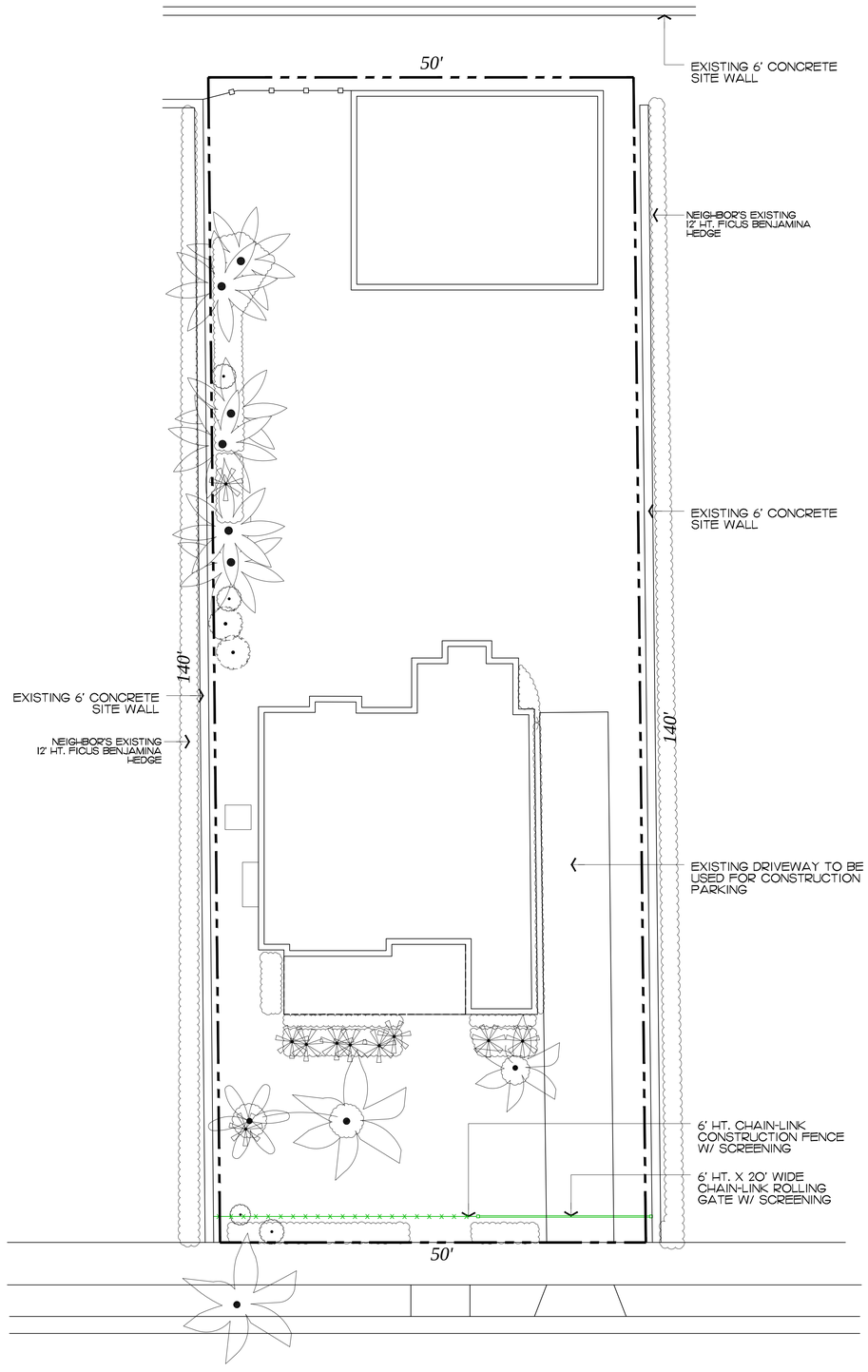

NOTE:
AT NO TIME SHALL THE SITE BE OPEN TO ADJACENT PROPERTIES WITHOUT ANY PERMANENT OR TEMPORARY SCREENING DURING CONSTRUCTION.

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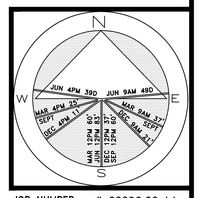
Phone 561.832.4600 Mobile 561.313.4424
Landscape Architecture
Land Planning
Landscape Management
Dustin M. Mizell, MLA RLA #6666784
Dustin@environmentdesigngroup.com

Private Residence
141 Australian Ave
Town of Palm Beach
LOT A



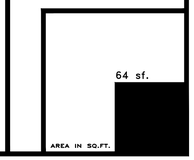
JOB NUMBER: # 22096.00 LA
DRAWN BY: Nick Pastor
DATE: 06.27.2022
02.27.2023
04.17.2023
05.01.2023

ZON-22-122
H/SB-22-011

Construction Screening Plan

SCALE IN FEET 0' 8' 16' 24'

SHEET L3.0



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 RLA #6666784
Dustin@environmentdesigngroup.com



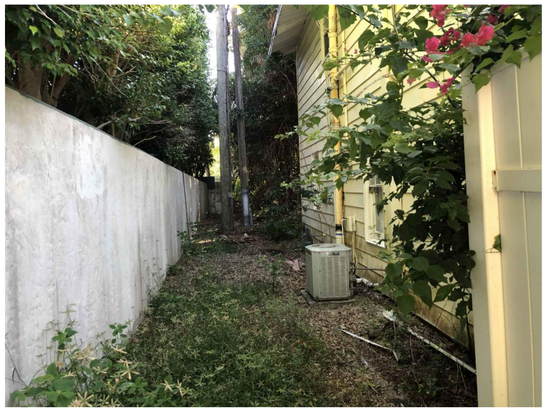
South Buffer





East Buffer





North Buffer





West Buffer



Private Residence
141 Australian Ave
Town of Palm Beach
FLORIDA

JOB NUMBER: # 22096.00 LA
DRAWN BY: Jean Twomey
DATE: 06.27.2022
02.27.2023
04.17.2023
05.01.2023

SHEET L3.1

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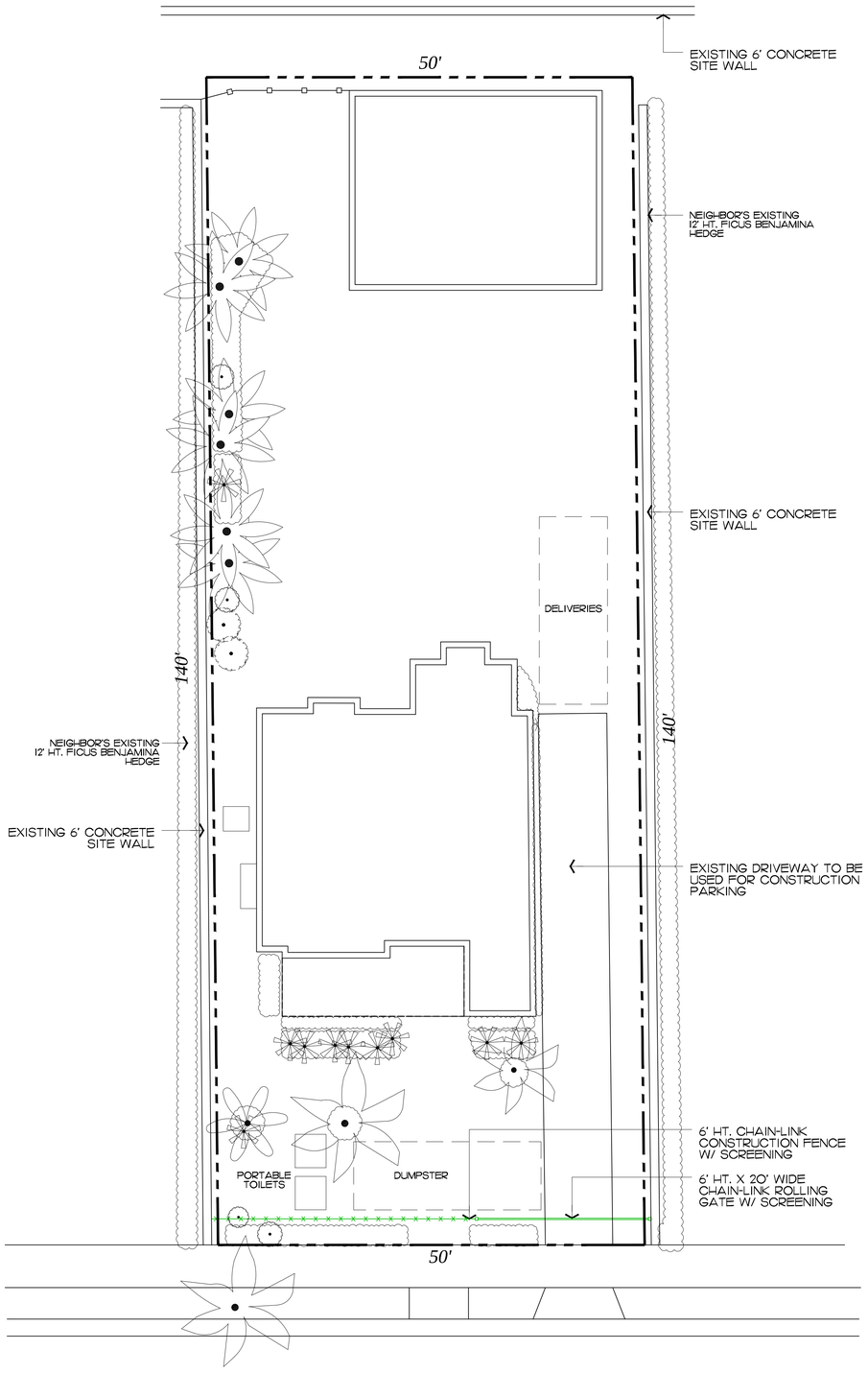
ZON-22-122
HJ/B-22-011

Existing Landscape Buffer Images



NOTE:
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Landscape Management
Dustin M. Mizell, MLA FLA #6666784
Dustin@environmentdesigngroup.com

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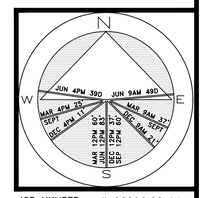
Town of Palm Beach
L O T A



JOB NUMBER: # 22096.00 LA
DRAWN BY: Nick Pastor
DATE: 06.27.2022
02.27.2023
04.17.2023
05.01.2023

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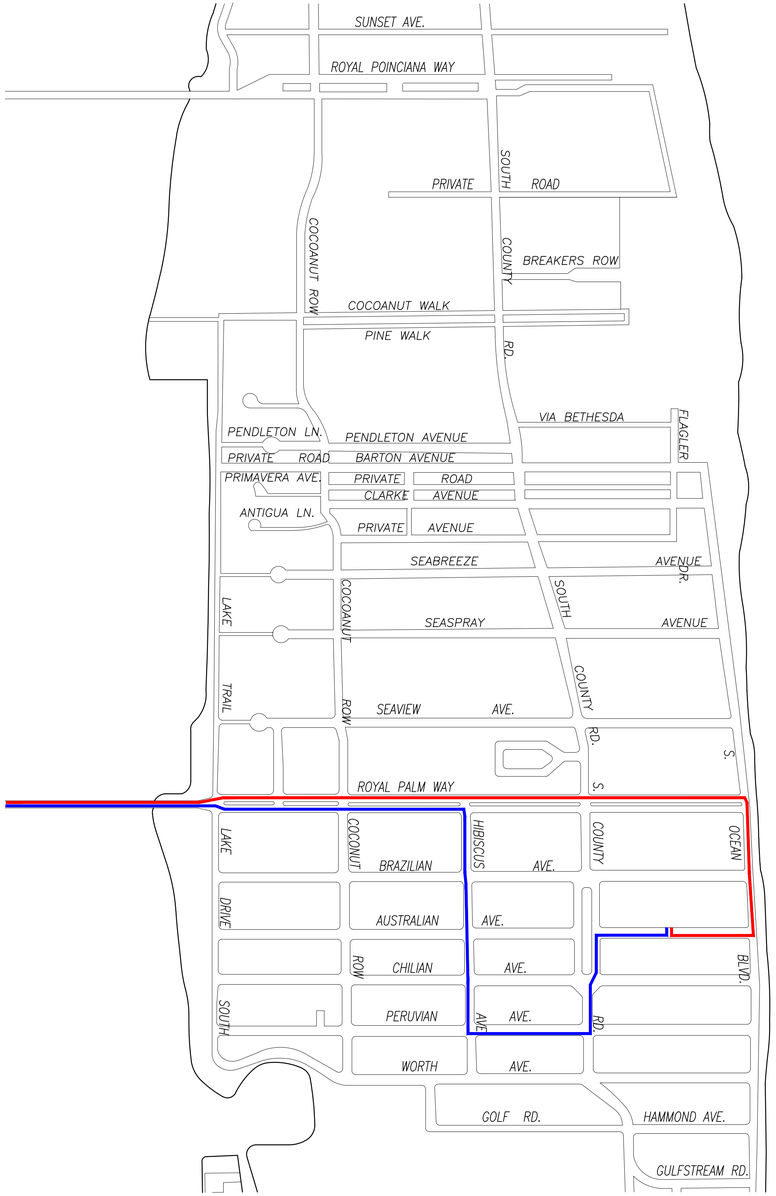
SHEET L4.0

ZON-22-122
HSB-22-011

Construction Staging Plan

SCALE IN FEET 0' 8' 16' 24'

64 sf.
AREA IN SQ.FT.



1 *PROPOSED TRUCK INGRESS / EGRESS ROUTES MAP*

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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Private Residence
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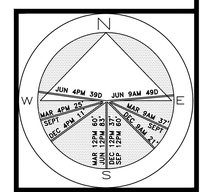
FLORIDA



JOB NUMBER: # 22096.00 LA
DRAWN BY: Jean Twomey
DATE: 06.27.2022
02.27.2023
04.17.2023
05.01.2023

SHEET L5.0

ZON-22-122
HSB-22-011

Truck Logistics Plan

SCALE: NOT TO SCALE

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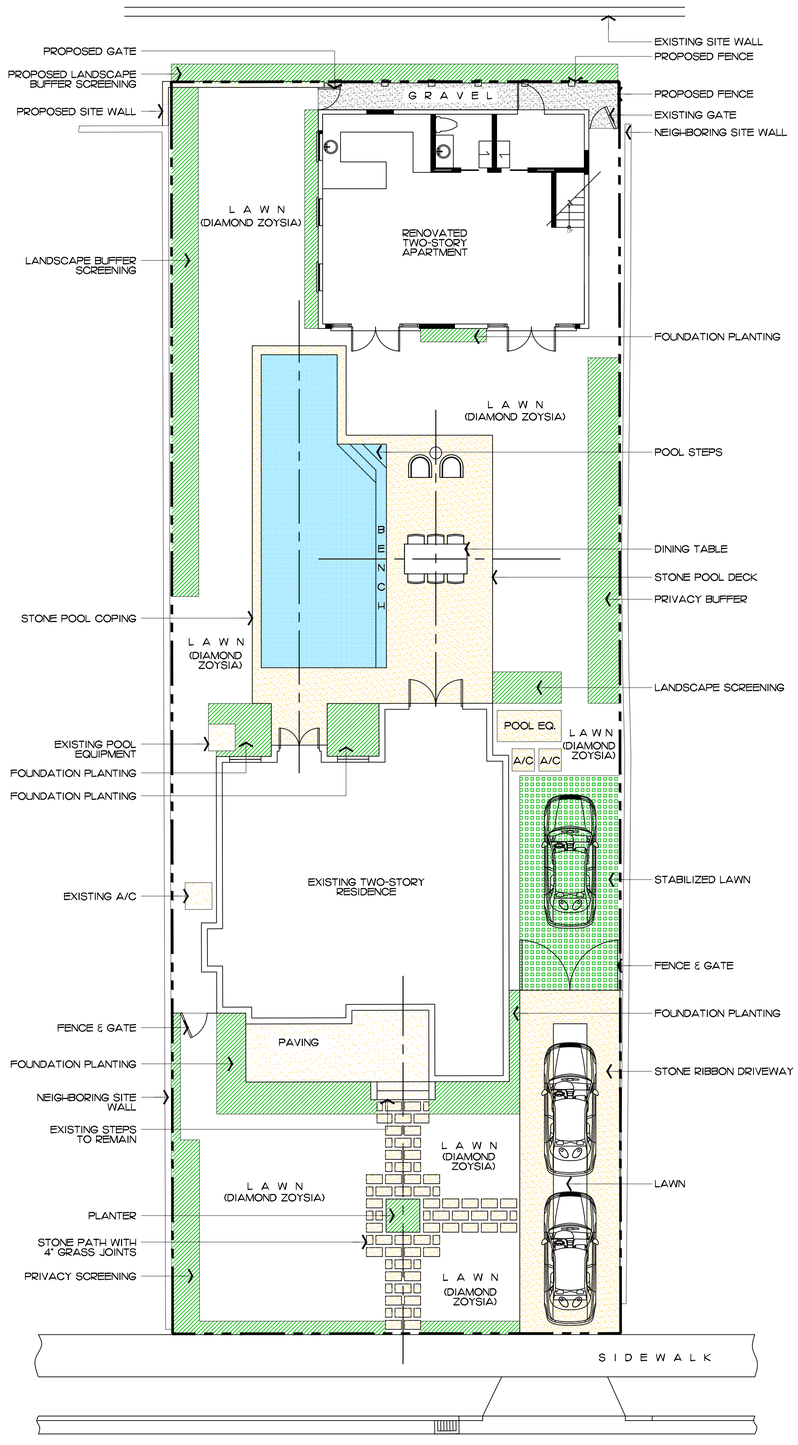

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Site Data

DESCRIPTION	REQUIRED		EXISTING		PROPOSED	
LOT ZONE			R-B - LOW DENSITY RESIDENTIAL		R-B - LOW DENSITY RESIDENTIAL	
LOT AREA	10,000 S.F. MINIMUM		7,011 S.F.		7,011 S.F.	
OPEN / PERMEABLE SPACE	MINIMUM 45%	3,155 S.F.	43.20%	2,962 S.F.	45.01%	3,159 S.F.
FRONT YARD LANDSCAPE	MINIMUM 40% OF FRONT YARD	500 S.F.	57.95%	725 S.F.	65.9%	824 S.F.
PERIMETER LANDSCAPE WITHIN 10' OF PROPERTY LINE	MINIMUM 50% OF REQ'D OPEN SPACE	1,079.5 S.F.	66.69%	2,057 S.F.	66.69%	2,057 S.F.

ZON-22-122
HSB-22-011

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

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Dustin@environmentdesigngroup.com

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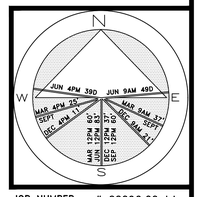
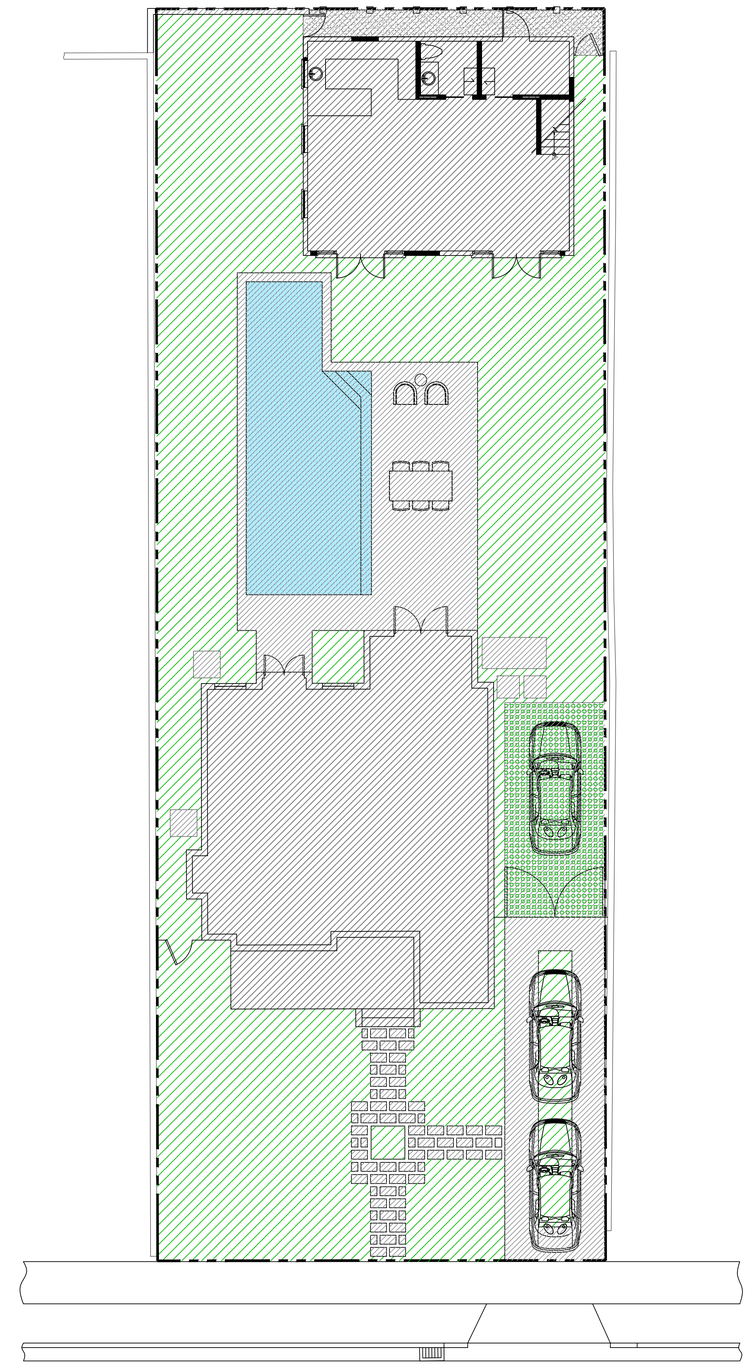
Palm Beach
FLORIDA



JOB NUMBER: # 22096.00 LA
DRAWN BY: Lauren Freeman
Alex Dugril
DATE: 06.03.2022
06.27.2022
02.27.2023
03.30.2023
04.17.2023
05.01.2023

SHEET L6.0

64 sf.
AREA IN SQ.FT.



Legend

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

Site Data

DESCRIPTION	REQUIRED		EXISTING		PROPOSED	
LOT ZONE			R-B - LOW DENSITY RESIDENTIAL		R-B - LOW DENSITY RESIDENTIAL	
LOT AREA	10,000 S.F. MINIMUM		7,011 S.F.		7,011 S.F.	
OPEN / PERMEABLE SPACE	MINIMUM 45%	3,155 S.F.	43.20%	2,962 S.F.	45.01%	3,159 S.F.
FRONT YARD LANDSCAPE	MINIMUM 40% OF FRONT YARD	500 S.F.	57.95%	725 S.F.	65.9%	824 S.F.
PERIMETER LANDSCAPE WITHIN 10' OF PROPERTY LINE	MINIMUM 50% OF REQ'D OPEN SPACE	1,079.5 S.F.	66.69%	2,057 S.F.	66.69%	2,057 S.F.

ENVIRONMENT DESIGN GROUP
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Landscape Management
Dustin M. Mizell, MLA RLA #6666784
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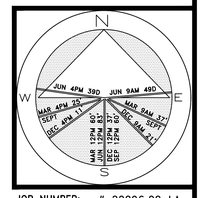
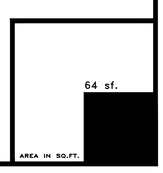
141 Australian Avenue
Palm Beach
FLORIDA



JOB NUMBER: # 22096.00 LA
DRAWN BY: Alex Bagrii
DATE: 06.27.2022
02.27.2023
04.17.2023
05.01.2023

SHEET L6.1



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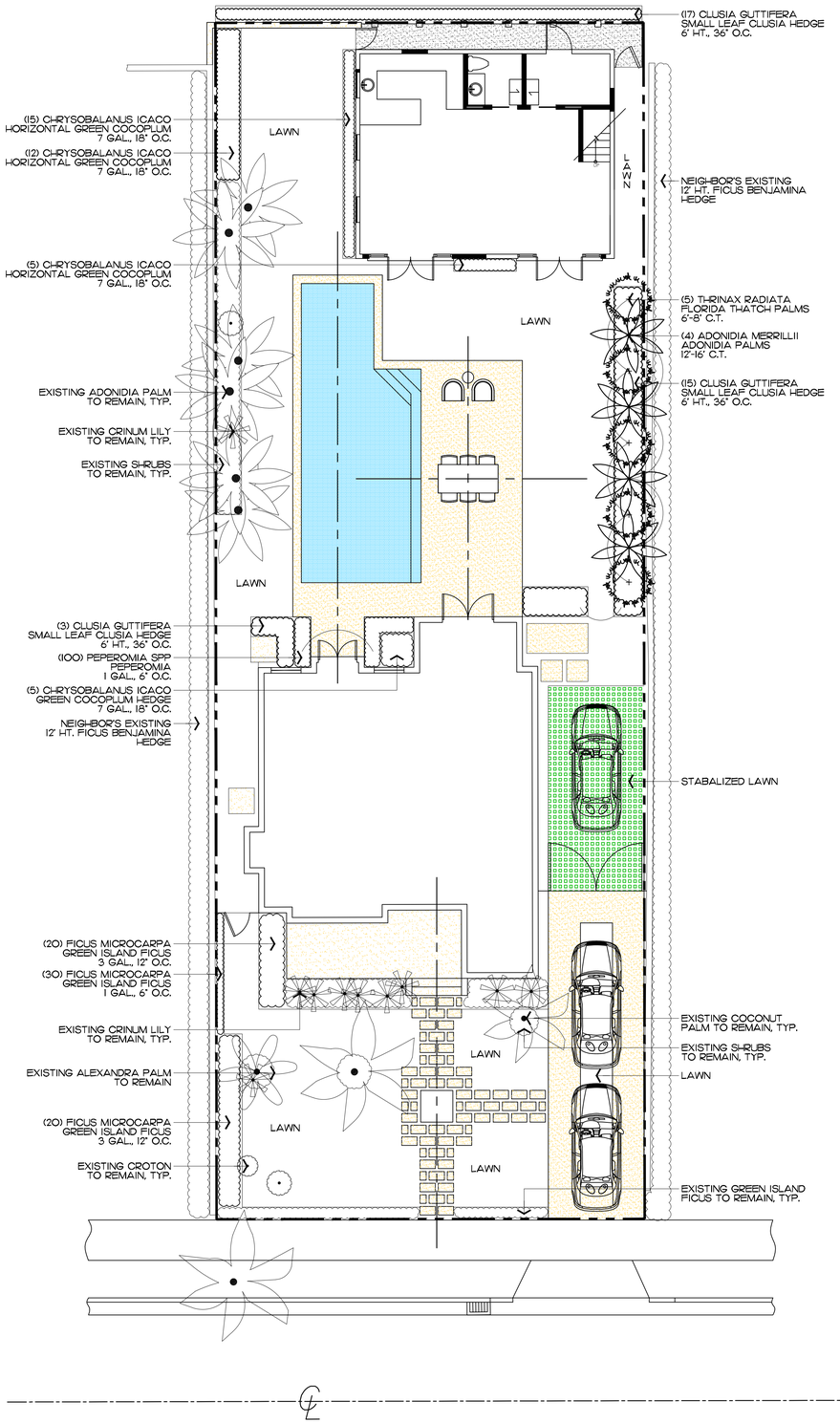
ZON-22-122
HSB-22-011

Site Data / Calculations

SCALE IN FEET 0' 8' 16' 24'



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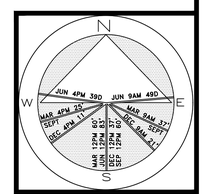

JOB NUMBER: # 22096.00 LA
DRAWN BY: Lauren Freeman
Alex Bugrii
DATE: 06.03.2022
06.27.2022
02.27.2023
04.17.2023
05.01.2023

SHEET L7.0

ZON-22-122
HSB-22-011

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

64 sf.
AREA IN SQ.FT.

Palms

SYMBOL	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	ADONIDIA MERRILLII ADONIDIA PALMS	4	12'-16' C.T.	NO
	THRINAX RADIATA FLORIDA THATCH PALM	5	6'-8' C.T.	YES
	TOTAL: NATIVE SPECIES:	9 5 (55%)		

Shrubs

SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	CHRYSOBALANUS ICACO GREEN COCOPLUM	37	7 GAL., 18" O.C.	YES
	CLUSIA GUTTIFERA SMALL LEAF CLUSIA HEDGE	35	6' HT., 36" O.C.	NO
	TOTAL: NATIVE SPECIES:	72 37 (51.4%)		

Vines & Groundcover

SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	FICUS MICROCARPA GREEN ISLAND FICUS	30 40	1 GAL., 6" O.C. 3 GAL., 12" O.C.	NO NO
	PEPEROMIA SPP PEPEROMIA	100	1 GAL., 6" O.C.	YES
	TOTAL: NATIVE SPECIES:	170 100 (58.9%)		

Lawn & Mulch

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

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LANDSCAPE

JOB NUMBER: # 22096.00 LA
DRAWN BY: Sean Twomey
DATE: 06.27.2022
02.27.2023
04.17.2023
05.01.2023

SHEET L7.1

ZON-22-122
HSB-22-011

Plant Schedule

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AUSTRALIAN AVE

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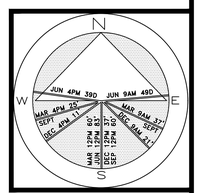

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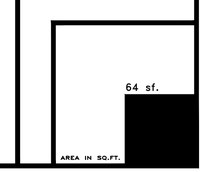
SHEET L7.2



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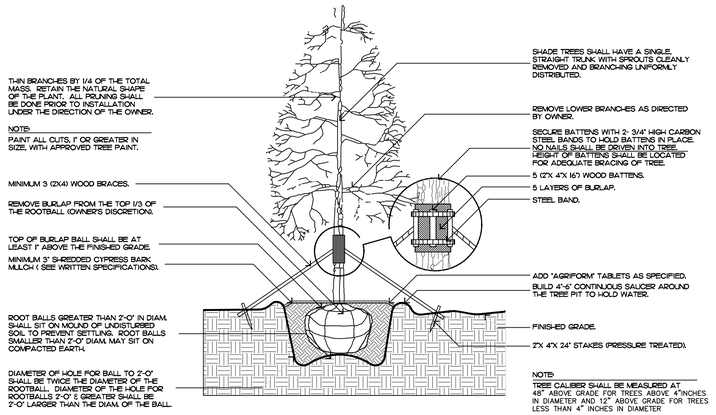
ZON-22-122
HSB-22-011

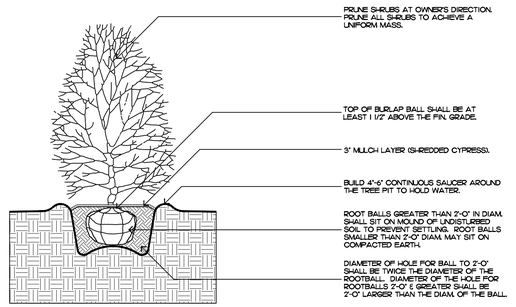
Rendered Landscape Plan

SCALE IN FEET 0' 8' 16' 24'



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

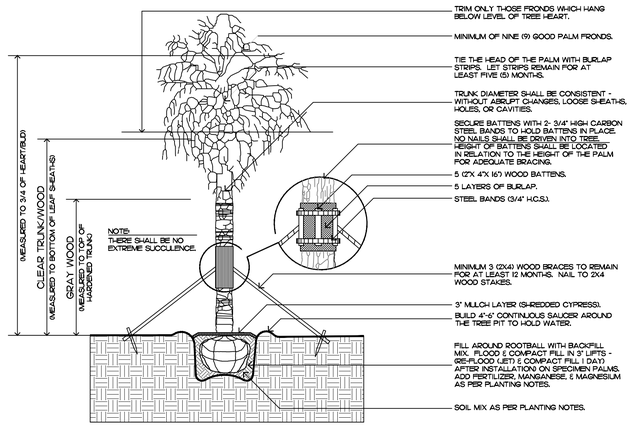


FILL MATERIAL SHALL CONSIST OF AT LEAST 1/3 NATIVE SOIL FROM THE HOLE DUG FOR THE PLANT. SEE SPECIFICATIONS FOR BACKFILL MIXTURE.

shrub planting

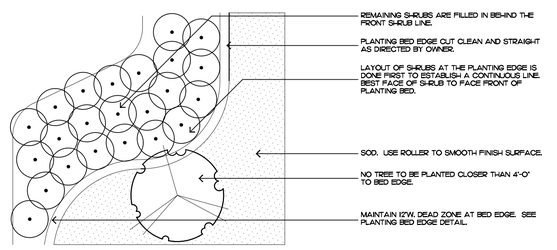
FILL MATERIAL SHALL CONSIST OF AT LEAST 1/3 NATIVE SOIL FROM THE HOLE DUG FOR THE PLANT. SEE SPECIFICATIONS FOR BACKFILL MIXTURE.

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 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:

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 UNHEALTHY CONDITION, EXCEPT AS MAY RESULT FROM NEGLECT BY OWNER, DAMAGE BY OTHERS, AND UNUSUAL PHENOMENA BEYOND INSTALLER'S CONTROL. REPLACE AT TIME REQUESTED BY THE OWNER OR LANDSCAPE ARCHITECT.

MAINTENANCE:

MAINTAIN LANDSCAPE WORK UNTIL THE LETTER OF SUBSTANTIAL COMPLETION BY THE GENERAL CONTRACTOR. INCLUDE WATERING, WEEDING, CULTIVATING, RESTORATION OF GRADE, MOWING AND TRIMMING GRASS, PRUNING TREES AND SHRUBS, PROTECTION FROM INSECTS AND DISEASES, FERTILIZATION AND SIMILAR OPERATIONS AS NEEDED TO ENSURE NORMAL GOOD HEALTH FOR LIVE PLANT MATERIAL.

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JOB NUMBER: # 22096.00 LA
DRAWN BY: Dustin Mizell
DATE: 06.27.2022
02.27.2023
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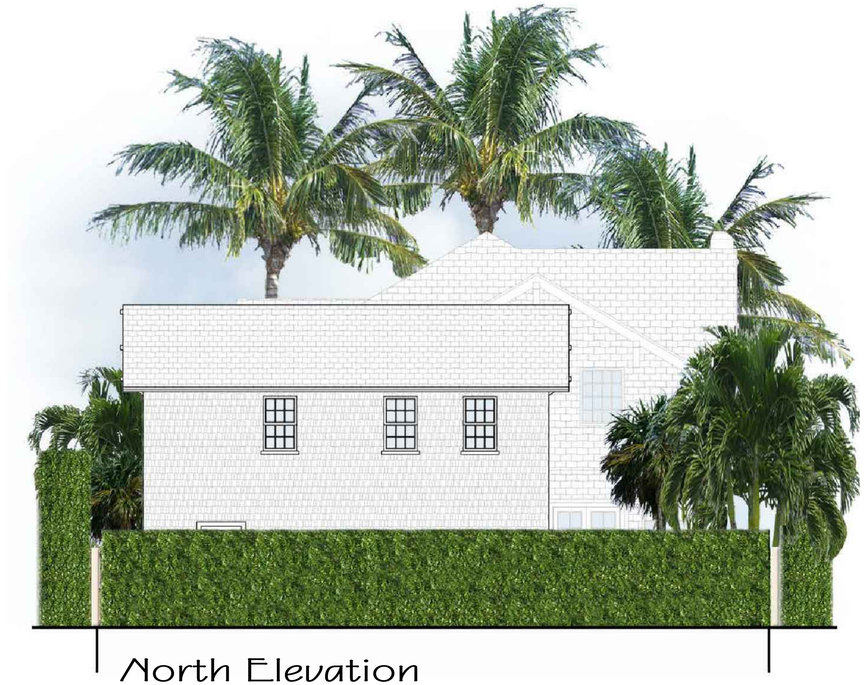
ZON-22-122
H/SB-22-011

Planting Details & Specifications



South Elevation



North Elevation

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JOB NUMBER: # 22096.00 LA
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DATE: 06.27.2022
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ZON-22-122
HSB-22-011

Rendered Landscape Elevations

SCALE IN FEET: 3/16"=1'-0"



East Elevation



West Elevation

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ZON-22-122
HSB-22-011

Rendered Landscape Elevations

SCALE IN FEET: 3/16"=1'-0"

STORMWATER RETENTION CALCULATIONS

A. SITE INFORMATION

Total Property Area = 7,011 sq.ft.

Drainage Area Impervious Surface = 3,856 sq.ft.

Drainage Area Pervious Surface = 3,155 sq.ft.

B. ESTIMATED STORMWATER RETENTION VOLUME

The retention volume is estimated using the Rational Method (Q=CiA)
where:
C = 1.0 (impervious surface)
C = 0.2 (pervious surface)
i = 2 in/hr

Impervious Surface Runoff Volume:
1.0 x 2 in/hr x 3,856 sq.ft. x 1 ft./12 in. = 643 cu.ft.

Pervious Runoff Volume:
0.2 x 2 in/hr x 3,155 sq.ft. x 1 ft./12 in. = 106 cu.ft.

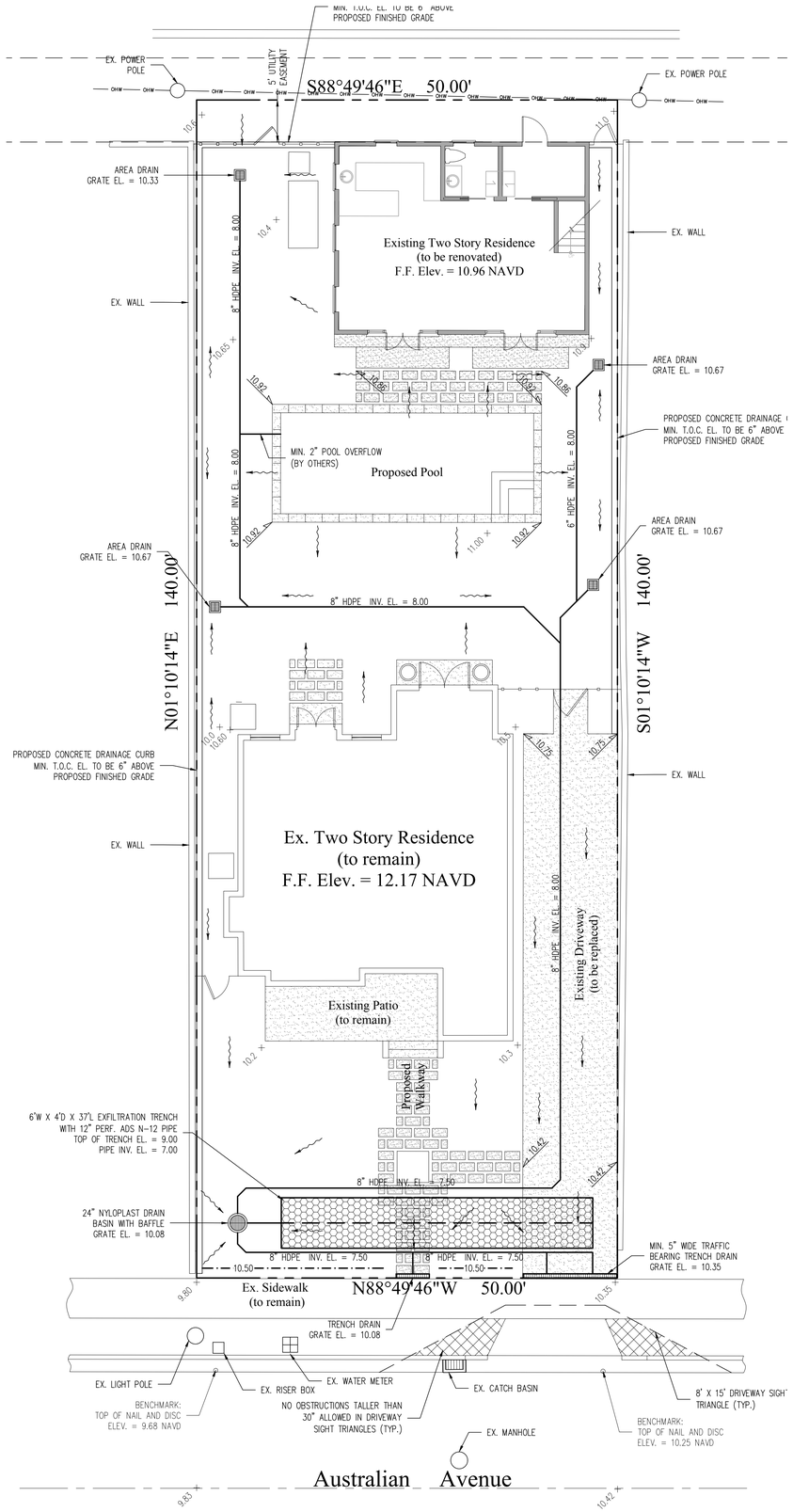
Total Volume to be Retained = 749 cu.ft.

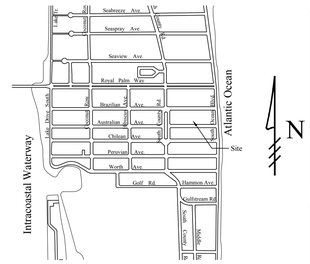
C. PROPOSED EXFILTRATION TRENCH SIZING

L	=	Total Length of Trench Provided	=	37 ft
W	=	Trench Width	=	6 ft
K	=	Hydraulic Conductivity	=	0.00005 cfs/sq.ft./ft. of head
H2	=	Depth to Water Table	=	6.00 ft
DU	=	Un-Saturated Trench Depth	=	4.00 ft
DS	=	Saturated Trench Depth	=	0.00 ft
V	=	Volume Treated	=	904 cu.ft.

Notes:

1) Exfiltration trenches and storm piping to be protected from roots with a root barrier.
2) Roof drain downspouts are to be connected to the proposed drainage system. Contractor to provide engineer with downspout locations prior to installation of drainage system.
3) Exfiltration trench design uses an assumed value of hydraulic conductivity. Client may obtain a site specific test for hydraulic conductivity prior to exfiltration trench installation.
4) Contractor shall mill and overlay all roadway cuts a minimum of 50 ft. on either side of the excavation the entire width of each affected lane.
5) Contractor is responsible for installing and maintaining erosion control measures during construction.
6) Video inspection of storm drainage system required prior to installation of sod.

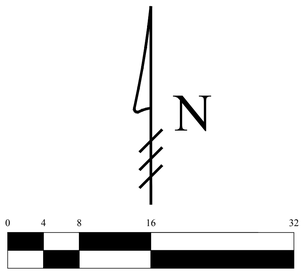




Location Map
N.T.S.

Legend

- EXISTING ELEVATION PER MILLER LAND SURVEYING (NAVD-88)
- PROPOSED ELEVATION (NAVD-88)
- PROPOSED ELEVATION CONTOUR (NAVD-88)
- FLOW DIRECTION
- EXFILTRATION TRENCH
- AREA DRAIN
- 24" NYLOPLAST DRAIN BASIN WITH BAFFLE



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

48 HOURS BEFORE DIGGING CALL
1-800-432-4770
SUNSHINE STATE ONE CALL OF FLORIDA, INC.
Contractor is responsible for obtaining location of existing utilities prior to commencement of construction activities.

Gruber Consulting Engineers, Inc.
2475 MERCER AVE., SUITE 305
WEST PALM BEACH, FL 33401
PHONE: 561.312.2041
office@gruberengineers.com

Project Information	
Project No.	2021-0145
Issue Date	02/26/2023
Scale	1/8" = 1'-0"
Drawn By	KM
Checked By	CG

Conceptual Site Grading & Drainage Plan For:

Proposed Renovation

141 Australian Avenue

Palm Beach, Florida

Revisions	
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	

Chad M. Gruber

FL P.E. No. 57466

This item has been electronically signed and sealed by Chad M. Gruber on the date adjacent to the seal using a SHA authentication code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

Plan Background from Hardscape Plan By Environment Design Group Received 2/20/23

HSB-22-011
ZON-22-122

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Sheet No.
C-1

TOWN OF PALM BEACH



Historically Significant Building Designation Form

141 Australian Avenue

Historic Conservation District:	Royal Park Conservation District
Address:	141 Australian Avenue, Palm Beach FL
Date of Construction:	c. 1910 - 1915
Current Owner:	Gregory J. Pamel
Present Use:	Residential
Present Zoning:	R-B
Palm Beach County Tax Folio #:	50-43-43-23-05-028-0460
Legal Description:	Royal Park Add Lot 46 Block H

Town of Palm Beach Historic Conservation District Ordinance No. 02-2020 outlines the criteria for designation of a historically significant building and states that the building must be at least 50 years old and meet at least one criterion to justify the designation. Listed below are criteria that relate to this property and the justification for designation:

(1) "Exemplifies or reflects the broad cultural, political, economic or social history of the nation, state, county or town."

141 Australian Avenue reflects the broad cultural, economic, and social history of the Town of Palm Beach. The dwelling was constructed circa 1910-1915 in the Royal Park subdivision, one of Palm Beach's earliest subdivisions. Cap Dimick, the first mayor of Palm Beach, and Harvey Geer formed the Palm Beach Improvement Company in 1908 to establish the Royal Park subdivision that included 160 acres of land that contained jungle, sand, and muck. It was decided that the entire area was to be developed in its entirety at one time. A sea wall was built, areas of the land were filled in, as much of it was under water, the area graded, the streets built, and a bridge constructed to connect Royal Park to West Palm Beach at Royal Palm Way. In 1910-1915, prior to the construction of apartment and condominium buildings and at the beginning of Palm Beach's first building boom, the Royal Park subdivision consisted mainly of single-family properties like the dwelling at 141 Australian Avenue.

(3)" Embodies distinguishing characteristics of an architectural type or is a specimen inherently valuable for the study of a period, style, method of construction or use of indigenous materials or craftsmanship."

141 Chilean Avenue is a good example of the Craftsman style of architecture. Craftsman style residences generally have low-pitched gable roofs with wide, unenclosed eave overhangs, exposed roof rafters, decorative false braces under the gables, and full or partial width porches with columns that extend to the ground level without a break at the porch floor. Details of the style often include paired and ribbons of windows and the most common wall cladding is wood clapboard followed

by wood shingles. Identifying features of the Craftsman style residence at 141 Australian Avenue include the broad front gabled roofs on both the first and second stories along with the cross gabled roof behind, wide eave overhangs with prominent braces under the gables, paired and ribbons of double-hung sash windows and a porch supported by square columns tat extend to the ground level. The residence is currently covered with vinyl siding to resemble wood clapboard, but photographic evidence reveals that the walls were originally covered with wood shingles. The property also includes a two story garage apartment in the rear.

TOWN OF PALM BEACH

Information for Landmarks Preservation Commission Meeting on: July 16, 2025

To: Landmarks Preservation Commission

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

From: Planning, Zoning & Building

Re: ZON-25-0039 262 SUNSET AVE – FLOODPLAIN VARIANCE The applicant, James M. Crowley, Esq., has filed an application requesting a variance from the floodplain requirement from Chapter 50, Floods, to maintain the existing buildings at a finished floor elevation below current FEMA requirement, associated with the renovation of two (2) landmarked buildings (approved per COA-25-0004 (ZON-25-0006) at the May 21, 2025, LPC meeting).

Date: 7/9/2025

ATTACHMENTS

- PZB Staff Report
- Letter of Intent
- Plans
- Designation Report

STRATEGIC PLAN

Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Community Preservation
Quality of Life

FUNDING
No Fiscal Impact

ZON-25-0039 262 SUNSET AVE – FLOODPLAIN VARIANCE. The applicant, James M. Crowley, Esq., has filed an application requesting a variance from the floodplain requirement from Chapter 50, Floods, to maintain the existing buildings at a finished floor elevation below current FEMA requirement, associated with the renovation of two (2) landmarked buildings (approved per COA-25-0004 (ZON-25-0006) at the May 21, 2025, LPC meeting).

Property Owner: NED 262 SUNSET LLC
Representative: James M. Crowley, Esq. | Gunster

HISTORY:
The subject property was historically known as Villa Seville, a two-story Prairie-style masonry building constructed in 1920. In the southwest corner of the property, there is also a two-story masonry accessory building constructed in 1920 as a garage apartment. In 2015, 262 Sunset Avenue was deemed a contributing structure in The Royal Poinciana Way National Register Historic District.

At the April 9, 2025, Town Council (TC) meeting, the subject property was landmarked with the support of the property owner. At the same meeting, ZON-25-0006 was approved for site plan review and a parking variance associated with the adaptive re-use of both buildings on the property for retail and spa uses.

At the April 16, 2025, Landmarks Preservation Commission (LPC) meeting, COA-25-0004 was approved for exterior alterations including a new front entry, new front door, roof replacement, exterior color change, as well as landscape and hardscape modifications, subject to conditions.

At the May 21, 2025, LPC meeting, the applicant returned with revised plans that satisfied the conditions of approval.

At the time of these approvals, the applicant did not anticipate that the improvements would exceed 50% of the value improvements to the structure. Therefore, a concurrent floodplain variance was not requested. The applicant has returned since this threshold will be exceeded.

THE PROJECT:
The following is the scope of work for the Project:

- A variance from the floodplain requirement from Chapter 50, Floods.

Site Data			
Zoning District	C-TS	**Future Land Use**	COMMERCIAL
Designation	2025	**Builder**	Benjamin F. Hoffman
Year of Construction	1920	**Flood Zone**	AE 6

Finished Floor	Required: 7' NAVD Existing: 5.7' NAVD
Surrounding Properties / Zoning	
North	135 Bradley Place / C-TS
South	265 Royal Poinciana Way / C-TS
East	257 Royal Poinciana Way / C-TS
West	280 Sunset Ave / C-TS

STAFF ANALYSIS:

The previously approved scope of work includes a new front porch deck and French door on the front façade of the main building. Additional exterior changes include replacing the existing 3-tab asphalt shingle roof with dimensional asphalt shingles, exterior color change, as well as landscape and hardscape modifications including a new pool/spa.

As an HSB project, the proposed changes were determined to meet the Secretary of the Interior's Standards for Rehabilitation and Sections 18-306, 54-122, 54-123 of the Town's code.

Due to a substantial improvement, a variance from the floodplain requirement from Chapter 50, Floods, is needed to avoid floodproofing the first floor. The applicant's representative indicated that it would not be feasible.



North Elevation.

Per Section 50-114: *A variance is authorized to be issued for the repair, improvement, or rehabilitation of a historic building that is determined eligible for the exception to the flood resistant construction requirements of the Florida Building Code, Existing Building, Chapter 12 Historic Buildings,* ***upon a determination that the proposed repair, improvement, or rehabilitation will not preclude the building's continued designation as a historic building and the variance is the minimum necessary to preserve the historic character and design of the building****. If the proposed work precludes the building's continued designation as a historic building, a variance shall not be granted and the building and any repair, improvement, and rehabilitation shall be subject to the requirements of the Florida Building Code*.

CONCLUSION:

The previously approved changes were determined to meet the Secretary of the Interior's Standards for Rehabilitation and Sec. 18-306, Sec. 54-122 and Sec. 54-123 of the Landmark Preservation Ordinance. Therefore, Sec. 50-114 will be met for the floodplain variance as the building's continued designation as a historic building will not be precluded. Approval of the project will require one (1) motion to be made by the Commission:

(1) that the implementation of the proposed work and flood plain variance **will not** preclude the building's continued designation as a historic building.

WRB:JGM:FHM:ALF

.Our File Number: 46274-00003
Writer's Direct Dial: (561) 650-0633
Writer's E-Mail Address: jcrowley@gunster.com

June 13, 2025

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

Re: 262 Sunset Avenue Flood Plain Variance (ZON-25-0039)

We recently received Certificate of Appropriateness and Variance Approval from the Landmarks Preservation Commission and Town Council for the adaptive reuse project for the property located at 262 Sunset Avenue, Palm Beach, FL (the "Property"). The project included the approval of a change in use from a veterinarian's office to a spa and retail use, a modified front entry with new open front porch for the existing single-family Prairie-style home, the addition of a small pool in the rear yard other minor landscape and hardscape modifications, and a parking variance. The Property also includes an existing detached garage at the rear of the Property. The Property is zoned Town Serving Commercial (C-TS), and was recently designated as a local landmark by the Town of Palm Beach. Unfortunately, whilst the buildings have never flooded in their over 100 years of existence, the Property is located in a low section of the Town, and the existing landmarked structures on the Property do not meet the new FEMA flood elevation requirements. Existing structures are exempt from the new FEMA and Town flood requirements, except when the cost of the renovation work being done exceeds 50% of the value of the structure, which is the case with this project. As part of the adaptive reuse project, the intention was to provide flood proofing measures in lieu of raising the structures to meet elevation requirements that would satisfy the FEMA and Town flood requirements; however, after further study we have determined that this will simply not be possible, therefore we are respectfully requesting a variance from the FEMA and Town flood elevation requirements, which are detailed below.

1. Criteria for Development Order Approval

A. Floodplain variance in accordance with Section 50-116:

I. Variance Criteria:

In reviewing requests for variances, the Landmarks Preservation Commission shall consider all technical evaluations, all relevant factors, all other applicable provisions of the Florida Building Code, this chapter, and the following:

(1) The danger that materials and debris may be swept onto other lands resulting in further injury or damage;

(2) The danger to life and property due to flooding or erosion damage;

(3) The susceptibility of the proposed development, including contents, to flood damage and the effect of such damage on the current and future owners;

(4) The importance of the services provided by the proposed development to the community;

(5) The availability of alternate locations for the proposed development that are subject to lower risk of flooding or erosion;

(6) The compatibility of the proposed development with existing and anticipated development;

(7) The relationship of the proposed development to the comprehensive plan and floodplain management program for the area;

(8) The safety of access to the property in times of flooding for ordinary and emergency vehicles;

(9) The expected heights, velocity, duration, rate of rise and debris and sediment transport of the floodwaters and the effects of wave action, if applicable, expected at the site; and

(10) The costs of providing governmental services during and after flood conditions including maintenance and repair of public utilities and facilities such as sewer, gas, electrical and water systems, streets, and bridges.

The existing structures on site were originally a single-family home and a detached garage that are over 100 years old, and were converted to a commercial use when the residential neighborhood was converted to commercial use several decades ago. When the Property was originally purchased by the current owners, the thought was to demolish the existing structures and build a new structure that met all code requirements, including FEMA and Town flood plain requirements. However, after the purchase of the Property, the Town placed the Property under consideration for landmark designation as an historic structure in the Town. The owners pivoted and looked at alternative ways to use the Property, but still maintain the historic structures that the Town wanted to remain. The result is the adaptive reuse project that was recently approved.

As it exists today, the structures are solid and sound and present no risk to adjacent properties or persons, and will be further strengthened with the renovation work approved for the buildings. The proposed new spa and retail uses are services that the residents and guests of Palm Beach desire and need, particularly because of the limited commercially zoned land in the Town, which significantly limits the option of locating these services elsewhere. The existing structures have been compatible the surrounding

development for over 100 years, and while the structures on the Property do not meet current FEMA requirements, the adjacent street and neighboring properties are also low, so the structures do not “sit in a bowl” where they could easily flood, so access to the Property and surrounding properties has not been significantly impeded during major storm events. Furthermore, given the Property’s significant distance from the Ocean, the effects of waves from the Ocean do not affect the Property. Furthermore, maintaining the current finished floor elevations for the structures will have no impact on the Town or other government agencies from maintaining their infrastructure, including water, sewer, gas, electric, roadways and bridges. To raise the structures on the Property to meet current FEMA requirements would be cost prohibitive, and given the significant age of the simply built structures, present a strong likelihood that the structures would be damaged during the process. Raising the structures would also alter the historic context of these structures, and is typically avoided when dealing with landmarked buildings. Finally, the demolition and reconstruction of these recently landmarked buildings would completely defeat the purpose of the landmark program in the Town, and is only done as a last resort in historic preservation when there are no other viable options.

As stated previously, the intent to satisfy the FEMA and Town flood requirements was to use flood proofing measures to prevent the structures from flooding in lieu of attempting to raise the structures. However, after investigating the various methods that can be utilized for flood prevention, the following conclusions were reached:

- Visual Impact of Flood Logs: Permanent flood logs create a bulky, industrial appearance that may conflict with the architectural aesthetics and pedestrian-friendly design of the building or surrounding area.
- Storage Challenges for Flood Dams: Deployable flood dams often require large, secure, and climate-controlled storage areas, which may not be available or practical in urban or mixed-use buildings, particularly since the detached accessory structure on the Property has been approved for future retail use, which would prevent it to be used for the storage of the flood dams.
- Dams Often Inadequate in Height: Many modular flood dam systems do not meet the necessary flood protection elevation (e.g. one foot above base flood elevation), particularly for commercial buildings with large openings or multi-entry points, which would be the case for our buildings.
- While it is feasible to waterproof the vertical walls, waterproofing the floor would require substantial demolition and structural modifications, presenting a significant hardship.
- Additionally, the existing finished floor elevation is already significantly higher than other buildings in the surrounding neighborhood, making it highly unlikely that these buildings will flood.

In closing, we believe the best approach for the continued preservation of the landmarked buildings on the Property is through the granting of the flood plain variance and the completion of the approved renovation of the buildings, which we feel will benefit the Town

by maintaining and improving upon the historic structure and complementing the character of the neighborhood.

Sincerely,



James M. Crowley

JMC/jl

262 Sunset Avenue

Issued for	**Floodplain Variance Application**
Date Issued	**February 2025**
Latest Issue	**June 2025**

Town of Palm Beach, Florida

Palm Beach County
Parcel ID: 50-43-43-22-31-000-0380

Project Address:
262 Sunset Ave
Palm Beach, FL 33480

LEGAL DESCRIPTION
LOTS 38 AND 39, FLORAL PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 6, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SECOND SUBMITTAL

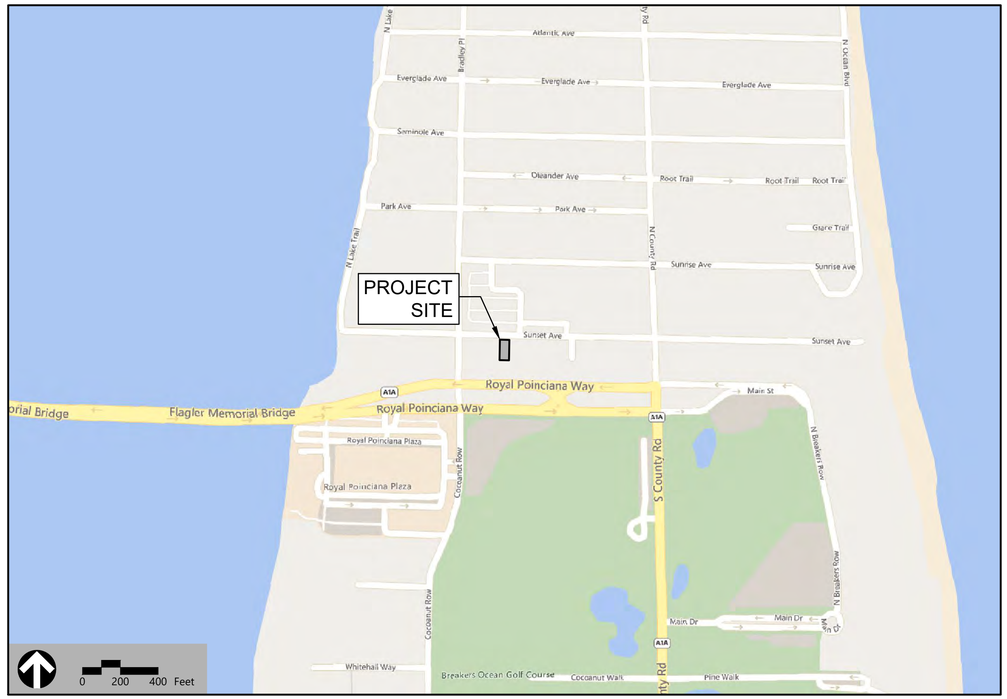
PROJECT NUMBERS:
ZON-25-0006
COA-25-0004

SUBMITTAL DATE:
APRIL 28, 2025

PROJECTED DATE OF HEARINGS:
TOWN COUNCIL: APRIL 9, 2025
LANDMARKS PRESERVATION COMMISSION: APRIL 16, 2025 & MAY 21, 2025

PROJECT SCOPE:

- ADAPTIVE REUSE OF AN EXISTING BUILDING FROM A VETERINARIAN'S OFFICE TO A SPA AND RETAIL USE, WITH STORAGE (ALL PERMITTED USES).
- COMPLETE INTERIOR RENOVATION OF THE MAIN BUILDING AND ACCESSORY BUILDING.
- MODIFIED MAIN BUILDING AND ACCESSORY BUILDING EXTERIOR COLOR PALETTES.
- THE ADDITION OF FRONT ENTRY AND FRONT PORCH.
- THE ADDITION OF A SMALL POOL IN THE REAR YARD.
- LANDSCAPE & HARDSCAPE MODIFICATIONS, INCLUDING INCREASED LANDSCAPE OPEN SPACE.
- A SMALL PARKING VARIANCE.



VICINITY MAP

No.	Drawing Title	Latest Issue
C0.00	Cover Sheet	June 2025
C0.50	Existing Conditions Plan	April 2025
C1.00	Proposed Site Plan	June 2025
C2.00	Zoning Map	June 2025
C3.00	Demolition Plan	April 2025
C4.00	Drainage Plan	June 2025
C5.00	Truck Access & Staging Plan	April 2025
A.101	First Floor Plan - Main Building	June 2025
A.102	Second Floor Plan - Main Building	June 2025
A.103	Floor Plans - Accessory Building	April 2025
A.104	Breakdown of the Use Area(s)	April 2025
A.201	Exterior Elevations - Main Building	June 2025
A.202	Exterior Elevations - Main Building	June 2025
A.203	Exterior Elevations - Main Building	June 2025
A.204	Exterior Elevations - Accessory Building	April 2025
A.205	Exterior Elevations - Accessory Building	April 2025
A.206	Finishes Legend & Streetscape	June 2025
A.207	Renderings	April 2025
A.208	Exist. Exterior Condition Photographs	April 2025
A.209	Exist. Exterior Condition Photographs	April 2025
A.210	Historic Exterior Condition Photographs	April 2025
L-1	Landscape Plan, Plant List & Details	June 2025
L-2	Planting Specifications	June 2025
L-3	Green Space Charts	June 2025

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vhb

225 E. Robinson Street
Suite 300
Orlando, FL 32801
407.839.4006
Certificate of Authorization
Number FL #3932

OWNER/APPLICANT
NED 262 SUNSET LLC
75 PARK PLZ
BOSTON, MA 02116
P (617) 965-8700
F (617) 243-785

CIVIL ENGINEER / SURVEY
VHB
225 E. Robinson Street
Suite 300
Orlando, FL 32801
P (407) 839-4006
F (407) 839-4008

This document has been electronically signed and sealed by Jaime L. Igua, Jr., P.E. on the date shown hereon using a digital signature.

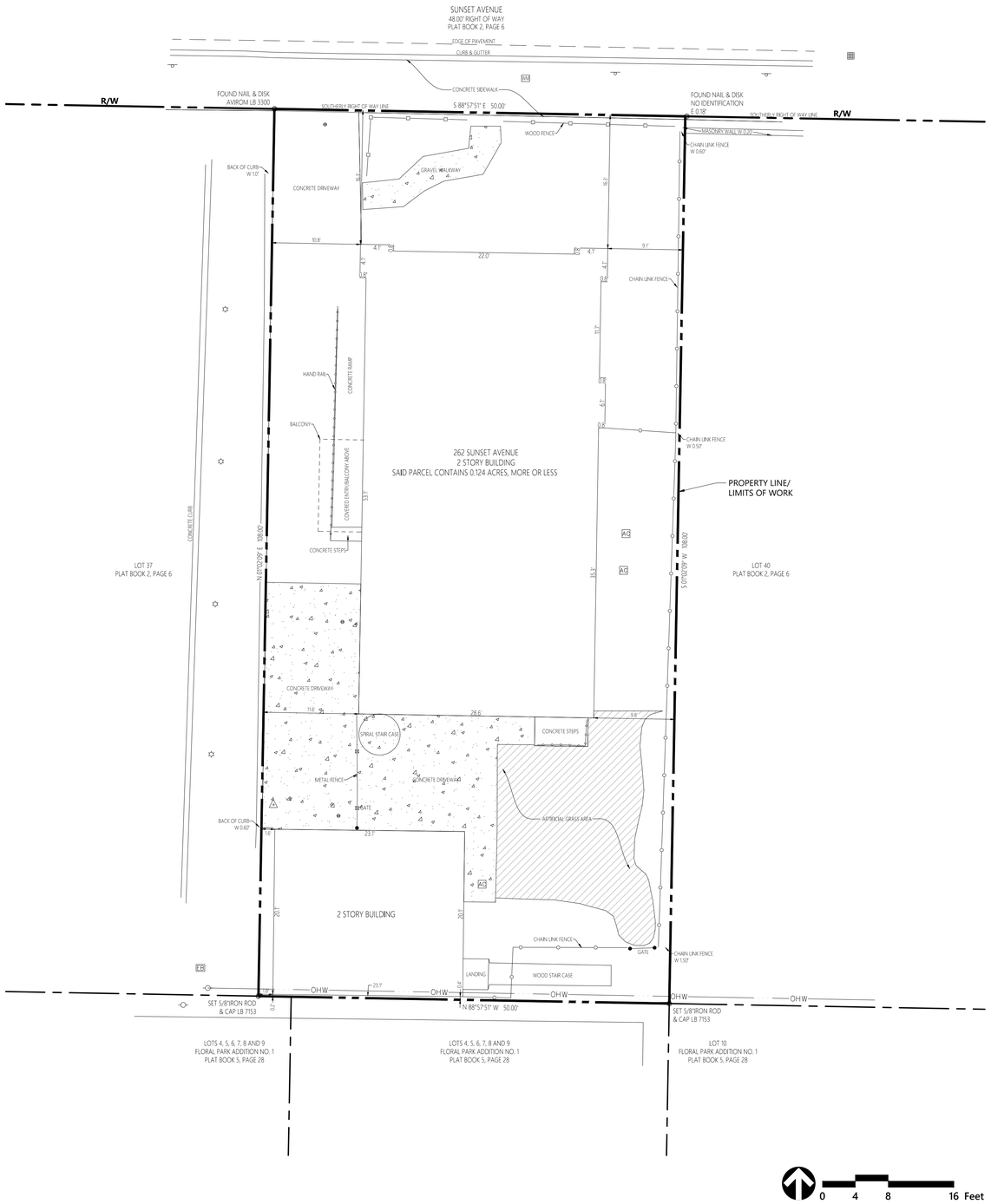
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

DATE: Jun. 06, 2025

Jaime L. Igua, P.E.
P.E. # 69884

VHB Project : 64874.00
Issued for : Floodplain Variance Application

C:\USERS\STEERS\VHB\GP ENG & VHB (USA) - GENERAL\64874.00 NE DEVEL-262 SUNSET AVE\05_WORK\CAD\LD\PLANSET\64874.00 COV 6 June 2025



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Suite 300
Orlando, FL 32801
407.839.4006
Certificate of Authorization
Number FL #3932

262 Sunset Avenue

Town of Palm Beach, Florida

No.	Revision	Date	Appvd.

Designed by: SCS
Checked by: JLI
Issued for: Floodplain Variance
Date: April 2025

Drawing Title
Existing Site Plan

Drawing Number
C0.50

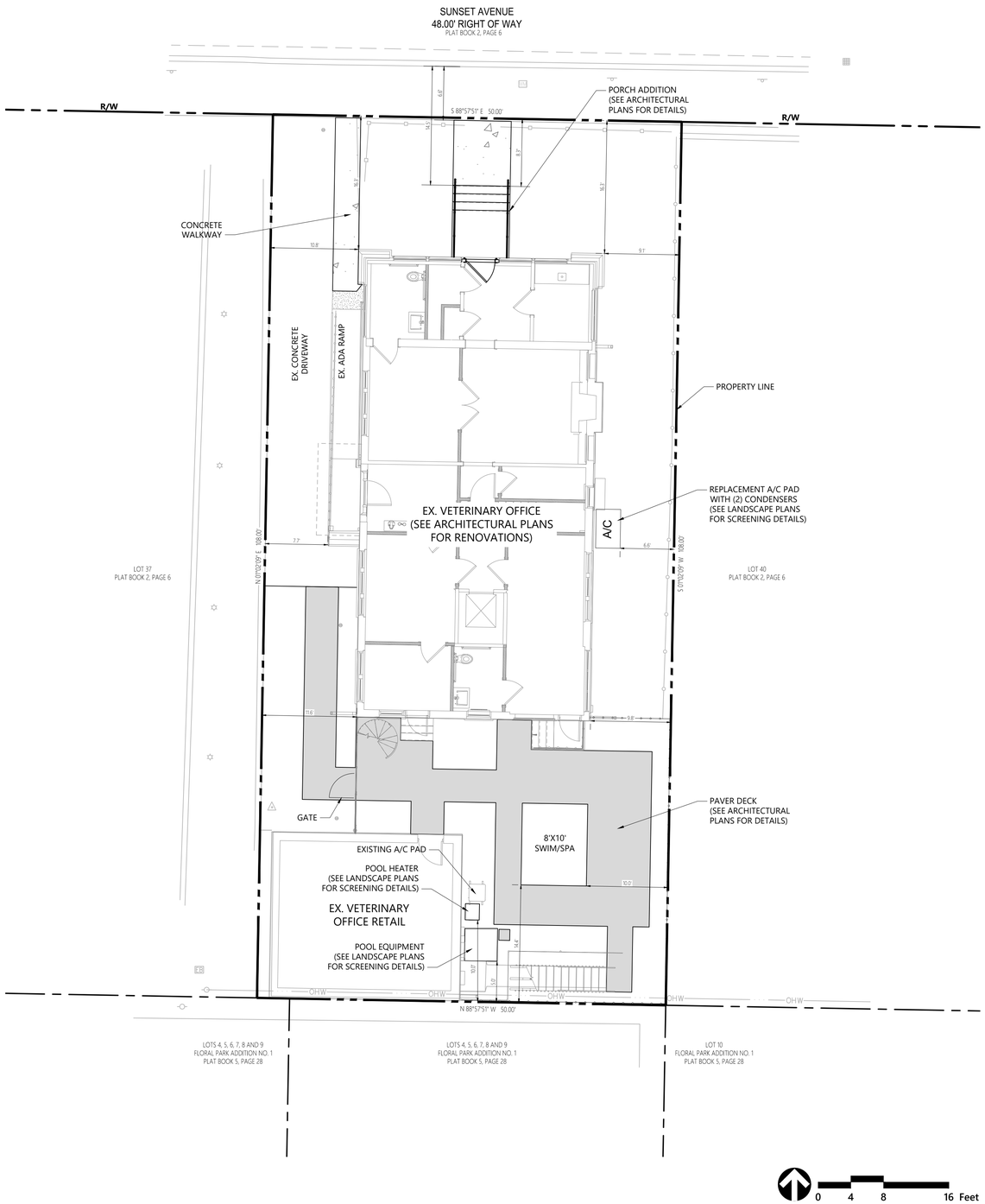
Sheet of

DATE: Apr. 24, 2025

Project Number
64874.00

64874.00 EC.DWG

Saved Thursday, April 24, 2025 4:52:23 PM SSTEERS Plotted Thursday, April 24, 2025 5:03:15 PM Shawn Steers



LEGEND

Symbol	Description
	PROPERTY LINE
	R.O.W.
	LOT LINE
	PAVERS (SEE ARCH PLANS)
	NEW CONCRETE

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225 E. Robinson Street
Suite 300
Orlando, FL 32801
407.839.4006
Certificate of Authorization
Number FL #3932

262 Sunset Avenue

Town of Palm Beach, Florida

No.	Revision	Date	Appvd.

Designed by: SCS
Checked by: JLI
Issued for: Floodplain Variance
Date: June 2025

Drawing Title

Proposed Site Plan

Drawing Number

C1.00

Sheet of

DATE: Jun. 02, 2025

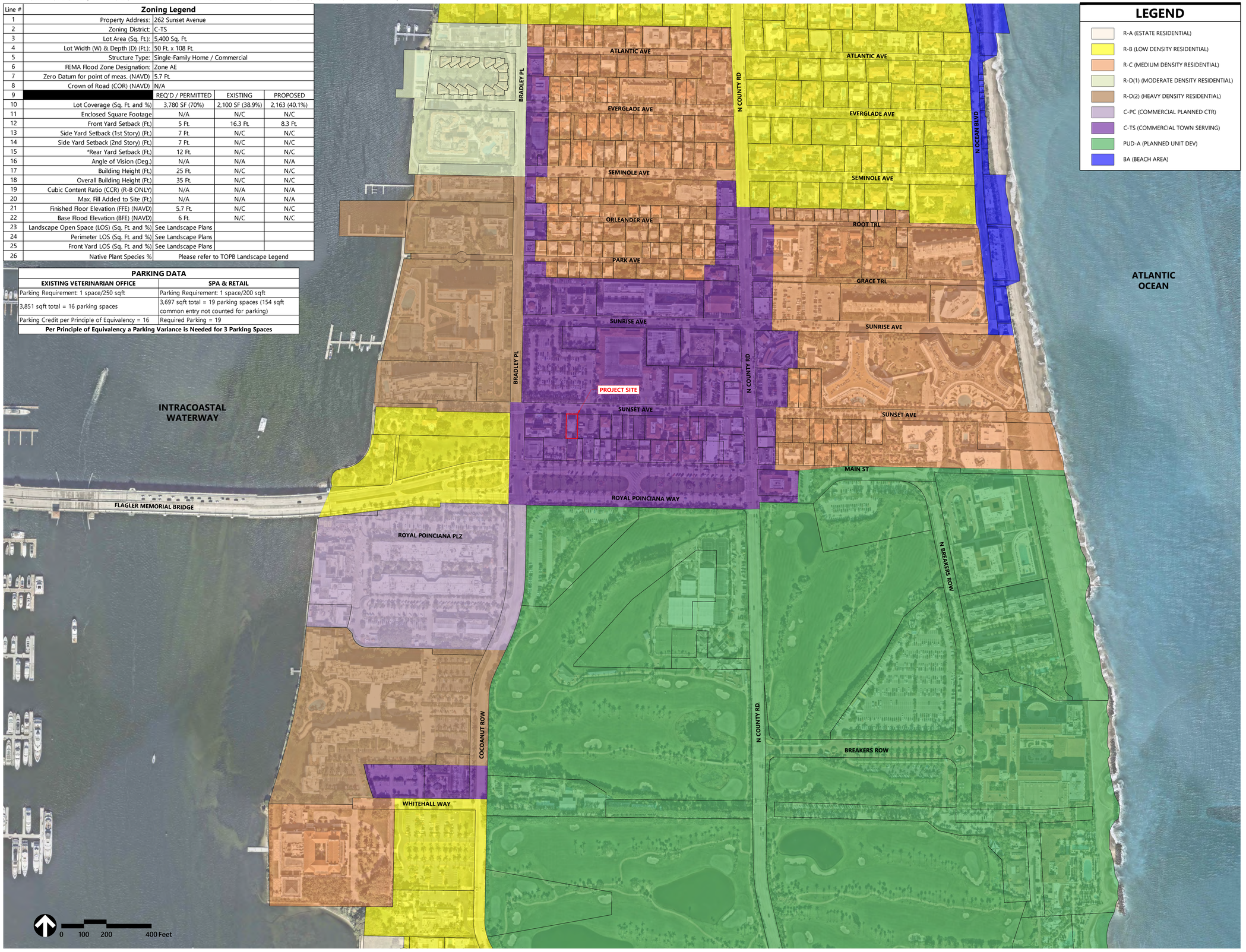
Project Number
64874.00

64874.00 SP.DWG

Saved Monday, June 2, 2025 12:39:44 PM SSTEERS Plotted Monday, June 2, 2025 2:13:23 PM Shawn Steers

Line #	Zoning Legend			
1	Property Address:	262 Sunset Avenue		
2	Zoning District:	C-TS		
3	Lot Area (Sq. Ft.):	5,400 Sq. Ft.		
4	Lot Width (W) & Depth (D) (Ft.):	50 Ft. x 108 Ft.		
5	Structure Type:	Single-Family Home / Commercial		
6	FEMA Flood Zone Designation:	Zone AE		
7	Zero Datum for point of meas. (NAVD)	5.7 Ft.		
8	Crown of Road (COR) (NAVD)	N/A		
9		REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq. Ft. and %)	3,780 SF (70%)	2,100 SF (38.9%)	2,163 (40.1%)
11	Enclosed Square Footage	N/A	N/C	N/C
12	Front Yard Setback (Ft.)	5 Ft.	16.3 Ft.	8.3 Ft.
13	Side Yard Setback (1st Story) (Ft.)	7 Ft.	N/C	N/C
14	Side Yard Setback (2nd Story) (Ft.)	7 Ft.	N/C	N/C
15	*Rear Yard Setback (Ft.)	12 Ft.	N/C	N/C
16	Angle of Vision (Deg.)	N/A	N/A	N/A
17	Building Height (Ft.)	25 Ft.	N/C	N/C
18	Overall Building Height (Ft.)	35 Ft.	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 Elevation (FFE) (NAVD)	5.7 Ft.	N/C	N/C
22	Base Flood Elevation (BFE) (NAVD)	6 Ft.	N/C	N/C
23	Landscape Open Space (LOS) (Sq. Ft. and %)	See Landscape Plans		
24	Perimeter LOS (Sq. Ft. and %)	See Landscape Plans		
25	Front Yard LOS (Sq. Ft. and %)	See Landscape Plans		
26	Native Plant Species %	Please refer to TOPB Landscape Legend		

PARKING DATA	
EXISTING VETERINARIAN OFFICE	**SPA & RETAIL**
Parking Requirement: 1 space/250 sqft	Parking Requirement: 1 space/200 sqft
3,851 sqft total = 16 parking spaces	3,697 sqft total = 19 parking spaces (154 sqft common entry not counted for parking)
Parking Credit per Principle of Equivalency = 16	Required Parking = 19
Per Principle of Equivalency a Parking Variance is Needed for 3 Parking Spaces	



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225 E. Robinson Street
Suite 300
Orlando, FL 32801
407.839.4006
Certificate of Authorization
Number FL #3932

262 Sunset Avenue

Town of Palm Beach, Florida

No.	Revision	Date	Appvd.

Designed by: SCS
Checked by: JLI
Issued for: Floodplain Variance
Date: June 2025

Drawing Title

Zoning Map

Drawing Number

C2.00

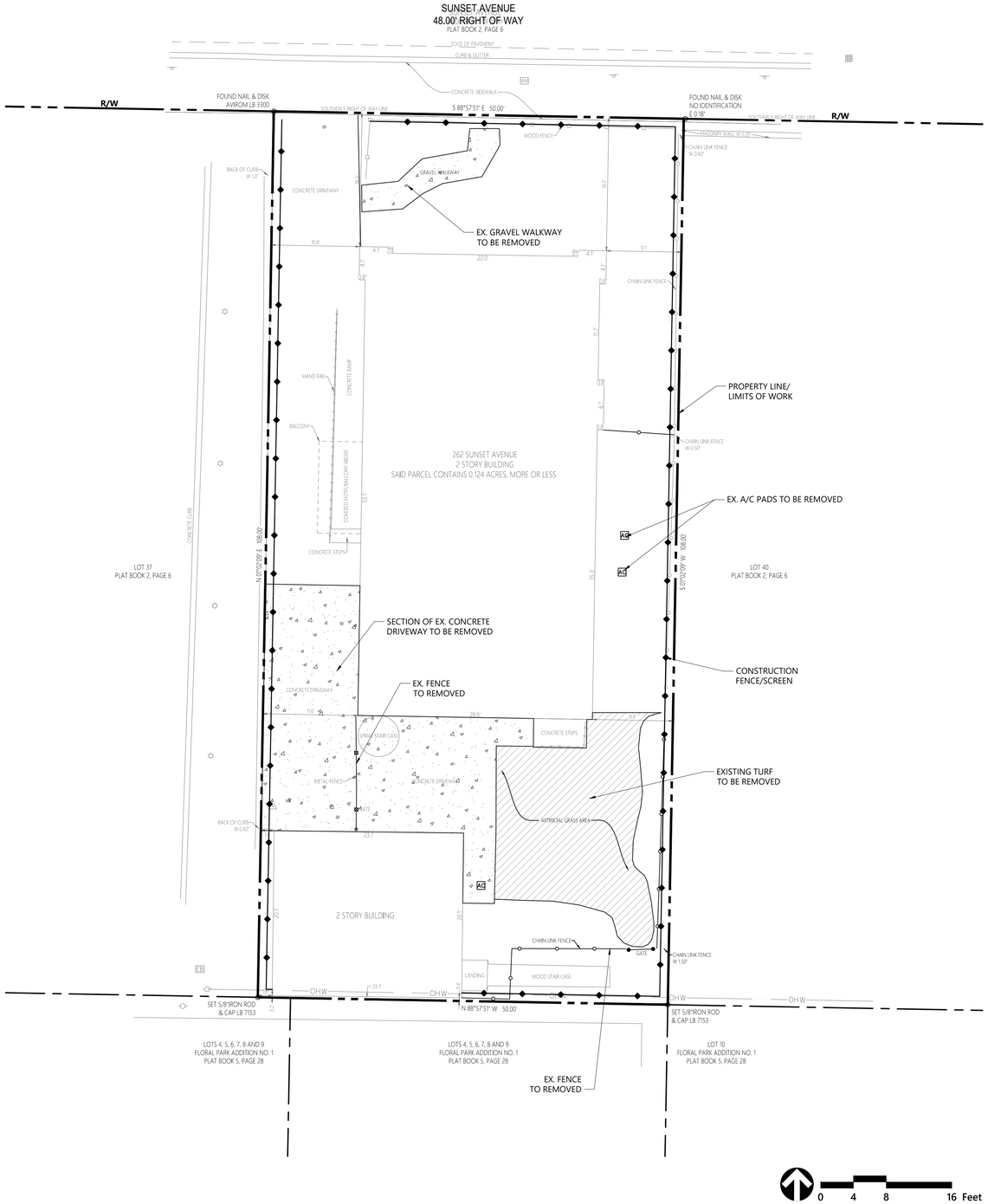
Sheet of

DATE: Jun. 02, 2025

Project Number: 64874.00

64874.00 ZONE.DWG

Saved Monday, June 2, 2025 12:54:58 PM SSTEERS Plotted Monday, June 2, 2025 2:13:37 PM Shawn Steers



DEMO & SWPPP LEGEND

Symbol	Description
	PROPERTY LINE
	CONCRETE TO BE REMOVED
	TURF TO BE REMOVED
	SILT FENCE
	CONSTRUCTION FENCE

811 Know what's below. Call 811 before you dig.

GENERAL DEMOLITION NOTES:

1. ALL EXISTING UNDERGROUND UTILITIES TO BE REMOVED UNLESS INDICATED IN PLANS TO REMAIN. ALL ELECTRICAL, IRRIGATION, AND COMMUNICATIONS SHALL BE COORDINATED WITH OWNER.
2. TEMPORARILY REMOVE POST MOUNTED SIGNS. CONTACT OWNER PRIOR TO DISPOSITION OF EXISTING SIGNS. TRAFFIC SIGNS SHALL NOT BE IMPAIRED AND SHALL REMAIN UNTIL PROPOSED TRAFFIC SIGNS ARE INSTALLED.
3. REFER TO ELECTRICAL ENGINEER'S PLANS FOR ELECTRICAL AND COMMUNICATION DEMOLITION PLUS SUPPLEMENTAL ADJUSTMENT DATA.
4. ALL SURFACE FEATURES (I.E. ASPHALT, CURBING, SIDEWALKS, ETC.) WITHIN THE LIMITS OF CONSTRUCTION TO BE CLEARED AND GRUBBED PER FDOT INDEX STDR SECTION 110. UNLESS OTHERWISE NOTED.
5. THE ACTUAL DEPTH AND LOCATION OF EXISTING UTILITIES ARE SHOWN PER THE BEST AVAILABLE INFORMATION. IT SHALL BE CONTRACTORS RESPONSIBILITY TO COORDINATE CROSSINGS OF EXISTING UTILITIES WITH THE RESPECTIVE OWNER OF THE UTILITIES.
6. POTENTIAL UTILITY CONFLICT LOCATION – CONTRACTOR TO EXERCISE CAUTION TO ALLOW FOR PROPER CROSSING OF PROPOSED UTILITIES.
7. VOIDS CREATED BY REMOVAL OF EXISTING ITEMS MUST BE BACKFILLED AND COMPACTED PER STANDARD TRENCH DETAIL. FINISH GRADE TO MATCH EXISTING SURROUNDING CONDITIONS.
8. ALL PRIVATE AND PUBLIC PROPERTY DAMAGED BY CONSTRUCTION ACTIVITIES SHALL BE RESTORED TO A CONDITION EQUAL OR BETTER THAN EXISTING. THE CONTRACTOR IS FULLY RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE TO EXISTING FACILITIES, ABOVE OR BELOW GROUND THAT MAY OCCUR AS A RESULT OF THE WORK PERFORMED BY THE CONTRACTOR CALLED FOR IN THIS CONTRACT. THE DAMAGE TO THE EXISTING FACILITIES INCLUDES, BUT IS NOT LIMITED TO, UTILITIES, SPRINKLER SYSTEMS, WALKS, DRIVEWAYS, SIDEWALKS, LANDSCAPING, TREES, GRASS, ETC.
10. ALL PUBLIC UTILITIES MUST NOT BE INTERRUPTED DURING CONSTRUCTION. CONTRACTOR SHALL HAVE AND EXECUTE A "UTILITY MAINTENANCE PLAN" THAT HAS BEEN APPROVED BY THE RESPECTIVE UTILITY COMPANY.
11. RETENTION PONDS SHALL BE DRAINED AND FINE SANDS, SILT, AND MUCK REMOVED PRIOR TO BACKFILL. REFER TO GEOTECHNICAL REPORT FOR BACKFILL AND COMPACTION REQUIREMENTS.
13. CONTRACTOR TO ADJUST TO FINISH GRADE ALL THE UTILITY MANHOLE RIMS AND VALVE COVERS TO REMAIN.

DEFINITIONS:

- REMOVE: DETACH ITEMS FROM EXISTING CONSTRUCTION AND LEGALLY DISPOSE OF THEM OFF-SITE UNLESS INDICATED TO BE SALVAGED OR RECYCLED. COORDINATE WITH THE UTILITY REPRESENTATIVES THE DISPOSITION OF ITEMS OWNED BY THE UTILITY COMPANIES. OFF-SITE DISPOSAL IS BY THE CONTRACTOR.
- SALVAGE: DETACH ITEM FROM EXISTING CONSTRUCTION, PROTECT FROM DAMAGE AND DELIVER THEM TO OWNER READY FOR REUSE. COORDINATE DELIVERY LOCATION WITH OWNER AND PROVIDE DELIVERY.
- REMAIN: EXISTING ITEMS OF CONSTRUCTION THAT ARE NOT TO BE RAZED AND THAT ARE NOT OTHERWISE INDICATED TO BE REMOVED OR SALVAGED. PROVIDE TEMPORARY PROTECTION DURING THE CONSTRUCTION PERIOD. PROVIDE ADJUSTEMENTS AS REQUIRED BY PLANS.
- REFURBISH: RENOVATE EXISTING STRUCTURE/APPURTENANCE TO CURRENT SPECIFICATIONS. PROTECT DURING CONSTRUCTION.
- RELOCATE: REFURBISH (SEE REFURBISH DEFINITION) AND ADJUST ITEM TO THE LOCATION INDICATED ON PLANS. COORDINATE AND CONFORM WITH THE RESPECTIVE UTILITY COMPANY RELOCATION REQUIREMENTS.

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Number FL #3932

262 Sunset Avenue

Town of Palm Beach, Florida

No.	Revision	Date	Appvd.

Designed by SCS | Checked by JLI

Issued for Floodplain Variance | Date April 2025

Drawing Title

Demolition Plan

Drawing Number

C3.00

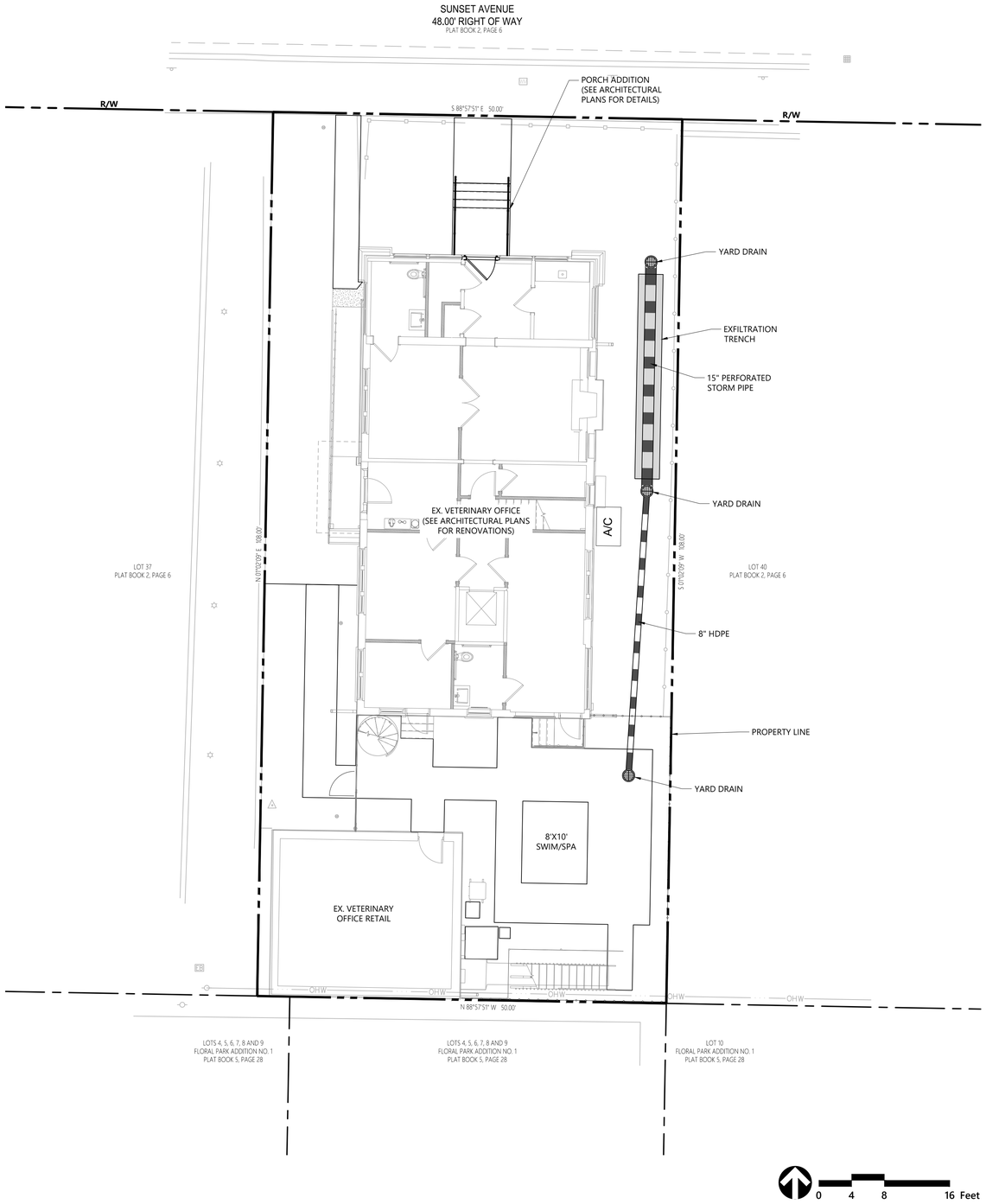
Sheet of

DATE: Apr. 24, 2025

Project Number 64874.00

64874.00 DM.DWG

Saved Friday, February 21, 2025 2:04:16 PM SSTEERS Plotted Thursday, April 24, 2025 5:03:50 PM Shawn Steers



LEGEND

Symbol	Description
	PROPERTY LINE
	R.O.W.
	LOT LINE
	EXFILTRATION TRENCH
	YARD DRAIN
	STORM PIPE

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Town of Palm Beach, Florida

No.	Revision	Date	Appvd.

Designed by: SCS
Checked by: JLI
Issued for: Floodplain Variance
Date: June 2025

Drawing Title

Drainage Plan

Drawing Number

C4.00

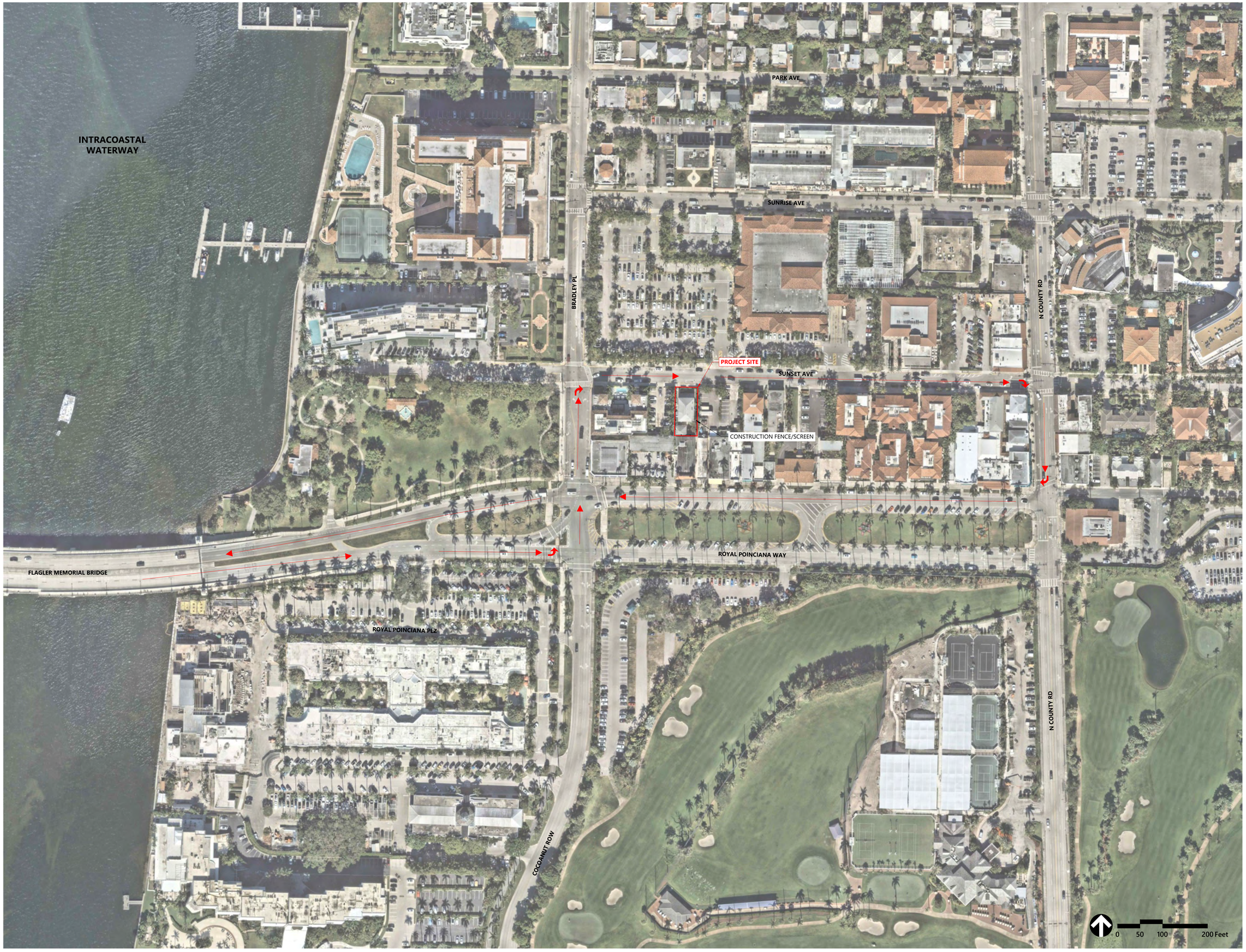
Sheet of

DATE: Jun. 02, 2025

Project Number
64874.00

64874.00 DR.DWG

Saved Monday, June 2, 2025 12:34:28 PM SSTEERS Plotted Monday, June 2, 2025 2:13:58 PM Shown: Steers



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Number FL #3932

LEGEND

Symbol	Description
→	TRUCK ROUTE

262 Sunset Avenue

Town of Palm Beach, Florida

No.	Revision	Date	Appvd.

Designed by: SCS
Checked by: JLI
Issued for: Floodplain Variance
Date: April 2025

Drawing Title

Truck Access & Staging Plan

Drawing Number

C5.00

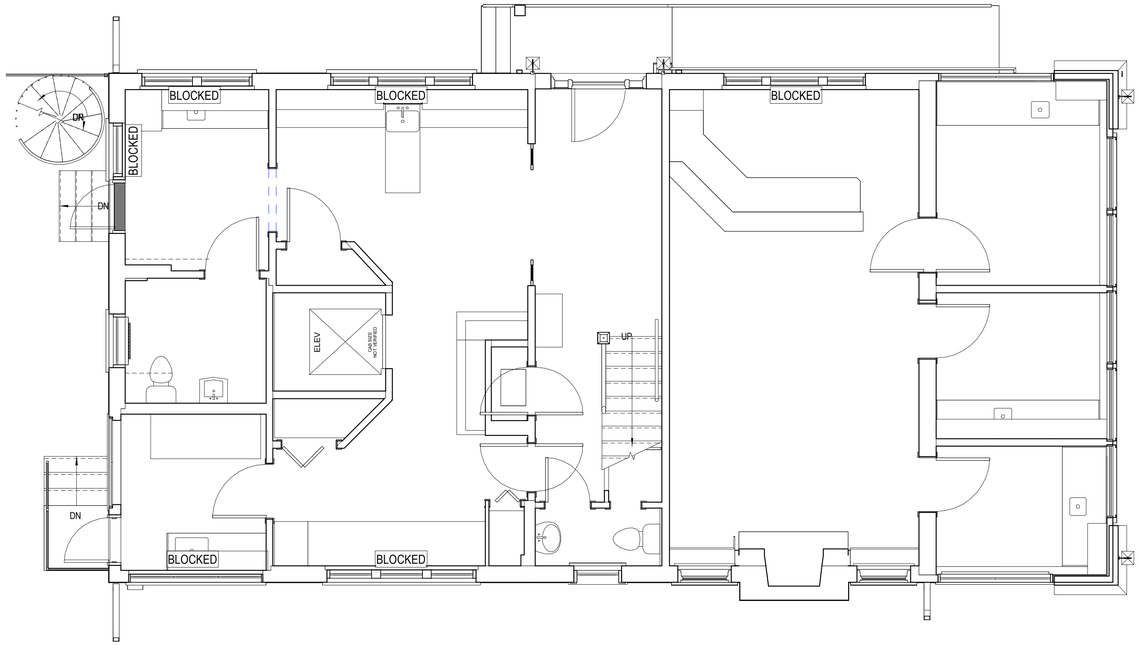
Sheet of

DATE: Apr. 24, 2025

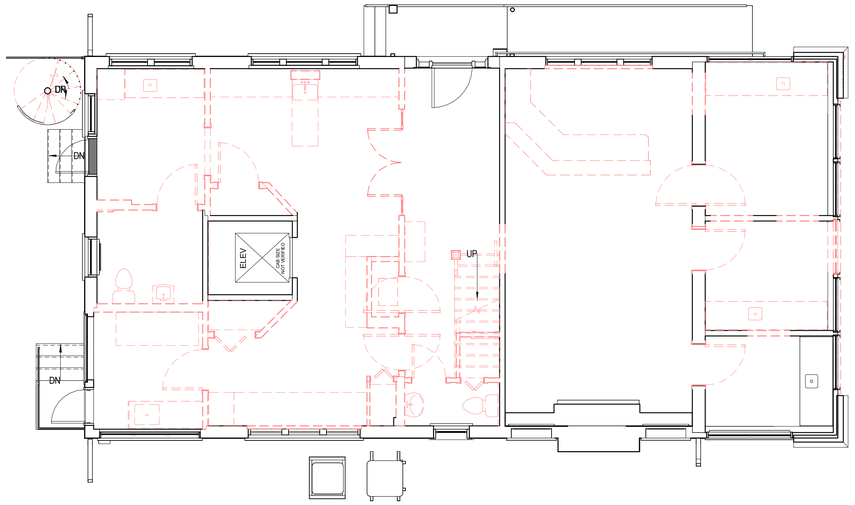
Project Number: 64874.00

64874.00 VAP.DWG

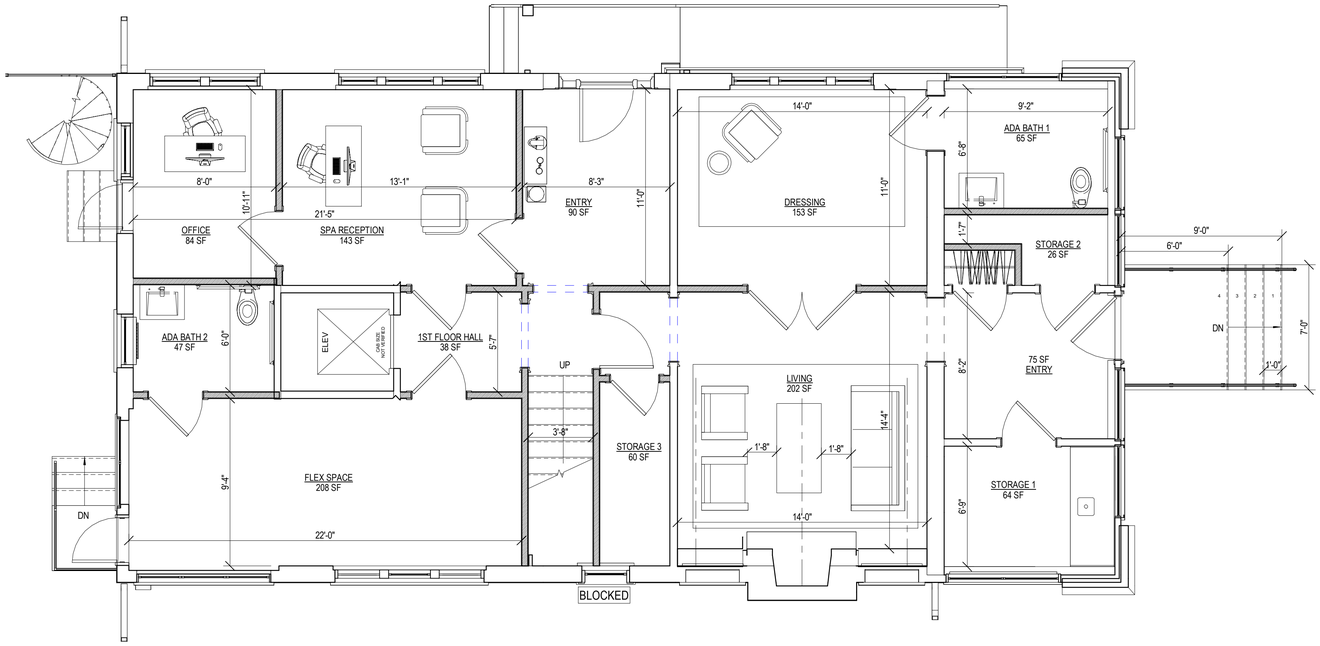
Saved Friday, February 21, 2025 1:54:45 PM SSTEERS Plotted Thursday, April 24, 2025 5:04:13 PM Shawn Steers



2 EXISTING FIRST FLOOR PLAN - MAIN BUILDING
1/4" = 1'-0"



3 FIRST FLOOR DEMO PLAN - MAIN BUILDING
3/16" = 1'-0"



1 PROPOSED FIRST FLOOR PLAN - MAIN BUILDING
1/4" = 1'-0"

2419

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FIRST FLOOR PLAN - MAIN BUILDING

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A.209 EXIST. EXTERIOR CONDITION PHOTOGRAPHS
A.210 HISTORIC EXTERIOR CONDITION PHOTOGRAPHS

FLOODPLAIN VARIANCE APPLICATION

SUBMITTAL DATE 06/09/2025

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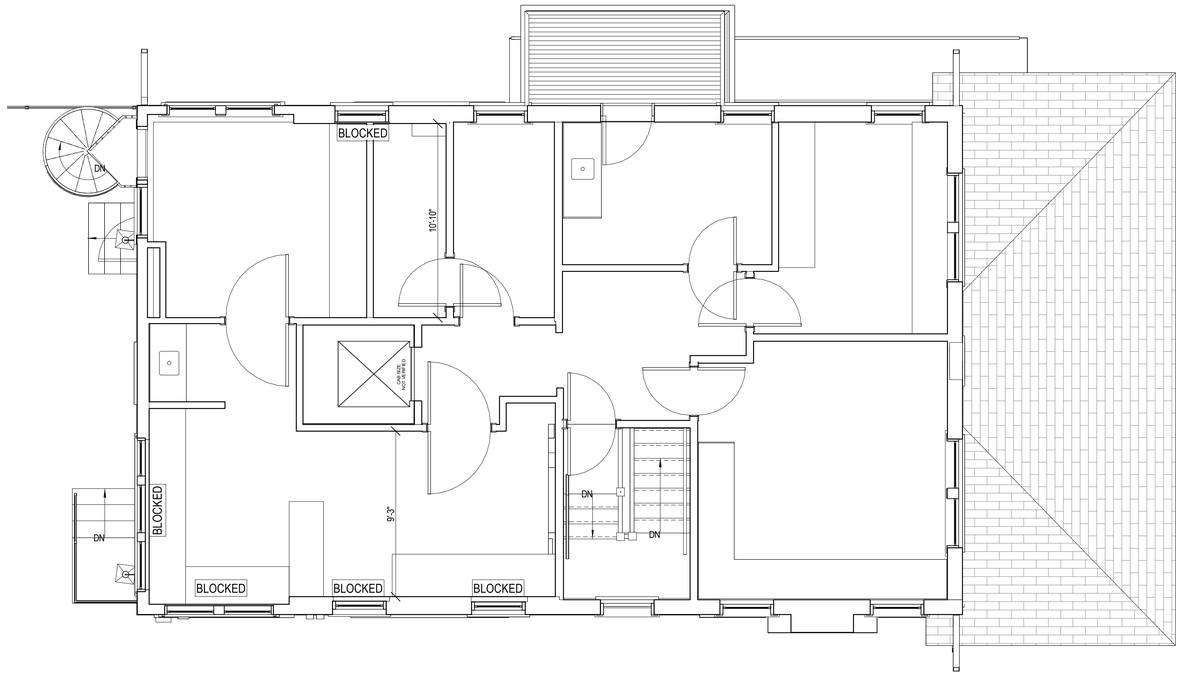
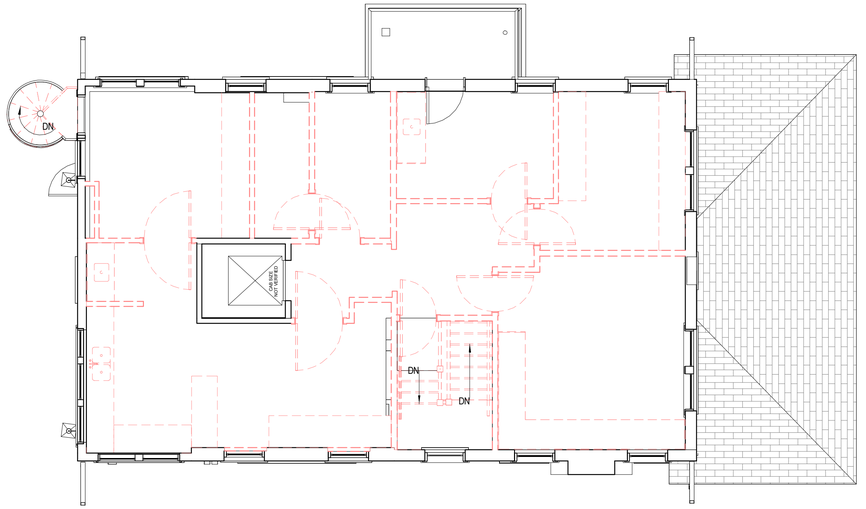
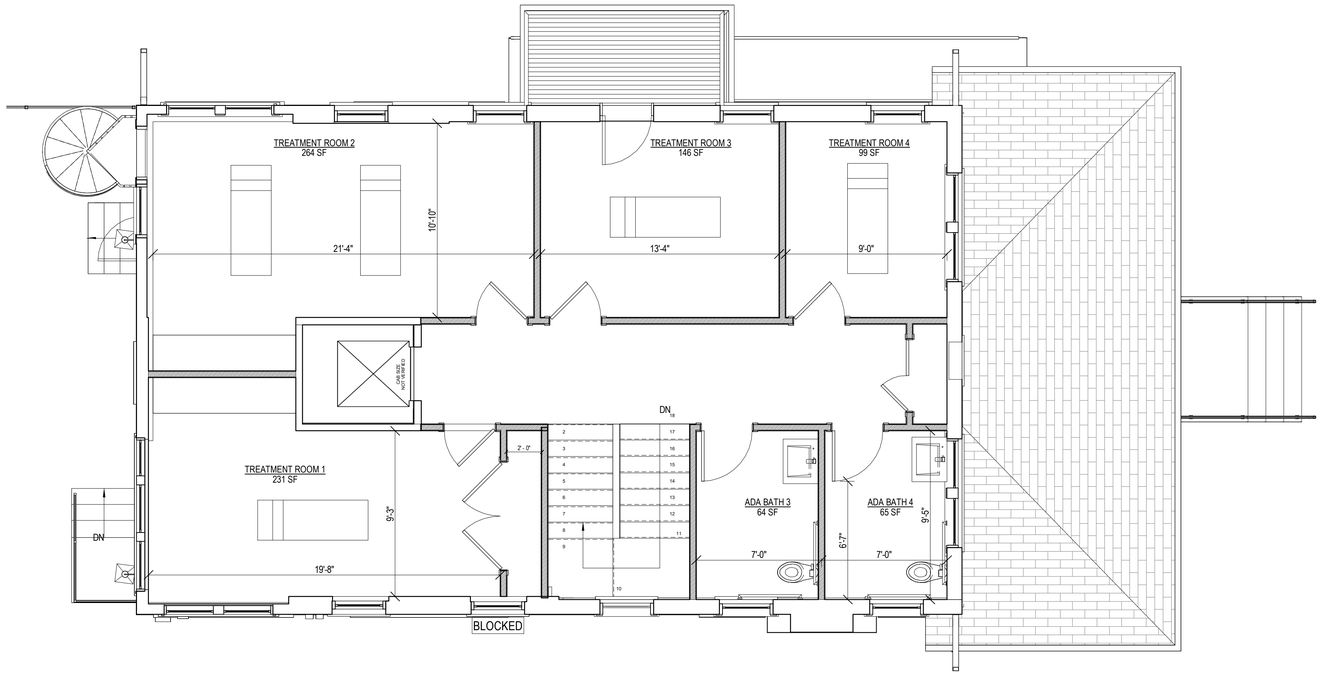


2 EXISTING SECOND FLOOR PLAN - MAIN BUILDING
1/4" = 1'-0"



3 SECOND FLOOR DEMO PLAN - MAIN BUILDING
3/16" = 1'-0"



1 PROPOSED SECOND FLOOR PLAN - MAIN BUILDING
1/4" = 1'-0"

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SECOND FLOOR PLAN - MAIN BUILDING

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A.209 EXIST. EXTERIOR CONDITION PHOTOGRAPHS
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FLOODPLAIN VARIANCE APPLICATION

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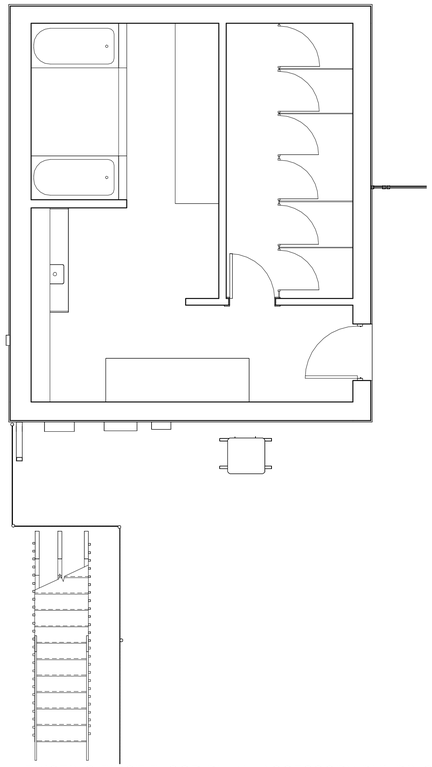
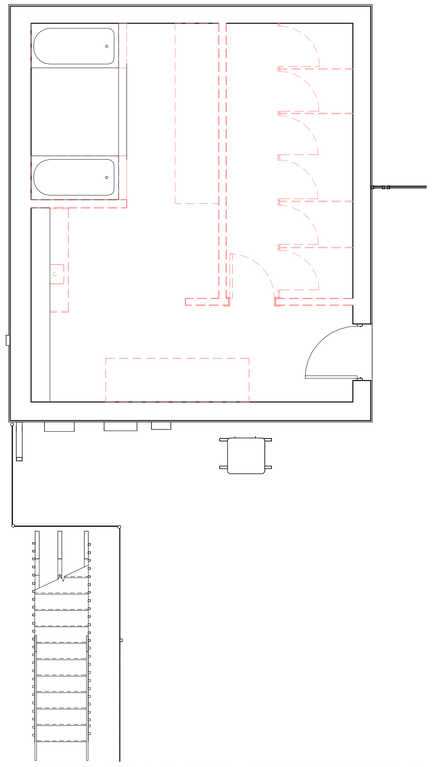
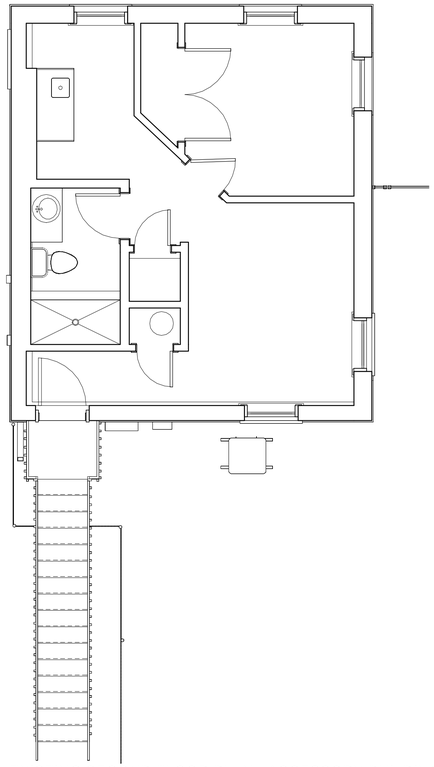


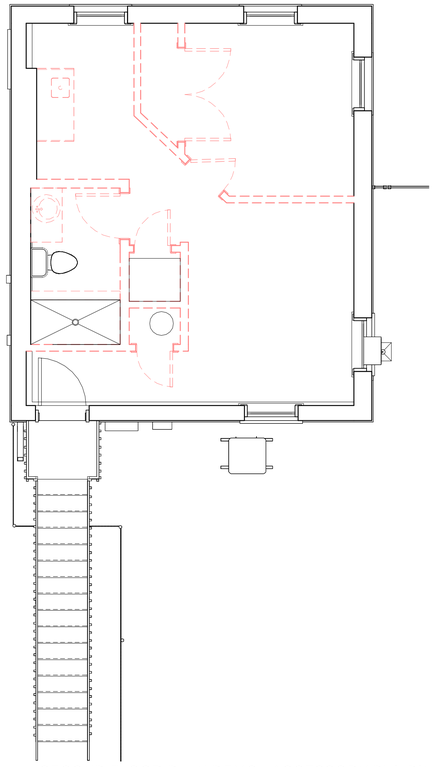
3 EXISTING FIRST FLOOR PLAN - ACCESSORY BUILDING
1/4" = 1'-0"



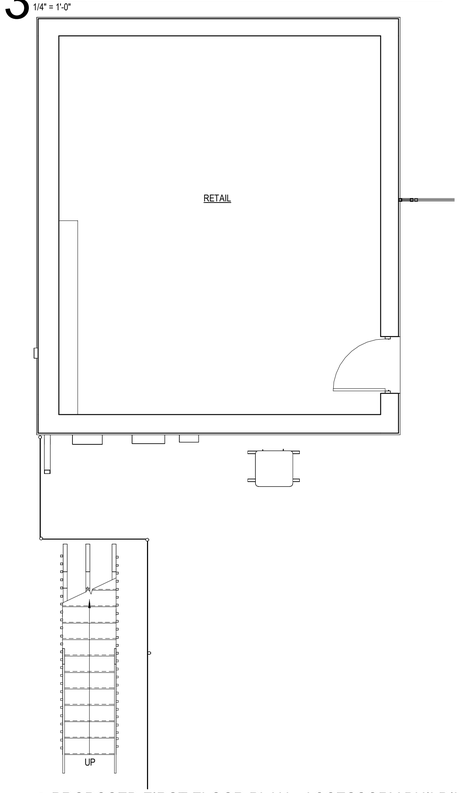
5 FIRST FLOOR PLAN DEMO - ACCESSORY BUILDING
1/4" = 1'-0"



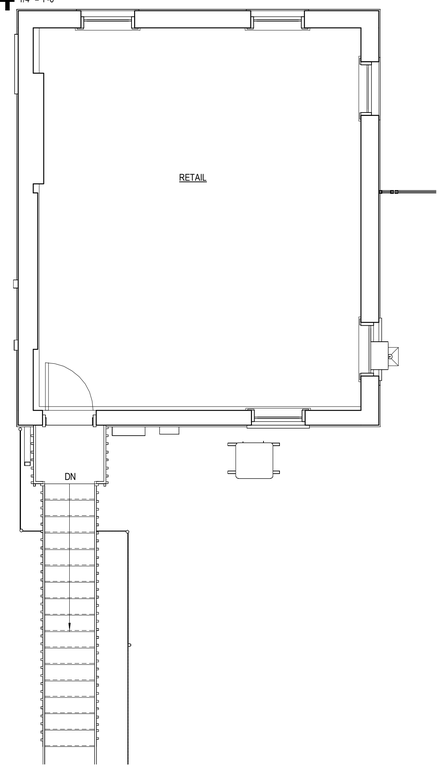
4 EXISTING SECOND FLOOR PLAN - ACCESSORY BUILDING
1/4" = 1'-0"



6 SECOND FLOOR PLAN DEMO - ACCESSORY BUILDING
1/4" = 1'-0"



1 PROPOSED FIRST FLOOR PLAN - ACCESSORY BUILDING
1/4" = 1'-0"



2 PROPOSED SECOND FLOOR PLAN - ACCESSORY BUILDING
1/4" = 1'-0"

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FLOOR PLANS - ACCESSORY BUILDING

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A.209 EXIST. EXTERIOR CONDITION PHOTOGRAPHS
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FLOODPLAIN VARIANCE APPLICATION

SUBMITTAL DATE 06/09/2025

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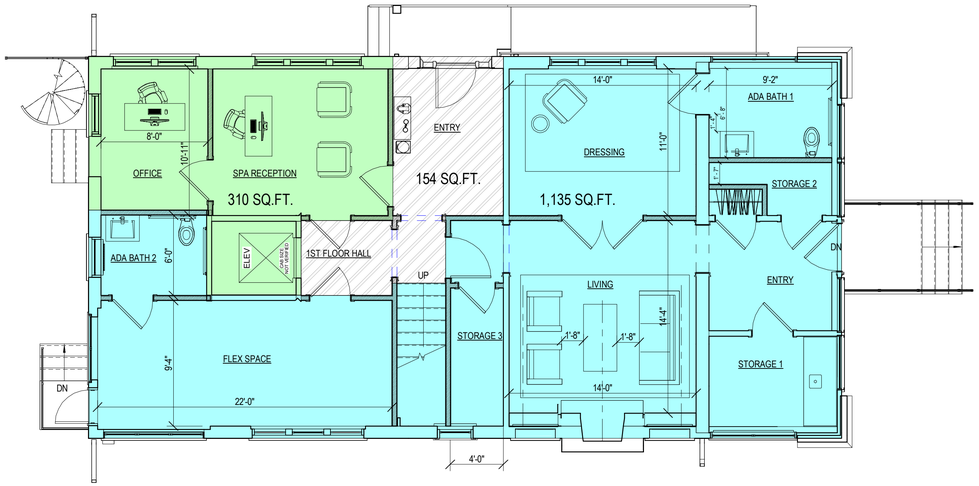
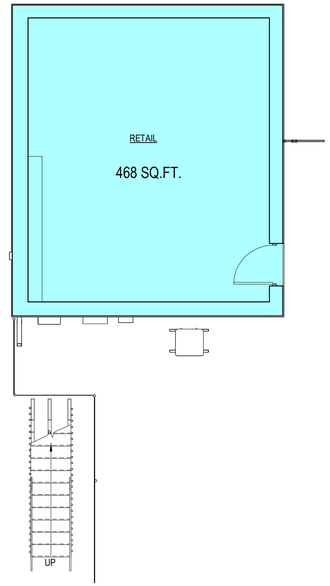


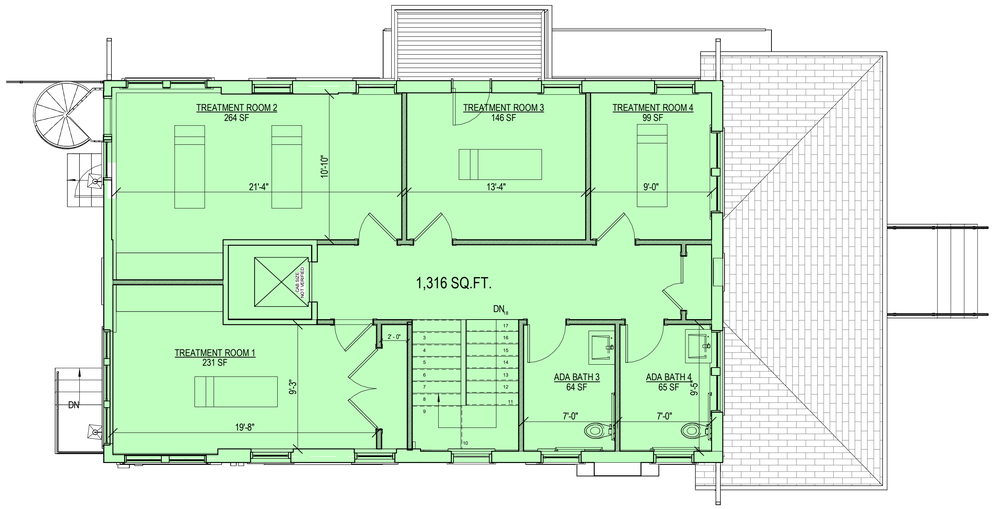
1 PROPOSED FIRST FLOOR PLAN - MAIN BUILDING.
3/16" = 1'-0"



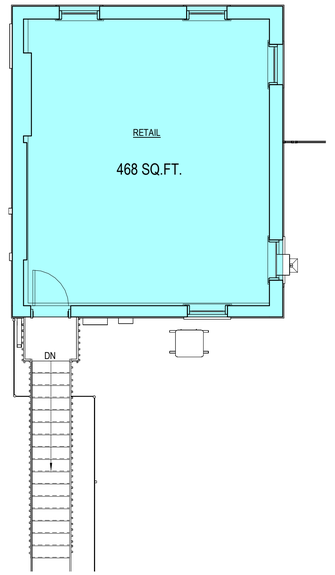
3 FIRST FLOOR PLAN - ACCESSORY BUILDING
3/16" = 1'-0"

BREAKDOWN OF THE USE AREA(S)

	MAIN BUILDING	ACCESSORY BUILDING
RETAIL	1,135 SQ.FT	936 SQ.FT
SPA	1,626 SQ.FT	
COMMON	154 SQ.FT	



2 PROPOSED SECOND FLOOR PLAN - MAIN BUILDING.
3/16" = 1'-0"



4 SECOND FLOOR PLAN - ACCESSORY BUILDING
3/16" = 1'-0"

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BREAKDOWN OF THE USE AREA(S)

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FLOODPLAIN VARIANCE APPLICATION

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A.104
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1 EXISTING NORTH ELEVATION - MAIN BUILDING
1/4" = 1'-0"



2 EXISTING SOUTH ELEVATION - MAIN BUILDING
1/4" = 1'-0"



3 PROPOSED NORTH ELEVATION - MAIN BUILDING
1/4" = 1'-0"



4 PROPOSED SOUTH ELEVATION - MAIN BUILDING
1/4" = 1'-0"

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EXTERIOR ELEVATIONS - MAIN BUILDING

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A.203	EXTERIOR ELEVATIONS - MAIN BUILDING
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FLOODPLAIN VARIANCE APPLICATION

SUBMITTAL DATE 06/09/2025

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A.201
2419



2 EXISTING WEST ELEVATION - MAIN BUILDING
1/4" = 1'-0"



1 PROPOSED WEST ELEVATION - MAIN BUILDING
1/4" = 1'-0"

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EXTERIOR ELEVATIONS - MAIN BUILDING

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A.203	EXTERIOR ELEVATIONS - MAIN BUILDING
A.204	EXTERIOR ELEVATIONS - ACCESSORY BUILDING
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A.202
2419



1 EXISTING EAST ELEVATION - MAIN BUILDING
1/4" = 1'-0"



2 PROPOSED EAST ELEVATION - MAIN BUILDING
1/4" = 1'-0"

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EXTERIOR ELEVATIONS - MAIN BUILDING

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A.204	EXTERIOR ELEVATIONS - ACCESSORY BUILDING
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FLOODPLAIN VARIANCE APPLICATION

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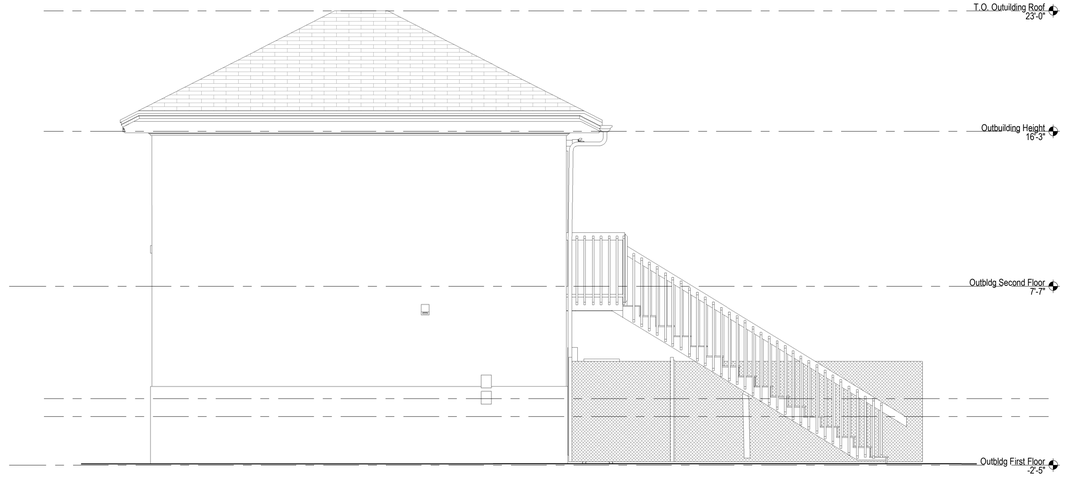
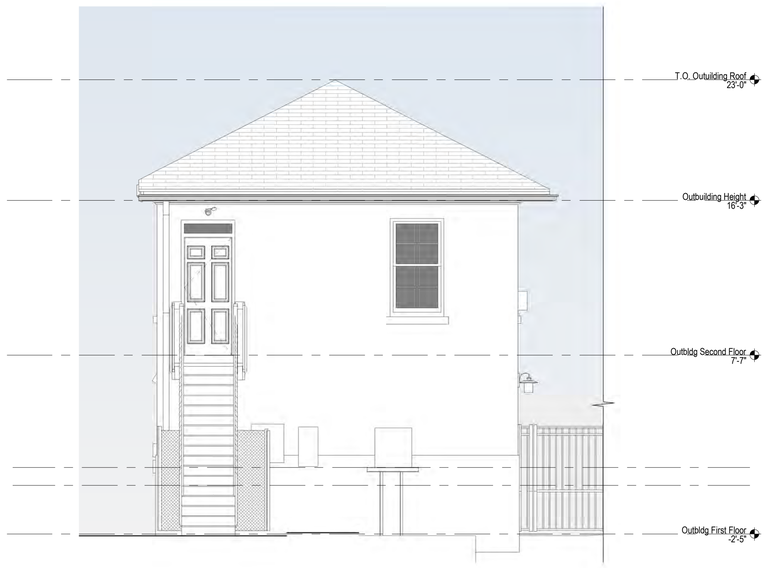
A.203
2419



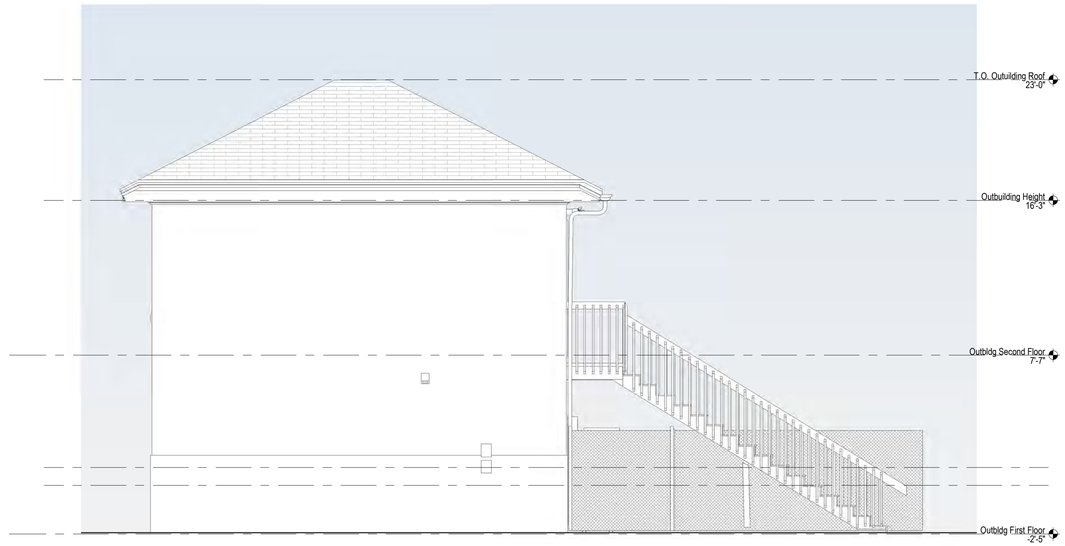
1 EXISTING EAST ELEVATION - ACCESSORY BUILDING.
1/4" = 1'-0"



2 EXISTING SOUTH ELEVATION - ACCESSORY BUILDING
1/4" = 1'-0"



3 PROPOSED EAST ELEVATION - ACCESSORY BUILDING.
1/4" = 1'-0"



4 PROPOSED SOUTH ELEVATION - ACCESSORY BUILDING
1/4" = 1'-0"

2419

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02554
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EXTERIOR ELEVATIONS - ACCESSORY BUILDING

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A.204
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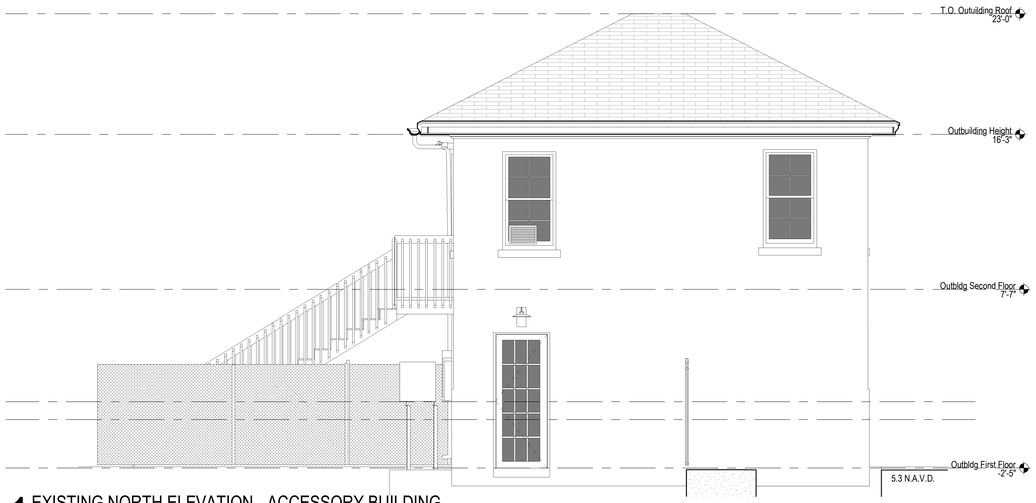
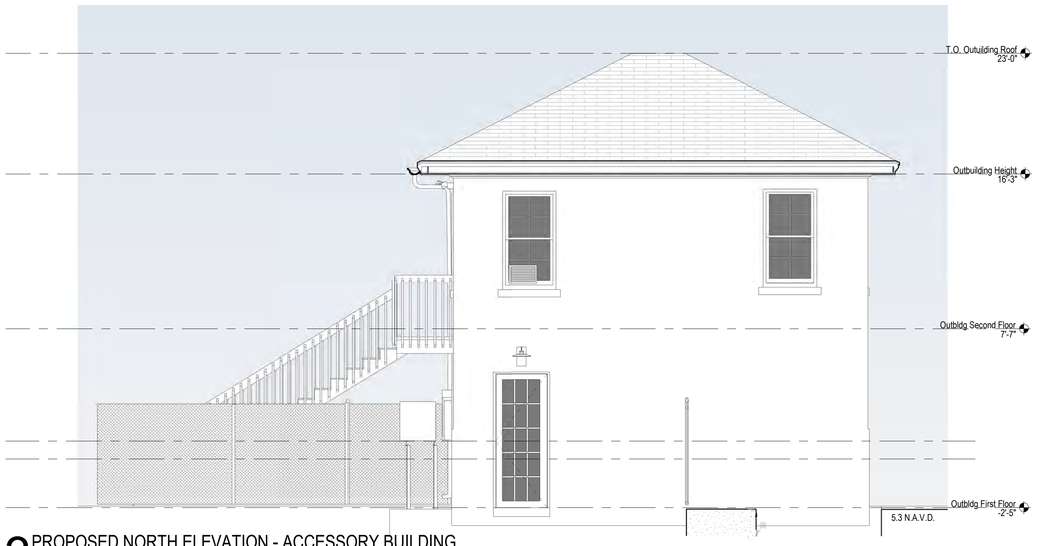


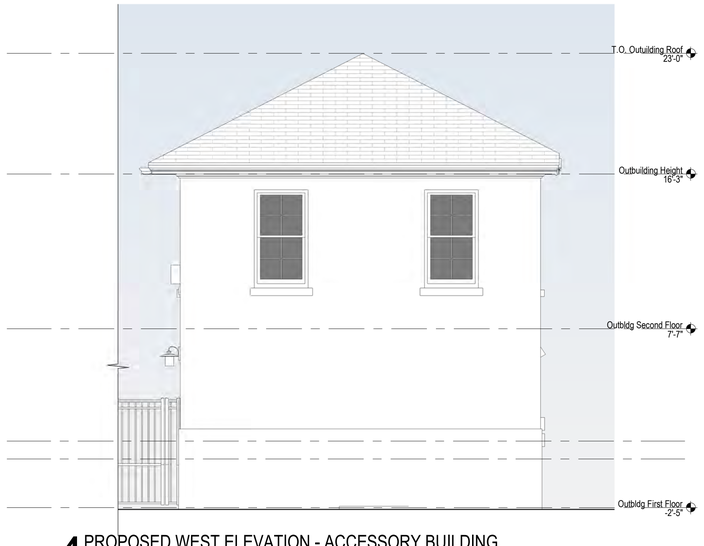
1 EXISTING NORTH ELEVATION - ACCESSORY BUILDING
1/4" = 1'-0"



2 EXISTING WEST ELEVATION - ACCESSORY BUILDING.
1/4" = 1'-0"



3 PROPOSED NORTH ELEVATION - ACCESSORY BUILDING
1/4" = 1'-0"



4 PROPOSED WEST ELEVATION - ACCESSORY BUILDING.
1/4" = 1'-0"

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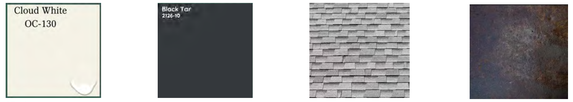
1 EXTERIOR FINISHES
1/4" = 1'-0"



PT-01
EXTERIOR BODY, FRONT PORCH GUARDRAILS & TRIM;
- SHERWIN WILLIAMS / SUPER PAINT EXTERIOR FLAT / "CLOUD WHITE" OC-130

PT-02
EXTERIOR TRIM, DOORS & WINDOWS;
- SHERWIN WILLIAMS / SUPER PAINT EXTERIOR FLAT / "BLACK TAR" 2126-10

PT-03
EXISTING EXTERIOR ASPHALT ROOF

PT-04
WROUGHT IRON HANDRAIL

2 PROPOSED COLOR PALETTE.
1/2" = 1'-0"



3 STREETSCAPE
1/16" = 1'-0"

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FINISHES LEGEND & STREETSCAPE

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A.206
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RENDERING - PROPOSED



RENDERING - EXISTING



RENDERING - PROPOSED



RENDERING - EXISTING



RENDERING - PROPOSED



RENDERING - EXISTING

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RENDERINGS

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A.207
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262 SUNSET AVE



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EXIST. EXTERIOR CONDITION PHOTOGRAPHS

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262 SUNSET AVE



262 SUNSET AVE



280 SUNSET AVE



257 ROYAL POINCIANA WAY

2419

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EXIST. EXTERIOR CONDITION PHOTOGRAPHS

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A.209
2419



CIRCA 1930



CIRCA 1970



CIRCA 2005



2015

2419

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HISTORIC EXTERIOR CONDITION PHOTOGRAPHS

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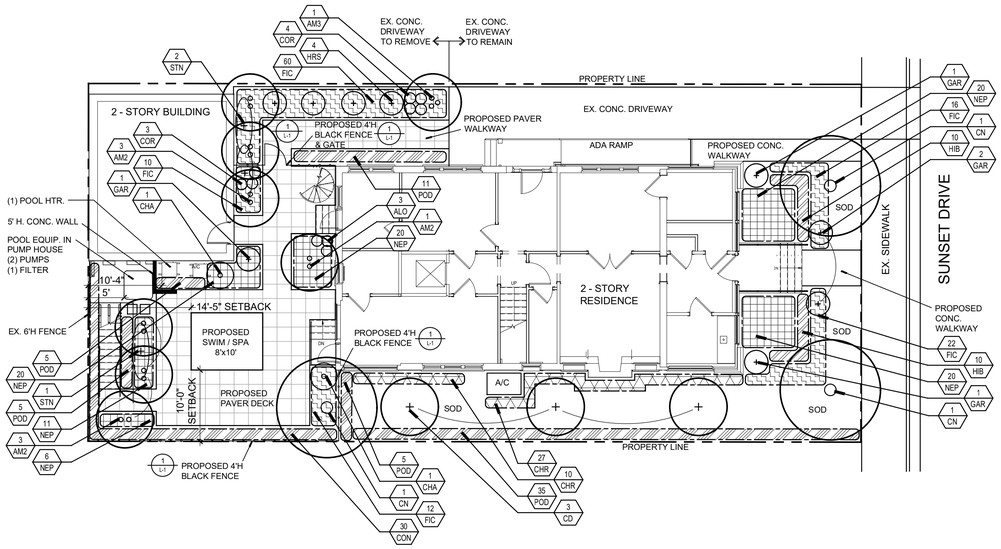
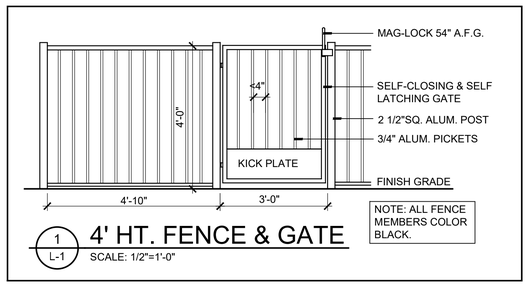
A.210
2419

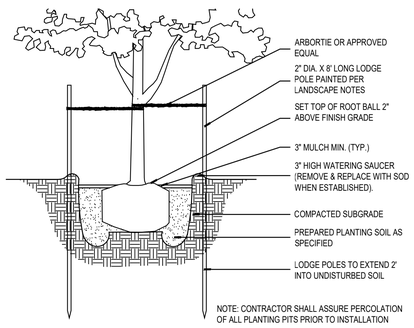


PROPOSED WALKWAY & POOL DECK PAVERS, 24" SQUARE

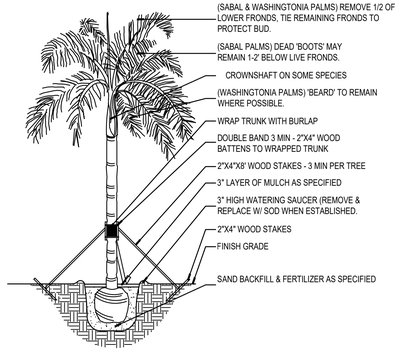




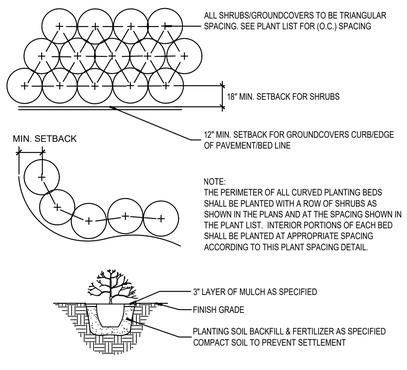
1 L-1 4' HT. FENCE & GATE
SCALE: 1/2"=1'-0"



SMALL TREE PLANTING DETAIL



TYPICAL PALM PLANTING DETAIL



TYPICAL SHRUB PLANTING DETAIL

PLANT LIST

TREES AND PALMS

KEY	QTY. TOTAL	BOTANICAL/COMMON NAME	HEIGHT	SPREAD	CLEAR TRK.	SPA.	REMARKS	NATIVE	DROUGHT TOLERANCE
AM2	7	ADONIDIA MERRILLII CHRISTMAS PALM	16-18' O.A.				FULL HEADS DOUBLE		HIGH
AM3	1	ADONIDIA MERRILLII CHRISTMAS PALM	16-18' O.A.				FULL HEADS TRIPLE		HIGH
CD	3	COCCOLOBA DIVERSIFOLIA PIGEON PLUM	14'	8'	5'		FULL CANOPY 3" DBH	X	HIGH
CN	3	COCOS NUCIFERA 'GREEN MALAY' GREEN MALAYAN COCONUT PALM					10' WOOD FULL HEADS		HIGH

SHRUBS

KEY	QTY. TOTAL	BOTANICAL/COMMON NAME	HEIGHT	SPREAD	CLEAR TRK.	SPA.	REMARKS	NATIVE	DROUGHT TOLERANCE
CHA	2	CHAMAEDOREA CATARACTARUM CAT PALM	4-5'	4'	FULL TO BASE		MULTI-STEM, FULL		MODERATE
CHR	37	CHRYSOBALANUS ICACO 'RED TIP' COCOPLUM	18"	18"		18" O.C.	FULL CONT.	X	HIGH
CON	30	CONOCARPUS ERECTUS GREEN BUTTONWOOD	24"	20-22"		2' O.C.	FULL CONT.	X	HIGH
COR	7	CORDYLINE FRUTICOSA TI PLANT	24"	18"	FULL TO BASE		MULTI 7 GAL.		MODERATE
GAR	5	GARCINIA SPICATA GARCINIA	6	2-3'	FULL TO BASE		TREE STANDARD		MODERATE
HIB	20	HIBISCUS ROSA-SINENSIS ORANGE HIBISCUS 'SHRUB'	24"	18"	FULL TO BASE	18" O.C.	FULL CONT. ORANGE FLOWER		MODERATE
HRS	4	HIBISCUS R. SINENSIS 'ANDERSON CRAPE' WEEPING HIBISCUS	4'	24"			STANDARD PINK		MODERATE
POD	61	PODOCARPUS MACROPHYLLUS 'HEDGE' JAPANESE YEW COLUMN	4'	24"	FULL TO BASE	2' O.C.	FULL CONT. 25 GAL.		MODERATE
STN	3	STRELITZIA NICOLAI WHITE BIRD OF PARADISE	8-10'	6-8'			FULL CLUMP		HIGH

GROUNDCOVERS

KEY	QTY. TOTAL	BOTANICAL/COMMON NAME	HEIGHT	SPREAD	CLEAR TRK.	SPA.	REMARKS	NATIVE	DROUGHT TOLERANCE
ALO	3	ALOCACIA CALIFORNIAN DWARF CALIFORNIAN	24"	24"			FULL CONT.		LOW
FIC	120	FICUS MICROCARPA 'GREEN ISLAND' GREEN ISLAND FICUS SHRUB	16"	16"		18" O.C.	FULL CONT. 7 GAL.		MODERATE
NEP	97	NEPHROLEPIS EXALTATA BOSTON FERN	16"	16"		18" O.C.	FULL CONT.	X	MODERATE
SOD	500 SF	STENOTAPHRUM SECUNDATUM 'FLORATAM' ST. AUGUSTINE SOD			SOLID WEED-FREE PANELS, STAGGER JOINTS, CONTRACTOR SHALL VERIFY QTY.				LOW

	Total	Total Natives	Percentage Provided
Trees	3	3	100%
Shrubs and Vines	173	67	38%
Groundcover	220	97	44%

NOTE: SEE SHEET L-3 EXHIBIT 'EXISTING SITE / LANDSCAPE PLAN' SHOWING TREES, PALMS AND SHRUBS TO BE REMOVED.

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

Line #	Landscape Legend		
1	**Property Address:**	262 Sunset Avenue	
2	**Lot Area (sq. ft.):**	5400 Sq. Ft.	
3		REQUIRED	PROPOSED
4	Landscape Open Space (LOS) (Sq Ft and %)	1350 SF (25%)	1638 SF (30%)
5	LOS to be altered (Sq FT and %)	N/A	+180 SF (3%)
6	Perimeter LOS (Sq Ft and %)	N/A	N/A
7	Front Yard LOS (Sq Ft and %)	123 SF (35%)	240 SF (68%)
8	Native Trees %	30% (number of trees)	3 / 3 (100%)
9	Native Shrubs & Vines %	30% (number of shrubs & vines)	67 / 173 (38%)
10	Native Groundcover %	30% (groundcover area)	97 / 220 (44%)

NORTH
0 10' 20'
GRAPHIC SCALE 1" = 10'-0"

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Fax: 561.362.4749
email: landscapearchitects@dsboca.com

262 SUNSET AVENUE
LANDSCAPE PLAN, PLANT LIST & DETAILS

REVISIONS:
2/24/25 CITY COMMENTS
3/24/25 CITY COMMENTS
4/28/25 CITY COMMENTS
5/28/25 CITY COMMENTS

FEBRUARY 13, 2025
DATE
R.R.
DRAWN BY:
M.J.
APPROVED BY:

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SHEET
L-1

FLOODPLAIN VARIANCE APPLICATION

GENERAL PLANTING SPECIFICATIONS:

1. Scope:

The work includes furnishing all plants, materials, equipment and labor necessary for planting of plant materials indicated on the drawings and in these specifications. A list of plants is attached to these specifications.

2. Plant Materials & Protection:

A. All plant materials shall be nursery grown unless otherwise noted.
- Spread (or Spr.): Indicates average spread to midpoint of current season's growth.
- Height (or O.A.): Indicates overall height from top of ball to midpoint of current season's growth.
- C.T.: Indicates clear trunk measurement from top of ball to first branching (see tree & Palm Planting Diagrams)
- Meter of Wood (or Meter of Hard Grey Wood): Indicates measurement of Palms from top of ball to top of solid trunk before start of frond stalks or green"boots". (See Palm Planting Diagram)

B. Quantities:
All quantities indicated on the plant list are intended as a guide for the bidders and does not relieve the bidder of his responsibility to do a comprehensive plant take off. Should a discrepancy occur between the bidder's take off and the plant list quantity, the Architect/Landscape Architect is to be notified for clarification prior to the submission of bids.

C. Quality and Sizes:
Plants shall have a habit of growth that is normal for the species and shall be healthy, vigorous and equal or exceed the measurements specified in the plant list, which are the minimum acceptable sizes. Plants shall be measured with branches in normal position. Pruning (Section IV.J.) should not reduce acceptable size and shape of tree, and should be done after acceptance of Architect/Landscape Architect.
Requirements for measurements, branching, grading, quality, balling and burlapping of plants in the plant list generally follow the code of standards currently recommended by the American Association of Nurserymen, Inc., in the American Standard for Nursery Stock. Plant materials shall be graded Fancy No.1 or better as outlined under U.A.E. Grades & Standards for nursery plants. Plants that meet the requirements specified, but do not have the normal balance of height and spread typical for the respective plant, shall not be accepted. All plant material to be healthy, pest and disease free.

D. Substitution:
Plant substitution requests by the Contractor will be considered by the Architect/Landscape Architect only upon submission of proof that any plant is not obtainable in the type or size specified. The Landscape Architect shall determine the nearest equivalent replacement in an obtainable size and variety. The unit price of the substitute item shall not exceed the bid item replaced, without approval of the Owner.

E. Protection of Plants:

1. Root Protection

A. Balled and Burlapped Plants (B & B) shall be dug with natural balls of earth of sufficient diameter and depth to encompass the fibrous and feeding root system necessary for full recovery of the plant. Balls shall be firmly wrapped with burlap or similar materials and bound with twine, cord, or wire mesh. All collected plants shall be balled and burlapped.

B. Container Grown Plants: Plants grown in containers will be accepted as B & B, providing that all other specified requirements are met. Container grown plants shall meet plant sizes as specified on the plant list and on the plans, and shall not be governed by container sizes. Minimum root balls or container grown material shall be no more than 25% less proportionately in size than that stated in "Grades & Standards" for nursery plants. These plants shall have been grown in the container for a maximum of two years prior to installation and shall exhibit a fully developed root system when removed from the container.

2. Protection During Transporting:
All plant material shall be protected from possible bark injury or breakage of branches. All plants transported by open trucks shall be adequately covered to prevent windburn, drying or damage to plants.

3. Protection After Delivery:
Plants which cannot be planted immediately upon delivery to the site shall be covered with moist soil, mulch, or other protection from the drying of wind and sun. All plants shall be watered as necessary until accepted. Storage period shall not exceed seventy-two (72) hours.

4. Protection of Palms:
Only a minimum of fronds shall be removed from the crown of the palm trees to facilitate moving and handling. Clear trunk (C.T.) shall be as specified after the minimum of fronds have been removed. Coconut palms shall be "hard" trees grown in marl or sand. Cabbage palm buds shall be tied with a biodegradable cord to be left in place until the tree is well established in its new location. All palms shall be triple braced and staked with new, clean lumber at least 6" in length to resist tree displacement.

5. Protection During Planting:
Trees moved by winch or crane shall be thoroughly protected from chain marks, girdling or bark slippage by means of other approved methods.

3. Materials:

A. Commercial Fertilizer: Commercial fertilizer shall be organic fertilizer containing nitrogen, phosphoric acid and potash in equal percentages, 6-6-6 with micro nutrients.

Nitrogen shall be not less than 50 % from organic source. Inorganic chemical nitrogen shall not be derived from the sodium form of nitrate. Fertilizers shall be delivered to the site in unopened original containers, each bearing the manufacturer's guaranteed analysis. Any fertilizer that becomes caked or otherwise damaged shall not be acceptable.

The following shall be sterilized, certified and free of seed:

B. Peat: Peat shall be horticultural peat composed of not less than 60% decomposed organic matter by weight, on an oven dried basin. Peat shall be delivered to the site in a workable condition, free from lumps.

C. Planting Soil:Planting soil for all plantings shall be sandy loam and shall contain a 25%minimum amount of decomposed organic matter. There must be a slight acid reaction to the soil with no excess of calcium carbonate. Planting soil shall be free from clay, stones, plants, roots, and other foreign materials which might be a hindrance to planting operations or be detrimental to good plant growth and shall be delivered in a loose friable condition and applied in accordance with the planting specifications and details.

D. Mulch: Mulch material to be shredded "dark brown" hybrid mulch B grade or better, moistened at time of installation to prevent wind displacement. Alternate mulch material may be noted elsewhere in these drawings.

E. Drainage Stone (when applicable): Drainage stone shall be gravel or crushed stone reasonably free of sharp edges - $\frac{3}{8}$"-1 $\frac{1}{2}$" in diameter - as required in the bottom of raised planters.

F. Filter Fabric:(when applicable): Filter fabric, as required between gravel and soil in planters to be Dewitt "Filter-fabric" (800)888-9669 or equal.

4. Planting Operations:

A. Soil Preparation:
All existing soil and new fill/berms shall be treated with an approved weed killer such as "Round Up" according to manufacturer's specifications.

B. Layout:
Location for plants and outlines of areas to be planted are indicated on the drawings. All plant locations shall be staked in the field by the Contractor, to the satisfaction of the Architect/Landscape Architect. Where construction or utilities below ground or overhead are encountered or where changes have been made in the construction, necessary adjustments will be approved by the Architect/ Landscape Architect.

C. Excavation for Planting:
Excavation of holes shall extend to the required sub-grades as specified hereunder. Plant pits shall be circular in outline and shall have a profile which conforms to the "Typical Tree & Palm Planting Details"(attached). The minimum depth of plant pits specified below shall be measured from the finishing grade. Shrub planting beds shall be "bed-prepared" and not "pit-prepared".

D. Balled and Burlapped Plants:
After final setting, loosen wrappings of balled and burlapped plants and roll wrappings back from top of ball, leaving ball unbroken. Cut off excessive amounts of burlap and remove in sufficient quantity to eliminate creation of voids upon decomposition.

E. Container Grown Plants:
Container grown plants shall, when delivered, have sufficient root growth to hold earth intact when removed from container. They shall not be root bound. Containers shall be removed to prevent damage to plant or root system according to diagrams (attached). Plant pits for container materials shall be formed flat on the bottom to avoid air pockets at the bottom of root balls.

F. Pit Sizes:
Minimum diameter (Width) and depth of planting pits for balled and burlapped, and container grown plants shall be as follows:

-Diameter-Trees: 18" greater than diameter of ball or spread of roots.
-Diameter-Shrubs: 6" greater than diameter of ball or spread of roots.
-Depth-Trees and Shrubs: 4" greater than depth of ball or roots to provide 4" of topsoil backfill under the root ball. (Large, heavy trees and shrubs shall sit directly on excavated pit bottom to prevent settlement)
-Depth-Vines and Ground Covers: Pits shall be large enough for adequate planting.

G. Backfilling:
When pit has been excavated as specified in Paragraph IV-C, the pit shall be backfilled with material as specified in Paragraph III. A, B, C, D, and IV. B and shown in the Typical Tree and Shrub diagrams (attached).

H. Setting Trees and Shrubs:
Unless otherwise specified, all trees and shrubs shall be planted in pits, centered and set on four inches (4") of compacted topsoil to such depths that the finished grade level of the plant after settlement shall be the same as that at which the plant was grown. They shall be planted upright and faced to give the best appearance or relationship to adjacent structures. No burlap shall be pulled out from under the balls. Platforms, wire and surplus binding from top and sides of the balls shall be removed. All broken or frayed roots shall be cut off cleanly. Soil shall be placed and compacted thoroughly avoiding injury and shall be settled by watering. No filling around trunks will be permitted. After the ground settles, additional soil shall be filled in, to the level of the finished grade, allowing for two inches (2") of mulch. Form a shallow saucer around each plant by placing a ridge of soil along the edge of the plant pit.

I. Setting Palms:
All palms shall be planted in sand, thoroughly washed in during planting operations and with a shallow saucer depression left at the soil line forfuture waterings. Saucer areas shall be top-dressed two inches (2") deep with topsoil raked and left in a neat, clean manner.

J. Pruning - New Plant Material:
Remove dead and broken branches from all plant material. Prune to retain typical growth habit of individual plants with as much height and spread as is practicable. Make all cuts with sharp instrument flush with trunk or adjacent branch, in such a manner as to insure elimination of stubs."Headback" cuts at right angles to line of growth will not be permitted. Trees shall not be poled or topped. Remove trimmings from site.

K. Guying Tree:
(See "Typical Tree Planting Diagram" included herein.) Guy all trees 11/2 inches in caliper and greater, in three directions with two strands of No. 12 galvanized wire attached to approved anchors driven below grade. When securing wires to trees, cover all wires which may come in contact with any part of tree with new rubber hose. Place guys not less than 1/3 of the height of tree above finished grade and above substantial limbs (one inch [1"] in diameter or more), if possible. All hoses shall be interlocked around tree trunk. Place anchors so that guys are equally spaced and at 45 degree angles to horizon. Keep guys tight until project completion.

L. Mulching:
All trees and shrub beds shall be mulched immediately after planting to a three inch (3") depth. Prevent wind displacement of mulch by thoroughly wetting down.

M. Excess Excavated Soil:
Excess excavated soil shall be disposed of by the Contractor at no additional expense to the Owner, at Owner's discretion.

N. Relocated Material (when applicable):
Existing material shown on the plan to be relocated shall be root-pruned as far ahead of time as necessary to move them safely, and shall be protected and treated as new material, as previously specified. Planting shall be in accord with these specifications.

O. Disposition of Existing Material:
All existing plant material not shown as remaining or relocated shall be removed from the site at no additional cost to the Owner, at Owner's discretion.

5. Sod

A. Soil:
The Landscape Contractor shall submit a unit price per cubic yard for the supply and distribution of planting soil as herein before specified, to be applied at a depth of one inch (1"), to all areas receiving sod. (The use of this one inch (1") of soil shall be at the discretion of the Architect/Landscape Architect after evaluation of the existing soil on the site.)

B. Grades:
It shall be the responsibility of the Landscape Contractor to finish (fine) grade all landscape areas, eliminating all bumps, depressions, sticks, stones and other debris to the satisfaction of the Architect/Landscape Architect.

C. The sod shall be as called for on the landscape plans. Sod shall be of firm tough texture, having a compact growth of grass with good root development, and shall contain no weeds or any other objectionable vegetation. The soil embedded in the sod shall be good earth, free from stones and debris and all sod shall be free from fungus, vermin and other diseases.

D. Before being cut and lifted, the sod shall have been mowed at least three times with a lawn mower, with the final mowing not more than seven days before the sod is cut. The sod shall be carefully cut into uniform dimensions.

E. Solid sod shall be laid with closely abutting joints with a tamped or rolled, even surface. It shall be the responsibility of the Contractor to bring the sod edge in a neat, clean manner to the edge of all paving and shrub areas. If, in the opinion of the Architect/Landscape Architect, top-dressing is necessary after rolling, clean sand will be evenly applied over the entire surface and thoroughly washed in.

6. Clean-up:

Any soil, peat or similar material which has been brought onto any paved areas shall be removed promptly keeping these areas clean as the work progresses.Upon completion of the planting, all excess soil, stones and debris which has not been previously cleaned up shall be removed from the site or disposed of as directed by the Architect/Landscape Architect.

7. Maintenance:

A. Maintenance shall begin immediately after each plant is planted and shall continue until all planting has passed final inspection and acceptance by the Owner. Maintenance shall include watering, weeding, cultivating, removal of dead materials, resetting plants to proper grades or upright position and restoration of the planting saucer and any other necessary operations. Proper protection to lawn areas and existing plant materials shall be provided and any damage resulting from planting operations shall be repaired promptly.

B. The Contractor shall deep-water all trees and shrubs for a period of ninety (90) days after planting. In the event an irrigation system is operable, Contractor shall see that adequate water is supplied for that period.

8. Inspection and Acceptance:

A. Inspection:
Inspection of work to determine completion of contract, exclusive of the possible replacement of plants, will be made by the Owner and/or Landscape Architect at the conclusion of all planting and at the written request of the Contractor.

B. Acceptance:
After inspection, the Contractor will be notified by the Owner of the acceptance of all plant material and workmanship, exclusive of the possible replacement of plants subject to guarantee.

9. Guarantee and Replacement:

A. Guarantee:
The Contractor shall furnish a written guarantee warranting all materials, workmanship and plant materials, for a period of one-year after certificate of occupancy specified in the General Conditions of Project Specifications. All plant materials shall be alive and in satisfactory condition and growth for each specific kind of plant at the end of guarantee period. Where vandalism is agreed by the Architect/Landscape Architect as the cause for replacement, the Contractor shall not be responsible for replacement during the guarantee after final acceptance. See General Conditions of Project Specifications for additional guarantee information.

B. Replacement:
During guarantee period, any plant required under this contract that is dead or not in satisfactory condition, as determined by the Architect/Landscape Architect, shall be replaced within two weeks of notification by the Architect/Landscape Architect. The Contractor shall be responsible for the full replacement cost of plant materials.

C. Material and Operations:
All replacements shall be plants of the same kind and size as specified in the plant list. They shall be furnished and planted as specified herein.

10. Care and Maintenance Schedule:

A. The Contractor shall furnish the Owner's Maintenance staff with a written and detailed description for the care and maintenance of all plant materials and irrigation systems at the time of final inspection. Contractor will also provide a one year Landscape Maintenance Contract, to take affect affect after Substantial Completion of the project. It will be in the Owner's discretion to accept or reject this contract.

11. Permits and Regulations:

A. The Contractor shall give all notices and comply with all laws, ordinances, rules and regulations bearing on the conduct of this work as drawn and specified.

12. Protection of Work and Property:

A. The Contractor shall continuously maintain adequate protection of all his work from damage and theft and shall protect the Owner's property from injury and loss arising in connection with this contract, making good any such loss or injury or damage except where caused by Owner or his agents. He shall adequately provide and maintain passageways, guard fences, lights and other protections required by public authority according to State, Federal and local ordinances.

B. The Contractor shall provide protection for existing trees and other plant material as designated by drawings, by Owner's representative or by local authorities. Such protection shall consist of fencing or such devices as will prevent harm to material from excavation, breakage, chemical or other types of damage.

C. A competent superintendent, foreman or workman capable of reading drawings and acting on behalf of the Contractor shall be kept on the work during its progress.

13. Changes In The Work:

A. The Contractor shall conduct a soil survey of the site to determine the need for any additives to overcome severe conditions not met by normal planting soil requirements. A report of any problems shall be submitted to the Owner and the Architect/Landscape Architect for approval prior to installation, along with a cost break-down of additional services needed.

B. The Contractor shall advise the Owner and Landscape Architect of any special site conditions (high water table, light or soil conditions, etc.) that might require change of plant material or adjustment to finish elevation shown. The Owner will approve any changes thus determined.

14. Landscape Architect:

A. The Landscape Architect is the author of the design and agents for its execution. When his services are used by the Owner for supervision, he shall act impartially between the Owner and Contractor and shall have authority to reject all work and materials which do not conform to the contract. All decisions of the Landscape Architect shall be final.

The Contractor shall remove from the site all materials considered not up to specifications by the Landscape Architect and replace with suitable materials.

15. Obstructions:

A. The Contractor shall acquaint himself with the existence and location of all surface and subsurface structures, utilities and installations before commencing any work, and shall avoid any disturbance or damage to them throughout the course of the work. Repairs to any utilities, subsurface structures and installations and surface obstructions damaged by the Contractor shall be at the Contractor's own time and expense.

DSBOCA
design studio boca
landscape architects and planners
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Ph: 561.955.8623
Fax: 561.362.4749
email: landscapearchitects@dsboca.com

262 SUNSET AVENUE
PLANTING SPECIFICATIONS

REVISIONS:
2/24/25 CITY COMMENTS
3/24/25 CITY COMMENTS
4/28/25 CITY COMMENTS
5/28/25 CITY COMMENTS

FEBRUARY 13, 2025
DATE

R.R.
DRAWN BY:

M.J.
APPROVED BY:

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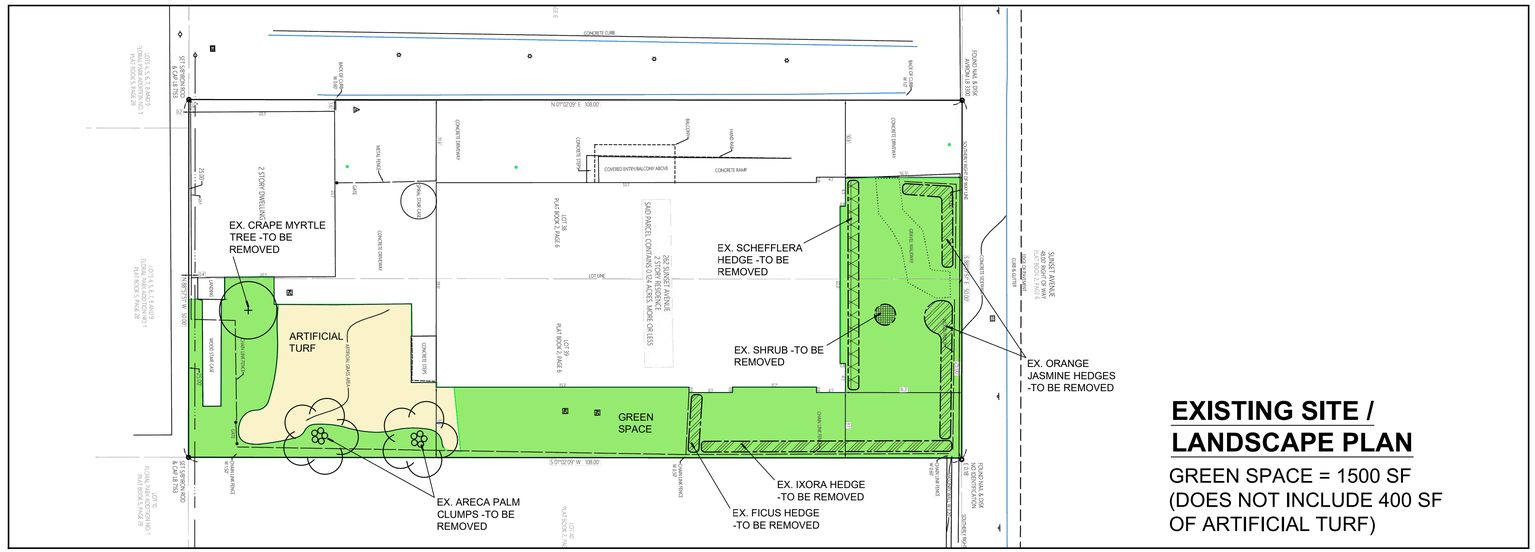
SHEET

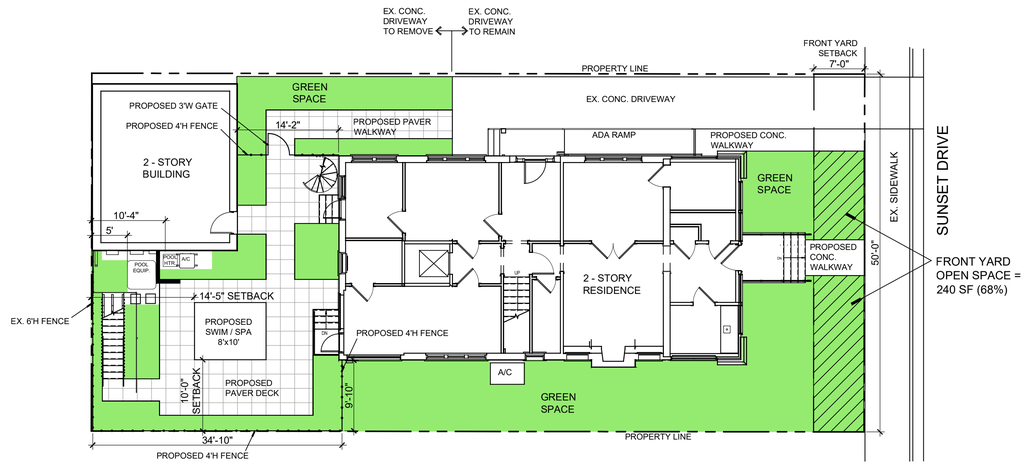
L-2

FLOODPLAIN VARIANCE APPLICATION



EXISTING SITE / LANDSCAPE PLAN

GREEN SPACE = 1500 SF
(DOES NOT INCLUDE 400 SF OF ARTIFICIAL TURF)



PROPOSED SITE PLAN

GREEN SPACE = 1638 SF

NORTH

0 10' 20'

GRAPHIC SCALE 1" = 10'-0"

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262 SUNSET AVENUE
GREEN SPACE CHARTS

REVISIONS:
2/24/25 CITY COMMENTS
3/24/25 CITY COMMENTS
4/28/25 CITY COMMENTS
5/28/25 CITY COMMENTS

FEBRUARY 13, 2025
DATE

R.R.
DRAWN BY:

M.J.
APPROVED BY:

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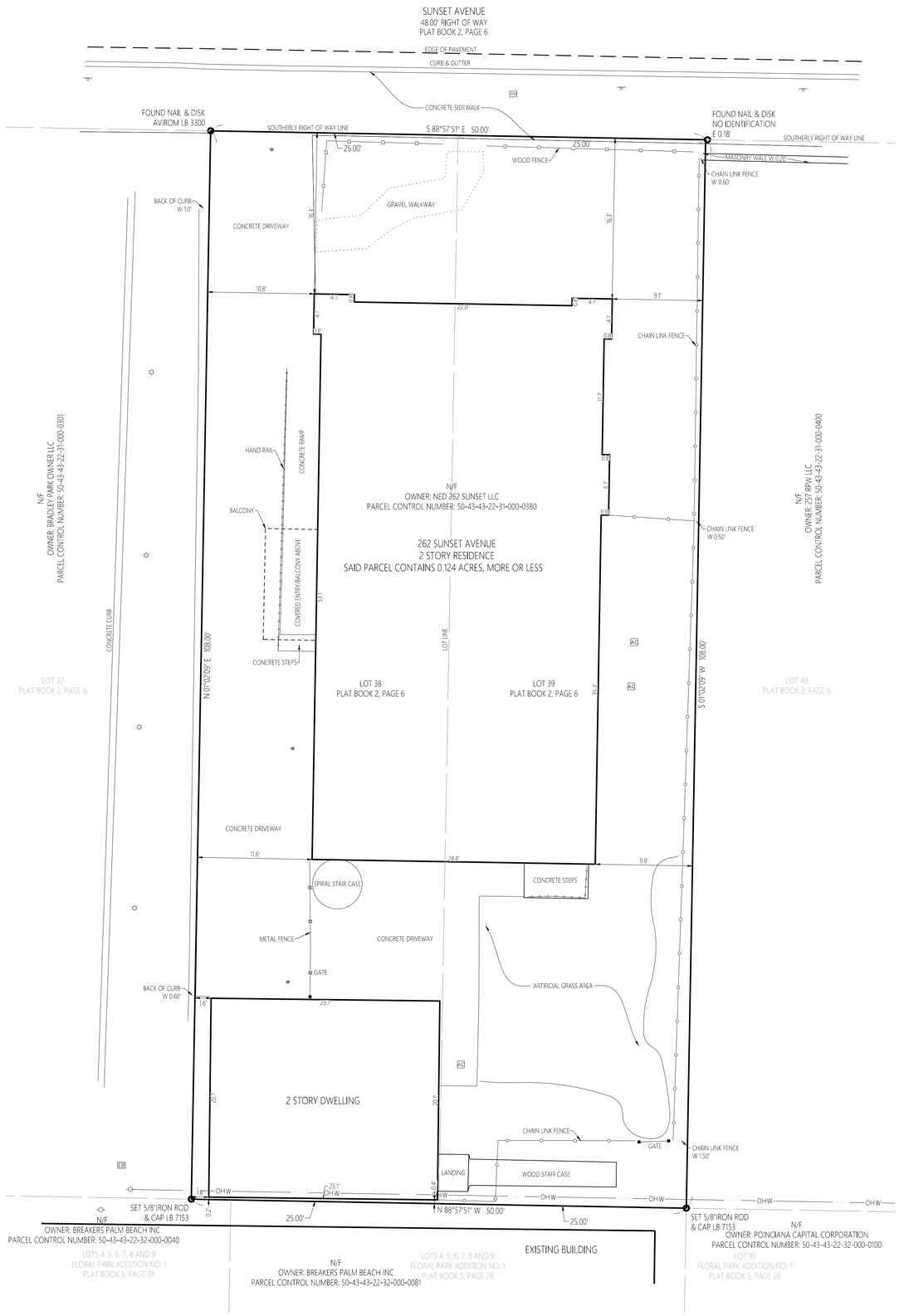
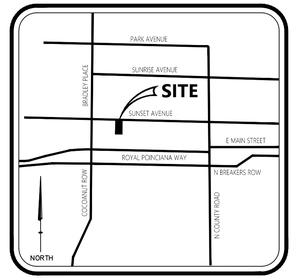
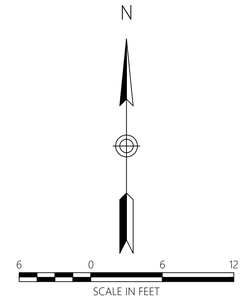
SHEET
L-3

FLOODPLAIN VARIANCE APPLICATION





VICINITY MAP
NOT TO SCALE



Legend

- AC AIR CONDITIONER
- @ CLEAN OUT
- LIGHT POLE
- STREET SIGN
- UTILITY POLE
- WM WATER METER
- EB ELECTRIC BOX
- OHW OVERHEAD WIRE

NAD83 NORTH AMERICAN DATUM OF 1983

N	NORTH
E	EAST
S	SOUTH
W	WEST
LB	LICENSED BUSINESS

LEGAL DESCRIPTION PER OFFICIAL RECORDS BOOK 33412, PAGE 378

Lots 38 and 39, FLORAL PARK, according to the plat thereof, as recorded in Plat Book 2, Page 6, of the Public Records of Palm Beach County, Florida.

OWNER OF RECORD

NED 262 SUNSET LLC.

SURVEY REPORT:

1. THIS MAP REPRESENTS A BOUNDARY SURVEY.
2. THIS SURVEY IS NOT VALID WITHOUT THE ELECTRONIC SIGNATURE AND SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER LISTED BELOW.
3. HORIZONTAL LOCATIONS ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD83, BEARINGS SHOWN HEREON ARE BASED ON MONUMENTATION FOUND ON THE SOUTHERLY RIGHT OF WAY OF SUNSET AVENUE, BEING SOUTH 88°57'51" EAST (ASSUMED).
4. ALL FIELD MEASURED BEARINGS AND DISTANCES SHOWN HEREON ARE IN AGREEMENT WITH THE RECORD DIMENSIONS AND THE RECOVERED AND SET MONUMENTS UNLESS OTHERWISE NOTED.
5. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF AN INSURANCE TITLE COMMITMENT.
6. NO FOUNDATIONS, CEMETERIES, OR OTHER UNDERGROUND IMPROVEMENTS, IF ANY, HAVE BEEN LOCATED EXCEPT AS SHOWN.
7. THERE MAY BE EASEMENTS AND RESTRICTIONS OF RECORD AND/OR PRIVATE AGREEMENTS NOT FURNISHED TO THIS SURVEYOR OR SHOWN ON THIS BOUNDARY SURVEY THAT MAY AFFECT PROPERTY RIGHTS AND/OR LAND USE RIGHTS OF THE SUBJECT PROPERTY.
8. UNLESS OTHERWISE NOTED OR SHOWN HEREON, APPARENT AND/OR VISIBLE, UNOBSTRUCTED, ABOVE GROUND IMPROVEMENTS WERE LOCATED. UNDERGROUND IMPROVEMENTS, SUCH AS FOUNDATIONS AND UTILITIES, WERE NOT LOCATED, UNLESS NOTED OTHERWISE.
9. ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP), FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NUMBER 12099C0581F, EFFECTIVE DATE 10/05/2017, THIS PROPERTY LIES IN ZONE "AE" A SPECIAL FLOOD HAZARD AREA.
10. A ZONING REPORT WAS NOT PROVIDED FOR THIS SURVEY.
11. SUBJECT PARCEL CONTAINS 0.124 ACRES, MORE OR LESS.
12. LAST DAY OF FIELD WORK: FEBRUARY 7, 2025.

REFERENCE DOCUMENTS

RECORDED INSTRUMENTS USED IN THE PREPARATION OF THIS SURVEY INCLUDE:
-PLAT BOOK 2, PAGE 6
-PLAT BOOK 5, PAGE 28

IVYS M. OCASIO-SANTIAGO
License Number 7382
STATE OF FLORIDA
Professional Surveyor and Mapper

THIS BOUNDARY SURVEY WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR FLORIDA SURVEYORS AND MAPPERS, AS SET FORTH IN CHAPTER 5J-17.050-.053 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

IVYS M. OCASIO-SANTIAGO, PSM — DATE
FLORIDA REG. No. 7382
PROFESSIONAL SURVEYOR AND MAPPER

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Certificate of Authorization
Florida LB 7153

ISLAND ANIMAL HOSPITAL, INC. and ISLAND ANIMAL HOSPITAL, PLLC

262 Sunset Avenue
Palm Beach, Florida

No.	Revision	Date	Appvd.

Prepared by: JAP — Checked by: IOS

Issued for — Date

February 21, 2025

Drawing Title

Boundary Survey

Drawing Number

Sv-1

Sheet 1 of 1

Project Number
64874.00

Saved Friday, February 21, 2025 3:47:23 PM JOSEPADRINO Plotted Friday, February 21, 2025 3:53:31 PM Jose Padrino

Villa Seville

262 Sunset Avenue



DESIGNATION REPORT

March 22, 2023

Landmark Preservation Commission

Palm Beach, Florida

DESIGNATION REPORT

Villa Seville
262 Sunset Avenue

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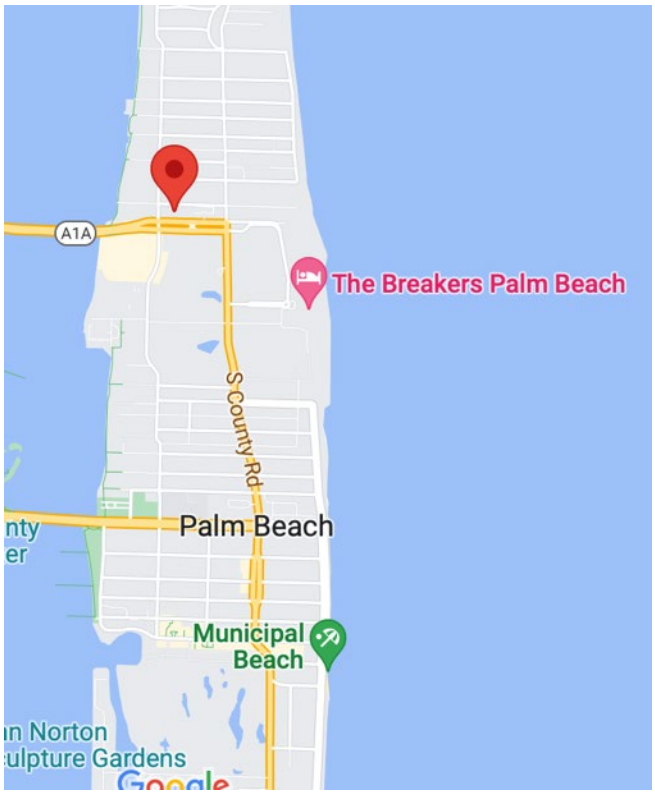
Report produced by MurphyStillings, LLC

I. General Information

Location:	262 Sunset Avenue Palm Beach, Florida
Date of Construction:	1920
First Owner:	Benjamin F. Hoffman
Historic Name:	Villa Seville
Builder:	Benjamin F. Hoffman
Current Owner:	NED 262 Sunset LLC
Present Use:	Commercial
Present Zoning:	C-TS – Commercial Town Serving
Palm Beach County Tax Folio Number:	50-43-43-22-31-000-0380
Current Legal Description:	Floral Park Lots 38 & 39

II. Location Map





III. Architectural Information

Historically known as Villa Seville, the building located at 262 Sunset Avenue is a two-story Prairie style masonry building constructed in 1920 by prominent Palm Beach builder Benjamin F. Hoffman for approximately $12,000.[1] Prairie style buildings were mostly constructed from 1900 – 1920 and are generally two stories and feature low-pitched hipped roofs with widely overhanging eaves that typically are boxed, one story wings or porches and facade detailing emphasizing horizontal lines often with massive square porch supports. Of the four principal Prairie house subtypes, 262 Sunset Avenue is the hipped roof, symmetrical, no front entry design.[2]



262 Sunset Avenue is a rectangular shaped stucco-covered masonry building with a low-pitched hip roof with wide overhanging boxed eaves surfaced with asphalt shingles.[3] The one-story porch on the front facade has massive, battered piers that reach from the ground and support the porch roof which like the main roof is low-pitched with wide overhanging boxed eaves surfaced with asphalt shingles. The

[1] Palm Beach Building Permit #130, June 2, 2020.
[2] Virginia Savage McAlester. A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America's Domestic Architecture. Alfred A. Knopf, New York, 2015. Pages 550-564.
[3] The 2003 re-roofing permit states that the new shingles will be fiberglass, however, fiberglass shingles are mostly asphalt shingles with additional fiberglass added and are more fire resistant.

porch, which from an early time was screened in, is now enclosed with ribbons of multi-light sash windows. The second story front facade has symmetrical fenestration with pairs of multi-light sash windows flanking an oval window in the center.

The west elevation features the main entrance on the first floor with a wood paneled and glazed door flanked by narrow sidelights. This appears to be the original location of the main entrance. Above this entrance is a porch with a simple metal rail and a single door used to access the porch. The rear elevation has two single entrance doors, one on the first floor and one above on the second accessed by an exterior spiral staircase. The windows throughout the building are metal, divided light, sash windows, several which are paired or grouped in ribbons of three.



In the southwest corner of the property is a two story masonry accessory building that was built in 1920 as a garage apartment but is now just an accessory building.[4] Currently the front facade which faces north has a single entry door on the first floor and symmetrical four-over-four sash windows on the second floor.

[4] There is a permit in 1925 for a garage to be constructed in pine by the owner's son. If this building was constructed it has since been demolished.

Throughout its 103-year history, there have been additions and alterations to 262 Sunset Avenue. At an unknown time, the front porch was enclosed with windows though as early as the 1930s it appears that the porch had been enclosed at least with screens. A number of one-over-one sash windows on the second story were changed to awning windows and later changed to multi-light metal sash windows. Other one-over-one sash windows, mostly on the first floor, were also changed to multi-light sash windows. A porch was added over the main entry on the west facade and a door on the second floor was added to access this porch. A ramp was added on the west elevation to provide handicap accessibility to the main entrance. The original roofing material has been replaced several times and now the roof is covered with asphalt shingles. A spiral staircase was added to the rear of the building and a door was added on the second floor to access this staircase. Despite these additions and alterations, the building still retains its historic Prairie style, its original massing and much of the original fenestration.



Historic Photo, circa 1930s

IV. Historical Information

Villa Seville was constructed as a dwelling in 1920 by distinguished Palm Beach builder Benjamin F. Hoffman. The dwelling was built at 262 Sunset Avenue in a

section of Palm Beach that was developed in the late nineteenth and early twentieth centuries.

Palm Beach was still a small community when Henry Morrison Flagler first visited in the early 1890s. Flagler had just received permission to extend his FEC Railroad all of the way to Miami and when visiting Palm Beach, he became so captivated with the Island that he purchased the McCormick Cottage plus ten surrounding acres and four hundred feet of lake frontage and built the immense Royal Poinciana Hotel from 1893-1894. In April of 1894, Flagler's FEC Railroad reached West Palm Beach and in 1895 the first railroad bridge was completed over Lake Worth linking the mainland to Palm Beach. This bridge, which had its eastern terminus just south of the Royal Poinciana Hotel, allowed scores of wealthy visitors to be transported directly to the island. What became Main Street and the Floral Park subdivision initially developed in relationship to Flagler's FEC Railroad extension into Palm Beach.[5]

In addition to the Royal Poinciana Hotel, another early institution that contributed to the growth and glamour of Palm Beach was Bradley's Beach Club. Opened in 1898 by brothers Colonel Edward Riley "E.R." and John Roger "J.R. Jack" Bradley on the present site of Bradley Park, the Casino flourished with high stakes for high society and stayed running as a private club until 1946.

Sunset Avenue was first known as Munyon Avenue, named for its owner James Munyon who owned the large lake-to-ocean parcel just north of then Flagler Avenue. Prior to 1910, much of this area was occupied by African Americans who rented various cottages clustered within an area known as the Styx.[6] During the Spring of 1910, Beach Club owners E. R. and Jack Bradley paid Munyon $55,000 for the 264-foot-wide lake to the ocean parcel that bordered the north side of the Bradleys' Main Street property. By December, the Bradley's had spent more than $35,000, dredging 60,000 yards of soil creating an acre of new lakeside ground and filling-in ponds and the marshland where Styx buildings once stood. The Bradley's platted their new development as Floral Park, renaming Munyon Avenue Sunset Avenue, and after engineering street improvements, they began selling off the residential and commercial lots. The Bradley's hired Lewis Henry Green, a realtor

[5] MurphyStillings, LLC., Royal Poinciana National Register Historic District. National Register of Historic Places, 2015.

[6] Many people who lived in the Styx helped build and later worked at Flagler's hotels. After the Bradley's purchased and redeveloped the land, most of the Styx residents moved over the bridge to segregated neighborhoods in West Palm Beach.

from California to promote the project and auction off the lots. Green offered prizes to potential buyers and sold out the project within a few hours on February 19, 1912.[7]



1907 Sanborn Insurance Map

In the early twentieth century, Palm Beach society was known as "the cottage colony." Yearly visitors to the island began to find hotel rooms too small and inadequate for their needs, and although much of the social activities continued to revolve around the hotels, people began to build their own cottages on town lots. Almost every cottage had a name, and the city directories dedicated several pages to "Palm Beach Cottages." Large and small picturesque "cottages" of seasonal residents lined the north and south sides of Sunset Avenue from the lake to the ocean. Floral Park also became a hub of civic and commercial activity with stores, hotels, restaurants, offices and municipal buildings.[8]

As the result of fighting in Europe during World War I, domestic tourism increased and by the end of the war, Palm Beach had become one of the most important places to spend the winter season. By 1920, when Villa Seville was constructed, Palm Beach was starting its first major building boom that lasted through much of the 1920s, and at the time, there were already approximately forty "cottages" of seasonal residents located on Sunset Avenue.



1919 Sanborn Map

[7] Augustus Mayhew, New York Social Diary/Palm Beach, "The White Elephant," July 1, 2021.

[8] MurphyStillings, LLC., Royal Poinciana National Register Historic District. National Register of Historic Places, 2015.

The first known occupant of Villa Seville was Mrs. Herman Dierks from Kansas City. The Dierks family had a timber empire with its headquarters in Kansas City, Missouri and had operations in several western states as well as in Florida. The Dierks family and guests spent at least three winter seasons at Villa Seville.[9] By 1925, Villa Seville was owned by James and Cecilia Kavanaugh. James was a retired naval officer and Cecilia operated the Clinton Hotel at 212 Sunset Avenue Road, later named the Orange Blossom Hotel. For a number of years in the 1930s, the dwelling was owned by William and Lillian Courtnell, and by the 1940s, 262 Sunset Avenue was owned by Lee and Emma Stage. Lee passed away in 1953, but Emma continued to live there and leased out rooms. Emma's son Charles Haggarty owned the house by the 1970s and he and his wife Cecilia lived there until 1995 when they sold it to Frank and Gail Coniglio who changed the dwelling's zoning from residential to commercial. The property was sold in 2000 to Drs. Brad Ochstein and Andrew Turkell who converted the building into the Island Animal Hospital, which still serves as its home today. In 2015, 262 Sunset Avenue was deemed a contributing structure in The Royal Poinciana Way National Register Historic District and in 2022 the building was sold to NED 262 Sunset LLC, owners of the White Elephant hotel located adjacent to the west. NED (New England Development) completed an exceptional renovation of the hotel and in December 2022 received the Preservation Foundation of Palm Beach's prestigious inaugural Edward & Susan Elson Award for an outstanding major rehabilitation of a commercial building in Palm Beach.

IV. Builder's Biography

Benjamin F. Hoffman

Benjamin F. Hoffman was born in 1875 in the District of Columbia and worked there before moving to Palm Beach in ca. 1917.[10] Prior to moving to Palm Beach and setting up his business, Hoffman had spent time in Palm Beach visiting with his family.[11] He lived and worked in Palm Beach as a building contractor for nearly thirty years before passing away in 1947. During these years, Hoffman was a prominent and sought-after contractor working with Palm Beach's best architects, including but not limited to Addison Mizner, Marion Sims Wyeth and Bruce

[9] Newspaper articles indicate that Mrs. Herman Dierks and family spent at least part of the winter season from 1921-1923 at Villa Seville.
[10] Benjamin F. Hoffman is listed in the 1918 Palm Beach City Directory and likely moved to Palm Beach in 1917.
[11] A November 12, 1916, Palm Beach Post article stated that Benjamin Hoffman and his mother of Washington, DC were spending the winter in Palm Beach.

Kitchell, as well as constructing buildings of his own design.[12] Hoffman's business was bustling during the 1920s building boom when he was hired by many of Palm Beach's wealthy and prominent residents to construct, alter or add to their properties.[13] One of his first big Palm Beach commissions was Casa de Ensuenos at 800 South County Road for Arthur Claflin at a cost of $65,000. This was one of Mizner's elaborate designs in 1923, the year the scale and splendor of Mizner's designs raised Palm Beach's architectural profile to greater grandeur.[14] There is currently no biography on Benjamin F. Hoffman, however, the following newspaper articles chronicle some of Hoffman's Palm Beach commissions.

> A June 21, 1925, Palm Beach Post article titled "Mr. Hoffman's Work" provides information on some of Hoffman's projects: *"Some of the most important and beautiful of the residential buildings this summer is that being done by Mr. Benjamin F. Hoffman. Mr. Hoffman has been in business here for 14 years and some of the fine residences which stand as monuments to his achievements are those of Mr. George Luke Mesker of Royal Palm Way and the Ocean Boulevard, Pierre Lorillard Barbey of Tuxedo Park whose Palm Beach house built last year is on the North Ocean Boulevard just south of the Rodman Wannamaker property. Samuel D. Lit of Philadelphia whose house was designed by Bruce Kitchell and is the only one in the ocean block of Sunrise Avenue; Frederick S. Wheeler of New York whose residence on Grace Trail was one of the finest houses built in that section of Palm Beach last summer, and the imposing house of Mr. Frederick A. Glidden of Cleveland on the lake front in Vita Serena.*
>
> *One of the great ocean boulevard houses in progress of construction by Mr. Hoffman is that of George Rasmussen of Chicago. It was designed by Mr. Addison Mizner, is to be a two-story stucco structure with a frontage of one hundred and fifty feet. The architectural details include very beautiful Spanish Gothic windows and a magnificent spiral staircase. The house is on the property purchased early in the season*

[12] Benjamin F. Hoffman likely designed and built the dwelling at 262 Sunset Avenue. In addition, a May 10, 1922, Palm Beach Post article lists other dwellings that Hoffman likely designed and built: Benjamin F. Hoffman builder residence 16' x 25' on lots 164 & 165 Floral Park $4000; Benjamin F. Hoffman builder residence 44 x 24 on half of lot 15 and all f lot 16 Bungalow Park, $8000.

[13] Palm Beach Post July 12, 1925: Mr. Benjamin F. Hoffman has just returned from a business trip to New York and Washington and says that everyone north of Jacksonville is Florida mad. The Palm Beach labels on his luggage brought hordes of curious people flocking to his side and he was beset by all manner of questions.

[14] Palm Beach Daily News, January 21, 2020.

from Mr. Richard Croker through Mr. Bourassa and adjoins the property of Mr. Harold Vanderbilt to the south.

Mr. Hoffman is making extensive alterations and additions to the house of Mr. & Mrs. Joseph C. Hutchinson of Philadelphia, which originally was built by Mr. Hoffman for Mr. Pierre L. Barbey. The house is on the North Ocean Boulevard at the corner of Everglade Avenue and the reconstruction plans will not be confined to the interior, but the exterior will present a very marked change and improvement. Other work of Mr. Hoffman which is now in progress includes additions and alterations to the lake front home of Mr. Barclay L. Warburton at Worth Avenue and also that of Mr. Rodman Wanamaker on the North Ocean Boulevard."[15]

A week later, the Palm Beach Post reported, *"Mr. Benjamin F. Hoffman has been awarded the contract for the additions and alterations to the residence of Edward T. Stotesbury of Philadelphia. Mr. Addison Mizner who designed the house originally has made the plans for the work now in process and each addition (and there is something important done there every year) adds to the beauty and dignity of the house. It was the first big Spanish house to be built in Palm Beach and set the mark which has been followed ever since for perfection in design and construction."*[16]

Later that summer, a Palm Beach Post article described another project Hoffman was working on, "*One of the Spanish farmhouses which was part of Mr. Mizner's original plan to have a straggling Spanish settlement along the coastline of Palm Beach, one which would include all the most picturesque of the type regardless of the century in which it was evolved,, is now being remodeled. The house is that of Gurnee Munn on north Ocean Boulevard and fortunately Mr. Mizner has made*

[15] Palm Beach Post, June 21, 1925, "Mr. Hoffmans Work." Page 15. George Luke Mesker house La Fontana on South Ocean Boulevard at the south corner of Royal Palm Way; Samuel D. Lit house La Solana at 139 Sunrise Avenue; Frederick S. Wheeler house Bienstar at 153 Grace Trail; Frederick A. Glidden house Bel Reposo on Clarendon Avenue; George Rasmussen house South Ocean Boulevard; Joseph C. Hutchinson house Mihamo 216 North Ocean Boulevard; Barclay L. Warburton house 456 Worth Avenue; Rodman Wanamaker house 1095 North Ocean Boulevard. The article states that Hoffman had been in business in Palm Beach for 14 years, but 8 years is likely more accurate.

[16] Palm Beach Post, June 28, 1925. The Stotesbury's estate was El Mirasol on North Ocean Boulevard.

the alteration and addition plans and Mr. Benjamin F. Hoffman is doing the work." [17]

Benjamin Hoffman continued his successful career in Palm Beach and in 1929 the Palm Beach Times reported, *"Earle P. Charlton, wealthy resident of "Qui-Si-Lana" Palm Beach and River Falls, Mass., announced that he will build four residences this summer in El Bravo and El Brillo sections between the lake and south County Road. Permit for the work has been issued for $140,000 worth of construction. Plans for the four homes, which will be built by Mr. Charlton as an investment, has been drawn by Marion Sims Wyeth, Palm Beach architect. Benjamin F. Hoffman has been awarded the contract."*[18]

VI. Statement of Significance

Villa Seville located at 262 Sunset Avenue is a good example the Prairie style of architecture and is significantly important as it is the last remaining "cottage" located on Sunset Avenue where at least 40 others have been demolished and replaced with commercial and apartment buildings and parking lots. The builder, Benjamin F. Hoffman, was a prominent and sought-after contractor who practiced in Palm Beach for nearly thirty years.

VII. Criteria For Designation

Section 54-161 of the Town of Palm Beach Landmark's Preservation Ordinance outlines the criteria for designation of a landmark or landmark site and suggests that at least one criterion must be met to justify the designation. Listed below are criteria which relate to this property and justification for designation:

(1) "Exemplifies or reflects the broad cultural, political, economic or social history of the nation, state, county or town."

Villa Seville located at 262 Sunset Avenue reflects the broad cultural, economic and social history of the town of Palm Beach. The property was originally built as a dwelling in 1920 at the start of the Palm Beach land and building boom. The end of World War I allowed for incredible growth and prosperity throughout the country and especially in Palm Beach where increased road and railroad construction

[17] Palm Beach Post, July 20, 1925. Gurnee Munn's estate was Louwana at 534 North Ocean Boulevard.
[18] Palm Beach Times, April 5, 1929. The houses are 200 El Brillo, 210 El Brillo, 200 El Bravo and 201 El Bravo.

allowed Florida to become more accessible for northerners seeking seasonal respite from the cold winters. This increased prosperity and accessibility drove the need for both increased retail and housing and led to the development of 262 Sunset Avenue. In addition, Villa Seville was built in the Floral Park subdivision, developed by E.R. and J.R. Bradley as one of the earliest subdivisions in Palm Beach and originally was lined with vernacular cottages representative of Palm Beach's early development. 262 Sunset Avenue is important today as the last remaining historic "cottage" located on Sunset Avenue where cottages once lined the avenue but have since been demolished and replaced with commercial and apartment buildings and parking lots.

(3) "Embodies distinguishing characteristics of an architectural type or is a specimen inherently valuable for the study of a period, style, method of construction or use of indigenous materials or craftsmen."

262 Sunset Avenue is a good example of the Prairie style of architecture exhibiting many features of the hipped roof, symmetrical, no front entry sub-type Prairie design with its low-pitched hip roof with wide overhanging boxed eaves, symmetrical front facade fenestration, one-story porch, and the main entry on the side facade. In 1925, it was advertised for sale as a masonry constructed dwelling that could withstand hurricanes and has done so for 103 years. The building's contractor and likely designer, Benjamin F. Hoffman, practiced in Palm Beach for nearly 30 years and worked with a number of the town's most prominent architects, including numerous projects with Addison Mizner, and was commissioned as a contractor by many of Palm Beach's renowned winter residents to build and add to their splendid Palm Beach estates.

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TOWN OF PALM BEACH

Information for Landmarks Preservation Commission Meeting on: July 16, 2025

To: Landmarks Preservation Commission

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

From: Planning, Zoning, & Building Department

Re: COA-25-0009 (ZON-25-0026) 1200 S OCEAN BLVD (COMBO). The applicant, Dustin Mizell with Environment Design Group, has filed an application requesting a Certificate of Appropriateness for the review and approval of a new padel court, requiring a special exception, and associated exterior alterations, landscape, and hardscape modifications for the landmarked property. Town Council shall review the application as it pertains to zoning relief/approval.

Date: 7/9/2025

ATTACHMENTS

- PZB Staff Report; Letter of Intent; Plans; and, Designation Report

STRATEGIC PLAN

Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Community Preservation
Quality of Life

FUNDING
No Fiscal Impact

COA-25-0009 (ZON-25-0026) 1200 S OCEAN BLVD (COMBO). The applicant, Dustin Mizell with Environment Design Group, has filed an application requesting a Certificate of Appropriateness for the review and approval of a new padel court, requiring a special exception, and associated exterior alterations, landscape, and hardscape modifications for the landmarked property. Town Council shall review the application as it pertains to zoning relief/approval.

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.

Applicant: Dustin Mizell | Environment Design Group

HISTORY:
The subject property, known as "La Bellucia", was built circa 1920. It was designed by Addison Mizner in a Mediterranean Revival architectural style. In 1979, the property was landmarked.



Historic Photograph.

In 2011, COA-037-2011 was approved for the addition of a free-standing two-story building adjacent to the existing tennis court, additions to the residence, and new terraces.

In 2023, COA-23-045 was approved for a two-story addition to the east side of the residence.

At the June 18, 2025, LPC meeting, the subject project was deferred to re-study the location of the padel court and to provide further visuals to convey the proposed location and its impact on the property. A location closer to the tennis court, on the west side of the property, was recommended.

THE PROJECT:
The applicant has submitted plans, entitled "Private Residence 1200 S Ocean Blvd Palm Beach", as prepared by **Environment Design Group**, received by the Town on July 7, 2025.

The scope of work for the project includes:

- New padel court.
- Existing steps and paths to be removed.
- Exterior alterations, including the removal of two (2) existing doors.
- Landscape and hardscape modifications.

The following Special Exception from the Town Council is required to achieve the scope of work:

- **SPECIAL EXCEPTION 1:** Sec. 134-1759(d): A request for a special exception for the construction of a padel sports court.

Site Data – Option A			
Zoning District	R-AA	**Future Land Use**	SINGLE-FAMILY
Architect	Mizner	**Year of Construction**	Circa 1920
Lot Size	175,500 SF	**Flood Zone**	VE 11
Landscape Open Space	Permitted: 96,525 SF (55.0%)	Existing: 112,974 SF (64.37%)	Proposed: 110,772 SF (63.11%)

Surrounding Properties / Zoning	
North	1170 S Ocean Blvd (Bath & Tennis Club) / R-AA
South	1230 S Ocean Blvd, 1236 S Ocean Blvd, and 100 Emerald Beach Way / R-AA
East	Atlantic Ocean
West	South Ocean Boulevard

STAFF ANALYSIS:

The application is seeking a Certificate of Appropriateness (COA) for a new padel court and associated exterior alterations, landscape, and hardscape modifications.

The applicant has resubmitted with three (3) options:

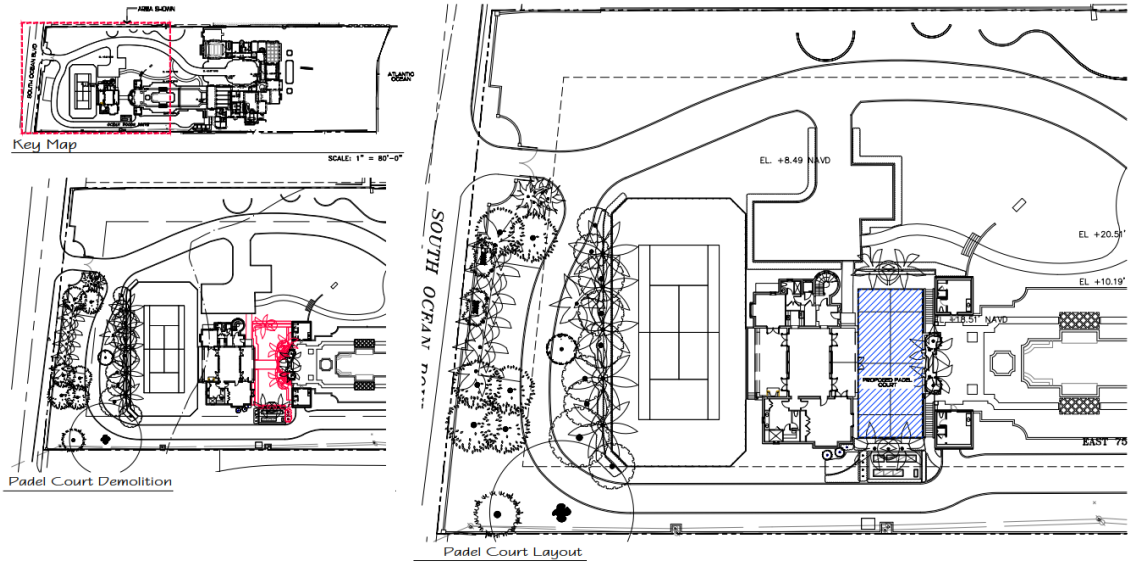
Option A (Previously Proposed): The proposed changes will take place west of the existing guest house, within an open lawn area with steps. To accommodate the new padel court, existing landscaping, hardscape, and steps will be removed.

New reoriented steps will be introduced, and two (2) existing door openings will be removed. Landscaping will be comprised of two (2) Cocoanut Palms and one (1) Silver Buttonwood Tree. Shrubs will include Horizontal Green Cocoplum, Clusia Hedge, Southern Shield Fern, Green Island Ficus, and a Podocarpus Hedge.

The plans indicate that existing swing doors, west of the new padel court, will be converted into a window. Since elevation drawings were not provided for this exterior alteration, staff recommends a condition of approval for further review at an administrative level.

The proposed changes alter non-original features of the property. Therefore, from a historic preservation perspective, the scope of work does not negatively impact the landmarked property.

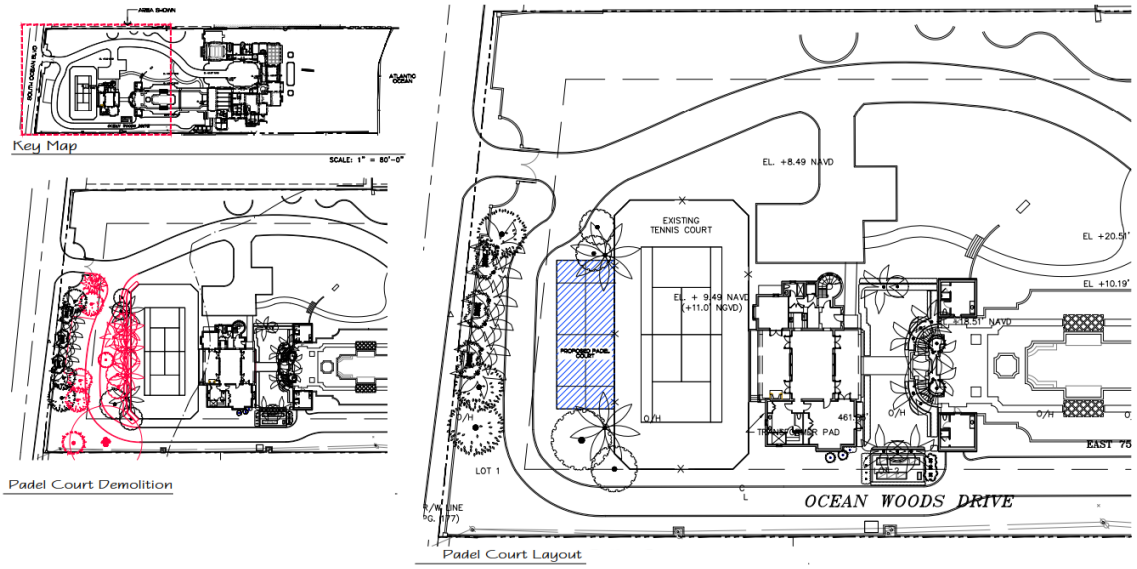
Option A Plans.



This is the preferred option by the applicant.

Option B: The proposed changes will take place west of the existing tennis court, as recommended at the June 18, 2025, LPC meeting.

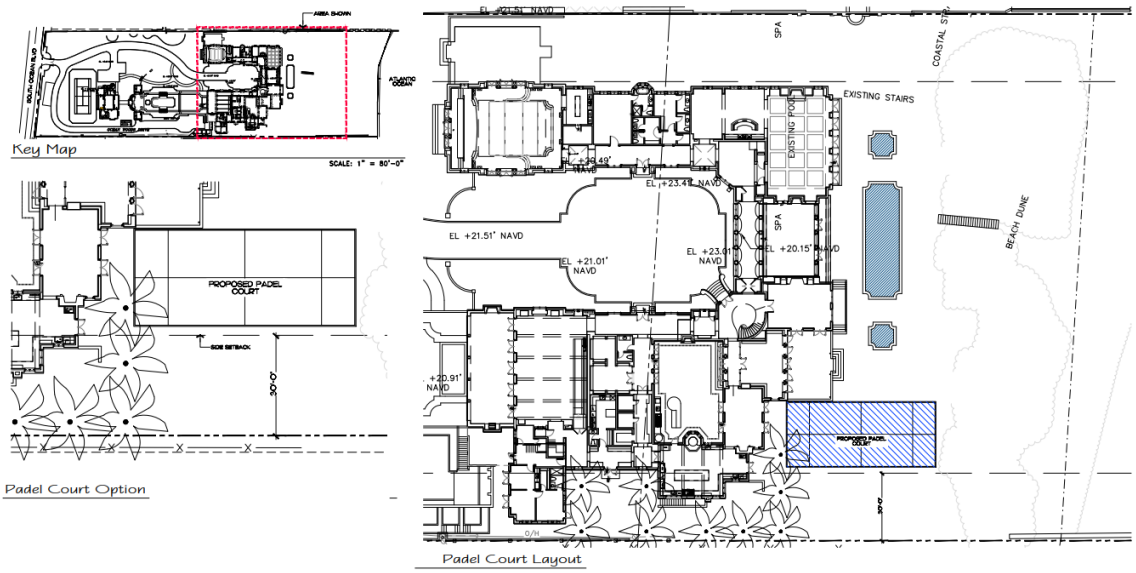
Option B Plans.



According to the applicant, this location would impact the service driveway, staff parking, and require the removal of mature vegetation. There is also concern about the amount of space available to adequately screen the padel court from the right-of-way.

Option C: The proposed changes will take place east of the landmarked residence.

Option C Plans.



According to the applicant, this location could have a negative architectural impact and would place the padel court closer to the southern neighbor, compared to the other options.

Staff concurs that Option C could negatively impact the landmarked structure due to its proximately and effect on eastern views.

If either Option A or C is selected by LPC, staff recommends a condition of approval that additional plans be submitted for a complete zoning and landscape review to be approved by either the full commission or the LPC Chair.

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)). A motion by LPC regarding the special exception is not required.

The new padel court will measure 30'x66' and will not be visible from the right-of-way. The court will be surrounded by a 10' high wall enclosure.

CONCLUSION:

The application is presented to the Commission to consider whether all the criteria in Sections 54-122 and 54-123 have been met. Approval of the project will require one (1)

motion to be made by the Landmarks Preservation Commission:

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

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 one (1) special exception by the Town Council, **shall or shall not** be granted that all of the criteria applicable to this application as set forth in Sec. 134-229, items 1 through 14 have been met.

WRB:JGM:FHM:ALF

ENVIRONMENT
DESIGN
GROUP

Land Planning
Landscape Architecture
Landscape Management

June 30, 2025

Town of Palm Beach
Planning, Zoning, & Building Department
360 S. County Road
Palm Beach, Florida 33480

ATTN: *Town Commissioners*
Re: 1200 South Ocean Blvd - Landscape Architecture
Our Ref # 25025.00.00 LA
COA-25-0009 (ZON-25-0026)

DEFERRAL ADDRESSMENT LETTER

To the town commissioners,

The original application request included:

1. proposed 28'-0" x 66'-0" padel court
   a. existing steps and path to be removed / modified
   b. (2) existing doors to be removed, and one existing door to be permanently closed until Padel Court is Removed in the future
2. update site data calculations
   a. 1,801 s.f. of landscape open space removed proposed 28'-0" x 66'-0" padel court

The revisions made are as follows:

Based on the feedback given in last month's meeting we have included additional exhibits.

1. We were asked to study the option of locating the padel court next to the existing tennis court – this exhibit can be found on Sheet L8.2.
   - Note there are some limitations and complications with this option namely the loss of mature screening vegetation and the loss of parking for staff and maintenance vehicles and the service driveway would be impacted as well. The amount of space left, would severely limit the ability to screen the the courts appropriately from the ROW.

2. We also included a study of the option of locating the padel court on the south east corner of the lot – This exhibit can be found on Sheet L8.3
   - Note that this option affects the existing architecture negatively and will be more visible due to its proximity to the neighboring property.

We conclude that Option A is the best location for the padel court based on the clients needs and lifestyle as it proposes the least impact on the site. These exhibits can be found on Sheets: L8.1, L9.0, L9.1

Dustin Mizell, MLA RLA #6666784
Environment Design Group

Paramount Building
139 North County Road, Suite 20-B
Palm Beach, FL 33480
561.832.4600 phone
Dustin@environmentdesigngroup.com

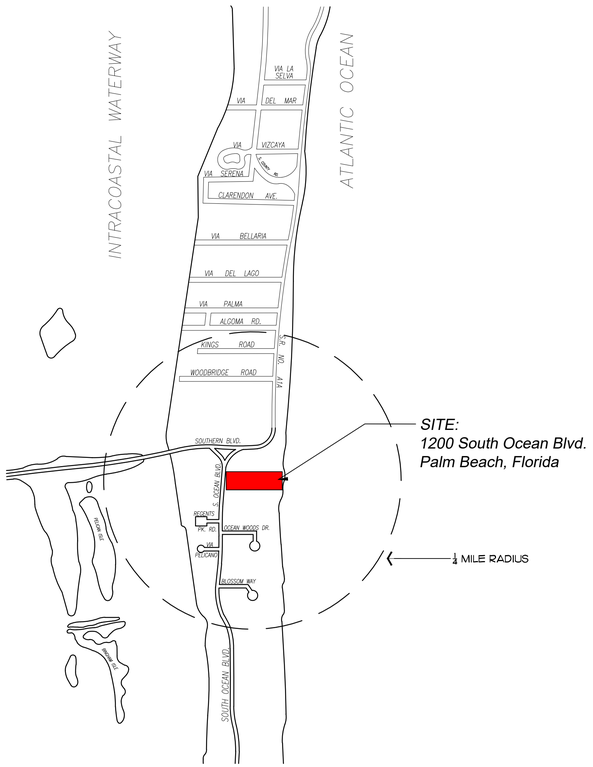
Scope of Work

MINOR MODIFICATIONS TO SITE PLAN

A. PROPOSED 28'-0" X 66'-0" PADEL COURT

- EXISTING STEPS AND PATH TO BE REMOVED / MODIFIED
- (2) EXISTING DOORS TO BE REMOVED, AND ONE EXISTING DOOR TO BE PERMANENTLY CLOSED UNTIL PADEL COURT IS REMOVED IN THE FUTURE
- SEE SHEET L1.1 FOR SETBACKS AND NEIGHBORHOOD CONTEXT
- WILL NOT BE VISIBLE FROM STREET, BEACH, OR SURROUNDING PROPERTIES.

B. UPDATE SITE DATA CALCULATIONS
- 1,801 S.F. OF LANDSCAPE OPEN SPACE REMOVED



Vicinity Location Map

ENVIROAMEAT DESIGA GROUP
139 North County Road Sf20-B Palm Beach, Fl 33480
Phone 561.832.4600 Mobile 561.313.4424
Landscape Architecture
Land Planning
Landscape Manag ement
Dustin M. Mizell, MLA RLA #6666784
Dustin@environmentdesigngroup.com

Private Residence
1200 S Ocean Blvd
Palm Beach

F L O R I D A

COA-25-0009
ZON-25-0026
Final Submittal: 06.02.2025
Hearing Date: 06.18.2025

Sheet Index

Cover Sheet
L8.1 - Padel Court Location - A
L8.2 - Padel Court Location - B
L8.3 - Padel Court Location - C
L9.0 - South Elevation Renderings
L9.1 - North Elevation Renderings
-Previous Submittal-
L1.0 - Neighbor Context Plan
L1.1 - Existing Site Photos
L2.0 - Existing Conditions Plan
L3.0 - Demolition & Vegetation Action Plan
L4.0 - Overall Site Plan
L4.1 - Site Plan
L5.0 - Landscape Plan
L6.0 - Site Calcs
L7.0 Padel Court Rendering
A 4.1 - Exterior Elevation - steps
Survey pg.1
Survey pg.2

Site Data

DESCRIPTION	REQUIRED	EXISTING	PROPOSED
LOT ZONE R-AA		R-AA	R-AA
LOT AREA	60,000 S.F. MINIMUM	175,500 SF	175,500 SF
LANDSCAPE OPEN SPACE	MINIMUM 55% 96,525 S.F.	112,974 SF 64.3%	110,772 SF 63.11%
FRONT YARD LANDSCAPE OPEN SPACE	MINIMUM 45% 3,705 S.F.	6,172 SF 75%	6,172 SF 75%

Design Team/Consultants

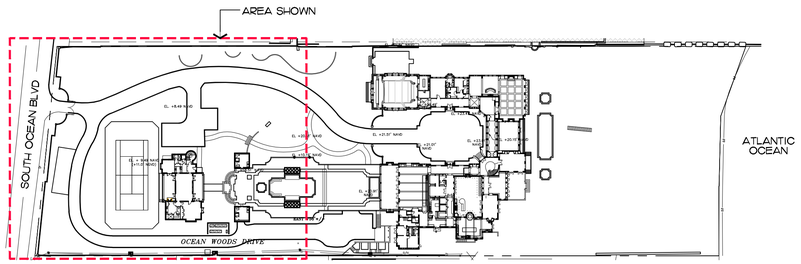
Landscape Architects
ENVIRONMENT DESIGN GROUP
139 NORTH COUNTY ROAD SUITE 20B
PALM BEACH, FL 33480
561.832.4600
WWW.ENVIRONMENTDESIGNGROUP.COM

Deferral Summary

COMMISSIONERS REQUESTED THAT ALTERNATIVE LOCATIONS FOR THE PROPOSED PADEL COURT WERE STUDIED

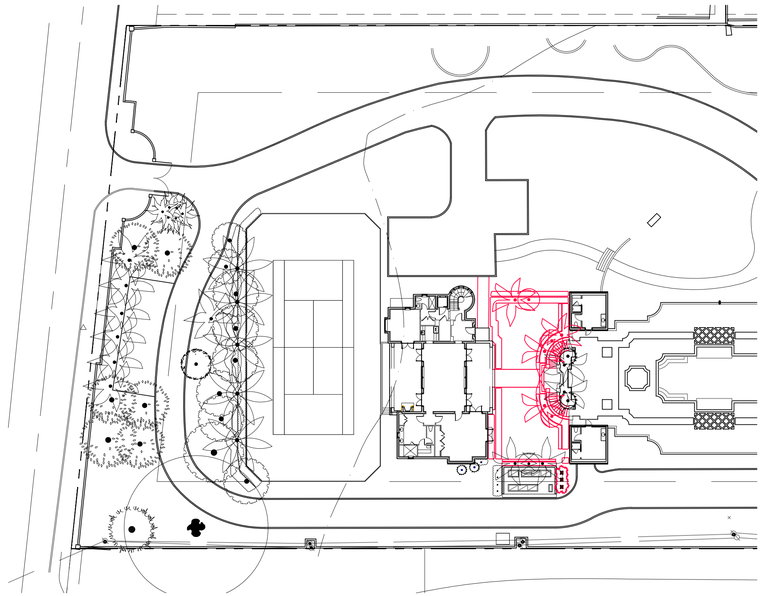
COMMENTS WERE ADDRESSED IN THE FOLLOWING SHEETS:

- L8.1 PADEL COURT LOCATION OPTION A
- L8.1 PADEL COURT LOCATION OPTION B
- L8.1 PADEL COURT LOCATION OPTION C
- L9.0 SOUTHE ELEVATION RENDERINGS
- L9.1 NORTH ELEVATION RENDERINGS

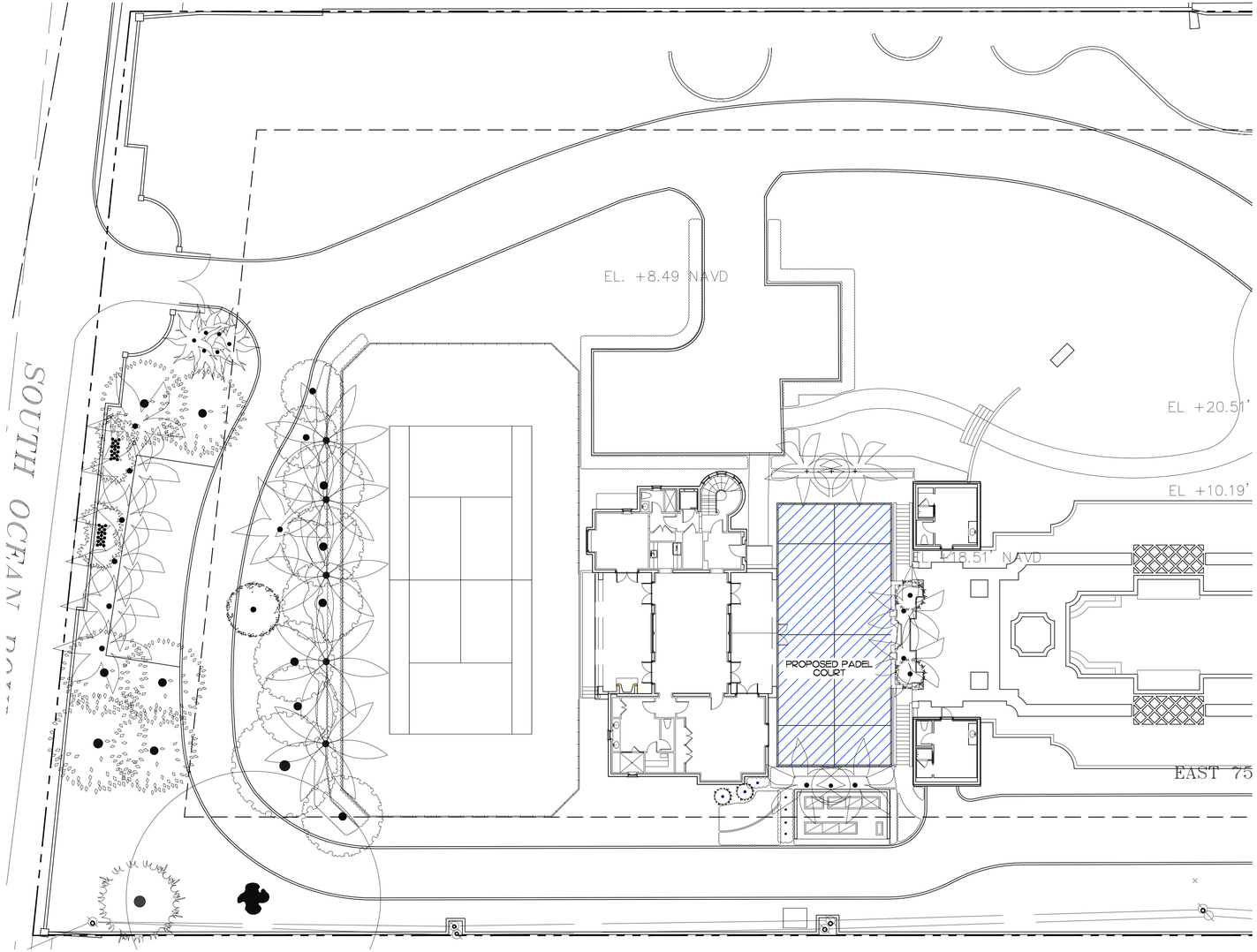


Key Map

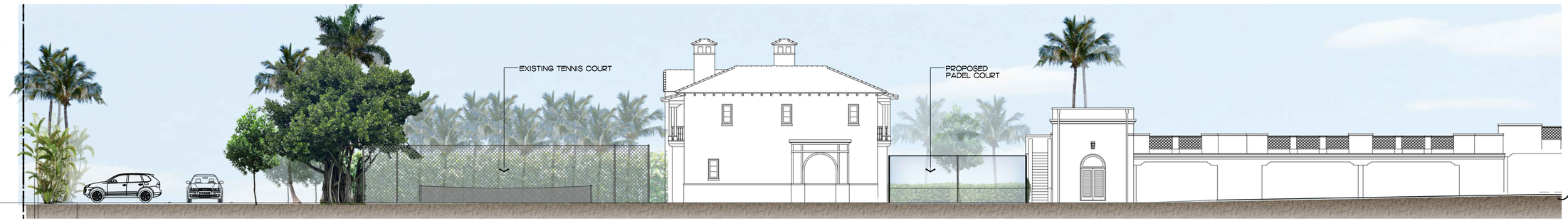
SCALE: 1" = 80'-0"



Padel Court Demolition Option A



Padel Court Layout Option A



Option A Elevation Rendering

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139 North County Road SJ20-B Palm Beach, Fl 33480
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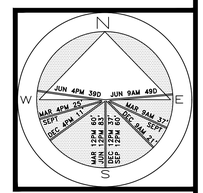

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SHEET L8.1

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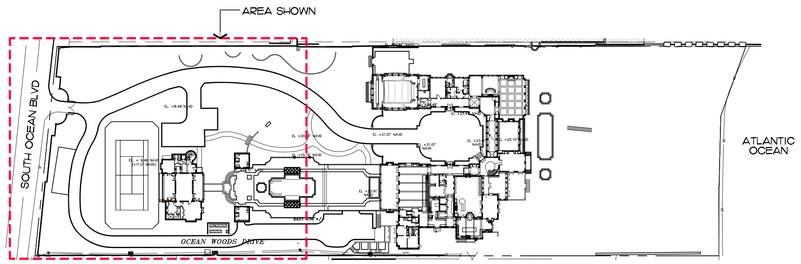
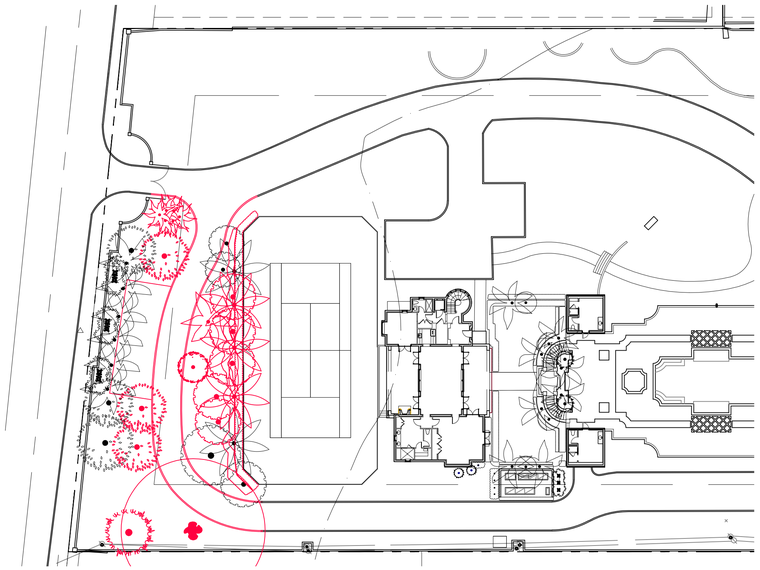
Padel Court Location - A

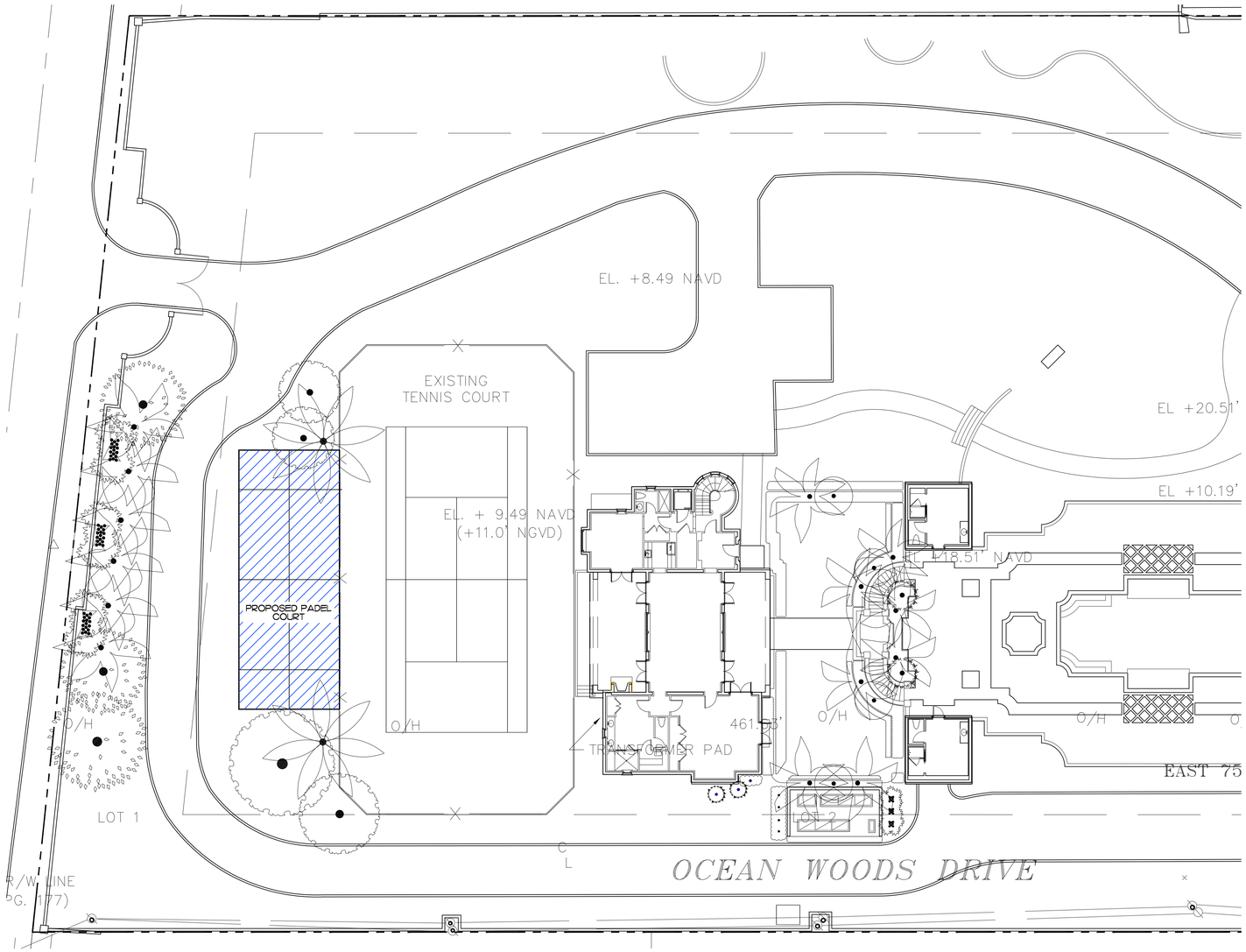


Key Map

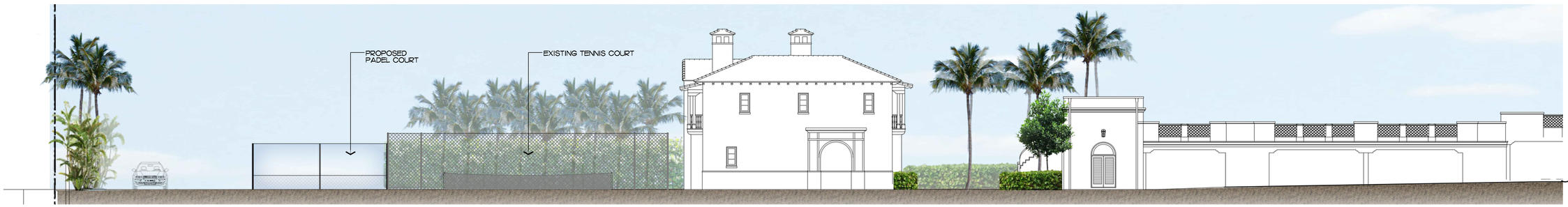
SCALE: 1" = 80'-0"



Padel Court Demolition Option A



Padel Court Layout Option C



Option C Elevation Rendering

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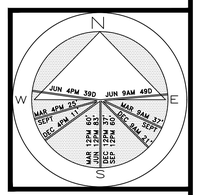

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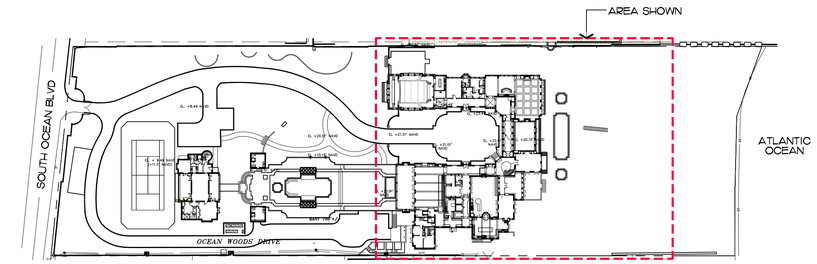
DRAWN BY: Allison Padilla
DATE: 06.26.2025

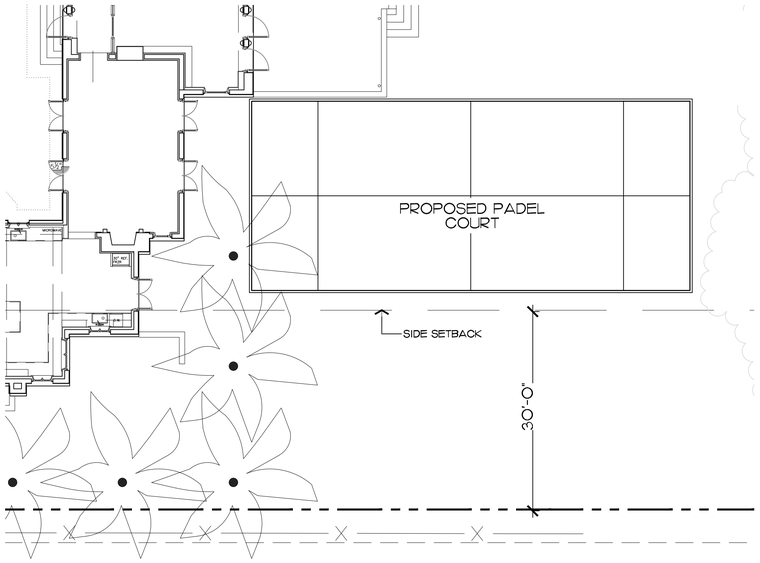
SHEET L8.2

Padel Court Location - B

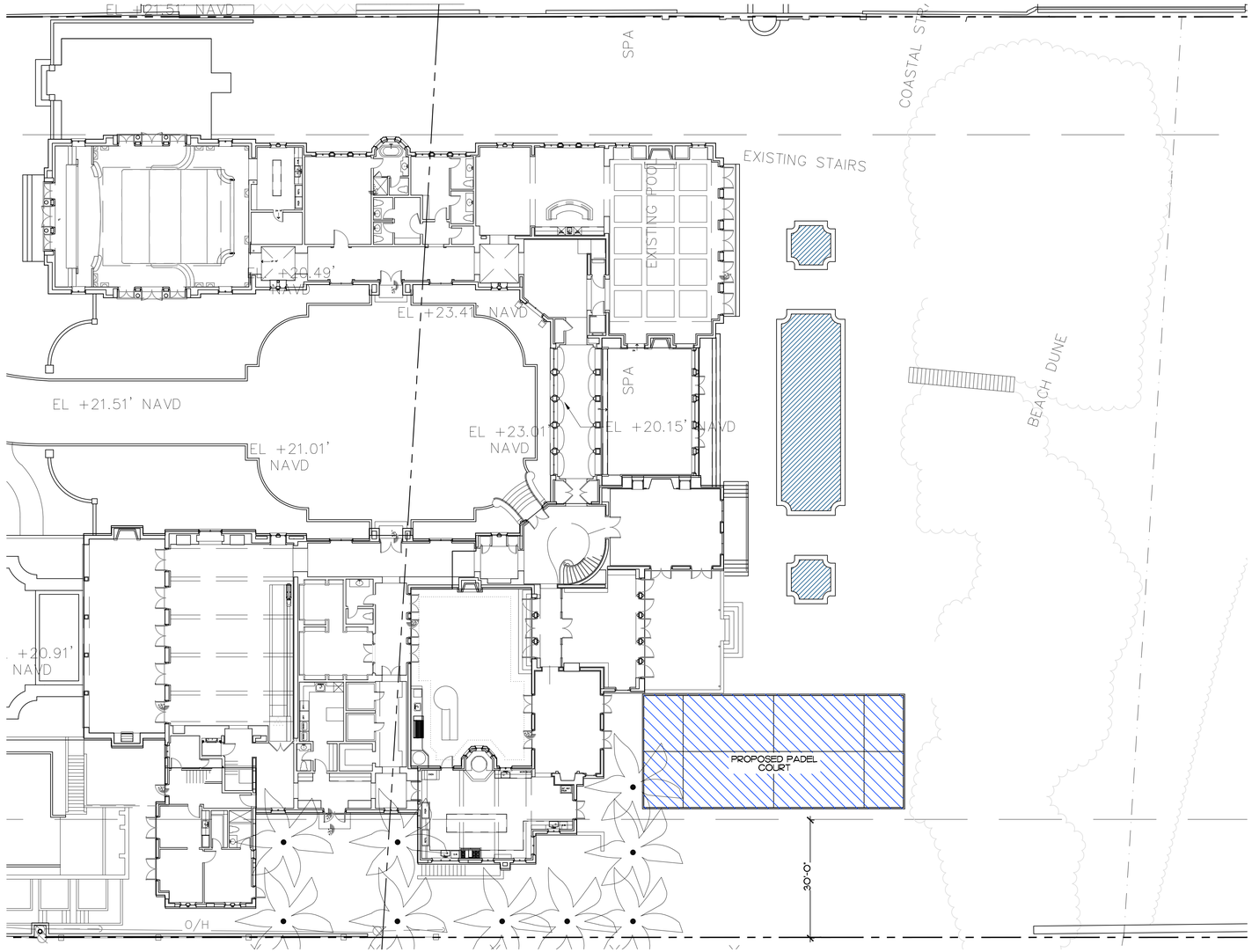


Key Map

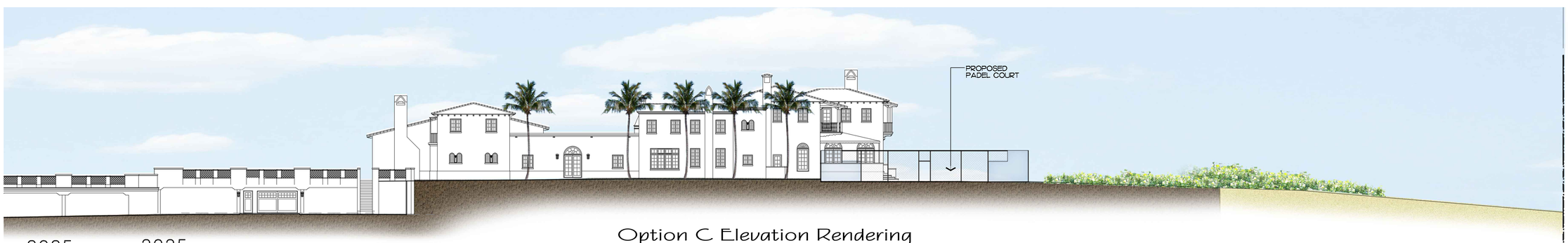
SCALE: 1" = 80'-0"



Padel Court Option C -Setback Exhibit



Padel Court Layout Option C



Option C Elevation Rendering

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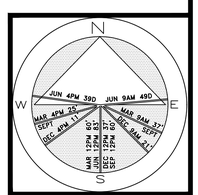

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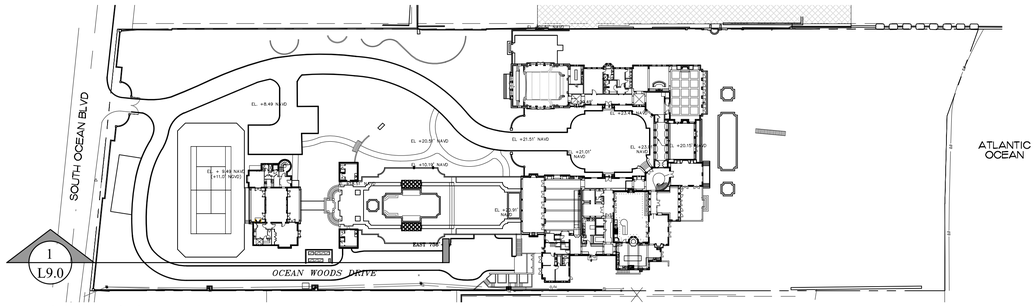
Padel Court Location - C



1
L9.0

Key Map



1
L9.0

Option A South Elevation



1
L9.0

Option A South Elevation With Planting

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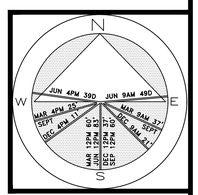

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SHEET L9.0

South Elevation Renderings

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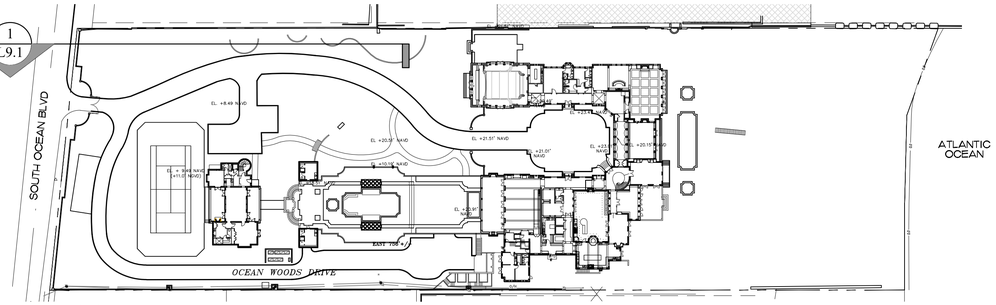

Key Map



Option A North Elevation



Option A North Elevation With Planting

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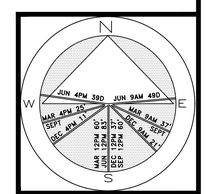

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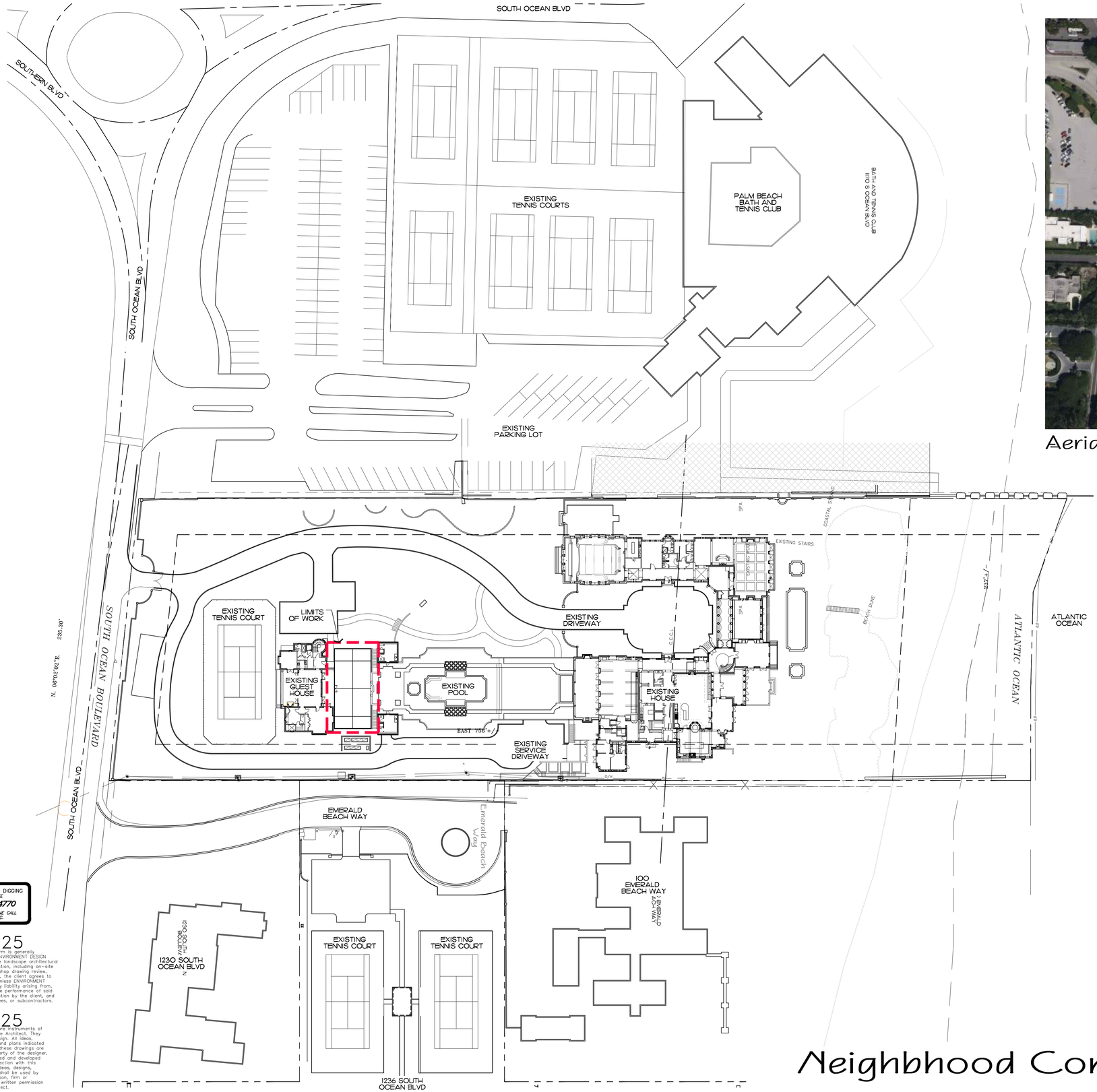
North Elevation Renderings

Previous Submittal





Aerial View

LIMITS OF WORK

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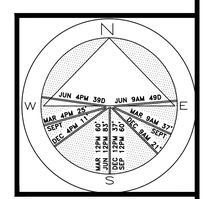

JOB NUMBER: # 25025.00 LA
DRAWN BY: Allison Padilla
Jean Twomey
DATE: 03.06.2025

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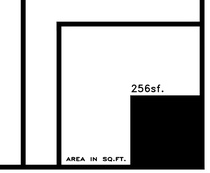
Neighbhood Context Plan

SCALE IN FEET 0' 40' 80' 120'

SHEET L1.0

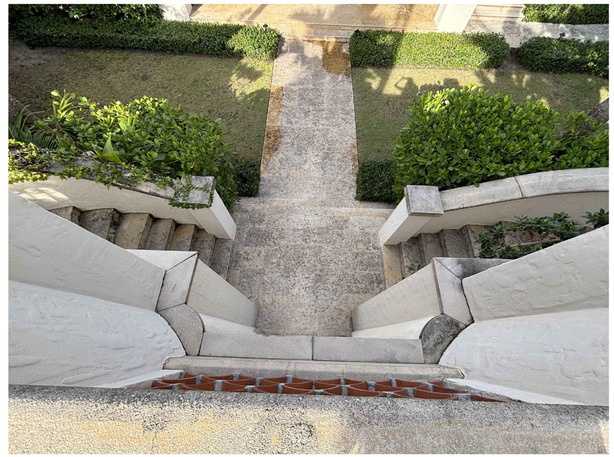




Existing East Side



Existing North Buffer



Existing Top View



Existing Northeast Corner



Existing Northeast Corner



Existing Southest Side

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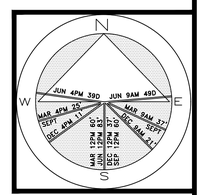

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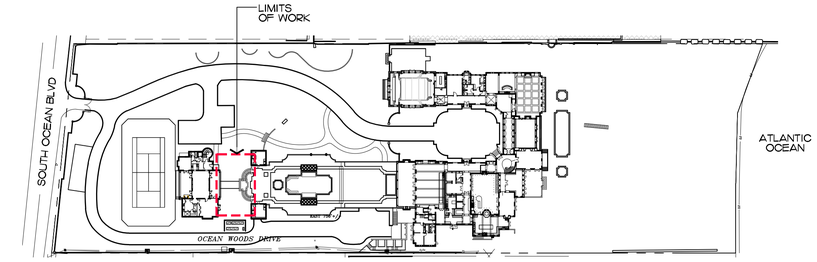
Existing Courtyard Photos - Limits of Work

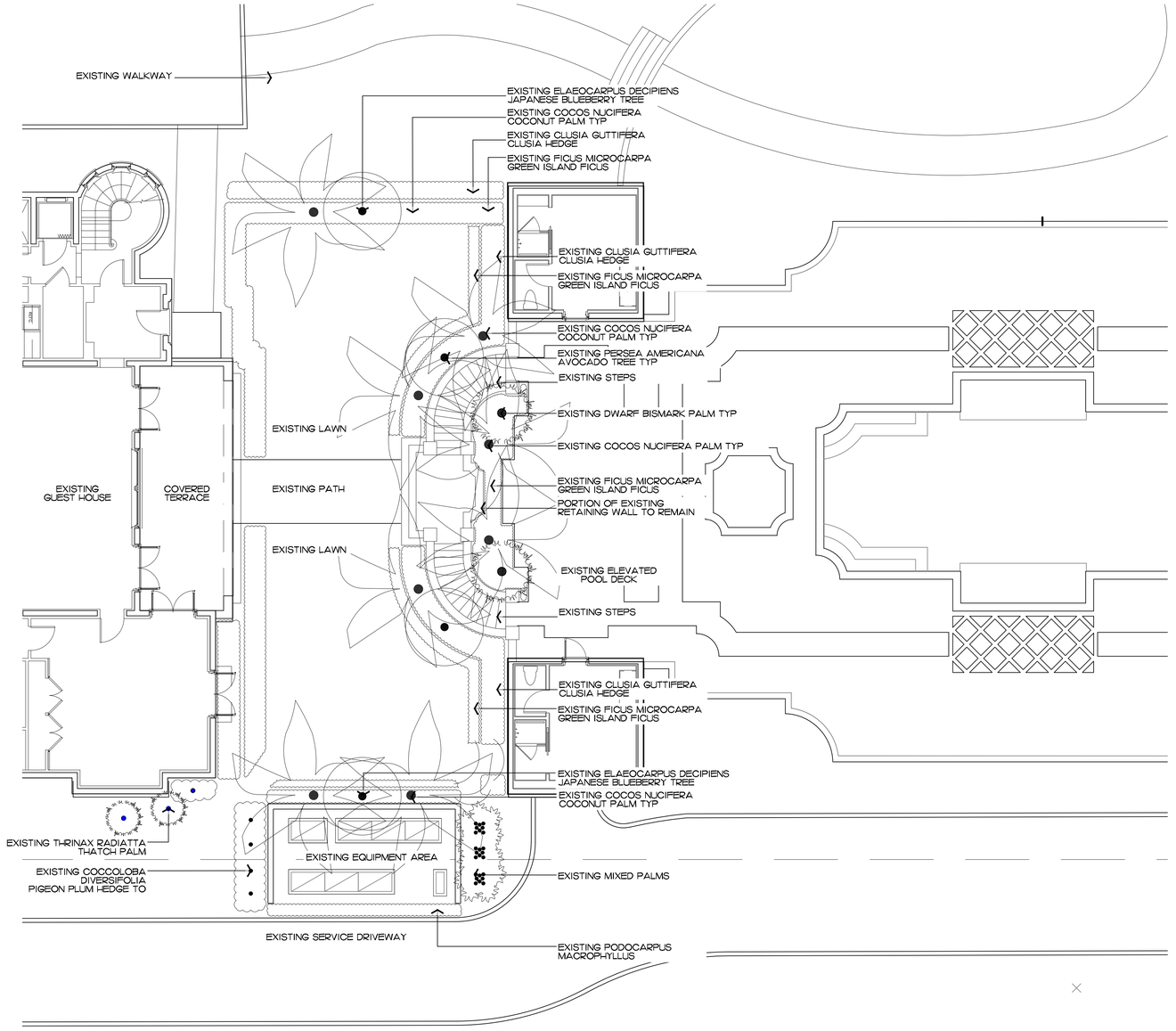
SCALE IN FEET: NTS





Key Map

SCALE: 1" = 80'-0"



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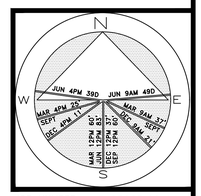

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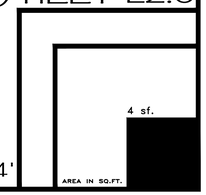
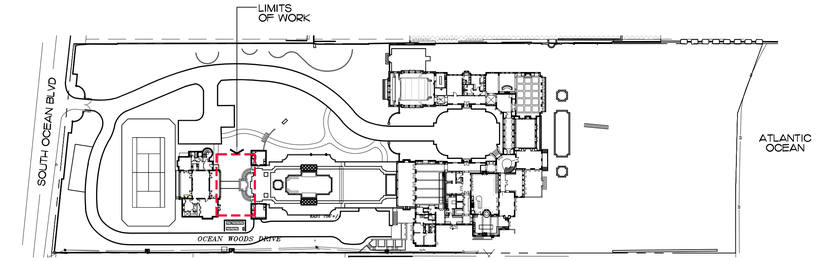
Existing Vegetation Inventory

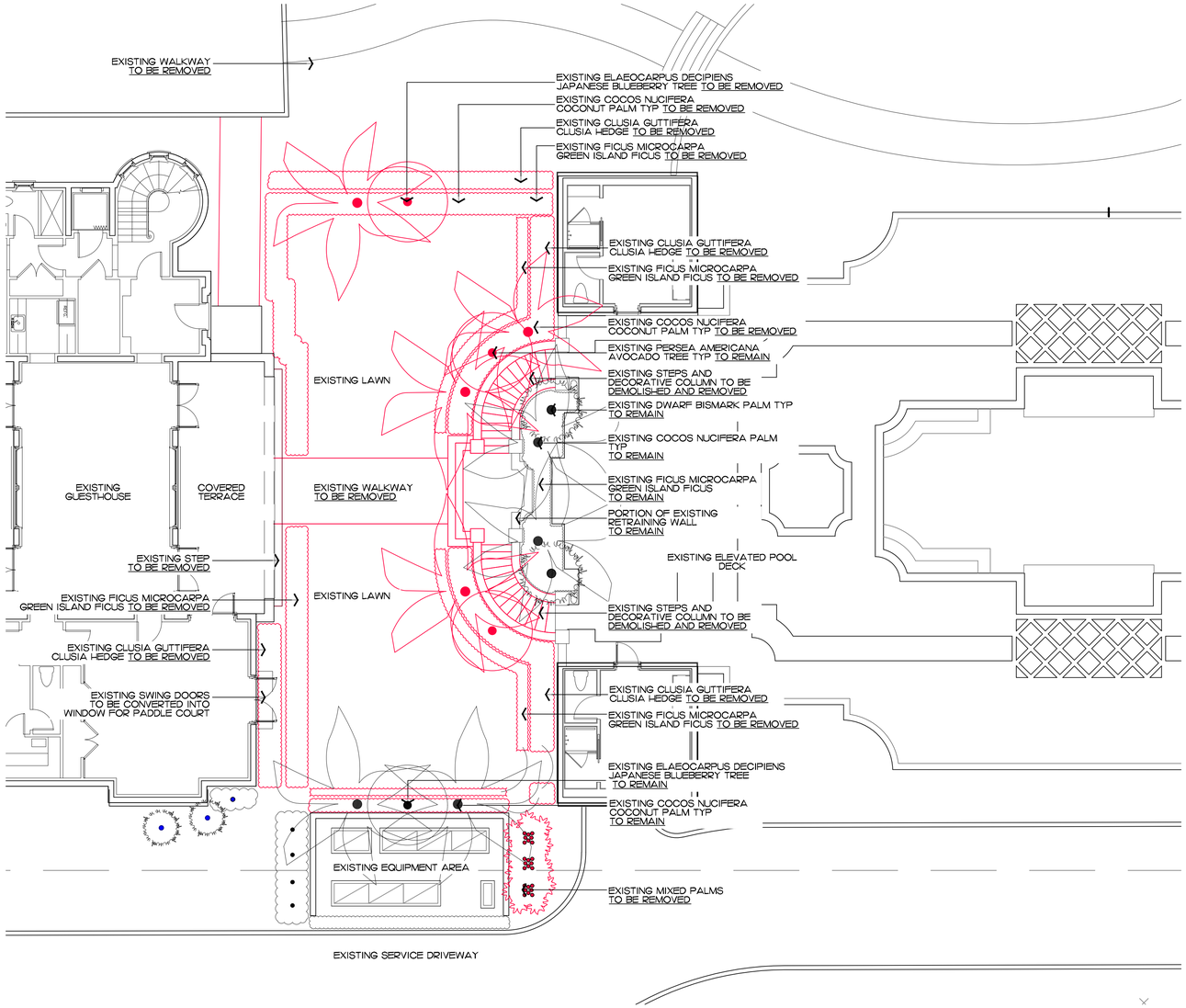
SCALE IN FEET 0' 8' 16' 24'





Key Map

SCALE: 1" = 80'-0"



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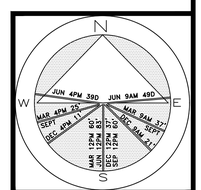

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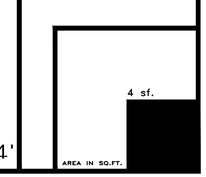
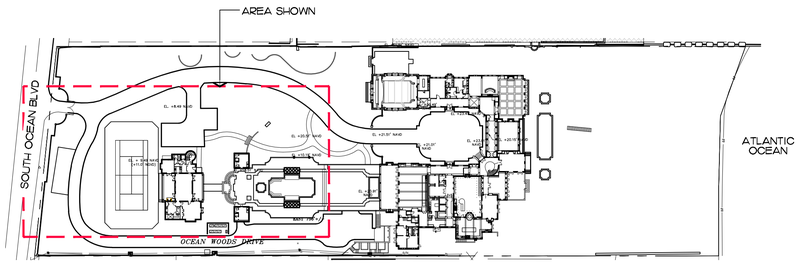
Demolition and Vegetation Action Plan

SCALE IN FEET 0' 8' 16' 24'



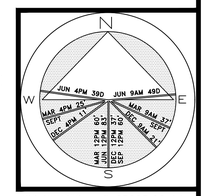


Key Map

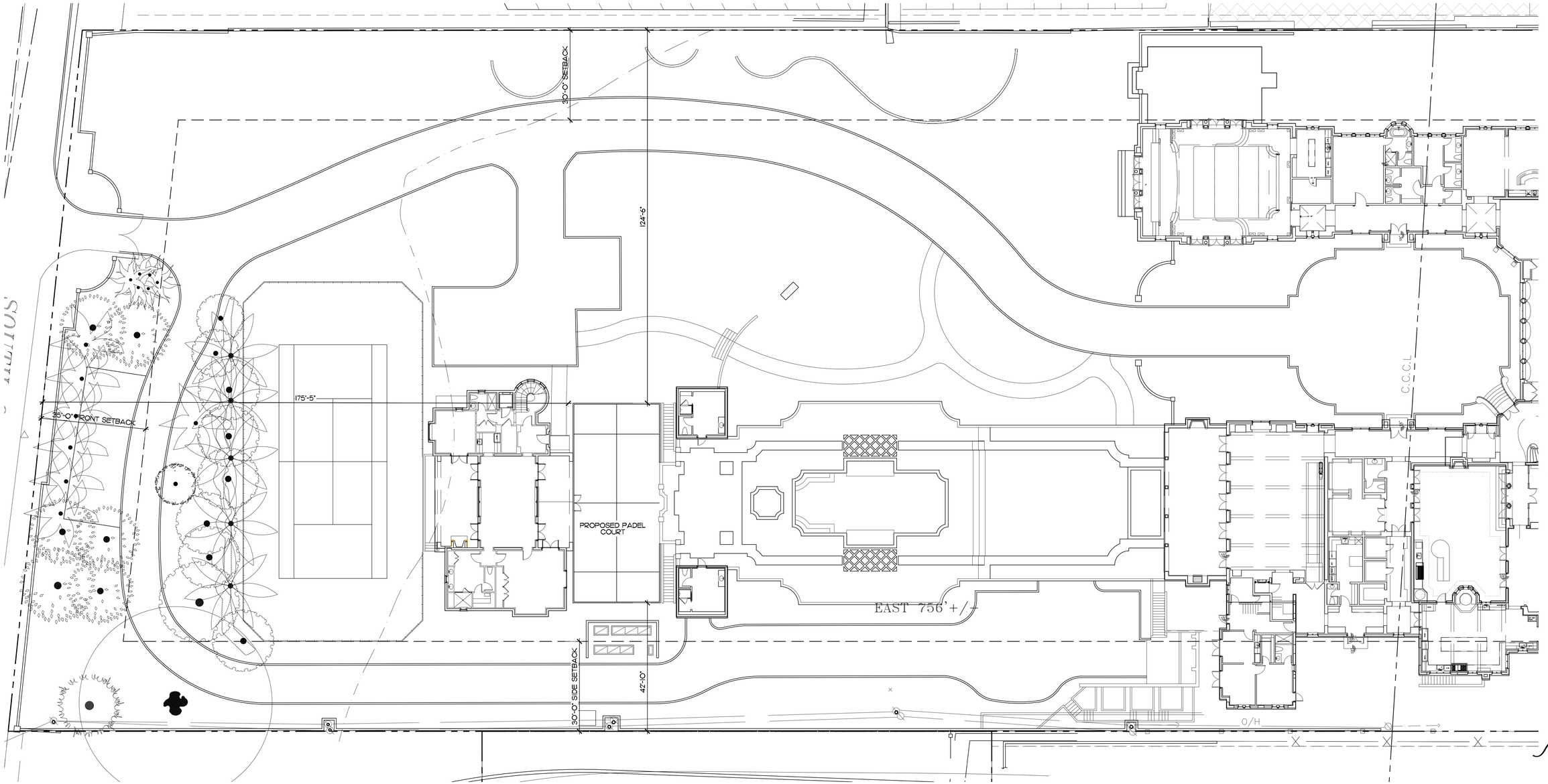
SCALE: 1" = 80'-0"

ENVIRONMENT DESIGN GROUP
139 North County Road SJ20-B Palm Beach, Fl 33480
Phone 561.832.4600 Mobile 561.313.4424
Landscape Architecture
Land Planning
Landscape Management
Dustin M. Mizell, MLA FLA #6666784
Dustin@environmentdesigngroup.com

LA BELLUCIA
1200 S. Ocean Blvd.
Town of Palm Beach
FLORIDA



JOB NUMBER: # 25025.00 LA
DRAWN BY: Allison Padilla
DATE: 05.02.2025



SHEET L4.0

Overall Site Plan

SCALE IN FEET 0' 8' 16' 24'

4 sf.

AREA IN SQ.FT.

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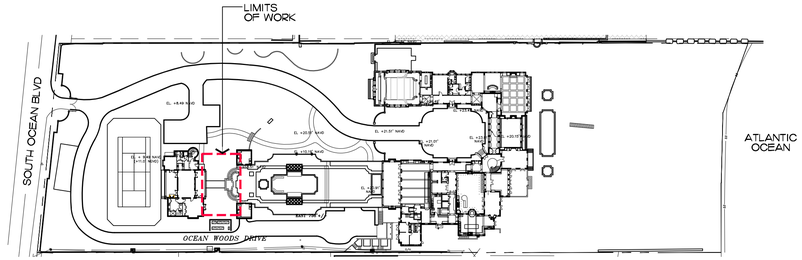
48 HOURS BEFORE DIGGING
CALL TOLL FREE
1-800-432-4770
SUNSHINE STATE ONE CALL OF FLORIDA, INC.



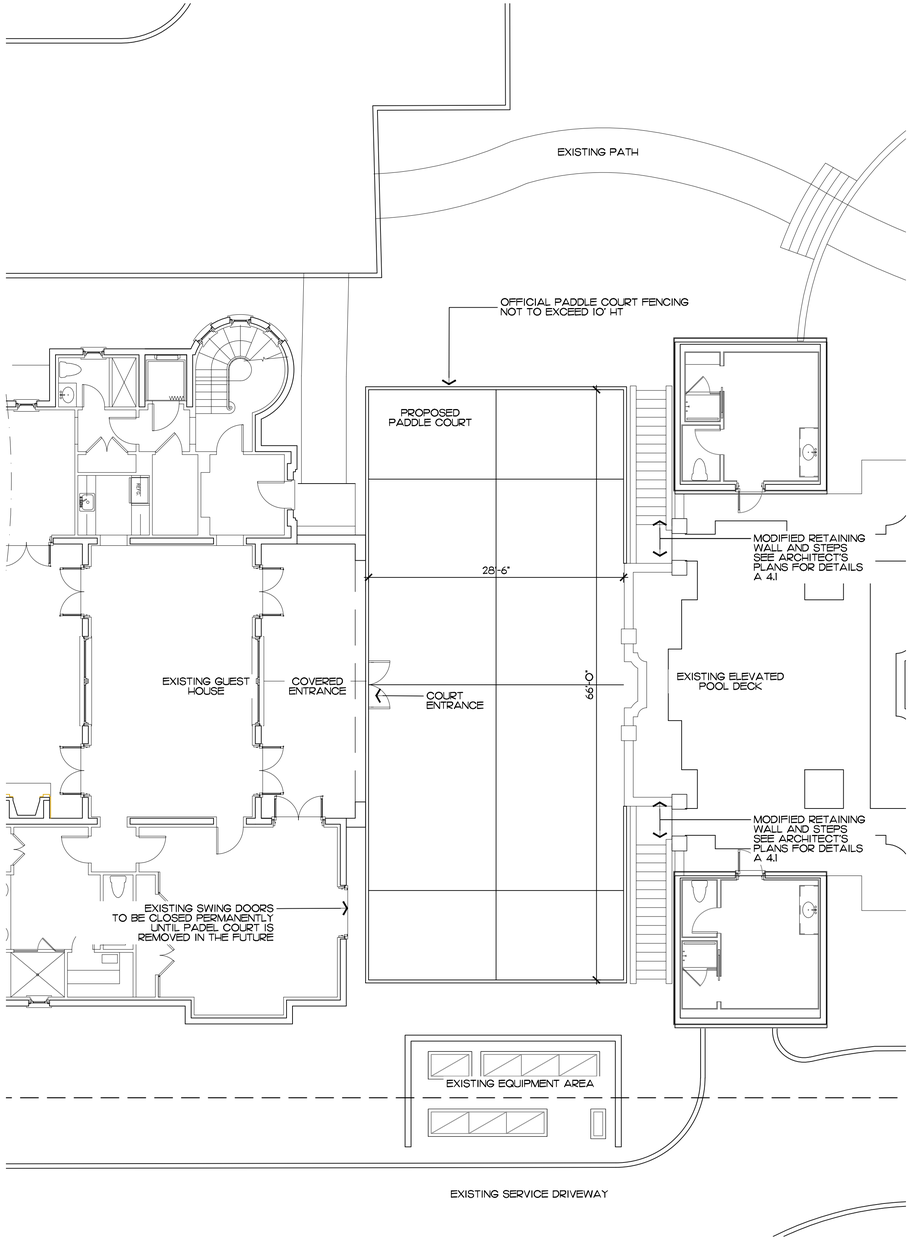
Key Map

SCALE: 1" = 80'-0"

Materials



PROPOSED PADEL COURT
OFFICIAL FENCE ENCLOSURE NOT TO EXCEED 10'-0" HT.



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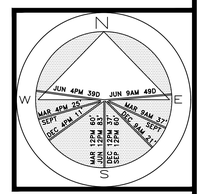

JOB NUMBER: # 25025.00 LA
DRAWN BY: Alex Bugrii
DATE: 03.18.2025

SHEET L4.1

Site Plan

SCALE IN FEET 0' 8' 16' 24'

AREA IN SQ.FT.

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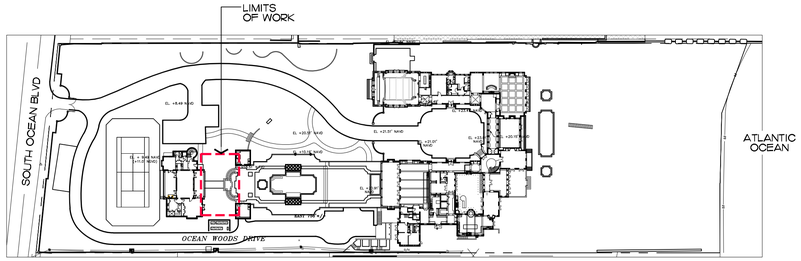
OF FLORIDA, INC.



Key Map

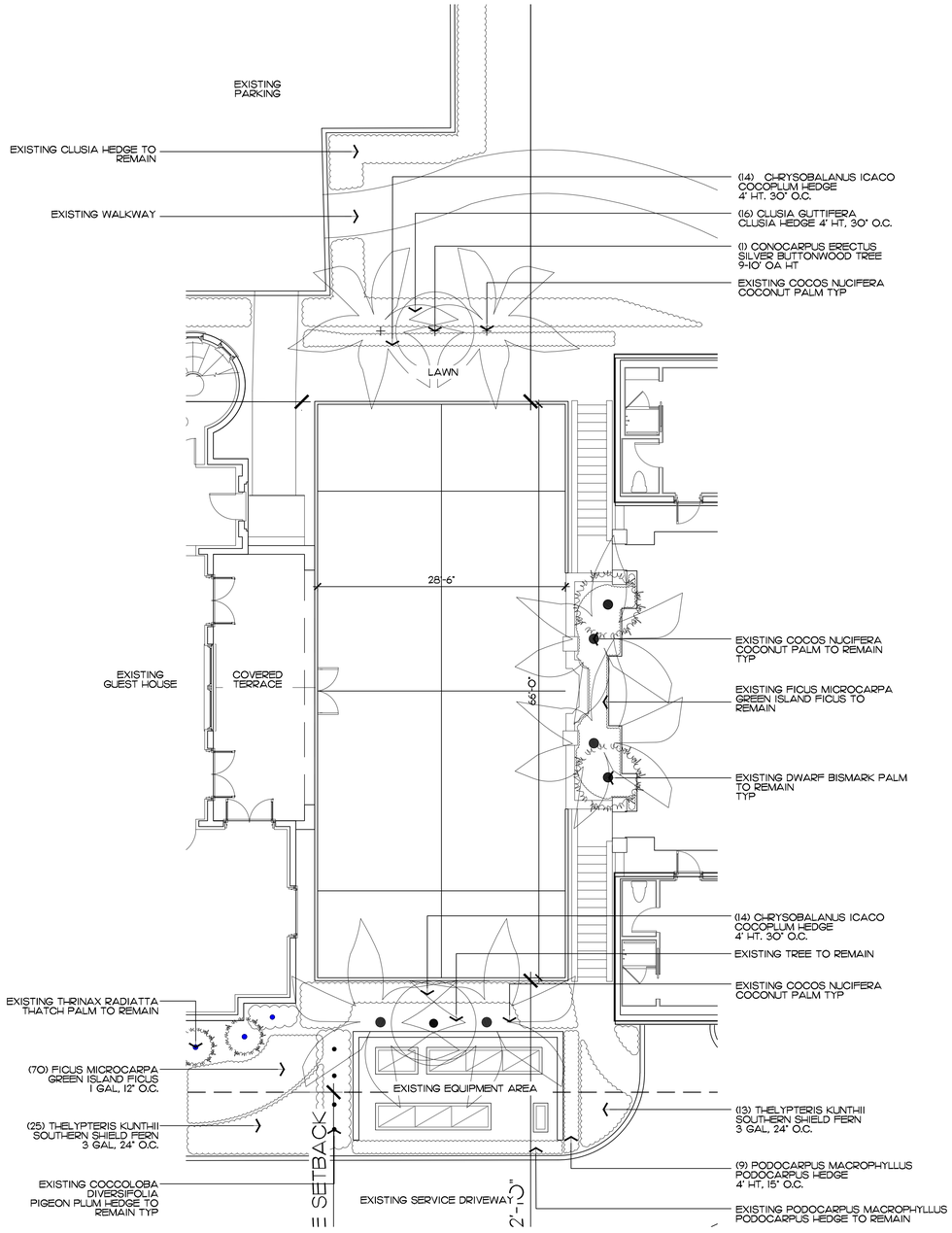
SCALE: 1" = 80'-0"

Trees & Palms

SYMBOL	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	COCOS NUCIFERA COCONUT PALM	2	25' HT. SLIGHT CURVE	NO
	CONOCARPUS ERECTUS SILVER BUTTONWOOD TREE	1	9'-10' HT.	YES
	TOTAL	5		
	NATIVE	3 (60%)		

Shrubs

SYMBOL	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	CHRYSOBALANUS ICACO HORIZONTAL GREEN COCOPLUM	28	4' HT, 30" O.C.	YES
	CLUSIA GUTTIFERA CLUSIA HEDGE	16	4' HT, 30" O.C.	NO
	THELYPTERIS KUNTHII SOUTHERN SHIELD FERN	38	3 GAL, 24" O.C.	YES
	FICUS MICROCARPA GREEN ISLAND FICUS	70	1 GAL, 12" O.C.	NO
	PODOCARPUS MACROPHYLLUS PODOCARPUS HEDGE	9	4' HT. 15" O.C.	NO
	TOTAL	161		
	NATIVE	66 (40%)		



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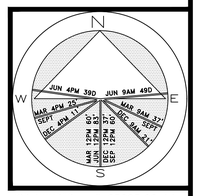
FLORIDA



JOB NUMBER: # 25025.00 LA
DRAWN BY: Alex Bugrii
DATE: 03.18.2025

SHEET L5.0

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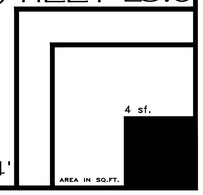
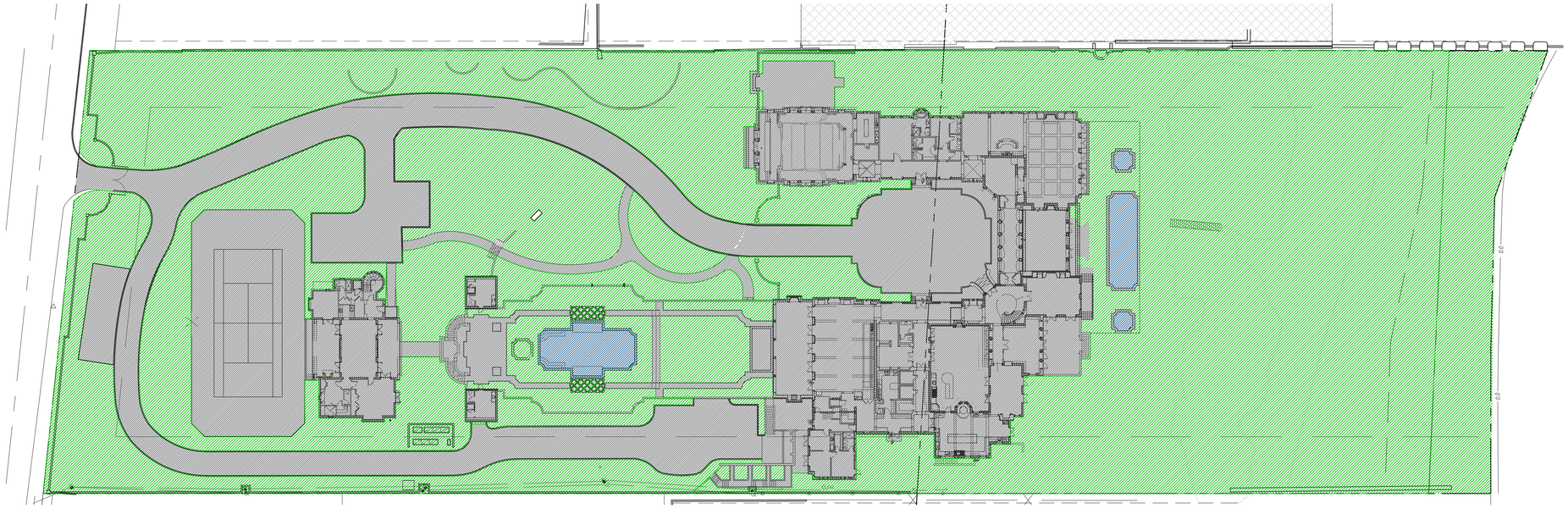
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

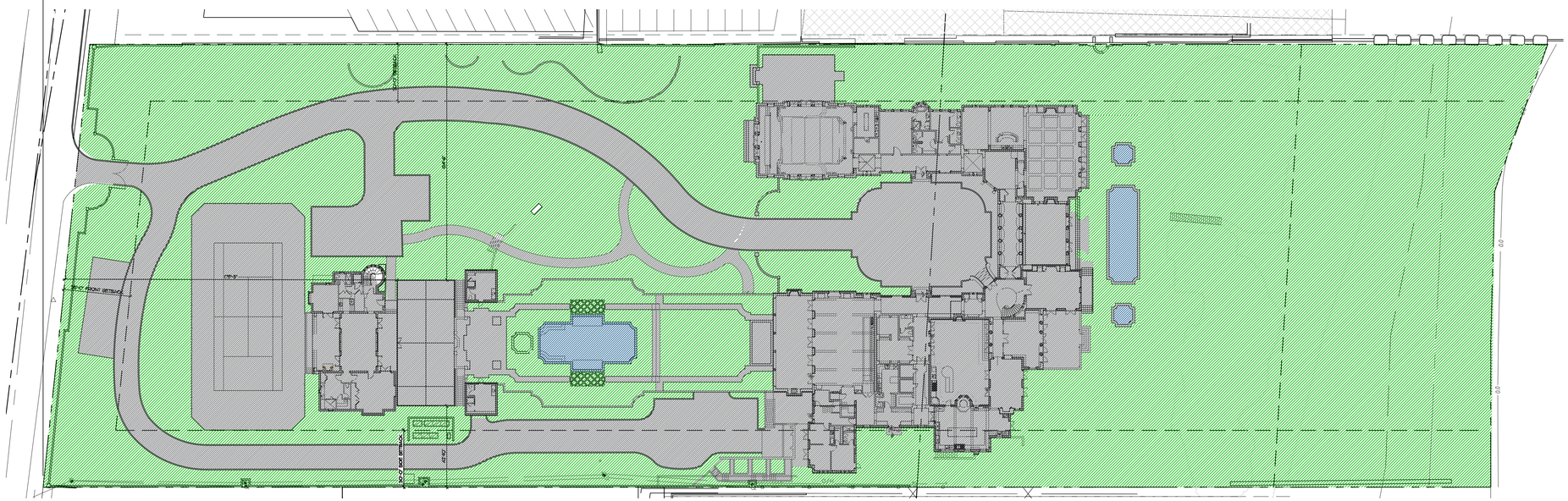
Landscape Plan

SCALE IN FEET 0' 8' 16' 24'





Existing Lot Coverage Graphic



Proposed Lot Coverage Graphic

Legend

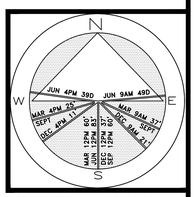
- IMPERVIOUS AREA (HOUSE/STRUCTURE)
- IMPERVIOUS AREA (HARDSCAPE)
- IMPERVIOUS AREA (WATER)
- PERVIOUS AREA / OPEN SPACE

Site Data

DESCRIPTION	REQUIRED	EXISTING	PROPOSED
LOT ZONE R-AA		R-AA	R-AA
LOT AREA	60,000 S.F. MINIMUM	175,500 SF	175,500 SF
LANDSCAPE OPEN SPACE	MINIMUM 55% 96,525 S.F.	112,974 SF 64.3%	110,772 SF 63.11%
FRONT YARD LANDSCAPE OPEN SPACE	MINIMUM 45% 3,705 S.F.	6,172 SF 75%	6,172 SF 75%

Open Space Diagram

SCALE IN FEET 1/32" = 1'



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Dustin@environmentdesigngroup.com

LA BELLUCIA
1200 S. Ocean Blvd.
Town of Palm Beach
FLORIDA

JOB NUMBER: # 25025.00 LA
DRAWN BY: Allison Padilla
DATE: 05.02.2025

SHEET L6.0

4 sf.

AREA IN SQ.FT.

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LA BELLUCIA
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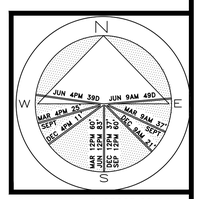
Town of Palm Beach
FLORIDA



Padel Court Plan Rendering





JOB NUMBER: # 25025.00 LA
DRAWN BY: Allison Padilla
Jean Twomey
DATE: 03.06.2025

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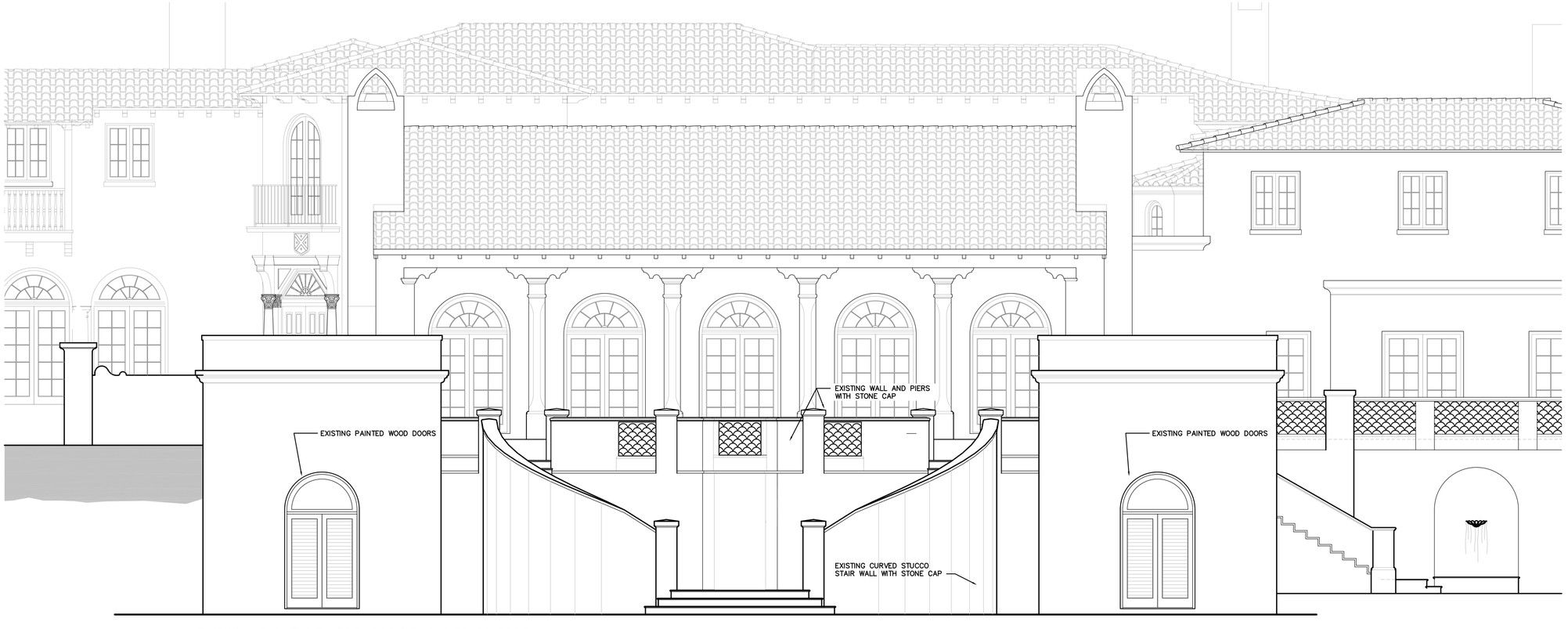
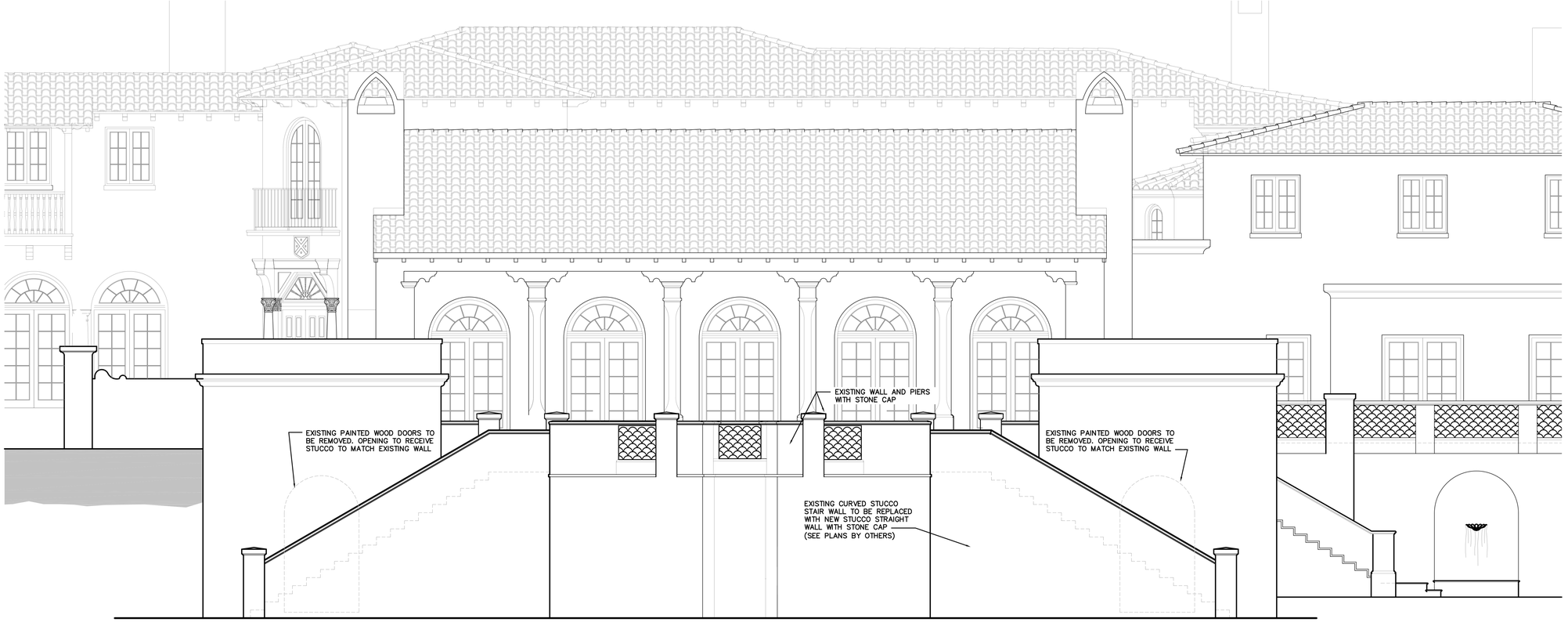
Padel Court Rendering NTS



EXISTING PARTIAL EAST ELEVATION



PROPOSED PARTIAL EAST ELEVATION

COA-25-0009 (ZON-25-0026)

BRIDGES MARSH & ASSOCIATES, INC.
CHARTERED ARCHITECTS
Eighteen Via Mizner
Palm Beach, Florida 33480
Phone: (561) 832 1533
Fax: (561) 832 1520

CONSULTANT

MICHAEL MARK MARSH
AR9030
SEAL

ADDITIONS/RENOVATION TO
LA BELLUCIA
JOB

1200 SOUTH OCEAN BLVD
PALM BEACH, FLORIDA

EXTERIOR ELEVATIONS
DRAWING

22014
JOB NO.

NOTE:
ALL DRAWINGS FOR THIS PROJECT ARE TO BE READ IN CONJUNCTION WITH EACH OTHER. THESE INCLUDE, BUT ARE NOT LIMITED TO: ARCHITECTURAL, SURVEYING, STRUCTURAL, CIVIL, MECHANICAL, ELECTRICAL, SPECIALTY DRAWINGS, AND WRITTEN SPECIFICATIONS.

CONTRACTOR TO VERIFY ALL EXISTING SITE CONDITIONS AND THOROUGHLY CHECK ELEVATIONS AND DIMENSIONS BEFORE COMMENCING WORK. CONTRACTOR TO NOTIFY THE ENGINEER OF ANY DISCREPANCIES, ERRORS, OR CONDITIONS THAT WILL ALTER CONSTRUCTION AS INTENDED BY THESE DRAWINGS. ARCHITECT IS NOT RESPONSIBLE FOR ANY WORK AND/OR MATERIALS FURNISHED ON THE JOB.

REVISIONS

1	6
2	7
3	8
4	9
5	10

1/4"=1'-0"
SCALE

5/14/25
DATE

SV
CHK'D

MM
DRWN

A4.1
DWG. NO.

BOUNDARY SURVEY FOR:
JEFFREY GREENE AND MEI SZE GREENE

This survey is made specifically and only for the following parties for the purpose of a permit on the surveyed property.

Jeffrey Greene And Mei Sze Greene

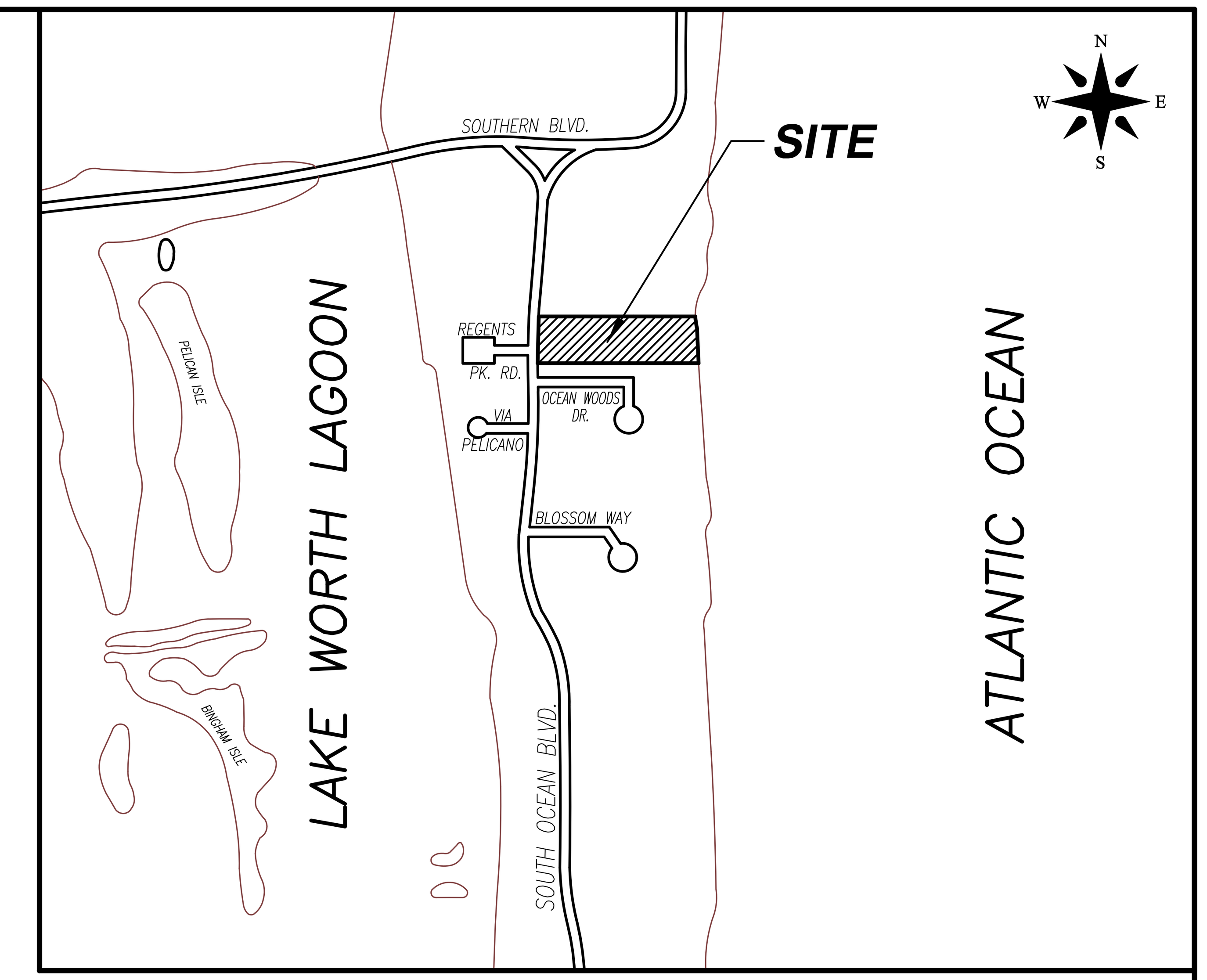
The undersigned surveyor assumes no responsibility or liability for any other purpose or to any other party other than stated above.

LEGEND

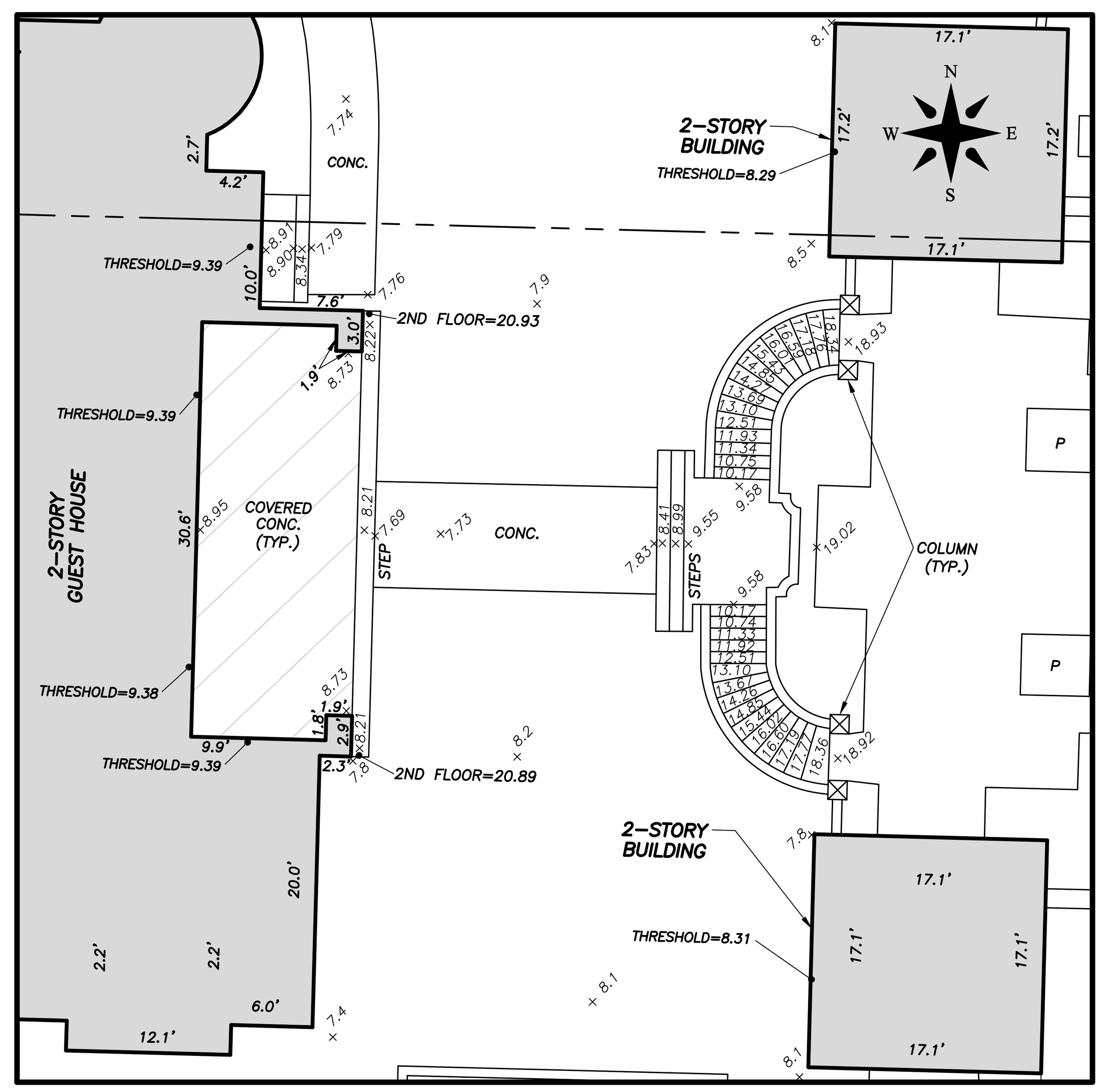
A	= ARC LENGTH
A/C	= AIR CONDITIONING
A.E.	= ACCESS EASEMENT
A.K.A.	= ALSO KNOWN AS
B.F.P.	= BACKFLOW PREVENTER
BLDG.	= BUILDING
B.M.	= BENCHMARK
B.O.C.	= BACK OF CURB
B.O.W.	= BACK OF WALK
(C)	= CALCULATED
CATV	= CABLE ANTENNA TELEVISION
C.B.	= CHORD BEARING
C.B.S.	= CONCRETE BLOCK STRUCTURE
C.C.C.L.	= COASTAL CONSTRUCTION CONTROL LINE
CH	= CHORD
C.L.F.	= CHAIN LINK FENCE
CLR.	= CLEAR
C.O.	= CLEAN-OUT
CONC.	= CONCRETE
(D)	= DESCRIPTION DATUM
D.B.	= DEED BOOK
D.E.	= DRAINAGE EASEMENT
D.H.	= DRILL HOLE
E.B.	= ELECTRIC BOX
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
G.A.	= GUY ANCHOR
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
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.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.C.	= SECURITY CAMERA
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
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)
○	= 5/8" ROD & CAP SET (LB #8598)
⊙	= IRON PIPE FOUND (AS NOTED)
◕	= IRON ROD FOUND (AS NOTED)
▲	= NAIL FOUND
◈	= NAIL & DISK FOUND (AS NOTED)
◎	= MAG NAIL & DISK SET (LB #8598)
ℙ	= PROPERTY LINE
⊘,⊠	= UTILITY POLE
⚲	= FIRE HYDRANT
⊞	= WATER METER
⋈	= WATER VALVE
⌧	= LIGHT POLE

PROPERTY ADDRESS:
1200 S. Ocean Boulevard
Palm Beach, FL 33480

LEGAL DESCRIPTION:
The South 135 feet of Government Lot 2, Section 35, Township 43 South, Range 43 East, lying East of County Road, and the North 99 feet of Government Lot 1, Section 2, Township 44 South, Range 43 East, lying East of County Road (said County Road being also knows as State Road A1A and as Ocean Boulevard), in Palm Beach County, Florida.



VICINITY SKETCH
(NOT TO SCALE)



DETAIL
SCALE: 1"=10'

TITLE COMMITMENT REVIEW				
CLIENT:	JEFFREY GREENE & MEI SZE GREENE	COMMITMENT NO. : 5606-27		DATE: 05/16/2013
REVIEWED BY:	CRAIG L. WALLACE	JOB NO. : 00-1049.050		
B2 ITEM NO.	**DOCUMENT**	**DESCRIPTION**	**AFFECTS**	**PLOTTED**
1-4	N/A	STANDARD EXCEPTIONS	N/A	N/A
5	D.B. 116, PG. 191 D.B. 124, PG. 430	AN EASEMENT GRANTED TO THE WEST PALM BEACH TELEPHONE COMPANY THAT DESCRIBES THE PROPERTY BY REFERENCE TO TWO RECORDED DOCUMENTS (D.B. 90, PG. 471 & D.B. 110, PG. 85) NEITHER OF WHICH WERE SUPPLIED TO THIS OFFICE. REGARDLESS, THE EASEMENT IS NOT DEFINED DIMENSIONALLY. IT ESTABLISHES THE LOCATION BASED ON THE PLACEMENT OF POLES ALONG OR NEAR OCEAN BOULEVARD IN THE TIME PERIOD OF THE DOCUMENT (1918). WITHOUT WITNESSING THE POLE LOCATIONS AT THAT TIME PERIOD WE ARE NOT ABLE TO ESTABLISH THE INTENDED LOCATION.	YES	NO
6	O.R.B. 8510 PG. 1917	AGREEMENT	YES	NO
7		RIPARIAN & LITTORAL RIGHTS	YES	NO
8		PUBLIC RIGHT TO USE BEACH	YES	NO
9		MEAN HIGH WATER LINE OF THE ATLANTIC OCEAN	YES	YES
10A	O.R.B. 25132, PG. 1016	NOTICE OF COMMENCEMENT	YES	NO
10B	O.R.B. 25941, PG. 1709	AMENDED NOTICE OF COMMENCEMENT	YES	NO

FLOOD ZONES:
This property is located in Flood Zones VE (EL. 11), AE (EL. 7), & X, according to F.I.R.M. (Flood Insurance Rate Map) No. 12099C 0591G, 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 5606-27, issued by Old Republic National Title Insurance Company, dated 05/16/2013. This office has made no search of the Public Records.
2. Elevations shown hereon, if any, are in feet and decimal parts thereof and are based on NAVD-88. The expected accuracy of the elevations shown hereon is 0.03' for the hard surface elevations (shown thus x 0.00) and 0.1' (shown thus x 0.0) for the soft surface elevations. Elevations shown hereon are U.S. survey feet unless otherwise noted and are based upon N.A.V.D. 1988.
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. Distances shown hereon are ground unless shown otherwise. The scale factor from ground to grid is 1.000052136.
16. Coordinates shown hereon are based upon Datum - NAD 83 1999 adjustment. Zone - Florida East, Linear Unit - US Traverse Mercator Projection.
17. 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.
18. 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.

William M Naulty License Number 7558 STATE OF FLORIDA Professional Surveyor and Mapper

DATE OF LAST FIELD SURVEY: 04/02/2025

William M. Naulty
Professional Surveyor and Mapper
Florida Certificate No. 7558

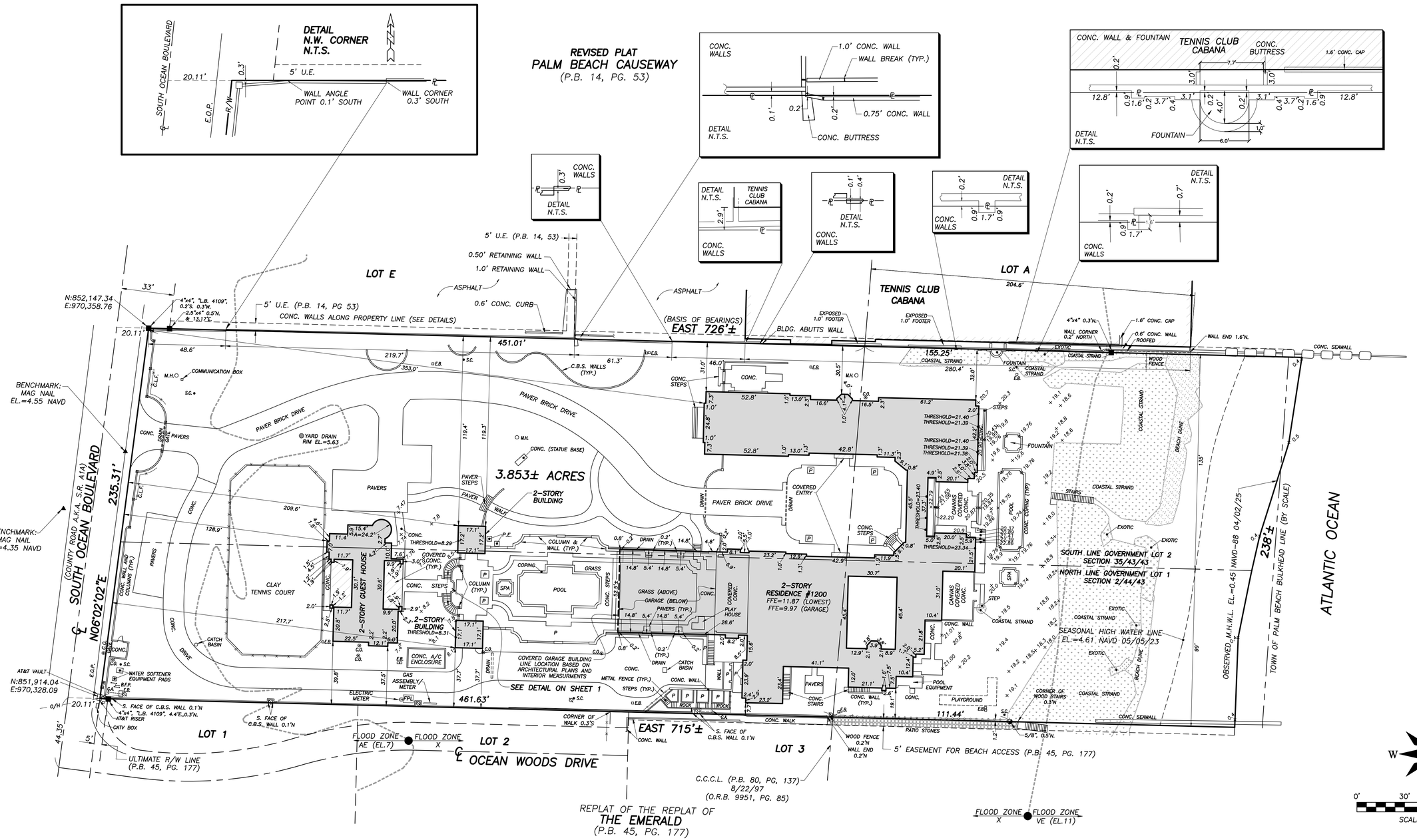
REVISIONS:
04/02/25 SURVEY AND TIE-IN UPDATE WITH SPOT ELEVATIONS E.G./S.W. 240231 BOOK5/22
05/05/23 SURVEY AND TIE-IN UPDATE WITH 62B REQUIREMENTS J.D./S.W. 00-1049.57 WP200/64
04/28/21 SURVEY AND TIE-IN UPDATE WITH 62B REQUIREMENTS L.E./M.B. 00-1049.55 PB311/33
12/17/20 SURVEY AND TIE-IN UPDATE J.O./M.B. 00-1049.53 PB304/2
04/19/16 SURVEY AND TIE-IN UPDATE B.M./M.B. 00-1049.52 PB221/5
06/18/13 SVY/UD, T-I/FIN, B.M./R.C. 00-1049.50 PB155/28
08/29/12 PILING DETAIL AT SOUTH PROPERTY LINE R.C./M.B. 00-1049.45 PB130/72
05/04/12 FORMBOARD TIE-IN ON GUEST HOUSE B.M./M.B. 00-1049.41 PB137/59
04/18/12 FORMBOARD TIE-IN B.M./M.B. 00-1049.39 PB137/24
11/07/11 POOL FORMBOARD TIE-IN J.P./M.B. 00-1049.34 PB132/47
08/16/11 FORMBOARD TIE-IN D.G./M.B. 00-1049.21 PB129/65
05/12/11 LOCATE CLEAN-OUT J.P./M.B. 00-1049.15 PB127/7
12/04/10 SURVEY UPDATE TIE-IN UPDATE J.P./M.B. 00-1049.14 PB121/67
12/23/09 SPOT ELEVATIONS J.P./M.B. 00-1049.11 PB115/10

BOUNDARY SURVEY FOR:

JEFFREY GREENE AND MEI SZE GREENE

WALLACE SURVEYING
A DIVISION OF LANDTEC CONSTRUCTION SURVEYING, LLC, LB #8598
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-4551

FIELD:	R.C.	JOB NO.:	00-1049.10	F.B. PB114 PG.	44
OFFICE:	M.B.	DATE:	12/1/09	DWG. NO.	00-1049-7
C'K'D:	C.W.	REF:	00-1049-7.DWG	SHEET	1 OF 2



BOUNDARY SURVEY FOR:

JEFFREY GREENE AND MEI SZE GREENE

WALLACE SURVEYING
A DIVISION OF LANDTEC CONSTRUCTION SURVEYING, LLC, LB #6566
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-4551

FIELD: R.C.	JOB NO.: 00-1049.10	F.B. PB114 PG. 44	
OFFICE: M.B.	DATE: 12/1/09	DWG. NO. 00-1049-7	
C'K'D: C.W.	REF: 00-1049-7.DWG	SHEET 2 OF 2	

"LPC PROPERTY FILE FORM"

PROPERTY ADDRESS: GRADE: A

HISTORIC/COMMON NAME: Per PAR 3/10/83

NAME OF OWNER: Ballinger R. I. JR. & Wynne S. PHONE:

ADDRESS OF OWNER: 1200 So. Ocean Blvd, P.B.

PARCEL NUMBER: 50 43 43 35 00 00 20 410

LEGAL DESCRIPTION: 35-43-43, So. 135 feet of Gov. Lt 2 East of County Road, 2-44-43, North 99 feet of Gov Lt 1 East of County Road.

DESIGNATION STATUS:

DESIGNATION PROCEDURE:

1. Listed as potential property identified for possible consideration: _____ (date)

2. Voluntary Solicitation: _____ (date); Response: Yes _____ (date) No _____ (date) No Response ___

3. Property proposed for designation: By _____; Date: _____

Criteria:

4. Owner notified of proposed designation by Certified Mail: _____ (date); Delivered: _____ (date)

5. Date for Public Hearing (after 30 days): _____ (date); Posted _____ (date)

6. Notice to Bldg. Dept. per Section 9(h): _____ (date); cc: Town Mgr. ___; Town Lawyer ___

7. Objection by Owner: No ___; Yes ___; Date: _____; Lawyer: _____

Removal & Comment:

8. LPC Hearing: _____ (date); Recommended ___; Removed ___; Deferred ___: 45-day clock _____ (date)

Comments: Owner Notified: _____ (date)

9. Recommended to Town Council: ; 90-day clock

STATE OF FLORIDA
DEPARTMENT OF STATE
Division of Archives, History
and Records Management
DS-HSP-3AAA Rev. 3-79

FLORIDA MASTER SITE FILE
Site Inventory Form

FDAHRM 802 = =
1009 = =

Site No. 820 = =

Site Name La Bellucia 830 = = Survey Date 8101 905 = =

Address of Site: 1200 S Ocean Blvd, Palm Beach, FL 33480

Instruction for locating E side of S Ocean Blvd S of Southern Blvd 813 = =

Location: Palm Beach Causeway (subdivision name) (block no.) metes and bounds description (lot no.) 868 = =

County: Palm Beach 808 = =

Owner of Site: Name: Ballinger, Robert, Jr

Address: 1200 S Ocean Blvd, Palm Beach, FL 33480 902 = =

Type of Ownership private 848 = = Recording Date 832 = =

Recorder:

Name & Title: Kidney, Walter C. (Architectural Historian)

Address: Landmarks Planning, Inc., Allegheny Square West
Pittsburgh, PA 15212 818 = =

Condition of Site: (Check One)
- ☐ Excellent 863 = =
- ☒ Good 863 = =
- ☐ Fair 863 = =
- ☐ Deteriorated 863 = =

Integrity of Site: (Check One or More)
- ☒ Altered 858 = =
- ☐ Unaltered 858 = =
- ☒ Original Site 858 = =
- ☐ Restored ( ) (Date: X) 858 = =
- ☐ Moved ( ) (Date: X) 858 = =

Original Use private residence 838 = =

Present Use private residence 850 = =

Dates: Beginning +1920 844 = = NOBP

Culture/Phase American 840 = =

Period 20th Century 845 = =

NR Classification Category: Building 916 = =

Threats to Site: (Check One or More)
- ☐ Zoning (X X) 878 = =
- ☐ Development (X X) 878 = =
- ☐ Deterioration (X X) 878 = =
- ☐ Borrowing (X X) 878 = =
- ☐ Transportation (X X) 878 = =
- ☐ Fill (X X) 878 = =
- ☐ Dredge (X X) 878 = =
- ☐ Other (See Remarks Below): 878 = =

Areas of Significance: Architecture 910 = =

Significance: This is an Addison Mizner house, one of the biggest, although its echelon plan hides or exaggerates its size, depending on the point of view.

Grade: A

LAPB 911 = =

ARCHITECT Mizner, Addison (Palm Beach, FL) 872 = =

BUILDER 874 = =

STYLE AND/OR PERIOD Mediterranean Revival 964 = =

PLAN TYPE irregular; irregular 966 = =

EXTERIOR FABRIC(S) stucco: roughcast 854 = =

STRUCTURAL SYSTEM(S) brick 856 = =

PORCHES E/ 2nd-fl balcony, w/railing of turned spindles; covered wooden balcony, cantilevered, plain posts, turned spindle (see cont. sheet) 942 = =

FOUNDATION: 942 = =

ROOF TYPE: hip # gable 942 = =

SECONDARY ROOF STRUCTURE(S): none 942 = =

CHIMNEY LOCATION: E/ end: interior # s/ end: (see cont. sheet) 942 = =

WINDOW TYPE: casement, 12 and 16, wood # French, 15 or 20, wood 942 = =

CHIMNEY: masonry, stuccoed 882 = =

ROOF SURFACING: tile: barrel 882 = =

ORNAMENT EXTERIOR: wood # stucco 882 = =

NO. OF CHIMNEYS 3 952 = = NO. OF STORIES 2 950 = =

NO. OF DORMERS none 954 = =

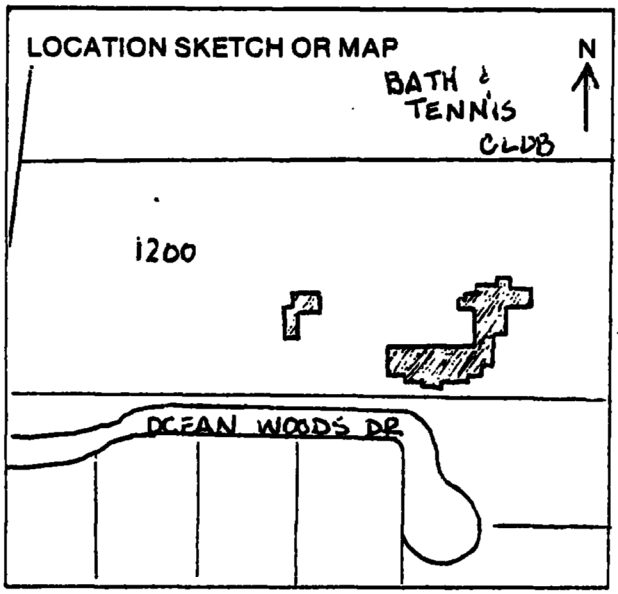
Map Reference (incl. scale & date) USGS Palm Beach 7.5 MIN 1:24,000 1946 (photorevised 1967) 809 = =

Latitude and Longitude:

26° 40′ 20″ ° ′ ″ 800 = =

Site Size (Approx. Acreage of Property): 3 833 = =

LOCATION SKETCH OR MAP



Township	Range	Section

812 = =

UTM Coordinates:

890 = =

Zone Easting Northing

Photographic Records Numbers PB-8101-3-F35-36 ;PB-7273-13-F7; PB-7273-21-F7 860 = =

Contact Print



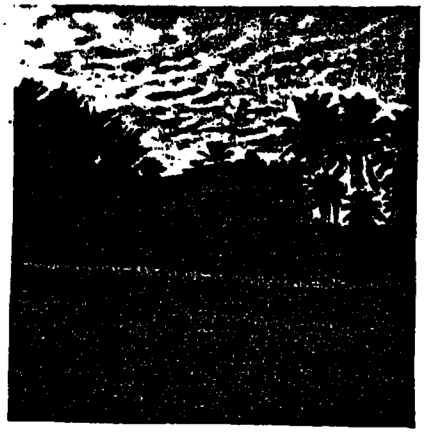
CONTINUATION SHEET

Site Name: La Bellucia
Address of Site: 1200 S Ocean Blvd, Palm Beach, FL 33480

Porches Continued: balustrade # N/ 2nd-fl balcony, turned balusters # NW/ corner, cantilevered balcony, decorated iron railing # S/ 4-bay loggia, Composite columns 942==

Chimney Location Continued: exterior (2) # N/ end: exterior 942==





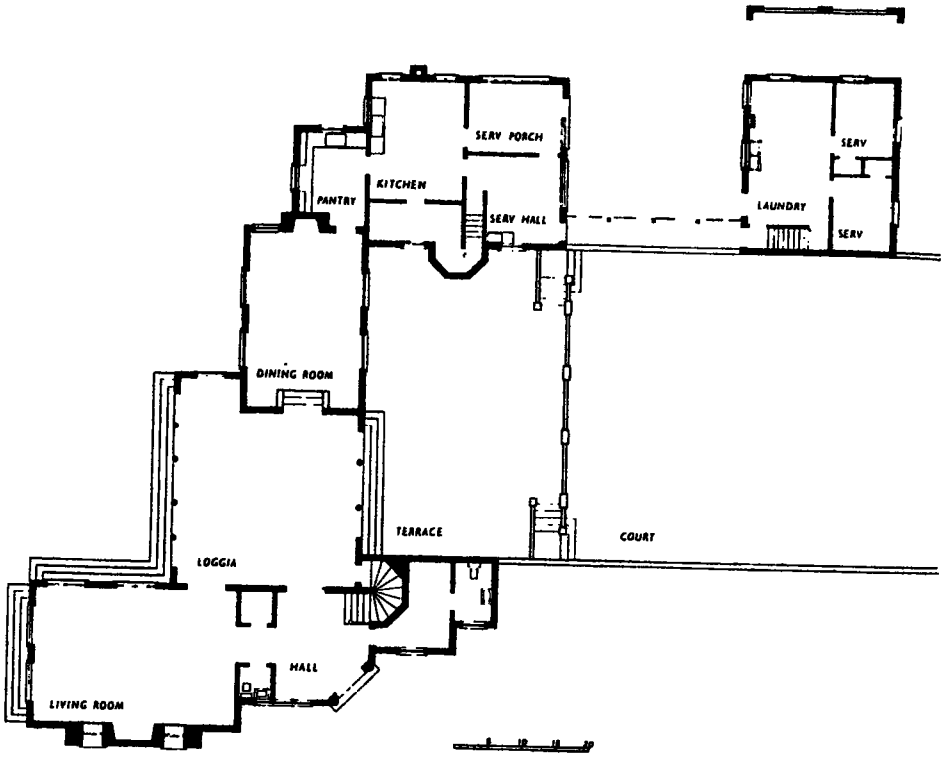


36. La Bellucia, Willey Lyon Kingsley house, Palm Beach, 1920, ocean facade.

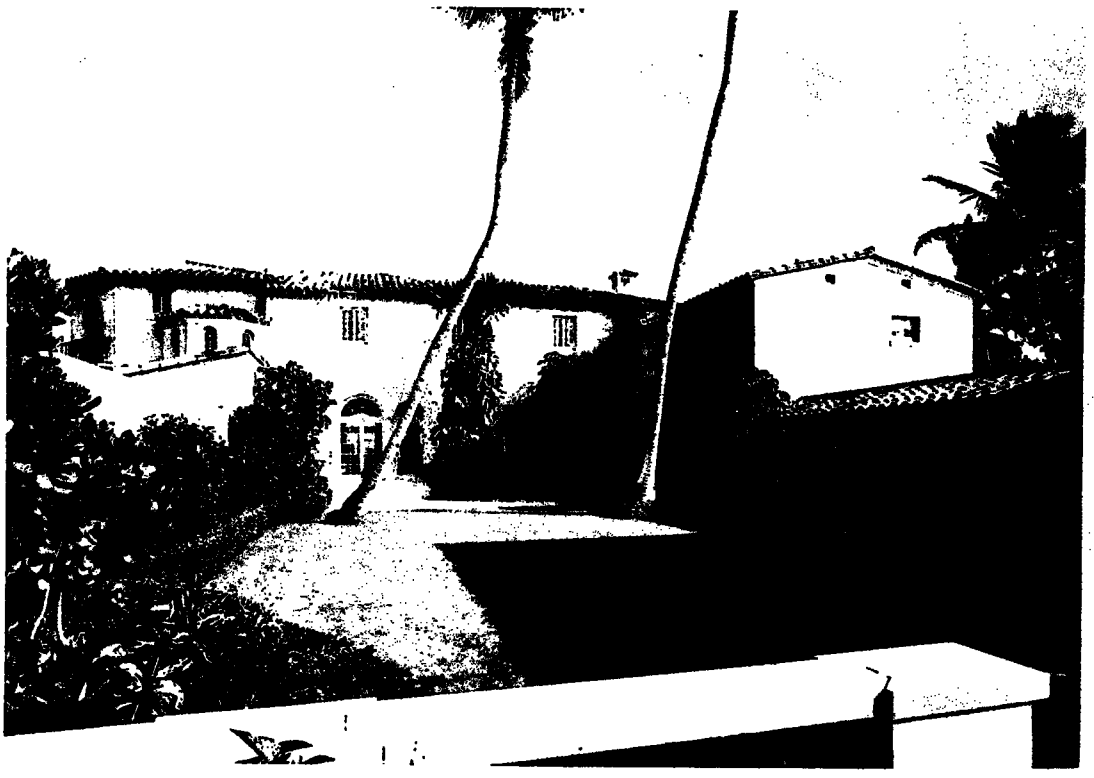
37. La Bellucia, entry.



From: Curl, Mizner's Florida
1984



40. La Bellucia, plan.



38. La Bellucia, patio.





1200 S. d. Blvd.

TOWN OF PALM BEACH

Information for Landmarks Preservation Commission Meeting on: July 16, 2025

To: Landmarks Preservation Commission

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

From: Planning, Zoning & Building

Re: COA-25-0013 (ZON-25-0034) 215 EL BRAVO WAY (COMBO) The property owner, 215 El Bravo Trust (Maura Ziska, Trustee), has filed an application requesting a Certificate of Appropriateness for the review and approval of exterior alterations, selective demolition, and additions including window and door replacement, roof replacement, reconstruction and extension of the two-story west wing, second-floor addition to the existing one-story garage, one-story additions, installation of a pergola, as well as new landscape and hardscape improvements including a new pool, requiring a variance from the floodplain requirement from Chapter 50, Floods, to maintain the existing buildings at a finished floor elevation below the current FEMA requirement, and requiring variances to reduce the rear (north) yard setback, reduce the side (west) yard setback, and exceed the maximum lot coverage permitted for the landmarked property. This is a combination project that shall also be reviewed by the Town Council as it pertains to zoning relief/approval.

Date: 7/9/2025

ATTACHMENTS

- PZB Staff Report; Letter of Intent; Plans; and, Designation Report

STRATEGIC PLAN

Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Community Preservation
Quality of Life

FUNDING
No Fiscal Impact

COA-25-0013 (ZON-25-0034) 215 EL BRAVO WAY (COMBO). The property owner, 215 El Bravo Trust (Maura Ziska, Trustee), has filed an application requesting a Certificate of Appropriateness for the review and approval of exterior alterations, selective demolition, and additions including window and door replacement, roof replacement, reconstruction and extension of the two-story west wing, second-floor addition to the existing one-story garage, one-story additions, installation of a pergola, as well as new landscape and hardscape improvements including a new pool, requiring a variance from the floodplain requirement from Chapter 50, Floods, to maintain the existing buildings at a finished floor elevation below the current FEMA requirement, and requiring variances to reduce the rear (north) yard setback, reduce the side (west) yard setback, and exceed the maximum lot coverage permitted for the landmarked property. This is a combination project that shall also be reviewed by the Town Council as it pertains to zoning relief/approval.

ZON-25-0034 (COA-25-0013) 215 EL BRAVO WAY (COMBO) - VARIANCES. The property owner, 215 El Bravo Trust (Maura Ziska, Trustee), has filed an application requesting Town Council review and approval of three (3) variances to (1) reduce the rear (north) yard setback, (2) reduce the side (west) yard setback, and (3) exceed the maximum lot coverage permitted associated with the reconstruction and extension of the two-story west wing and a second-floor addition to the existing one-story garage. The scope of work also includes exterior alterations, selective demolition, and one-story additions, including window and door replacement, roof replacement, installation of a pergola, as well as new landscape and hardscape improvements, including a new pool for the landmarked property. The Landmarks Preservation Commission shall perform design review of the application.

Property Owner: 215 El Bravo Trust
Professional: Fairfax, Sammons & Partners, LLC
Representative: Maura Ziska, Esq.

HISTORY:

The subject property was built in 1934. It was designed by Howard Major in the Monterey architectural style. In 2020, the property was landmarked. As stated in the designation report: *"During the dwelling's eighty-six-year history there have been minimal changes to the property. In 1992, a second-story addition and a pool house were added to the rear of the house…Over the years on the main dwelling, the roof was repaired and replaced, air-conditioning installed, shutters replaced, the interior was renovated and a swimming pool was added. Due to the sensitive pool house and rear addition and very minimal other changes, the original architectural integrity of the dwelling remains very intact."*

In 2024, roof replacement with flat white concrete tiles was approved administratively (LPCS-24-01010).

THE PROJECT:

The applicant has submitted plans, entitled "215 EL BRAVO WAY PALM BEACH, FLORIDA", as prepared by **Fairfax, Sammons & Partners, LLC**, uploaded July 9, 2025.The following is the scope of work for the Project:

- Window and door replacement.
- Roof replacement.
- Reconstruction and extension of the two-story west wing.
- Second-floor addition to the existing one-story garage.
- One-story additions.
- Installation of a pergola.
- Landscape and hardscape improvements including a new pool.
- A variance from the floodplain requirement from Chapter 50, Floods: Section 50-144.

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

- **VARIANCE #1**: Sec. 134-843(a)(9): A variance to maintain a rear (north) yard setback of 0.8' due to reconstruction and an addition, in lieu of the minimum 15'.
- **VARIANCE #2:** Sec. 134-843(a)(8): A variance to maintain a side (west) yard setback of 5' due to reconstruction, in lieu of the minimum 15'.
- **VARIANCE #3:** 134-843(a)(11)(b.): A variance to decrease lot coverage to 26.67% from the existing 26.69%, but still not meet the 25% maximum, due to reconstruction and additions.

Site Data			
Zoning District	R-A	**Future Land Use**	SINGLE-FAMILY
Designation	2020	**Architect**	Howard Major
Year of Construction	1934	**Flood Zone**	AE 7
Lot Area	18,259 SF	**Finished Floor**	Required: 8' NAVD Existing: 5.8' NAVD*
Lot Coverage	Required: 25.00% (4,564 SF) Existing:26.69% (4,873 SF) Proposed: 26.68% (4,871 SF)*	**Setbacks Accessory Structure**	Required: 15' (N), 15' (W) Existing: 0.8 (N), 5' (W) Proposed: 0.8 (N), 5' (W)*
Landscape Open Space (LOS)	Required: 50.00% (9,129 SF) Proposed: 53.14% (9,702 SF)	**Front Yard Landscape Open Space (LOS)**	Required: 45.00% (1,575 SF) Proposed: 46.02% (1,611 SF)

**** Variance Required.***

Surrounding Properties / Zoning	
North	Everglades Club & Island Rd / R-A
South	El Bravo Wy, 220 El Bravo Wy, 200 EL Bravo Wy / R-A
East	201 El Bravo Wy / R-A
West	221 El Bravo Wy / R-A

STAFF ANALYSIS:

The application is seeking a Certificate of Appropriateness for exterior alterations, selective demolition, and additions including window and door replacement, roof replacement, reconstruction and extension of the two-story west wing, second-floor addition to the existing one-story garage, one-story additions, installation of a pergola, as well as new landscape and hardscape improvements including a new pool. A variance from the floodplain requirement from Chapter 50, Floods, is required to maintain the existing buildings at a finished floor elevation below the current FEMA requirement.

Additions

The roof and several portions of the walls of the west wing will be demolished and reconstructed. However, the reconstruction will introduce changes to the fenestration, roof design, and footprint. From a historic preservation perspective, staff recommends replicating original opening locations and matching the roof gable end design. A subtle differentiation between the existing and new extension, such as a slight reduction in roof height at the addition, is also recommended.



Existing and Proposed West Elevation.

At the rear (north elevation), one-story additions and a second-floor balcony are proposed. While this façade has evolved over time, the proposed elements add complexity that could be simplified. Staff recommends further study of the arched openings beneath the new balcony for consistency with existing design features.



Existing and Proposed North Elevation.

A new trellis with a solid roof will connect the main residence to the existing garage. An exterior staircase and second-story addition are proposed for the existing garage.

Rendering.



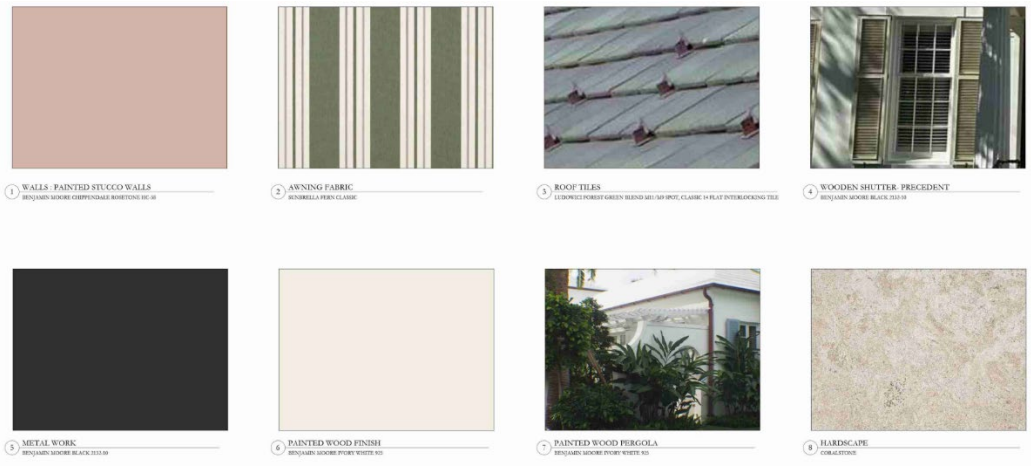
terracotta Ludowici Forest Green Blend tiles for the majority of the roof. Since the selected green color is a departure from Howard Major's signature white palette, staff recommends careful consideration by the Landmarks Preservation Commission (LPC) for compatibility. Standing seam metal roofs are proposed in select locations. While not original, the restrained use of copper roofs in less visible facades could be deemed appropriate for the property.

Other exterior changes include a revised color scheme, new decorative grillwork, railings, shutters, and awnings. Most openings will feature wood sash windows and French doors with divided lights.

Rendering.



Exterior Finishes.



Landscape and Hardscape

Extensive landscape and hardscape modifications are proposed. New site walls, a reconfigured circular driveway, front walkway, new pedestrian gates, a new generator, as well as a new pool.

The proposed trees include Geiger, Pigeon Plum, Michelia Tree, Pink Cassia, Calomondin, and Gumbo Limbo. Licuala, Latania, Coconut, Reclinata, Triple Adonia, Date, and Triple Roebeleni Palms are proposed. Hedges and shrubs will include Xanadu, Dwarf Elephant Ear, Variegated Liriope, Liriope, Green Island Ficus, Crinum Lily, Shell Ginger, Green Buttonwood, Hibiscus, Podocarpus Pringles, Chalice Vine, Bougainvillea, Awabuki, Ganges Primrose, Confederate Jasmine Vine, Dombeya, Philodendron Giganteum, Rojo Gongo, Green Congo, Gardenia, Carmona, Beach Creeper, and Copperleaf.



Landscape Plan.

The landscape plans show an out-swinging gate opening onto the adjacent property to the north, owned by the Everglades Club. As required by Public Works, a neighbor consent form has been submitted to permit this configuration. Landscape improvements are also proposed on the Everglades Club property. While the Landmarks Preservation Commission (LPC) may conceptually review these elements, formal approval will require a separate application from the property owner or their representative. If 215 El Bravo Way will be responsible for maintaining this area, a maintenance agreement may also be necessary.

Floodplain Variance

Due to a substantial improvement, a variance from the floodplain requirement from Chapter 50, Floods, is needed to avoid raising the structure. Per Section 50-114: *A variance is authorized to be issued for the repair, improvement, or rehabilitation of a historic building that is determined eligible for the exception to the flood resistant construction requirements of the Florida Building Code, Existing Building, Chapter 12 Historic Buildings,* ***upon a determination that the proposed repair, improvement, or rehabilitation will not preclude the building's continued designation as a historic building and the variance is the minimum necessary to preserve the historic character and design of the building****. If the proposed work precludes the building's continued designation as a historic building, a variance shall not be granted and the building and any repair, improvement, and rehabilitation shall be subject to the requirements of the Florida Building Code.*

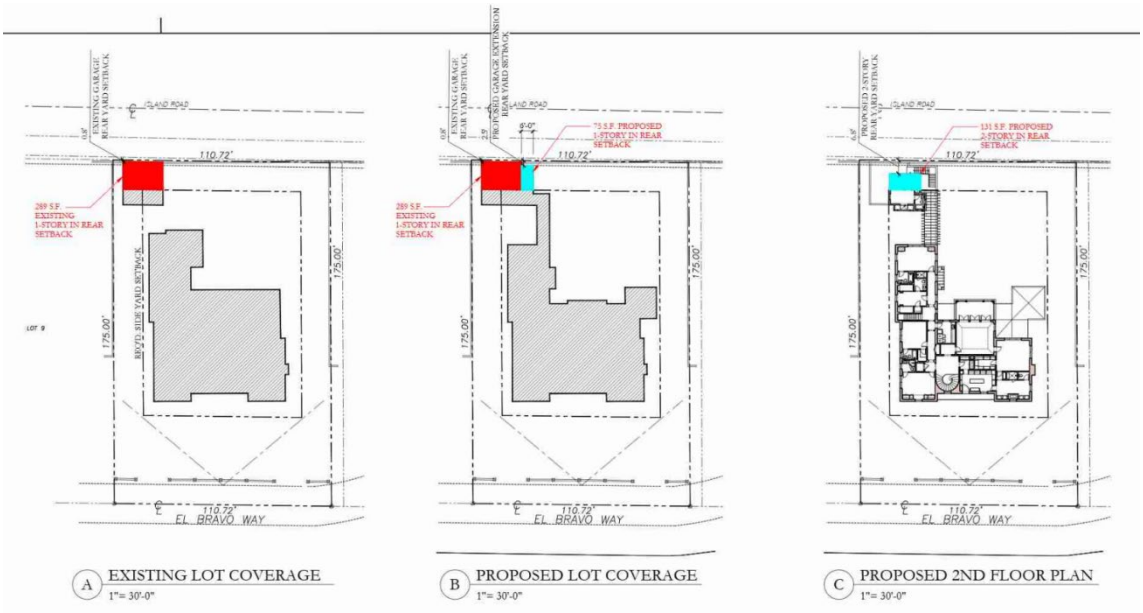
Floodplain Variance Diagram.

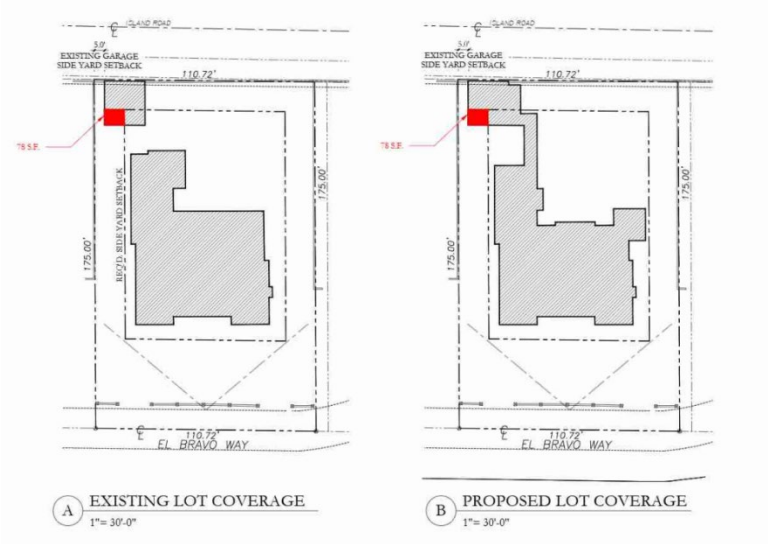


Variances

To achieve the scope of work, three (3) variances are required. For **Variances #1 and #2**, the existing garage and proposed additions do not meet the required 15' rear and side setbacks. The accessory structure currently encroaches with a 0.8' rear setback and 5' side setback. The second-story addition and exterior stair will further encroach into the rear setback, with the stair located 2.5' from the rear property line, just beyond a utility easement.

Variance Diagrams.





For **Variance #3**, due to the extent of demolition, zoning compliance for lot coverage is triggered. The existing lot coverage is 26.69% (4,873 SF), exceeding the 25% (4,564 SF) maximum. The proposal will slightly reduce coverage to 26.68% (4,871 SF), but a variance is still required, as full compliance will not be achieved.

Variance Diagram.



Code Section	Required	Proposed	Variance
Variance #1 Sec. 134-843(a)(9)	25' Min. Rear Yard Setback	0.8' Rear Yard Setback	**24.2'**
Variance #2	15'	5'	**10'**

Sec. 134-843(a)(8)	Min. Side Yard Setback	Side Yard Setback	
Variance #3 134-843(a)(11)(b.)	25% Max. Lot Coverage	26.68% Lot Coverage	**1.68%**

CONCLUSION:

The application is presented to the Commission to consider whether all the criteria in Sections 54-122 and 54-123 have been met. Approval of the project will require three (3) separate motions to be made by the Landmarks Preservation Commission:

(1) for the overall design of the project in accordance with aforementioned criteria, subject to any imposed conditions,
(2) that the implementation of the proposed variances **will** or **will not** cause negative architectural impacts to the subject property, and
(3) that the implementation of the proposed work and flood plain variance **will not** preclude the building's continued designation as a historic building.

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 variances by the Town Council, and that the variances **shall or shall not** be granted that all of the criteria applicable to this application as set forth in Sec. 134-201(a), items 1 through 7 have been met, subject to any proposed conditions.

WRB:JGM:FHM:ALF

FAIRFAX & SAMMONS
ARCHITECTURE

215 El Bravo Way – Palm Beach, FL 33480

Letter of Intent: COA-25-0013 and ZON-25-0034

June 25, 2025

To: Landmarks Commission and Planning, Zoning and Building Dept.

Re: Request for Design Review Approval for Additions and Renovations to the residence located at 215 El Bravo Way, in Palm Beach, Florida.

Dear LANDMARKS Committee and Town Council Members,

The applicant for this property is Maura Ziska, as trustee of the 215 El Bravo Trust, and the Design Professional is Richard Franklin Sammons.

Let this letter serve as the intent in support of the owner's and applicant's request for LANDMARKS (Landmarks Commission members) approval for the additions and renovation to the existing single-family residence located at 215 El Bravo Way in Palm Beach.

The renovations are as follows:

- Partial/Selective Demolition
- New windows and exterior doors as shown in the attached drawings as well as a new loggia awnings on the north elevation of the main block, facing north.
- New windows and exterior door throughout *and* roof replacement
- Reconstruction of the west wing/leg of the main house. Reduced footprint of the west wing allows for both cars to back out of the garage.
- Enlargement of the existing two car garage and a second floor staff suite above it, with a corresponding stair leading up to it
- A connecting via/pergola between the garage structure and the main house
- New landscape and hardscape changes as shown in the landscape architect's drawings
- Miscellaneous interior changes throughout the house.

All architectural changes to match the British Colonial character of the existing residence.
The applicant is requesting variances for this property. Town Council Approval will be needed as part of this application.

The proposed work will require the following variances:

VARIANCE #1:
SEC. 134-843(a)(11)(b): Variance request for Lot Coverage of 26.67% (4.870 S.F.) in lieu of the maximum permitted 25% (4,564 S.F.) and the existing 26.69% (4,873 S.F.).

VARIANCE #2:
SEC. 134-843(a)(9): Variance request to maintain the existing Rear (North) Yard Setback at Garage of 0.8' in lieu of the 15'-0" required.

VARIANCE #3:
SEC. 134-843(a)(8): Variance request to maintain the existing Side (West) Yard Setback at Garage of 5'-0" in lieu of the 15'-0" required.

VARIANCE #4:
SEC. 50-114: Exception from flood resistant construction requirements of the Florida Building Code, Existing Buildings, Chapter 12 Historic Buildings, as the proposed improvements will not preclude the building's continued designation as a historic building to maintain a ground floor with a finish floor of 5.80' N.A.V.D. in lieu of the 8'-0" N.A.V.D. minimum required.

I ask for your support and your vote in favor of this application so that we may proceed with the building permit and construction phases of the project. We ask the Landmarks Commission and Town Council to approve the application as submitted. Should you have any questions with regards to this application, please do not hesitate to contact us.

Respectfully submitted,
Richard Franklin Sammons

215 EL BRAVO WAY

PALM BEACH, FLORIDA

LANDMARKS & TOWN COUNCIL COMBO SUBMITTAL

FINAL SUBMITTAL SET

JUNE 30, 2025

LPC MEETING DATE: JULY 16, 2025

TOWN COUNCIL MEETING DATE: AUGUST 13, 2025



NOTE: ELEVATIONS REFERENCED TO NAVD SURVEY ELEVATIONS

SCOPE OF WORK:

- PARTIAL DEMOLITION, ADDITIONS, AND RENOVATIONS (INTERIOR & EXTERIOR) TO EXISTING RESIDENCE AND TO GARAGE STRUCTURE. LANDSCAPE AND HARDSCAPE IMPROVEMENTS.

CODES AND STANDARDS:

THIS PROJECT WAS DESIGNED IN ACCORDANCE WITH THE 2023 FLORIDA BUILDING CODE.

LEGAL DESCRIPTION:

THE WEST 110.72 FEET OF LOT E 8L, BRAVO PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 9, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

MUNICIPALITY: PALM BEACH
LOCATION ADDRESS: 215 EL BRAVO WAY
PARCEL CONTROL NUMBER: 50-43-43-27-06-000-0081
SUBDIVISION: EL BRAVO PARK

DOCUMENT ISSUE:
05/05/25 DRC PRE-APP SUBMITTAL
05/15/25 DRC FIRST SUBMITTAL
06/02/25 DRC SECOND SUBMITTAL
06/30/25 DRC FINAL SUBMITTAL

ISSUED TO:
TOWN OF PALM BEACH
TOWN OF PALM BEACH
TOWN OF PALM BEACH
TOWN OF PALM BEACH

	DRC FINAL SUBMITTAL	06/30/2025
	DRC SECOND SUBMITTAL SET	06/02/2025
	DRC FIRST SUBMITTAL SET	05/15/2025
	DRC PRE-APP MEETING SET	05/05/2025

LANDMARKS CASE #: COA-25-0013

ZONING CASE #: ZON-25-0034

215 EL BRAVO WAY
PALM BEACH, FL 33480

SHEET TITLE
TITLE SHEET

DATE	SHEET NO
JUNE 30, 2025	A-000
SCALE 1/4" = 1'-0"	
BY KC	

CIVIL ENGINEER
GRUBER CONSULTING ENGINEERS, INC.
2475 MERCER AVENUE, SUITE 305
WEST PALM BEACH, FL 33401
561-312-2041

ARCHITECT
FAIRFAX & SAMMONS ARCHITECTS
189 BRADLEY PLACE, PALM BEACH, FL 33480
561-805-8591

LANDSCAPE ARCHITECT
NIEVERA WILLIAMS DESIGN
223 SUNSET AVENUE, SUITE 150
PALM BEACH, FL 33480
561-659-2820

FAIRFAX & SAMMONS
NEW YORK ~ PALM BEACH
FAIRFAX, SAMMONS & PARTNERS, LLC.
214 BRAZILIAN AVENUE, PALM BEACH 33480
TELEPHONE (561) 805- 8591
FAIRFAXANDSAMMONS.COM
LICENSE NO. AA26000548

DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS PREPARED BY THE ARCHITECT ARE THE INSTRUMENTS OF THE ARCHITECT'S SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT, WHETHER OR NOT THE PROJECT FOR WHICH THEY ARE INTENDED IS CONSTRUCTED OR NOT. THE ARCHITECT'S DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS WILL NOT BE USED ON ANY OTHER PROJECTS FOR ADDITIONS TO THIS PROJECT AND/OR FOR COMPLETION OF THIS PROJECT BY OTHERS, EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ARCHITECT.
© 2024 FAIRFAX & SAMMONS ARCHITECTS PC

ALTA/NSPS LAND TITLE & BOUNDARY SURVEY FOR:
MAURA ZISKA, AS TRUSTEE OF THE 215 EL BRAVO TRUST
DATED MARCH 31, 2025

This survey is made specifically and only for the following parties for the purpose of a closing on the surveyed property.

Maura Ziska, as Trustee of the 215 EL BRAVO TRUST dated March 31, 2025
Bank of America, N.A. its successors and/or assigns ATIMA
Commonwealth Land Title Insurance Company
Trident Title, a division of LandCastle Title Group, LLC
Kochman & Ziska PLC

No responsibility or liability is assumed by the undersigned surveyor for any other purpose or to any other party other than stated above.

LEGEND

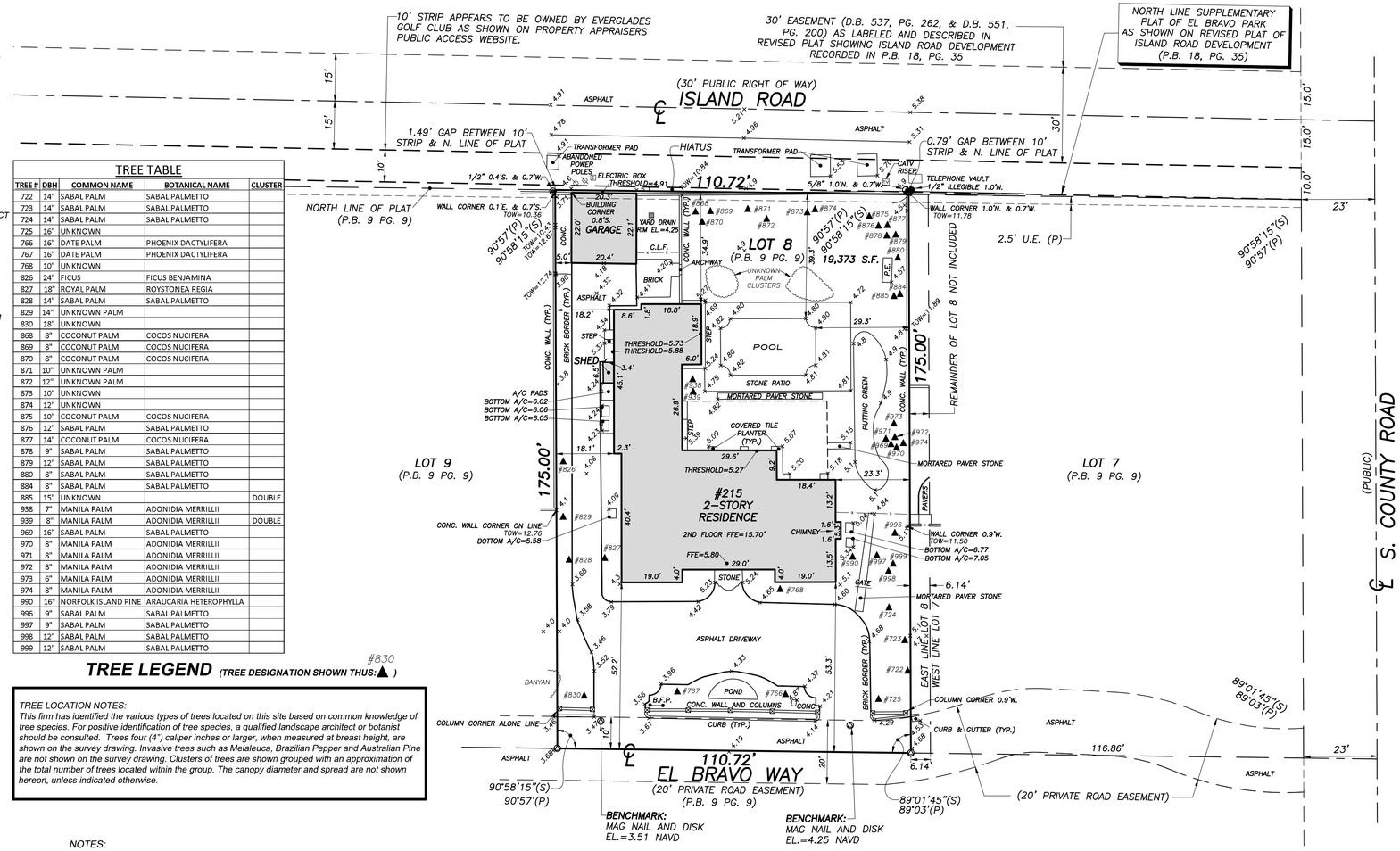
A	= ARC LENGTH
A/C	= AIR CONDITIONING
A.E.	= ACCESS EASEMENT
A.K.A.	= ALSO KNOWN AS
ASPH.	= ASPHALT
B.F.P.	= BACKFLOW PREVENTOR
BLDG.	= BUILDING
B.M.	= BENCHMARK
B.O.C.	= BACK OF CURB
BTM	= BOTTOM
(C)	= CALCULATED
CATV	= CABLE ANTENNA TELEVISION
C.B.	= CHORD BEARING
C.B.S.	= CONCRETE BLOCK STRUCTURE
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
FFE	= FINISHED FLOOR ELEVATION
FND.	= FOUND
H.C.S.	= HANDICAP SIGN
I.D.	= INSIDE DIAMETER
INV.	= INVERT
I.T.W.C.D.	= INDIAN TRAIL WATER CONTROL DISTRICT
L.A.E.	= LIMITED ACCESS EASEMENT
L.B.	= LICENSE BOARD
L.W.D.D.	= LAKE WORTH DRAINAGE DISTRICT
(M)	= FIELD MEASUREMENT
M.H.	= MANHOLE
M.H.W.L.	= MEAN HIGH WATER LINE
MIN.	= MINIMUM
M.L.W.L.	= MEAN LOW WATER LINE
N.A.V.D.	= NORTH AMERICAN VERTICAL DATUM
N.G.V.D.	= NATIONAL GEODETIC VERTICAL DATUM
N.P.B.C.I.D.	= NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
N.T.S.	= NOT TO SCALE
O.A.	= OVERALL
O.D.	= OUTSIDE DIAMETER
O/H	= OVERHEAD UTILITY LINE
O.R.B.	= OFFICIAL RECORDS BOOK
O/S	= OFFSET
P	= PLANTER
(P)	= PLAT DATUM
P.B.	= PLAT BOOK
P.B.C.	= PALM BEACH COUNTY
P.C.	= POINT OF CURVATURE
P.C.C.	= POINT OF COMPOUND CURVATURE
P.E.	= POOL EQUIPMENT
PG.	= PAGE
P.I.	= POINT OF INTERSECTION
P/O	= PART OF
P.O.B.	= POINT OF BEGINNING
P.O.C.	= POINT OF COMMENCEMENT
P.R.C.	= POINT OF REVERSE CURVATURE
P.R.M.	= PERMANENT REFERENCE MONUMENT
PROP.	= PROPOSED
P.T.	= POINT OF TANGENCY
PVM'T	= PAVEMENT
(R)	= RADIAL
R	= RADIUS
RGE.	= RANGE
R.P.B.	= ROAD PLAT BOOK
R.P.Z.	= REDUCED PRESSURE ZONE
R/W	= RIGHT OF WAY
(S)	= SURVEY DATUM
S.B.	= SETBACK
SEC.	= SECTION
S/D	= SUBDIVISION
S.F.	= SQUARE FEET
S.F.W.M.D.	= SOUTH FLORIDA WATER MANAGEMENT DISTRICT
S.I.R.W.C.D.	= SOUTH INDIAN RIVER WATER CONTROL DISTRICT
S.R.	= STATE ROAD
STA.	= STATION
STY.	= STORY
S/W	= SIDEWALK
T.O.B.	= TOP OF BANK
T.O.C.	= TOP OF CURB
T.O.W.	= TOP OF WALL
TWP.	= TOWNSHIP
TYP.	= TYPICAL
U/C	= UNDER CONSTRUCTION
U.E.	= UTILITY EASEMENT
U.R.	= UNRECORDED
W.C.	= WITNESS CORNER
W.M.E.	= WATER MANAGEMENT EASEMENT
W.M.M.E.	= WATER MANAGEMENT MAINTENANCE EASEMENT
W.M.T.	= WATER MANAGEMENT TRACT
YD	= YARD DRAIN
℄	= BASELINE
℄	= CENTERLINE
△	= CENTRAL ANGLE/DELTA
■	= CONCRETE MONUMENT FOUND (AS NOTED)
□	= CONCRETE MONUMENT SET (LB #8598)
●	= ROD & CAP FOUND (AS NOTED)
○	= 5/8" IRON ROD & CAP SET (LB #8598)
⊙	= IRON PIPE FOUND (AS NOTED)
◪	= IRON ROD FOUND (AS NOTED)
▲	= NAIL FOUND (AS NOTED)
◉	= NAIL & DISK FOUND (AS NOTED)
⊘	= MAG NAIL & DISK SET (LB #8598)
ℙ	= PROPERTY LINE
⊘ ⊠	= UTILITY POLE
⍜	= FIRE HYDRANT
⊞	= WATER METER
⋈	= WATER VALVE
☼	= LIGHT POLE
TV	= CABLE TV RISER
E	= ELECTRIC BOX
GM	= GAS METER
S	= SANITARY MANHOLE

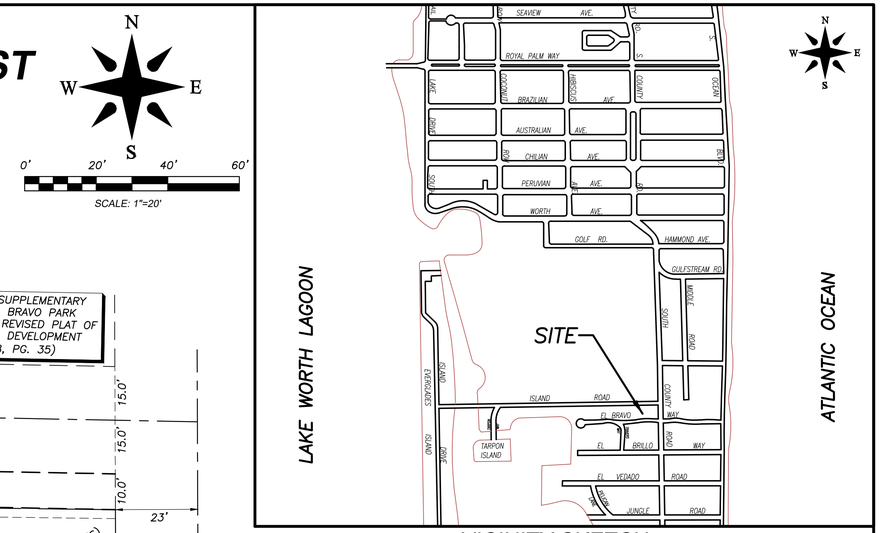
TREE TABLE

TREE #	DBH	COMMON NAME	BOTANICAL NAME	CLUSTER
722	14"	SABAL PALM	SABAL PALMETTO	
723	14"	SABAL PALM	SABAL PALMETTO	
724	14"	SABAL PALM	SABAL PALMETTO	
725	16"	UNKNOWN		
766	16"	DATE PALM	PHOENIX DACTYLIFERA	
767	16"	DATE PALM	PHOENIX DACTYLIFERA	
768	10"	UNKNOWN		
826	24"	FICUS	FICUS BENJAMINA	
827	18"	ROYAL PALM	ROYSTONEA REGIA	
828	14"	SABAL PALM	SABAL PALMETTO	
829	14"	UNKNOWN PALM		
830	18"	UNKNOWN		
868	8"	COCONUT PALM	COCOS NUCIFERA	
869	8"	COCONUT PALM	COCOS NUCIFERA	
870	8"	COCONUT PALM	COCOS NUCIFERA	
871	10"	UNKNOWN PALM		
872	12"	UNKNOWN PALM		
873	10"	UNKNOWN		
874	12"	UNKNOWN		
875	10"	COCONUT PALM	COCOS NUCIFERA	
876	12"	SABAL PALM	SABAL PALMETTO	
877	14"	COCONUT PALM	COCOS NUCIFERA	
878	9"	SABAL PALM	SABAL PALMETTO	
879	12"	SABAL PALM	SABAL PALMETTO	
880	8"	SABAL PALM	SABAL PALMETTO	
884	8"	SABAL PALM	SABAL PALMETTO	
885	15"	UNKNOWN		DOUBLE
938	7"	MANILA PALM	ADONIDIA MERRILLII	
939	8"	MANILA PALM	ADONIDIA MERRILLII	DOUBLE
969	16"	SABAL PALM	SABAL PALMETTO	
970	8"	MANILA PALM	ADONIDIA MERRILLII	
971	8"	MANILA PALM	ADONIDIA MERRILLII	
972	8"	MANILA PALM	ADONIDIA MERRILLII	
973	6"	MANILA PALM	ADONIDIA MERRILLII	
974	8"	MANILA PALM	ADONIDIA MERRILLII	
990	16"	NORFOLK ISLAND PINE	ARAUCARIA HETEROPHYLLA	
996	9"	SABAL PALM	SABAL PALMETTO	
997	9"	SABAL PALM	SABAL PALMETTO	
998	12"	SABAL PALM	SABAL PALMETTO	
999	12"	SABAL PALM	SABAL PALMETTO	

TREE LEGEND (TREE DESIGNATION SHOWN THUS: #830 ▲)

TREE LOCATION NOTES:
This firm has identified the various types of trees located on this site based on common knowledge of tree species. For positive identification of tree species, a qualified landscape architect or botanist should be consulted. Trees four (4") caliper inches or larger, when measured at breast height, are shown on the survey drawing. Invasive trees such as Melaleuca, Brazilian Pepper and Australian Pine are not shown on the survey drawing. Clusters of trees are shown grouped with an approximation of the total number of trees located within the group. The canopy diameter and spread are not shown hereon, unless indicated otherwise.





VICINITY SKETCH
(NOT TO SCALE)

PROPERTY ADDRESS:
215 El Bravo Way
Palm Beach, FL 33480

LEGAL DESCRIPTION:
Lot 8, less the East 6.14 feet thereof, SUPPLEMENTARY PLAT OF EL BRAVO PARK, according to the Map or Plat thereof, as recorded in Plat Book 9, Page(s) 9, of the Public Records of Palm Beach County, Florida.

FLOOD ZONE:
This property is located in Flood Zone AE (EL. 7), according to F.I.R.M. (Flood Insurance Rate Map) No. 12099C0583G, dated 12/20/2024.

TITLE COMMITMENT REVIEW

CLIENT: Carmine Martignetti		COMMITMENT NO. : PG82502055	DATE: JANUARY 29TH, 2025		
REVIEWED BY: WILLIAM M. NAULTY		JOB NO. :238326-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	PB 9, PG 9	Restrictions, covenants, conditions, easements and other matters as contained on the Plat of Supplementary Plat of El Bravo Park.	●			
7	DB 499, PG 379	Party Wall Agreement.			●	
8	DB 179, PG 541 DB 266, PG 43	Reservations.		●		
9	ORB 35008, PG 1826	Certificate of Notification of Designation of Certain Properties as Landmarks.				●
10	ORB 35008, PG 1828	Resolution No. 1 0-2020 Retifying and Confirming the Determination of the Landmarks Preservation Comission.				●

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 PG582502055, issued by Commonwealth Land Title Insurance Company, dated January 29th, 2025. 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. *Per Florida Statutes, Chapter 472.025, a Land Surveyor shall not affix his seal or name to any plan or drawing which depicts work which he/she is not licensed to perform or which is beyond his/her profession or specialty therein. Therefore, we are unable to certify as to municipal zoning compliance, interpretation of zoning codes or the determination of violations thereof.*
16. *At the time of the ALTA survey there were no observable evidence of earth moving work, building construction or building additions within recent months.*
17. *At the time of the ALTA survey there were no changes in street right-of-way lines either completed or proposed; and available from the controlling jurisdiction or observable evidence of recent street or sidewalk construction repairs.*
18. *At the time of the ALTA survey there was no observable evidence of site use as a solid waste dump, sump or sanitary landfill.*
19. *The surveyor was not provided any documentation, was not made aware and did not observe any ground markings on the subject property with regards to wetlands on the subject property.*
20. *The location of the utilities shown hereon are from observed evidence of above ground appurtenances only. The surveyor was not provided with current underground plans or surface ground markings to determine the location of any subterranean uses.*
21. *At the time of the survey, there was no evidence of cemeteries, gravesites, and/or burial grounds located on the surveyed property.*

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.*

To: Maura Ziska, as Trustee of the 215 EL BRAVO TRUST dated March 31, 2025
Bank of America, N.A. its successors and/or assigns ATIMA
Commonwealth Land Title Insurance Company
Trident Title, a division of LandCastle Title Group, LLC
Kochman & Ziska PLC

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes No Table A Items thereof. The field work was completed on March 26th, 2025.

JAMES G. PEDEN, JR. License Number 6122 STATE OF FLORIDA PROFESSIONAL SURVEYOR AND MAPPER

DATE OF LAST FIELD SURVEY: 03/26/2025

James G. Peden, Jr.
Professional Surveyor and Mapper
Florida Certificate No. 6122
jpeden@wallacesurveying.com.com
www.wallacesurveying.com

REVISIONS:

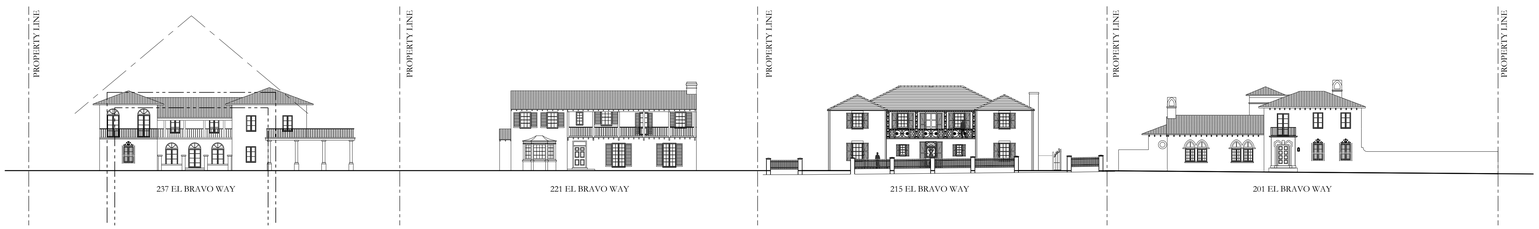
05/06/25 RESPOND TO COMMENTS S.W.

ALTA/NSPS LAND TITLE & BOUNDARY SURVEY FOR:

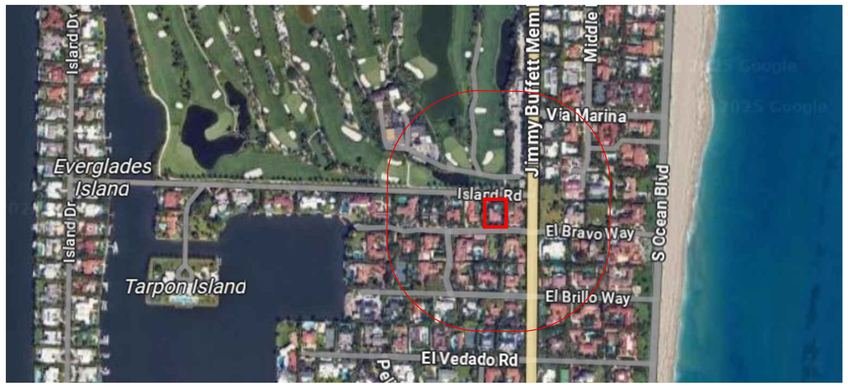
MAURA ZISKA, AS TRUSTEE OF THE 215 EL BRAVO TRUST DATED MARCH 31, 2025

WALLACE SURVEYING CORP, LICENSED BUSINESS # 8598
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-4551

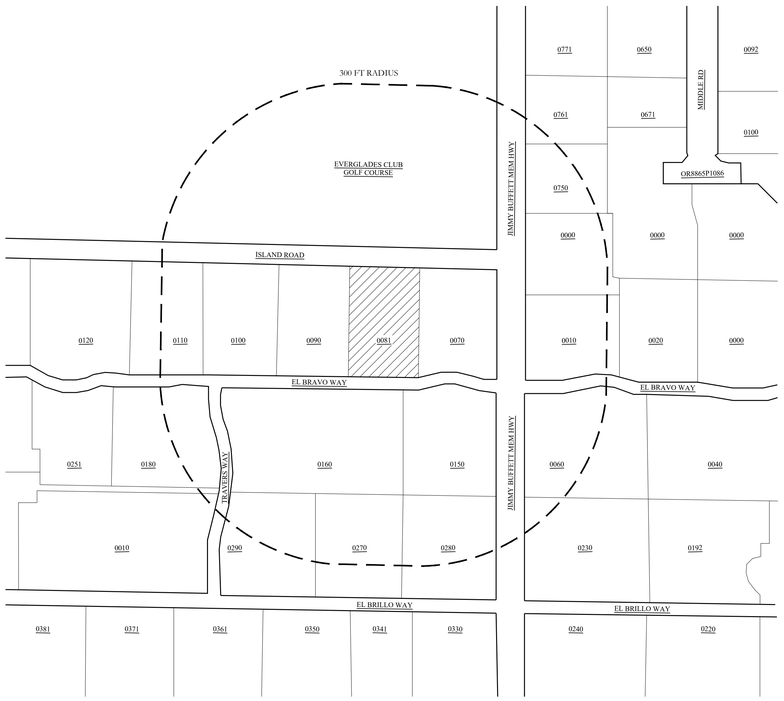
FIELD: B.M.	JOB No.: 238326	F.B. PB PG. 23	
OFFICE: S.W.	DATE: 03/26/25	DWG. No.: 238326	
C'K'D.: W.N.	REF.: 238326.DWG	SHEET: 1 OF 1	



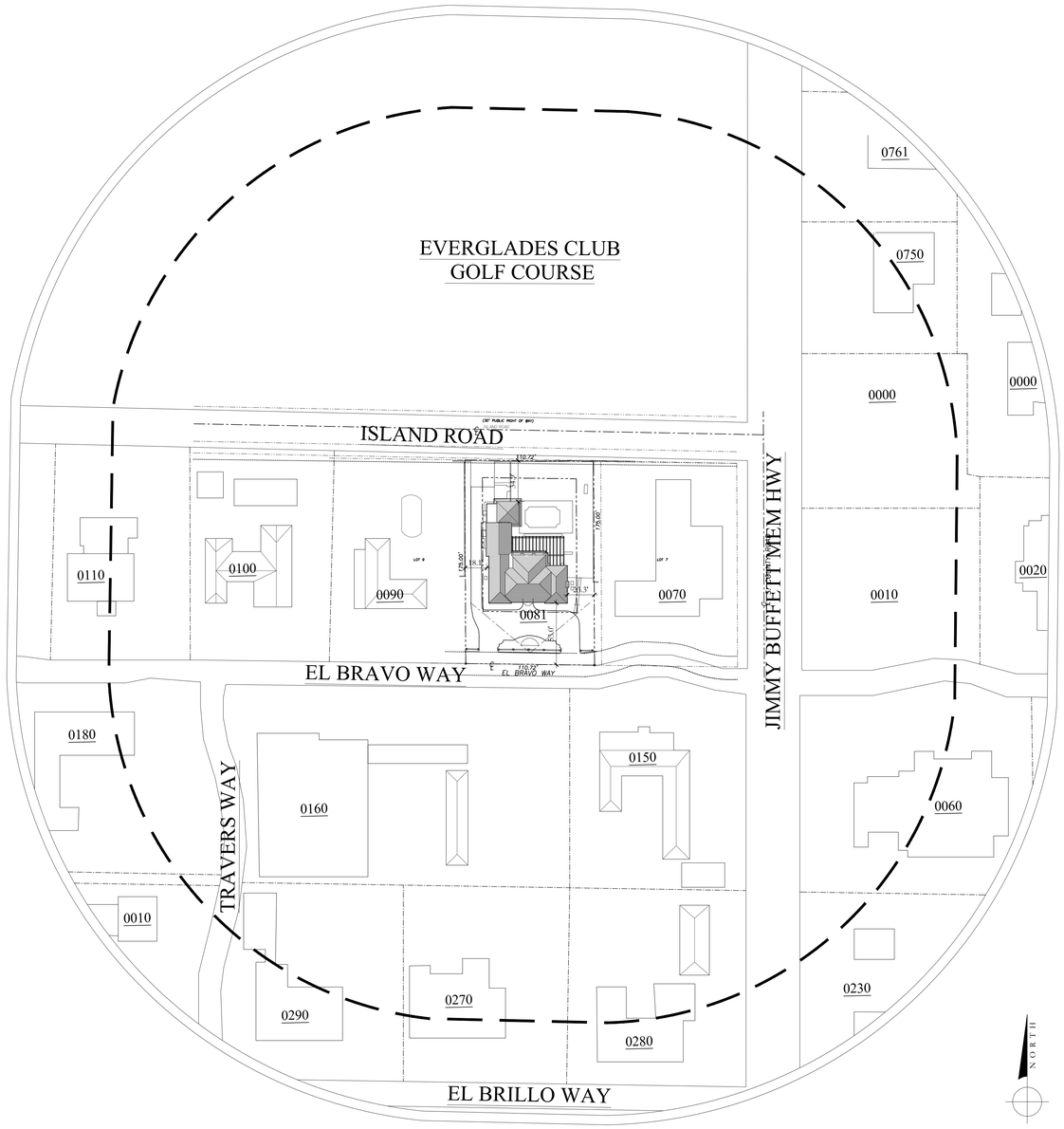
1 PROPOSED EL BRAVO WAY STREETSCAPE ELEVATION, FACING SOUTH
1"=20'-0"



2 AERIAL MAP
1"=200'-0"



3 LOCATION/ VICINITY MAP
1"=100'-0"



4 LOCATION SITE PLAN
1"=50'-0"

NOTE: ELEVATIONS REFERENCED TO NAVD SURVEY ELEVATIONS

DRC FINAL SUBMITTAL	06/30/2025
DRC SECOND SUBMITTAL SET	06/02/2025
DRC FIRST SUBMITTAL SET	05/15/2025
DRC PRE-APP MEETING SET	05/05/2025

LANDMARKS CASE #: COA-25-0013

ZONING CASE #: ZON-25-0034

215 EL BRAVO WAY
PALM BEACH, FL 33480

SHEET TITLE
LOCATION VICINITY MAP

DATE: JUNE 30, 2025
SCALE: AS NOTED
BY: KC
SHEET NO: G-001

FAIRFAX & SAMMONS
NEW YORK • PALM BEACH
FAIRFAX, SAMMONS & PARTNERS, LLC.
214 BRAZILIAN AVENUE, PALM BEACH 33480
TELEPHONE (561) 805-5551
FAIRFAXANDSAMMONS.COM
LICENSE NO. AA26000648

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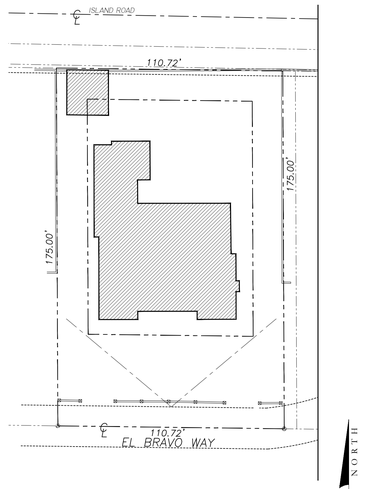
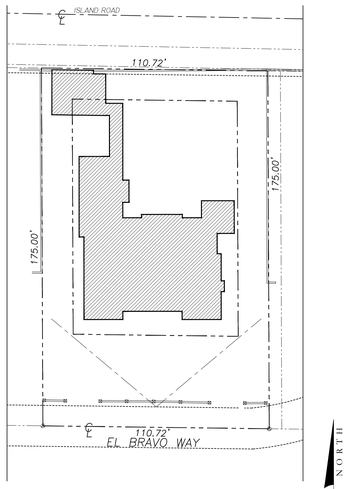


LOT AREA: 18,259 S.F.
BUILDING AREA: 4,873 S.F. (26.69%)

2 EXISTING LOT COVERAGE DIAGRAM
1"= 30'-0"



LOT AREA: 18,259 S.F.
BUILDING AREA: 4,871 S.F. (26.68%)

3 PROPOSED LOT COVERAGE DIAGRAM
1"= 30'-0"

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:**	215 EL BRAVO WAY				
2	**Zoning District:**	R-A (ESTATE RESIDENTIAL)				
3	**Lot Area (sq. ft.):**	19,373 S.F. (18,259 S.F. WITH EASEMENT EXCLUDED FOR ZONING CALCULATIONS)				
4	**Lot Width (W) & Depth (D) (ft.):**	[SEE BELOW]				
5	**Structure Type:** (Single-Family, Multi-Family, Comm., Other)	SINGLE-FAMILY RESIDENCE				
6	**FEMA Flood Zone Designation:**	ZONE AE (EL. 7)				
7	**Zero Datum for point of meas. (NAVD)**	EXISTING FINISH FLOOR (+5.8' NAVD)				
8	**Crown of Road (COR) (NAVD)**	+4.68' NAVD (ISLAND RD., HIGHEST POINT)				
9		REQ'D / PERMITTED	EXISTING	NON-CONFORMING	PROPOSED	VARIANCE REQUEST
10	Lot Area (Sq. Ft.)	20,000 MIN.	18,259	X	[N/C]	*SITE PLAN REVIEW PER SEC. 134-843(b)
11	Lot Width (Ft.)	125 MIN.	110.72	X	[N/C]	
12	Lot Depth (Ft.)	150 MIN.	163.8 - 165 (VARIES)		[N/C]	
13	Lot Coverage (Sq Ft and %)	4,564 (25%) MAX.	4,873 (26.69%)	X	4,871 (26.68%)	X
14	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc)	N/A	7,122		7,531	
15	*Front (South) Yard Setback (Ft.)	35	42.2		42.2 [N/C]	
16	* Side (East) Yard Setback (Ft.)	15	23.3		16.7	
17	* Side (West) Yard Setback (Ft.)	15	18.1		18.1 [N/C]	
18	*Rear (North) Yard Setback (Ft.)	15	34.9		16.8	
19	* Side (West) Yard Setback at Garage (Ft.)	15	5	X	5.0 [N/C]	X
20	* Rear (North) Yard Setback at Garage (Ft.)	15	0.8	X	0.8 [N/C]	X
21	Angle of Vision (Deg.)	100	76		76 [N/C]	
22	Building Height (Ft.)	25 (2 STORIES MAX.)	18.5		18.5 [N/C]	
23	Overall Building Height (Ft.)	35 (PITCHED ROOF)	26.67		26.67 [N/C]	
24	Building Height Plane (Ft.)	2' FRONT SETBACK PER 1' BLDG. HEIGHT	(COMPLIANT)		(COMPLIANT) [N/C]	
25	** Max. Fill Added to Site (Ft.)	0.21	N/A		N/A	
26	Finished Floor Elev. (FFE)(NAVD)	+8.0	+5.8	X	+5.8 [N/C]	X
27	Base Flood Elevation (BFE)(NAVD)	N/A	+7.0		[N/C]	
28	Landscape Open Space (LOS) (Sq. Ft. and %)	9,130 (50%) MIN.	REFER TO LANDSCAPE ARCHITECT DRAWINGS			
29	Front Yard LOS (Sq. Ft. and %)	1,741 (45%) MIN.				
30	*** Native Plant Species %	*Please refer to TOPB Landscape Legend.*				
	^ For through lots, the required rear street yard shall have the same setback as the front of such lot and shall have the same provisions, requirement and restrictions as a required front yard (Sec. 134-1577)					
	** Indicate each yard area with cardinal direction (N,S,E,W)*	**Enter N/A if value is not applicable.**				
	*** Difference of Fin. Floor Elev. (FFE) and highest Crown of Rd (COR) divided by two. (FFE - COR) / 2 = Max. Fill (Sec. 134-1600)*	**Enter N/C if value is not changing.**				
	**** Provide Native plant species info per category as requited by Ord. 003-2023 on separate TOPB Landscape Legend*					*REV BF 20230626*

1 ZONING LEGEND
N.T.S.

NOTE: ELEVATIONS REFERENCED TO NAVD SURVEY ELEVATIONS

DRC FINAL SUBMITTAL	06/30/2025
DRC SECOND SUBMITTAL SET	06/02/2025
DRC FIRST SUBMITTAL SET	05/15/2025
DRC PRE-APP MEETING SET	05/05/2025

LANDMARKS CASE #: COA-25-0013

ZONING CASE #: ZON-25-0034

215 EL BRAVO WAY
PALM BEACH, FL 33480

SHEET TITLE
ZONING LEGEND &
LOT COVERAGE DIAGRAMS

DATE: JUNE 30, 2025	SHEET NO: G-002
SCALE: AS NOTED	
BY: KC	

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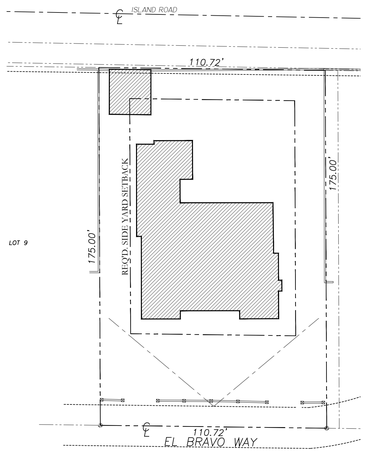
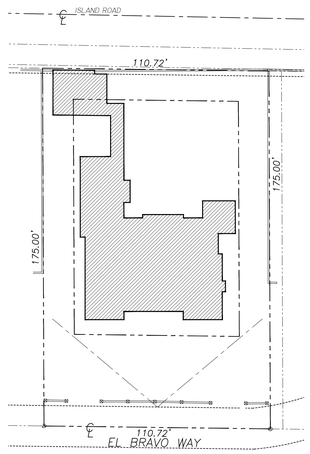


A EXISTING LOT COVERAGE
1"= 30'-0"
LOT AREA: 18,259 S.F.
BUILDING AREA: 4,873 S.F. (26.69%)

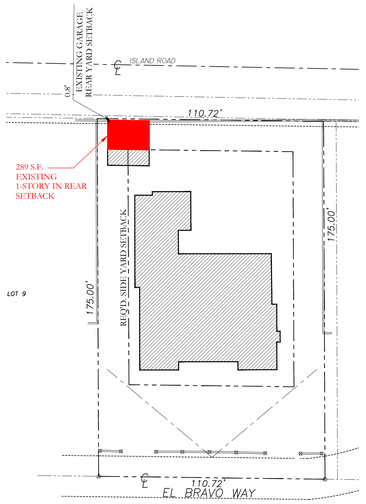


B PROPOSED LOT COVERAGE
1"= 30'-0"
LOT AREA: 18,259 S.F.
BUILDING AREA: 4,871 S.F. (26.68%)

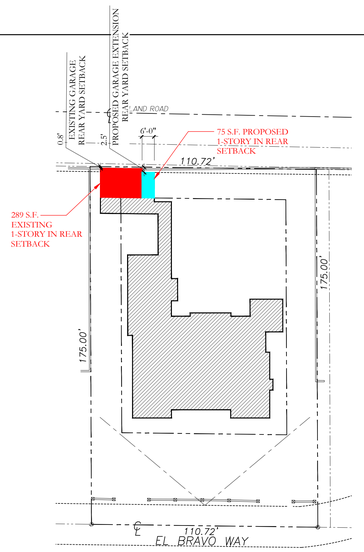
1 VARIANCE #1: LOT COVERAGE
1"= 30'-0"

VARIANCE #1:

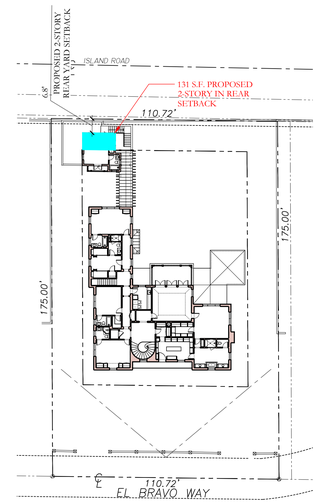
SEC. 134-843(a)(11)(b): VARIANCE REQUEST FOR LOT COVERAGE OF 26.68% (4,871 S.F.) IN LIEU OF THE MAXIMUM PERMITTED 25% (4,564 S.F.) AND THE EXISTING 26.69% (4,873 S.F.).



A EXISTING LOT COVERAGE
1"= 30'-0"



B PROPOSED LOT COVERAGE
1"= 30'-0"



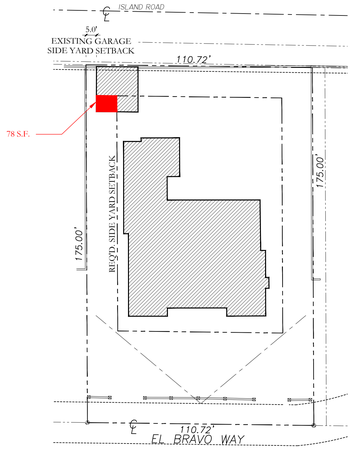
C PROPOSED 2ND FLOOR PLAN
1"= 30'-0"

2 VARIANCE #2: REAR YARD SETBACK
1"= 30'-0"

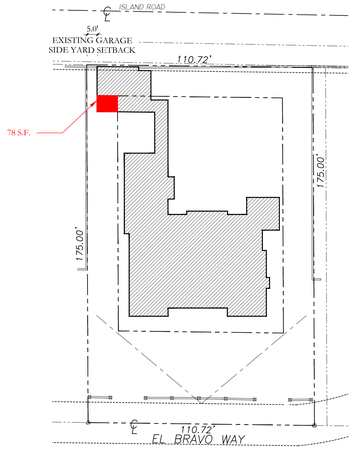
VARIANCE #2:

SEC. 134-843(a)(9): VARIANCE REQUEST TO MAINTAIN THE EXISTING REAR (NORTH) YARD SETBACK AT EXISTING PORTION OF GARAGE OF 0.8', AND PROPOSED EXTENSION OF GARAGE OF 2.5' IN LIEU OF THE 15'-0" REQUIRED.

NOTE: ELEVATIONS REFERENCED TO NAVD SURVEY ELEVATIONS



A EXISTING LOT COVERAGE
1"= 30'-0"



B PROPOSED LOT COVERAGE
1"= 30'-0"

3 VARIANCE #3: SIDE YARD SETBACK
1"= 30'-0"

VARIANCE #3:

SEC. 134-843(a)(8): VARIANCE REQUEST TO MAINTAIN THE EXISTING SIDE (WEST) YARD SETBACK AT EXISTING GARAGE OF 5'-0" IN LIEU OF THE 15'-0" REQUIRED.



4 VARIANCE #4: BASE FLOOD ELEVATION ON SOUTH ELEVATION
1/8" = 1'-0"

VARIANCE #4:
SEC. 50-114: EXCEPTION FROM FLOOD RESISTANT CONSTRUCTION REQUIREMENTS OF THE FLORIDA BUILDING CODE, EXISTING BUILDINGS, CHAPTER 12 HISTORIC BUILDINGS, AS THE PROPOSED IMPROVEMENTS WILL NOT PRECLUDE THE BUILDING'S CONTINUED DESIGNATION AS A HISTORIC BUILDING TO MAINTAIN A GROUND FLOOR WITH A FINISH FLOOR OF 5.80' N.A.V.D. IN LIEU OF THE 8.0' N.A.V.D. MINIMUM REQUIRED.

DRC FINAL SUBMITTAL	06/30/2025
DRC SECOND SUBMITTAL SET	06/02/2025
DRC FIRST SUBMITTAL SET	05/15/2025
DRC PRE-APP MEETING SET	05/05/2025

LANDMARKS CASE #: COA-25-0013

ZONING CASE #: ZON-25-0034

215 EL BRAVO WAY
PALM BEACH, FL 33480

SHEET TITLE
VARIANCE DIAGRAMS

DATE: JUNE 30, 2025	SHEET NO: G-002a
SCALE: AS NOTED	
BY: KC	

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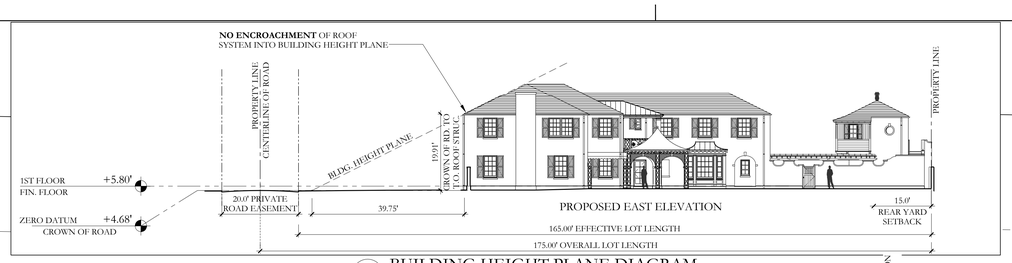
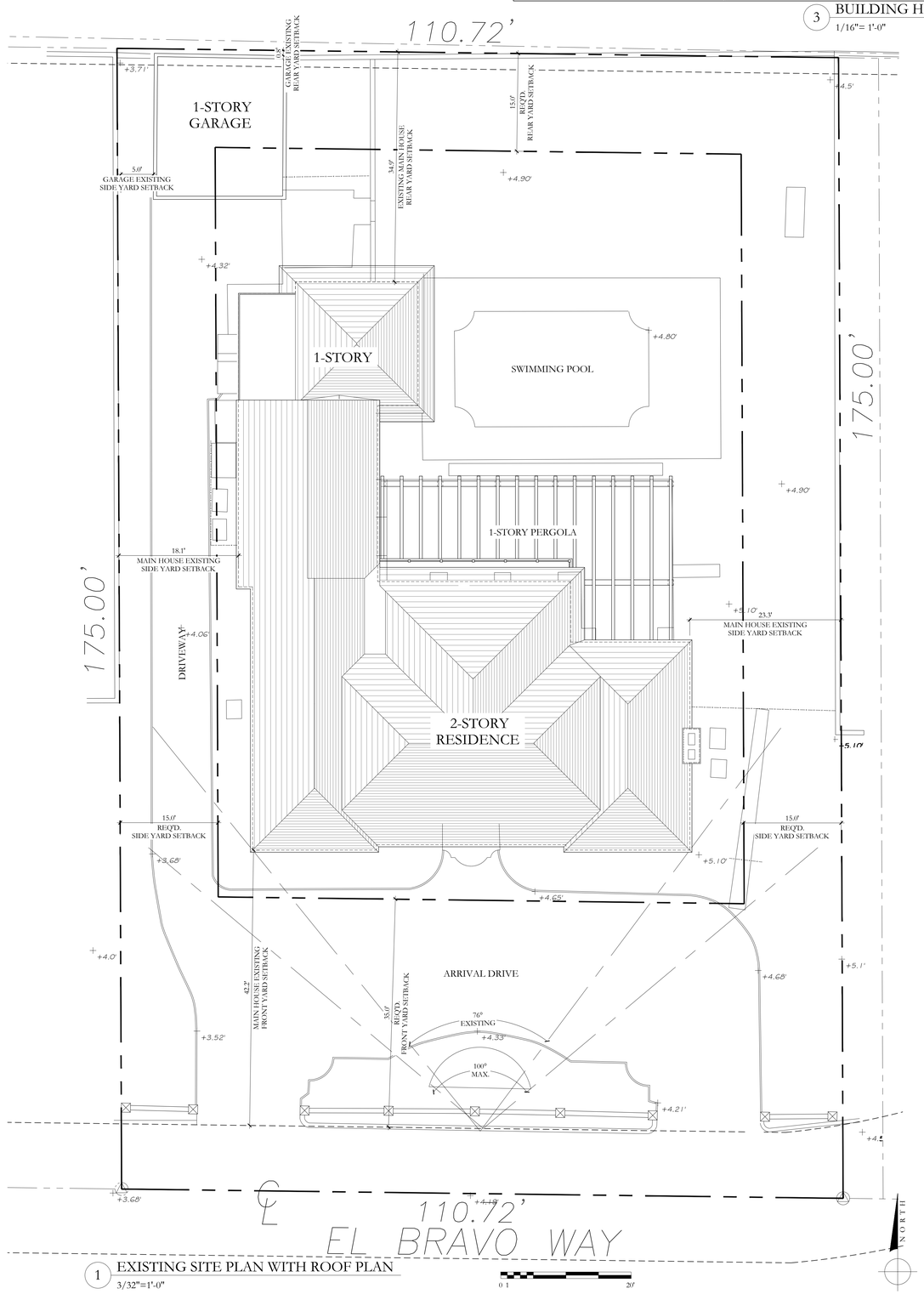


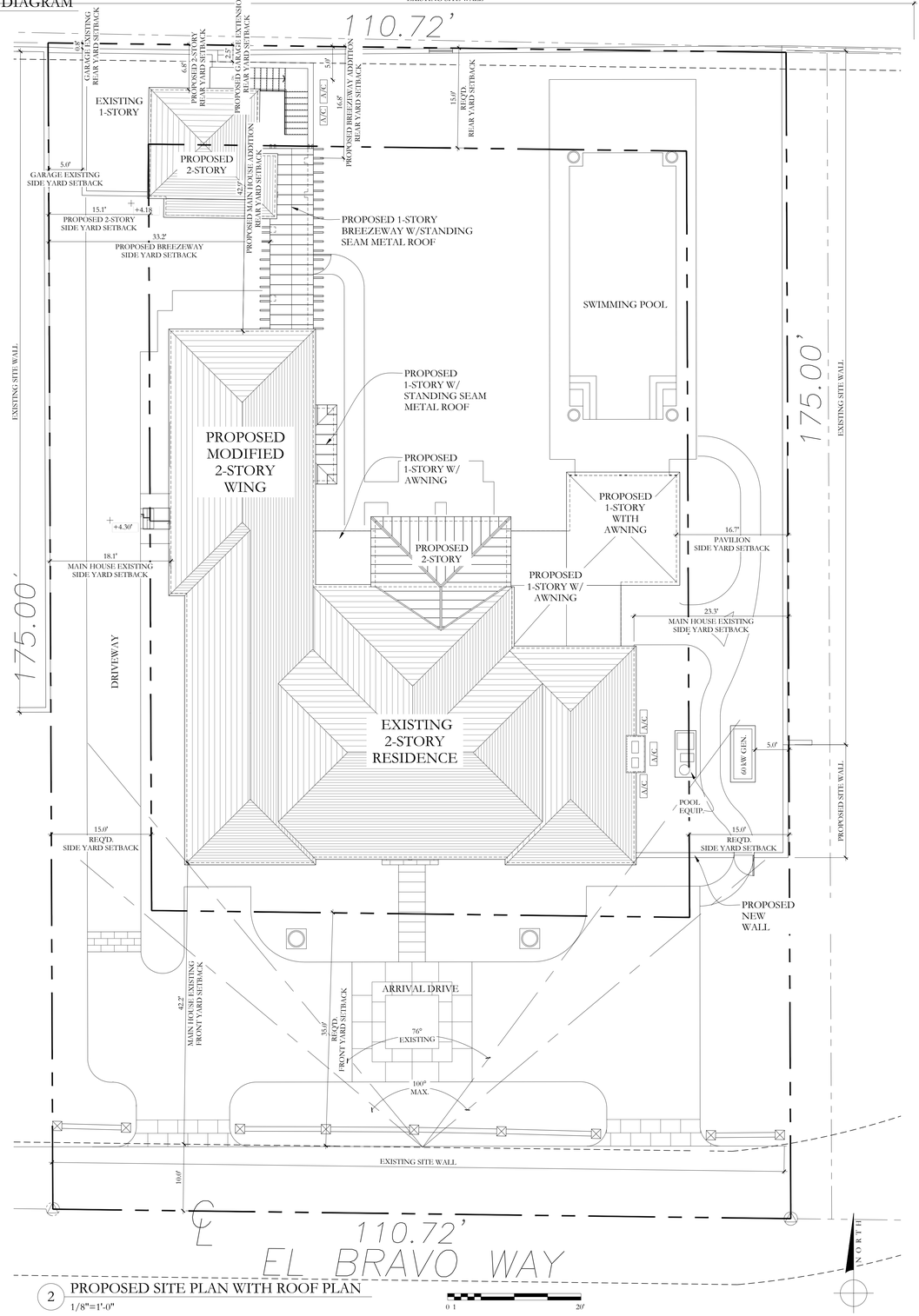
3 BUILDING HEIGHT PLANE DIAGRAM
1/16"= 1'-0"

(30' PUBLIC RIGHT OF WAY)
ISLAND ROAD



1 EXISTING SITE PLAN WITH ROOF PLAN
3/32"=1'-0"

0 1 20'



2 PROPOSED SITE PLAN WITH ROOF PLAN
1/8"=1'-0"

0 1 20'

NOTE: ELEVATIONS REFERENCED TO NAVD SURVEY ELEVATIONS

LEGEND:

+5.80' EXISTING SPOT ELEVATION

+5'-6" PROPOSED SPOT ELEVATION

NOTE:
REFER TO LANDSCAPE ARCHITECTURE AND CIVIL ENGINEERING DRAWINGS FOR ADDITIONAL GRADING INFORMATION

DRC FINAL SUBMITTAL	06/30/2025
DRC SECOND SUBMITTAL SET	06/02/2025
DRC FIRST SUBMITTAL SET	05/15/2025
DRC PRE-APP MEETING SET	05/05/2025

LANDMARKS CASE #: COA-25-0013

ZONING CASE #: ZON-25-0034

215 EL BRAVO WAY
PALM BEACH, FL 33480

SHEET TITLE
EXISTING & PROPOSED SITE PLANS

DATE	SHEET NO
JUNE 30, 2025	G-003
SCALE: AS NOTED	
BY: KC,SPB	

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EXISTING AREA CALCULATIONS:

	CONDITIONED	UNCONDITIONED
FIRST FLOOR		
MAIN HOUSE INTERIOR	3,578 FT²	
GARAGE INTERIOR		448 FT²
PERGOLA		847 FT²
SECOND FLOOR		
MAIN HOUSE INTERIOR	3,083 FT²	
MAIN HOUSE SOUTH COVERED BALCONY		92 FT²
MAIN HOUSE NORTH BALCONY		98 FT²
SUBTOTAL	*6,661 FT²*	*1,485 FT²*

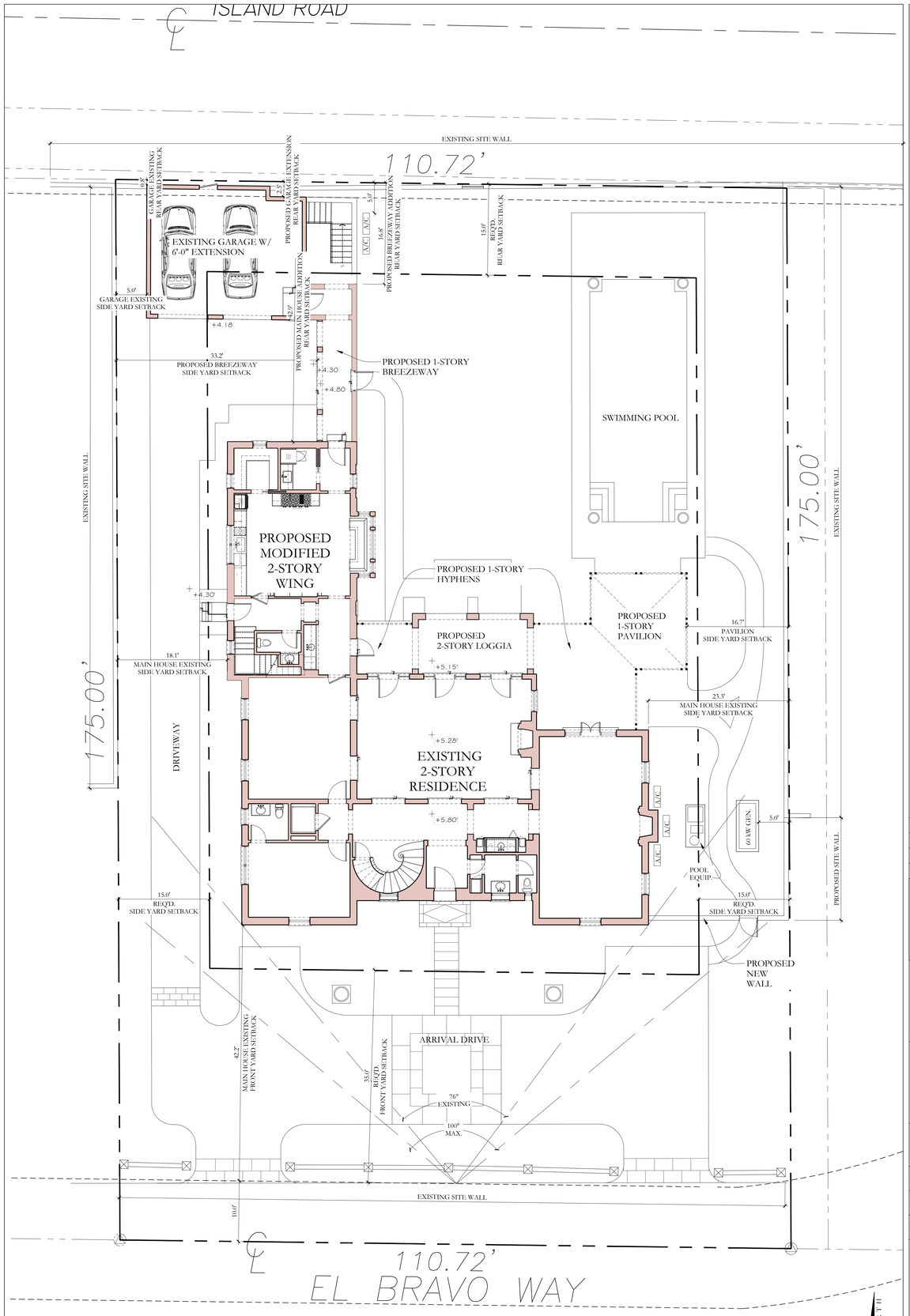
TOTAL AREA: 8,146 FT²

PROPOSED AREA CALCULATIONS:

	CONDITIONED	UNCONDITIONED
FIRST FLOOR		
MAIN HOUSE INTERIOR	3,353 FT²	
GARAGE INTERIOR	570 FT²	
LOGGIA		200 FT²
HYPHENS/PAVILION (AWNING COVERED)		568 FT²
BREEZEWAY		180 FT²
SECOND FLOOR		
MAIN HOUSE INTERIOR	3,320 FT²	
MAIN HOUSE SOUTH COVERED BALCONY		92 FT²
MAIN HOUSE NORTH COVERED TERRACE		194 FT²
GARAGE BEDROOM SUITE	291 FT²	
GARAGE COVERED PORCH		28 FT²
SUBTOTAL	*7,534 FT²*	*1,262 FT²*

TOTAL AREA: 8,796 FT²

2 AREA CALCULATIONS



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

NOTE: ELEVATIONS REFERENCED TO NAVD SURVEY ELEVATIONS

LEGEND:

+5.80' EXISTING SPOT ELEVATION

+5'-6" PROPOSED SPOT ELEVATION

NOTE:
REFER TO LANDSCAPE ARCHITECTURE AND CIVIL ENGINEERING DRAWINGS FOR ADDITIONAL GRADING INFORMATION

DRC FINAL SUBMITTAL	06/30/2025
DRC SECOND SUBMITTAL SET	06/02/2025
DRC FIRST SUBMITTAL SET	05/15/2025
DRC PRE-APP MEETING SET	05/05/2025

LANDMARKS CASE #: COA-25-0013

ZONING CASE #: ZON-25-0034

215 EL BRAVO WAY
PALM BEACH, FL 33480

SHEET TITLE
PROPOSED SITE PLAN W/ FLOOR PLAN & AREA CALCS.

DATE: JUNE 30, 2025	SHEET NO: G-004
SCALE: AS NOTED	
BY: KC	

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1 237 EL BRAVO WAY : STREETSCAPE PHOTO, LOOKING NORTH



2 237 EL BRAVO WAY : STREETSCAPE PHOTO, LOOKING NORTH



3 221 EL BRAVO WAY : STREETSCAPE PHOTO, LOOKING NORTH



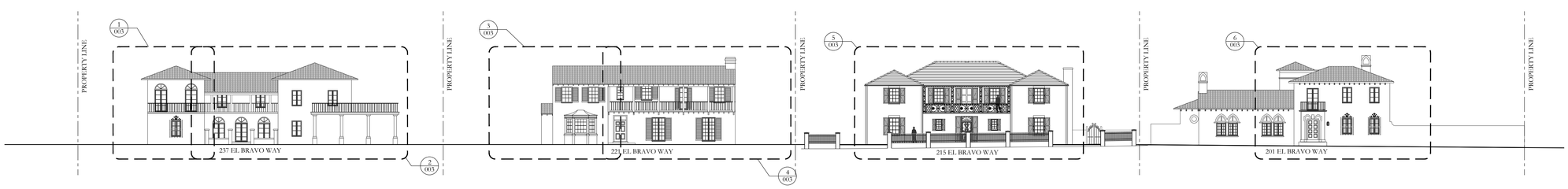
4 221 EL BRAVO WAY : STREETSCAPE PHOTO, LOOKING NORTH



5 215 EL BRAVO WAY : STREETSCAPE PHOTO, LOOKING NORTH



6 201 EL BRAVO WAY : STREETSCAPE PHOTO, LOOKING NORTH



7 KEY ELEVATION : PROPOSED EL BRAVO STREETSCAPE, FACING SOUTH

1/16" = 1'-0"

NOTE: ELEVATIONS REFERENCED TO NAVD SURVEY ELEVATIONS

DRC FINAL SUBMITTAL	06/30/2025
DRC SECOND SUBMITTAL SET	06/02/2025
DRC FIRST SUBMITTAL SET	05/15/2025
DRC PRE-APP MEETING SET	05/05/2025

LANDMARKS CASE #: COA-25-0013

ZONING CASE #: ZON-25-0034

215 EL BRAVO WAY
PALM BEACH, FL 33480

SHEET TITLE
EXISTING CONDITIONS STREETSCAPE PHOTOGRAPHS

DATE: JUNE 30, 2025	SHEET NO: EX-400
SCALE: N.T.S.	
BY: KC	

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A



B



C



D

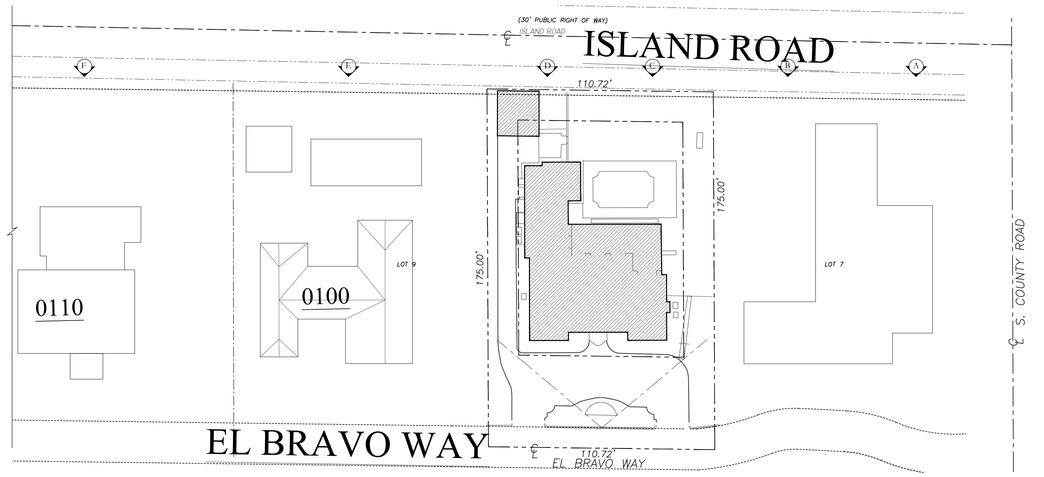


E



F

1 SITE PHOTOS OF EXISTING CONDITIONS ON ISLAND ROAD



2 KEY PLAN
1"=30'-0"

NOTE: ELEVATIONS REFERENCED TO NAVD SURVEY ELEVATIONS

DRC FINAL SUBMITTAL	06/30/2025
DRC SECOND SUBMITTAL SET	06/02/2025
DRC FIRST SUBMITTAL SET	05/15/2025
DRC PRE-APP MEETING SET	05/05/2025

LANDMARKS CASE #: COA-25-0013

ZONING CASE #: ZON-25-0034

215 EL BRAVO WAY
PALM BEACH, FL 33480

SHEET TITLE
EXISTING CONDITIONS STREETSCAPE PHOTOS

DATE: JUNE 30, 2025	SHEET NO: EX-401
SCALE: N.T.S.	
BY: KC	

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A



B



C



D

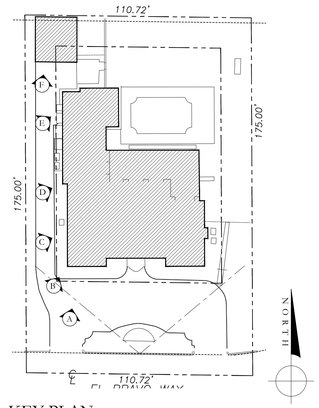


E



F

1 SITE PHOTOS OF EXISTING CONDITIONS



2 KEY PLAN
1"=30'-0"

NOTE: ELEVATIONS REFERENCED TO NAVD SURVEY ELEVATIONS

DRC FINAL SUBMITTAL	06/30/2025
DRC SECOND SUBMITTAL SET	06/02/2025
DRC FIRST SUBMITTAL SET	05/15/2025
DRC PRE-APP MEETING SET	05/05/2025

LANDMARKS CASE #: COA-25-0013

ZONING CASE #: ZON-25-0034

215 EL BRAVO WAY
PALM BEACH, FL 33480

SHEET TITLE
EXISTING CONDITIONS
SITE PHOTOS

DATE: JUNE 30, 2025	SHEET NO: EX-402
SCALE: N.T.S.	
BY: KC	

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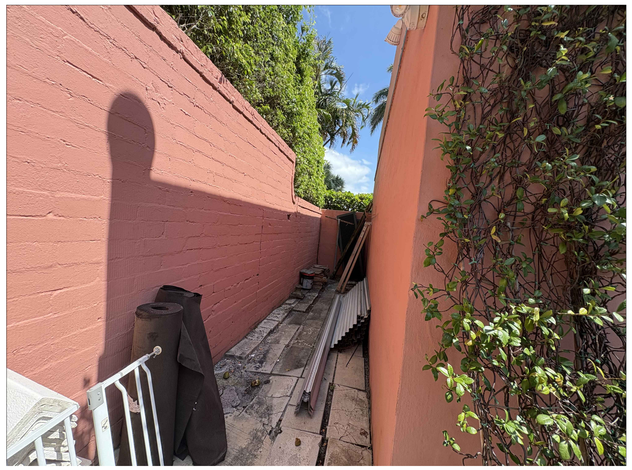


A



B



C



D

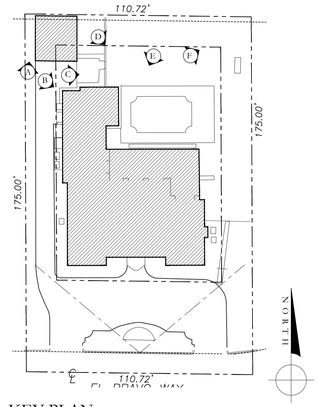


E



F

1 SITE PHOTOS OF EXISTING CONDITIONS



2 KEY PLAN

1"=30'-0"

NOTE: ELEVATIONS REFERENCED TO NAVD SURVEY ELEVATIONS

DRC FINAL SUBMITTAL	06/30/2025
DRC SECOND SUBMITTAL SET	06/02/2025
DRC FIRST SUBMITTAL SET	05/15/2025
DRC PRE-APP MEETING SET	05/05/2025

LANDMARKS CASE #: COA-25-0013

ZONING CASE #: ZON-25-0034

215 EL BRAVO WAY
PALM BEACH, FL 33480

SHEET TITLE
EXISTING CONDITIONS SITE PHOTOS

DATE: JUNE 30, 2025	SHEET NO: EX-403
SCALE: N.T.S.	
BY: KC	

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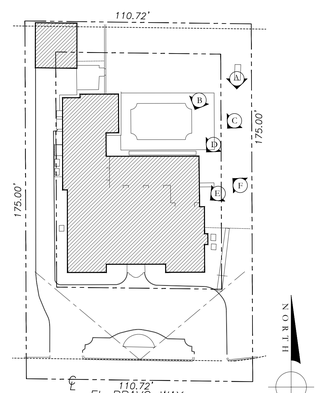
1 SITE PHOTOS OF EXISTING CONDITIONS



2 KEY PLAN

1"=30'-0"

NOTE: ELEVATIONS REFERENCED TO NAVD SURVEY ELEVATIONS

DRC FINAL SUBMITTAL	06/30/2025
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LANDMARKS CASE #: COA-25-0013

ZONING CASE #: ZON-25-0034

215 EL BRAVO WAY
PALM BEACH, FL 33480

SHEET TITLE
EXISTING CONDITIONS
SITE PHOTOS

DATE: JUNE 30, 2025	SHEET NO: EX-404
SCALE: N.T.S.	
BY: KC	

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A



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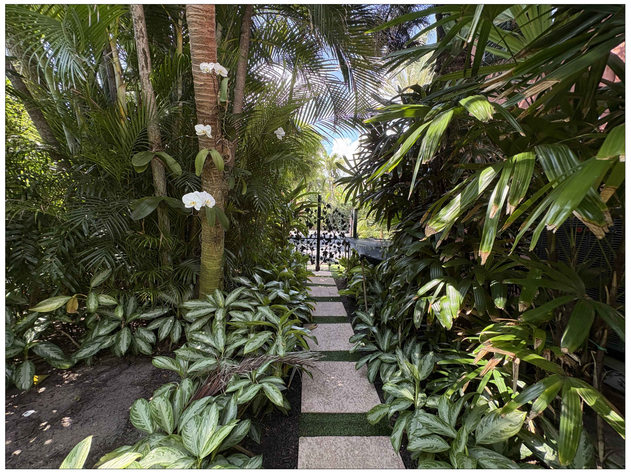

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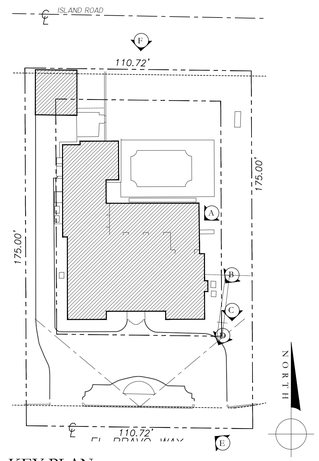
E



F

1 SITE PHOTOS OF EXISTING CONDITIONS



2 KEY PLAN
1"=30'-0"

NOTE: ELEVATIONS REFERENCED TO NAVD SURVEY ELEVATIONS

DRC FINAL SUBMITTAL	06/30/2025
DRC SECOND SUBMITTAL SET	06/02/2025
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LANDMARKS CASE #: COA-25-0013

ZONING CASE #: ZON-25-0034

215 EL BRAVO WAY
PALM BEACH, FL 33480

SHEET TITLE
EXISTING CONDITIONS
SITE PHOTOS

DATE: JUNE 30, 2025	SHEET NO: EX-405
SCALE: N.T.S.	
BY: KC	

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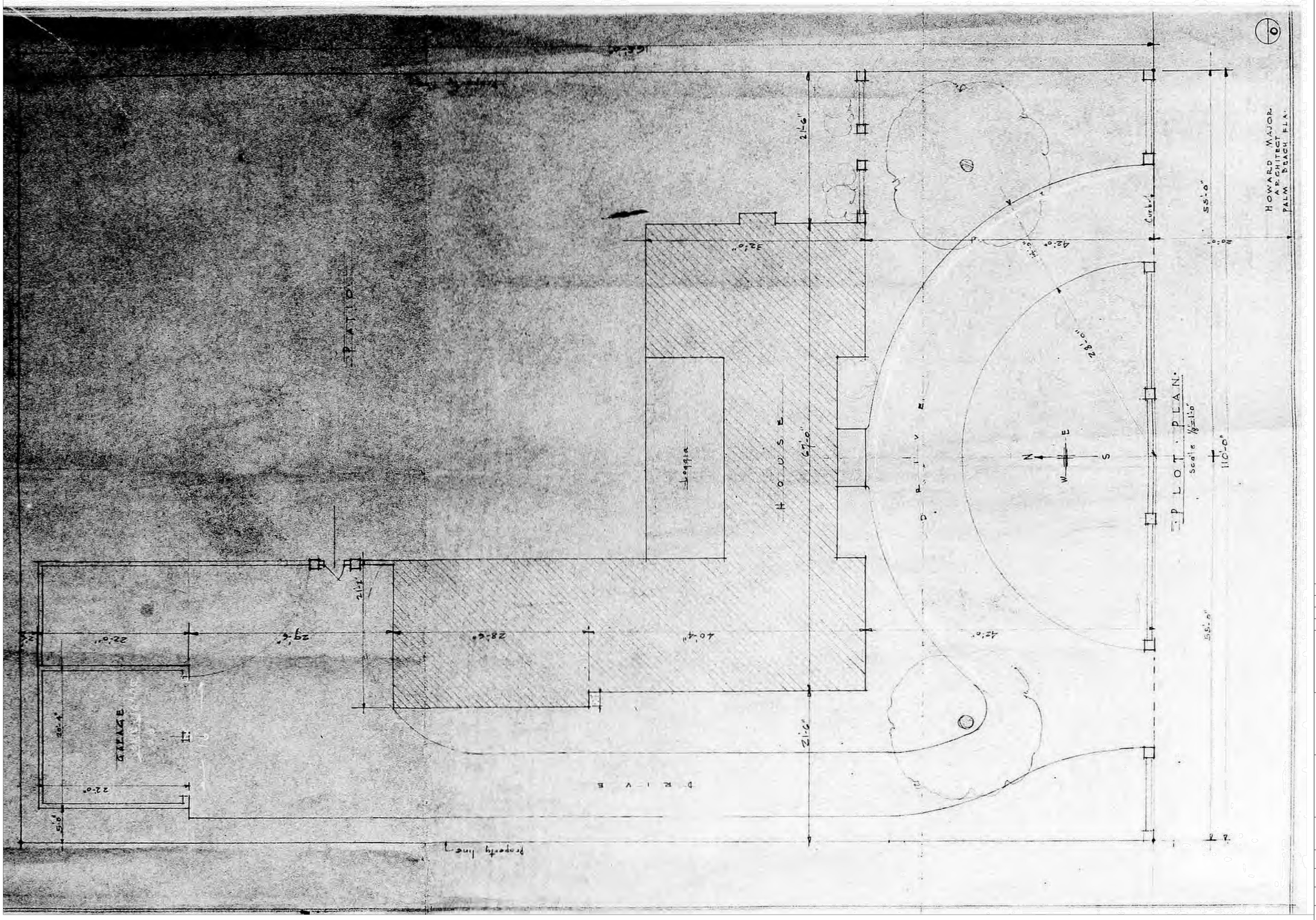

1 HISTORIC DOCUMENTATION OF SITE PLAN: HOWARD MAJOR ARCHITECT
3/16" = 1'-0"

NORTH

NOTE: ELEVATIONS REFERENCED TO NAVD SURVEY ELEVATIONS

DRC FINAL SUBMITTAL	06/30/2025
DRC SECOND SUBMITTAL SET	06/02/2025
DRC FIRST SUBMITTAL SET	05/15/2025
DRC PRE-APP MEETING SET	05/05/2025

LANDMARKS
CASE #:
COA-25-0013

ZONING
CASE #:
ZON-25-0034

215 EL BRAVO WAY
PALM BEACH, FL 33480

SHEET TITLE
HISTORIC DOCUMENTATION: SITE PLAN

DATE: JUNE 30, 2025	SHEET NO: HD-100
SCALE: 3/16" = 1'-0"	
BY: KC, NSR	

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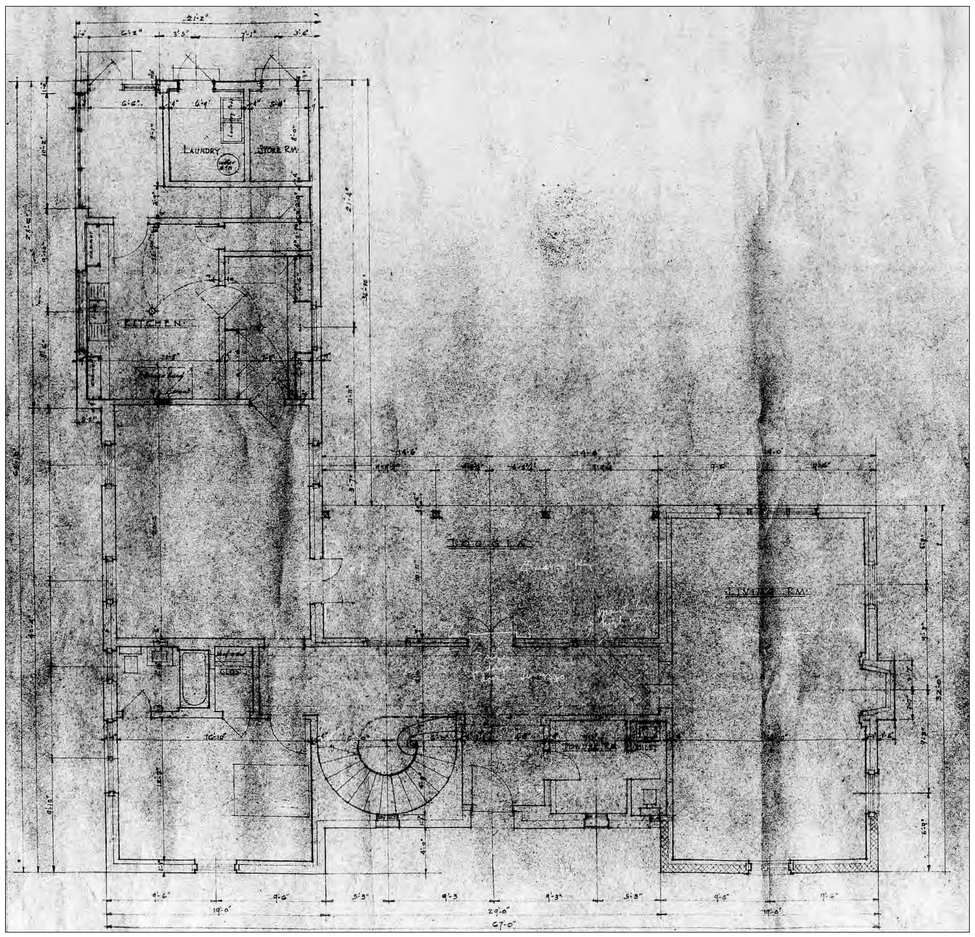
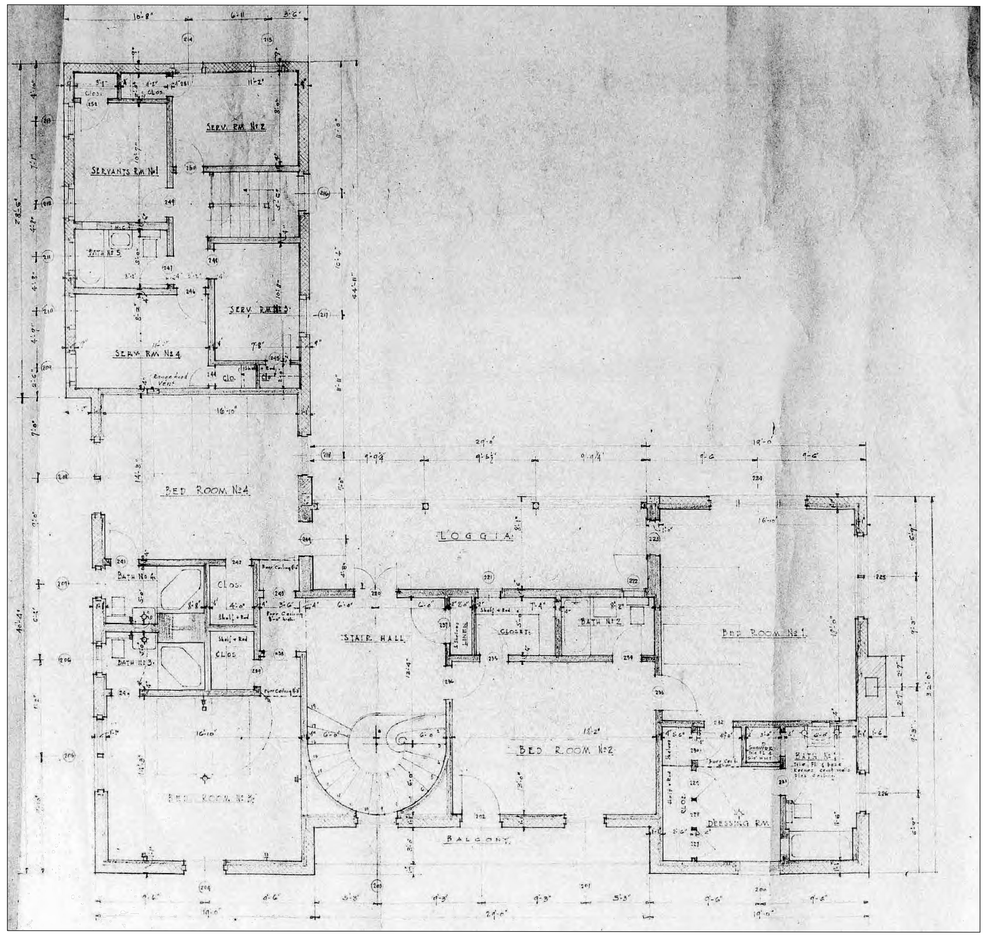


1 HISTORIC DOCUMENTATION OF FIRST FLOOR PLAN: HOWARD MAJOR ARCHITECT

3/32"=1'-0"



2 HISTORIC DOCUMENTATION OF SECOND FLOOR PLAN: HOWARD MAJOR ARCHITECT

3/32"=1'-0"

NOTE: ELEVATIONS REFERENCED TO NAVD SURVEY ELEVATIONS

DRC FINAL SUBMITTAL	06/30/2025
DRC SECOND SUBMITTAL SET	06/02/2025
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LANDMARKS CASE #: COA-25-0013

ZONING CASE #: ZON-25-0034

215 EL BRAVO WAY
PALM BEACH, FL 33480

SHEET TITLE
HISTORIC DOCUMENTATION: PLANS

DATE: JUNE 30, 2025	SHEET NO: HD-101
SCALE: 3/32" = 1'-0"	
BY: KC, NSR	

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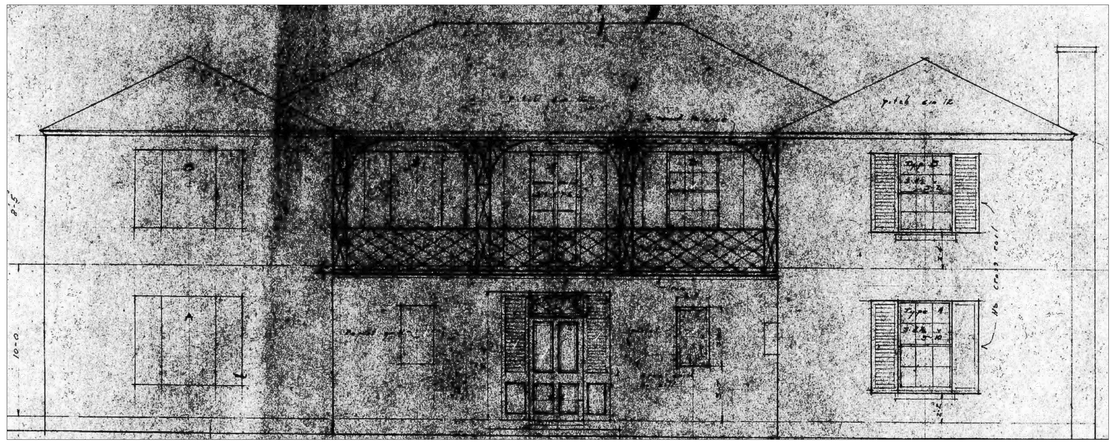
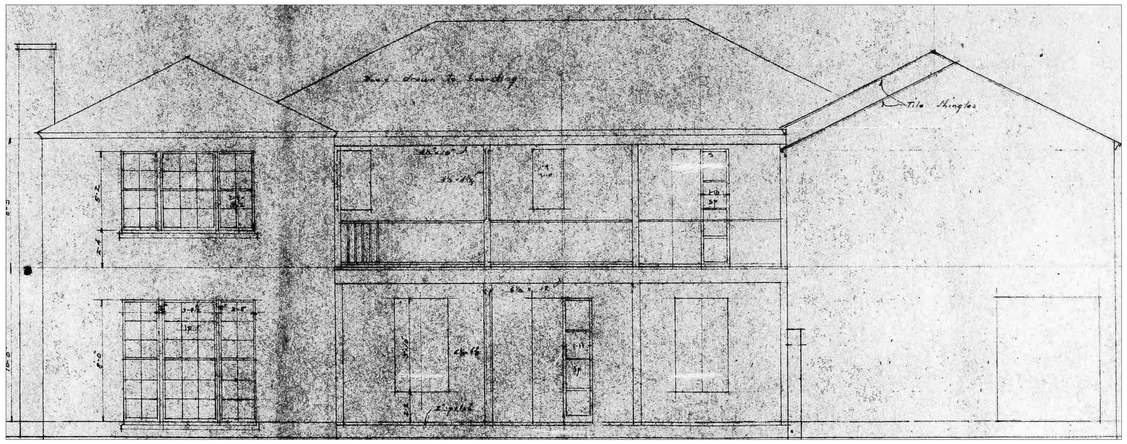
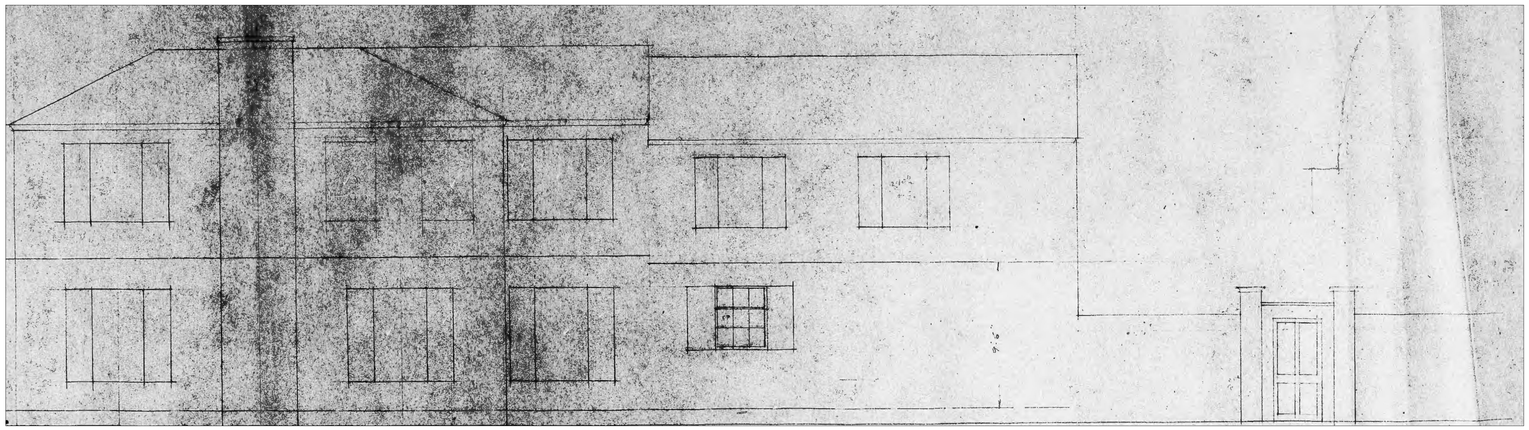


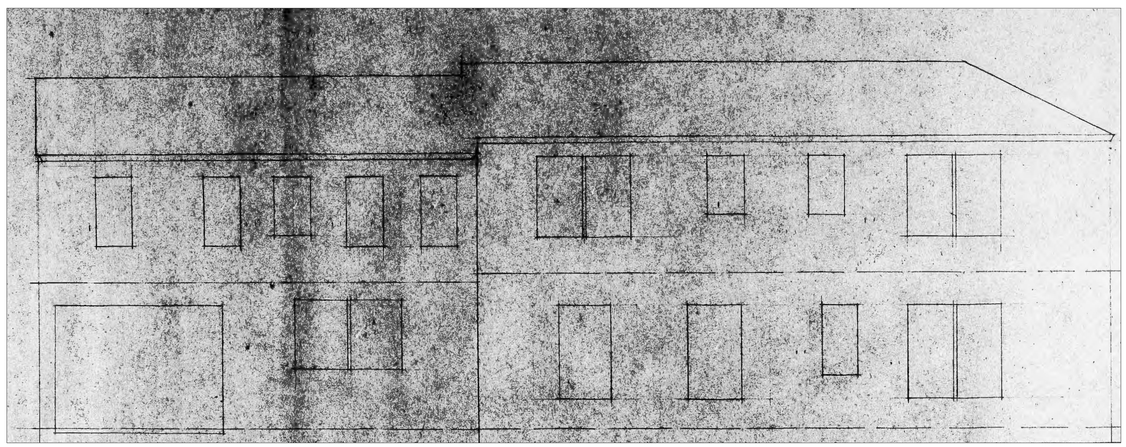
1 HISTORIC DOCUMENTATION OF SOUTH ELEVATION: HOWARD MAJOR ARCHITECT
1/8"=1'-0"



2 HISTORIC DOCUMENTATION OF NORTH ELEVATION: HOWARD MAJOR ARCHITECT
1/8"=1'-0"



3 HISTORIC DOCUMENTATION OF EAST ELEVATION: HOWARD MAJOR ARCHITECT
1/8"=1'-0"



4 HISTORIC DOCUMENTATION OF WEST ELEVATION: HOWARD MAJOR ARCHITECT
1/8"=1'-0"

DRC FINAL SUBMITTAL	06/30/2025
DRC SECOND SUBMITTAL SET	06/02/2025
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DRC PRE-APP MEETING SET	05/05/2025

LANDMARKS
CASE #:
COA-25-0013

ZONING
CASE #:
ZON-25-0034

215 EL BRAVO WAY
PALM BEACH, FL 33480

SHEET TITLE
HISTORIC DOCUMENTATION: ELEVATIONS

DATE: JUNE 30, 2025	SHEET NO: HD-102
SCALE: N.T.S.	
BY: KC, NSR	

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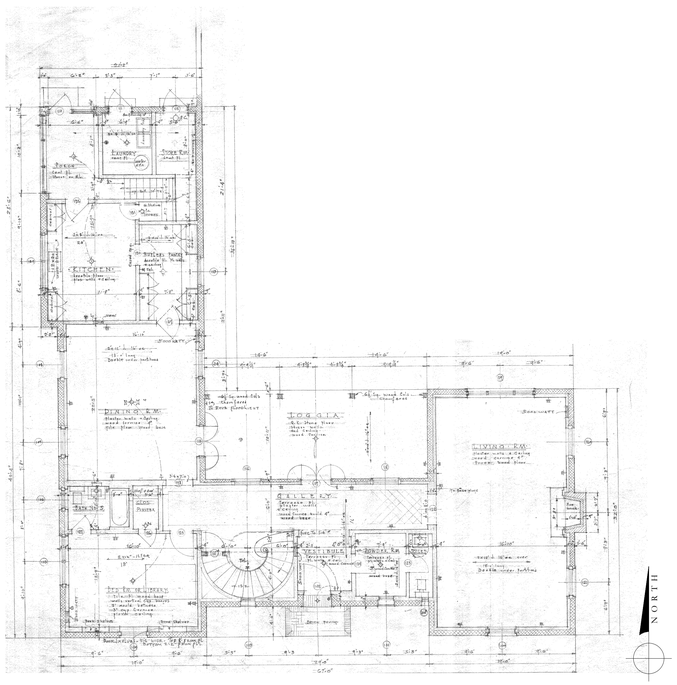
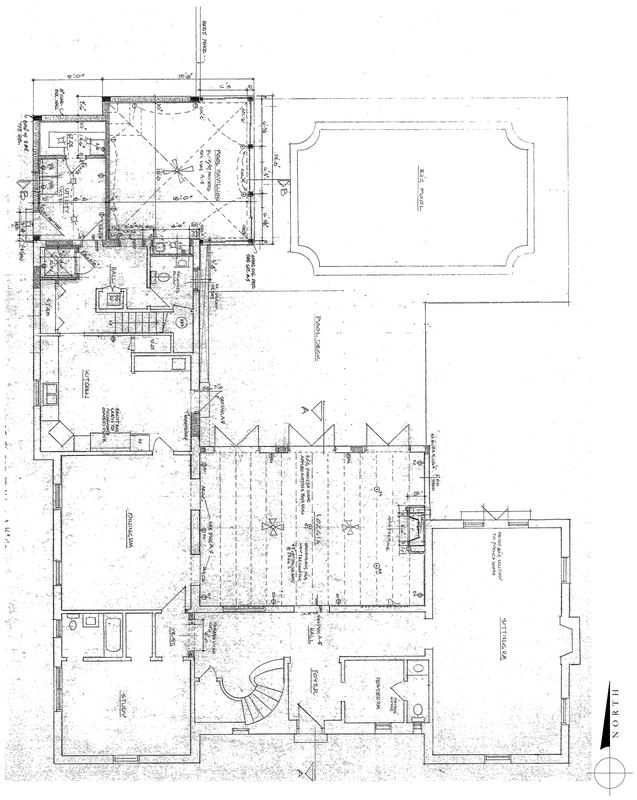
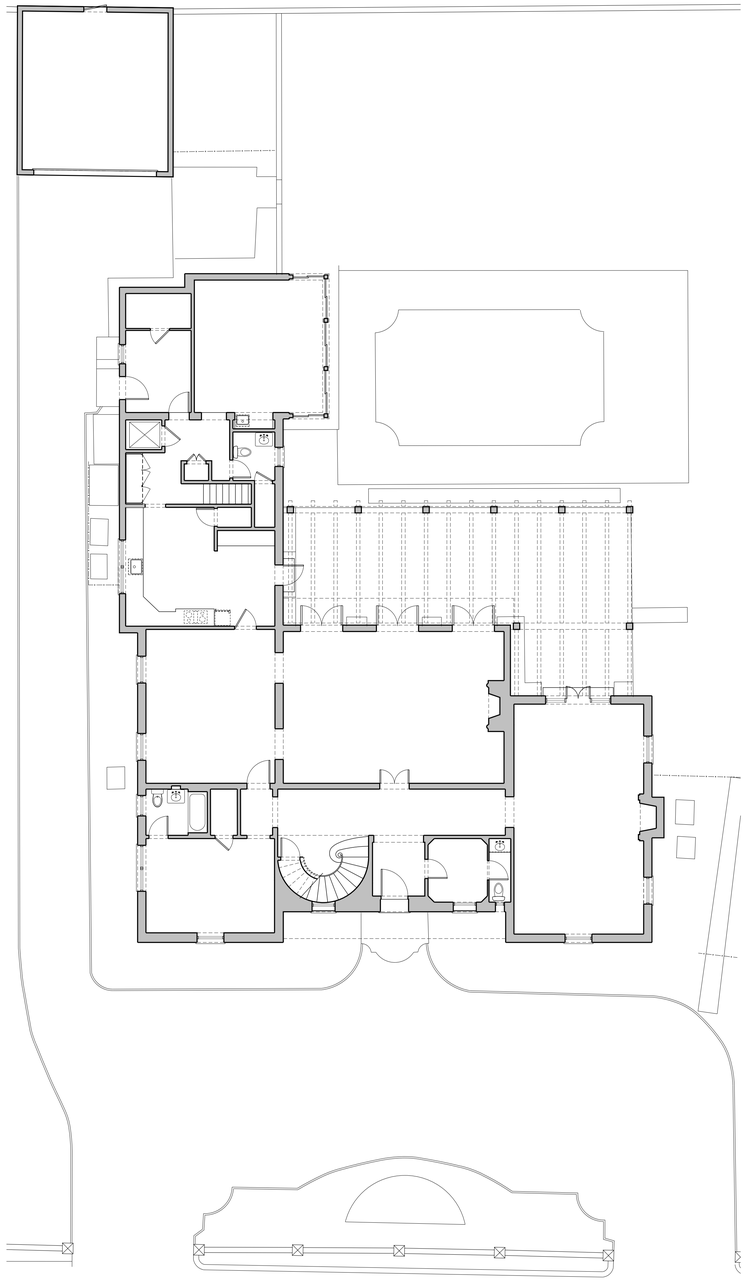


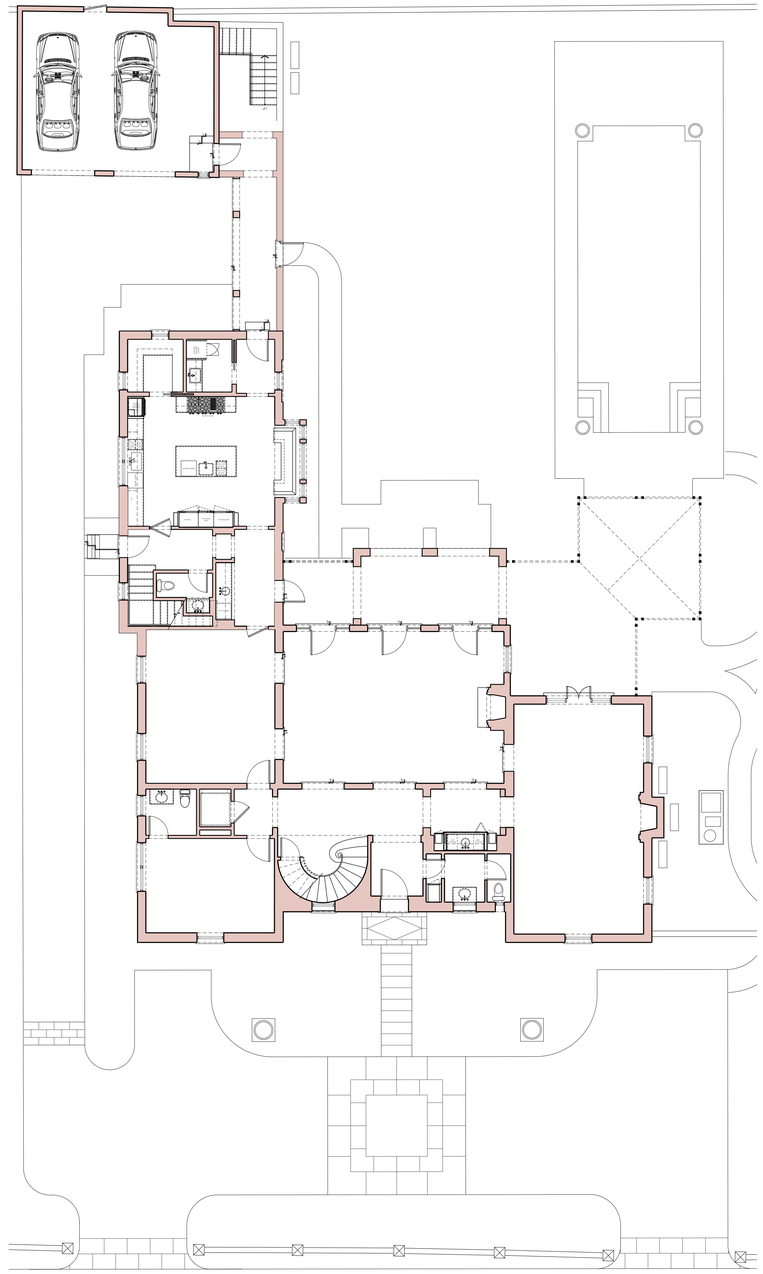
1 HISTORIC DOCUMENTATION OF FIRST FLOOR PLAN: HOWARD MAJOR ARCHITECT
1/8"=1'-0"



2 HISTORIC DOCUMENTATION OF FIRST FLOOR PLAN: ANGELO POBLETE ARCHITECT (1992)
1/8"=1'-0"



3 EXISTING FIRST FLOOR PLAN
1/8"=1'-0"



4 PROPOSED FIRST FLOOR PLAN
1/8"=1'-0"

NOTE: ELEVATIONS REFERENCED TO NAVD SURVEY ELEVATIONS

DRC FINAL SUBMITTAL	06/30/2025
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LANDMARKS CASE #: COA-25-0013

ZONING CASE #: ZON-25-0034

215 EL BRAVO WAY
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SHEET TITLE
HISTORIC DOCUMENTATION: FIRST FLOOR PLANS

DATE: JUNE 30, 2025	SHEET NO: HD-103
SCALE: 1/8" = 1'-0"	
BY: KC	

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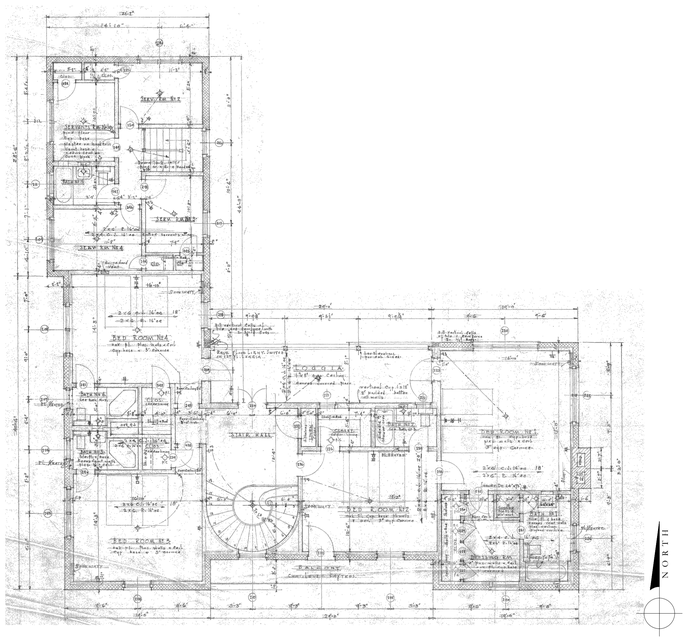
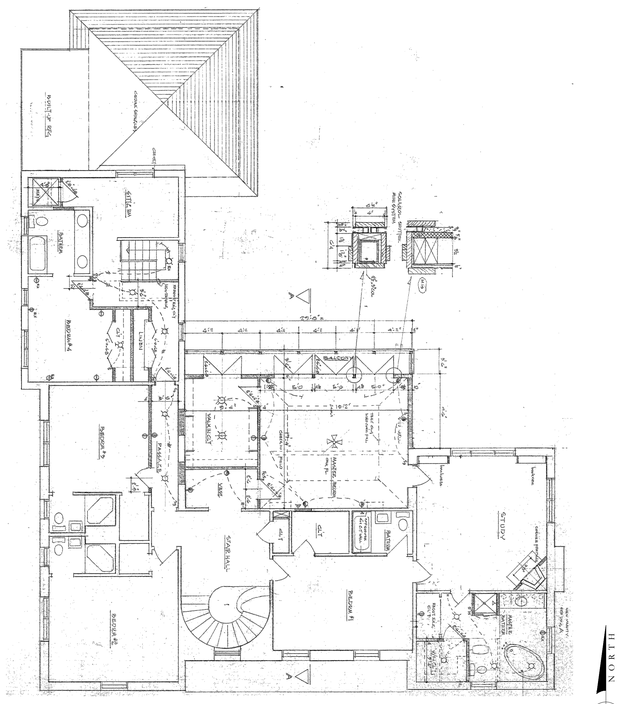
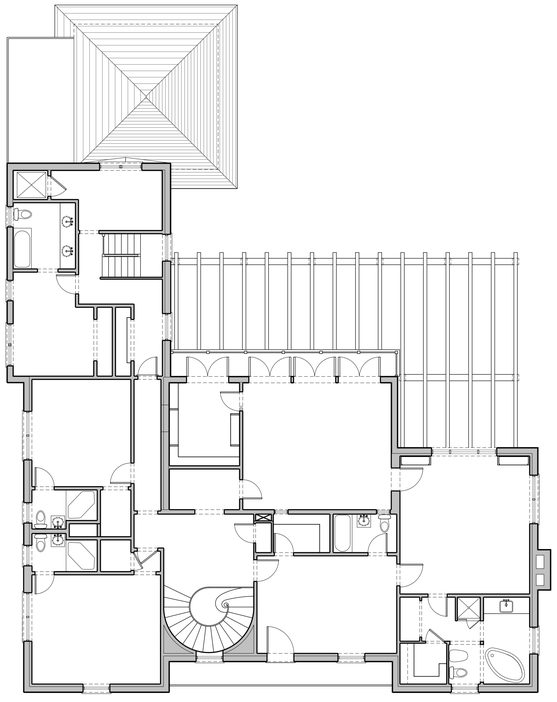


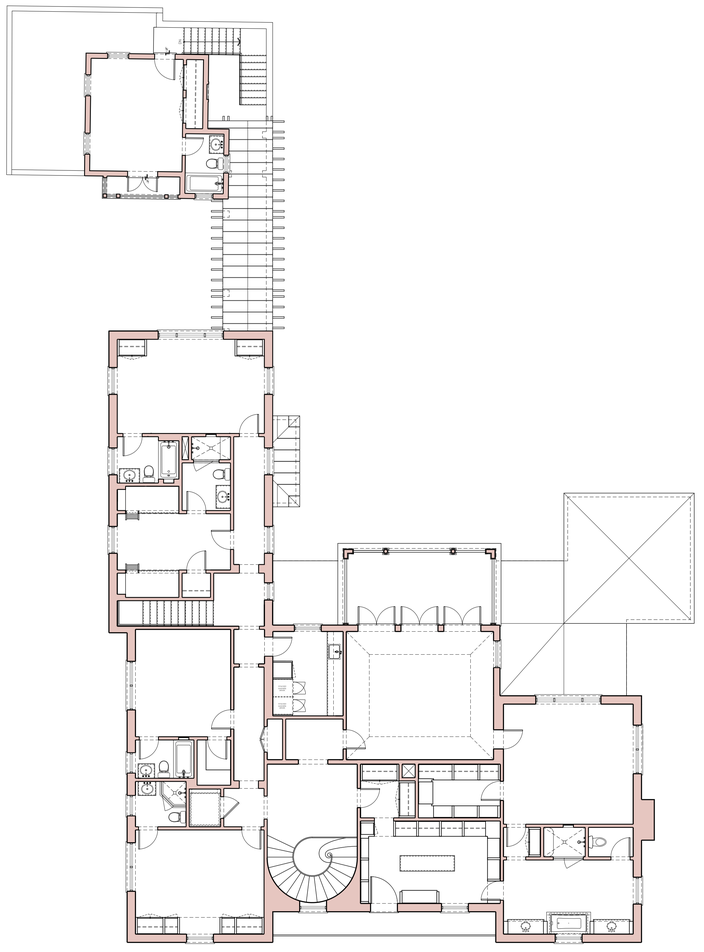
1 HISTORIC DOCUMENTATION OF SECOND FLOOR PLAN: HOWARD MAJOR ARCHITECT
1/8"=1'-0"



2 HISTORIC DOCUMENTATION OF SECOND FLOOR PLAN: ANGELO POBLETE ARCHITECT
1/8"=1'-0"



3 EXISTING SECOND FLOOR PLAN
1/8"=1'-0"



4 PROPOSED SECOND FLOOR PLAN
1/8"=1'-0"

NOTE: ELEVATIONS REFERENCED TO NAVD SURVEY ELEVATIONS

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DRC SECOND SUBMITTAL SET	06/02/2025
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LANDMARKS CASE #: COA-25-0013

ZONING CASE #: ZON-25-0034

215 EL BRAVO WAY
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SHEET TITLE
HISTORIC DOCUMENTATION: SECOND FLOOR PLANS

DATE: JUNE 30, 2025	SHEET NO: HD-104
SCALE: 1/8" = 1'-0"	
BY: KC	

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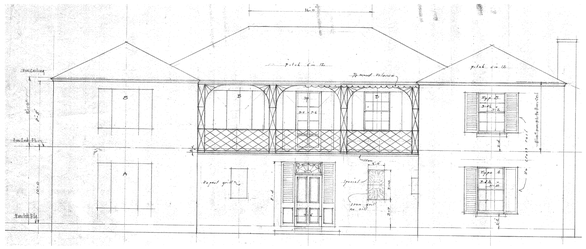
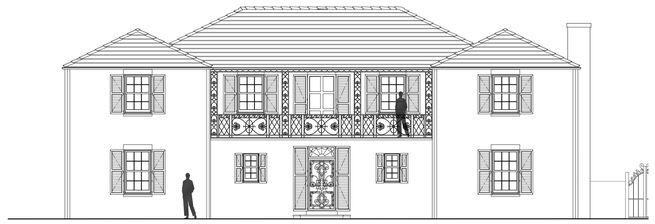
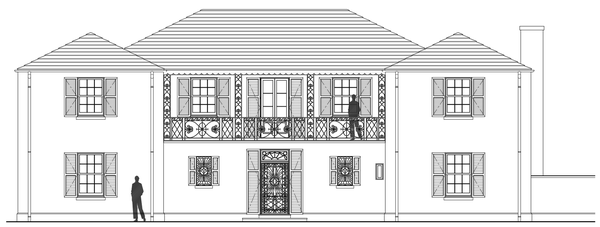


1 HISTORIC DOCUMENTATION OF SOUTH ELEVATION: HOWARD MAJOR ARCHITECT
1/8"=1'-0"



2 EXISTING SOUTH ELEVATION
1/8"=1'-0"



2 PROPOSED SOUTH ELEVATION
1/8"=1'-0"

NOTE: ELEVATIONS REFERENCED TO NAVD SURVEY ELEVATIONS

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DRC SECOND SUBMITTAL SET	06/02/2025
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LANDMARKS
CASE #:
COA-25-0013

ZONING
CASE #:
ZON-25-0034

215 EL BRAVO WAY
PALM BEACH, FL 33480

SHEET TITLE
HISTORIC DOCUMENTATION: SOUTH ELEVATIONS

DATE
JUNE 30, 2025

SCALE
1/8"=1'-0"

BY
KC

SHEET NO
HD-110

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1 HISTORIC DOCUMENTATION OF EAST ELEVATION: HOWARD MAJOR ARCHITECT
1/8"=1'-0"



2 HISTORIC DOCUMENTATION OF EAST SECTION : ANGELO POBLETE ARCHITECT (1992)
1/8"=1'-0"



3 EXISTING EAST ELEVATION
1/8"=1'-0"



4 PROPOSED EAST ELEVATION
1/8"=1'-0"

NOTE: ELEVATIONS REFERENCED TO NAVD SURVEY ELEVATIONS

DRC FINAL SUBMITTAL	06/30/2025
DRC SECOND SUBMITTAL SET	06/02/2025
DRC FIRST SUBMITTAL SET	05/15/2025
DRC PRE-APP MEETING SET	05/05/2025

LANDMARKS CASE #: COA-25-0013

ZONING CASE #: ZON-25-0034

215 EL BRAVO WAY
PALM BEACH, FL 33480

SHEET TITLE
HISTORIC DOCUMENTATION: EAST ELEVATIONS

DATE
JUNE 30, 2025

SCALE
1/8"=1'-0"

BY
KC

SHEET NO
HD-111

FAIRFAX & SAMMONS
NEW YORK - PALM BEACH

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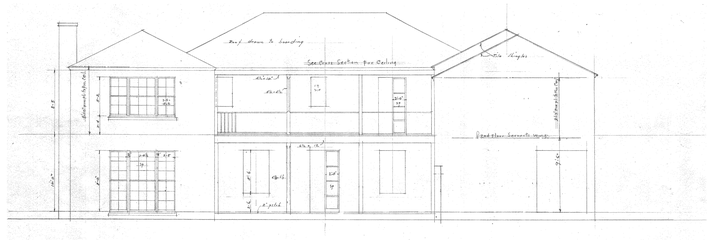

1 HISTORIC DOCUMENTATION OF NORTH ELEVATION: HOWARD MAJOR ARCHITECT
1/8"=1'-0"



2 HISTORIC DOCUMENTATION OF NORTH ELEVATION : ANGELO POBLETE ARCHITECT (1992)
1/8"=1'-0"



3 EXISTING NORTH ELEVATION
1/8"=1'-0"



4 PROPOSED NORTH ELEVATION
1/8"=1'-0"

NOTE: ELEVATIONS REFERENCED TO NAVD SURVEY ELEVATIONS

DRC FINAL SUBMITTAL	06/30/2025
DRC SECOND SUBMITTAL SET	06/02/2025
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LANDMARKS
CASE #:
COA-25-0013

ZONING
CASE #:
ZON-25-0034

215 EL BRAVO WAY
PALM BEACH, FL 33480

SHEET TITLE
HISTORIC DOCUMENTATION: NORTH ELEVATIONS

DATE
JUNE 30, 2025

SCALE
1/8"=1'-0"

BY
KC

SHEET NO
HD-112

FAIRFAX & SAMMONS
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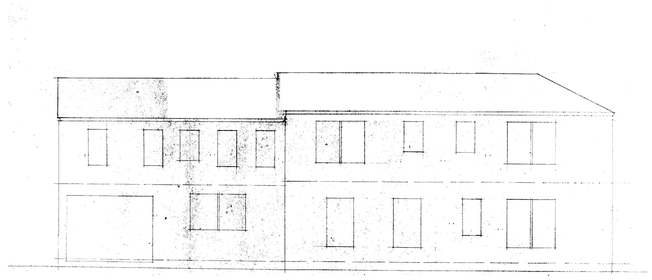
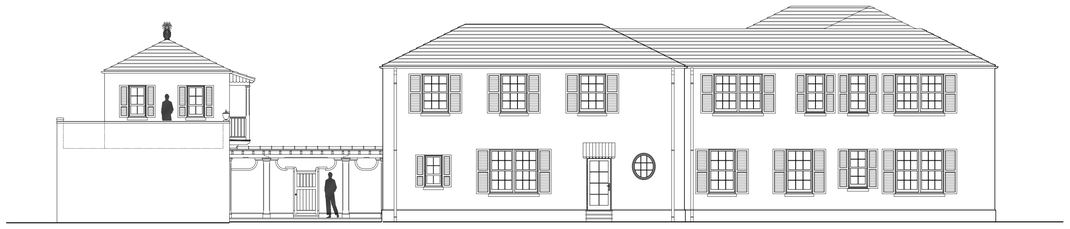


1 HISTORIC DOCUMENTATION OF WEST ELEVATION: HOWARD MAJOR ARCHITECT
1/8"=1'-0"



2 EXISTING WEST ELEVATION
1/8"=1'-0"



2 PROPOSED WEST ELEVATION
1/8"=1'-0"

NOTE: ELEVATIONS REFERENCED TO NAVD SURVEY ELEVATIONS

DRC FINAL SUBMITTAL	06/30/2025
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LANDMARKS CASE #: COA-25-0013

ZONING CASE #: ZON-25-0034

215 EL BRAVO WAY
PALM BEACH, FL 33480

SHEET TITLE
HISTORIC DOCUMENTATION: WEST ELEVATIONS

DATE
JUNE 30, 2025

SCALE
1/8"=1'-0"

BY
KC

SHEET NO
HD-113

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NOTE: ELEVATIONS REFERENCED TO NAVD SURVEY ELEVATIONS

PROPERTY LINE

SETBACK LINE

40'-4⅝"

45'-0¼"

22'-0⅛"

20'-6¼"

20'-5⅛"

1 STORY GARAGE

22'-0½"

SETBACK LINE

8'-6¼"

13'-7⅛"

5'-2⅝"

19'-0"

29'-0"

19'-1"

42'-1½"

STUDY

BATH

CLOSET

VESTIBULE

DINING

KITCHEN

ELEVATOR

UTILITY

STORAGE

HALL

STO.

BATH

POOL PAVILION

FOYER

HALL

LIVING ROOM

POWDER RM.

LOGGIA

POOL

SITTING ROOM

13'-7¾"

5'-3½"

13'-2¾"

24'-8⅜"

11'-5⅛"

18'-11¾"

SETBACK LINE

SETBACK LINE

PROPERTY LINE

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

NORTH

DRC FINAL SUBMITTAL	06/30/2025
DRC SECOND SUBMITTAL SET	06/02/2025
DRC FIRST SUBMITTAL SET	05/15/2025
DRC PRE-APP MEETING SET	05/05/2025

LANDMARKS
CASE #:
COA-25-0013

ZONING
CASE #:
ZON-25-0034

215 EL BRAVO WAY
PALM BEACH, FL 33480

SHEET TITLE
EXISTING
FIRST FLOOR PLAN

DATE	SHEET NO
JUNE 30, 2025	EX-100
SCALE: 1/4"=1'-0"	
BY: KC	

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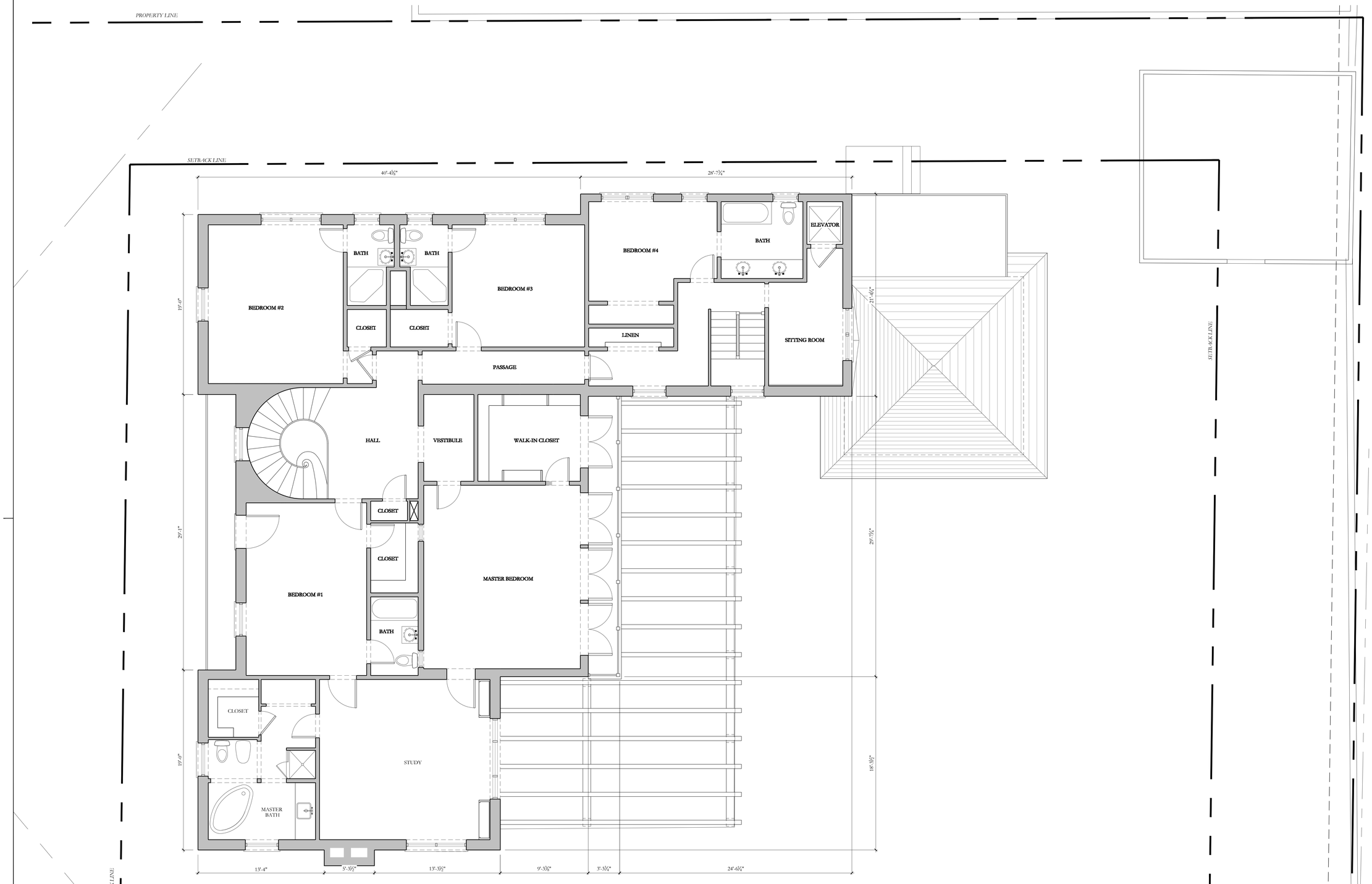

1 EXISTING SECOND FLOOR PLAN
1/4"=1'-0"

NORTH

NOTE: ELEVATIONS REFERENCED TO NAVD SURVEY ELEVATIONS

DRC FINAL SUBMITTAL	06/30/2025
DRC SECOND SUBMITTAL SET	06/02/2025
DRC FIRST SUBMITTAL SET	05/15/2025
DRC PRE-APP MEETING SET	05/05/2025

LANDMARKS
CASE #:
COA-25-0013

ZONING
CASE #:
ZON-25-0034

215 EL BRAVO WAY
PALM BEACH, FL 33480

SHEET TITLE
EXISTING
SECOND FLOOR PLAN

DATE
JUNE 30, 2025

SCALE
1/4"=1'-0"

BY
SPB/KC

SHEET NO
EX-101

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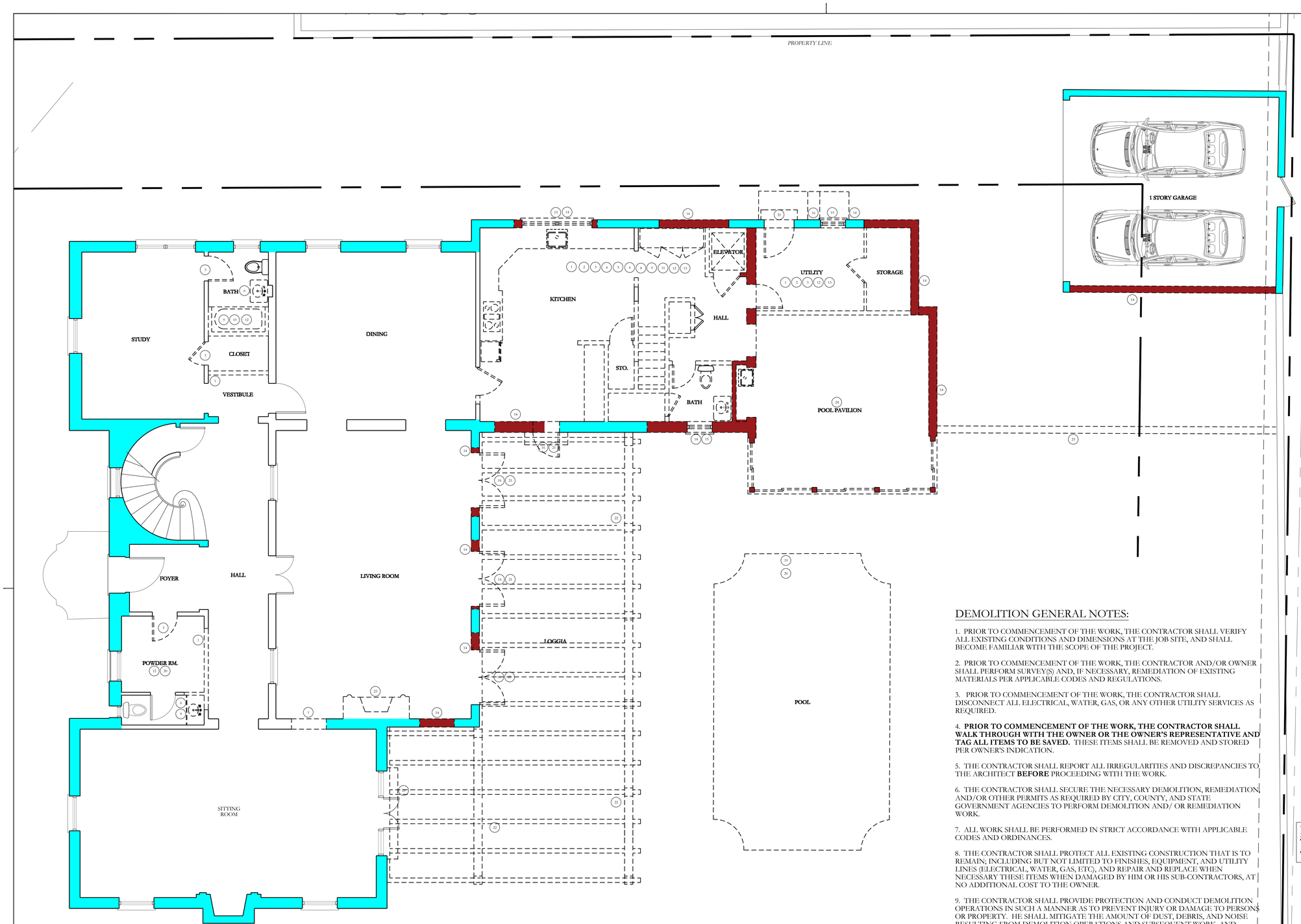

1 FIRST FLOOR MATERIALS REMOVAL PLAN
1/4"=1'-0"

NORTH

DEMOLITION KEYNOTES:

1. REMOVE DASHED PORTION OF INTERIOR PARTITION WALL
2. REMOVE SOFFIT (DASHED), FRAMING, & LIGHTING (IF APPLICABLE)
3. REMOVE INTERIOR DOOR & JAMB. SALVAGE DOOR(S) & HARDWARE
4. REMOVE CASED OPENING JAMB & TRIM
5. REMOVE INTERIOR STEPS
6. REMOVE CABINETRY, COUNTERTOP & BACKSPLASH. SALVAGE CABINETRY & DECORATIVE HARDWARE (IF APPLICABLE)
7. REMOVE CLOSET ROD, BRACKETS, AND/OR SHELVES
8. REMOVE & SALVAGE APPLIANCES
9. REMOVE & SALVAGE PLUMBING FIXTURES. CAP ALL PLUMBING FITTINGS (TYP.)
10. REMOVE TUB/SHOWER ENCLOSURE, & ANY ASSOCIATED CURBS, DECKS, SEATS, & FRAMED OR BUILT-UP AREAS
11. REMOVE & SALVAGE DECORATIVE LIGHTING FIXTURES. REMOVE RECESSED LIGHTING FIXTURES
12. REMOVE ALL INTERIOR FINISH MATERIALS FROM ROOM (FLOOR, WALLS, CEILING, TRIM, ETC). SALVAGE TRIM.
13. REMOVE CROWN, BASE, CASING, AND OTHER TRIM THROUGHOUT ROOM
14. REMOVE BLACK HATCH PORTION OF EXTERIOR WALL (SEE PROPOSED FLOOR PLAN FOR DIMENSIONS). SHORE UP AS NEEDED & COVER OPENING (COORD. W/STRUC. ENGINEER).
15. REMOVE WINDOW, SHORE UP AS NEEDED & COVER OPENING (COORD. W/ STRUC. ENGINEER).
16. REMOVE EXTERIOR DOOR, SHORE UP AS NEEDED & COVER OPENING (COORD. W/ STRUC. ENGINEER).
17. REMOVE GARAGE DOOR, SHORE UP AS NEEDED & COVER OPENING (COORD. W/ STRUC. ENGINEER).
18. REMOVE BEAMS & RAFTERS ABOVE, SHORE UP AS NEEDED & COVER OPENING (COORD. W/ STRUC. ENGINEER.)
19. REMOVE STONE/TILE HARDSCAPE.
20. REMOVE POOL
21. REMOVE EXTERIOR STEPS
22. REMOVE WOODEN PERGOLA & POSTS
23. REMOVE FIREPLACE MANTEL
24. REMOVE ENTIRE POOL PAVILION
25. REMOVED DASHED PORTION OF THE SITE WALL

DEMOLITION KEY:

- EXISTING EXTERIOR WALL TO REMAIN
- EXISTING EXTERIOR WALL TO BE REMOVED
- EXISTING WINDOW TO BE REMOVED
- EXISTING EXTERIOR DOOR TO BE REMOVED
- EXISTING INTERIOR WALL (OR OTHER MATERIALS) TO BE REMOVED
- EXISTING INTERIOR WALL (OR OTHER MATERIALS) TO REMAIN

NOTE: MATERIALS REPLACING THOSE REMOVED ARE SHOWN ON THE PROPOSED FLOOR PLANS.

DEMOLITION GENERAL NOTES:

1. PRIOR TO COMMENCEMENT OF THE WORK, THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AT THE JOB SITE, AND SHALL BECOME FAMILIAR WITH THE SCOPE OF THE PROJECT.

2. PRIOR TO COMMENCEMENT OF THE WORK, THE CONTRACTOR AND/OR OWNER SHALL PERFORM SURVEY(S) AND, IF NECESSARY, REMEDIATION OF EXISTING MATERIALS PER APPLICABLE CODES AND REGULATIONS.

3. PRIOR TO COMMENCEMENT OF THE WORK, THE CONTRACTOR SHALL DISCONNECT ALL ELECTRICAL, WATER, GAS, OR ANY OTHER UTILITY SERVICES AS REQUIRED.

4. **PRIOR TO COMMENCEMENT OF THE WORK, THE CONTRACTOR SHALL WALK THROUGH WITH THE OWNER OR THE OWNER'S REPRESENTATIVE AND TAG ALL ITEMS TO BE SAVED.** THESE ITEMS SHALL BE REMOVED AND STORED PER OWNER'S INDICATION.

5. THE CONTRACTOR SHALL REPORT ALL IRREGULARITIES AND DISCREPANCIES TO THE ARCHITECT **BEFORE** PROCEEDING WITH THE WORK.

6. THE CONTRACTOR SHALL SECURE THE NECESSARY DEMOLITION, REMEDIATION, AND/OR OTHER PERMITS AS REQUIRED BY CITY, COUNTY, AND STATE GOVERNMENT AGENCIES TO PERFORM DEMOLITION AND/ OR REMEDIATION WORK.

7. ALL WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH APPLICABLE CODES AND ORDINANCES.

8. THE CONTRACTOR SHALL PROTECT ALL EXISTING CONSTRUCTION THAT IS TO REMAIN; INCLUDING BUT NOT LIMITED TO FINISHES, EQUIPMENT, AND UTILITY LINES (ELECTRICAL, WATER, GAS, ETC), AND REPAIR AND REPLACE WHEN NECESSARY THESE ITEMS WHEN DAMAGED BY HIM OR HIS SUB-CONTRACTORS, AT NO ADDITIONAL COST TO THE OWNER.

9. THE CONTRACTOR SHALL PROVIDE PROTECTION AND CONDUCT DEMOLITION OPERATIONS IN SUCH A MANNER AS TO PREVENT INJURY OR DAMAGE TO PERSONS OR PROPERTY. HE SHALL MITIGATE THE AMOUNT OF DUST, DEBRIS, AND NOISE RESULTING FROM DEMOLITION OPERATIONS AND SUBSEQUENT WORK, AND SHALL LEAVE THE JOBSITE DAILY IN A CLEAN AND ACCEPTABLE MANNER.

10. THE CONTRACTOR SHALL REMOVE ALL EXISTING CONSTRUCTION NOT REQUIRED FOR REUSE OR REINSTALLATION, INCLUDING BUT NOT LIMITED TO PARTITIONS, DOORS, HARDWARE, FLOORS, CEILINGS, ELECTRICAL, MECHANICAL, PLUMBING, GAS, AND RELATED EQUIPMENT.

11. THE CONTRACTOR SHALL REMOVE MASONRY IN SMALL SECTIONS, AND SHALL UTILIZE BRACING AND SHORING WHERE NECESSARY TO AVOID DAMAGE TO THE STRUCTURE.

12. THE CONTRACTOR SHALL SALVAGE EXISTING DOOR & WINDOW HARDWARE AND EXISTING LIGHTING FIXTURES FOR RE-USE.

13. ALL BUILDING FOUNDATIONS (FOOTINGS AND STEM WALLS), FLOOR SLABS, AND HEADER/TIE SHALL BE RETAINED IN PLACE, WITH THE ONLY EXCEPTIONS AT THOSE EXTERIOR WALLS THAT ARE TO BE REMOVED IN THEIR ENTIRETY.

NOTE: ELEVATIONS REFERENCED TO NAVD SURVEY ELEVATIONS

DRC FINAL SUBMITTAL	06/30/2025
DRC SECOND SUBMITTAL SET	06/02/2025
DRC FIRST SUBMITTAL SET	05/15/2025
DRC PRE-APP MEETING SET	05/05/2025

LANDMARKS CASE #: COA-25-0013

ZONING CASE #: ZON-25-0034

215 EL BRAVO WAY
PALM BEACH, FL 33480

SHEET TITLE
FIRST FLOOR MATERIALS REMOVAL PLAN

DATE: JUNE 30, 2025	SHEET NO: D-100
SCALE: 1/4"=1'-0"	
BY: SPB/KC	

FAIRFAX & SAMMONS
NEW YORK – PALM BEACH
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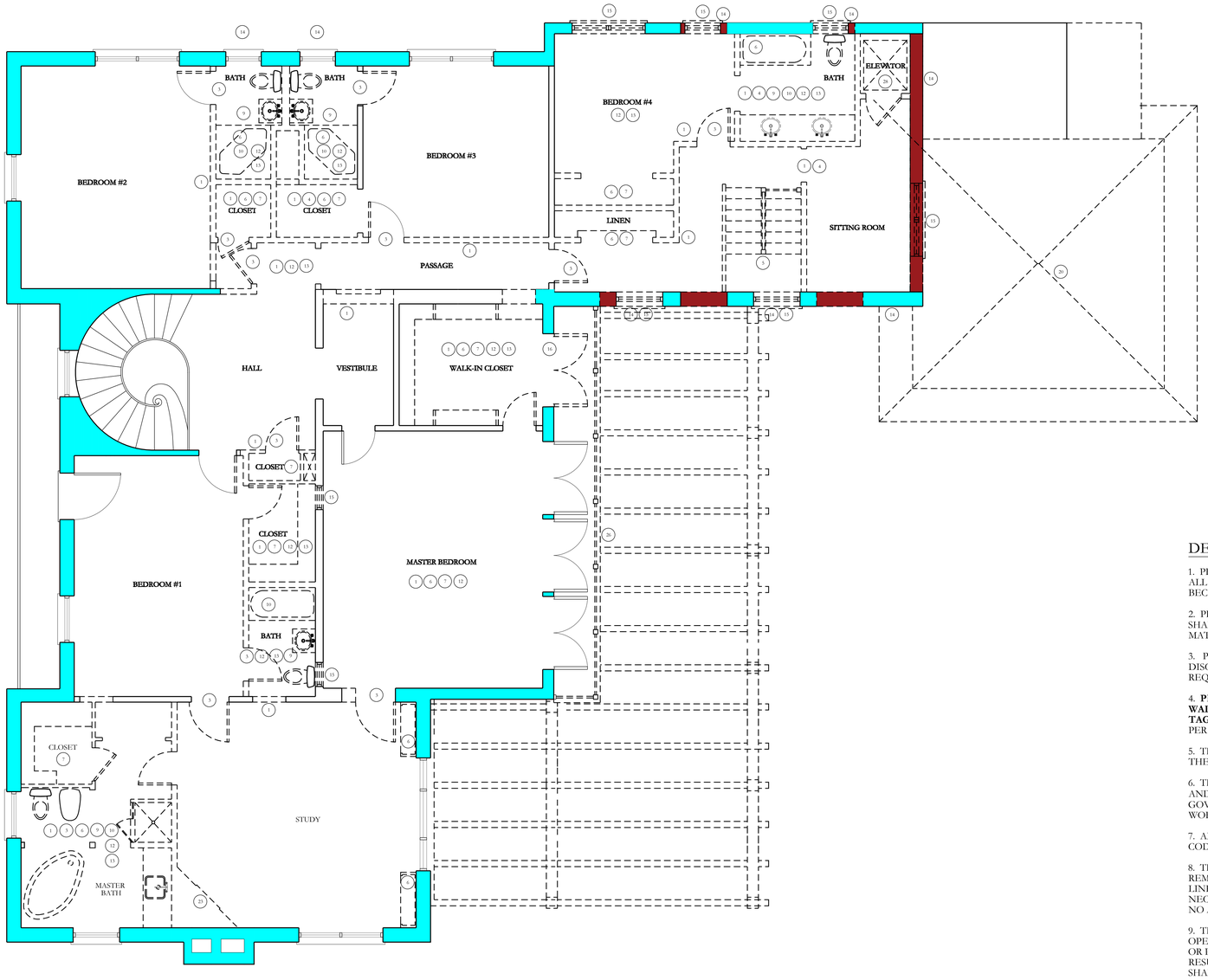

1 SECOND FLOOR MATERIALS REMOVAL PLAN
1/4"=1'-0"

NORTH

DEMOLITION KEYNOTES:

1. REMOVE DASHED PORTION OF INTERIOR PARTITION WALL
2. REMOVE SOFFIT (DASHED), FRAMING, & LIGHTING (IF APPLICABLE)
3. REMOVE INTERIOR DOOR & JAMB. SALVAGE DOOR(S) & HARDWARE
4. REMOVE CASED OPENING JAMB & TRIM
5. REMOVE INTERIOR STEPS
6. REMOVE CABINETRY, COUNTERTOP & BACKSPLASH. SALVAGE CABINETRY & DECORATIVE HARDWARE (IF APPLICABLE)
7. REMOVE CLOSET ROD, BRACKETS, AND/OR SHELVES
8. REMOVE & SALVAGE APPLIANCES
9. REMOVE & SALVAGE PLUMBING FIXTURES. CAP ALL PLUMBING FITTINGS (TYP.)
10. REMOVE TUB/SHOWER ENCLOSURE, & ANY ASSOCIATED CURBS, DECKS, SEATS, & FRAMED OR BUILT-UP AREAS
11. REMOVE & SALVAGE DECORATIVE LIGHTING FIXTURES. REMOVE RECESSED LIGHTING FIXTURES
12. REMOVE ALL INTERIOR FINISH MATERIALS FROM ROOM (FLOOR, WALLS, CEILING, TRIM, ETC). SALVAGE TRIM.
13. REMOVE CROWN, BASE, CASING, AND OTHER TRIM THROUGHOUT ROOM
14. REMOVE BLACK HATCH PORTION OF EXTERIOR WALL (SEE PROPOSED FLOOR PLAN FOR DIMENSIONS). SHORE UP AS NEEDED & COVER OPENING (COORD. W/STRUC. ENGINEER).
15. REMOVE WINDOW, SHORE UP AS NEEDED & COVER OPENING (COORD. W/ STRUC. ENGINEER).
16. REMOVE EXTERIOR DOOR, SHORE UP AS NEEDED & COVER OPENING (COORD. W/ STRUC. ENGINEER).
17. REMOVE GARAGE DOOR, SHORE UP AS NEEDED & COVER OPENING (COORD. W/ STRUC. ENGINEER).
18. REMOVE BEAMS & RAFTERS ABOVE, SHORE UP AS NEEDED & COVER OPENING (COORD. W/ STRUC. ENGINEER.)
19. REMOVE STONE/TILE HARDSCAPE.
20. REMOVE POOL
21. REMOVE EXTERIOR STEPS
22. REMOVE WOODEN PERGOLA & POSTS
23. REMOVE FIREPLACE MANTEL
24. REMOVE ENTIRE POOL PAVILION
25. REMOVED DASHED PORTION OF THE SITE WALL
26. REMOVE RAILING AND PORTION OF BALCONY, (SEE PROPOSED FLOOR PLAN FOR DIMENSIONS). SHORE UP AS NEEDED
27. REMOVE PORTION OF THE PARAPET
28. REMOVE ELEVATOR

DEMOLITION GENERAL NOTES:

1. PRIOR TO COMMENCEMENT OF THE WORK, THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AT THE JOB SITE, AND SHALL BECOME FAMILIAR WITH THE SCOPE OF THE PROJECT.

2. PRIOR TO COMMENCEMENT OF THE WORK, THE CONTRACTOR AND/OR OWNER SHALL PERFORM SURVEY(S) AND, IF NECESSARY, REMEDIATION OF EXISTING MATERIALS PER APPLICABLE CODES AND REGULATIONS.

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4. **PRIOR TO COMMENCEMENT OF THE WORK, THE CONTRACTOR SHALL WALK THROUGH WITH THE OWNER OR THE OWNER'S REPRESENTATIVE AND TAG ALL ITEMS TO BE SAVED.** THESE ITEMS SHALL BE REMOVED AND STORED PER OWNER'S INDICATION.

5. THE CONTRACTOR SHALL REPORT ALL IRREGULARITIES AND DISCREPANCIES TO THE ARCHITECT **BEFORE** PROCEEDING WITH THE WORK.

6. THE CONTRACTOR SHALL SECURE THE NECESSARY DEMOLITION, REMEDIATION, AND/OR OTHER PERMITS AS REQUIRED BY CITY, COUNTY, AND STATE GOVERNMENT AGENCIES TO PERFORM DEMOLITION AND/ OR REMEDIATION WORK.

7. ALL WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH APPLICABLE CODES AND ORDINANCES.

8. THE CONTRACTOR SHALL PROTECT ALL EXISTING CONSTRUCTION THAT IS TO REMAIN; INCLUDING BUT NOT LIMITED TO FINISHES, EQUIPMENT, AND UTILITY LINES (ELECTRICAL, WATER, GAS, ETC), AND REPAIR AND REPLACE WHEN NECESSARY THESE ITEMS WHEN DAMAGED BY HIM OR HIS SUB-CONTRACTORS, AT NO ADDITIONAL COST TO THE OWNER.

9. THE CONTRACTOR SHALL PROVIDE PROTECTION AND CONDUCT DEMOLITION OPERATIONS IN SUCH A MANNER AS TO PREVENT INJURY OR DAMAGE TO PERSONS OR PROPERTY. HE SHALL MITIGATE THE AMOUNT OF DUST, DEBRIS, AND NOISE RESULTING FROM DEMOLITION OPERATIONS AND SUBSEQUENT WORK, AND SHALL LEAVE THE JOBSITE DAILY IN A CLEAN AND ACCEPTABLE MANNER.

10. THE CONTRACTOR SHALL REMOVE ALL EXISTING CONSTRUCTION NOT REQUIRED FOR REUSE OR REINSTALLATION, INCLUDING BUT NOT LIMITED TO PARTITIONS, DOORS, HARDWARE, FLOORS, CEILINGS, ELECTRICAL, MECHANICAL, PLUMBING, GAS, AND RELATED EQUIPMENT.

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DEMOLITION KEY:

- EXISTING EXTERIOR WALL TO REMAIN
- EXISTING EXTERIOR WALL TO BE REMOVED
- EXISTING WINDOW TO BE REMOVED
- EXISTING EXTERIOR DOOR TO BE REMOVED
- EXISTING INTERIOR WALL (OR OTHER MATERIALS) TO BE REMOVED
- EXISTING INTERIOR WALL (OR OTHER MATERIALS) TO REMAIN

NOTE: MATERIALS REPLACING THOSE REMOVED ARE SHOWN ON THE PROPOSED FLOOR PLANS.

NOTE: ELEVATIONS REFERENCED TO NAVD SURVEY ELEVATIONS

DRC FINAL SUBMITTAL	06/30/2025
DRC SECOND SUBMITTAL SET	06/02/2025
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LANDMARKS CASE #: COA-25-0013

ZONING CASE #: ZON-25-0034

215 EL BRAVO WAY
PALM BEACH, FL 33480

SHEET TITLE
SECOND FLOOR MATERIALS REMOVAL PLAN

DATE: JUNE 30, 2025	SHEET NO: D-101
SCALE: 1/4"=1'-0"	
BY: SPB/KC	

FAIRFAX & SAMMONS
NEW YORK • PALM BEACH
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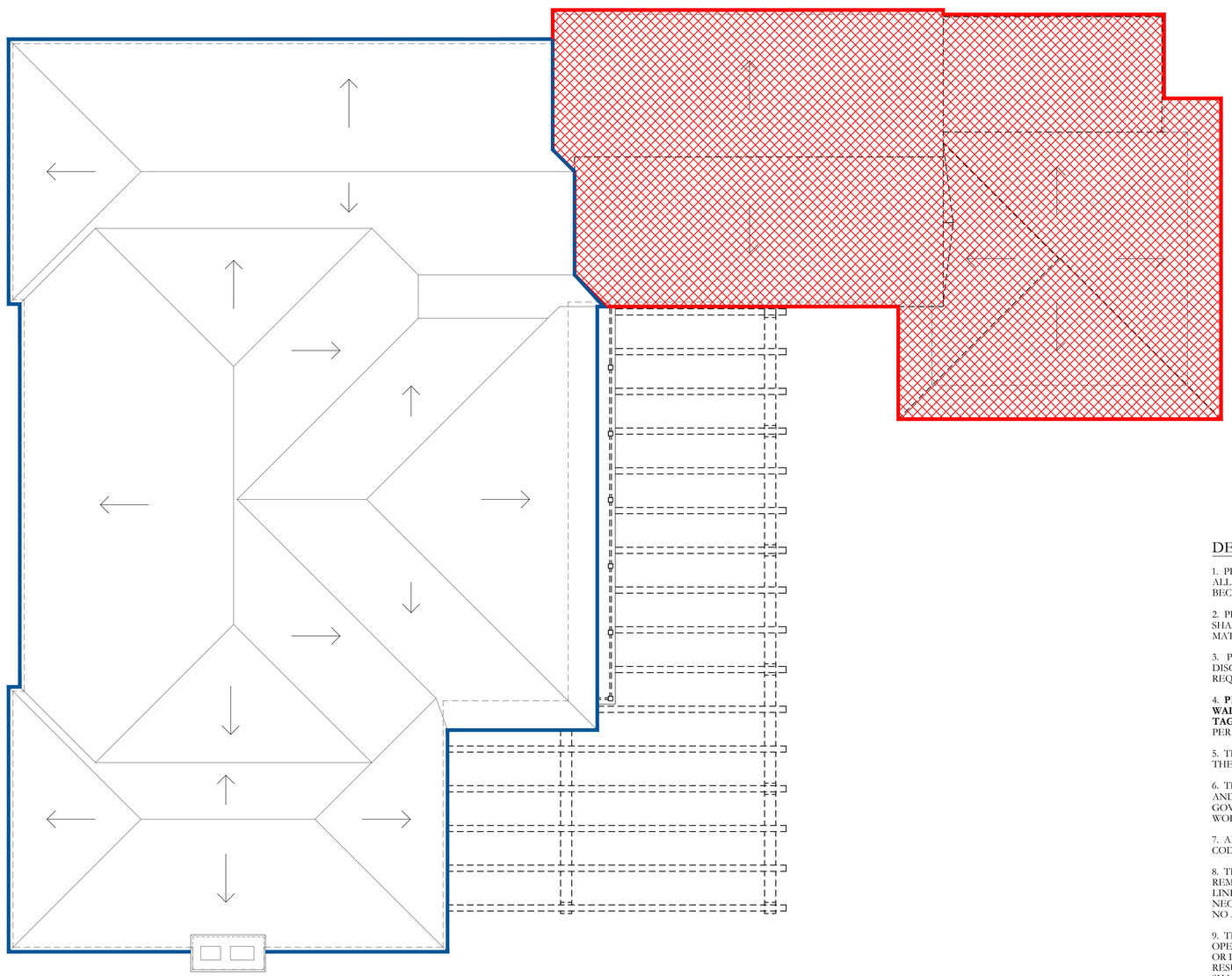
PROPERTY LINE



1 SECOND FLOOR MATERIALS REMOVAL PLAN
1/4"=1'-0"

NORTH

NOTE: ELEVATIONS REFERENCED TO NAVD SURVEY ELEVATIONS

DEMOLITION KEY:

EXISTING ROOF TO REMAIN

EXISTING ROOF TO BE REMOVED

ROOF CALCULATIONS:

TOTAL ROOF AREA TO REMAIN:	3,160 SQ. FT.
TOTAL ROOF AREA TO BE DEMOLISHED:	1,238 SQ. FT.
TOTAL ROOF AREA:	4,398SQ. FT.
PERCENTAGE OF EXISTING ROOF AREA TO BE DEMOLISHED:	28 %

DEMOLITION GENERAL NOTES:

1. PRIOR TO COMMENCEMENT OF THE WORK, THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AT THE JOB SITE, AND SHALL BECOME FAMILIAR WITH THE SCOPE OF THE PROJECT.

2. PRIOR TO COMMENCEMENT OF THE WORK, THE CONTRACTOR AND/OR OWNER SHALL PERFORM SURVEY(S) AND, IF NECESSARY, REMEDIATION OF EXISTING MATERIALS PER APPLICABLE CODES AND REGULATIONS.

3. PRIOR TO COMMENCEMENT OF THE WORK, THE CONTRACTOR SHALL DISCONNECT ALL ELECTRICAL, WATER, GAS, OR ANY OTHER UTILITY SERVICES AS REQUIRED.

4. **PRIOR TO COMMENCEMENT OF THE WORK, THE CONTRACTOR SHALL WALK THROUGH WITH THE OWNER OR THE OWNER'S REPRESENTATIVE AND TAG ALL ITEMS TO BE SAVED.** THESE ITEMS SHALL BE REMOVED AND STORED PER OWNER'S INDICATION.

5. THE CONTRACTOR SHALL REPORT ALL IRREGULARITIES AND DISCREPANCIES TO THE ARCHITECT **BEFORE** PROCEEDING WITH THE WORK.

6. THE CONTRACTOR SHALL SECURE THE NECESSARY DEMOLITION, REMEDIATION AND/OR OTHER PERMITS AS REQUIRED BY CITY, COUNTY, AND STATE GOVERNMENT AGENCIES TO PERFORM DEMOLITION AND/ OR REMEDIATION WORK.

7. ALL WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH APPLICABLE CODES AND ORDINANCES.

8. THE CONTRACTOR SHALL PROTECT ALL EXISTING CONSTRUCTION THAT IS TO REMAIN; INCLUDING BUT NOT LIMITED TO FINISHES, EQUIPMENT, AND UTILITY LINES (ELECTRICAL, WATER, GAS, ETC), AND REPAIR AND REPLACE WHEN NECESSARY THESE ITEMS WHEN DAMAGED BY HIM OR HIS SUB-CONTRACTORS, AT NO ADDITIONAL COST TO THE OWNER.

9. THE CONTRACTOR SHALL PROVIDE PROTECTION AND CONDUCT DEMOLITION OPERATIONS IN SUCH A MANNER AS TO PREVENT INJURY OR DAMAGE TO PERSONS OR PROPERTY. HE SHALL MITIGATE THE AMOUNT OF DUST, DEBRIS, AND NOISE RESULTING FROM DEMOLITION OPERATIONS AND SUBSEQUENT WORK, AND SHALL LEAVE THE JOBSITE DAILY IN A CLEAN AND ACCEPTABLE MANNER.

10. THE CONTRACTOR SHALL REMOVE ALL EXISTING CONSTRUCTION NOT REQUIRED FOR REUSE OR REINSTALLATION, INCLUDING BUT NOT LIMITED TO PARTITIONS, DOORS, HARDWARE, FLOORS, CEILINGS, ELECTRICAL, MECHANICAL, PLUMBING, GAS, AND RELATED EQUIPMENT.

11. THE CONTRACTOR SHALL REMOVE MASONRY IN SMALL SECTIONS, AND SHALL UTILIZE BRACING AND SHORING WHERE NECESSARY TO AVOID DAMAGE TO THE STRUCTURE.

12. THE CONTRACTOR SHALL SALVAGE EXISTING DOOR & WINDOW HARDWARE AND EXISTING LIGHTING FIXTURES FOR RE-USE.

13. ALL BUILDING FOUNDATIONS (FOOTINGS AND STEM WALLS), FLOOR SLABS, AND HEADER/TIE SHALL BE RETAINED IN PLACE, WITH THE ONLY EXCEPTIONS AT THOSE EXTERIOR WALLS THAT ARE TO BE REMOVED IN THEIR ENTIRETY.

NOTE: MATERIALS REPLACING THOSE REMOVED ARE SHOWN ON THE PROPOSED FLOOR PLANS.

DRC FINAL SUBMITTAL	06/30/2025
DRC SECOND SUBMITTAL SET	06/02/2025
DRC FIRST SUBMITTAL SET	05/15/2025
DRC PRE-APP MEETING SET	05/05/2025

LANDMARKS CASE #: COA-25-0013

ZONING CASE #: ZON-25-0034

215 EL BRAVO WAY
PALM BEACH, FL 33480

SHEET TITLE
SECOND FLOOR MATERIALS REMOVAL PLAN

DATE: JUNE 30, 2025	SHEET NO: D-101
SCALE: 1/4"=1'-0"	
BY: SPB/KC	

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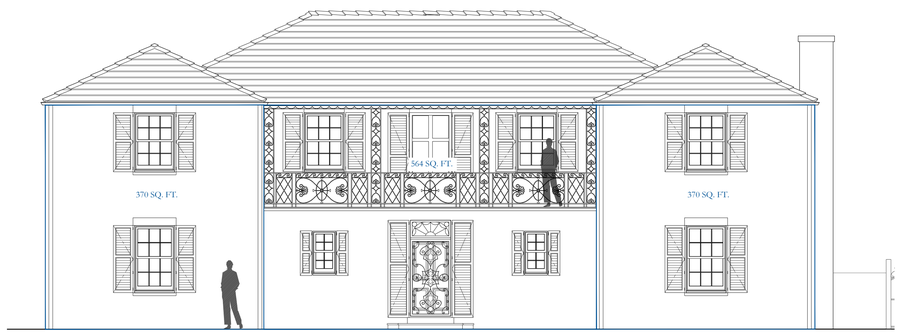


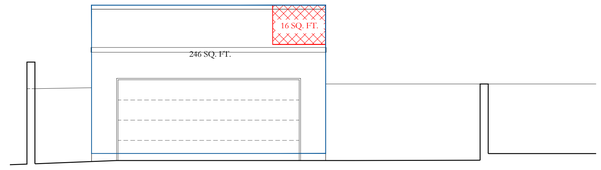
1 PROPOSED DEMOLITION OF EXISTING MAIN HOUSE SOUTH ELEVATION(NO CHANGE)
3/16"=1'-0"

MAIN HOUSE SOUTH ELEVATION DEMOLITION CALCULATIONS:

TOTAL EXTERIOR WALL AREA TO REMAIN:	1,304 SQ. FT.
TOTAL EXISTING WALL AREA TO BE DEMOLISHED:	0 SQ. FT.
TOTAL EXISTING WALL AREA:	1,304 SQ. FT.
PERCENTAGE OF EXISTING WALL AREA TO BE DEMOLISHED:	0 %

GARAGE SOUTH ELEVATION DEMOLITION CALCULATIONS:

TOTAL EXTERIOR WALL AREA TO REMAIN:	246 SQ. FT.
TOTAL EXISTING WALL AREA TO BE DEMOLISHED:	16 SQ. FT.
TOTAL EXISTING WALL AREA:	262 SQ. FT.
PERCENTAGE OF EXISTING WALL AREA TO BE DEMOLISHED:	6 %



5 PROPOSED DEMOLITION OF EXISTING GARAGE SOUTH ELEVATION
3/16"=1'-0"

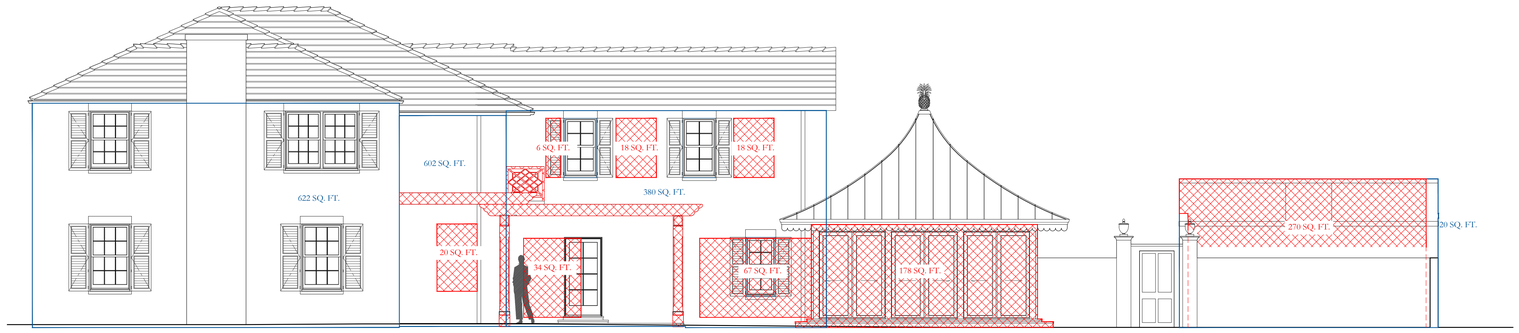
DEMOLITION KEY:

EXISTING EXTERIOR WALL TO REMAIN

EXISTING EXTERIOR WALL TO BE REMOVED

GENERAL NOTES:

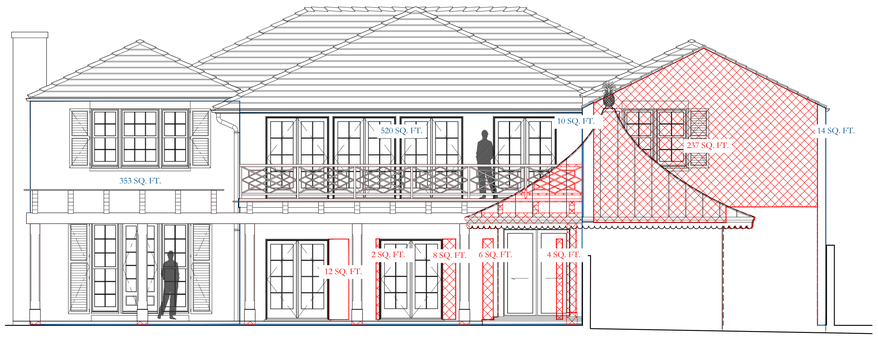
-SEE ROOF DEMOLITION PLAN (SHEET D-102) FOR PROPOSED ROOF AREAS TO BE DEMOLISHED
-ALL AREAS ARE APPROXIMATE



2 PROPOSED DEMOLITION OF EXISTING MAIN HOUSE EAST ELEVATION
3/16"=1'-0"

MAIN HOUSE EAST ELEVATION DEMOLITION CALCULATIONS:

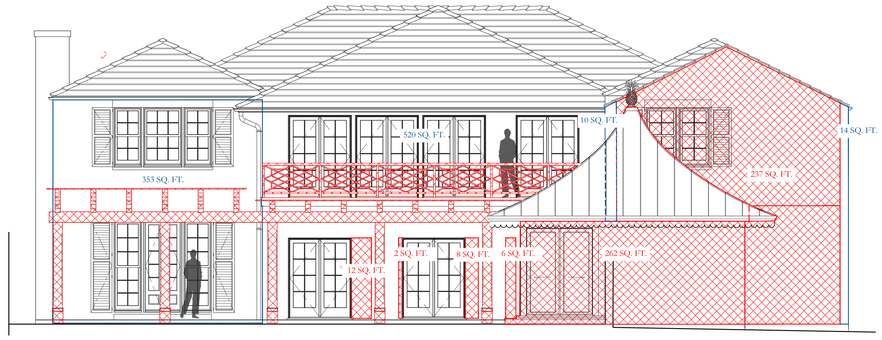
TOTAL EXTERIOR WALL AREA TO REMAIN:	1,172 SQ. FT.
TOTAL EXISTING WALL AREA TO BE DEMOLISHED:	611 SQ. FT.
TOTAL EXISTING WALL AREA:	1,783 SQ. FT.
PERCENTAGE OF EXISTING WALL AREA TO BE DEMOLISHED:	34 %



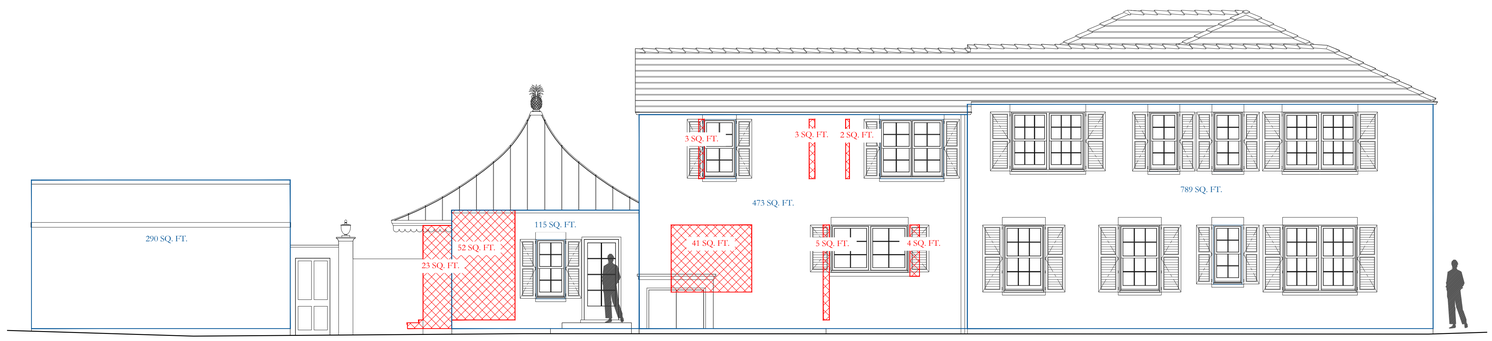
3 PROPOSED DEMOLITION OF EXISTING MAIN HOUSE NORTH ELEVATION
3/16"=1'-0"

MAIN HOUSE NORTH ELEVATION DEMOLITION CALCULATIONS:

TOTAL EXTERIOR WALL AREA TO REMAIN:	828 SQ. FT.
TOTAL EXISTING WALL AREA TO BE DEMOLISHED:	527 SQ. FT.
TOTAL EXISTING WALL AREA:	1,355 SQ. FT.
PERCENTAGE OF EXISTING WALL AREA TO BE DEMOLISHED:	38 %



6 PROPOSED DEMOLITION OF EXISTING NORTH ELEVATION WITH POOL PAVILION
3/16"=1'-0"



4 PROPOSED DEMOLITION OF EXISTING MAIN HOUSE WEST ELEVATION
3/16"=1'-0"

MAIN HOUSE SOUTH ELEVATION DEMOLITION CALCULATIONS:

TOTAL EXTERIOR WALL AREA TO REMAIN:	1,668 SQ. FT.
TOTAL EXISTING WALL AREA TO BE DEMOLISHED:	133 SQ. FT.
TOTAL EXISTING WALL AREA:	1,801 SQ. FT.
PERCENTAGE OF EXISTING WALL AREA TO BE DEMOLISHED:	7 %

NOTE: ELEVATIONS REFERENCED TO NAVD SURVEY ELEVATIONS

DRC FINAL SUBMITTAL	06/30/2025
DRC SECOND SUBMITTAL SET	06/02/2025
DRC FIRST SUBMITTAL SET	05/15/2025
DRC PRE-APP MEETING SET	05/05/2025

LANDMARKS CASE #: COA-25-0013

ZONING CASE #: ZON-25-0034

215 EL BRAVO WAY
PALM BEACH, FL 33480

SHEET TITLE
DEMOLITION / MATERIALS REMOVAL - ELEVATIONS

DATE: JUNE 30, 2025	SHEET NO: D-103
SCALE: 3/16" = 1'-0"	
BY: KC,SPB	

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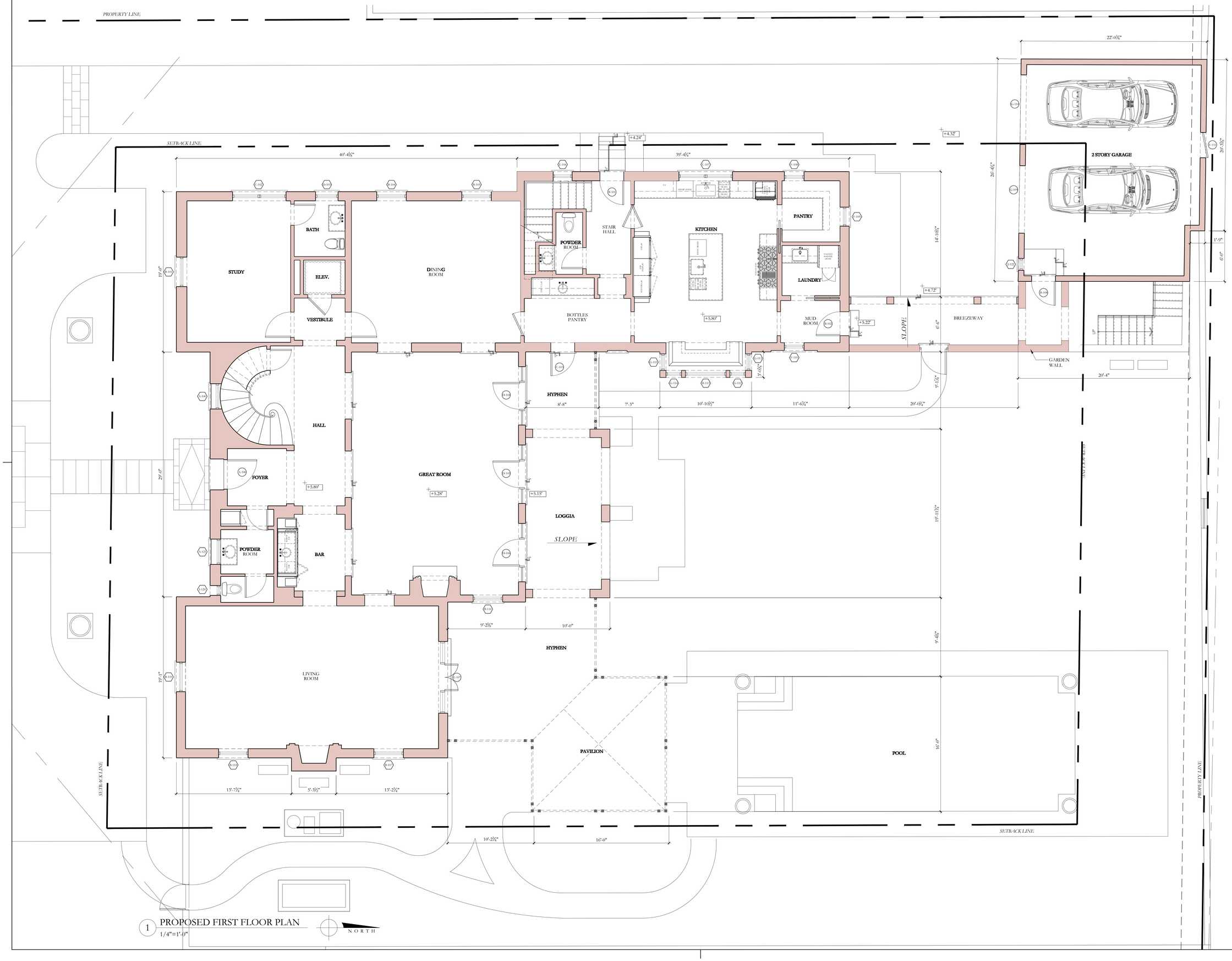
NOTE: ELEVATIONS REFERENCED TO NAVD SURVEY ELEVATIONS



1 PROPOSED FIRST FLOOR PLAN
1/4"=1'-0"

DRC FINAL SUBMITTAL	06/30/2025
DRC SECOND SUBMITTAL SET	06/02/2025
DRC FIRST SUBMITTAL SET	05/15/2025
DRC PRE-APP MEETING SET	05/05/2025

LANDMARKS
CASE #:
COA-25-0013

ZONING
CASE #:
ZON-25-0034

215 EL BRAVO WAY
PALM BEACH, FL 33480

SHEET TITLE
PROPOSED
FIRST FLOOR PLAN

DATE: JUNE 30, 2025	SHEET NO: A-100
SCALE: 1/4"=1'-0"	
BY: KC	

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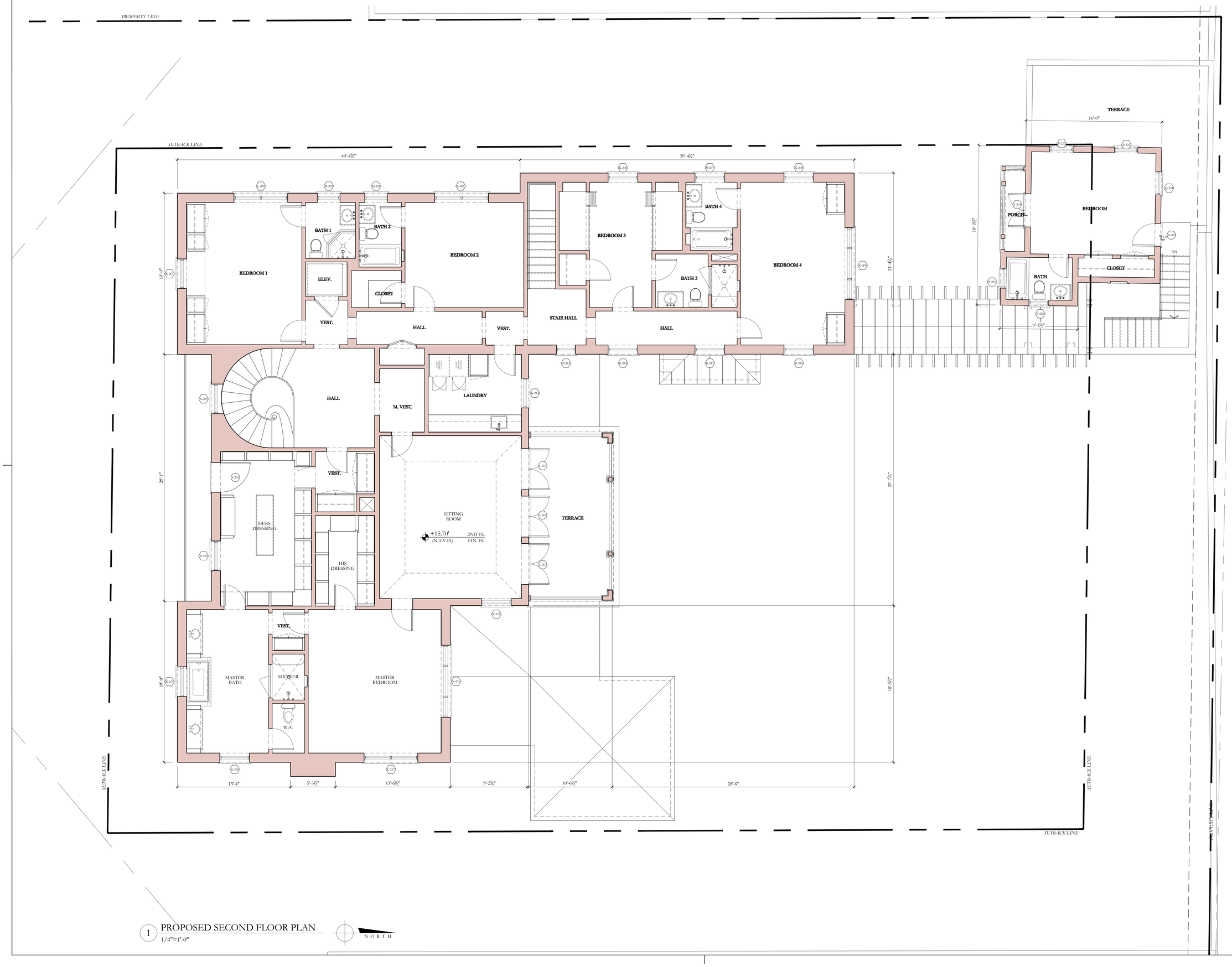

1 PROPOSED SECOND FLOOR PLAN
1/4"=1'-0"

NORTH

NOTE: ELEVATIONS REFERENCED TO NAVD SURVEY ELEVATIONS

DRC FINAL SUBMITTAL	06/30/2025
DRC SECOND SUBMITTAL SET	06/02/2025
DRC FIRST SUBMITTAL SET	05/15/2025
DRC PRE-APP MEETING SET	05/05/2025

LANDMARKS CASE #: COA-25-0013

ZONING CASE #: ZON-25-0034

215 EL BRAVO WAY
PALM BEACH, FL 33480

SHEET TITLE
PROPOSED SECOND FLOOR PLAN

DATE
JUNE 30, 2025

SCALE
1/4"=1'-0"

BY
KC

SHEET NO
A-101

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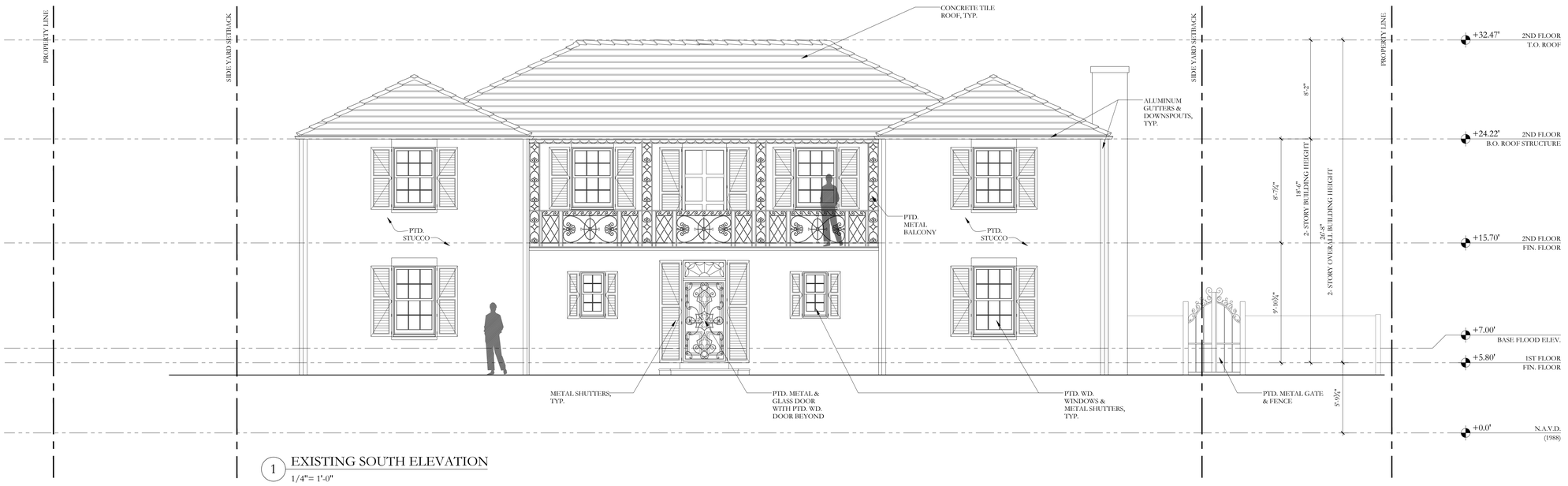

1 EXISTING SOUTH ELEVATION
1/4"= 1'-0"



2 PROPOSED SOUTH ELEVATION
1/4"= 1'-0"

NOTE: ELEVATIONS REFERENCED TO NAVD SURVEY ELEVATIONS

DRC FINAL SUBMITTAL	06/30/2025
DRC SECOND SUBMITTAL SET	06/02/2025
DRC FIRST SUBMITTAL SET	05/15/2025
DRC PRE-APP MEETING SET	05/05/2025

LANDMARKS CASE #: COA-25-0013

ZONING CASE #: ZON-25-0034

215 EL BRAVO WAY
PALM BEACH, FL 33480

SHEET TITLE
EXISTING & PROPOSED SOUTH ELEVATION

DATE: JUNE 30, 2025	SHEET NO: A-110
SCALE: 1/4"=1'-0"	
BY: KC,SPB	

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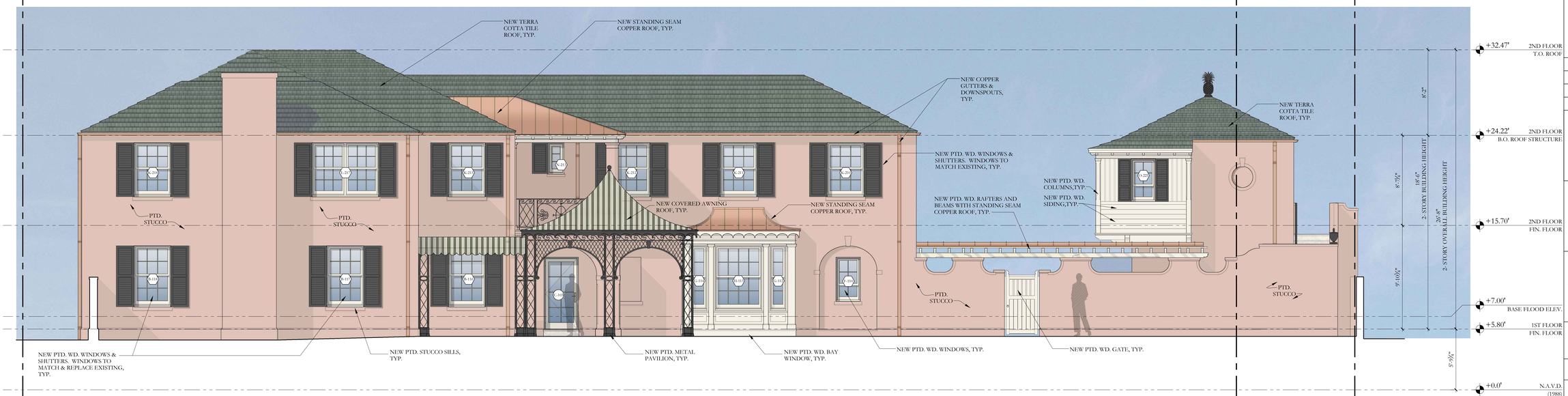
NOTE: ELEVATIONS REFERENCED TO NAVD SURVEY ELEVATIONS



1 EXISTING EAST ELEVATION

1/4"= 1'-0"



2 PROPOSED EAST ELEVATION

1/4"= 1'-0"

DRC FINAL SUBMITTAL	06/30/2025
DRC SECOND SUBMITTAL SET	06/02/2025
DRC FIRST SUBMITTAL SET	05/15/2025
DRC PRE-APP MEETING SET	05/05/2025

LANDMARKS CASE #: COA-25-0013

ZONING CASE #: ZON-25-0034

215 EL BRAVO WAY
PALM BEACH, FL 33480

SHEET TITLE
EXISTING & PROPOSED EAST ELEVATION

DATE	SHEET NO
JUNE 30, 2025	A-111
SCALE 1/4"=1'-0"	
BY KC,SPB	

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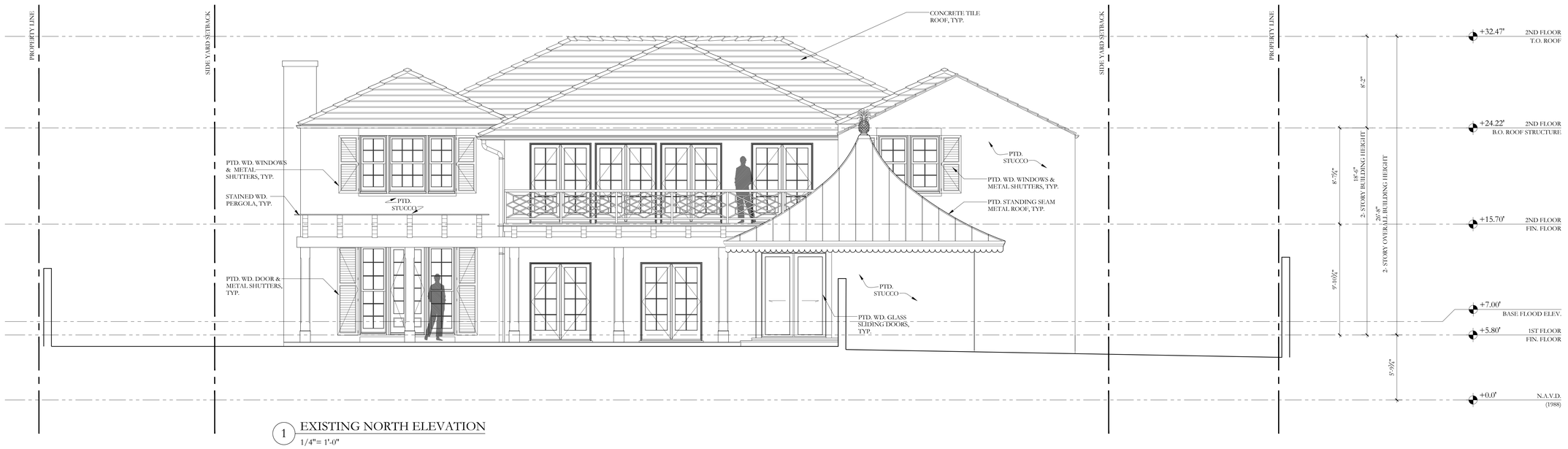
NOTE: ELEVATIONS REFERENCED TO NAVD SURVEY ELEVATIONS



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



2 PROPOSED NORTH ELEVATION
1/4"= 1'-0"

DRC FINAL SUBMITTAL	06/30/2025
DRC SECOND SUBMITTAL SET	06/02/2025
DRC FIRST SUBMITTAL SET	05/15/2025
DRC PRE-APP MEETING SET	05/05/2025

LANDMARKS CASE #: COA-25-0013

ZONING CASE #: ZON-25-0034

215 EL BRAVO WAY
PALM BEACH, FL 33480

SHEET TITLE
EXISTING & PROPOSED NORTH ELEVATION

DATE: JUNE 30, 2025	SHEET NO: A-112
SCALE: 1/4"=1'-0"	
BY: KC,SPB	

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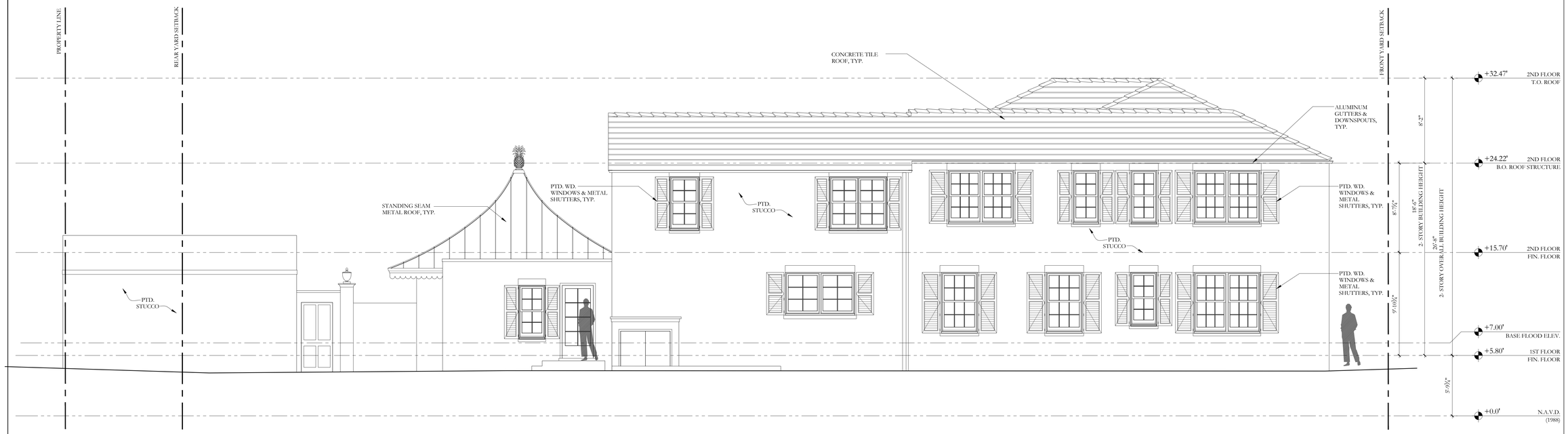
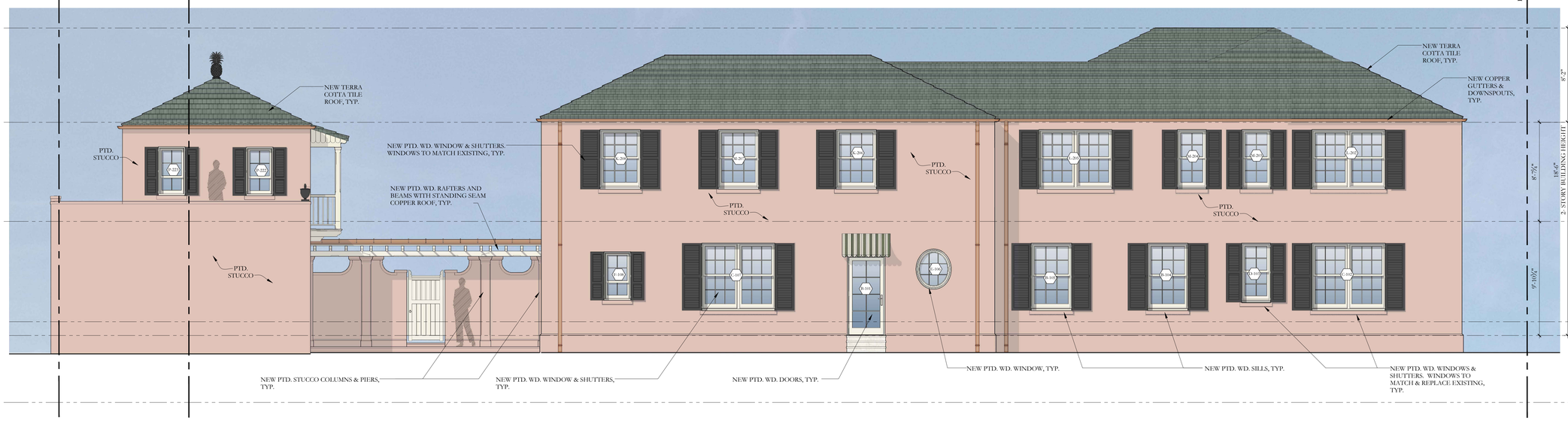


1 EXISTING WEST ELEVATION

1/4"= 1'-0"



2 PROPOSED WEST ELEVATION

1/4"= 1'-0"

DRC FINAL SUBMITTAL	06/30/2025
DRC SECOND SUBMITTAL SET	06/02/2025
DRC FIRST SUBMITTAL SET	05/15/2025
DRC PRE-APP MEETING SET	05/05/2025

LANDMARKS CASE #: COA-25-0013

ZONING CASE #: ZON-25-0034

215 EL BRAVO WAY
PALM BEACH, FL 33480

SHEET TITLE
EXISTING & PROPOSED WEST ELEVATION

DATE	SHEET NO
JUNE 30, 2025	A-113
SCALE 1/4"=1'-0"	
BY KC,SPB	

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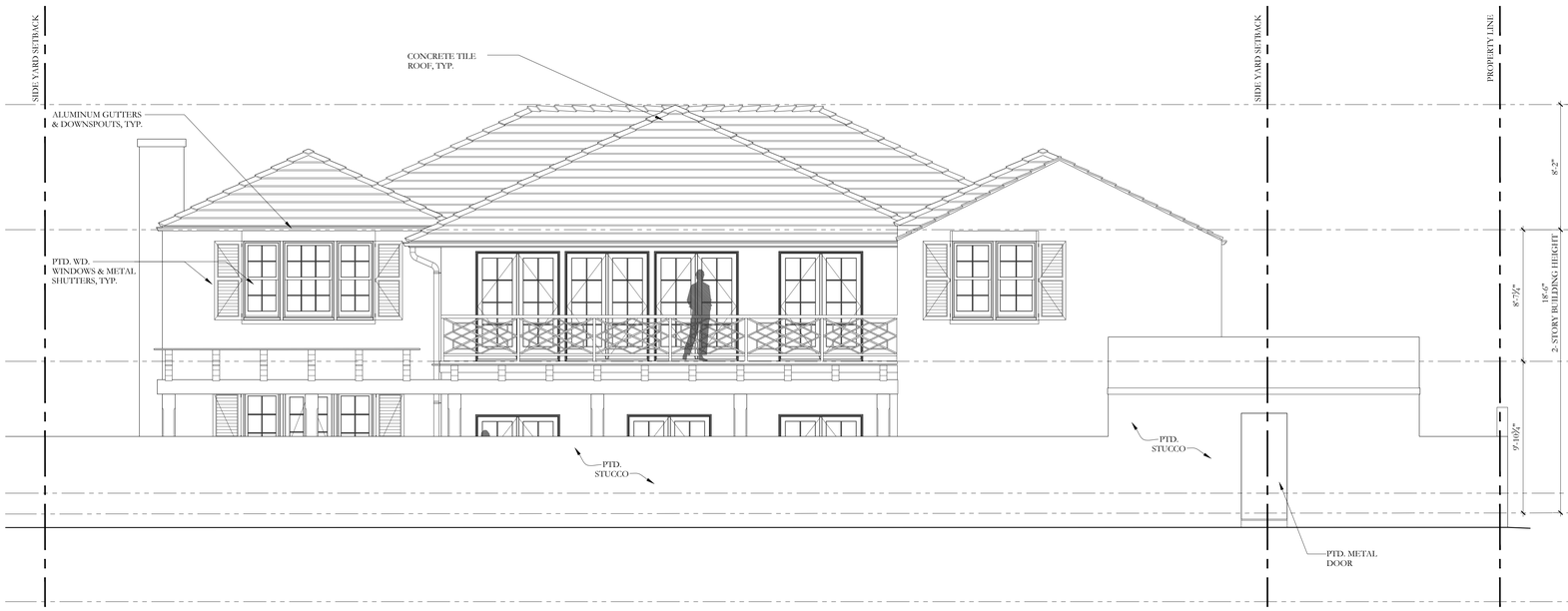
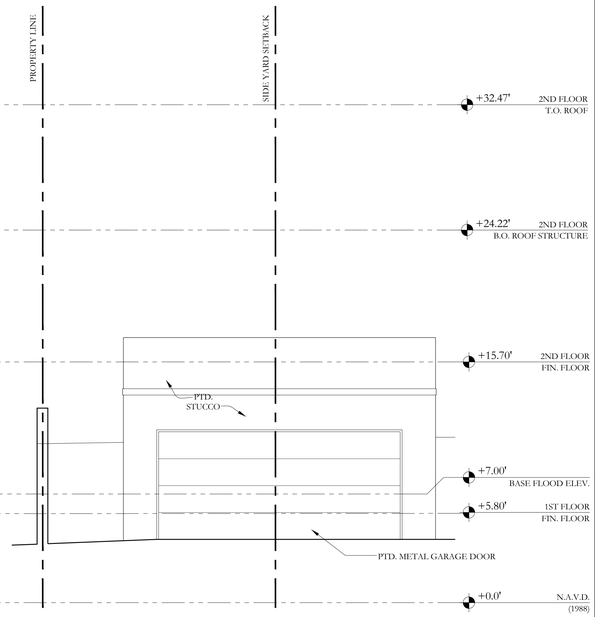
NOTE: ELEVATIONS REFERENCED TO NAVD SURVEY ELEVATIONS



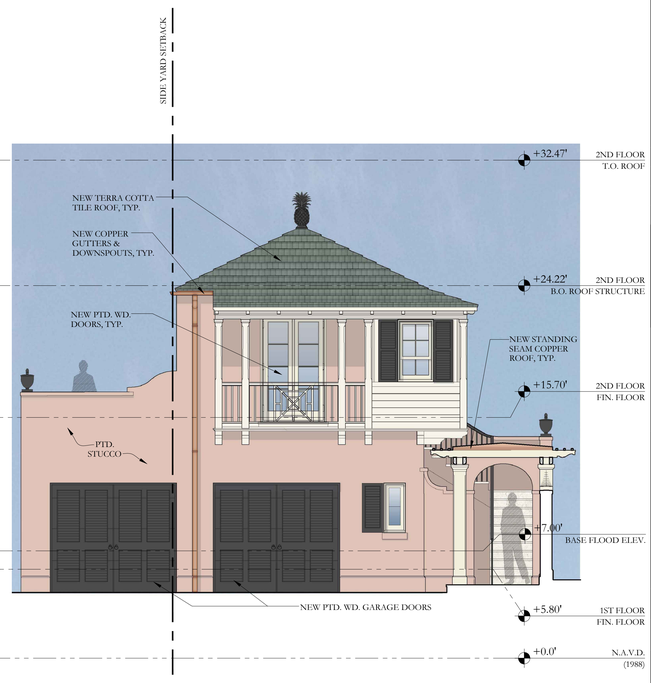
1 EXISTING NORTH ELEVATION(ISLAND RD.)
1/4"= 1'-0"



2 EXISTING GARAGE SOUTH ELEVATION
1/4"= 1'-0"



3 PROPOSED NORTH ELEVATION (ISLAND RD.)
1/4"= 1'-0"



4 PROPOSED GARAGE SOUTH ELEVATION
1/4"= 1'-0"

DRC FINAL SUBMITTAL	06/30/2025
DRC SECOND SUBMITTAL SET	06/02/2025
DRC FIRST SUBMITTAL SET	05/15/2025
DRC PRE-APP MEETING SET	05/05/2025

LANDMARKS CASE #: COA-25-0013

ZONING CASE #: ZON-25-0034

215 EL BRAVO WAY
PALM BEACH, FL 33480

SHEET TITLE
EXISTING & PROPOSED GARAGE NORTH &SOUTH ELEV.

DATE	SHEET NO
JUNE 30, 2025	A-114
SCALE 1/4"=1'-0"	
BY KC,SPB	

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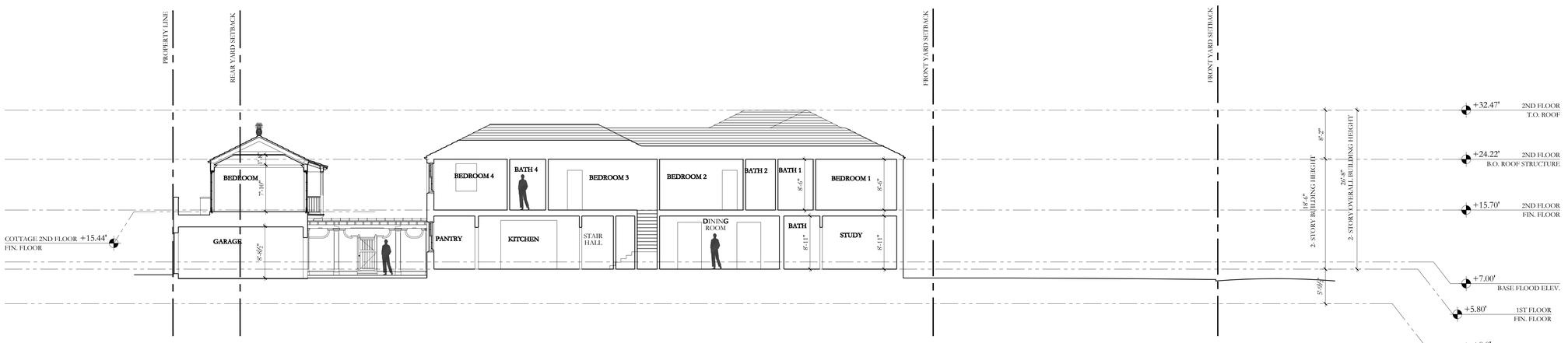
MATERIALS/CALLOUTS NOTE: SEE **ELEVATION SHEETS A-111** & A-113 FOR MATERIAL LABELS & WINDOW/DOOR CALLOUTS OF ALL PORTIONS OF DRAWING SHOWN IN ELEVATION, BUT NOT OTHERWISE LABELED.

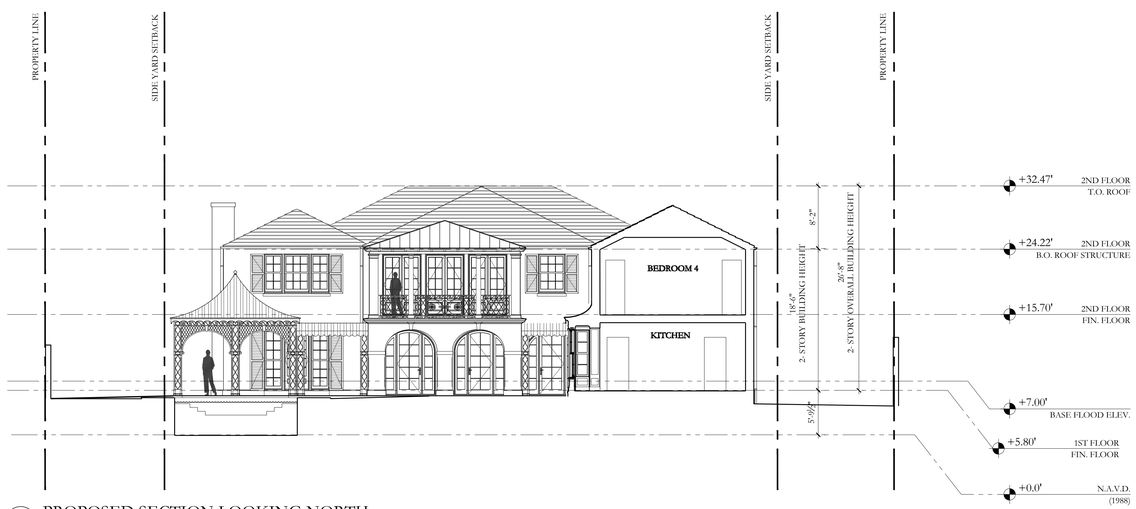
NOTE: ELEVATIONS REFERENCED TO NAVD SURVEY ELEVATIONS



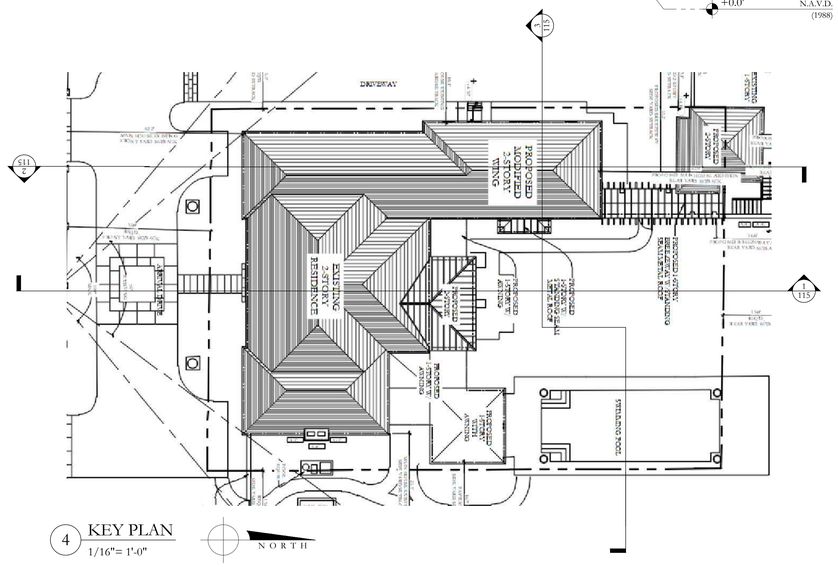
1 PROPOSED SECTION : LOOKING EAST
1/8"= 1'-0"

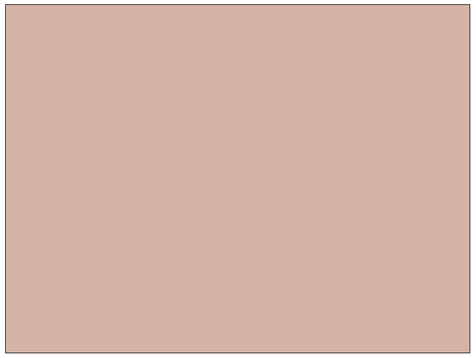


2 PROPOSED SECTION LOOKING WEST
1/8"= 1'-0"

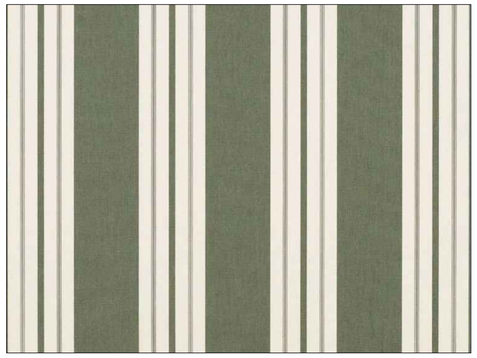


3 PROPOSED SECTION LOOKING NORTH
1/8"= 1'-0"


S11
S11
DRIVEWAY
PROPOSED MODIFIED 3 STORY WING
EXISTING 2 STORY RESIDENCE
PROPOSED 2 STORY ADDITION
PROPOSED 1 STORY ADDITION
PROPOSED 1 STORY ADDITION
PROPOSED 1



1 WALLS : PAINTED STUCCO WALLS
BENJAMIN MOORE CHIPPENDALE ROSETONE HC-58



2 AWNING FABRIC
SUNBRELLA FERN CLASSIC



3 ROOF TILES
LUDOWICI FOREST GREEN BLEND M11/M9 SPOT, CLASSIC 14 FLAT INTERLOCKING TILE



4 WOODEN SHUTTER- PRECEDENT
BENJAMIN MOORE BLACK 2132-10



5 METAL WORK
BENJAMIN MOORE BLACK 2132-10



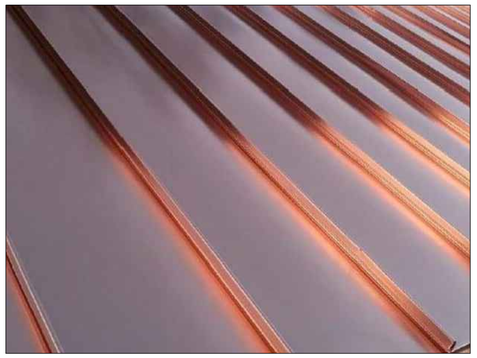
6 PAINTED WOOD FINISH
BENJAMIN MOORE IVORY WHITE 925



7 PAINTED WOOD PERGOLA
BENJAMIN MOORE IVORY WHITE 925



8 HARDSCAPE
CORALSTONE



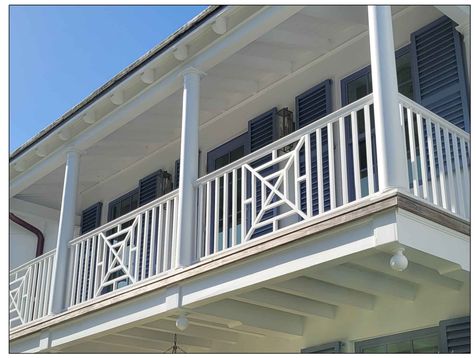
9 METAL ROOFS
STANDING SEAM COPPER ROOF



10 PAINTED WOOD GARAGE DOOR-PRECEDENT
BENJAMIN MOORE BLACK 2132-10



11 PAINTED METAL WORK - PRECEDENT
BENJAMIN MOORE BLACK 2132-10



12 PAINTED WOOD RAILING
BENJAMIN MOORE IVORY WHITE 925

NOTE: ELEVATIONS REFERENCED TO NAVD SURVEY ELEVATIONS

DRC FINAL SUBMITTAL	06/30/2025
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LANDMARKS CASE #: COA-25-0013

ZONING CASE #: ZON-25-0034

215 EL BRAVO WAY
PALM BEACH, FL 33480

SHEET TITLE
MATERIALS AND COLORS PALETTE

DATE: JUNE 30, 2025	SHEET NO: A-220
SCALE: N.T.S.	
BY: MR,SPB	

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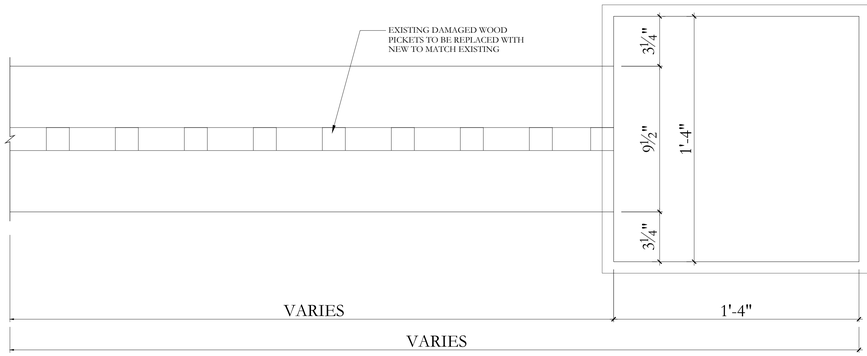
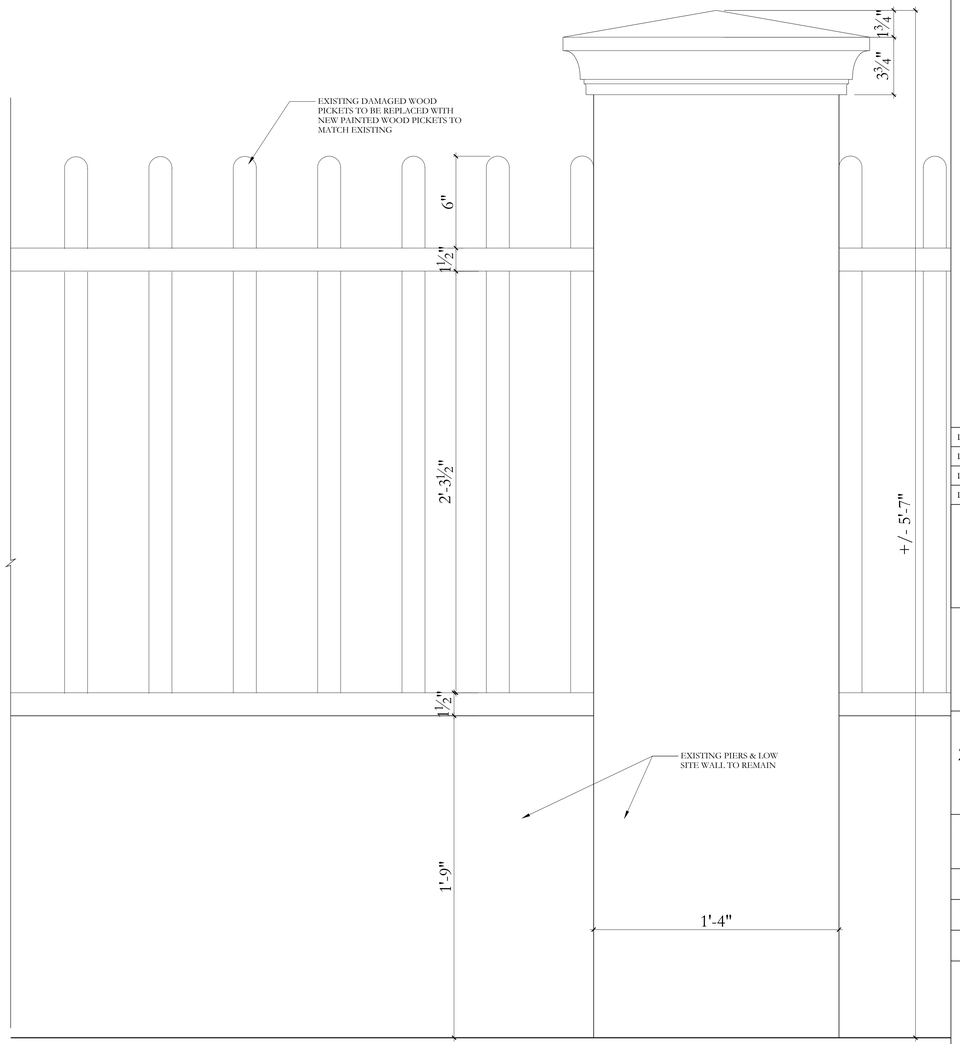
1 EXISTING PAINTED WOOD RAILING



2 EXISTING STREET SITE WALL PLAN

3"= 1'-0"



3 EXISTING STREET SITE WALL, PIERS & PICKETS

3"= 1'-0"



4 HISTORICAL PHOTO OF EXISTING SOUTH WALL, PIERS & RAILING

NOTE: ELEVATIONS REFERENCED TO NAVD SURVEY ELEVATIONS

DRC FINAL SUBMITTAL	06/30/2025
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LANDMARKS CASE #: COA-25-0013

ZONING CASE #: ZON-25-0034

215 EL BRAVO WAY
PALM BEACH, FL 33480

SHEET TITLE
STREET SITE WALL DETAILS

DATE: JUNE 30, 2025	SHEET NO: A-116
SCALE: 1/4"=1'-0"	
BY: KC,SPB	

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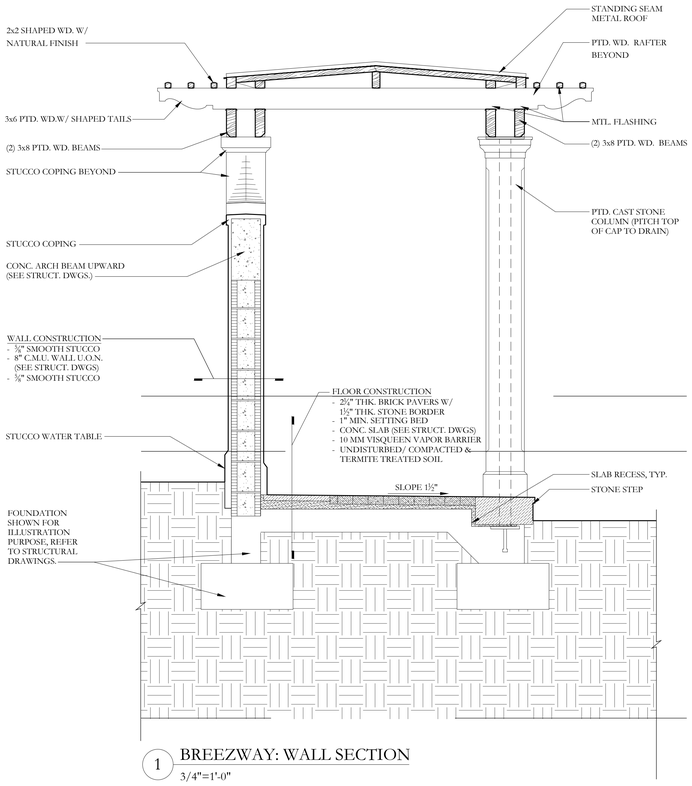
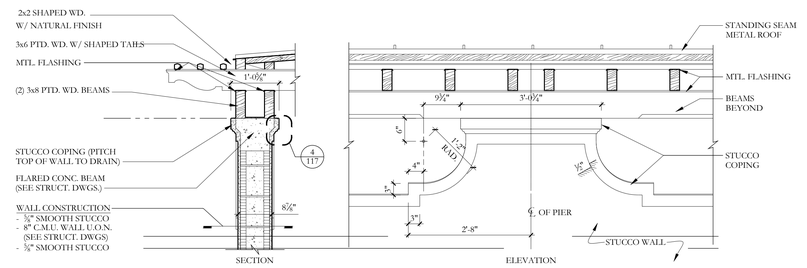
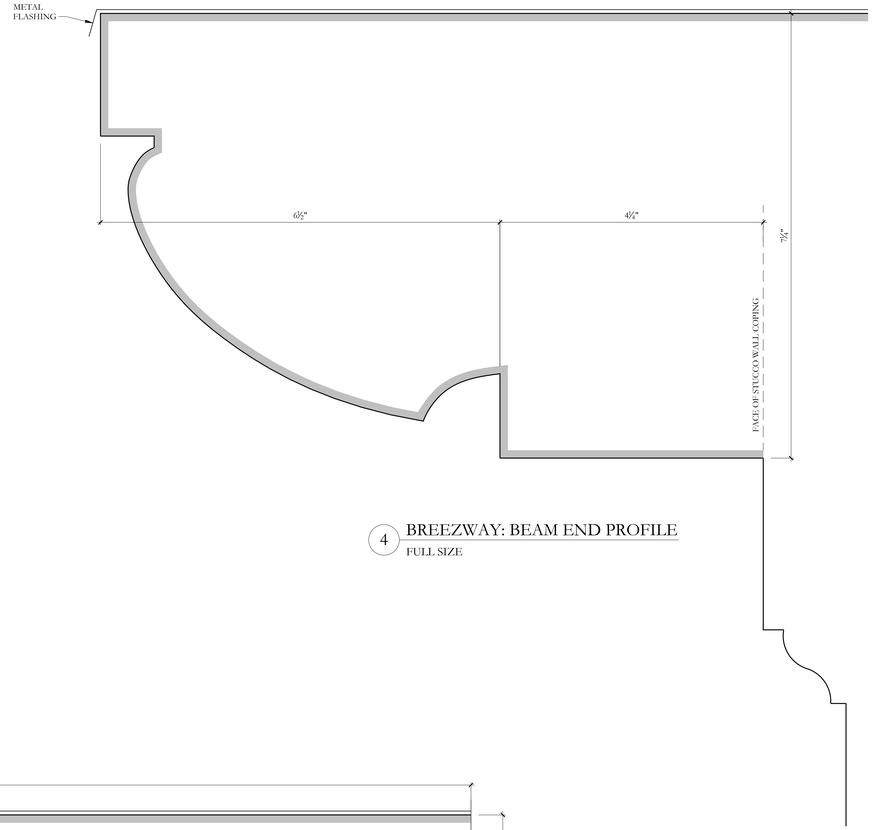


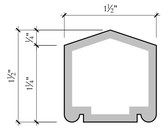
1 BREEZWAY: WALL SECTION
3/4"=1'-0"



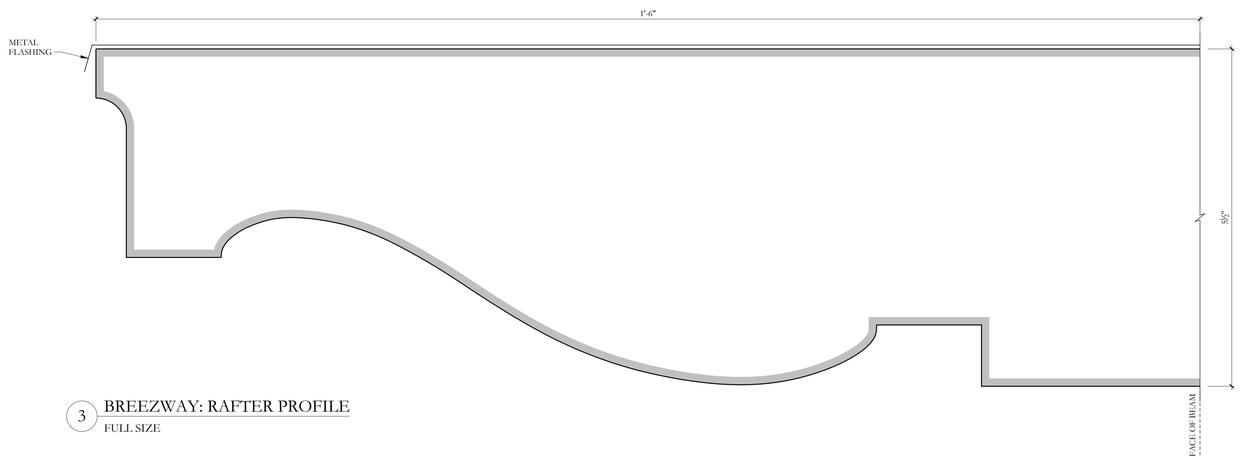
2 BREEZWAY: WALL SECTION & ELEVATION
3/4"=1'-0"



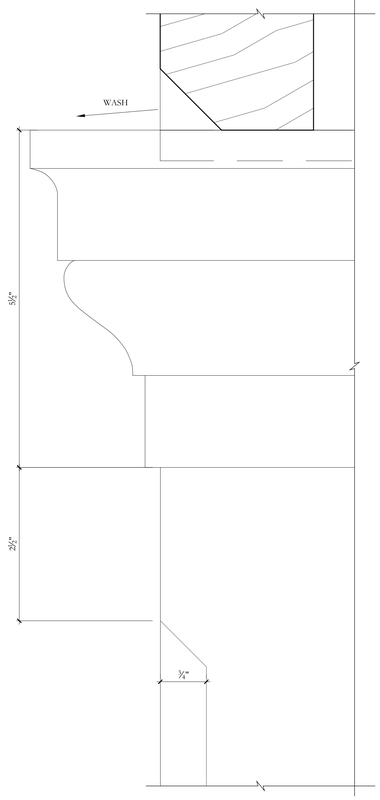
4 BREEZWAY: BEAM END PROFILE
FULL SIZE



5 BREEZWAY: VIGA PROFILE
FULL SIZE



3 BREEZWAY: RAFTER PROFILE
FULL SIZE



6 BREEZWAY: COLUMN CAPITAL
FULL SIZE

NOTE: ELEVATIONS REFERENCED TO NAVD SURVEY ELEVATIONS

DRC FINAL SUBMITTAL	06/30/2025
DRC SECOND SUBMITTAL SET	06/02/2025
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DRC PRE-APP MEETING SET	05/05/2025

LANDMARKS CASE #: COA-25-0013

ZONING CASE #: ZON-25-0034

215 EL BRAVO WAY
PALM BEACH, FL 33480

SHEET TITLE
BREEZWAY DETAILS

DATE JUNE 30, 2025
SCALE AS NOTED
BY KC,SPB
SHEET NO A-117

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WINDOW SCHEDULE

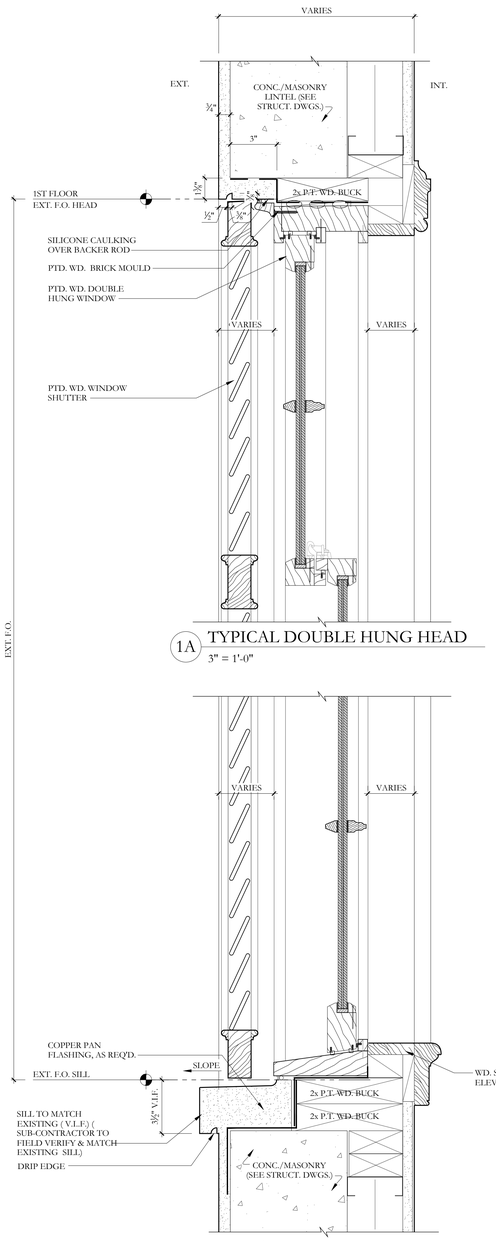
#	TYPE	CONDITION	LOCATION	MASONRY OPENING (M.O.) WIDTH	MASONRY OPENING (M.O.) HEIGHT	MASONRY OPENING (M.O.) HT., A.F.F.	MAT.	FINISH	LITES	SHUTTER	NOTES
A.100	DOUBLE HUNG	KEEP EXISTING	HALL	2'-4"	4'-1½"	7'-8" (V.I.F.)	WOOD	PTD.	4 / 4	Y	NEW PTD. METAL GRILL, TYP.
B.101	DOUBLE HUNG	KEEP EXISTING	STUDY	3'-10"	6'-2 "	8'-2" (V.I.F.)	WOOD	PTD.	6 / 6	Y	
C.102	DOUBLE HUNG-TWIN	KEEP EXISTING	STUDY	6'-8"	5'-10"	8'-2" (V.I.F.)	WOOD	PTD.	6 / 6	Y	
B.103	DOUBLE HUNG	KEEP EXISTING	BATH	3'-0"	5'-6"	8'-2" (V.I.F.)	WOOD	PTD.	4 / 4	Y	
B.104	DOUBLE HUNG	KEEP EXISTING	DINING ROOM	3'-10"	6'-2 "	8'-2" (V.I.F.)	WOOD	PTD.	6 / 6	Y	
B.105	DOUBLE HUNG	KEEP EXISTING	DINING ROOM	3'-10"	6'-2 "	8'-2" (V.I.F.)	WOOD	PTD.	6 / 6	Y	
A.106	FIXED	NEW	STAIR HALL	3'-4"	3'-9 "	7'-8"	WOOD	PTD.	9 Lites	N	
A.107	DOUBLE HUNG-TWIN	NEW	KITCHEN	6'-8"	5'-10"	8'-2"	WOOD	PTD.	6 / 6	Y	
A.108	SINGLE HUNG	NEW	PANTRY	2'-8"	4'-6"	7'-6"	WOOD	PTD.	4 / 2	Y	
A.109	SINGLE HUNG	NEW	PANTRY	2'-8"	4'-6"	7'-6"	WOOD	PTD.	4 / 2	Y	
A.110	SINGLE HUNG	NEW	MUD ROOM	2'-8"	4'-6"	7'-6"	WOOD	PTD.	4 / 2	Y	
C.111	DOUBLE HUNG	NEW	KITCHEN	T.B.D.	6'-6"	8'-2"	WOOD	PTD.	2 / 2	N	
C.112	DOUBLE HUNG	NEW	KITCHEN	T.B.D.	6'-6"	8'-2"	WOOD	PTD.	2 / 2	N	
B.113	DOUBLE HUNG	NEW	KITCHEN	T.B.D.	6'-6"	8'-2"	WOOD	PTD.	8 / 8	N	
C.114	DOUBLE HUNG	NEW	KITCHEN	T.B.D.	6'-6"	8'-2"	WOOD	PTD.	2 / 2	N	
C.115	DOUBLE HUNG	NEW	KITCHEN	T.B.D.	6'-6"	8'-2"	WOOD	PTD.	2 / 2	N	
B.116	DOUBLE HUNG	NEW	GREAT ROOM	3'-10"	5'-10"	8'-2"	WOOD	PTD.	6 / 6	Y	
B.117	DOUBLE HUNG	KEEP EXISTING	LIVING ROOM	3'-10"	5'-10"	8'-2"(V.I.F.)	WOOD	PTD.	6 / 6	Y	
B.118	DOUBLE HUNG	KEEP EXISTING	LIVING ROOM	3'-10"	6'-2 "	8'-2"(V.I.F.)	WOOD	PTD.	6 / 6	Y	
B.119	DOUBLE HUNG	KEEP EXISTING	LIVING ROOM	3'-10"	6'-2 "	8'-2"(V.I.F.)	WOOD	PTD.	6 / 6	Y	
C.120	FIXED	KEEP EXISTING	PWDR. RM.	1'-4"	2'-5"	7'-8" (V.I.F.)	WOOD	PTD.	1	N	
A.121	DOUBLE HUNG	NEW	PWDR. RM.	2'-4"	4'-1½"	7'-8" (V.I.F.)	WOOD	PTD.	4 / 4	Y	NEW PTD. METAL GRILL, TYP.
C.122	SINGLE HUNG	NEW	GARAGE	1'-9"	3'-7"	T.B.D.	WOOD	PTD.	1/1	Y	
A.200	DOUBLE HUNG	KEEP EXISTING	HALL	3'-10"	5'-6"	8'-1" (V.I.F.)	WOOD	PTD.	6 / 6	Y	
B.201	DOUBLE HUNG	KEEP EXISTING	BEDROOM-1	3'-10"	5'-6"	8'-1" (V.I.F.)	WOOD	PTD.	6 / 6	Y	
C.202	DOUBLE HUNG-TWIN	KEEP EXISTING	BEDROOM-1	6'-8"	5'-6"	8'-1" (V.I.F.)	WOOD	PTD.	6 / 6	Y	
B.203	DOUBLE HUNG	KEEP EXISTING	BATH	3'-0"	5'-6"	8'-1" (V.I.F.)	WOOD	PTD.	6 / 6	Y	
B.204	DOUBLE HUNG	KEEP EXISTING	BATH	3'-0"	5'-6"	8'-1" (V.I.F.)	WOOD	PTD.	6 / 6	Y	
C.205	DOUBLE HUNG-TWIN	KEEP EXISTING	BEDROOM-2	6'-8"	5'-6"	8'-1" (V.I.F.)	WOOD	PTD.	6 / 6	Y	
A.206	DOUBLE HUNG	NEW	BEDROOM-3	3'-10"	5'-6"	8'-1"	WOOD	PTD.	6 / 6	Y	
B.207	DOUBLE HUNG	NEW	BATH	3'-10"(T.B.D.)	5'-6"(T.B.D.)	8'-1"	WOOD	PTD.	4 / 4	Y	
A.208	DOUBLE HUNG	NEW	BEDROOM-4	3'-10"	5'-6"	8'-1"	WOOD	PTD.	6 / 6	Y	
A.209	DOUBLE HUNG	NEW	BEDROOM-4	8'-10"	5'-6"	8'-1"	WOOD	PTD.		Y	
A.210	DOUBLE HUNG	NEW	BEDROOM-4	3'-10"	5'-6"	8'-1"	WOOD	PTD.	6 / 6	Y	
A.211	DOUBLE HUNG	NEW	HALL	3'-10"	5'-6"	8'-1"	WOOD	PTD.	6 / 6	Y	
A.212	DOUBLE HUNG	NEW	HALL	3'-4½"	5'-2"	8'-1"	WOOD	PTD.	6 / 6	Y	
A.213	DOUBLE HUNG	NEW	STAIR HALL	1'-10"	3'-4"	8'-1"	WOOD	PTD.	6 / 6	Y	
A.214	DOUBLE HUNG	NEW	LAUNDRY	3'-10"	5'-6"	8'-1"	WOOD	PTD.	6 / 6	Y	
A.215	DOUBLE HUNG	NEW	SITTING ROOM	3'-10"	5'-6"	8'-1"	WOOD	PTD.	6 / 6	Y	
A.216	DOUBLE HUNG	NEW	MASTER BEDROOM	8'-10"	5'-6"	8'-1"	WOOD	PTD.	6 / 6	Y	
C.217	DOUBLE HUNG-TWIN	KEEP EXISTING	MASTER BEDROOM	6'-8"	5'-6"	8'-1" (V.I.F.)	WOOD	PTD.	6 / 6	Y	
A.218	DOUBLE HUNG	KEEP EXISTING	MASTER BATH	3'-10"	5'-6"	8'-1"	WOOD	PTD.	6 / 6	Y	
A.219	DOUBLE HUNG	KEEP EXISTING	MASTER BATH	3'-10"	5'-6"	8'-1"	WOOD	PTD.	6 / 6	Y	
A.220	DOUBLE HUNG	KEEP EXISTING	MASTER BATH	3'-10"	5'-6"	8'-1"	WOOD	PTD.	6 / 6	Y	
A.221	DOUBLE HUNG	KEEP EXISTING	HER DRESSING	3'-10"	5'-6"	8'-1"	WOOD	PTD.	6 / 6	Y	
B.222	DOUBLE HUNG	NEW	BATH	2'-8"	4'-4"	6'-9" (T.B.D.)	WOOD	PTD.	4 / 4	Y	
B.223	DOUBLE HUNG	NEW	BEDROOM	2'-8"	4'-4"	7'-0"	WOOD	PTD.	4 / 4	Y	
B.224	DOUBLE HUNG	NEW	BEDROOM	2'-8"	4'-4"	7'-0"	WOOD	PTD.	4 / 4	Y	
B.225	DOUBLE HUNG	NEW	BATH	2'-8"	4'-4"	6'-9" (T.B.D.)	WOOD	PTD.	4 / 4	Y	

1 WINDOW SCHEDULE

DOOR SCHEDULE

#	TYPE	CONDITION	LOCATION	# OF LEAVES	MATERIAL & FINISH MAT.	EXT. FIN.	INT. FIN.	SADDLE	NOTES
A.300	SINGLE INSWING	KEEP EXISTING	FOYER	1	WD.	PTD.	PTD.		EXIST. TO REMAIN
B.101	SINGLE INSWING	NEW	STAIR HALL	1	WD./GL.	PTD.	PTD.	BRONZE	NEW
B.102	SINGLE INSWING	NEW	MUD ROOM	1	WD./GL.	PTD.	PTD.	BRONZE	NEW
C.103	DOUBLE OUTSWING	NEW	HALL	1	WD./GL.	PTD.	PTD.	BRONZE	NEW
D.104	DOUBLE OUTSWING	NEW	GREAT ROOM	4	WD./GL.	PTD.	PTD.	BRONZE	ARCH TOP FRENCH DOOR W/ 2 FIXED SIDELITES
D.105	DOUBLE OUTSWING	NEW	GREAT ROOM	4	WD./GL.	PTD.	PTD.	BRONZE	ARCH TOP FRENCH DOOR W/ 2 FIXED SIDELITES
D.106	DOUBLE OUTSWING	NEW	GREAT ROOM	4	WD./GL.	PTD.	PTD.	BRONZE	ARCH TOP FRENCH DOOR W/ 2 FIXED SIDELITES
C.107	DOUBLE OUTSWING	NEW	LIVING ROOM	4	WD./GL.	PTD.	PTD.		EXIST. TO REMAIN
B.108	SINGLE OUTSWING	NEW	GARAGE	1	WD./GL.	PTD.	PTD.	BRONZE	NEW
G.109	OVERHEAD (T.B.D.)	NEW	GARAGE	N/A					
G.110	OVERHEAD (T.B.D.)	NEW	GARAGE	N/A					
C.111	SINGLE OUTSWING	NEW	GARAGE		WD.	PTD.	PTD.		NEW DOOR IN EXIST. OPENING
D.200	SINGLE OUTSWING	KEEP EXISTING	HER DRESSING	1	WD./GL.	PTD.	PTD.		EXIST. TO REMAIN
D.201	DOUBLE OUTSWING	KEEP EXISTING	SITTING ROOM	2	WD./GL.	PTD.	PTD.		EXIST. TO REMAIN
D.202	DOUBLE OUTSWING	KEEP EXISTING	SITTING ROOM	2	WD./GL.	PTD.	PTD.		EXIST. TO REMAIN
D.203	DOUBLE OUTSWING	KEEP EXISTING	SITTING ROOM	2	WD./GL.	PTD.	PTD.		EXIST. TO REMAIN
D.204	DOUBLE OUTSWING	NEW	BEDROOM	2	WD./GL.	PTD.	PTD.	BRONZE	NEW
B.205	SINGLE OUTSWING	NEW	BEDROOM	1	WD./GL.	PTD.	PTD.	BRONZE	NEW

2 EXTERIOR DOOR SCHEDULE



1A TYPICAL DOUBLE HUNG HEAD
3" = 1'-0"

1B TYPICAL DOUBLE HUNG SILL
3" = 1'-0"

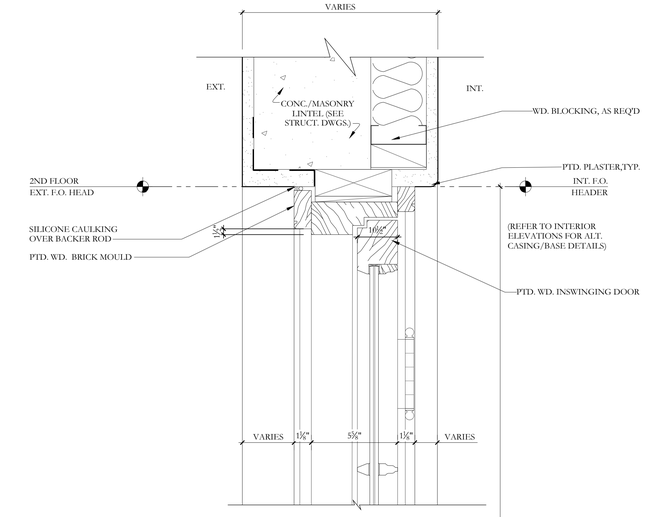
DOORS AND WINDOWS BY OLIVERI (OR SIMILAR)

PRODUCT APPROVAL:

FL# FL34941-R4 (DOUBLE HUNG WINDOW)

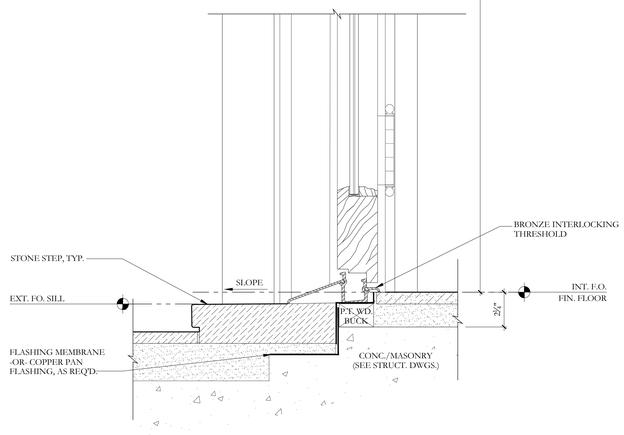
FL# 30774.1 (1000 SERIES DOORS)

3 DOORS AND WINDOWS; FL Product Approval
N.T.S.



2A HEAD
3" = 1'-0"

2B MUNTIN
3" = 1'-0"



2C THRESHOLD
3" = 1'-0"

NOTE: ELEVATIONS REFERENCED TO NAVD SURVEY ELEVATIONS

DRC FINAL SUBMITTAL	06/30/2025
DRC SECOND SUBMITTAL SET	06/02/2025
DRC FIRST SUBMITTAL SET	05/15/2025
DRC PRE-APP MEETING SET	05/05/2025

LANDMARKS CASE #: COA-25-0013

ZONING CASE #: ZON-25-0034

215 EL BRAVO WAY
PALM BEACH, FL 33480

SHEET TITLE
WINDOW & DOOR SCHEDULE

DATE: JUNE 30, 2025
SCALE: AS NOTED
BY:
SHEET NO: A-118

FAIRFAX & SAMMONS
NEW YORK • PALM BEACH
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LICENSE NO. AA26000648

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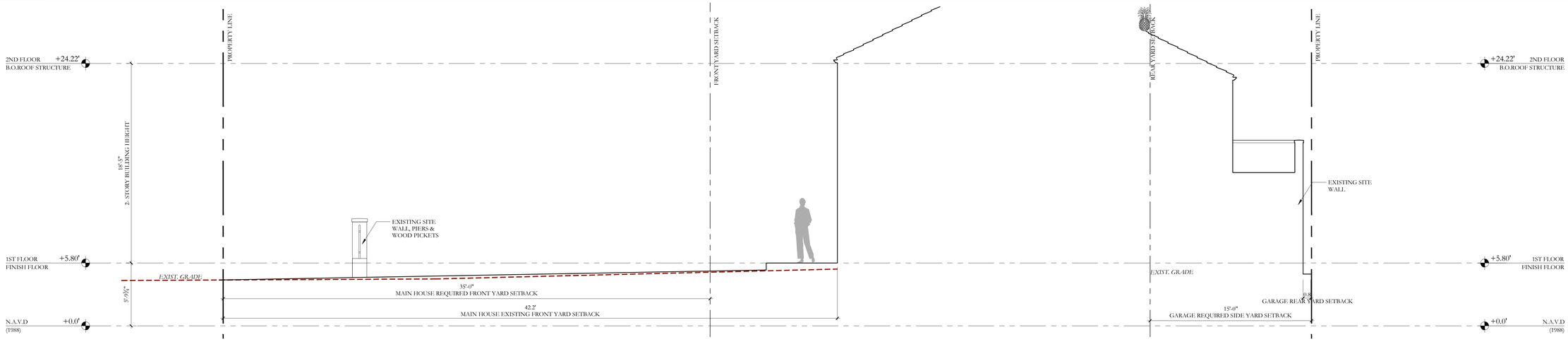
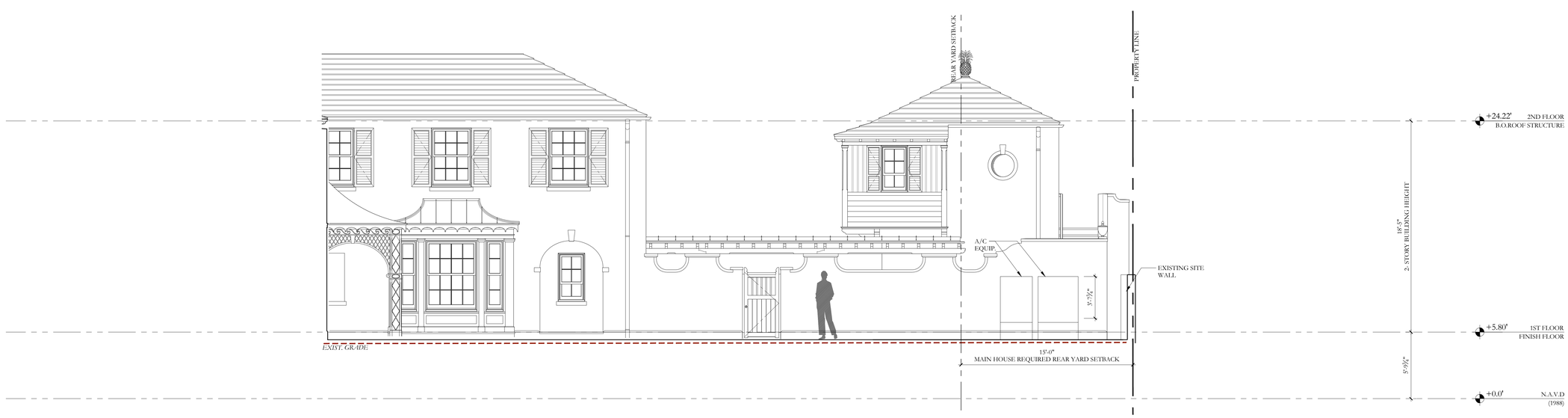
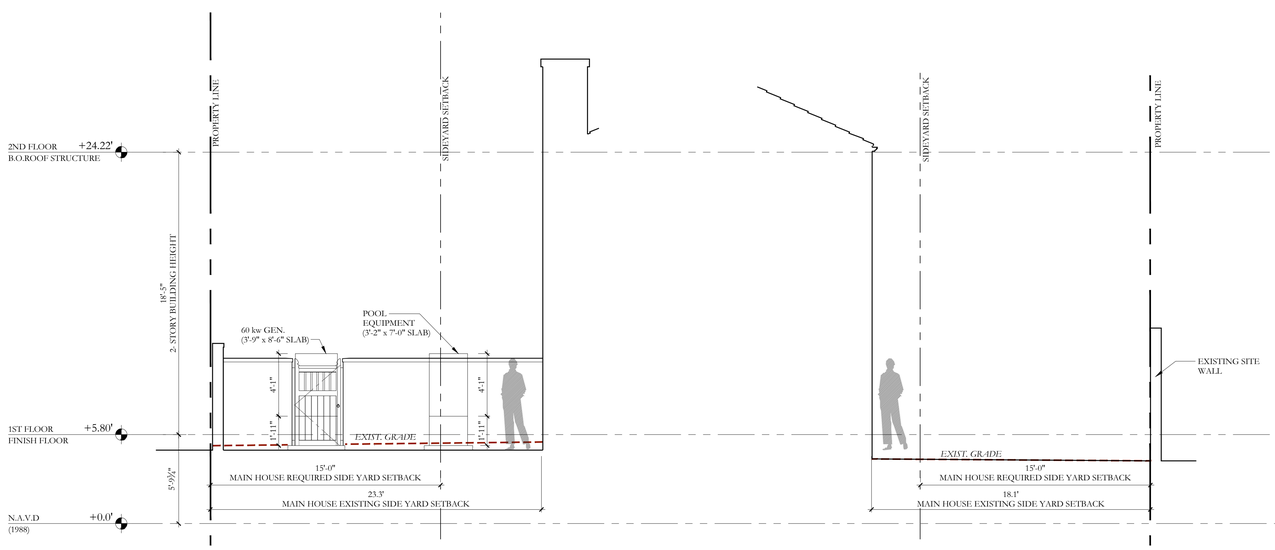


1 MAIN HOUSE : FRONT (SOUTH) YARD SETBACK DIAGRAM
1/4" = 1'-0"

2 GARAGE : BACK (NORTH) YARD SETBACK DIAGRAM
1/4" = 1'-0"

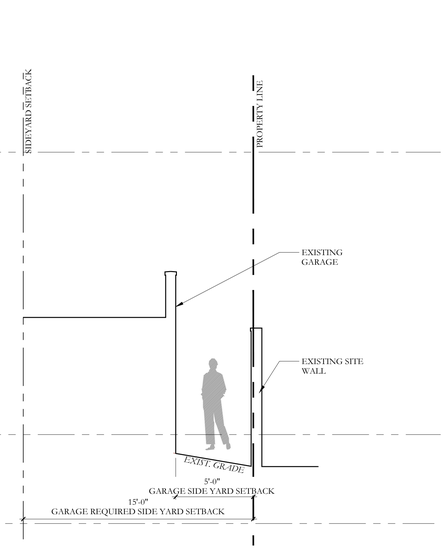


3 MAIN HOUSE : BACK (NORTH) SETBACK DIAGRAM
1/4" = 1'-0"

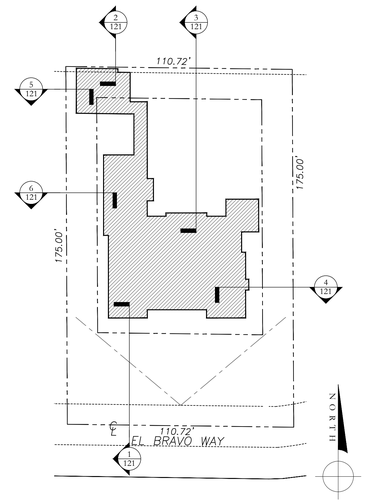


4 MAIN HOUSE : SIDE (EAST) YARD SETBACK DIAGRAM
1/4" = 1'-0"
SHOWING EQUIPMENTS

5 MAIN HOUSE : SIDE (WEST) YARD SETBACK DIAGRAM
1/4" = 1'-0"



6 GARAGE : SIDE (WEST) YARD SETBACK DIAGRAM
1/4" = 1'-0"



7 KEY PLAN
1" = 30'-0"

NOTE: ELEVATIONS REFERENCED TO NAVD SURVEY ELEVATIONS

DRC FINAL SUBMITTAL	06/30/2025
DRC SECOND SUBMITTAL SET	06/02/2025
DRC FIRST SUBMITTAL SET	05/15/2025
DRC PRE-APP MEETING SET	05/05/2025

LANDMARKS
CASE #:
COA-25-0013

ZONING
CASE #:
ZON-25-0034

215 EL BRAVO WAY
PALM BEACH, FL 33480

SHEET TITLE
PROPOSED
YARD SECTION DIAGRAMS

DATE
JUNE 30, 2025

SCALE
AS NOTED

BY
KC

SHEET NO
A-121

FAIRFAX & SAMMONS
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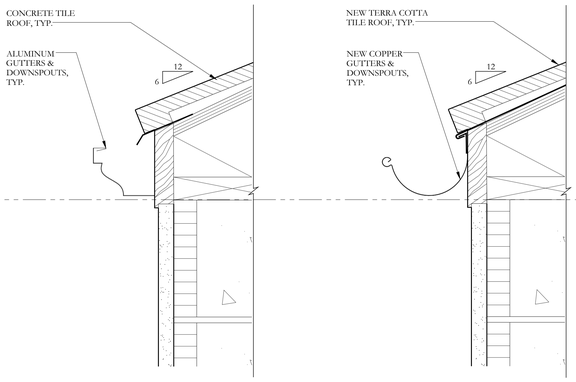


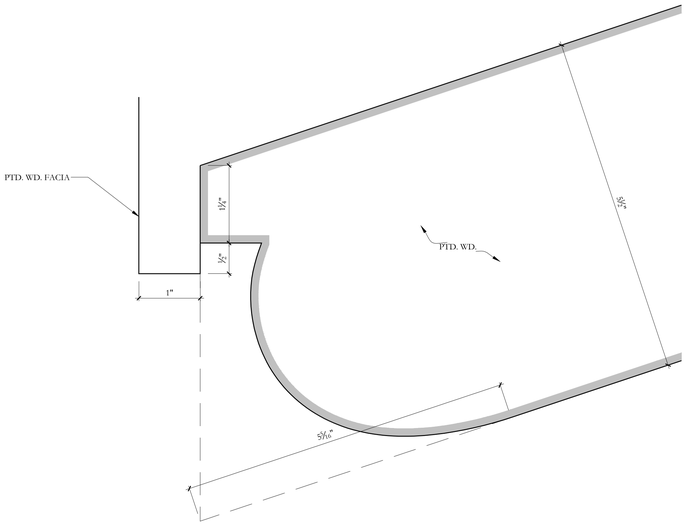
1 EXISTING EAVE (TYP.)
3"=1'-0"

2 PROPOSED EAVE (TYP.)
3"=1'-0"

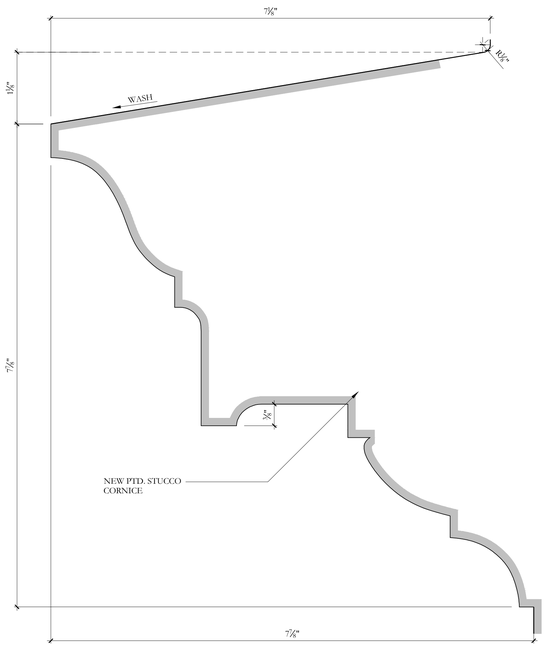
ROOF TILES: Ludowici :
The Classic 14" Florida Product Approval number is: FL # 13777.2

13777.2	Americana 14", Classic 14", Williamsburg 14, Lanal 14", Norman, Calais, Provincial, Georgian, Colonial, Brittany, Antique, Crude, Flat Slab	Flat Interlocking and Flat
Limits of Use **Approved for use in HVHZ:** Yes **Approved for use outside HVHZ:** Yes **Impact Resistant:** N/A **Design Pressure:** N/A **Other:**		**Installation Instructions** FL13777_R5_II_23012507_Morando14.pdf Verified By: Miami-Dade BCCO - EVL Created by Independent Third Party: **Evaluation Reports** FL13777_R5_AE_23012507_Morando14.pdf

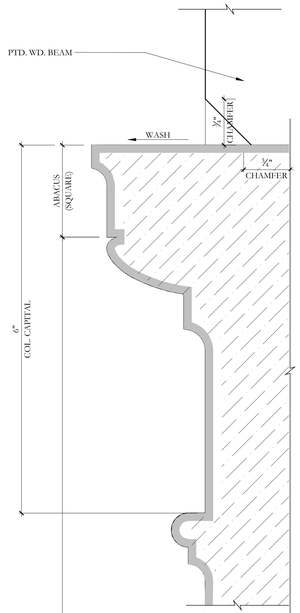
A ROOF TILES: FL Product Approval
N.T.S.



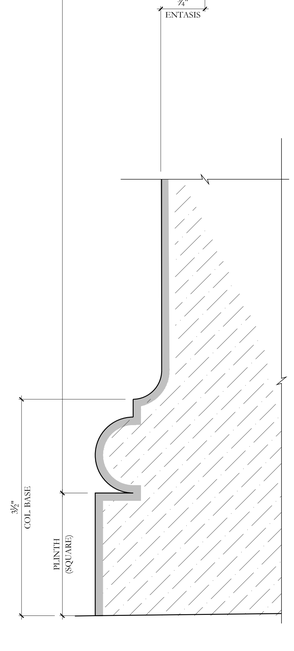
3 TERRACE RAFTER PROFILE
FULL SIZE



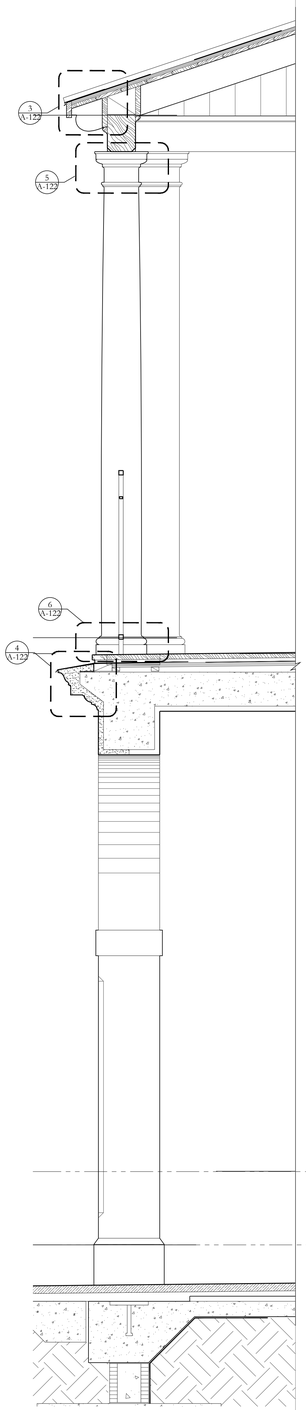
4 CORNICE DETAIL @ TERRACE
FULL SIZE



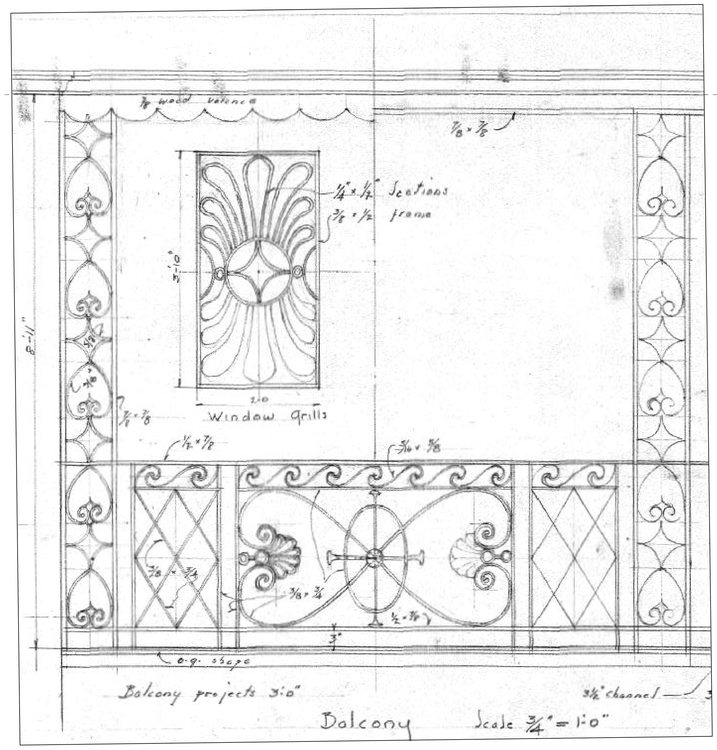
5 CAPITAL PROFILE
FULL SIZE



6 BASE PROFILE
FULL SIZE

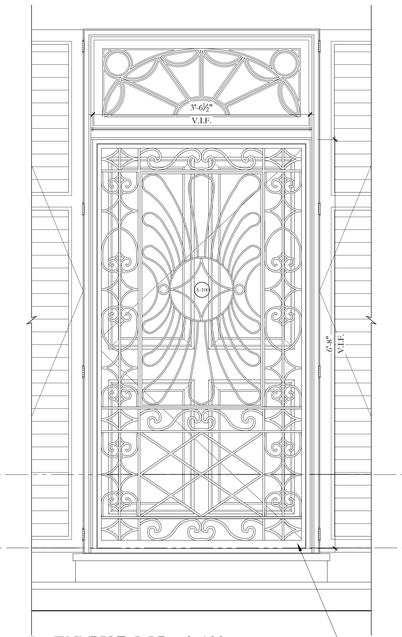


7 WALL SECTION @ TERRACE
1"=1'-0"



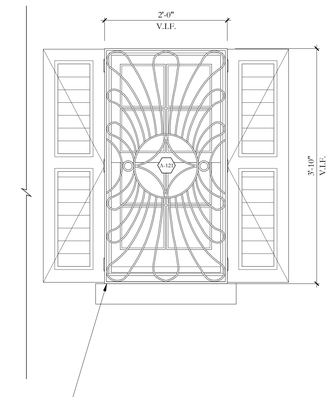
8 ARCHIVE
N.T.S.

THE BALCONY AND WINDOW GRILL DRAWING FOR THE HOUSE IN 1944 BY HOWARD MAJOR, ARCHITECT



9 ENTRY DOOR - A-100
1"=1'-0"

NEW PTD. METAL & GLASS DOOR WITH NEW PTD. WD. DOOR TO REPLACE & MATCH EXISTING BEYOND



10 WINDOW A-100 & A-121
1"=1'-0"

NEW PTD. WD. WINDOWS & SHUTTERS. WINDOWS TO MATCH & REPLACE EXISTING, TYP.

NOTE: ELEVATIONS REFERENCED TO NAVD SURVEY ELEVATIONS

DRC FINAL SUBMITTAL	06/30/2025
DRC SECOND SUBMITTAL SET	06/02/2025
DRC FIRST SUBMITTAL SET	05/15/2025
DRC PRE-APP MEETING SET	05/05/2025

LANDMARKS CASE #: COA-25-0013

ZONING CASE #: ZON-25-0034

215 EL BRAVO WAY
PALM BEACH, FL 33480

SHEET TITLE
EAVE, RAFTER & METAL GRILL DETAILS

DATE: JUNE 30, 2025	SHEET NO: A-122
SCALE: AS NOTED	
BY: KC,SPB	

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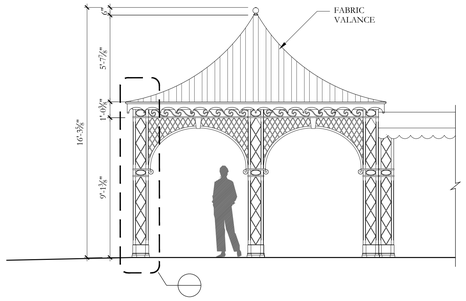
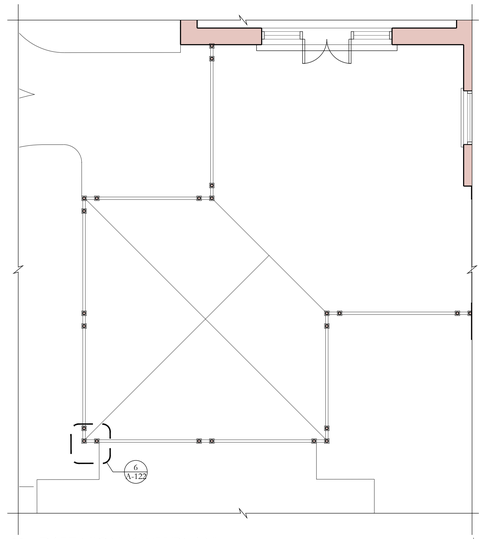
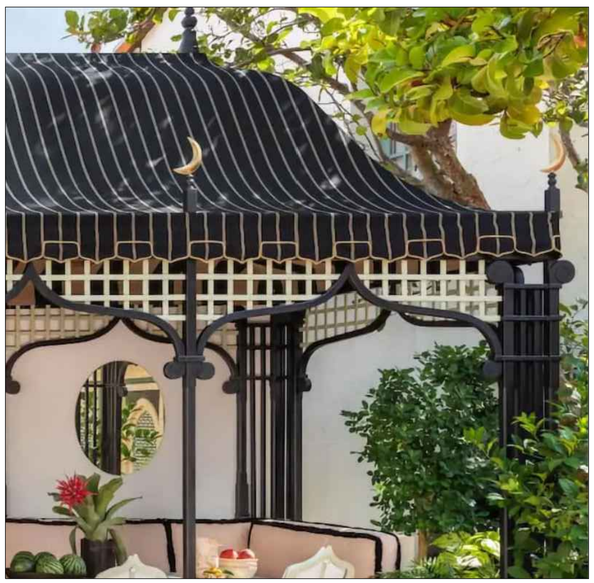


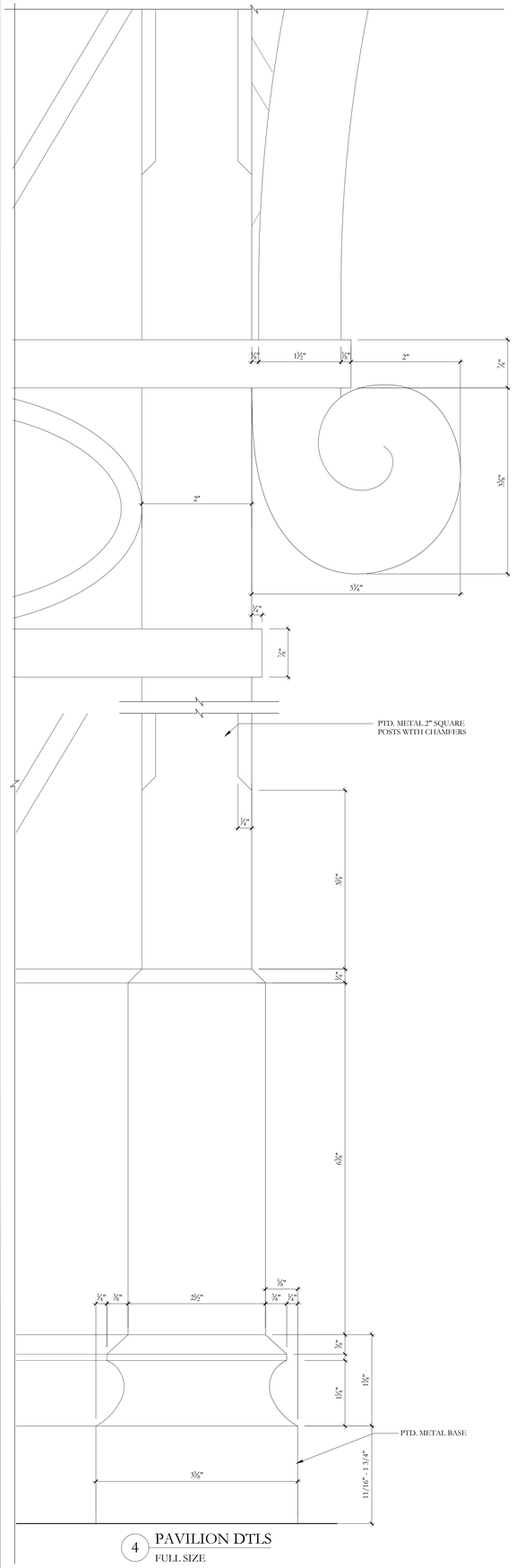
1 PAVILION: KEY NORTH ELEVATION
1/4" = 1'-0"



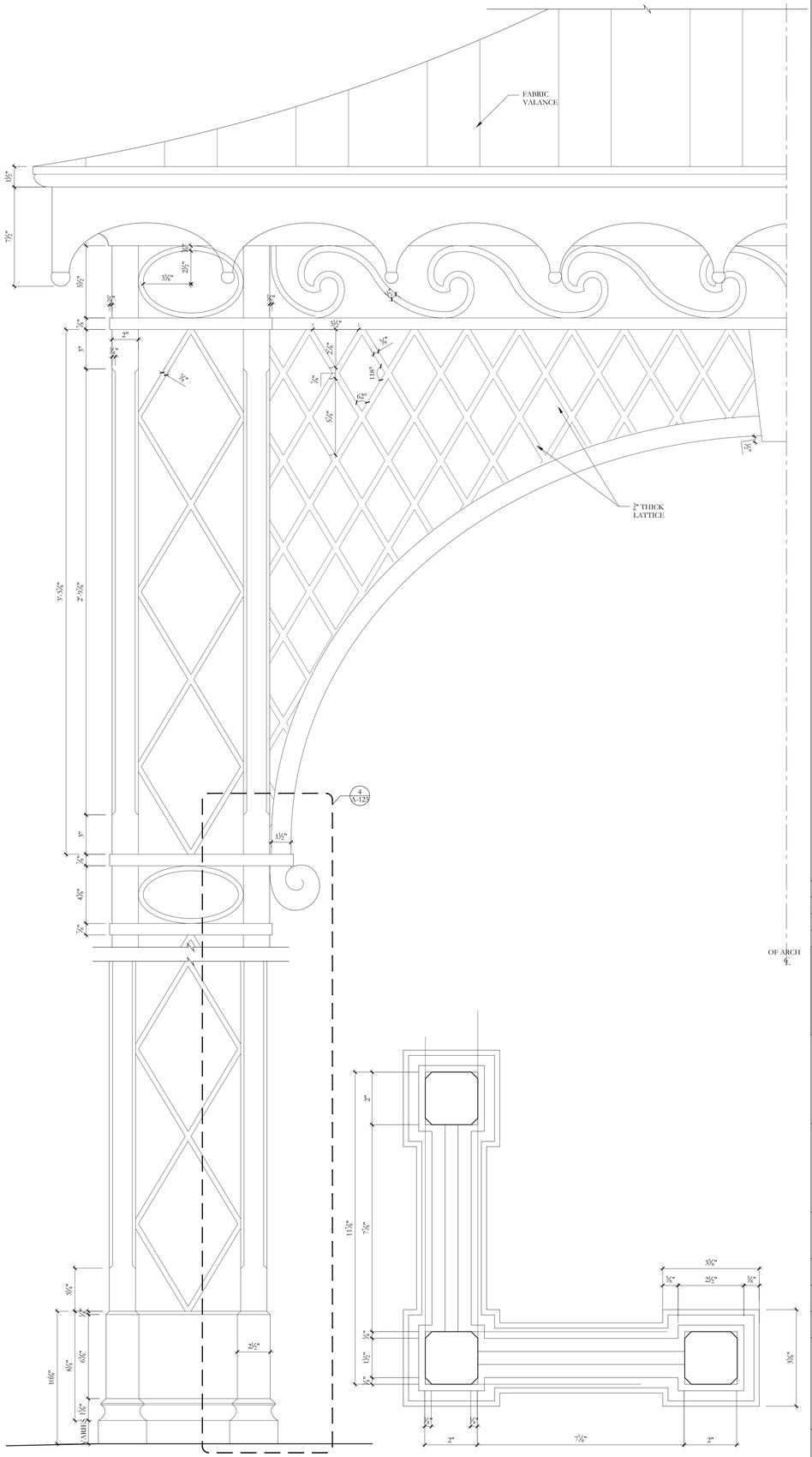
2 PAVILION: KEY PLAN
1/4" = 1'-0"



3 PAVILION: PRECEDENT
6" = 1'-0"



4 PAVILION DTLS
FULL SIZE



5 PAVILION: DETAIL
3" = 1'-0"

6 PAVILION: DETAIL PLAN
6" = 1'-0"

NOTE: ELEVATIONS REFERENCED TO NAVD SURVEY ELEVATIONS

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LANDMARKS
CASE #:
COA-25-0013

ZONING
CASE #:
ZON-25-0034

215 EL BRAVO WAY
PALM BEACH, FL 33480

SHEET TITLE
PAVILION
DETAILS

DATE
JUNE 30, 2025

SCALE
AS NOTED

BY
KC,SPB

SHEET NO
A-123

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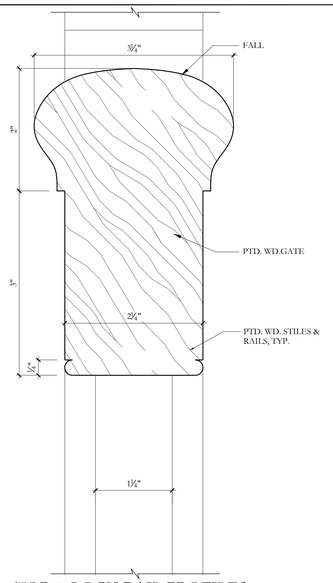
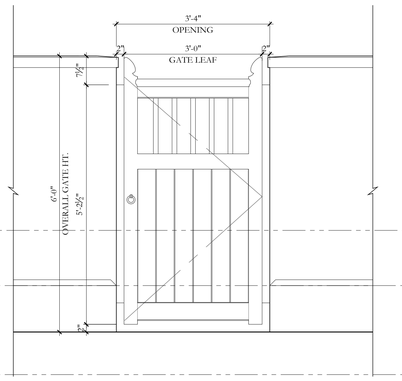
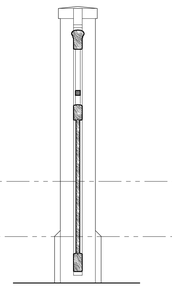


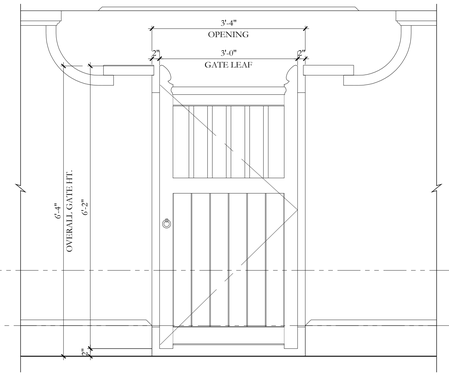
1 TOP & LOCK RAIL PROFILES
FULL SIZE



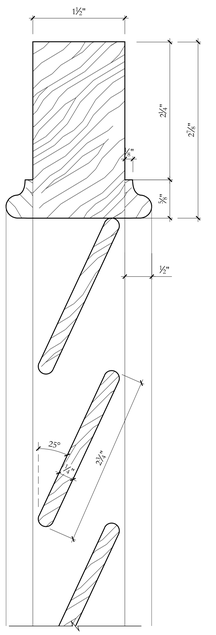
3 SOUTH WALL GATE ELEVATION
3/4"=1'-0"



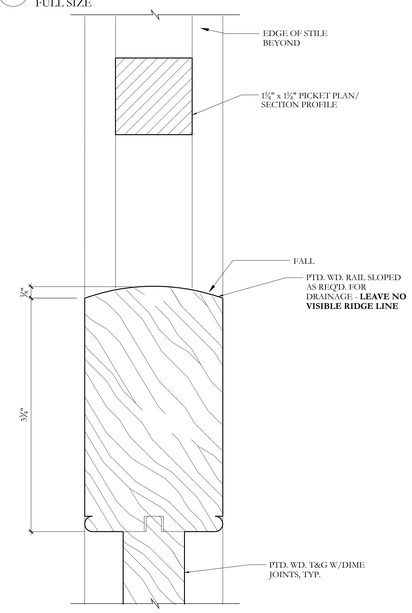
4 SOUTH WALL GATE SECTION
3/4"=1'-0"

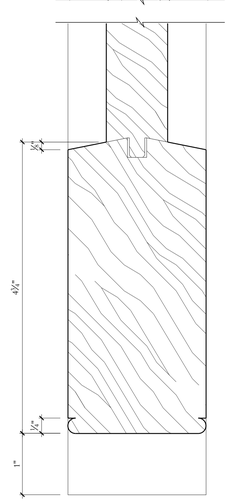


5 BREEZEWAY GATE ELEVATION
3/4"=1'-0"

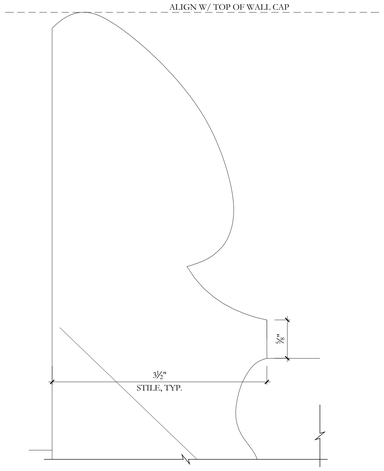


9 SHUTTER SECTION
FULL SIZE

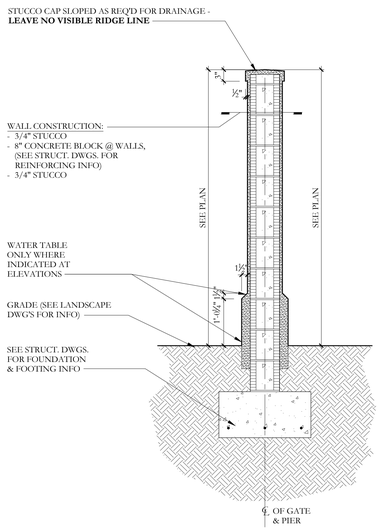




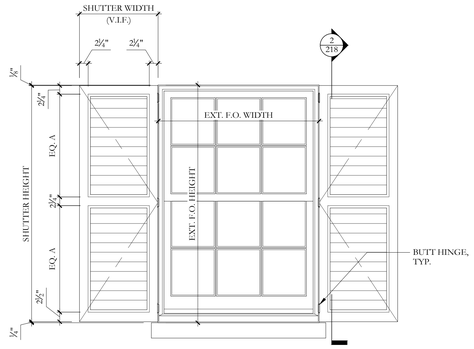
2 BOTTOM RAIL PROFILE
FULL SIZE



6 STILE PROFILE
FULL SIZE



7 SITE WALL SECTION, TYP.
3/4"=1'-0"



8 WIN. SHUTTER ELEVATION
3/4"=1'-0"

NOTE:
- FIELD VERIFY ALL DIMENSIONS PRIOR TO FABRICATION
- WINDOW SIZES VARY, REFER TO WINDOW SCHEDULE



10 PHOTO: EXISTING TYP. DOUBLE HUNG WINDOW (EXT.)
N.T.S. Standard non-operable/fixed aluminum shutters



11 PHOTO: EXISTING TYP. DOUBLE HUNG WINDOW (EXT.)
N.T.S. Standard non-operable/fixed aluminum shutters



12 PHOTO: EXISTING TYP. DOUBLE HUNG WINDOW (EXT.)
N.T.S. Standard non-operable/fixed aluminum shutters

NOTE: ELEVATIONS REFERENCED TO NAVD SURVEY ELEVATIONS

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LANDMARKS CASE #: COA-25-0013

ZONING CASE #: ZON-25-0034

215 EL BRAVO WAY
PALM BEACH, FL 33480

SHEET TITLE
GATE, SITE WALL & WINDOW DETAILS

DATE	SHEET NO
JUNE 30, 2025	A-124
SCALE: AS NOTED	
BY: KC,SPB	

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1 LOOKING TOWARDS NORTH EAST
N.T.S.

NOTE: ELEVATIONS REFERENCED TO NAVD SURVEY ELEVATIONS

DRC FINAL SUBMITTAL	06/30/2025
DRC SECOND SUBMITTAL SET	06/02/2025
DRC FIRST SUBMITTAL SET	05/15/2025
DRC PRE-APP MEETING SET	05/05/2025

LANDMARKS
CASE #:
COA-25-0013

ZONING
CASE #:
ZON-25-0034

215 EL BRAVO WAY
PALM BEACH, FL 33480

SHEET TITLE
RENDERINGS

DATE
JUNE 30, 2025

SCALE
N.T.S.

BY
FS

SHEET NO
A-200

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NEW YORK - PALM BEACH
FAIRFAX, SAMMONS & PARTNERS, LLC.
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1 LOOKING TOWARDS NORTH EAST
N.T.S.

NOTE: ELEVATIONS REFERENCED TO NAVD SURVEY ELEVATIONS

DRC FINAL SUBMITTAL	06/30/2025
DRC SECOND SUBMITTAL SET	06/02/2025
DRC FIRST SUBMITTAL SET	05/15/2025
DRC PRE-APP MEETING SET	05/05/2025

LANDMARKS CASE #: COA-25-0013

ZONING CASE #: ZON-25-0034

215 EL BRAVO WAY
PALM BEACH, FL 33480

SHEET TITLE
RENDERINGS

DATE: JUNE 30, 2025	SHEET NO: A-201
SCALE: N.T.S.	
BY: FS	

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1 LOOKING TOWARDS SOUTH
N.T.S.

NOTE: ELEVATIONS REFERENCED TO NAVD SURVEY ELEVATIONS

DRC FINAL SUBMITTAL	06/30/2025
DRC SECOND SUBMITTAL SET	06/02/2025
DRC FIRST SUBMITTAL SET	05/15/2025
DRC PRE-APP MEETING SET	05/05/2025

LANDMARKS
CASE #:
COA-25-0013

ZONING
CASE #:
ZON-25-0034

215 EL BRAVO WAY
PALM BEACH, FL 33480

SHEET TITLE
RENDERINGS

DATE: JUNE 30, 2025	SHEET NO: A-202
SCALE: N.T.S.	
BY: FS	

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

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

SITE PLAN

PRIVATE RESIDENCE

215 EL BRAVO WAY, PALM BEACH, FL.

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

02 JUNE 2025 SECOND SUBMITTAL

NIEVERA WILLIAMS
DESIGN

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

NIEVERAWILLIAMS.COM

Lo









MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

ELEVATION PLAN

PRIVATE RESIDENCE

215 EL BRAVO WAY, PALM BEACH, FL.

14 MAY 2025
09 MAY 2025
07 MAY 2025
01 MAY 2025
30 APR 2025
04 APR 2025
03 APR 2025

NIEVERA WILLIAMS
DESIGN

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EL1



MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

ELEVATION PLAN

PRIVATE RESIDENCE

215 EL BRAVO WAY, PALM BEACH, FL.

14 MAY 2025
09 MAY 2025
07 MAY 2025
01 MAY 2025
30 APR 2025
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03 APR 2025

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EL2



MARIO F. NIEVERA

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Landscape Architect
Registration No.
6666856

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

ELEVATION PLAN

PRIVATE RESIDENCE

215 EL BRAVO WAY, PALM BEACH, FL.

14 MAY 2025
09 MAY 2025
07 MAY 2025
01 MAY 2025
30 APR 2025
04 APR 2025
03 APR 2025

NIEVERA WILLIAMS
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EL3



MARIO F. NIEVERA

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Registration No.
6666856

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

ELEVATION PLAN

PRIVATE RESIDENCE

215 EL BRAVO WAY, PALM BEACH, FL.

14 MAY 2025
09 MAY 2025
07 MAY 2025
01 MAY 2025
30 APR 2025
04 APR 2025
03 APR 2025

NIEVERA WILLIAMS
DESIGN

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EL4



MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

SCALE: AS NOTED

GATE DETAIL

PRIVATE RESIDENCE

215 EL BRAVO WAY, PALM BEACH, FL.

02 JUNE 2025 SECOND SUBMITTAL

NIEVERA WILLIAMS
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West Palm Beach, FL 33401
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F: 561-659-2113

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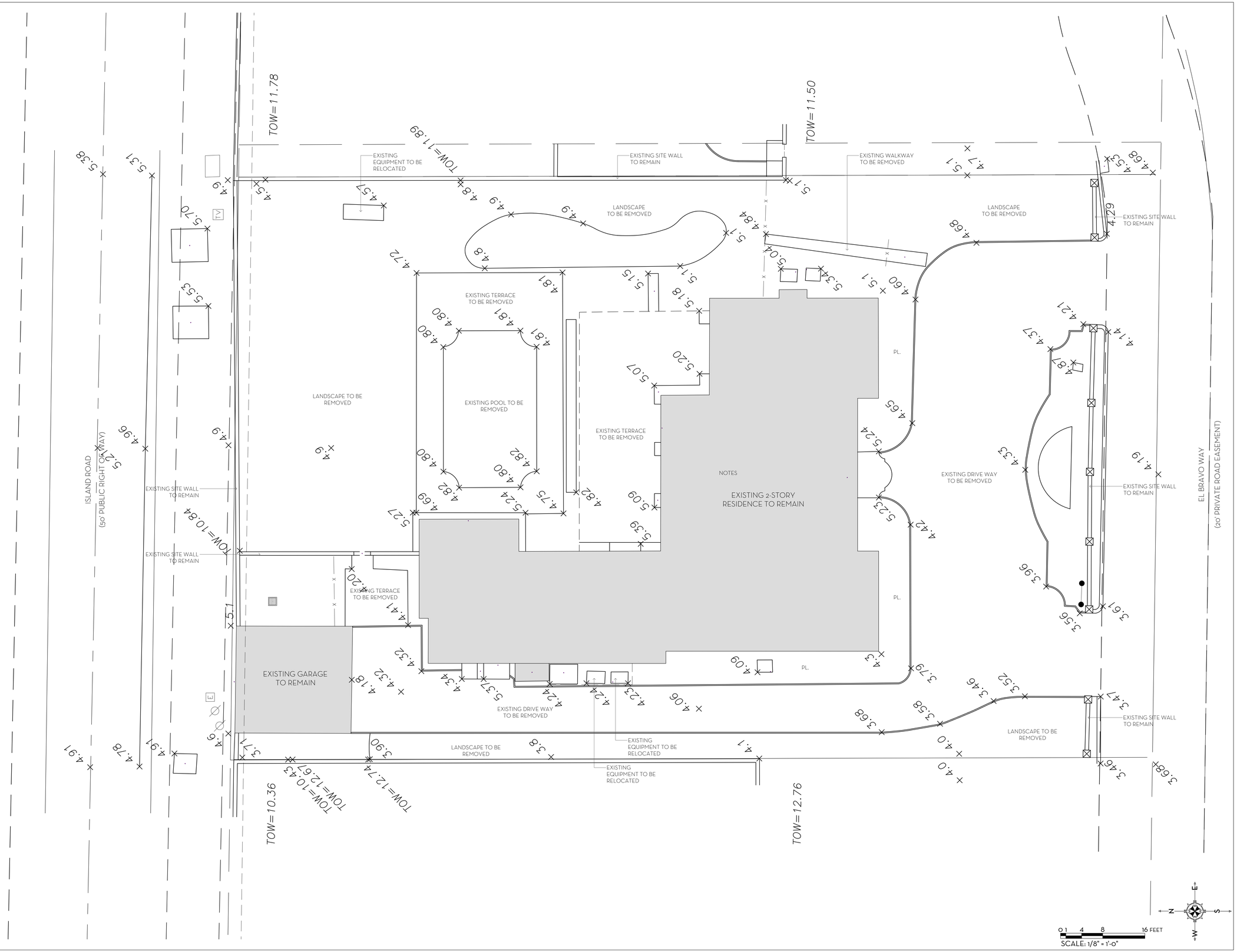

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

HARDSCAPE PLAN

PRIVATE RESIDENCE

215 EL BRAVO WAY, PALM BEACH, FL.

02 JUNE 2025 SECOND SUBMITTAL

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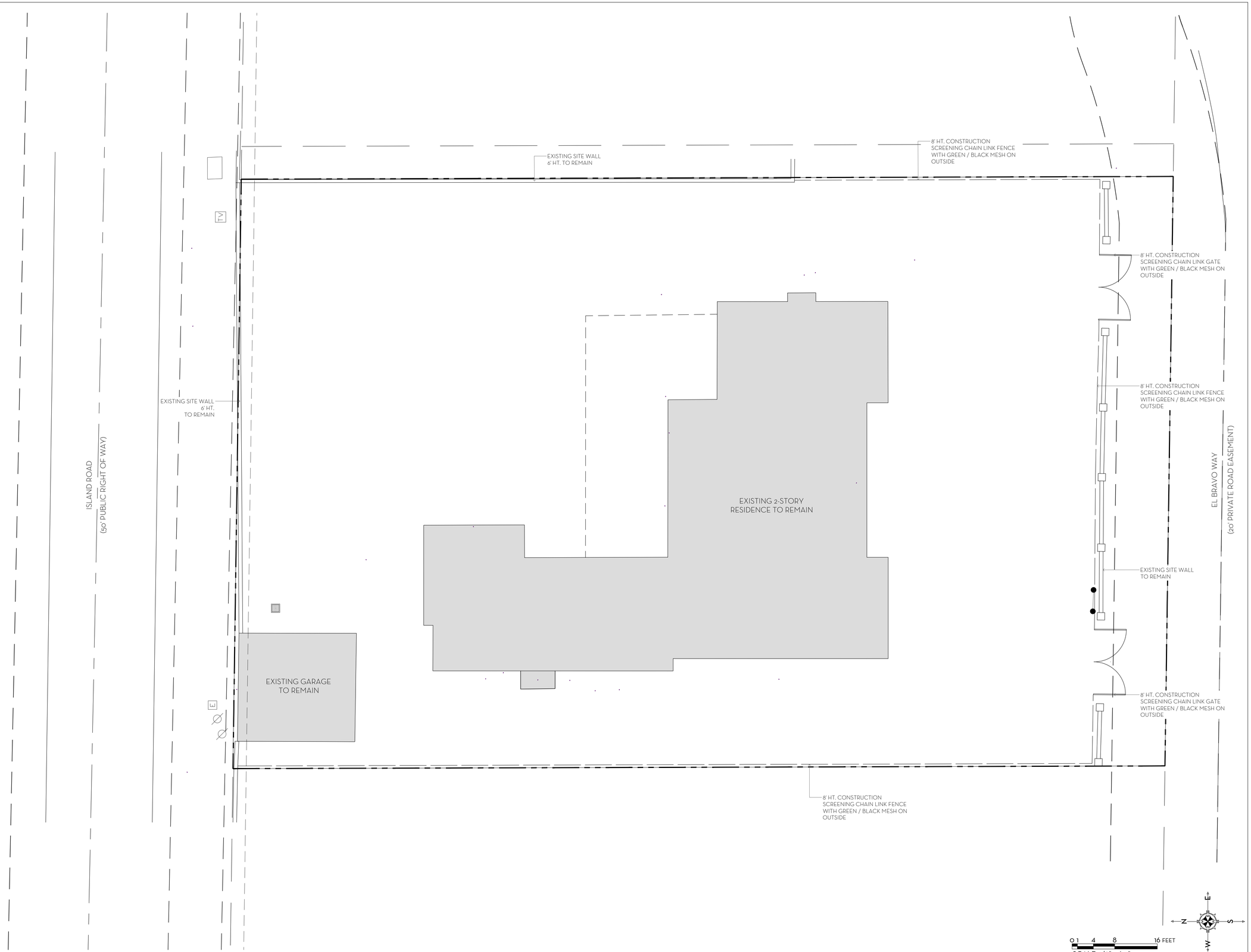

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

CONSTRUCTION SCREENING PLAN

PRIVATE RESIDENCE

215 EL BRAVO WAY, PALM BEACH, FL.

02 JUNE 2025 SECOND SUBMITTAL

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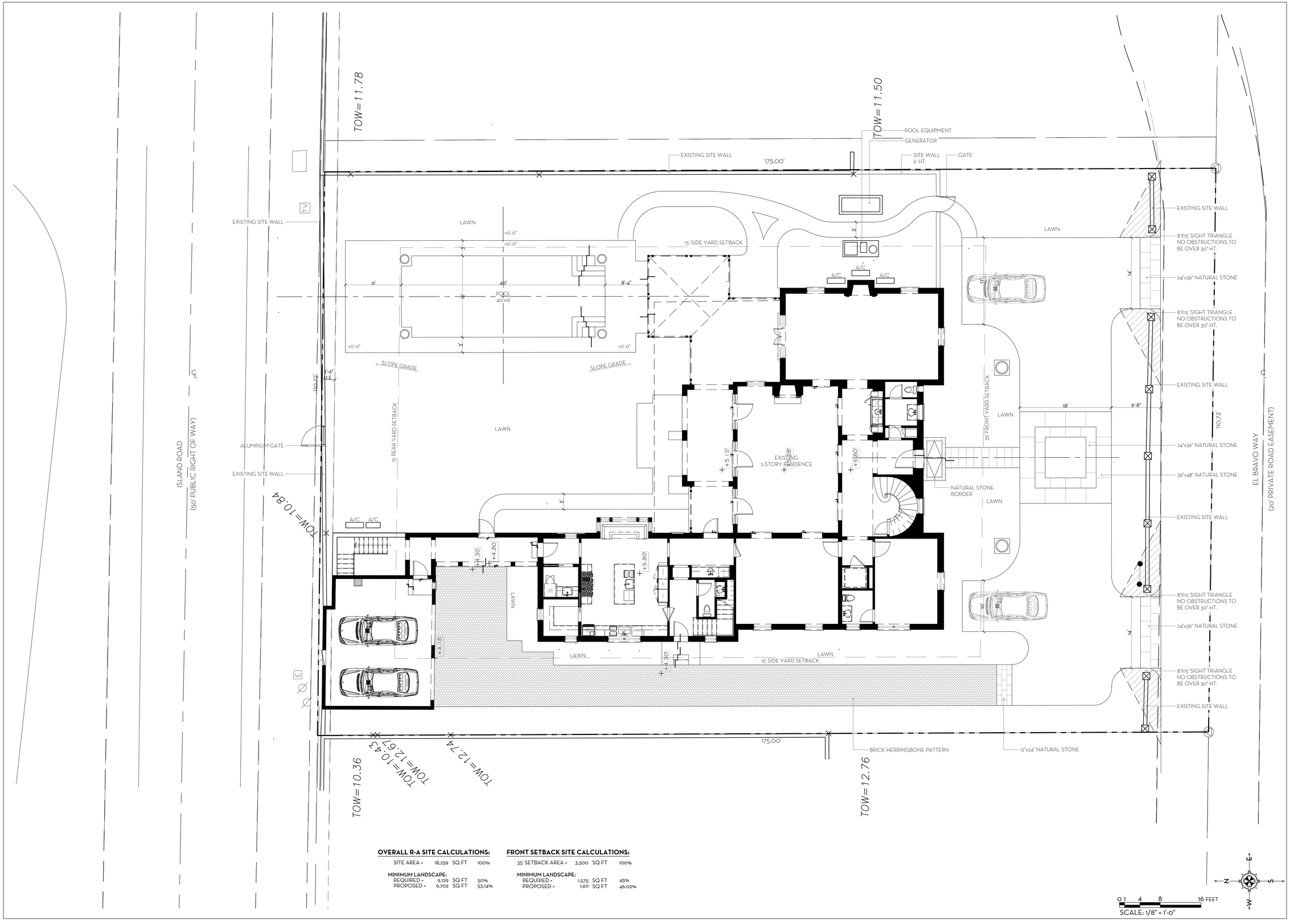

OVERALL R-A SITE CALCULATIONS:

SITE AREA =	18,259	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	9,129	SQ FT	50%
PROPOSED =	9,702	SQ FT	53.14%

FRONT SETBACK SITE CALCULATIONS:

35' SETBACK AREA =	3,500	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	1,575	SQ FT	45%
PROPOSED =	1,611	SQ FT	46.02%

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

HARDSCAPE PLAN

PRIVATE RESIDENCE

215 EL BRAVO WAY, PALM BEACH, FL.

02 JUNE 2025 SECOND SUBMITTAL

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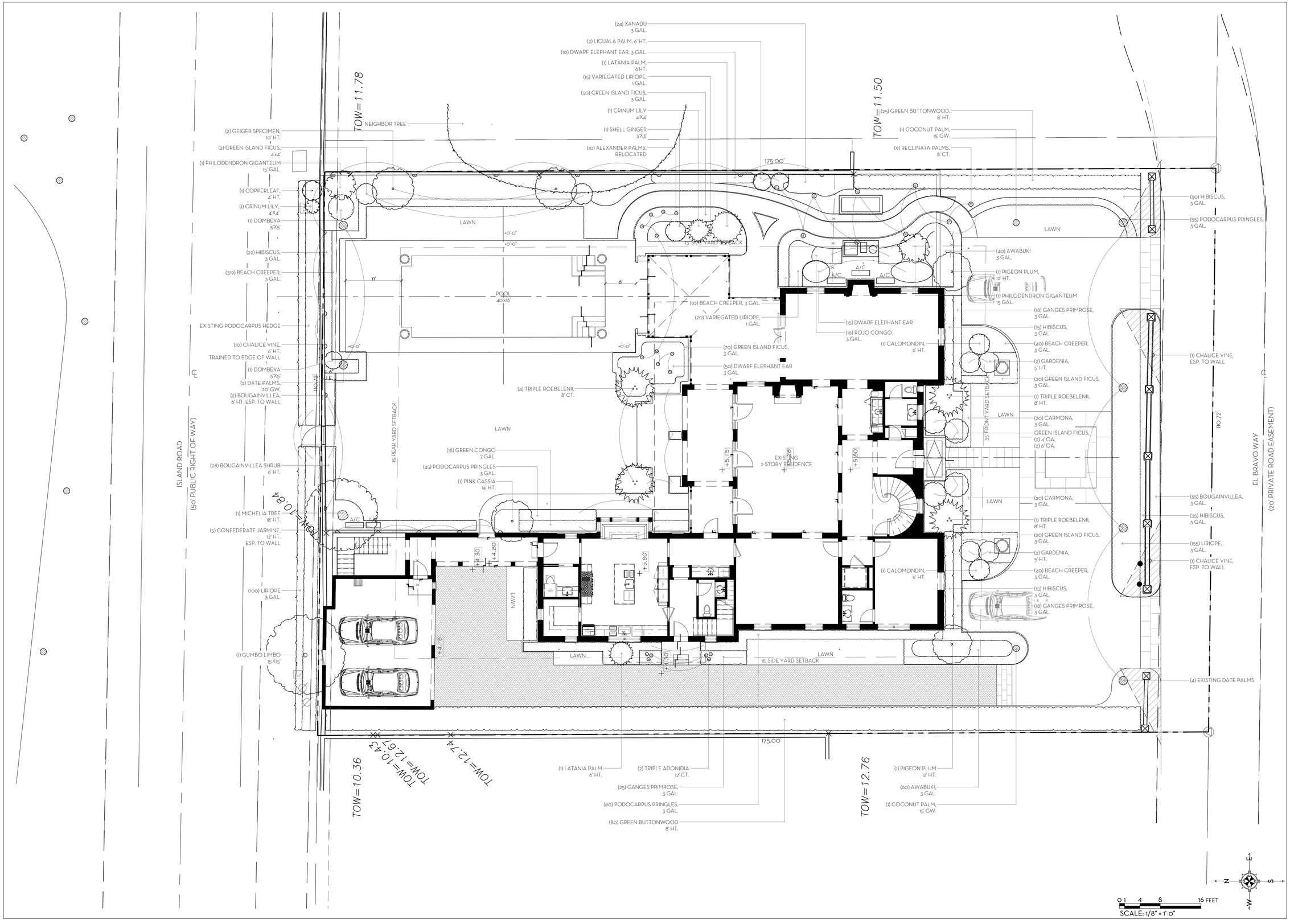

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

LANDSCAPE PLAN
PRIVATE RESIDENCE

215 EL BRAVO WAY, PALM BEACH, FL.

02 JUNE 2025 SECOND SUBMITTAL

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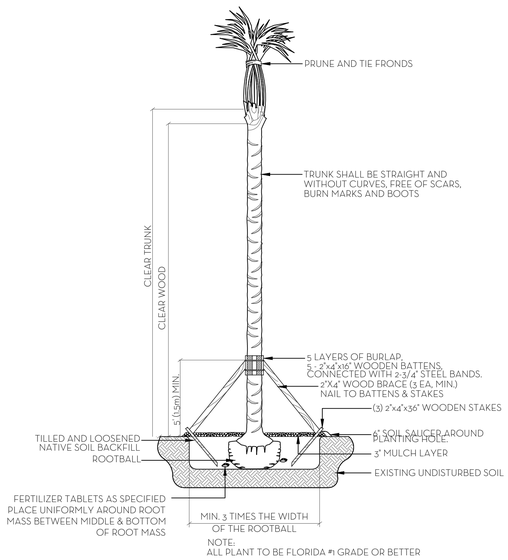
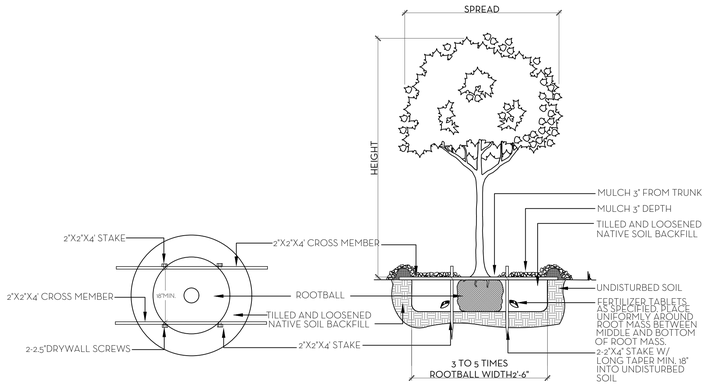


NOTE:
ALL PLANT TO BE FLORIDA #1 GRADE OR BETTER

PALM PLANTING DETAIL
N.T.S.

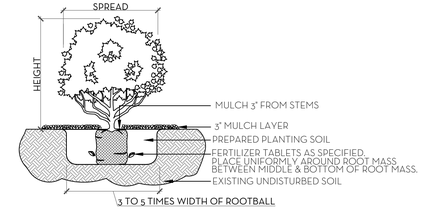
NOTES:
1. ALL WOOD SHALL BE SPRUCE OR PINE-NOT PRESSURE TREATED.
2. CROSS TIES SHALL NOT CROSS OVER WOODY ROOTS.
3. REMOVE ALL STRING &/OR WIRE WRAPPED AROUND TRUNK.
4. REMOVE ALL STRAPS, ROPES, WIRE, &/OR STRINGS USED TO LIFT THE ROOTBALL.
5. REMOVE ALL BURLAP &/OR WIRE FROM THE TOP OF THE ROOT BALL.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



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

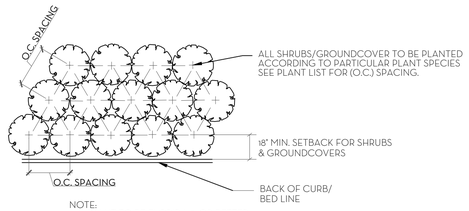
TREE PLANTING DETAIL
N.T.S.

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



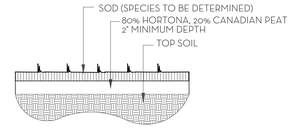
NOTE:
ALL MATERIAL TO BE FLORIDA #1 OR BETTER

SHRUB & GROUNDCOVER PLANTING DETAIL
N.T.S.



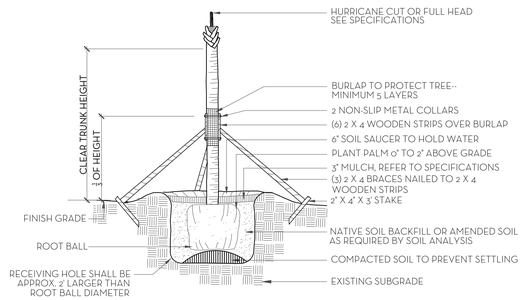
NOTE:
ALL PLANT TO BE FLORIDA #1 OR BETTER

PLANT SPACING DETAIL
N.T.S.



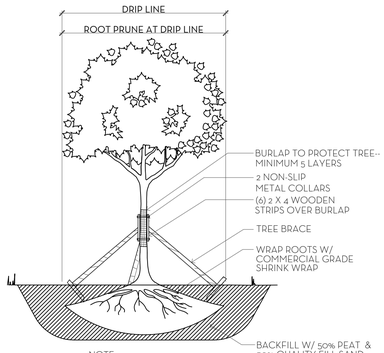
SOD PLANTING DETAIL
N.T.S.

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



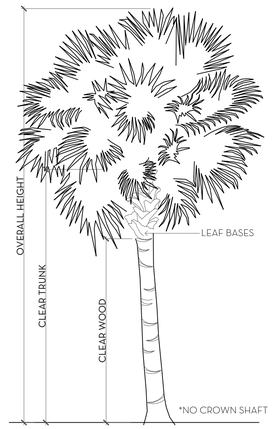
NOTES: STAKING & GUYING REQUIRED FOR PALMS, IF NECESSARY, OR AS DIRECTED BY THE LANDSCAPE ARCHITECT. ALL PLANT TO BE FLORIDA #1 OR BETTER

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.

NIEVERA WILLIAMS DESIGN

215 El Bravo
Palm Beach, FL

06.27.2025

Landscape Material Schedule

Item No.	Common Name	Botanical Name	Quantity	Native	Specification
1	**TREES**				
2	Geiger		1		10' HT.
3	Pigeon Plum		3	✓	12' HT.
4	Michelia Tree		1		18' HT.
6	Pink Cassia		1		14' HT.
7	Calomondin		2		6' HT.
8	Gumbo Limbo		1	✓	15'x15'
9			9	44%	
10	**PALMS**				
11	Licuala Palm		2		6' HT.
12	Latania Palm		2		6' HT.
13	Coconut Palms		2		15' GW.
14	Reclinata Palm		9		8' CT.
15	Triple Adonidia		2		12' CT.
16	Date Palms		2		20' GW.
17	Triple Roebeleni		6		8' CT.
18			25		
19	**HEDGE/SHRUB**				
20	Xanadu		24		3 Gal.
21	Dwarf Elephant Ear		75		3 Gal.
22	Varigated Liriope		35		1 Gal.
23	Liriope		255		3 Gal.
24	Green Island Ficus		160		3 Gal.
25	Green Island Ficus		2		4' O.A.
26	Green Island Ficus		2		6' O.A.
27	Crinum Lily		2		4'x4'
28	Shell Ginger		1		3'x3'
29	Green buttonwood		105	✓	8' HT. FTB
30	Hibiscus		137		3 Gal.
31	Podocarpus Pringles		180		3 Gal.
32	Chalice Vine		2		4' HT. Esp to wall
33	Chalice Vine		10		6' HT. Esp to wall
34	Bougainvillea		55		3 Gal.
35	Bougainvillea Vine		2		6' HT. Esp To Wall
36	Bougainvillea		28		6' HT.
37	Awabuki		100		3 Gal.
38	Ganges Primrose		61		3 Gal.
39	Confederate Jasmine Vine		5		12' HT. Esp To Wall
40	Dombeya		2		5'x5'
41	Philoderndron Giganteum		2		15 Gal.
42	Green Island Ficus		2		4'x4'
43	Rojo Congo		16		3 Gal.
44	Green Congo		18		7 Gal.
45	Gardenia		4		5' HT.
48	Carmona		40		3 Gal.
46	Beach Creeper		491	✓	3 Gal.
47	Copperleaf		1		4' HT.
48			1817	33%	
49	**GROUND COVER**				
50					

Line #	Landscape Legend		
1	**Property Address:**	215 El Bravo	
2	**Lot Area (sq. ft.):**	18,259 SQ. FT.	
3		REQUIRED	PROPOSED
4	ndscape Open Space (LOS) (Sq Ft and %)	9,129 sf (50%)	9,702 (53.14%)
5	LOS to be altered (Sq FT and %)	N/A	N/A
6	Perimeter LOS (Sq Ft and %)	N/A	N/A
7	Front Yard LOS (Sq Ft and %)	1,575 (45%)	1,611 (46.02%)
8	Native Trees %	30% (number of trees)	44%
9	Native Shrubs & Vines %	30% (number of shrubs & vines)	33%
10	Native Groundcover %	30% (groundcover area)	N/A
	To determine qualifying native vegetation use either:		
	the Institute for Regional Conservation Natives for Your Neighborhood FL Statewide Plant List		
	OR		
	the Florida Native Plant Society Native Plants for Your Area List		
	Note: Modificaiton of >50% of existing landscape/greenscape are subject to minimum native plant requirements and must submit a landscape and irrigation plan for review.		
	This table shall be included on the landscape species index sheet as prepared by a licensed landscape architect and landscape openspace data shall be incorporated on to corresponding zoning legend.		
	See Ord. 003-2023		*REV BY 20230727*

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

PLANT LIST AND DETAILS

PRIVATE RESIDENCE

215 EL BRAVO WAY, PALM BEACH, FL.

02 JUNE 2025 SECOND SUBMITTAL

NIEVERA WILLIAMS
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NIEVERAWILLIAMS.COM

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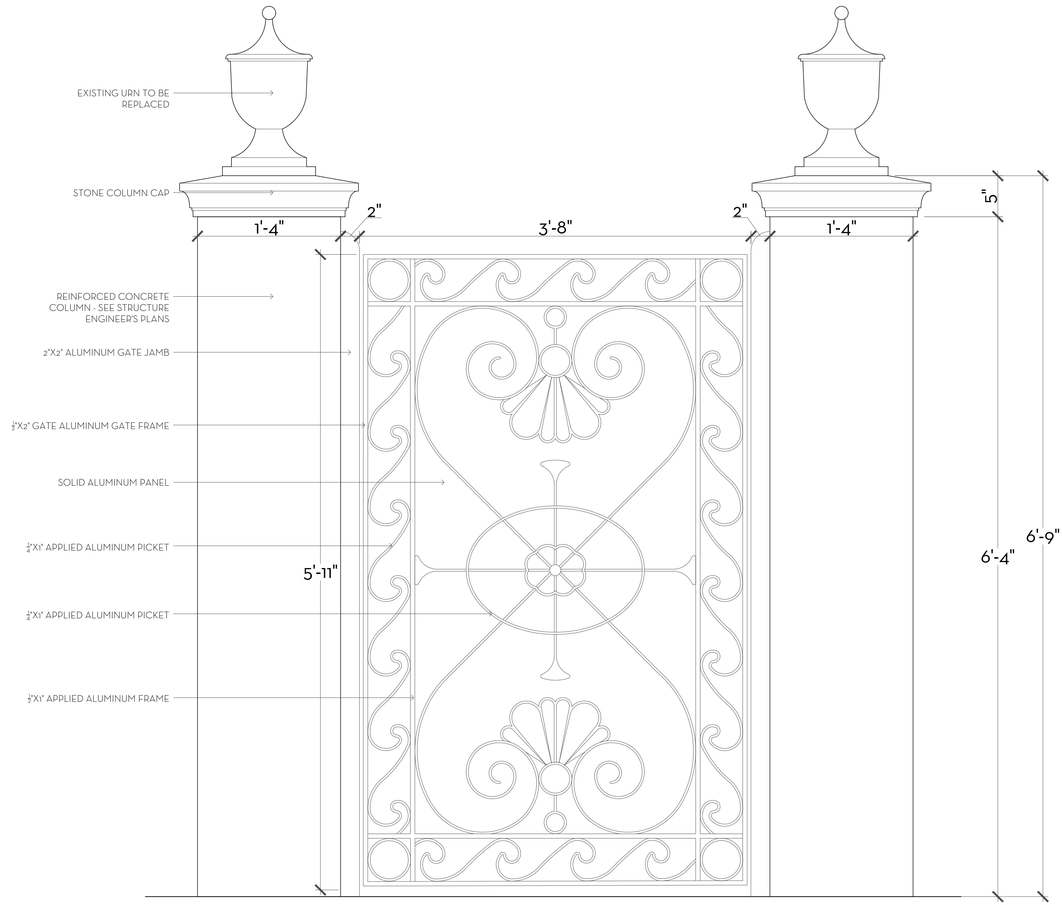

1/D1 PEDESTRIAN GATE DETAIL
SCALE: 1- 1/2"=1'-0"

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

GATE DETAIL

PRIVATE RESIDENCE

215 EL BRAVO WAY, PALM BEACH, FL.

SCALE: AS NOTED

02 JUNE 2025 SECOND SUBMITTAL

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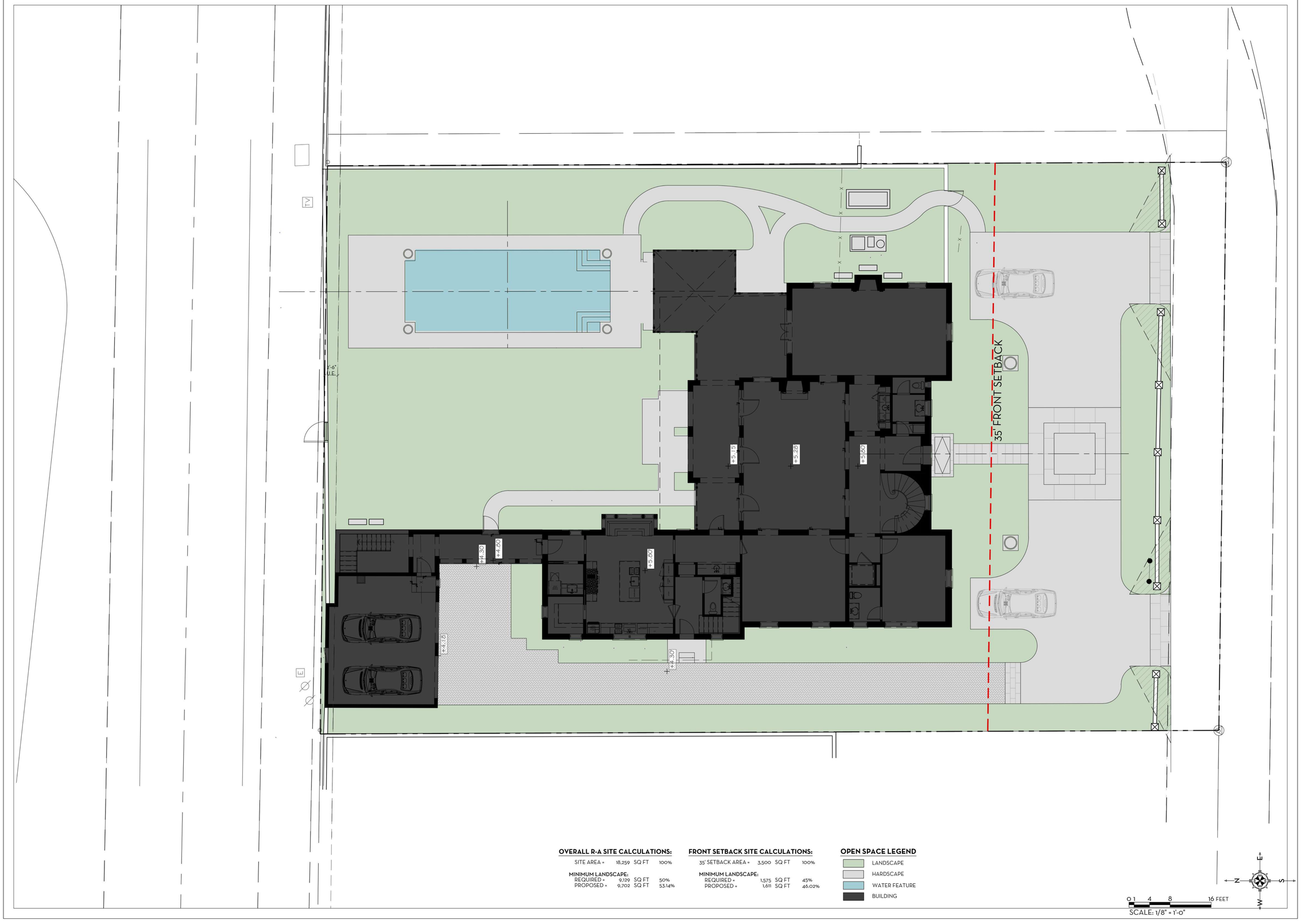

OVERALL R-A SITE CALCULATIONS:

SITE AREA =	18,259	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	9,129	SQ FT	50%
PROPOSED =	9,702	SQ FT	53.14%

FRONT SETBACK SITE CALCULATIONS:

35' SETBACK AREA =	3,500	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	1,575	SQ FT	45%
PROPOSED =	1,611	SQ FT	46.02%

OPEN SPACE LEGEND

- LANDSCAPE
- HARDSCAPE
- WATER FEATURE
- BUILDING

0 1 4 8 16 FEET

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

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OPEN SPACE DIAGRAM

PRIVATE RESIDENCE

215 EL BRAVO WAY, PALM BEACH, FL.

02 JUNE 2025 SECOND SUBMITTAL

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

NIEVERA WILLIAMS
DESIGN

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

NIEVERAWILLIAMS.COM

OS

STORMWATER RETENTION CALCULATIONS

A. SITE INFORMATION

Total Property Area = 19,373 sq.ft.

Proposed Drainage Area = 18,259 sq.ft.

Drainage Area Impervious Surface = 10,749 sq.ft.

Drainage Area Pervious Surface = 7,510 sq.ft.

B. ESTIMATED STORMWATER RETENTION VOLUME

The retention volume is estimated using the Rational Method (Q=CiA)
where:
C = 1.0 (impervious surface)
C = 0.2 (pervious surface)
i = 2 in/hr

Impervious Surface Runoff Volume:
1.0 x 2 in/hr x 10,749 sq.ft. x 1 ft./12 in. = 1,792 cu.ft.

Pervious Runoff Volume:
0.2 x 2 in/hr x 7,510 sq.ft. x 1 ft./12 in. = 250 cu.ft.

Total Volume to be Retained = 2,042 cu.ft.

C. PROPOSED EXFILTRATION TRENCH SIZING

Exfiltration Trench #1

L	=	Total Length of Trench Provided	=	88 ft
W	=	Trench Width	=	15 ft
K	=	Hydraulic Conductivity	=	0.00005 cfs/sq.ft./ft. of head
H2	=	Depth to Water Table	=	2.25 ft
DU	=	Un-Saturated Trench Depth	=	1.50 ft
DS	=	Saturated Trench Depth	=	1.00 ft
V	=	Volume Treated	=	1,682 cu.ft.

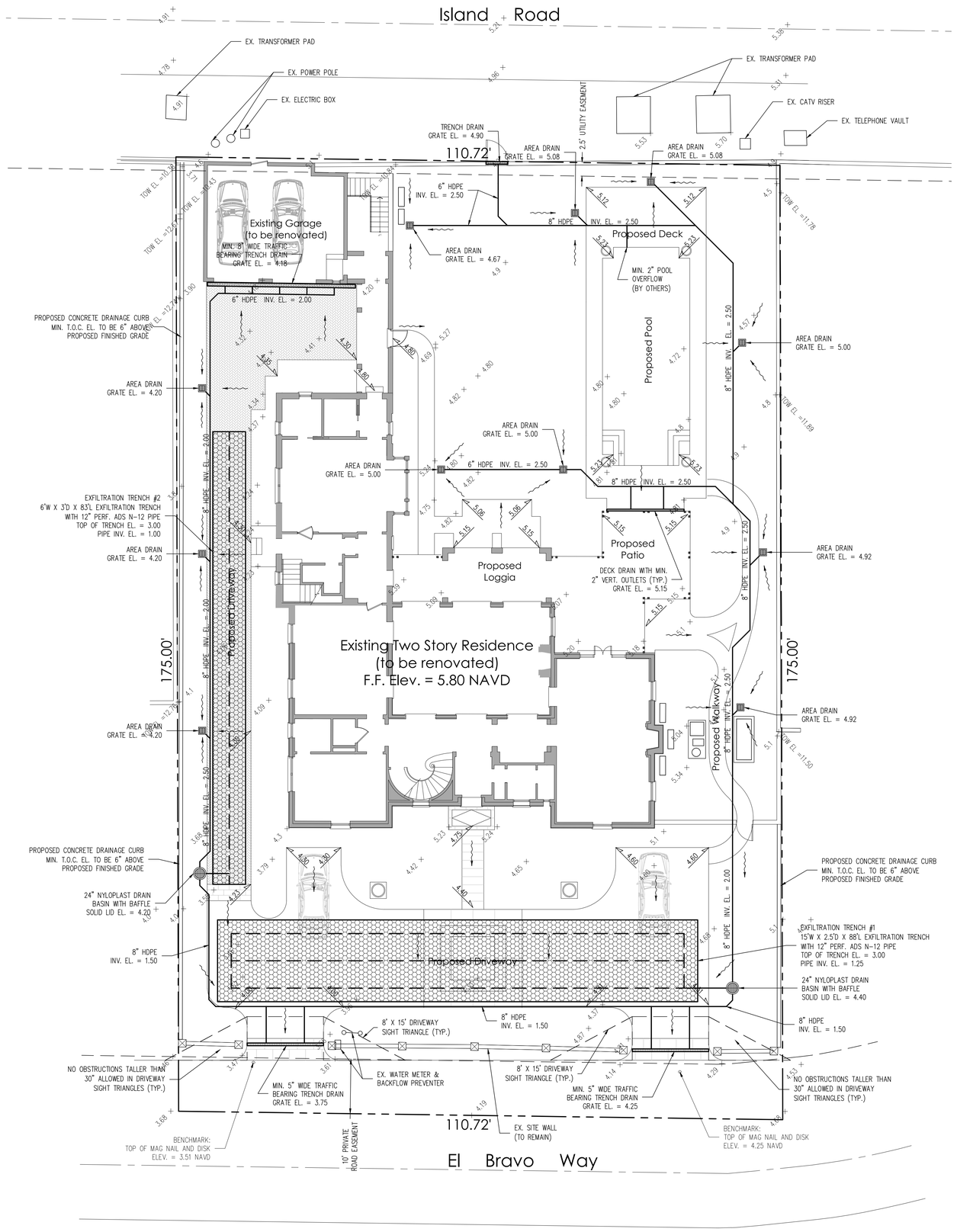
Exfiltration Trench #2

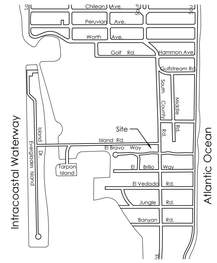
L	=	Total Length of Trench Provided	=	83 ft
W	=	Trench Width	=	6 ft
K	=	Hydraulic Conductivity	=	0.00005 cfs/sq.ft./ft. of head
H2	=	Depth to Water Table	=	2.25 ft
DU	=	Un-Saturated Trench Depth	=	1.50 ft
DS	=	Saturated Trench Depth	=	1.50 ft
V	=	Volume Treated	=	750 cu.ft.

Total Volume Treated = 2,432 cu.ft

Notes:

1) Exfiltration trenches and storm piping to be protected from roots with a root barrier.
2) Roof drain downspouts are to be connected to the proposed drainage system. Contractor to provide engineer with downspout locations prior to installation of drainage system.
3) Exfiltration trench design uses an assumed value of hydraulic conductivity. Client may obtain a site specific test for hydraulic conductivity prior to exfiltration trench installation.
4) Contractor shall mill and overlay all roadway cuts a minimum of 50 ft. on either side of the excavation the entire width of each affected lane.
5) Contractor is responsible for installing and maintaining erosion control measures during construction.
6) Video inspection of storm drainage system required prior to installation of sod.





Location Map
N.T.S.

Legend

- EXISTING ELEVATION PER WALLACE SURVEYING CORP. (NAVD-88)
- PROPOSED ELEVATION (NAVD-88)
- PROPOSED ELEVATION CONTOUR (NAVD-88)
- FLOW DIRECTION
- EXFILTRATION TRENCH
- AREA DRAIN
- 24" NYLOPLAST DRAIN BASIN WITH BAFFLE

N

0 5 10 20 40

Scale: 1" = 10'

Plan Background from Hardscape Plan by Nievera Williams Design Received 6/27/25

COA-25-0013
ZON-25-0034

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GRUBER CONSULTING ENGINEERS
2475 Mercer Avenue, Suite 305
West Palm Beach, FL 33401
561.312.2041
office@gruberengineers.com

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

Contractor is responsible for obtaining location of existing utilities prior to commencement of construction activities.

Conceptual Site Grading & Drainage Plan For:

PROPOSED RENOVATION

215 El Bravo Road
Palm Beach, Florida

PROJECT INFORMATION:

Project No.	2025-0037
Issue Date	06/28/2025
Scale	1" = 10'

REVISIONS:

1	
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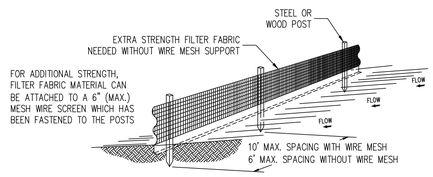
CHAD M. GRUBER
FLORIDA P.E. NO. 57466

This item has been electronically signed and sealed by Chad M. Gruber on the date adjacent to the seal using a SHA authentication code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

SHEET NUMBER:

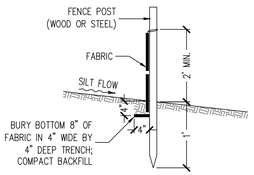
C-1



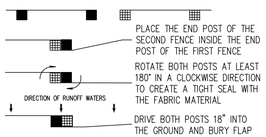
Notes:

1) The height of a silt fence shall not exceed 36".
2) Filter fabric shall be purchased in a continuous roll cut to the length of the barrier to avoid the use of joints.
3) Posts shall be spaced a maximum of 10' apart at the barrier location and driven securely into the ground a minimum of 12". When extra strength fabric is used without the wire support fence, post spacing shall not exceed 6'.
4) A trench shall be excavated approximately 4" wide and 4" deep along the line of posts and upslope from the barrier.
5) When standard strength filter fabric is used, a wire mesh support fence shall be fastened securely to the upslope side of the posts using heavy duty wire staples at least 1" long, tie wires, or hog rings. The wire shall extend into the trench a minimum of 2" and shall not extend more than 36" above the original ground surface.
6) The standard strength filter fabric shall be stapled or wired to the fence, and 8" of the fabric shall be extended into the trench. The fabric shall not extend more than 36" above the original ground surface.
7) The trench shall be backfilled and the soil compacted over the filter fabric.

SILT FENCE DETAIL
N.T.S.



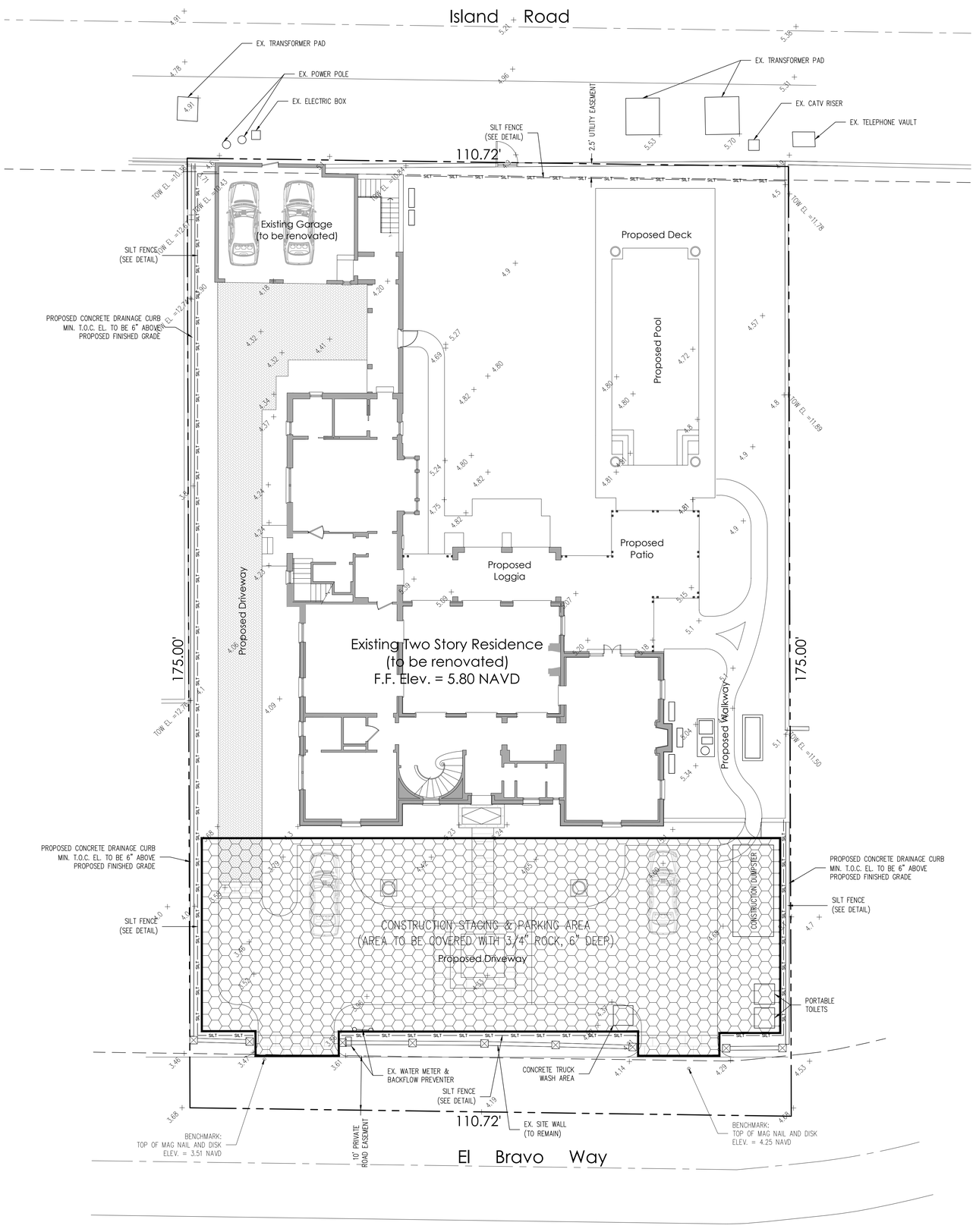
SILT FENCE SECTION
N.T.S.

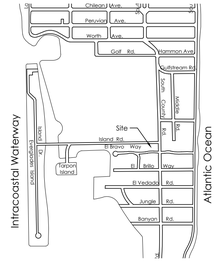


ATTACHING TWO SILT FENCES
N.T.S.

Notes:

1) Contractor is responsible for installing and maintaining erosion control measures during construction.
2) Contractor to investigate condition of existing sewer service prior to building permit submittal. If existing service is cast iron, or in poor condition, service will be replaced to main per Town of Palm Beach standards.





Location Map
N.T.S.

Legend

CONSTRUCTION STAGING AREA

SILT — SILT — SILT FENCE (SEE DETAIL)

N

0 5 10 20 40

Scale: 1" = 10'

Plan Background from Hardscape Plan by Nievera Williams Design Received 6/27/25

COA-25-0013
ZON-25-0034

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Construction Staging/Parking & Erosion Control Plan For:

PROPOSED RENOVATION

215 El Bravo Way
Palm Beach, Florida

PROJECT INFORMATION:

Project No.	2025-0037
Issue Date	06/28/2025
Scale	1" = 10'

REVISIONS:

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CHAD M. GRUBER
FLORIDA P.E. NO. 57466

This item has been electronically signed and sealed by Chad M. Gruber on the date adjacent to the seal using a SHA authentication code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

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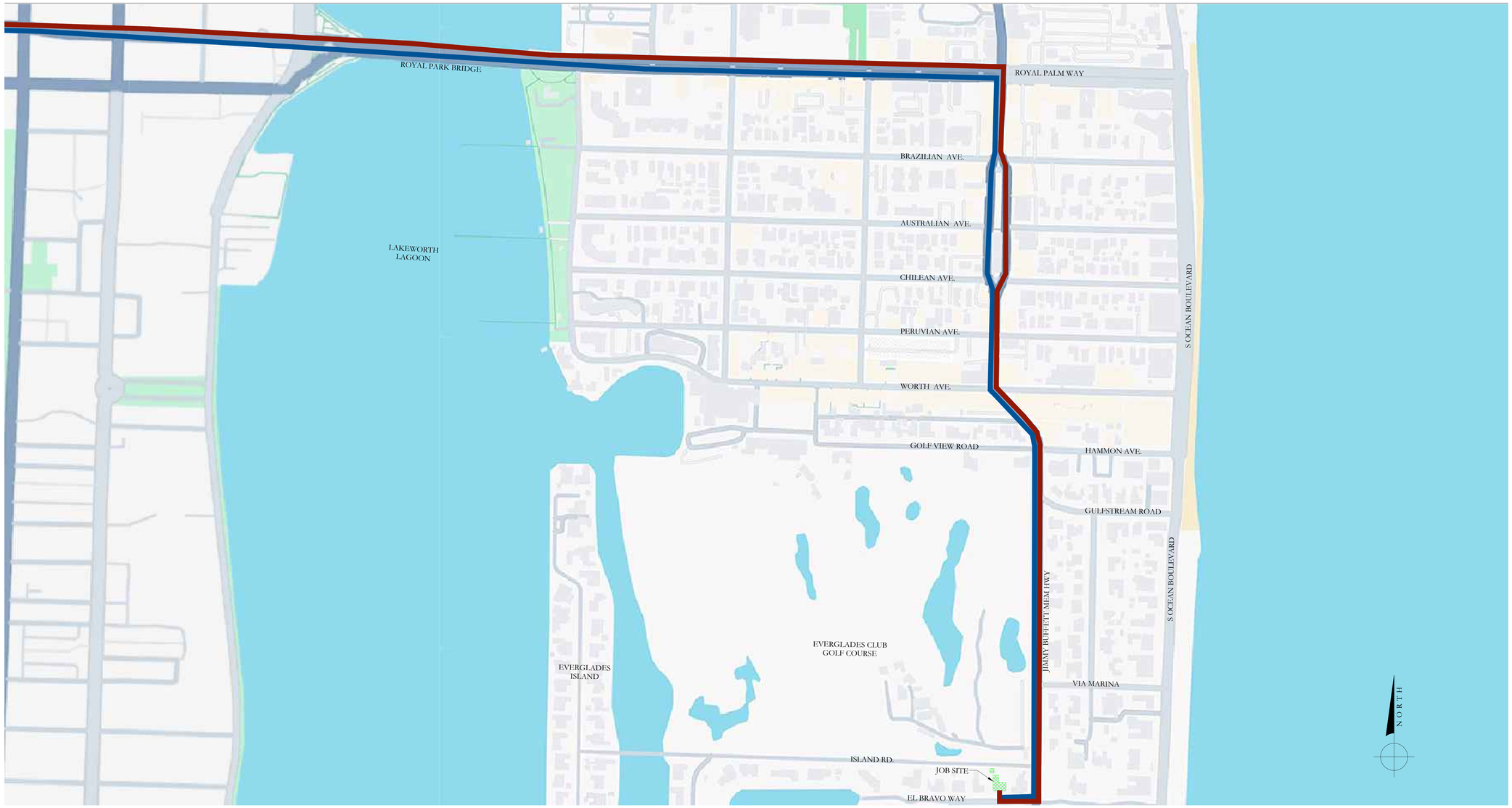

1 PROPOSED TRUCK INGRESS/EGRESS ROUTES MAP
N.T.S.

PROPOSED INGRESS TRUCK ROUTE

PROPOSED EGRESS TRUCK ROUTE

MAXIMUM VEHICLE SIZE ABLE TO BE ACCOMMODATED ON SITE:

30-FOOT TRUCKS

ESTIMATE OF NUMBER OF TRUCKS VISITING JOBSITE OVER LIFE OF PROJECT:

5 WORKING DAYS/WEEK (AVG.)
x 50 WORK WEEKS/YEAR (AVG.)
x 1.5 YEAR (18-MO.) SCHEDULE (PROPOSED)
= **375 TOTAL WORK DAYS (PROPOSED)**

6 TRUCKS/DAY (AVG.)
x 2 TRIPS/DAY (INGRESS & EGRESS)
= **12 TRUCK TRIPS/DAY (AVG.)**

375 TOTAL WORK DAYS (PROP.)
x 12 TRUCK TRIPS/DAY (AVG.)
= ***4,500 TOTAL TRUCK TRIPS OVER LIFE OF PROJECT (EST.)***

ROUGH SCHEDULE OF CONSTRUCTION W/MAJOR CONSTRUCTION BENCHMARKS:

TASK:	DURATION (IN MONTHS):
SITE PREPARATION:	1
FOUNDATION:	1
FRAMING :	2
ROOF TRUSS DELIVERIES & TRUSS SETTING:	1
WINDOW/DOOR DELIVERIES & INSTALLATION:	0.5
DRY-IN:	0.5
INTERIOR FRAMING:	1
ROUGH-IN:	2
DRY WALL:	2
FINISHES:	4
LANDSCAPE/HARDSCAPE INSTALLATION:	2
FINAL INSPECTIONS:	1
TOTAL PROPOSED CONSTRUCTION TIME (FOLLOWING ISSUANCE OF BUILDING PERMIT):	**18 mos.**

NOTE: ELEVATIONS REFERENCED TO NAVD SURVEY ELEVATIONS

DRC FINAL SUBMITTAL	06/30/2025
DRC SECOND SUBMITTAL SET	06/02/2025
DRC FIRST SUBMITTAL SET	05/15/2025
DRC PRE-APP MEETING SET	05/05/2025

LANDMARKS CASE #: COA-25-0013

ZONING CASE #: ZON-25-0034

215 EL BRAVO WAY
PALM BEACH, FL 33480

SHEET TITLE
TRUCK LOGISTICS PLAN & SCHEDULE OF CONSTRUCTION

DATE	SHEET NO
JUNE 30, 2025	T-1
SCALE: AS NOTED	
BY: KC	

FAIRFAX & SAMMONS
NEW YORK • PALM BEACH
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214 BRAZILIAN AVENUE, PALM BEACH 33480
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215 El Bravo Way



DESIGNATION REPORT

February 19, 2020

Landmark Preservation Commission

Palm Beach, Florida

DESIGNATION REPORT

215 El Bravo Way

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Report produced by Murphy Stillings, LLC

I. General Information

Location:	215 El Bravo way Palm Beach, Florida
Date of Construction:	1934
First Owner:	George Jessel & Norma Talmadge
Architect:	Howard Major
Builder/Contractor:	Arnold Construction Company
Present Owner:	George E. Summers
Present Use:	Single Family Dwelling
Present Zoning:	RA

Palm Beach County

Tax Folio Number:	50-43-43-27-06-000-0081
Current Legal Description:	Supplementary Plat of El Bravo Park West 110.72 Feet of Lot 8

II. Location Map

215 El Bravo Way





III. Architectural Information

The residence at 215 El Bravo Way in Palm Beach's Estate Section was designed in the Monterey style by Howard Major, one of Palm Beach's most important architect's. The well established Palm Beach contractor and builder, Arnold Construction Company, built the residence and garage in 1934 as a speculative house for approximately $30,000. It is located on the north side of El Bravo Way between South County Road and Travers Way on a deep lot that stretches from El Bravo Way to Island Road with views of the Everglades Club golf course. The front yard features a circular driveway with an extension of the driveway leading back to the one-story two-car garage. The attractive landscaping in both the front and rear yards adds to the beauty of the property.



215 El Bravo Way is an excellent example of Howard Major's interpretation of the Monterey style of architecture. The Monterey style originated in California and was especially popular in the United States between 1930 and 1950. It was a fusion of revival styles including Spanish Colonial, British Colonial and French Creole. The result was designs that were mostly two-story residences with the main identifying feature being a second floor, cantilevered, open-air balcony covered by the principal roof. Decorative detailing of Monterey residences is often confined

to the balcony railing, which are typically styled in wood or iron. The roofs were characteristically low-pitched with a side-facing gable or hipped roof. Spanish materials, including stucco finishes and decorative tiles, are often found in Monterey houses.

The two-story Monterey style residence at 215 El Bravo Way is constructed of concrete block surfaced with smooth stucco and features low-pitched hip roofs with overhanging eaves surfaced with flat concrete tiles. The front façade of the L-shaped residence is composed of a central section with projecting wings on each side. A chimney is located on the east exterior wall.



The central portion of the residence contains the focal point of the house, a second-story cantilevered balcony with elegant ornamental metal railing and posts. There is also a scalloped band at the cornice line of this balcony. The first floor of the central section below the balcony contains the main entrance with a decorative glass and metal entry door and transom flanked by full-height shutters. To the east and west of the door are smaller four-over-four double-hung sash windows. The second floor of this center section contains multi-light French doors in the center leading out to the balcony with six-over-six double-hung sash windows on either

side. The dwelling's wings feature six-over-six double hung sash windows on the both the first and second stories and they are covered with hip roofs surfaced with flat concrete tiles. Wood louvered shutters flank these windows and doors. Like other traditional Monterey houses, 215 El Bravo Way incorporates ranked facades with façade setbacks and multi-level rooflines. The rear of the dwelling also features a second-story cantilevered balcony with multiple French doors and a decorative railing, double-hung windows flanked by shutters and multiple hipped roofs and one gable-end roof all covered with flat concrete tiles. The rear has a lovely patio and pool area and is beautifully landscaped with views of the Everglades Club golf course. Overall, the house has a very classic Monterey design incorporating British, French and Spanish elements.



Detail of Second Floor Front Balcony

During the dwellings eighty-six year history there have been minimal changes to the property. In 1992, a second-story addition and a pool house were added to the rear of the house. Though the pool house has a steeply pitched hipped roof covered with metal roofing it is complimentary in the size, scale and construction materials to the main dwelling. The second-story addition was also very complimentary to the original Monterey style of the house. Over the years on the main dwelling, the roof was repaired and replaced, air-conditioning installed, shutters replaced, the interior was renovated and a swimming pool was added. Due to the sensitive pool house and rear addition and very minimal other changes, the original architectural integrity of the dwelling remains very intact.



Rear (North) Façade

IV. Historical Information

By World War I, Henry Flagler had established Palm Beach as the winter capital of American high society. During the early years, most visitors stayed at Flagler's grand Royal Poinciana or Breaker's Hotel. However, by the 1920s, many seasonal visitors built or purchased houses for the winter season and the ensuing building boom radically changed the face of the small community with grand estates, fine commercial corridors and numerous platted subdivisions.

El Bravo Park was originally a 27-acre ocean to lake property with 700 feet fronting both the ocean and the lake. Frank H. Clement, a prominent Palm Beach winter resident and engineer of national reputation, purchased the property with the intention of creating his own estate. However, by 1920, he "responded to the demand for villa sites" and began making significant road, underground and landscape improvements.[1] Newspaper articles in the early 1920s praised the high standards set for El Bravo Park, calling it a 'bright jewel in a brilliant setting'. Divided into only 36 lots and two streets (El Bravo Way and El Brillo Way), each lot was not offered for sale but rather "available for purchase" under conditions that required the owner to construct "a house of a type to correspond with the

[1] Palm Beach Post, March 25, 1920, "Frank H. Clement to Spend $175,000 in Developing Lake-To-Ocean

general scheme of the fine improvements."[2] In 1921, Addison Mizner and Marion Sims Wyeth were the first two architects to design villas in El Bravo Park. Both houses were designed in the Mediterranean Revival style that had become the style most in vogue for new Palm Beach architecture in the 1920s.

The South Florida land and building boom reached its height in late 1925, and by 1927, the "Boom Times" were ending for much of South Florida as speculation had pushed prices so high that speculators and developers could no longer find buyers and many banks in the state failed. Fortunately, for Palm Beach, the land bust did not drastically affect many of the seasonal residents and real estate development on the island slowed but did not halt.

The house at 215 El Bravo Way was developed during the late Depression/New Deal Era of the mid-1930s. The end of the Boom Time Era and ensuing Depression in Palm Beach had signaled a change in the construction of residences, with many owners seeking mid-size residences in classic designs rather that the ornate Mediterranean Revival style estates built during the 1920s Land Boom. By the mid 1930s, Palm Beach started to experience a post Depression building boom that included buildings like 215 El Bravo Way built on speculation by successful contracting firms, such as the foremost firm Arnold Construction Company.

A November 22, 1936 article in the Palm Beach Post-Times titled "Construction Enters Third Era of Design: Majority of Homes Now Being Erected Are of Moderate Sized Type – Showplaces Are Now Things of Former Years" describes the change in building trends:

> "*With nearly 60 new residences as a permanent addition to the winter colony, Palm Beach passes into the third season of its third architectural era.*
>
> *For though a few spasmodic instances of the Colonial motif had been noted over a period of several years, it was not until the summer of 1934 that the definite trend away from the Spanish became an accepted fact.*

[2] Palm Beach Post, February 20, 1921, "El Bravo, Palm Beach Development Is Bright Jewel in Brilliant Setting."

As construction has steadily mounted in 1934, 1935 and 1936, the white of the Colonial and the classic has replaced the pastels of the Spanish; simplicity of line and design has succeeded the elaborate.

In brief, Palm Beach houses are becoming homes rather than showplaces. The current cycle of architectural fashion has replaced the Spanish, just as after 1918, Addison Mizner's palatial designs took the place of early barn-like structures of the pioneer era."[3]

The second half of the 1930s was also a busy time in Howard Major's career as well as the beginning of additional growth in Palm Beach's prized Estate Section. During the mid-1930s, Major designed 830 South Ocean Boulevard for Henry & Blanche Ittleson, a British Colonial house for Kenneth Williamson at 167 Seaview Avenue, a Bermuda style residence for W. T. Grant, and a pair of cottages at Phipps Plaza for the Palm Beach Company.[4] During the same pre-WW II era, Major also designed a classical style residence for Thomas Wright at 234 El Brillo Way as well as homes on Tangier Avenue and Queens Lane.

In August of 1935, George Jessel and his wife Norma Talmadge, purchased 215 El Bravo Way for $57,500. George Jessel was a vaudeville comedian and actor who became known as the "Toastmaster General of the United States." Jessel's career spanned seven decades beginning with childhood stardom. Although his greatest fame came before World War II, including his celebrated success in the 1925 production of the play *The Jazz Singer*, Jessel was known to later generations through his appearances on radio and television talk shows, his performances in movies and with the nostalgia tours as well as his appearances on the banquet circuit as a toastmaster. Norma Talmadge was an actress and film producer of the silent movie era. A major box office draw for more than a decade, her career reached a peak in the early 1920s when she ranked among the most popular idols

[3] "Construction Enters Third Era of Design: Majority of Homes Now Being Erected Are of Moderate Sized Type – Showplaces Are Now Things of Former Years." Palm Beach Post-Times. 22 November 1936. The article also noted that some Spanish style houses were being converted into the new British Colonial style.

[4] The two houses Major designed in Phipps Plaza are 224 and 228 Phipps Plaza, both designed in 1939 in the frame vernacular style.

of the American screen. George Jessel and Norma Talmadge were married in 1934 and lived at 252 Clarke Avenue before purchasing 215 El Bravo Way as the house's first owners in 1935. While living in Palm Beach, George Jessel was known to make appearances at local clubs and theaters.

George Jessel and Norma Talmadge divorced in 1939 and by then they had sold 215 El Bravo Way. The house was often vacant during the War years until Gray and Charlotte Foster purchased the house in 1946 and lived there for twenty-three years raising their two son's E. Hegeman Foster and Ridgely Foster in the house. Subsequent owners include John N. Bauman[5], Pierce Richards, Adelaide Rorer Richards & William H. Rorer, III, E. Burke Ross & Ashley Burke and Adele Wells Meyer. The current owner of the property, George E. Summers, purchased 215 El Bravo Way in 1993 and has been a wonderful steward of the property for the past 27 years.

V. Architect's & Builder's Biographies

Howard Major

Howard Brougham Major (1882–1974) was born in New York, the grandson of a lithographer and the son of a printer's artist. Major studied at the Pratt Institute and the New York Atelier of Beaux-Arts. As the chief draftsman for architect Charles Alonzo Rich, he designed a building at Dartmouth College and country houses for Long Island socialites. He opened his own firm on Fifth Avenue and married Katherine Clark (1899-1958) in 1920, with whom he traveled overseas during most of 1920 and 1921. In 1923 he joined Addison Mizner's firm and began his Palm Beach career by designing Spanish style houses for Nelson Odman and Richard Cowell in Palm Beach, and Howard Whitney in Gulfstream.

Although Major started his Florida career in the Spanish style he soon became disenchanted with the results and opened his own architectural office. In a 1926 article for Architectural Forum entitled "A Theory Relating to Spanish and Italian

[5] John Bauman was the chairman of the board and chief executive officer of White Motor Corporation, a giant truck manufacturer. He was the man whose efforts were credited as helping to keep the American trucking fleet rolling during World War II.

Houses in Florida." he suggested that other styles of architecture were more appropriate to the Florida climate and the "national character." Major also was the author of a book entitled Domestic Architecture of the Early American Republic: The Greek Revival. He favored the Greek Revival style and was also a proponent of the British Colonial style and all its variants, including the Monterey style.

In Palm Beach Howard Major is best known for designing "Major Alley," a small complex of six Bermuda style town homes constructed on Peruvian Avenue in 1925. These homes are currently listed as Landmarks of the Town of Palm Beach. He also completed a home for Charles Merrill called "Merrill's Landing" that has been demolished. After the Depression, Major's more subdued style became more popular when showplaces may have been considered in poor taste. Some examples of Major's residential work that are protected by the Palm Beach Landmarks Preservation Commission, include Major Alley at 417 Peruvian Away, 235 Banyan Road, 234 El Bravo Way, 124 Via Bethesda, 745 Hi-Mount Road, 270 Queens Lane, 135 El Vedado Road, 224 and 228 Phipps Plaza, and 421 Peruvian Avenue. In 1929, Major renovated one of the earliest Palm Beach houses to be landmarked, the Vicarage on North Lake Way built in 1897, and the Majors lived there for many years.

Besides his work in Palm Beach, Howard Major did projects in Hobe Sound and Gulfstream, Florida. In Naples he laid out the development of Port Royal and designed the "Church of Trinity-by-the-Sea." In Nassau, Bahamas, Major designed the Porcupine Club and residences for Arthur Vining Davis and Edward Lynch.

The following excerpt from Gene Pandula's "Architects on Architects Talk" provides additional insight into the architectural career of Howard Major:

> *"Like Addison Mizner, architect Howard Major designed country homes on Long Island, N.Y., in the early days of his career before opening shop in Palm Beach. Major began working for Mizner's Worth Avenue office in 1923 and moved to Palm Beach two years later. The two could not have been more different in their professional approach and preferences. Mizner learned architectural design through an apprenticeship; Major*

gained a formal education in architecture in New York. Mizner was known for having a pet monkey and a more freewheeling design process. Though Mizner's design of The Everglades Club and other projects made Mediterranean Revival style the dominant style in Palm Beach, Major carved out a successful career designing homes in the Greek Revival, Georgian and British Colonial styles.

Major was a cerebral person. He did research. He formed theses and opinion and his practice was rigorous in putting these ideas forward. Major's book, The Domestic Architecture of the Early American Republic: The Greek Revival, was published in 1926. He believed very strongly that America had a style of architecture. Major had two reasons for writing the book. One was to bring to light the fallacy of the impression that the 19th century was devoid of artistic expression. And the second was to place before the public irrefutable evidence that Greek Revival is America's national expression in architecture — the classic revival of the Greece and Rome styles perhaps more accurately called the federal style. Major didn't use the latter label because he didn't want to confuse people.

Though Major also designed Mediterranean Revival style houses in Palm Beach, he was the first to criticize it. The style became popular in Palm Beach but he believed it was not being refined for the United States from its origins. And he bases those comments on travels to Cuba, to Spain, to Portugal and other locales where he was very studious about crafting articles about essentially Spanish architecture. He claims it was not a simple matter for the Anglo-Saxon to assimilate to this form of architecture. Major even had a series of eight articles published in The Palm Beach Post dissecting Mediterranean Revival style that were designed to prod his cohorts into better design. He wanted architectural restraint.[6]

[6] Rogers, David. "Howard Major 'Rigorous' in Putting Idea Forward, Pandula says in Architect's Talk." Palm Beach Daily News. 22 January 2011.

Arnold Construction Company

The Arnold Construction Company, headed by James Y. and W. H. Arnold, was a leading construction company in Palm Beach from the 1920s through the 1970s. The Arnolds arrived in Palm Beach in 1925 during the Florida land and building boom. In addition to building countless houses of varying sizes and styles, they also constructed hospitals, churches, apartment buildings, country clubs and other commercial buildings throughout Florida. In Palm Beach, Arnold Construction Company worked with all of the prominent architects and built a number of the early grand estates and significant mid-town houses.

A few of the grand estates and significant in-town houses built by Arnold Construction Company include The Kennedy Estate on North Ocean Boulevard, E.Z. Nutting House Nuestro Paridiso on South Ocean Boulevard (Julius Jacobs), the Moffett House on South Ocean Boulevard (John Volk), the Charles Manning House on Clarke Avenue (Howard Major), the John Rutherford House on North Lake Trail (Treanor & Fatio), the Ernest Howe Residence on Clarke Avenue (Howard Major), and many others. They also built the esteemed St. Edwards Church and Rectory just north of the Town's original main street on North County Road. The company's files were lost in a fire so there is no complete record of their projects. These projects were noted in newspaper articles in files at the Historical Society of Palm Beach County and in the Palm Beach Post online archives.

In the 1930's, Arnold Construction Company formed Palm Beach Modern Homes as their chief development company. The company hired the best architects in Palm Beach to design a series of "spec" houses on Pendleton Avenue and Pendleton Lane. Nearly half of the original structures were designed by John L. Volk, but Maurice Fatio, Howard Major, Gustav Maass, Marion Syms Wyeth, Howard Chilton and Belford Shumate all had part in designing houses on the street. The Arnold Construction Company built and financed other speculation houses throughout Palm Beach such as 215 El Bravo Way and continued to build houses and commercial buildings in Florida and surrounding states into the 1970s when the company became a division of McCloskey and Company.

VI. Statement of Significance

215 El Bravo Way is significant as a very good example of the Monterey style of architecture as interpreted by the accomplished architect Howard Major and financed and constructed by the prominent and prolific contractors Arnold Construction Company. The dwelling has had excellent stewards of its architecture for eighty-six years and it retains its important historic architectural integrity.

VII. Criteria For Designation

Section 54-161 of the Town of Palm Beach Landmarks Preservation Ordinance outlines the criteria for designation of a landmark or landmark site and suggests that at least one criterion must be met to justify the designation. Listed below are the criteria which relate to this property and justification for designation:

(1) "Exemplifies or reflects the broad cultural, political, economic or social history of the nation, state, county or town."

The house at 215 El Bravo Way was built in 1934 during the late Depression/New Deal Era. The end of the Boom Time Era in Palm Beach had signaled a change in development and construction of residences. Although Palm Beach remained a haven for the wealthy during the Depression and New Deal Era, the Monterey style residence at 215 El Bravo Way exemplifies the trend of moving away from the large, ornate, Mediterranean Revival style estates to more traditional styles of architecture and architect Howard Major was one of the leading architects to institute this change. At the time it was termed the third era of design in Palm Beach, following the Pioneer era and the Spanish Era. The dwelling's first owners, George Jessel and Norma Talmadge, were famous celebrities, which adds to the social history of the house.

(3) "Embodies distinguishing characteristics of an architectural type or is a specimen inherently valuable for the study of a

period, style, method of construction or use of indigenous materials or craftsmanship."

The residence at 215 El Bravo Way is an excellent example of Howard Major's skillful interpretation of the Monterey style of architecture. The dwelling's second story, cantilevered balcony with a beautiful ornamental metal railing and posts serves as the focal point of the house, as found in many Monterrey style houses. The dwelling shows English influence in its symmetrical front façade and double-hung windows flanked by shutters, French influence in the second story ornate wrought iron balcony and French doors and Spanish influence in the stucco finish and varied rooflines.

(4) "Is representative of the notable work of a master builder, designer or architect whose individual ability has been recognized or has influenced his age."

Howard Major was one of the premier architects in Palm Beach beginning work on the Island in 1923 after a prosperous career designing country houses in New York. He was known for breaking away from the Mediterranean Revival style and promoting through both his designs and writings other styles such as the British Colonial and Monterrey that he believed were more appropriate for the south Florida climate and his Palm Beach clientele. The house at 215 El Bravo Way is an excellent example of one of Major's Monterrey designs so fitting for Palm Beach and the prominent Estate Section.

VIII. Selected Bibliography

Historical Society of Palm Beach County. Howard Major File.

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Marconi, Richard A. and the Historical Society of Palm Beach County. Palm Beach: Then & Now. Charleston, SC: Arcadia Publishing, 2013.

Mayhew, Augustus. "America First: Howard Major at Palm Beach." New York Social Diary. 12 January 2012.

McAlester, Virginia and Lee. A Field Guide to American Houses. New York: Alfred A. Knopf, Inc., 1984.

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The Palm Beach Daily News and The Palm Beach Post. Archived Articles 1913 – 1989.

Palm Beach History Online. People of Palm Beach County: Howard Brougham Major.

Preservation Foundation of Palm Beach. 215 El Bravo Way House File.

Rogers, David. "Howard Major 'Rigorous' in Putting Idea Forward, Pandula says in Architect's Talk." Palm Beach Daily News. 22 January 2011.

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Town of Palm Beach. Building Permits and Microfiche Records 1934– 2019.

West Palm Beach City Directories. Palm Beach Section, Asheville, NC: Florida-Piedmont Directory Company, 1934-1975.

IX. Florida Master Site File Form

Florida Master Site File

HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site # PB04193
Recorder # Jane S. Day
Field Date 7/17/2010
Form Date 9/19/2010
FormNo 201007
FormNo = Field Date (YYYYMM)

First Site Form Recorded for this Site? NO

GENERAL INFORMATION

Site Name (address if none) George E. Summers, House
Multiple Listing (DHR only)
Other Names >>
Survey or Project Name Palm Beach Historic Sites Survey, Phase V
Survey#
National Register Category Building(s)

LOCATION & IDENTIFICATION

Address

Street No.	Direction	Street Name	Street Type	Direction Suffix
215		El Bravo	Way	

Cross Streets (nearest/ between) S. County Road and Lake Worth
City / Town (within 3 miles) Town of Palm Beach
In Current City Limits? YES
County Palm Beach
Tax Parcel #(s) 50-43-43-27-06-000-0081
Subdivision Name El Bravo Park
Block
Lot 8
Ownership Private Individual
Name of Public Tract (e.g., park)
Route to (especially if no street address) On the northwest corner of El Bravo Way and S. County Rd. backing onto Island Road.

MAPPING

USGS 7.5' Map Name
Publication Date >> PALM BEACH;1986
Township:
Range:
Section:
1/4 section:
>> 43S ;43E ;27;UNSP
Irregular Section Name:
Landgrant
UTM: Zone
Easting
Northing
Plat or Other Map (map's name, location)

DESCRIPTION

Style Monterey
Other Style
Exterior Plan Irregular
Other Exterior Plan
Number of Stories 2
Structural System(s)
>> Concrete block
Other Structural System(s)
Foundation Type(s)
>> Continuous
Other Foundation Types
Foundation Material(s)
>> Concrete Block
Other Foundation Material(s)
Exterior Fabric(s)
>> Stucco
Other Exterior Fabric(s)
Roof Type(s)
>> Hip
Other Roof Type(s)
Roof Material(s)
>> Concrete tile
Other Roof Material(s)
Roof Secondary Structure(s) (dormers etc)
>>
Other Roof Secondary Structure(s)
Number of Chimneys 1
Chimney Material Brick
Other Chimney Material(s)
Chimney Location(s) east exterior wall

Page 1 of 3

HISTORICAL STRUCTURE FORM

8PB04193

DESCRIPTION (continued)

Window Descriptions: 6/6 DHS

Main Entrance Description (stylistic details): On the south facade under the cantilevered balcony

Porches: #open ____ #closed ____ #incised 1 Location(s): 2nd floor balcony

Porch Roof Types(s): incused under main roof

Exterior Ornament: decorative metal railings and posts, shutters, glazed tile

Interior Plan: Unknown Other Interior Plan: ____

Condition: Good

Structure Surroundings

Commercial: NONE of this category Residential: ALL this category

Institutional: NONE of this category Undeveloped: NONE of this category

Ancillary Features (Number / type of outbuildings, major landscape features): ____

Archaeological Remains (describe): none observed

If archaeological remains are present, was an Archaeological Site Form completed? ____

Narrative Description (optional): ____

HISTORY

Construction year: 1934

Architect (last name first): Major, Howard Builder (last name first): Arnold Construction Co.

Changes in Locations or Conditions

Type of Change	Year of Change	Date Change Noted	Description of Changes
>>			

Structure Use History

Use ____ Year Use Started ____ Year Use Ended ____ >> Private residence;1934;

Other Structure Uses ____

Ownership History (especially original owner, dates, profession, etc.): ____

RESEARCH METHODS

Research Methods: ____ >> Examine local property records

Other research methods: ____

SURVEYOR'S EVALUATION OF SITE

Potentially Eligible for a Local Register? YES Name of Local Register if Eligible: Town of Palm Beach Landmark

Idividually Eligible for National Register? INSUFF. INFO

Potential Contributor to NR District? INSUFF. INFO

Area(s) of historical significance: ____ >> Architecture

Other Historical Associations: ____

Explanation of Evaluation (required): This Monterey style house by Howard Major was designed in 1934. It is worthy of local designation.

Page 2 of 3

HISTORICAL STRUCTURE FORM

8PB04193

DOCUMENTATION (Photos, Plans, etc.)

Photographic Negatives or Other Collections Not Filed with FMSF, Including Field Notes, Plans, other Important Documents.

Document type: _____ Maintaining Organization: _____

File or Accession #: _____ Descriptive Information: _____

>> _____

RECORDER INFORMATION

Recorder Name (Last, First) Day, Jane S.

Recorder Address / Phone 728 Granada Dr., Boca Raton, Fl. 33432 561-362-4473

Recorder Affiliation Research Atlantica Other Affiliation Town of Palm Beach

Is a Text-Only Supplement File Attached (Surveyor Only)? _____

****** MASTER SITE FILE USE ONLY ******

SHPO's Evaluation of Resource

Date _____

Cultural Resource Type: HS

Electronic Form Used: 9110

Form Type Code: HSRM

Form Quality Ranking: NRM

Form Status Code: SCNT

Supplement Information Status: NO SUPPLEMENT

Supplement File Status: NO SUPPLEMENT FILE

FMSF Staffer:

Computer Entry Date: 9/19/2010

Form Comments: _____

REQUIRED PAPER ATTACHMENTS	(1) USGS 7.5" MAP WITH STRUCTURE PINPOINTED IN RED (2) LARGE SCALE STREET OR PLAT MAP (3) PHOTO OF MAIN FACADE, B&W, AT LEAST 3"X5"

Page 3 of 3

TOWN OF PALM BEACH

Information for Landmarks Preservation Commission Meeting on: July 16, 2025

To: Landmarks Preservation Commission

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

From: Planning, Zoning & Building

Re: COA-25-0014 322 CLARKE AVE. The property owner, 322 CLARKE AVENUE LLC (Smith and Moore Architects, Design Representative), has filed an application requesting a Certificate of Appropriateness for exterior alterations, including demolition of a non-original portico entry and construction of a new covered entry feature for the landmarked property.

Date: 7/9/2025

ATTACHMENTS

- PZB Staff Report; Letter of Intent; Plans; and, Designation Report

STRATEGIC PLAN

Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Community Preservation
Quality of Life

FUNDING
No Fiscal Impact

COA-25-0014 322 CLARKE AVE. The property owner, 322 CLARKE AVENUE LLC (Smith and Moore Architects, Design Representative), has filed an application requesting a Certificate of Appropriateness for exterior alterations, including demolition of a non-original portico entry and construction of a new covered entry feature for the landmarked property.

Property Owner: 322 CLARKE AVENUE LLC
Professional: Harold J. Smith | Smith and Moore Architects, Inc.

HISTORY:
The subject property was built circa 1920. It was designed in the Mediterranean Revival architectural style. In 2002, the property was landmarked. As stated in the designation report: *"The front facade of the house faces north onto Clarke Avenue. A projecting covered entry with arches and a gable roof with barrel tiles was added to the property by the Smith Architectural Group in 1990…Although altered over time, the property does maintain its architectural integrity."*

In 2019, COA-015-2019 was approved for renovations and an addition, as well as landscape and hardscape improvements. The scope of work included a redesign of the non-original covered entry from a front-facing gable to the flat roof version that currently exists. Minor revisions were approved administratively (L-19-00153 and L-20-00259).

THE PROJECT:
The applicant has submitted plans, entitled "322 CLARKE AVENUE PALM BEACH, FLORIDA", as prepared by **Smith and Moore Architects, Inc.**, uploaded July 3, 2025.

The following is the scope of work for the Project:

- Demolition of a non-original portico entry and construction of a new covered entry.

Due to the limited scope of work no variances or special exceptions are required to accomplish this request.

Site Data			
Zoning District	R-B	**Future Land Use**	SINGLE-FAMILY
Designation	2002	**Architect**	Unknown
Year of Construction	Circa 1920	**Lot Area**	17,883 SF
Lot Coverage	Permitted 30% Existing 26.6% Existing Proposed 26.6%	**Landscape Open Space**	Required 45% Existing 35% Proposed 35%

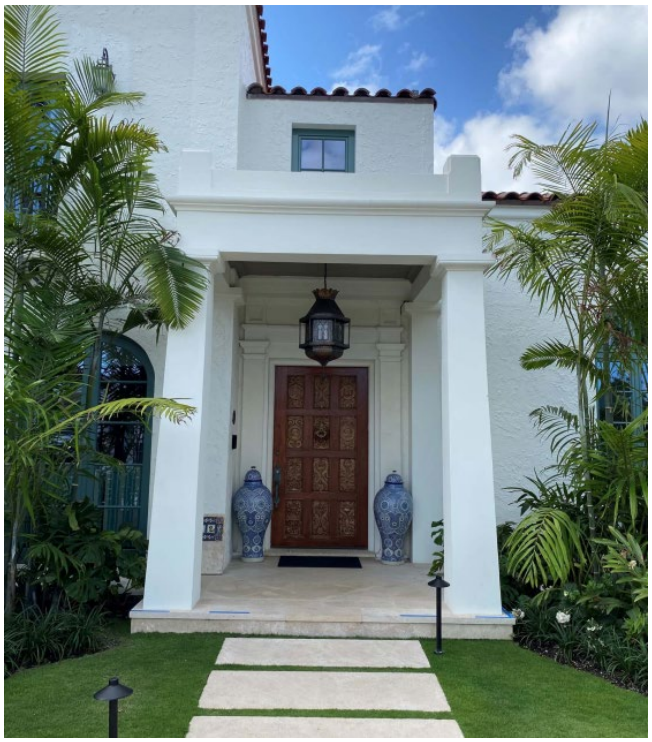
Surrounding Properties / Zoning	
North	315 Clarke Ave / R-B Residential
South	353 Seabreeze Ave / R-B Residential
East	310 Clarke Ave / R-B Residential
West	328 Clarke Ave / R-B Residential

STAFF ANALYSIS:

The subject property contains a Mediterranean Revival landmarked structure that faces north and has recently undergone a successful rehabilitation. The scope of work is the demolition of a non-original portico entry and construction of a new covered entry.

When it was built, circa 1920, the front entry door had only applied door surrounds and no covered area over the single wooden door. In the 1990's and 2020's the house had different versions of a covered entry added. The current one is a stylized version of the applied pilasters with a flat roof and minimal decoration to not compete with the still existing door surround. The property changed hands at the end of last year and the new owner wishes to replace the existing non-original covered entry with a more ornamental design.





Historic entry ***vs.*** ***Current entry***

The design team is proposing three (3) options for a replacement of the front entry while maintaining a similar footprint of the existing cover, hence not impacting zoning.

Option #1 (With finials):



Option #2 (Palladian):



Option #3 (Corinthian):



The applicant has indicated a preference for the Palladian option, citing 86 Middle Road as a Mizner inspiration. Fortunately, any new entry feature will not destroy historic materials and could most likely be removed in the future without harming the home. However, new additions to historic homes usually take either a compatible or differentiated route, but ideally not one where the addition is assumed to be part of the original property. Therefore, staff finds either option one with the finials or option three with a Doric Column order as the most preferable approach to the new entry.

CONCLUSION:

The application is presented to the Commission to consider whether all the criteria in Sections 54-122 and 54-123 have been met. Approval of the project will require one (1) motion to be made by the Landmarks Preservation Commission:

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

WRB:JGM:FHM:ALF

SMITH AND MOORE ARCHITECTS, INC.

Harold Smith • Jonathan Moore • Peter Papadopoulos • Daniel Kahan
Florida AAC No. 001285

Re: 322 Clarke Avenue
Palm Beach, FL 33480

June 30, 2025

LETTER OF INTENT
PORTICO REPLACEMENT
AT 322 CLARKE AVENUE
COA-25-0014

Please find for review the attached drawings for our project at 322 Clarke Avenue in the R-B Zoning District Palm Beach. The site has an existing two-sto1y main residence, a two-sto1y garage/apartment with attached cabana, a rear yard pool, poolside pergola and a circular driveway in the front yard. The prope11y was landmarked in 2001, and in 2019 a Certificate of Appropriateness was issued for a reconfigured pool, extension of the pool cabana and for the replacement of a 1990 covered entry portico. Our project proposal is to replace the existing entry portico with a new portico which we feel is more appropriate to the Mediterranean Revival style than the existing structure with is more modern, smooth, square tapered columns. The addition will not increase existing lot coverage or apparent mass Please note the following:

1) LANDMARKS PRESERVATION COMMISSION SEC. 54-122

We are submitting a proposal that we consider tastefully designed, in the same architectural language as the existing residence. The addition is designed implementing appropriate materials and details consistent with the existing Mediterranean Style residence on the property.

a) The following aspects of new construction are visually compatible with the buildings and environment with which the new construction is visually related.
   1) The height, the gross volume, and the propo1tion between width and height of the facade remain unchanged.
   2) The propo1tions and relationships between doors and windows remain unchanged.
   3) The rhythm of solids to voids created by openings in the facade remains unchanged.
   4) The materials used in the facade will be matched. Textures of stucco and natural stone materials will match existing.
   5) The texture inherent in the facade will remain unchanged, stucco textures in the portico will match adjacent surfaces.
   6) The colors, patterns and trim used in the facade will be consistent with the theme of the main home.
   7) The design of the roof will remain virtually unchanged.

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33401 Telephone (561) 835-1888 O D D Fax (561) 832-7015
www.smithmoorearchitects.com
Florida AAC No. 001285

b) Existing rhythm created by existing building masses and space between them will be preserved.

c) The landscape plan is, and will remain sensitive to the individual building and its occupants and needs and is visually compatible with the buildings and environment with which it is visually related.

d) The new street facade will blend directionally with other buildings with which it is visually related. Such as textured stucco detailing and natural coral stone columns have been.

e) Architectural details incorporated as necessary to relate the new with the old and to preserve and enhance the inherent architectural characteristics of the area.

2 Sec. **54-123**

a) The criteria set forth in section 54-122, if applicable, should be considered in passing upon an application for exterior alterations; provided that the commission may consider the original design of the building and the buildings visually related to it and disregard alterations subsequently made thereto.

b) The proposed exterior alterations will not affect the architectural quality or historical character on the building.

Sincerely,

Harold J. Smith
Principal Architect

1500 South Olive Avenue D West Palm Beach, Florida 33401
Telephone (561) 835-1888 D Fax (561) 832-7015
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ARCHITECT

HAROLD J SMITH
SMITH AND MOORE ARCHITECTS, INC
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WEST PALM BEACH, FLORIDA 33401
(561) 835-1888

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NIEVERA WILLIAMS DESIGN
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(561) 659-2820

SURVEYING

CRAIG WALLACE
WALLACE SURVEYING CORP.
5553 VILLAGE BOULEVARD
WEST PALM BEACH, FLORIDA 33407
(561) 640-4551

COA-25-0014

FINAL SUBMITTAL - 06/30/2025

LANDMARKS MEETING 07/16/2025

322 CLARKE AVENUE
PALM BEACH, FLORIDA

SCOPE OF WORK:

-Demolition of an existing entry portico. Construction of a new entry portico.

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S·M

SMITH AND MOORE ARCHITECTS, INC.
• 1500 SOUTH OLIVE AVENUE WEST PALM BEACH, FLORIDA 33401 • TEL (561) 835-1888 FAX (561) 832-7015 •

NEW GUTTERS & DOWNSPOUTS
322 CLARKE AVENUE
PALM BEACH, FLORIDA

FLORIDA AAC
NO. 001285

HAROLD J. SMITH
REGISTERED ARCHITECT 8742

JONATHAN C. MOORE
REGISTERED ARCHITECT 13541

PETER G. PAPADOPOULOS
REGISTERED ARCHITECT 92952

DANIEL KAHAN
REGISTERED ARCHITECT 94757

LPC FINAL SUBMITTAL 2025-06-30

NO: 24015
DWG. BY: AJL
SHEET:
A-1.00

LPC: COA-25-0240

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TITLE COMMITMENT REVIEW

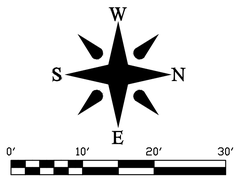
CLIENT: 322 Clarke Avenue, LLC, a Delaware limited liability company		COMMITMENT NO. : 110523340	DATE: 09/30/24			
REVIEWED BY: James G. Peden Jr.		JOB NO. : 227306-SE				
B2 ITEM NO.	**DOCUMENT**	**DESCRIPTION**	**AFFECTS AND PLOTTED**	**AFFECTS AND NOT PLOTT-ABLE**	**DOES NOT AFFECT**	**NOT A SURVEY MATTER**
1-8	N/A	Standard Exceptions.				●
9	PB 7, PG 39	Restrictions, dedications, conditions, reservations, easements and other matters shown on the Plat of Primavera Estates (MIDDLE SECTION).	●			
10	ORB 29585, PG 592	Affidavt Regarding Application for Lot Split.	●			
11	ORB 29747, PG 693	Restrictive Covenant.				●
12	ORB 31920, PG 1783	Certificate of Notification of Designation of Certain Properties as Landmarks.				●
13	ORB 31045, PG 546	Underground Easement.	●			
14	N/A	Standard Exceptions.				●

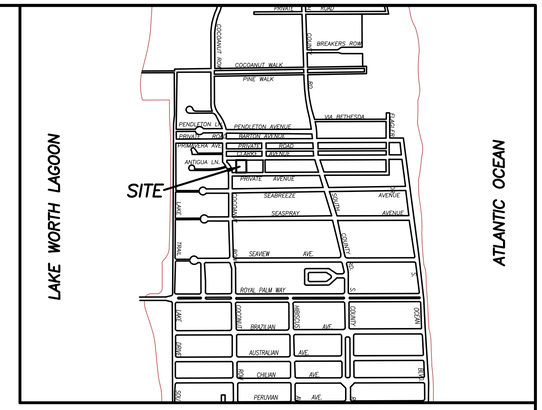
BOUNDARY SURVEY FOR: 322 Clarke Avenue, LLC, a Delaware limited liability company

This survey is made specifically and only for the following parties for the purpose of a closing on the surveyed property.

322 Clarke Avenue, LLC, a Delaware limited liability company
First American Title Insurance Company
Kochman & Ziska PLC

The undersigned surveyor assumes no responsibility or liability for any other purpose or to any other party other than stated above.

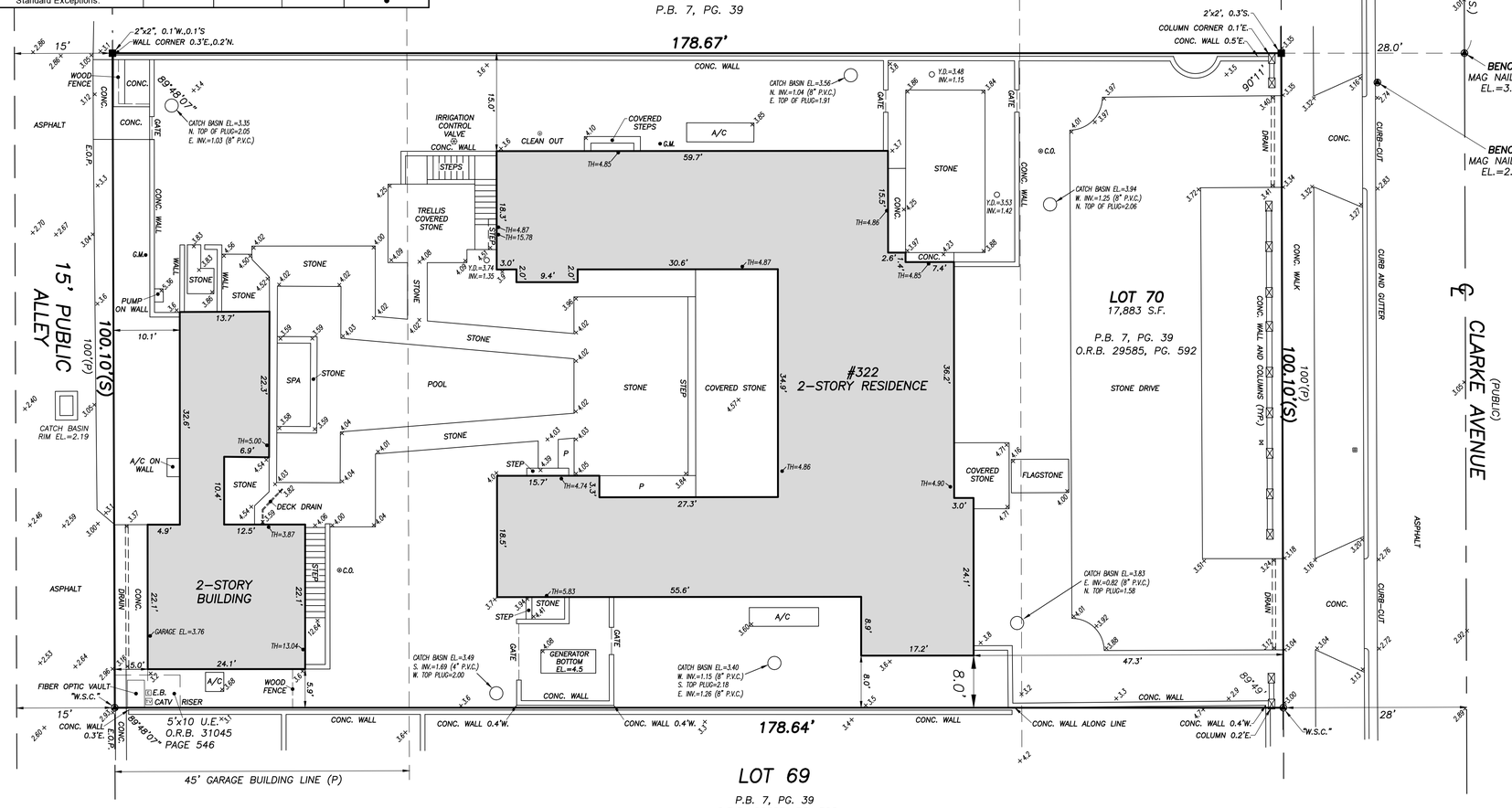




VICINITY SKETCH N.T.S.

LEGEND

A	= ARC LENGTH
A/C	= AIR CONDITIONING
A.E.	= ACCESS EASEMENT
A.K.A.	= ALSO KNOWN AS
ASPH.	= ASPHALT
BLDG.	= BUILDING
B.M.	= BENCHMARK
B.O.C.	= BACK OF CURB
B.O.W.	= BACK OF WALK
(C)	= CALCULATED
CATV	= CABLE ANTENNA TELEVISION
C.B.	= CHORD BEARING
C.B.S.	= CONCRETE BLOCK STRUCTURE
C.C.C.L.	= COASTAL CONSTRUCTION CONTROL LINE
CH.	= CHORD
C.L.F.	= CHAIN LINK FENCE
CLR.	= CLEAR
C.O.	= CLEAN-OUT
CONC.	= CONCRETE
(D)	= DESCRIPTION DATUM
D.B.	= DEED BOOK
D.E.	= DRAINAGE EASEMENT
D.H.	= DRILL HOLE
D/W	= DRIVEWAY
EL.	= ELEVATION
E.B.	= ELECTRIC BOX
E.O.P	= EDGE OF PAVEMENT
E.O.W.	= EDGE OF WATER
ESMT	= EASEMENT
F.F.	= FINISH FLOOR
FND.	= FOUND
F.O.C.	= FACE OF CURB
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
PVMT	= 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
TH	= THRESHOLD ELEVATION
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.S.C.	= WALLACE SURVEYING CORPORATION
Y.D.	= YARD DRAIN
℄	= CENTERLINE
△	= CENTRAL ANGLE/DELTA
■	= CONCRETE MONUMENT FOUND (AS NOTED)
□	= CONCRETE MONUMENT SET (LB #4569)
●	= ROD & CAP FOUND (AS NOTED)
○	= 5/8" ROD & CAP SET (LB #4569)
⊙	= IRON PIPE FOUND (AS NOTED)
◕	= IRON ROD FOUND (AS NOTED)
▲	= NAIL FOUND
◉	= NAIL & DISK FOUND (AS NOTED)
⊙	= MAG NAIL & DISK SET (LB #4569)
℗	= PROPERTY LINE
⊗	= UTILITY POLE
⊠	= FIRE HYDRANT
⊞	= WATER METER
⋈	= WATER VALVE
⊠	= LIGHT POLE



PROPERTY ADDRESS:
322 Clarke Avenue
Palm Beach, FL. 33480

LEGAL DESCRIPTION:
Lot 70, ***PRIMAVERA ESTATES (Middle Section)****, according to the Plat thereof as recorded in Plat Book 7, Page 39, of the Public Records of Palm Beach County, Florida.*

FLOOD ZONE:
This property is located in Flood Zone AE (El. 6), according to F.I.R.M. (Flood Insurance Rate Map) No. 12099C0583F, dated 10/05/2017.

NOTES:
1. *All information regarding record easements, adjoiners, and other documents that might affect the quality of title to tract shown hereon was gained from commitment number 110523340, issued by First American Title Insurance Company, dated September 30, 2024. This office has made no search of the Public Records.*
2. *Elevations shown hereon, if any, are in feet and decimal parts thereof and are based on NAVD-88. The expected accuracy of the elevations shown hereon is 0.03' for the hard surface elevations (shown thus x 0.00) and 0.1' (shown thus x 0.0) for the soft surface elevations. Elevations shown hereon are U.S. survey feet unless otherwise noted.*
3. *Description furnished by client or client's agent.*
4. *Unless presented in digital form with electronic seal and electronic signature this survey must bear the signature and the original raised seal of a Florida licensed surveyor or mapper this drawing, sketch, plat or map is for informational purposes only and is not valid.*
5. *This survey cannot be transferred or assigned without the specific written permission of Wallace Surveying Corporation. Certificate of Authorization Number LB4569.*
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:

To: 322 Clarke Avenue, LLC, a Delaware limited liability company
First American Title Insurance Company
Kochman & Ziska PLC

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.*

JAMES G. PEDEN JR. License Number 6122 STATE OF FLORIDA Professional Surveyor and Mapper

DATE OF LAST FIELD SURVEY: 11/06/2024

James G. Peden, Jr.
Professional Surveyor and Mapper
Florida Certificate No. 6122

REVISIONS
11/22/24 REVISE CERTIFICATION TO: M.N. 227306
11/21/24 TITLE COMMITMENT REVIEW. M.N. 227306
11/06/24 SURVEY AND TIE-IN UPDATE WITH SPOT ELEV'S E.G./S.W. 227306 BOOK 2/44
02/14/22 SURVEY AND TIE-IN UPDATE WITH SPOT ELEV'S B.M./M.B. 01-1076.31 PB319/30&PB325/48
04/02/20 FORMBOARD TIE-IN & EL. B.M./S.W. 10-1076.16 PB289/65
03/06/20 FORMBOARD TIE-IN & EL. L.E./J.P. 10-1076.15 WP176/52
05/10/19 SPOT ELEVATIONS J.C./S.W. 01-1076.12 PB279/15
04/04/19 SURVEY AND TIE-IN UPDATE J.P./M.B. 01-1076.11 PB276/15
04/02/19 SHOW REMOVED IMPROVEMENTS S.W. 01-1076.11
07/14/17 UPDATE SURVEY AND FINAL TIE-IN E.G./J.P. 01-1076.7 PB244/62
11/07/14 UPDATE SURVEY AND FINAL TIE-IN E.G./M.B. 01-1076.5 PB188/21
06/05/03 F.B. G.W./M.B. 01-1076C PB56/29
04/11/03 REVISE NOTE #1, K.S. 01-1076B

BOUNDARY SURVEY FOR:

322 Clarke Avenue, LLC, a Delaware limited liability company

WALLACE SURVEYING A DIVISION OF LANDTEC CONSTRUCTION SURVEYING, LLC, LB #6598
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-4551

FIELD: G.W.	JOB NO.: 01-1076	F.B. PB42 PG. 55	
OFFICE: M.B.	DATE: 3/29/01	DWG NO. 01-1076-2	
C'K'D: C.W.	REF: 01-1076-2.DWG	SHEET 1 OF 1	



AERIAL VICINITY MAP
SCALE: NOT TO SCALE

S·M

SMITH AND MOORE ARCHITECTS, INC.
• 1500 SOUTH OLIVE AVENUE WEST PALM BEACH, FLORIDA 33401 • TEL (561) 835-1888 FAX (561) 832-7015 •

NEW GUTTERS & DOWNSPOUTS
322 CLARKE AVENUE
PALM BEACH, FLORIDA

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HAROLD J. SMITH
REGISTERED ARCHITECT 8742

JONATHAN C. MOORE
REGISTERED ARCHITECT 13541

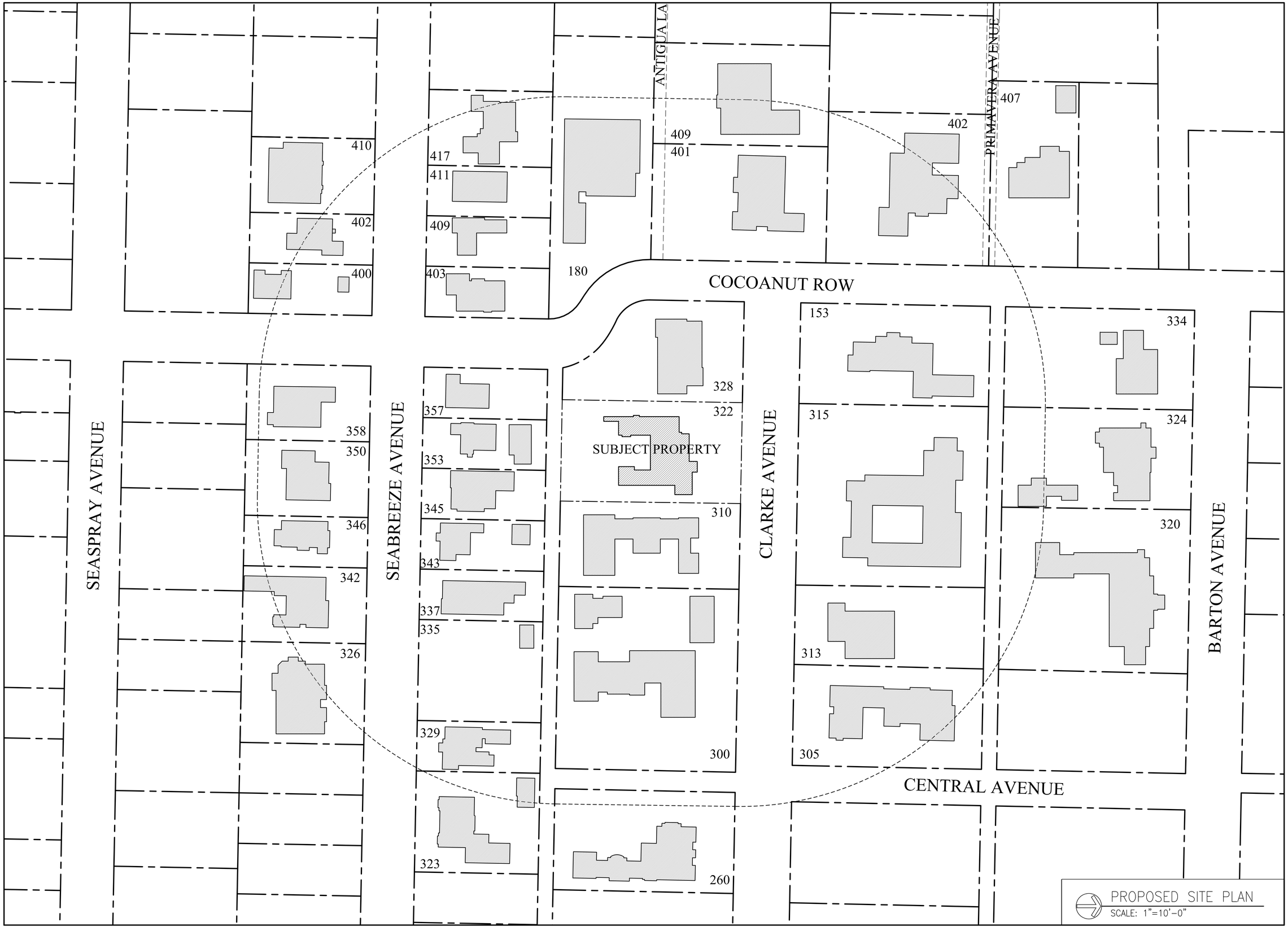
PETER G. PAPADOPOULOS
REGISTERED ARCHITECT 92952

DANIEL KAHAN
REGISTERED ARCHITECT 94757

LPC FINAL SUBMITTAL 2025-06-30

LPC: COA-25-0240

NO: 24015
DWG. BY: AJL
SHEET:
A-1.01



PROPOSED SITE PLAN
SCALE: 1"=10'-0"

S·M

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DWG. BY: AJL
SHEET:
A-1.02

LPC: COA-25-0240



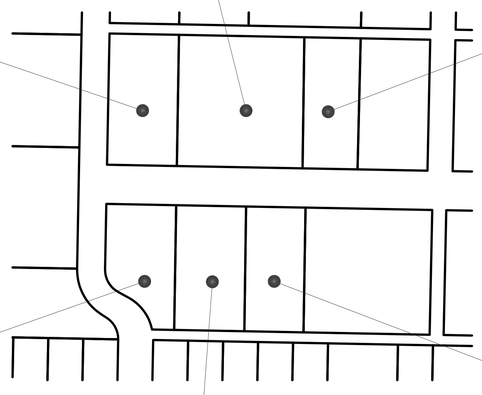
153 CLARKE AVENUE



315 CLARKE AVENUE



313 CLARKE AVENUE





328 CLARKE AVENUE



322 CLARKE AVENUE



310 CLARKE AVENUE

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DWG. BY: AJL
SHEET:
PB-1

LPC: COA-25-0240









SITE PHOTOS - STREET FACADE

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PB-2

LPC: COA-25-0240









SITE PHOTOS - REAR YARD

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NO: 24015
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SHEET:
PB-3

LPC: COA-25-0240





1970'S PHOTOS OF ENTRY FACADE (ORIGINAL)

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REGISTERED ARCHITECT 92952

DANIEL KAHAN
REGISTERED ARCHITECT 94757

LPC FINAL SUBMITTAL 2025-06-30

NO: 24015
DWG. BY: AJL
SHEET:
PB-4

LPC: COA-25-0240







1990 SMITH ARCHITECTURAL GROUP PORTICO

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PALM BEACH, FLORIDA

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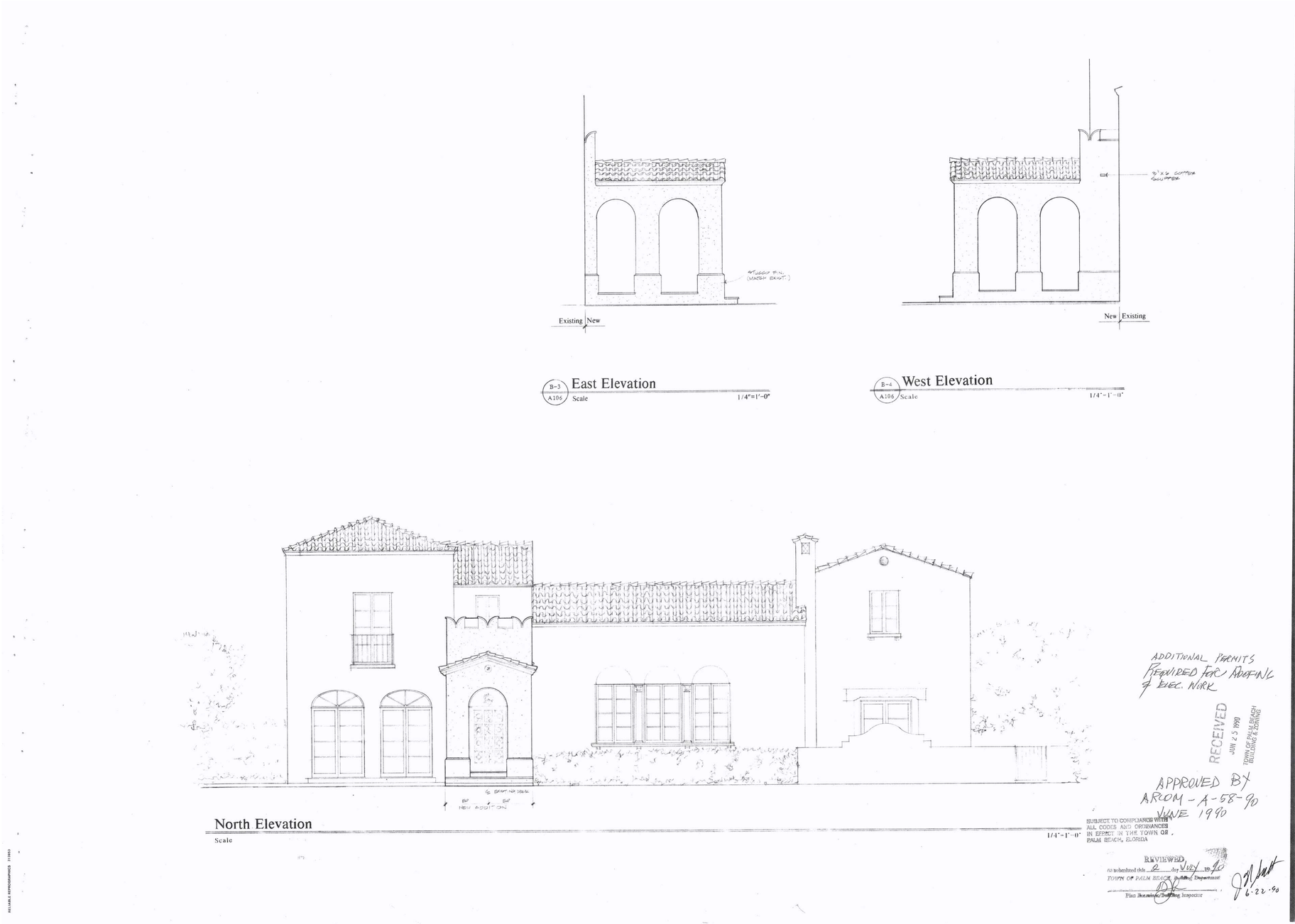
LPC FINAL SUBMITTAL 2025-06-30

NO: 24015
DWG. BY: AJL
SHEET:
PB-5

LPC: COA-25-0240



1990 SMITH ARCHITECTURAL GROUP PORTICO

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NEW GUTTERS & DOWNSPOUTS
322 CLARKE AVENUE
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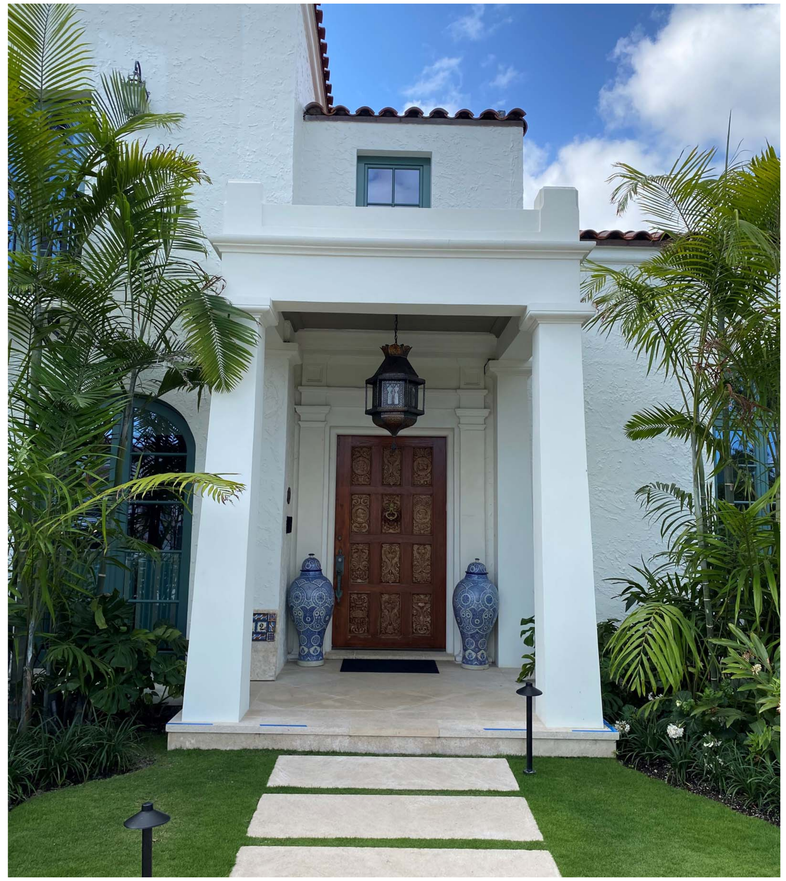
LPC FINAL SUBMITTAL 2025-06-30

NO: 24015
DWG. BY: AJL
SHEET:
PB-6

LPC: COA-25-0240





2020 BRIDGES AND MARSH PORTICO

S·M

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PALM BEACH, FLORIDA

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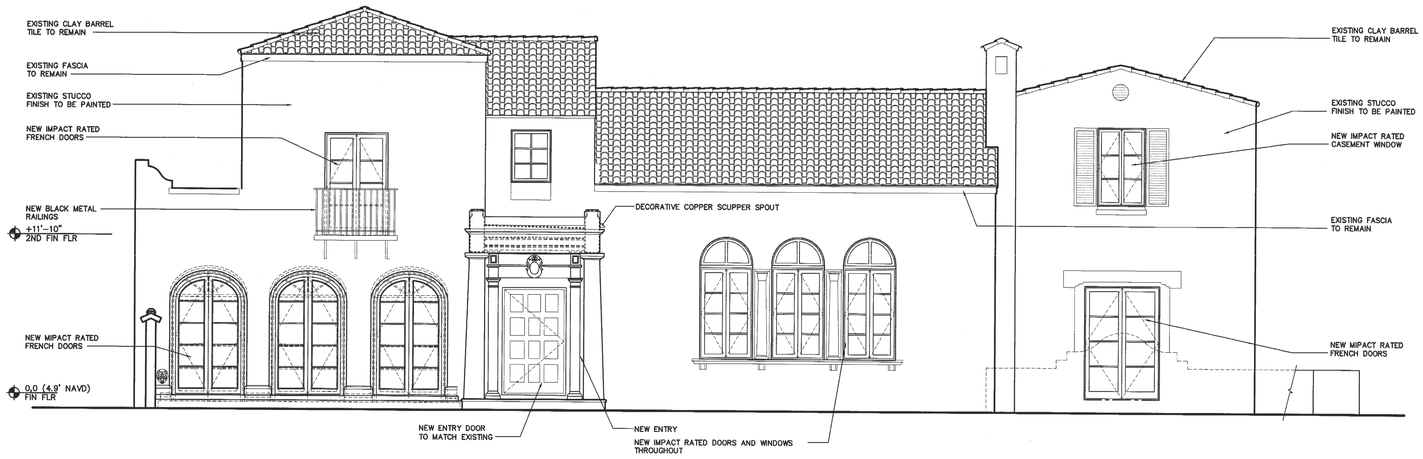
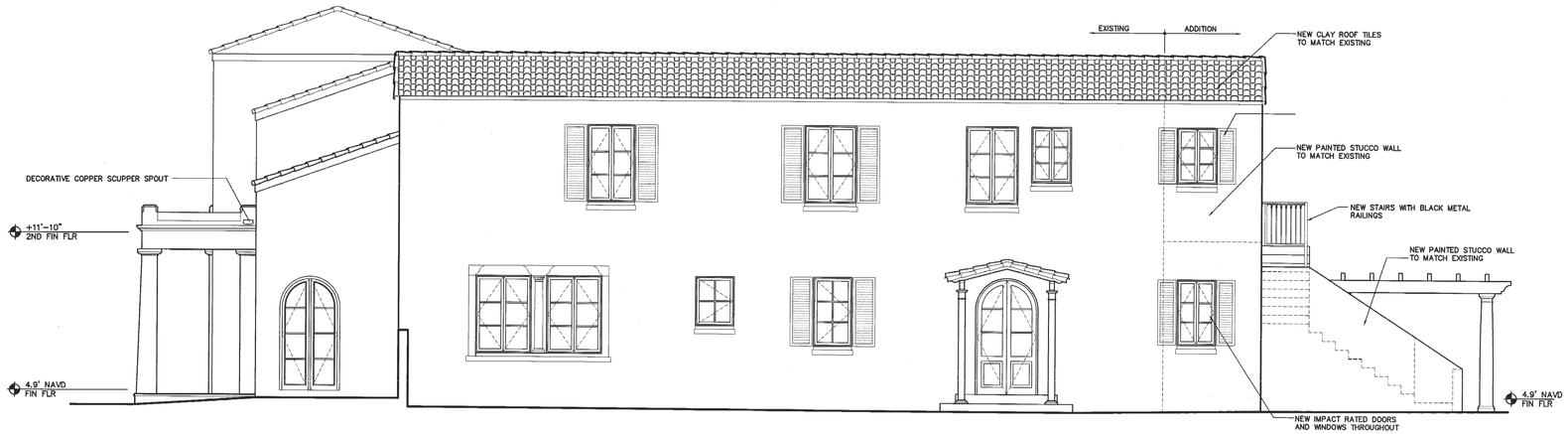
LPC FINAL SUBMITTAL 2025-06-30

NO: 24015
DWG. BY: AJL
SHEET:
PB-7

LPC: COA-25-0240



NORTH ELEVATION



WEST ELEVATION

2020 BRIDGES AND MARSH PORTICO

OFFICE COPY
SUBJECT TO COMPLIANCE WITH ALL CODES AND ORDINANCES IN EFFECT IN THE TOWN OF PALM BEACH, FLORIDA

REVIEWED
SEP 23 2021
TPB PLAN EXAMINER

BRIDGES MARSH & ASSOCIATES, INC.
CHARTERED ARCHITECTS
Eighteen Via Mizner
Palm Beach, Florida 33480
Phone: (561) 832 1533
Fax: (561) 832 1520

CONSULTANT

MICHAEL MARK MARSH
AR9030
SEAL

HORGEN RESIDENCE
322 CLARKE AVE.
PALM BEACH, FLORIDA
JOB

EXTERIOR ELEVATIONS
DRAWING

21719
JOB NO.

NOTE:
ALL DRAWINGS FOR THIS PROJECT ARE TO BE READ IN CONJUNCTION WITH EACH OTHER. THESE INCLUDE, BUT ARE NOT LIMITED TO, ARCHITECTURAL, SURVEYING, STRUCTURAL, CIVIL, MECHANICAL, ELECTRICAL, SPECIALTY DRAWINGS, AND WRITTEN SPECIFICATIONS.

CONTRACTOR TO VERIFY ALL EXISTING SITE CONDITIONS AND THOROUGHLY CHECK ELEVATIONS AND DIMENSIONS BEFORE COMMENCING WORK. REPORT TO THE ARCHITECT ENGINEER ANY DISCREPANCIES, ERRORS OR CONDITIONS THAT WILL ALTER CONSTRUCTION AS INTENDED BY THESE DRAWINGS. ARCHITECT IS NOT RESPONSIBLE FOR ANY WORK AND/OR MATERIALS FURNISHED ON THE JOB.

REVISIONS

1	10/4/19	6	
2	9/16/20 AS BUILTS	7	
3		8	
4		9	
5		10	

1/4" = 1'-0"
SCALE

8/18/19
DATE
TIM PINKSTON
MMM
CHK. DRWN

A4.1
DWG. NO.

S·M

NEW GUTTERS & DOWNSPOUTS
322 CLARKE AVENUE
PALM BEACH, FLORIDA

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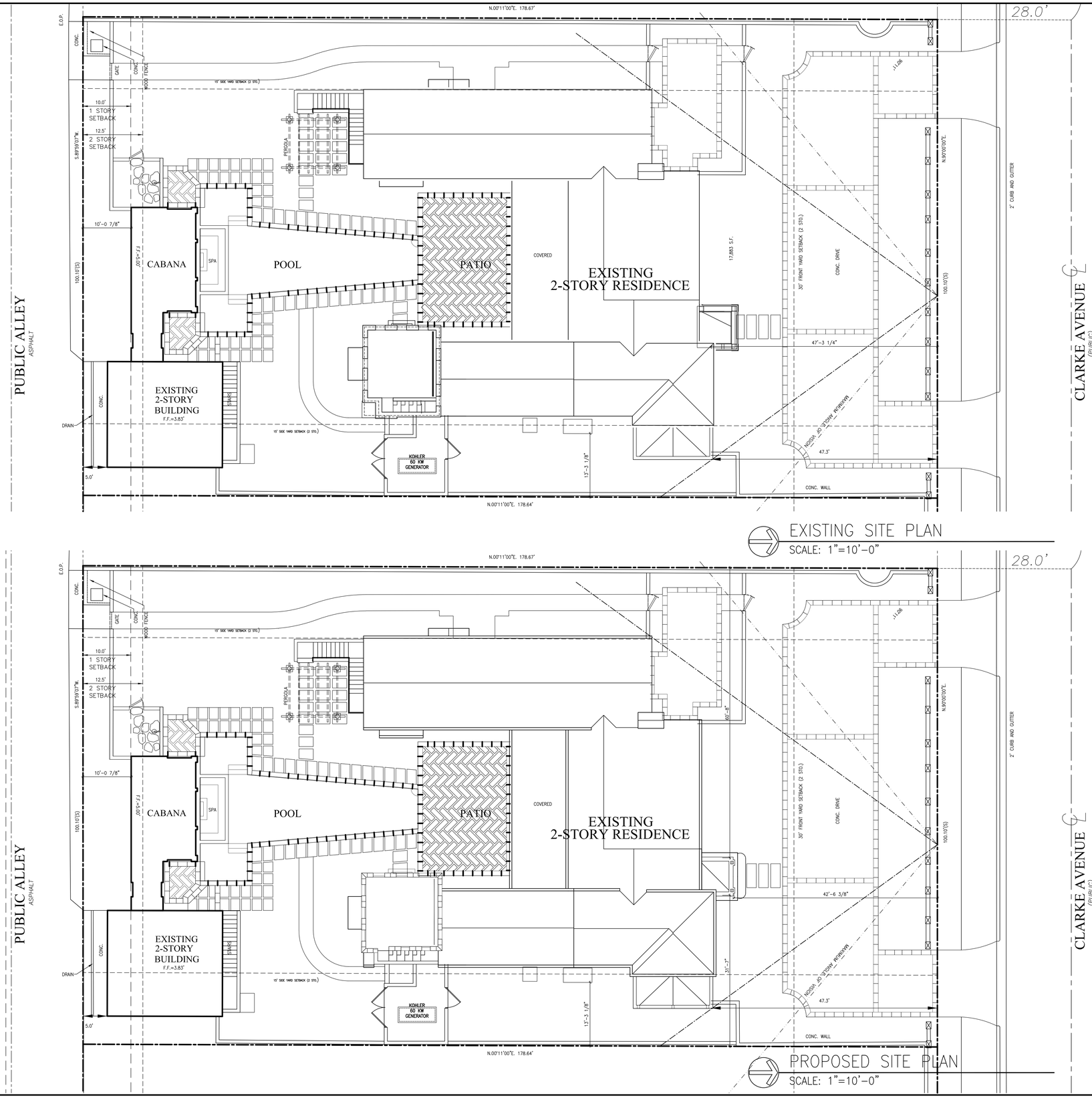
LPC FINAL SUBMITTAL 2025-06-30

NO: 24015
DWG. BY: AJL
SHEET:
PB-8

LPC: COA-25-0240



S·M

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LPC FINAL SUBMITTAL 2025-06-30

LPC: COA-25-0240

NO: 24015
DWG. BY: AJL
SHEET:
A-1.10

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:	322 CLARKE AVENUE		
2	Zoning District:	R-B LOW DENSITY RESIDENTIAL		
3	Lot Area (sq.ft.):	17,883 sq.ft.		
4	Lot Width (W) & Depth (D) (Ft.):	100.10 ft. (W) x 178.64 ft. (D)		
5	Structure Type: (Single-Family, Multi-Family, Comm., Other)	Existing Single-Family residence Proposed front entry revision		
6	FEMA Flood Zone Designation:	AE		
7	Zero Datum for point meas. (NAVD)	4.90' NAVD		
8	Crown of Road (COR) (NAVD)	2.89' to 3.05' NAVD		
9		Required/Allowed	Existing	Proposed
10	Lot Coverage - one story Lot Coverage - two story	40.0% = 7,153 sq ft 30.0% = 5,365 sq ft	26.6% = 4,750 sq ft	26.6% = 4,750 sq ft
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc)	-	1st/2ndFlr: 6,651 sq ft	N/C
12	* Front Yard Setback (Ft.)	25/30 ft (1st/2nd Flr)	42 ft/47.3 ft	N/C
13	* Side Yard Setback (1st Story) (Ft.)	12.5 ft (N) 12.5 ft (S)	8.0 ft (E) 33.1 ft (W)	N/C
14	* Side Yard Setback (2nd Story) (Ft.)	15 ft (N) 15 ft (S)	16.9 ft (E) 15 ft (w)	N/C
15	* Rear Yard Setback (Ft.)	10/12.5 feet	10.1/5 feet	N/C
16	Angle of Vision (Deg.)	100 degrees	72 degrees	N/C
17	Building Height (Ft.)	22 feet	22.8 ft	N/C
18	Overall Building Height (Ft.)	30 ft	26.3 ft	N/C
19	Cubic Content Ration (CCR) (R-B ONLY)	3.92/70,168 cu.ft.	4.61/82,398 cu.ft.	N/C
20	* * Max. Fill Added to Site (Ft.)	0.85 ft	N/A	N/C
21	Finished Floor Elev. (FFE)(NAVD)	7.00 ft NAVD	4.70 ft NAVD	N/C
22	Base Flood Elevation (BFE)(NAVD)	6.00 ft. NAVD	6.00 ft. NAVD	N/C
23	Landscape Open Space (LOS)(Sq Ft and %)	45.0% = 8,048 sq ft	35.0% = 6,237 sq ft	N/C
24	Perimeter LOS (Sq Ft and %)	804 sq ft	41% = 3,333	N/A
25	Front Yard LOS (Sq Ft and %)	45.0% = 2,502 sq ft	28% = 790 sq ft	N/C
26	* * * Native Plant Species %	*Please refer to TOPB Landscape Legend.*		

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

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

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

Enter N/A if value is not applicable.

Enter N/C If value is not changing.

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PETER G. PAPADOPOULOS
REGISTERED ARCHITECT 92952

DANIEL KAHAN
REGISTERED ARCHITECT 94757

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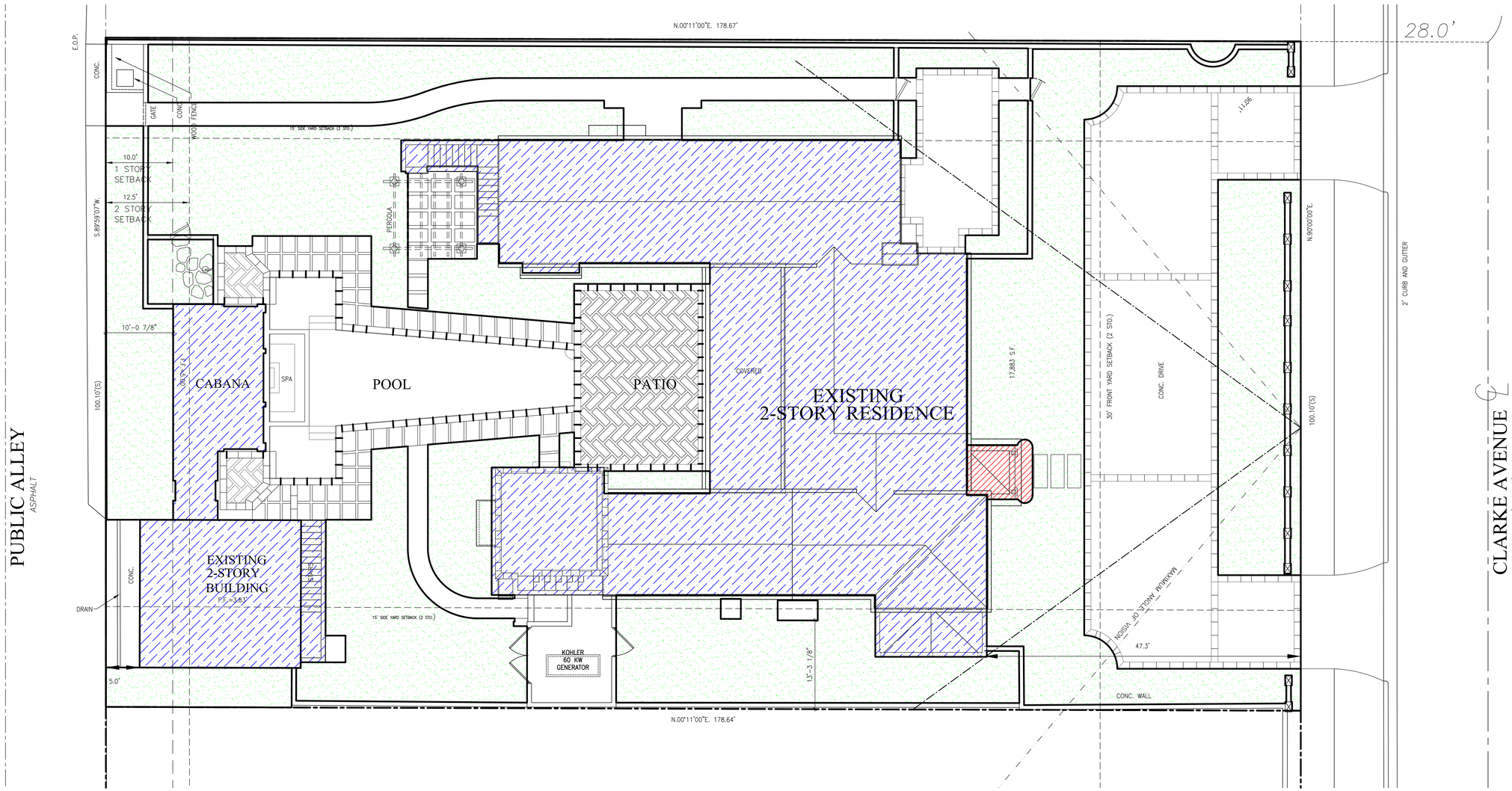

LEGEND

- INDICATES LANDSCAPE OPEN SPACE
- INDICATES LOT COVERAGE
- INDICATES PROPOSED RENOVATION

SITE ZONING DIAGRAM

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

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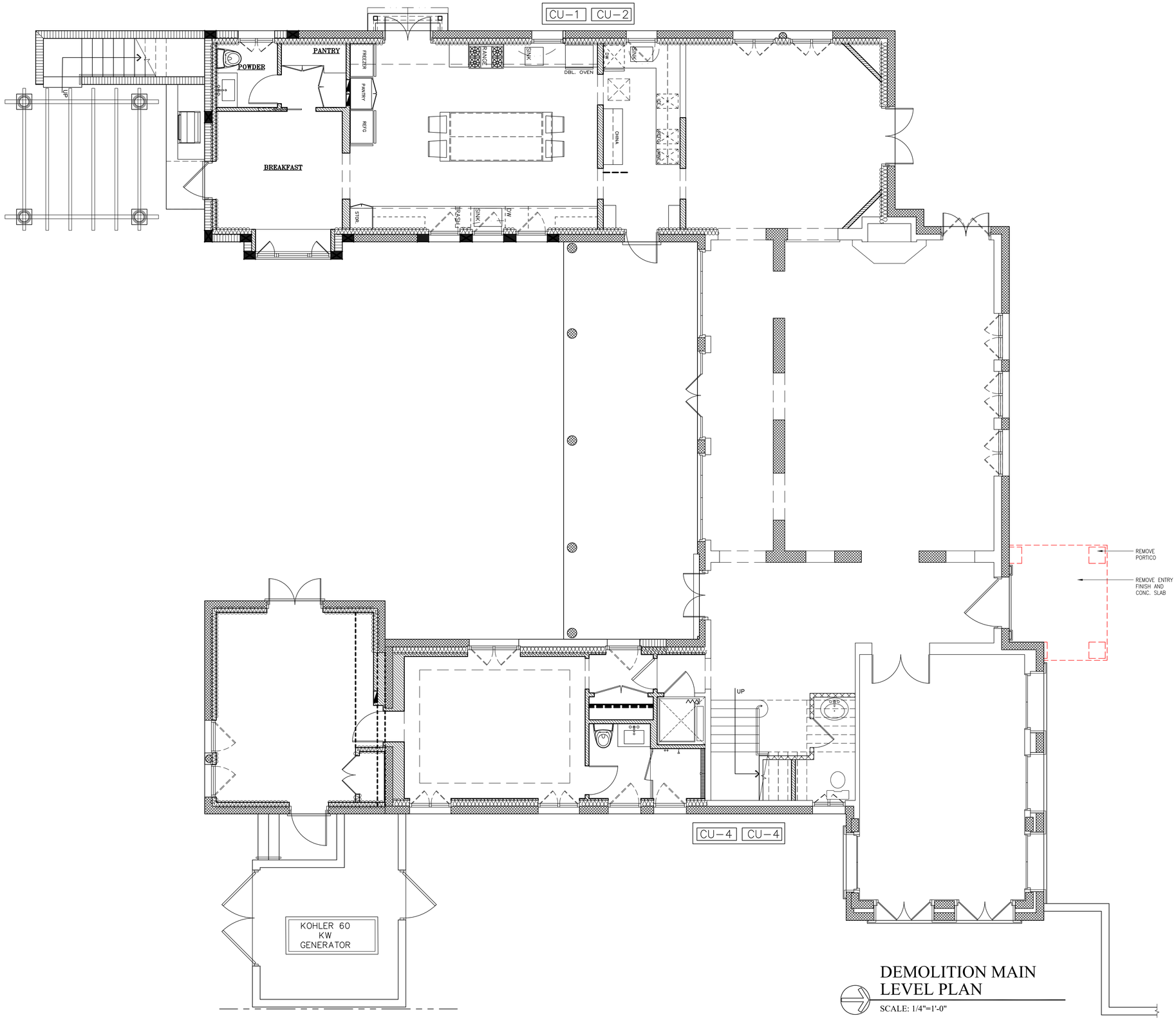

DEMOLITION MAIN LEVEL PLAN

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

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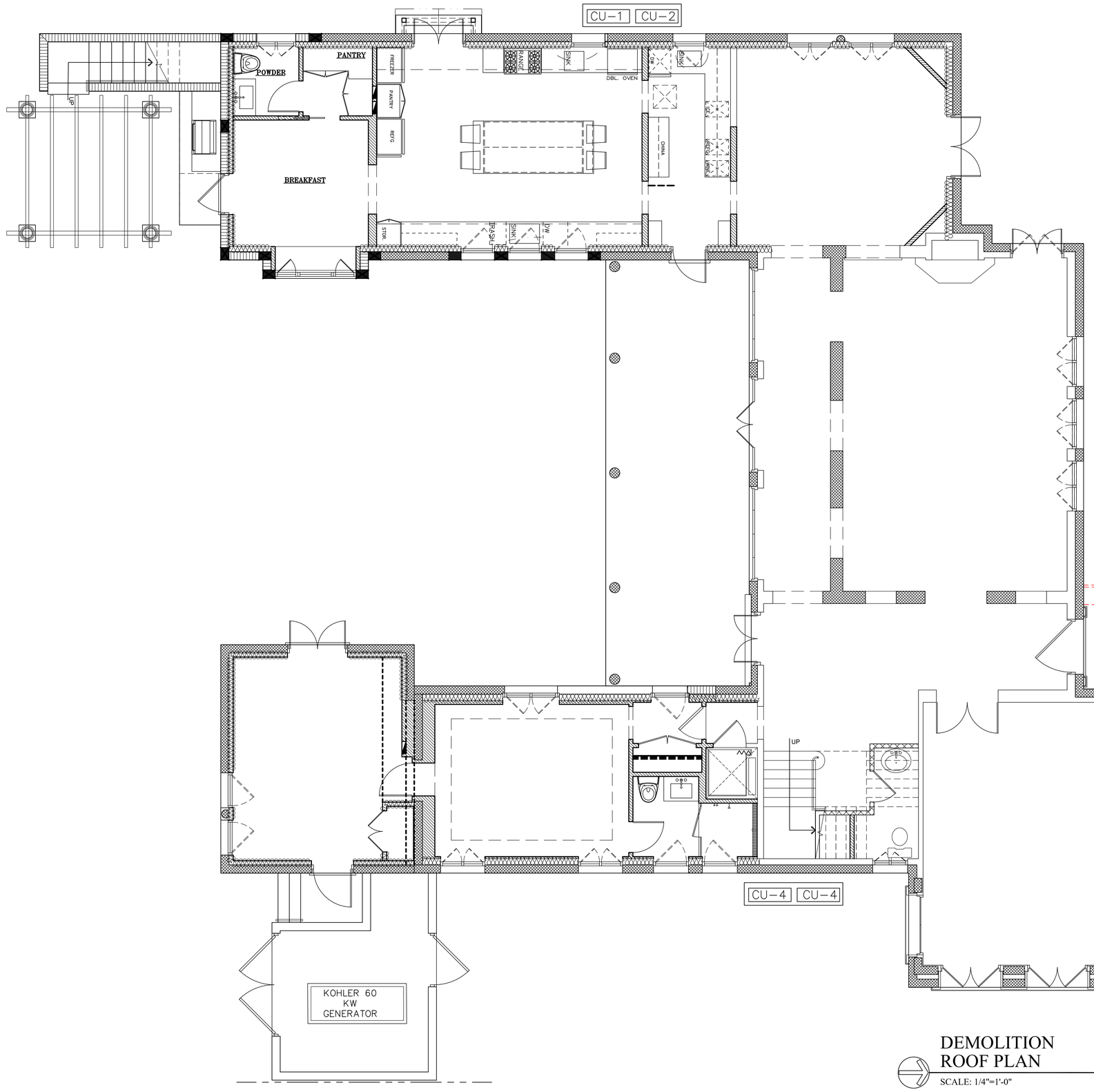

DEMOLITION ROOF PLAN

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

S·M

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PROPOSED DEMOLITION
PERCENTAGE: 2.62%

2 / D-3.00 DEMOLTION DIAGRAM – EAST
SCALE: 1/4" = 1'-0"



PROPOSED DEMOLITION
PERCENTAGE: 3.19%

1 / D-3.00 DEMOLTION DIAGRAM – NORTH
SCALE: 1/4" = 1'-0"

REVISED PROPOSAL NOTES:
- REPLACE EXISTING PORTICO WITH STUCCO PORTICO INSPIRED BY ORIGINAL MIZNER DESIGNED ENTRY SURROUND

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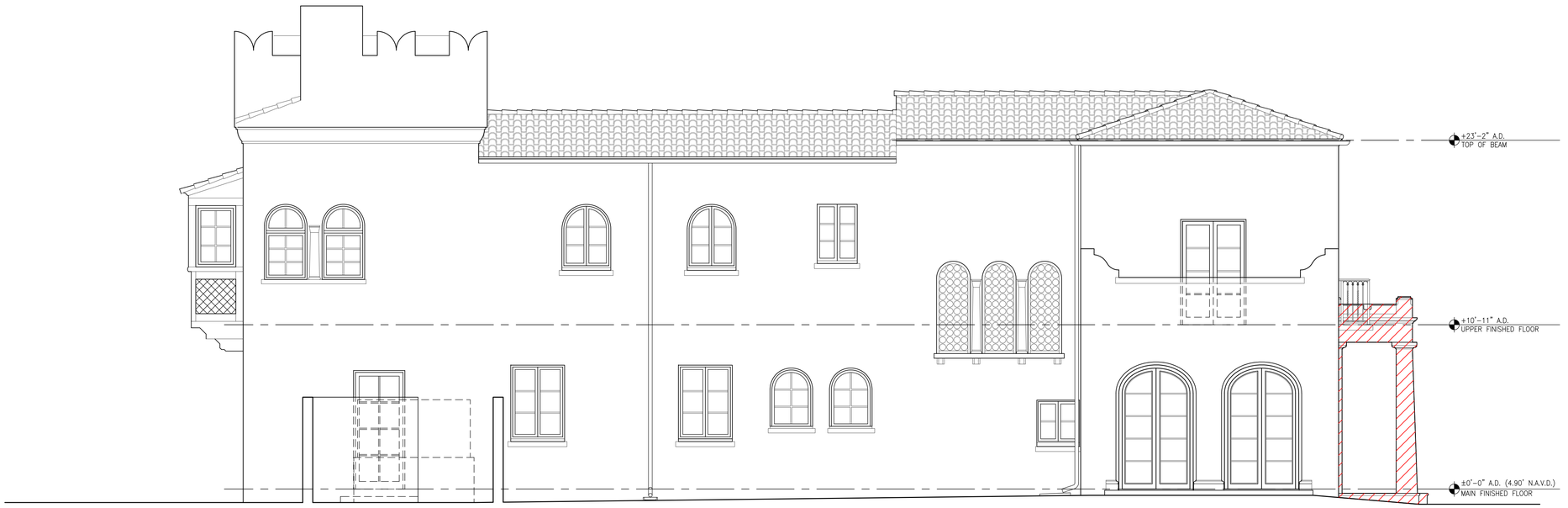

PROPOSED DEMOLITION
PERCENTAGE: 1.54%

1
D-3.01

DEMOLITION DIAGRAM – EAST
SCALE: 1/4" = 1'-0"

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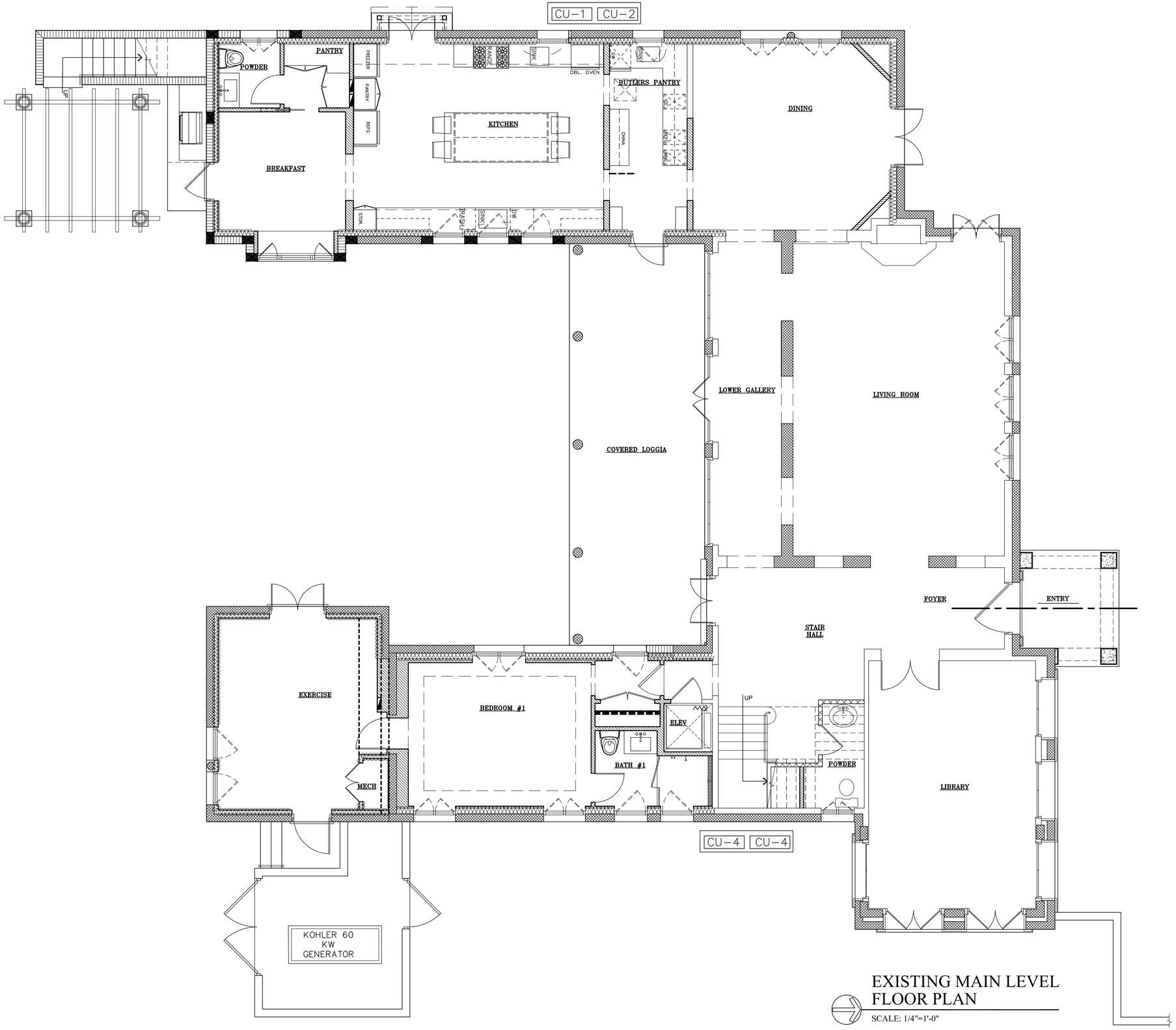

EXISTING MAIN LEVEL FLOOR PLAN

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

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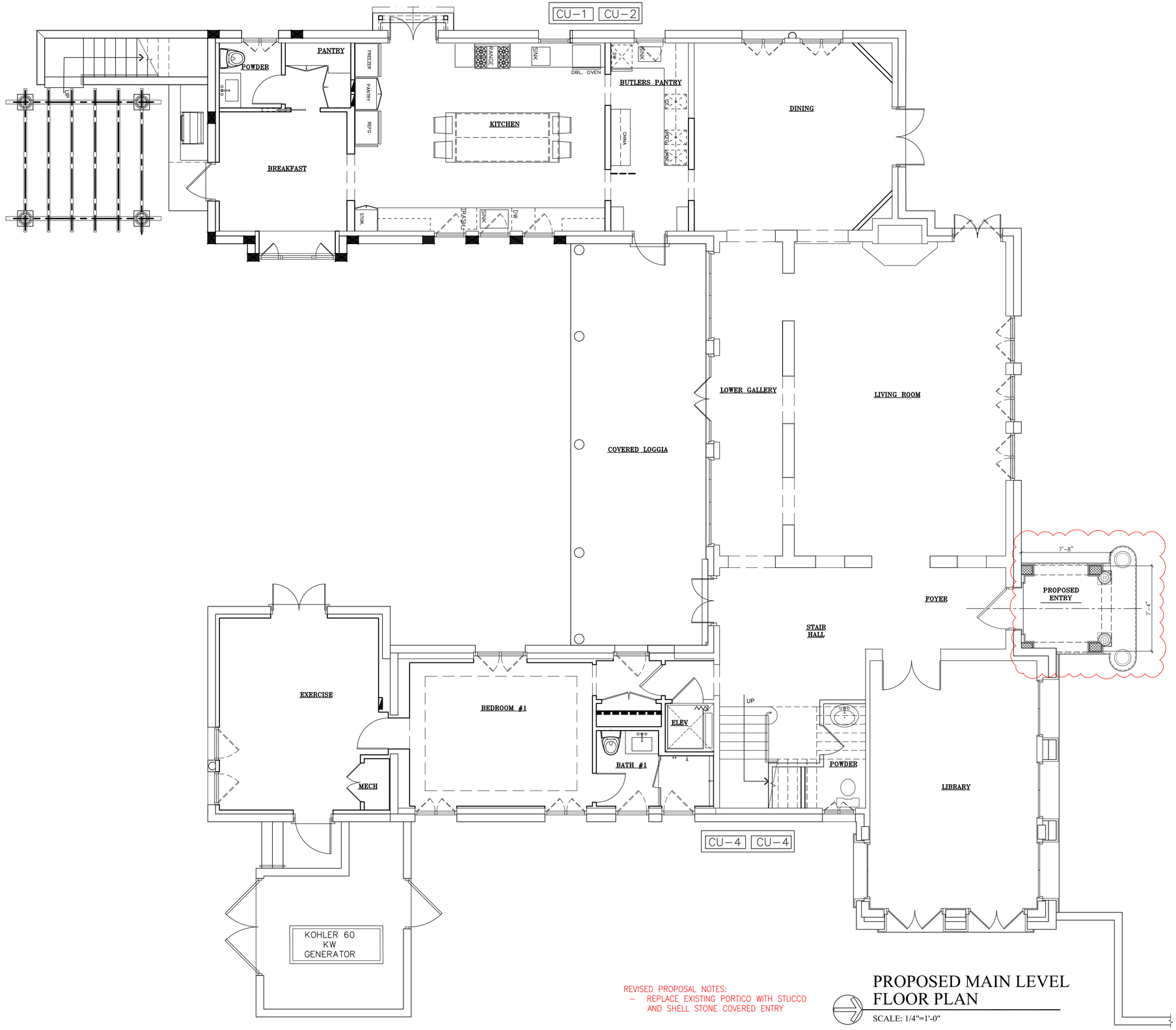

REVISED PROPOSAL NOTES:
- REPLACE EXISTING PORTICO WITH STUCCO AND SHELL STONE COVERED ENTRY

PROPOSED MAIN LEVEL FLOOR PLAN

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

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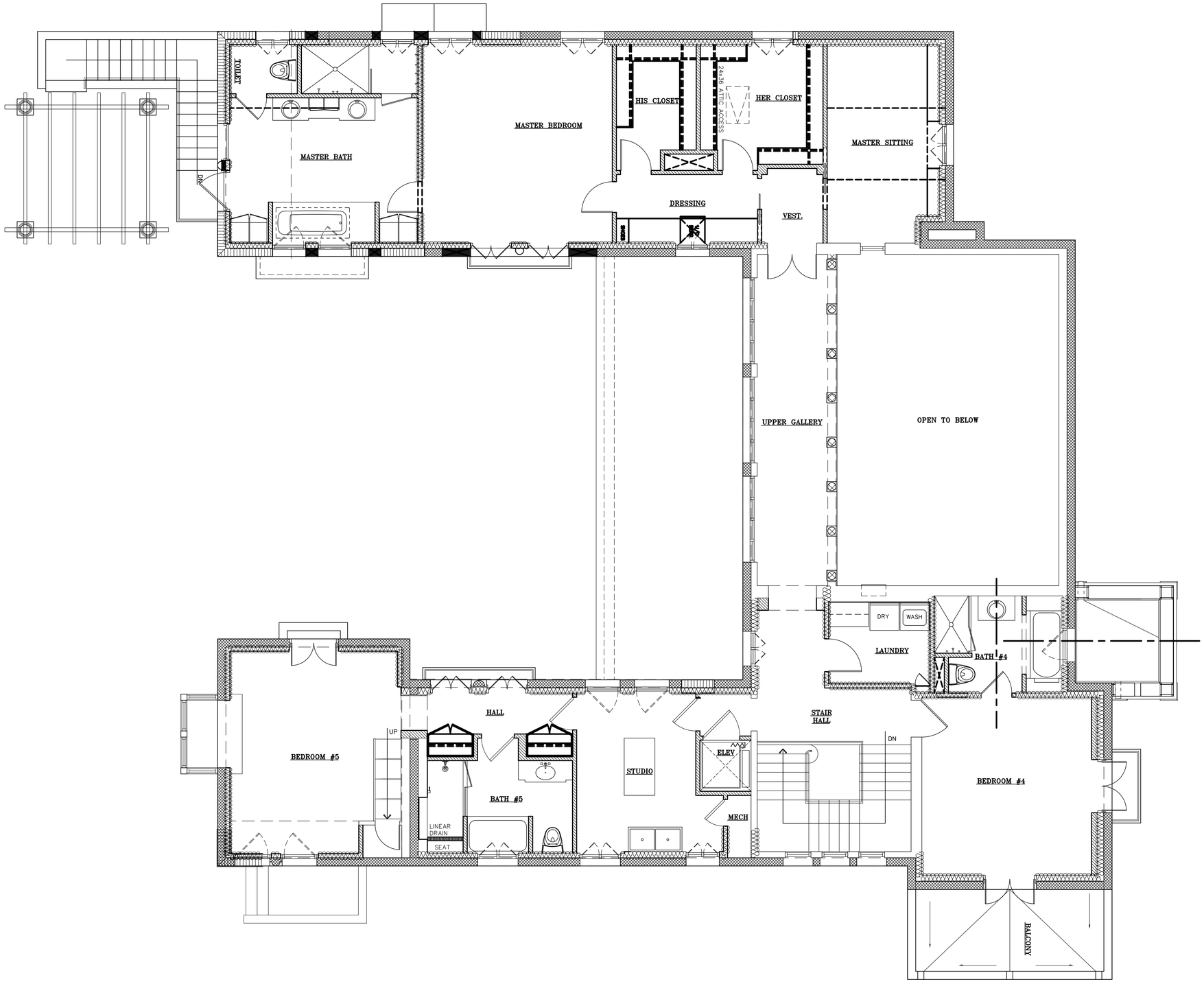

EXISTING UPPER LEVEL FLOOR PLAN

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

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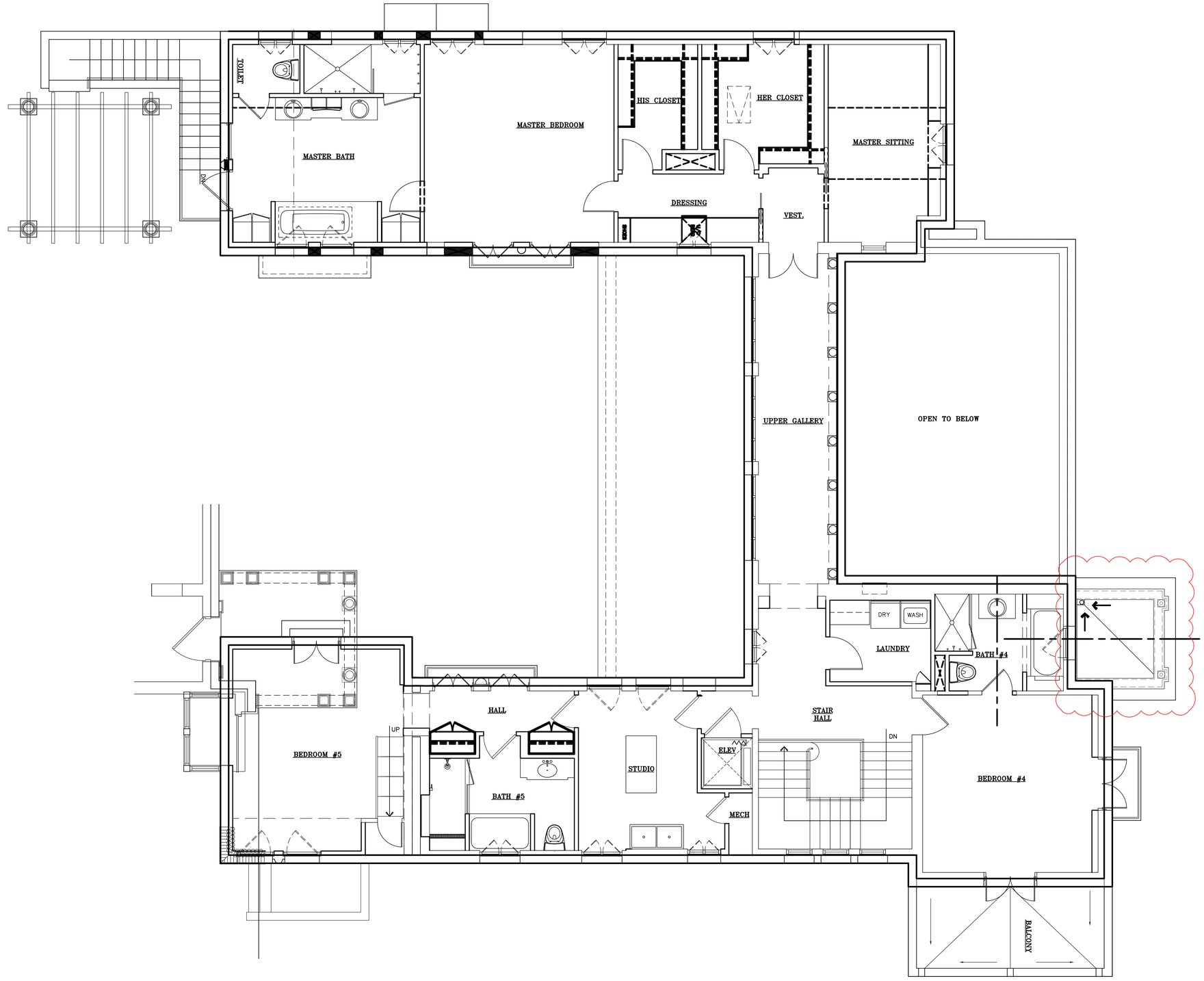

REVISED PROPOSAL NOTES:
– REPLACE EXISTING PORTICO WITH STUCCO AND SHELL STONE COVERED ENTRY

PROPOSED UPPER LEVEL FLOOR PLAN

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

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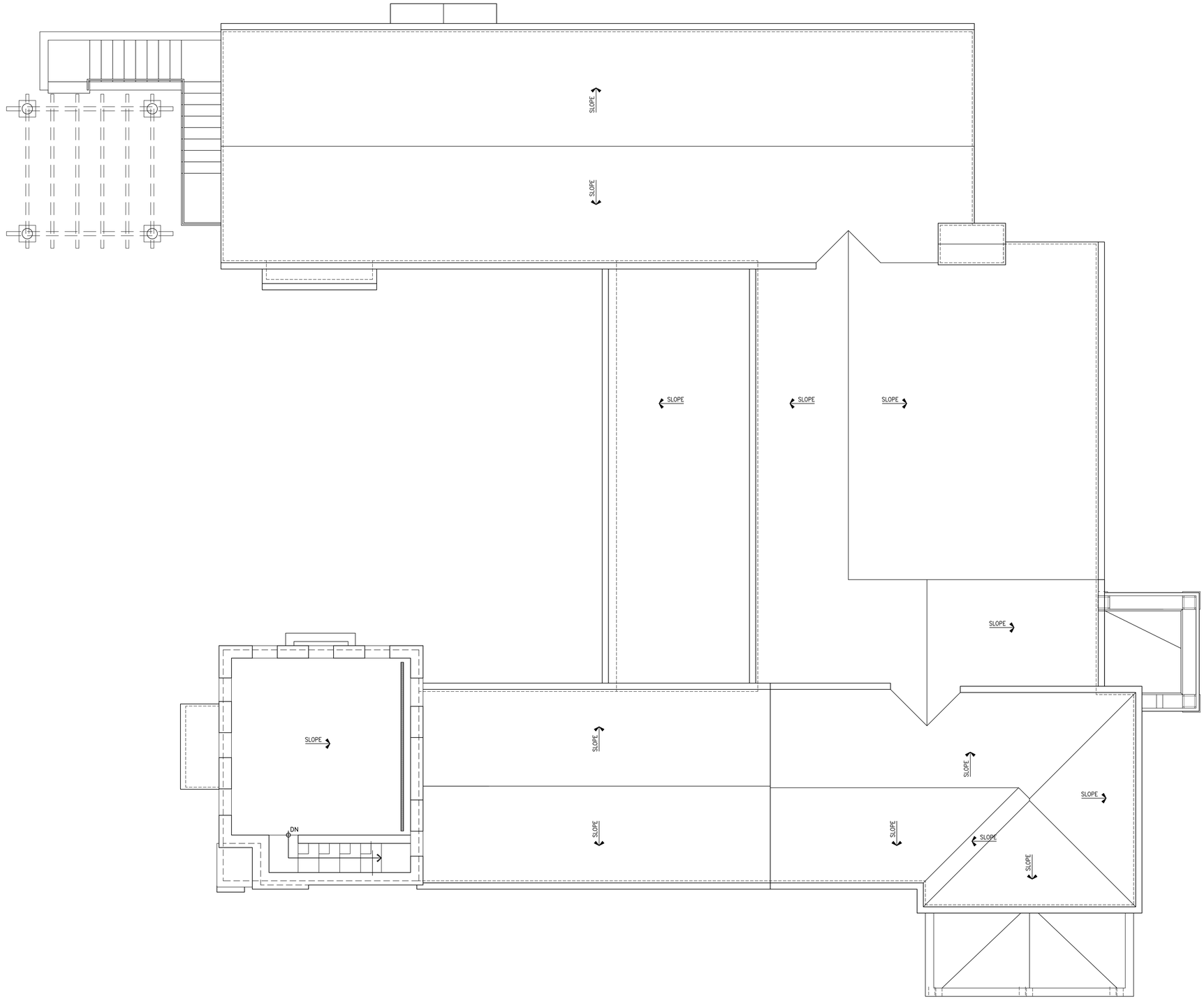

EXISTING ROOF PLAN

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

NEW GUTTERS & DOWNSPOUTS

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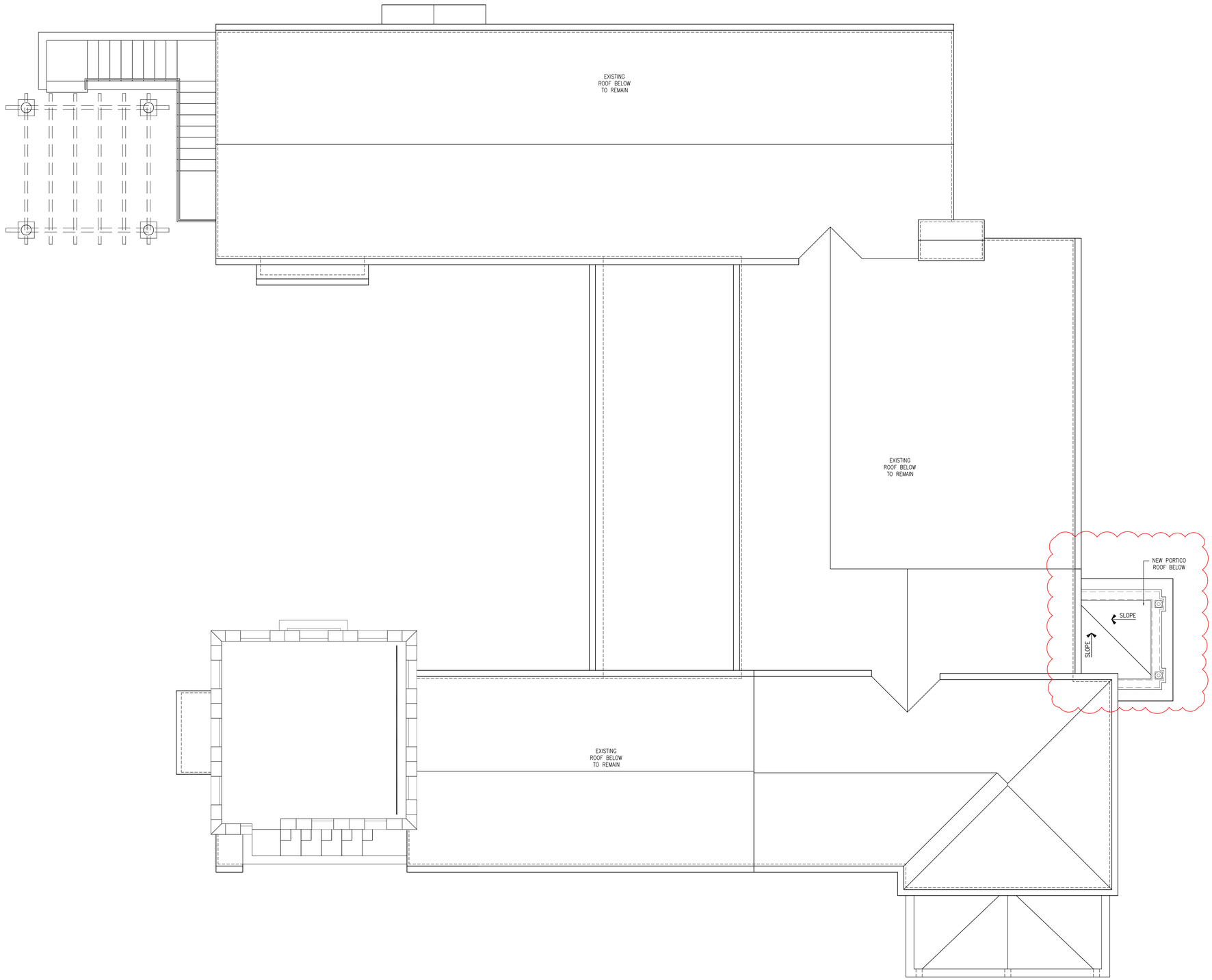

REVISED PROPOSAL NOTES:
– REPLACE EXISTING PORTICO WITH STUCCO AND SHELL STONE COVERED ENTRY

PROPOSED ROOF PLAN

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

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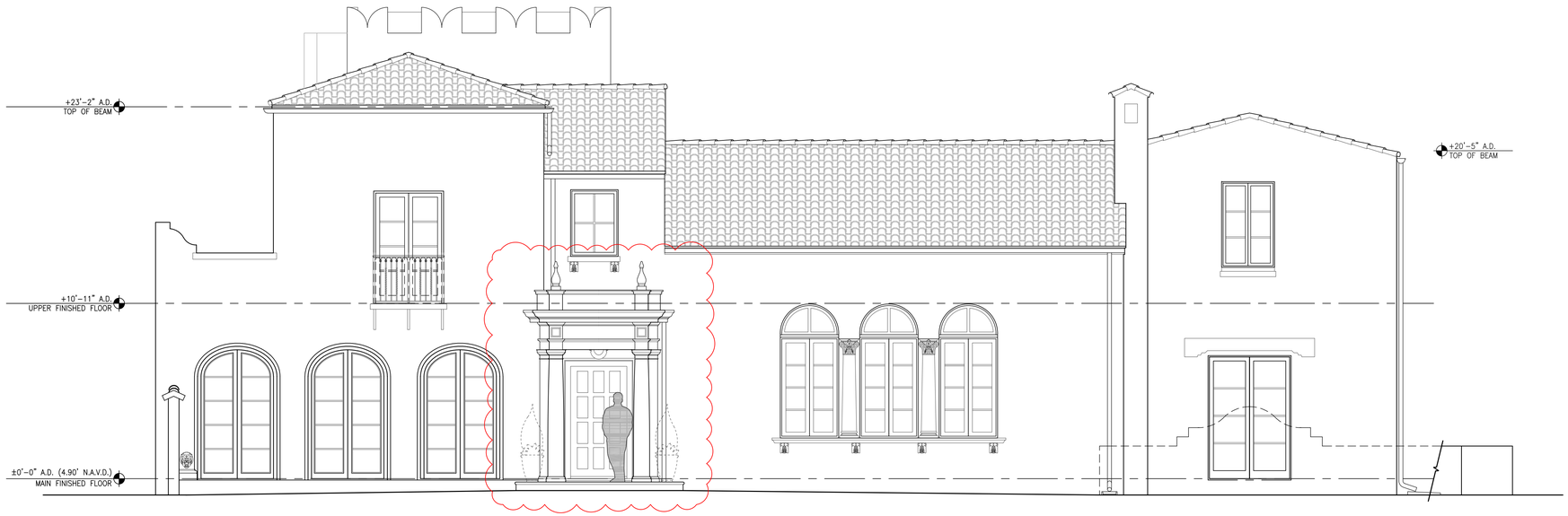
LPC: COA-25-0240



1 A-3.00 EXISTING ELEVATION – NORTH
SCALE: 1/4" = 1'-0"



2 A-3.00 PROPOSED ELEVATION – NORTH
SCALE: 1/4" = 1'-0"

REVISED PROPOSAL NOTES:
- REPLACE EXISTING PORTICO WITH STUCCO PORTICO INSPIRED BY ORIGINAL MIZNER DESIGNED ENTRY SURROUND

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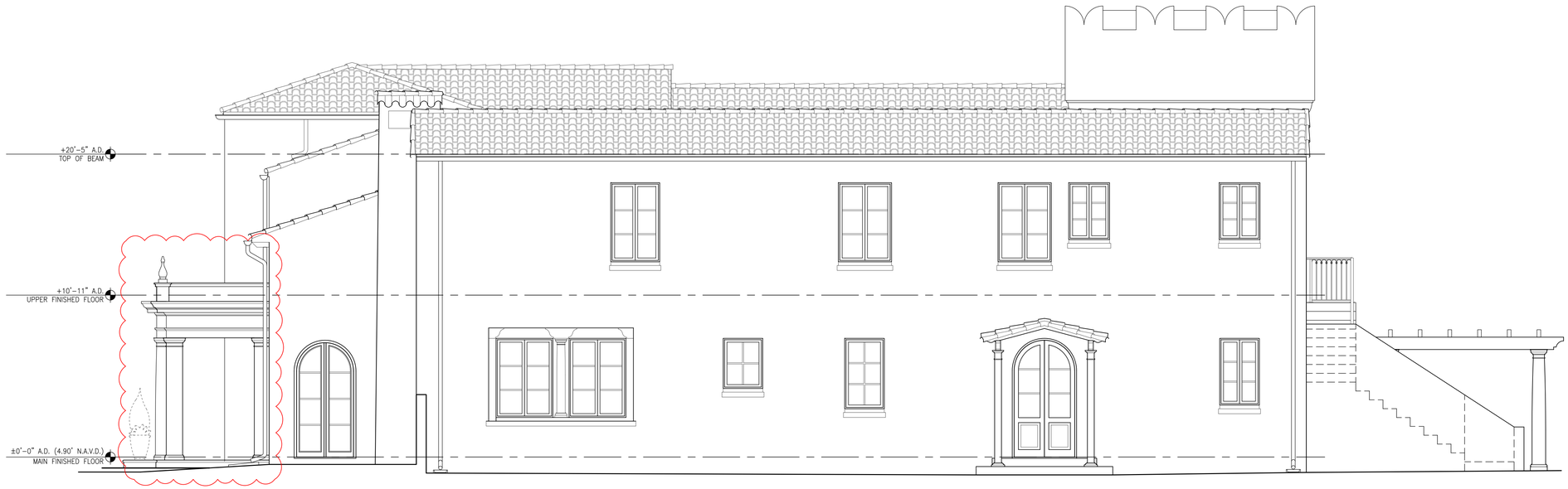
1 / A-3.01 EXISTING ELEVATION – WEST
SCALE: 1/4" = 1'-0"



2 / A-3.01 PROPOSED ELEVATION – WEST
SCALE: 1/4" = 1'-0"

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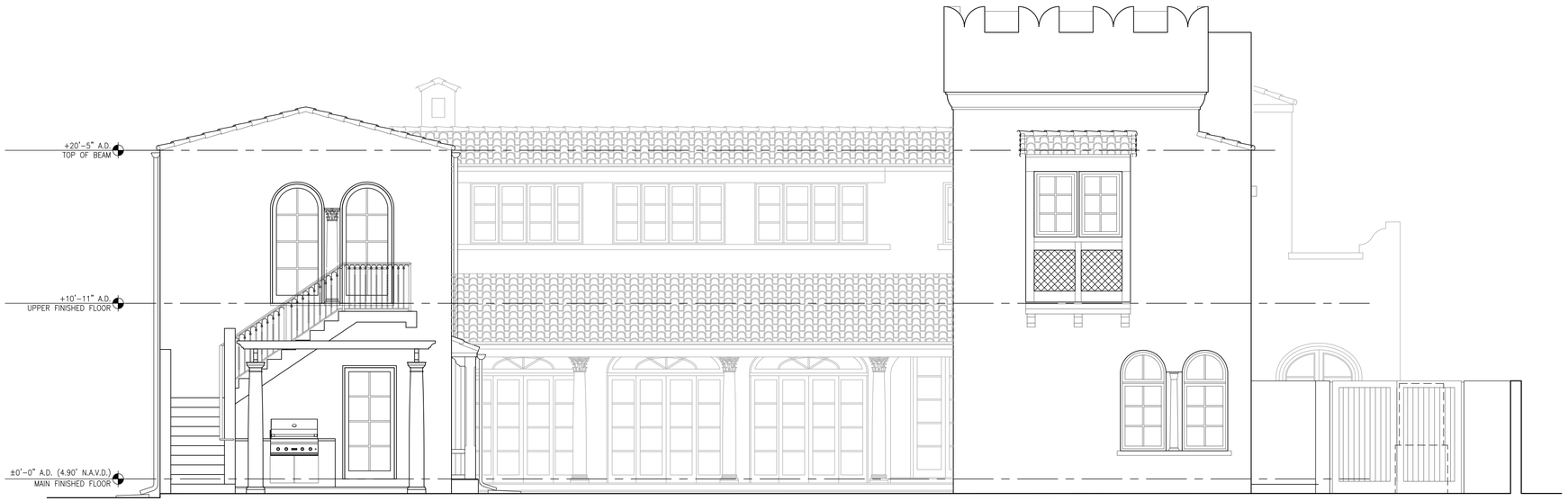
SHEET:
A-3.01



1 / A-3.02 EXISTING ELEVATION – SOUTH
SCALE: 1/4" = 1'-0"



2 / A-3.02 PROPOSED ELEVATION – SOUTH
SCALE: 1/4" = 1'-0"

REVISED PROPOSAL NOTES:
– NO REVISIONS THIS ELEVATION

S·M

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REGISTERED ARCHITECT 13541

PETER G. PAPADOPOULOS
REGISTERED ARCHITECT 92952

DANIEL KAHAN
REGISTERED ARCHITECT 94757

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LPC: COA-25-0240

NO: 24015
DWG. BY: AJL
SHEET:
A-3.02



1
A-3.03
EXISTING ELEVATION – EAST COURTYARD
SCALE: 1/4" = 1'-0"



2
A-3.03
PROPOSED ELEVATION – EAST COURTYARD
SCALE: 1/4" = 1'-0"

REVISED PROPOSAL NOTES:
– NO REVISIONS THIS ELEVATION

S·M

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SHEET:
A-3.03

LPC: COA-25-0240



1 / A-3.04 EXISTING ELEVATION – WEST COURTYARD
SCALE: 1/4" = 1'-0"



2 / A-3.04 PROPOSED ELEVATION – WEST COURTYARD
SCALE: 1/4" = 1'-0"

REVISED PROPOSAL NOTES:
- REPLACE EXISTING PORTICO WITH STUCCO PORTICO INSPIRED BY ORIGINAL MIZNER DESIGNED ENTRY SURROUND

S·M

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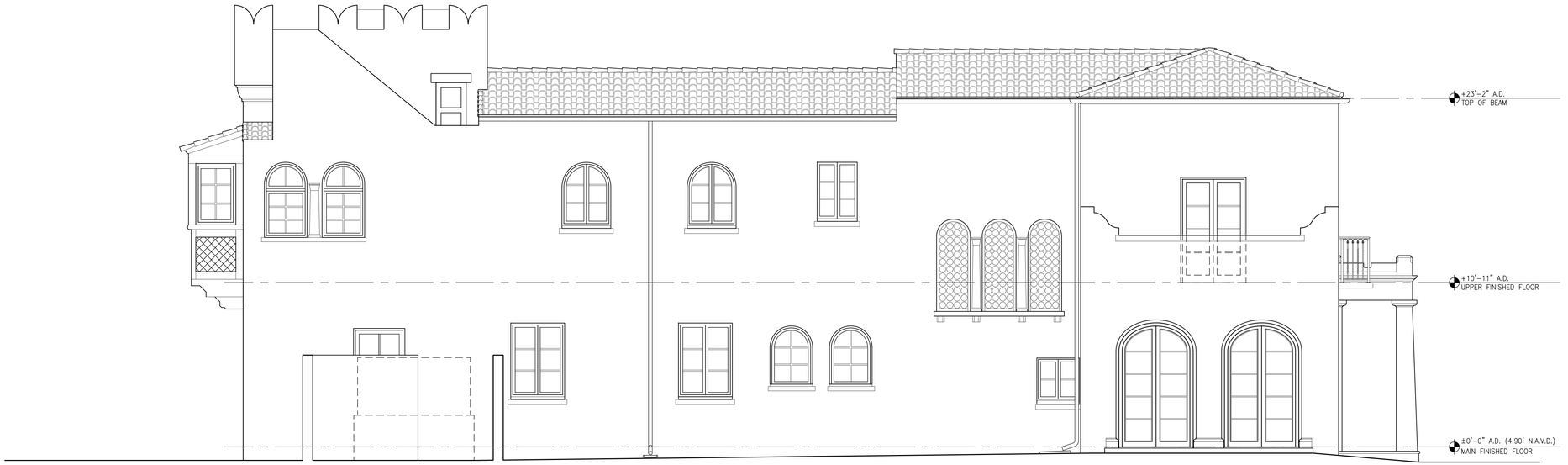
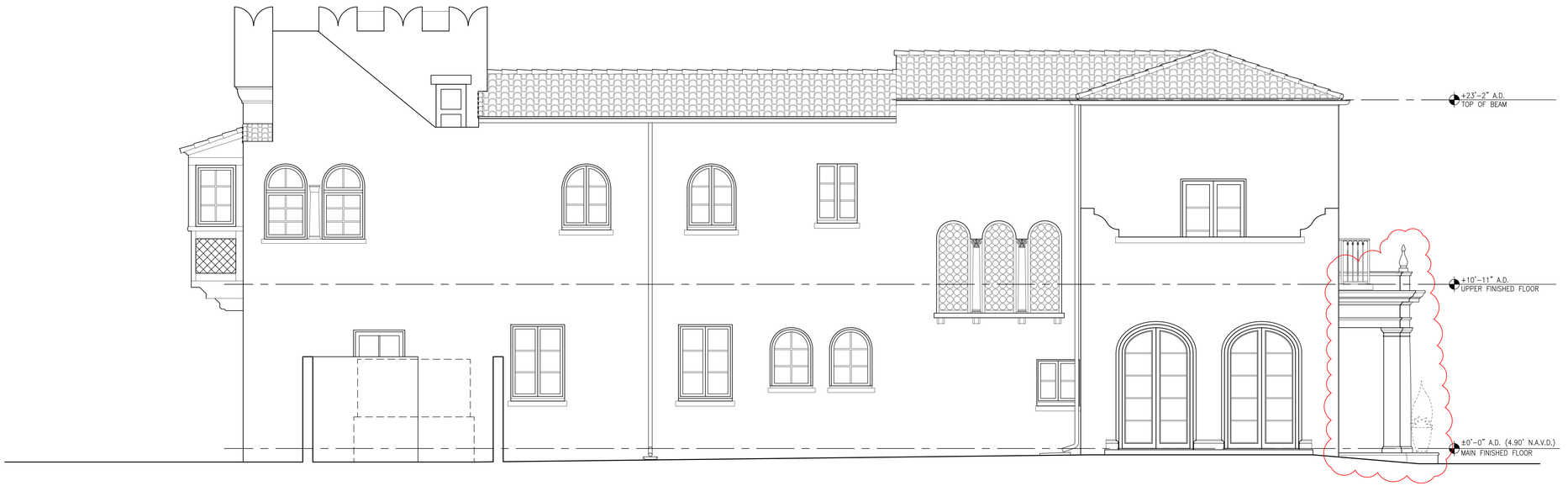
NO: 24015
DWG. BY: AJL
SHEET:
A-3.04

LPC: COA-25-0240



1
A-3.05
EXISTING ELEVATION – EAST
SCALE: 1/4" = 1'-0"



2
A-3.05
PROPOSED ELEVATION – EAST
SCALE: 1/4" = 1'-0"

REVISED PROPOSAL NOTES:
- REPLACE EXISTING PORTICO WITH STUCCO PORTICO INSPIRED BY ORIGINAL MIZNER DESIGNED ENTRY SURROUND

S·M

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1 A-3.10 COLOR ELEVATION – NORTH
SCALE: 1/4" = 1'-0"



2 A-3.10 COLOR ELEVATION – WEST
SCALE: 1/4" = 1'-0"

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LPC: COA-25-0240

NO: 24015
DWG. BY: AJL
SHEET:

A-3.10



1
A-3.20
PERSPECTIVE RENDERING – FROM NORTHEAST
SCALE: NOT TO SCALE

S·M

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A-3.20

LPC: COA-25-0240



1
A-3.21
PERSPECTIVE RENDERING – FROM NORTHWEST
SCALE: NOT TO SCALE

S·M

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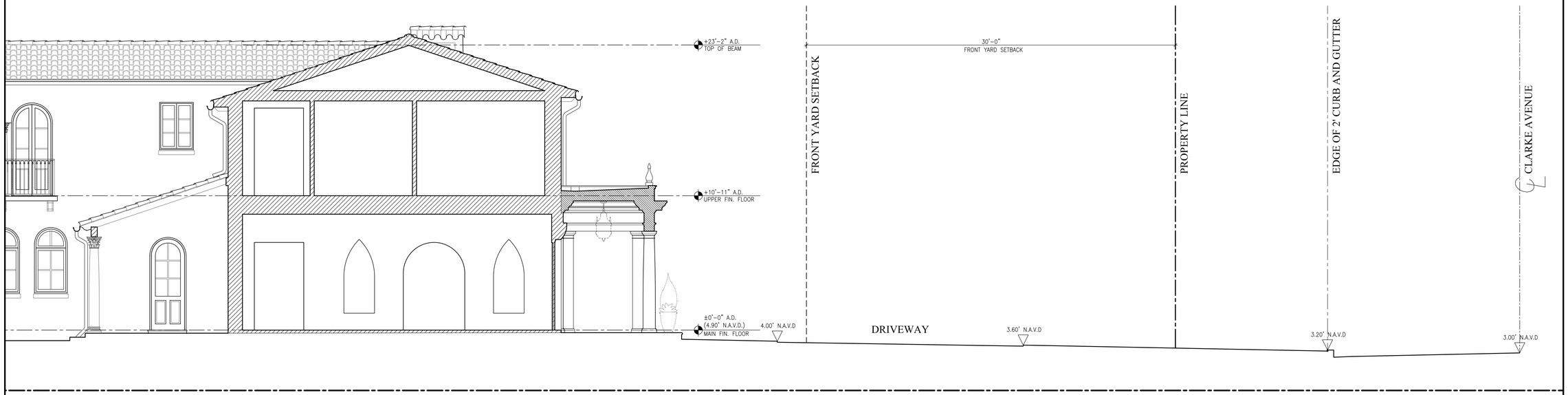
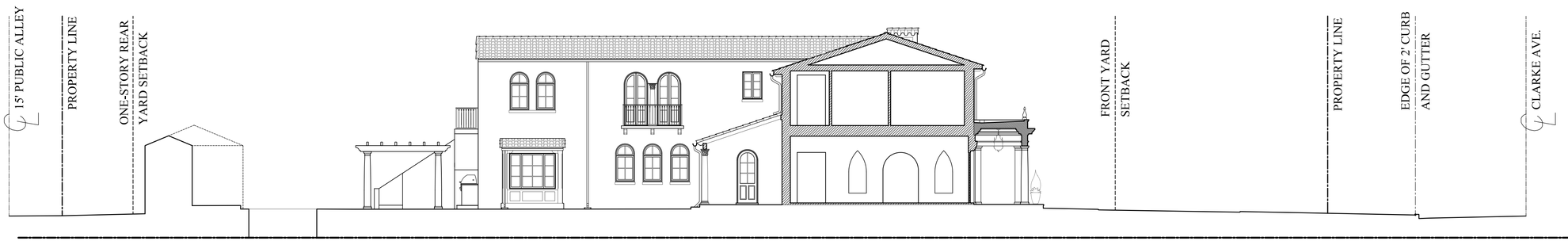
SHEET:
A-3.21

LPC: COA-25-0240



1 / A-4.00 ENLARGED SITE BUILDING SECTION – LOOKING WEST
SCALE: 1/4" = 1'-0"



1 / A-4.00 REFERENCE SITE BUILDING SECTION – LOOKING WEST
SCALE: 1/4" = 1'-0"

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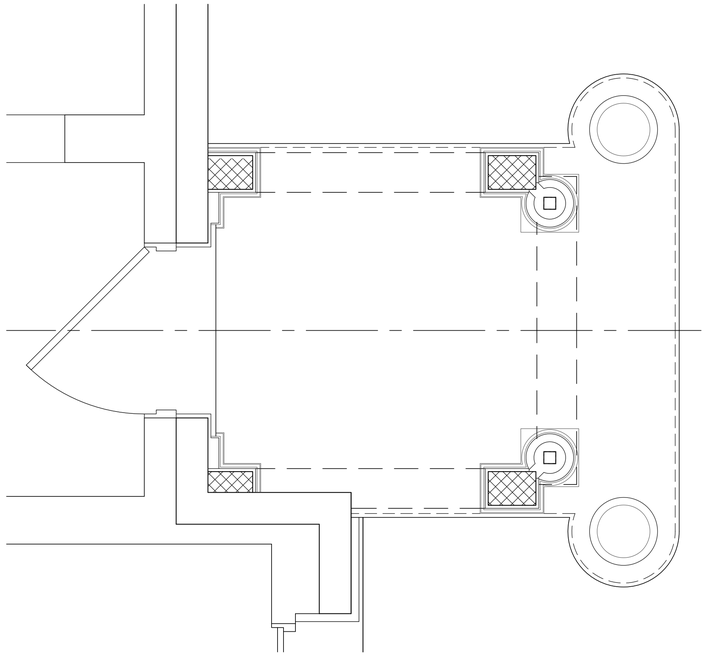
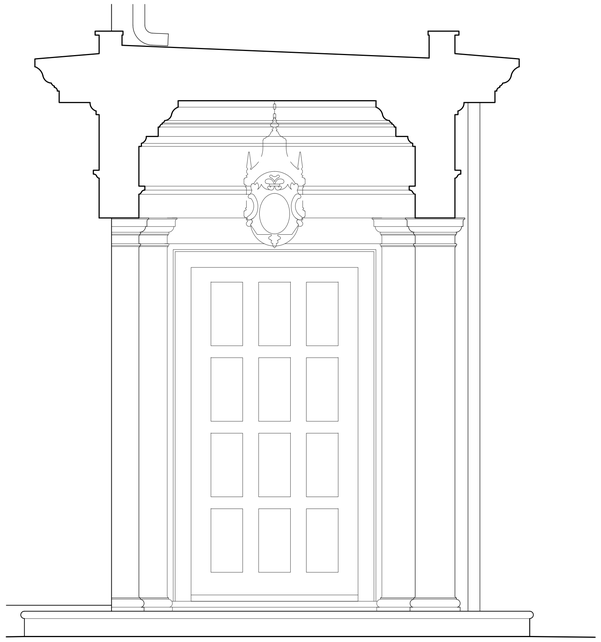
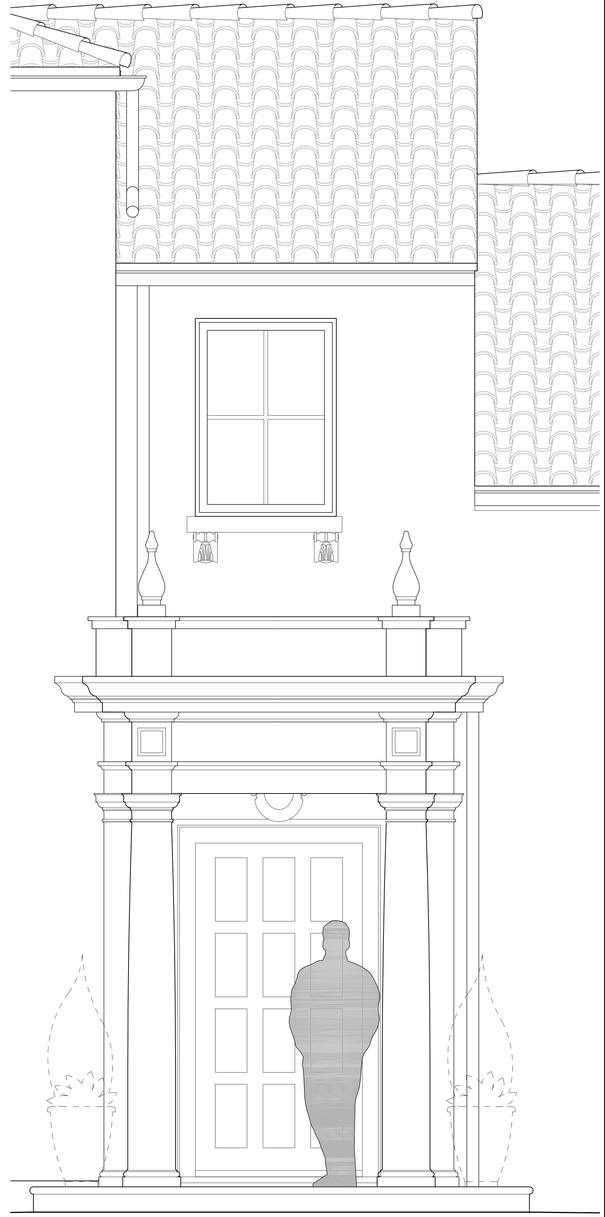


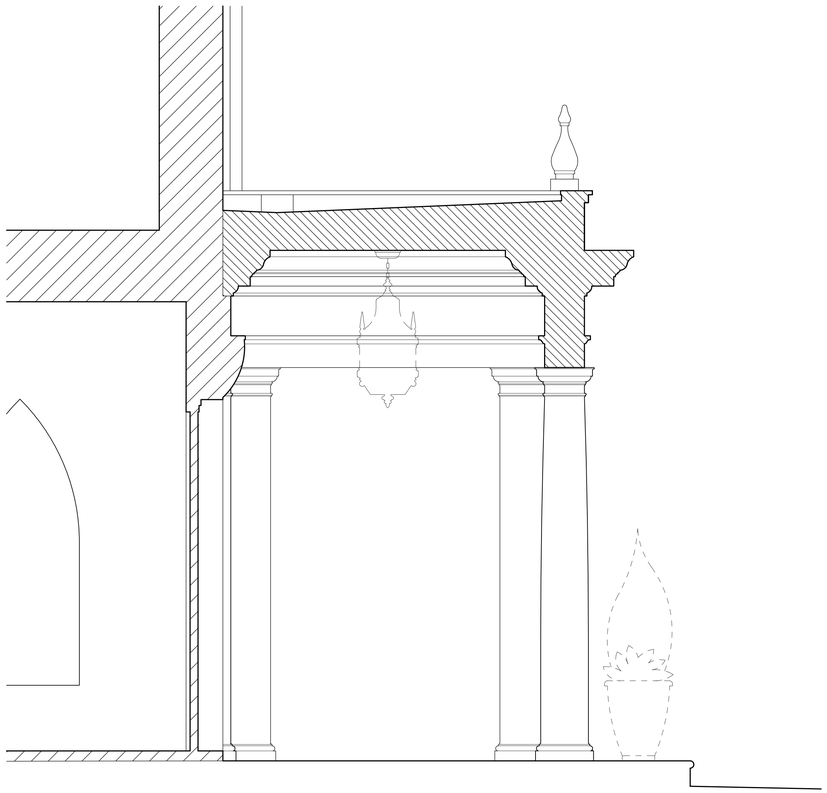
5 A-4.10 PROPOSED PORTICO – PLAN DETAIL
SCALE: 3/4" = 1'-0"



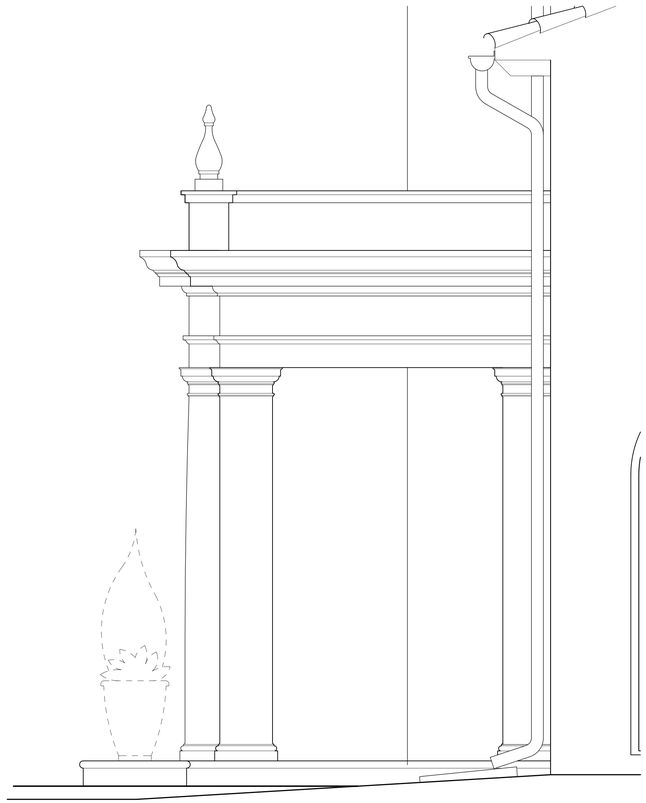
4 A-4.10 PROPOSED PORTICO – E/W SECTION
SCALE: 3/4" = 1'-0"



1 A-4.10 PROPOSED PORTICO – NORTH
SCALE: 3/4" = 1'-0"



3 A-4.10 PROPOSED PORTICO – N/S SECTION
SCALE: 3/4" = 1'-0"



2 A-4.10 PROPOSED PORTICO – WEST
SCALE: 3/4" = 1'-0"

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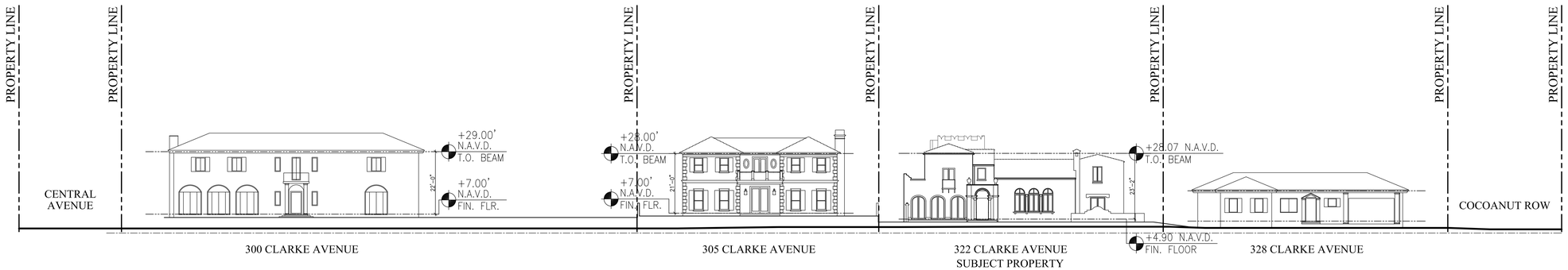

PROPOSED STREETSCAPE ALONG CLARKE AVE. LOOKING SOUTH

SCALE: 1" = 20'-0"



PROPOSED STREETSCAPE ALONG CLARKE AVE. LOOKING NORTH

SCALE: 1" = 20'-0"

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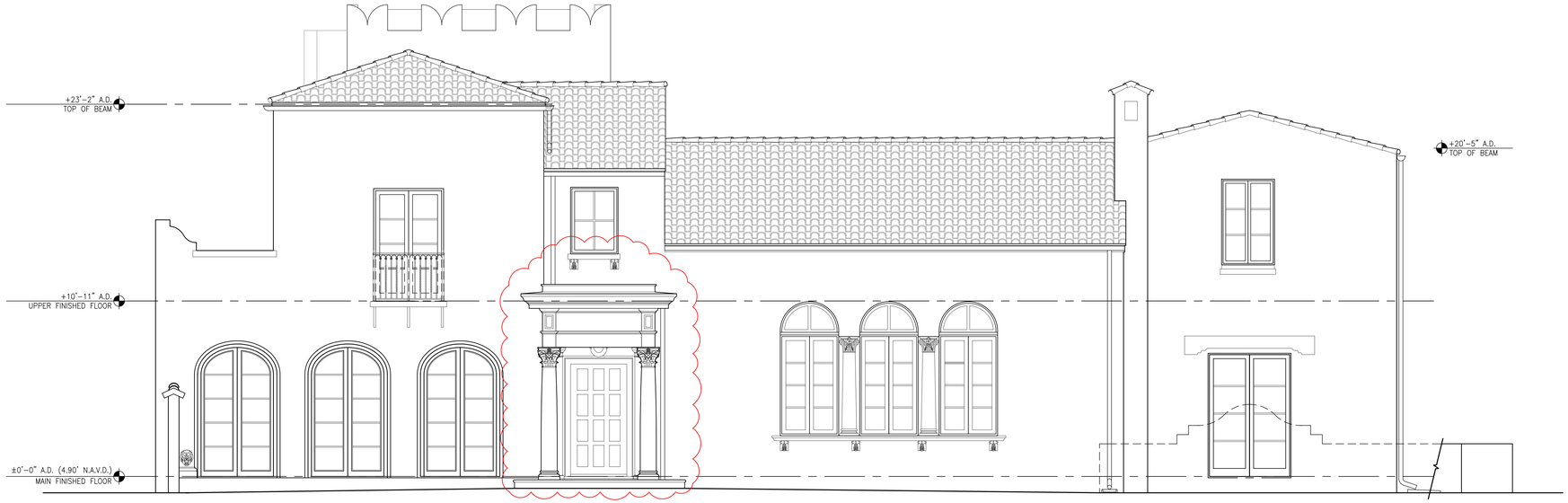

1
A-3.00a
PROPOSED ELEVATION – CORINTHIAN OPTION
SCALE: 1/4" = 1'-0"



2
A-3.00a
PROPOSED ELEVATION – PALLADIAN OPTION
SCALE: 1/4" = 1'-0"

REVISED PROPOSAL NOTES:
- REPLACE EXISTING PORTICO
- ALTERNATE DESIGN OPTIONS

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1 A-3.11 COLOR ELEVATION – NORTH PALLADIAN OPTION
SCALE: 1/4" = 1'-0"



2 A-3.11 COLOR ELEVATION – WEST PALLADIAN OPTION
SCALE: 1/4" = 1'-0"

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A-3.31 MIZNER INSPIRATION – 86 MIDDLE ROAD
SCALE: NOT TO SCALE

S·M

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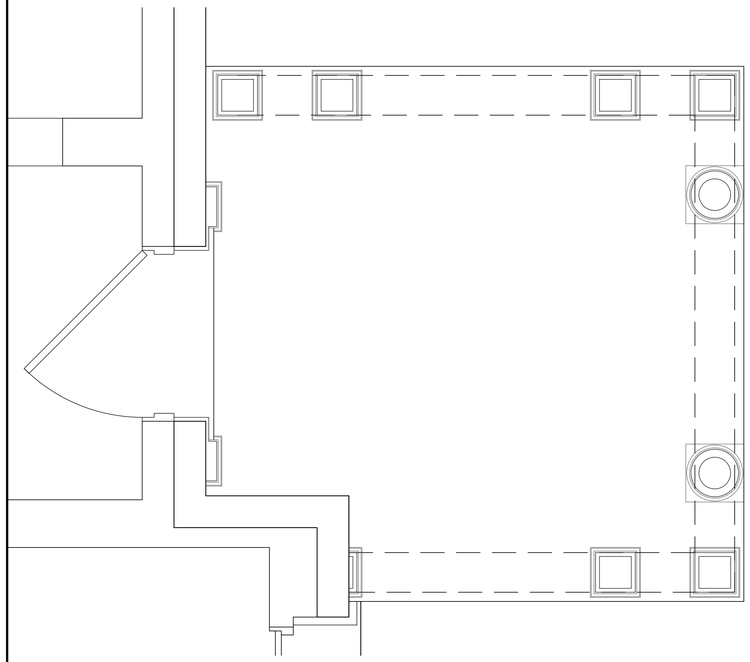
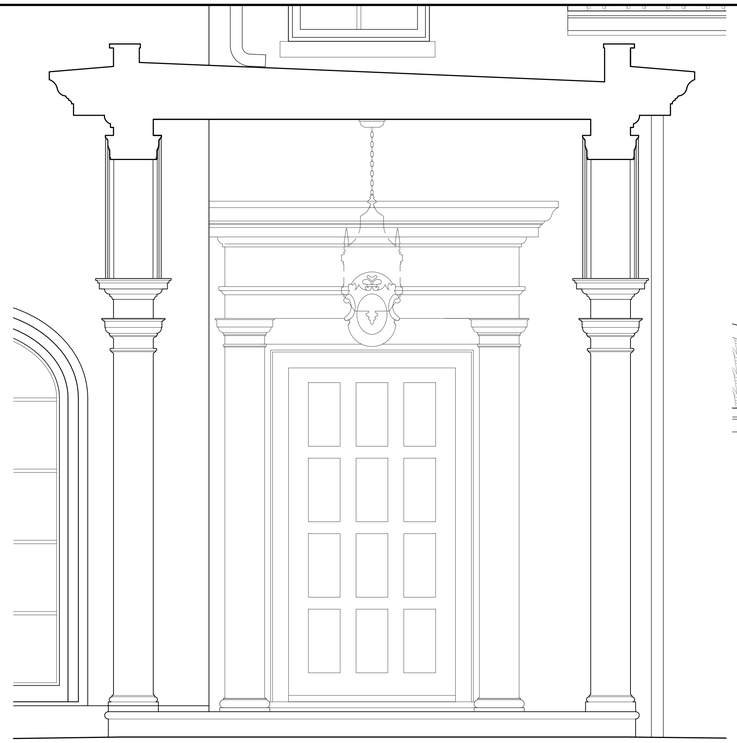
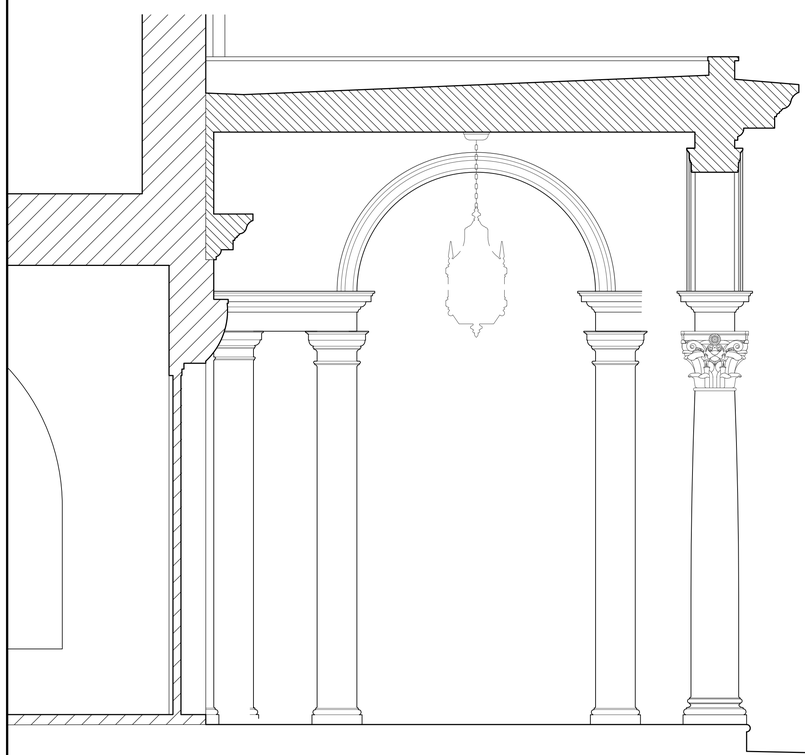


5 A-4.11 PROPOSED PORTICO – PLAN DETAIL
SCALE: 3/4" = 1'-0"

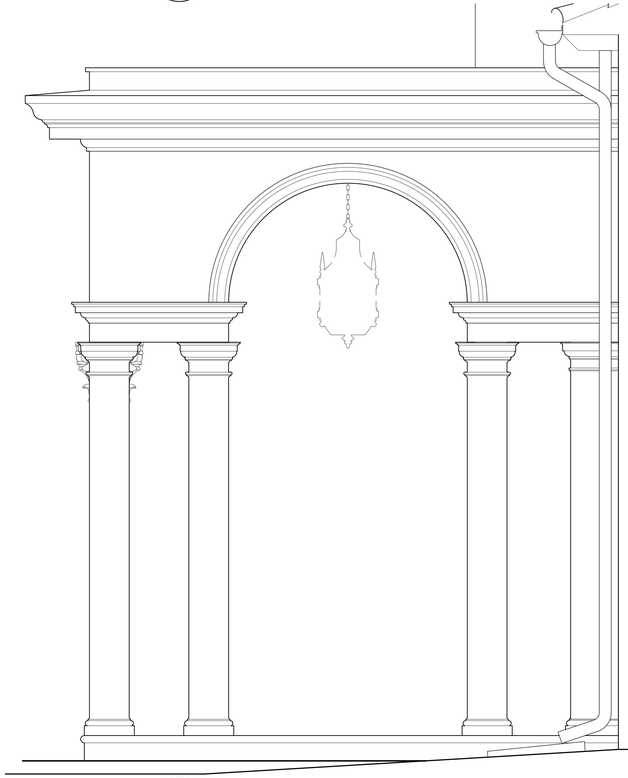


4 A-4.11 PALLADIAN OPTION – E/W SECTION
SCALE: 3/4" = 1'-0"





3 A-4.11 PALLADIAN OPTION – N/S SECTION
SCALE: 3/4" = 1'-0"



2 A-4.11 PALLADIAN OPTION – WEST
SCALE: 3/4" = 1'-0"

1 A-4.11 PALLADIAN OPTION – NORTH
SCALE: 3/4" = 1'-0"

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DANIEL KAHAN
REGISTERED ARCHITECT 94757

LPC FINAL SUBMITTAL 2025-06-30

NO: 24015
DWG. BY: AJL
SHEET:

A-4.11

LPC: COA-25-0240



1 A-3.31 COLOR ELEVATION – NORTH CORINTHIAN OPTION
SCALE: 1/4" = 1'-0"



2 A-3.31 COLOR ELEVATION – WEST CORINTHIAN OPTION
SCALE: 1/4" = 1'-0"

S·M

NEW GUTTERS & DOWNSPOUTS
322 CLARKE AVENUE
PALM BEACH, FLORIDA

SMITH AND MOORE ARCHITECTS, INC.
• 1500 SOUTH OLIVE AVENUE WEST PALM BEACH, FLORIDA 33401 • TEL (561) 835-1888 FAX (561) 832-7015 •

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FLORIDA AAC

NO. 001285

HAROLD J. SMITH
REGISTERED ARCHITECT 8742

JONATHAN C. MOORE
REGISTERED ARCHITECT 13541

PETER G. PAPADOPOULOS
REGISTERED ARCHITECT 92952

DANIEL KAHAN
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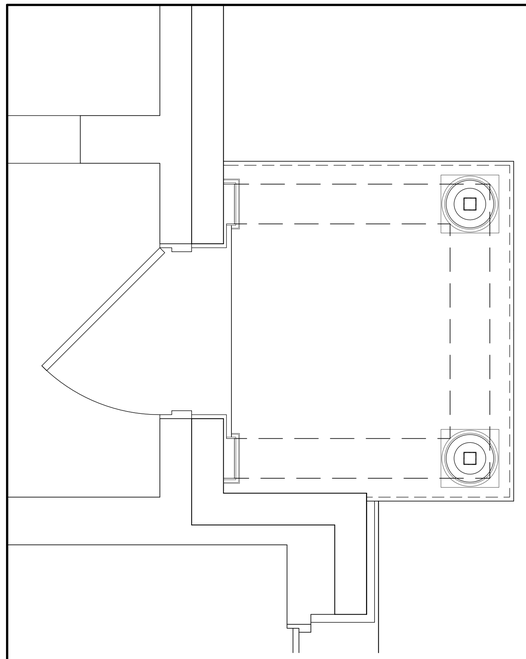
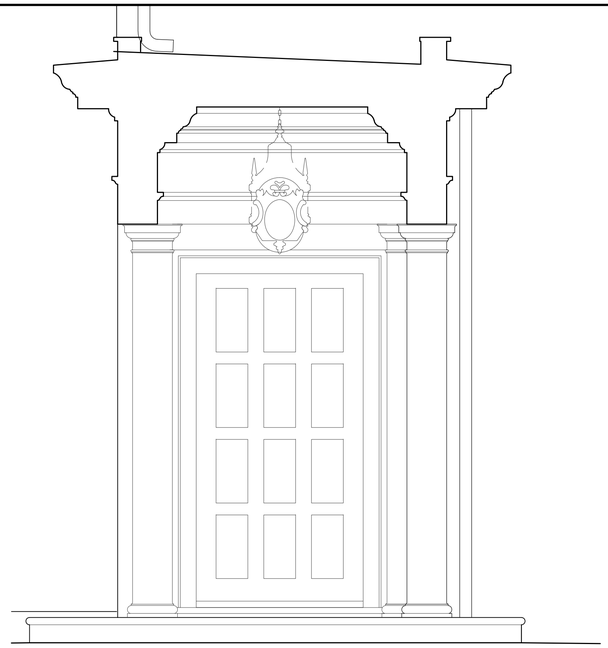


5 A-4.12 CORINTHIAN OPTION – PLAN DETAIL
SCALE: 3/4" = 1'-0"



4 A-4.12 CORINTHIAN OPTION – E/W SECTION
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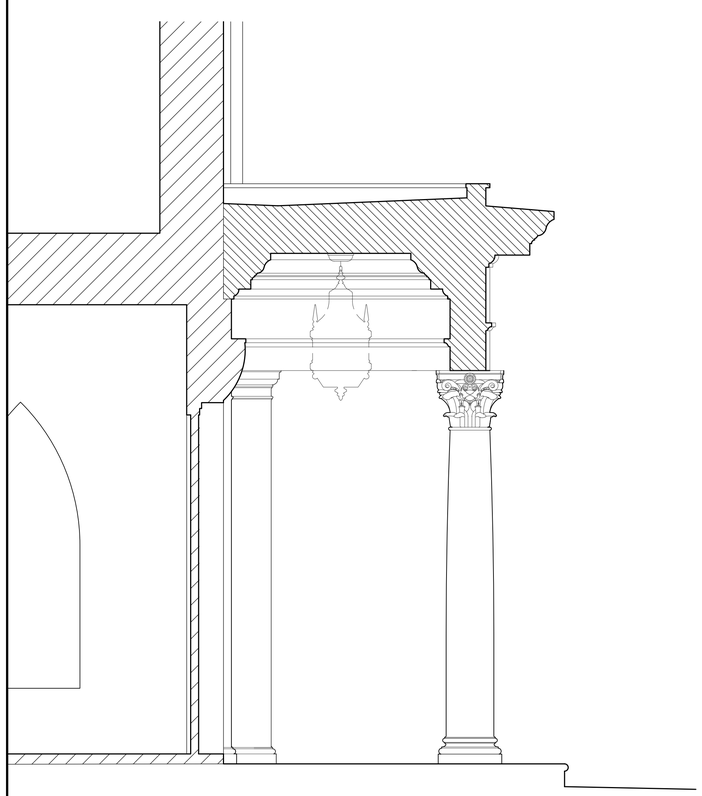

3 A-4.12 CORINTHIAN OPTION – N/S SECTION
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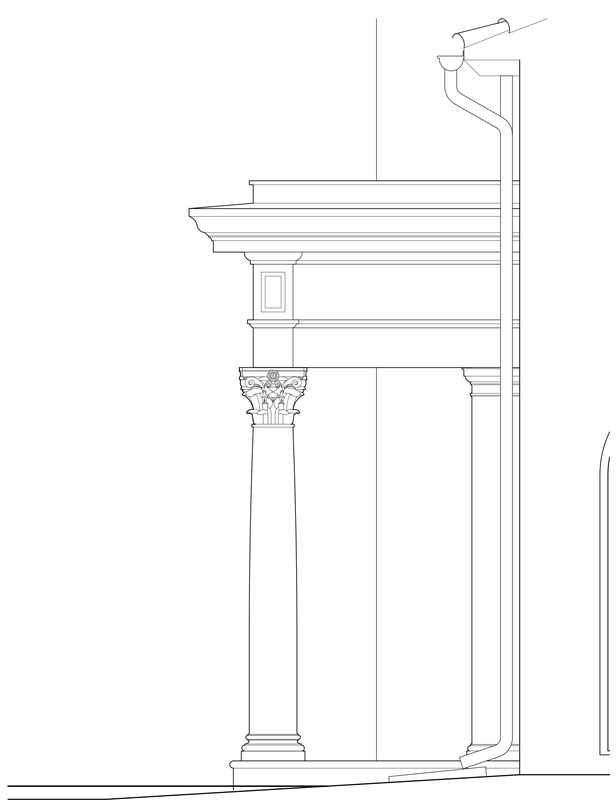

2 A-4.12 CORINTHIAN OPTION – WEST
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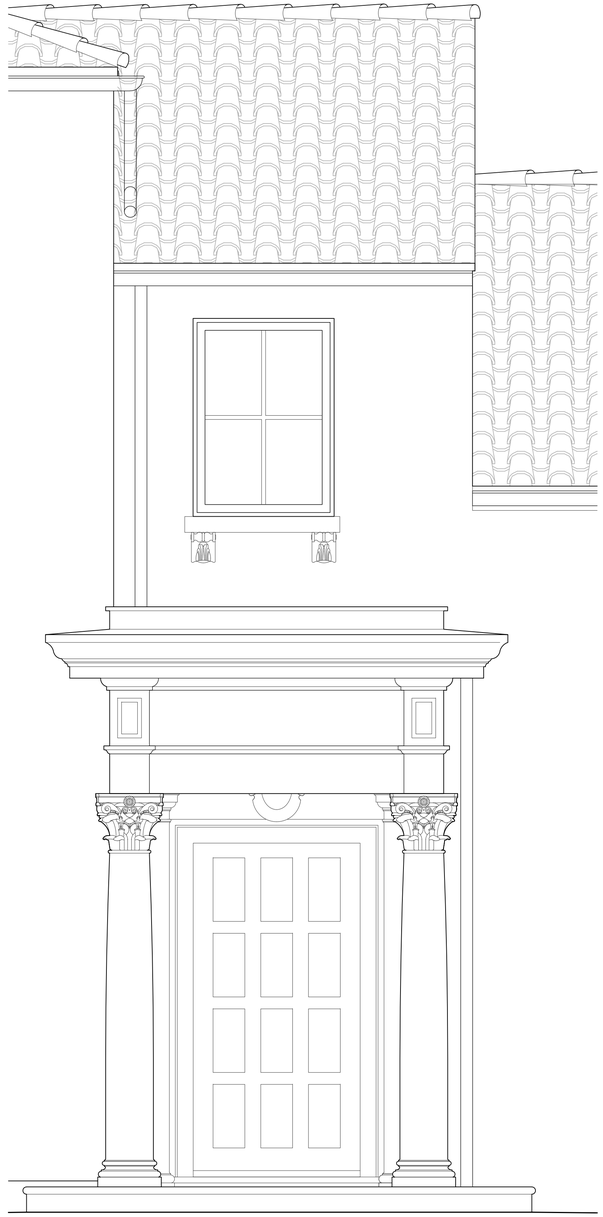

1 A-4.12 CORINTHIAN OPTION – NORTH
SCALE: 3/4" = 1'-0"

S·M

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322 CLARKE AVENUE



DESIGNATION REPORT
December 19, 2001

Landmarks Preservation Commission
Palm Beach, Florida

DESIGNATION REPORT

322 CLARKE AVENUE

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VIII. PHOTOGRAPHY

IX. SELECTED BIBLIOGRAPHY

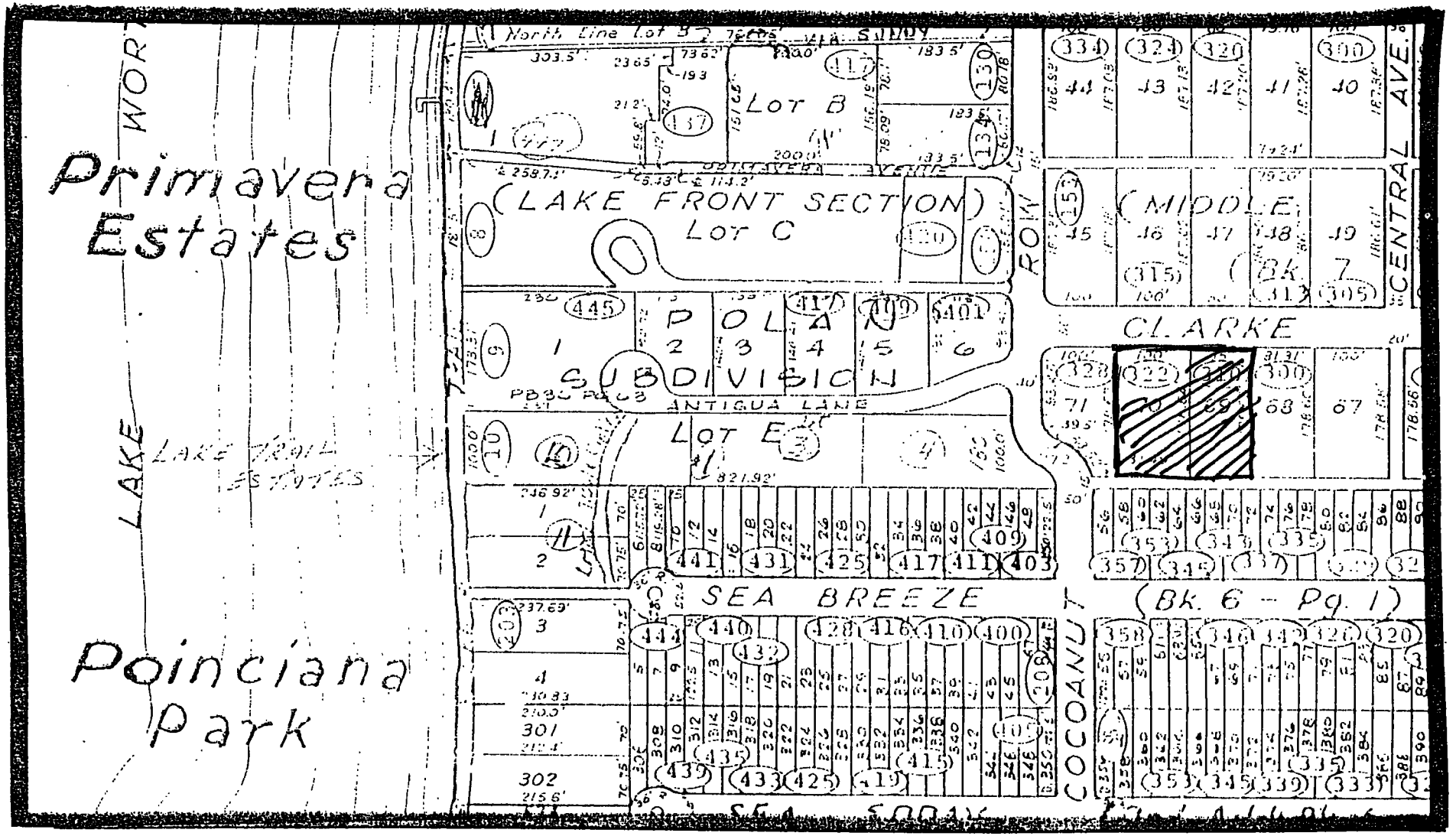
Report produced by Research Atlantica, Inc.

Report edited by Timothy M. Frank, AICP, Planner/Projects Coordinator, Town of Palm Beach.

I. GENERAL INFORMATION

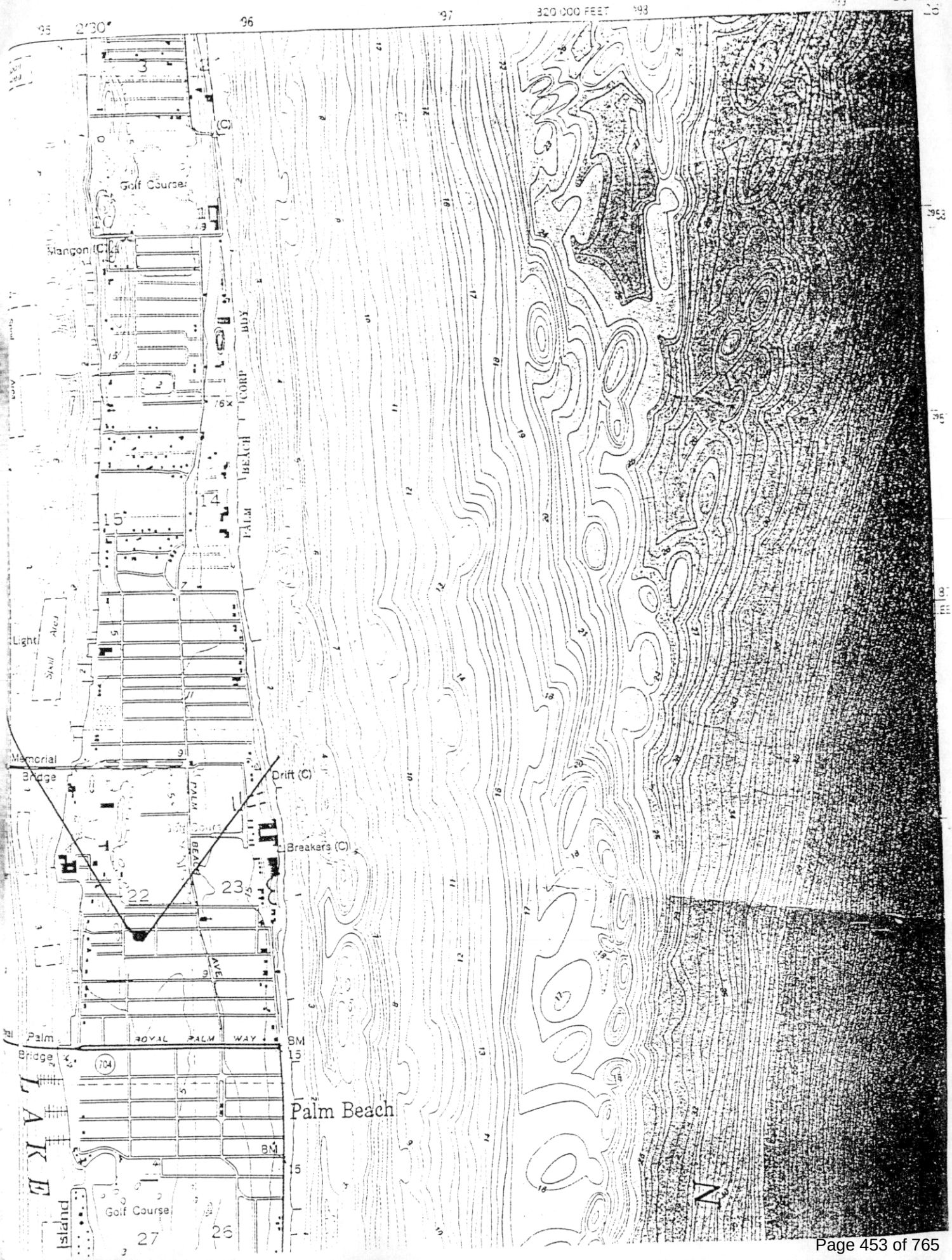
Location:	322 Clarke Avenue Palm Beach, Florida
Date of Construction:	c. 1920
Principal Architect:	Unknown Smith Architectural Group, 1990
Present Owner:	Marilyn E. Tracy, Trust
Present Use:	Residential
Present Zoning:	R-B
Palm Beach County Tax Folio Number:	50-43-43-22-04-000-0700
Current Legal Description:	Lot 69 and 70, Block PRIMA VERA ESTS (Middle Section)

Classification in the "Historic Building Survey of Palm Beach: This is an example of a Mediterranean Revival residence constructed during the Boom Times. A projecting entry with Georgian elements has been applied.



LOCATION MAP: 322 CLARKE AVENUE

322 CLARKE AVENUE
PALM BEACH, FLORIDA



HISTORICAL STRUCTURES FORM
FLORIDA MASTER SITE FILE

SITE 8PB06430

Recorder JD

SITE NAME: McKnight, House
HISTORIC CONTEXTS: Boom Times
NAT. REGISTER CATEGORY: Building
OTHER NAMES OR MSF NOS: none
COUNTY: Palm Beach OWNERSHIP TYPE: Private-individual
PROJECT NAME: Town of Palm Beach Historic Sites Survey DHR NO:
LOCATION:
ADDRESS: 322 Clarke Avenue CITY: Town of Palm Beach
VICINITY OF/ROUTE TO: On the south side of Clarke Ave. between Central Ave. and Cocoanut Row
SUBDIVISION: Primavera Estates-Middle BLOCK NO: LOT NO: 70
PLAT OR OTHER MAP:
TOWNSHIP: 43 RANGE: 43 SECTION: 22 1/4: 1/4-1/4:
IRREGULAR SEC? yes LAND GRANT:
USGS 7.5′ MAP: Palm Beach Quadrangle 1946 PR 1983
UTM: ZONE: EASTING: NORTHING:
COORDINATES: LATITUDE: LONGITUDE:

HISTORY
ARCHITECT: unknown
BUILDER: unknown
CONST DATE: 1920 CIRCA: c RESTORATION DATE (S):
MODIFICATION DATE (S):
MOVE: DATE: ORIG LOCATION:
ORIGINAL USE (S): Residence-private
PRESENT USE (S): Residence-private

DESCRIPTION
STYLE: Mediterranean Revival
PLAN: EXTERIOR: irregular
INTERIOR:
NO: STORIES: 2 OUTBUILDINGS: PORCHES: 3 DORMERS:
STRUCTURAL SYSTEM (S): tile
EXTERIOR FABRIC (S): stucco
FOUNDATION: TYPE: continuous MATLS: concrete
INFILL:
PORCHES: projecting covered entry-N.; (2) cantilevered balconets-N.
ROOF: TYPE: hip, gable SURFACING: barrel tile
SECONDARY STRUCT.:
CHIMNEY: NO: 1 MATLS: stucco LOCNS: north slope
WINDOWS: casement, French, fixed

EXTERIOR ORNAMENT: eng. columns, shutters, cast stone
CONDITION: good SURROUNDINGS: residential
NARRATIVE: A cast stone balustrade wall adds privacy to this residence.

ARCHAEOLOGICAL REMAINS AT THE SITE
FMSF ARCHAELOGICAL FORM COMPLETED? Y X N (IF Y, ATTACH)
ARTIFACTS OR OTHER REMAINS none observed

RECORDER'S EVALUATION OF SITE
AREAS OF SIGNIFICANCE: architecture

ELEGIBLE FOR NAT. REGISTER?	Y	N	LIKELY, NEED INFO x	INSF INF
SIGNF. AS PART OF DISTRICT?	Y x	N	LIKELY, NEED INFO	INSF INF
SIGNIFICANT AT LOCAL LEVEL?	Y	N	LIKELY, NEED INFO x	INSF INF

SUMMARY ON SIGNIFICANCE
This is an example of a Mediterraean Revival residence constructed during the Boom Times. A projecting entry with Georgian elements has been applied to the house.

* * *DHR USE ONLY * DHR USE ONLY*
*
* DATE LISTED ON NR _____ *
* KEEPER DETERMINATION OF ELIG. (DATE): -YES _____ -NO_____ *
* SHPO EVALUATION OF ELIGIBILITY (DATE): -YES _____ -NO_____ *
* LOCAL DETERMINATION OF ELIG. (DATE): -YES _____ -NO_____ *
* OFFICE _____ *
*
* * * * DHR USE ONLY* DHR USE ONLY* * * *

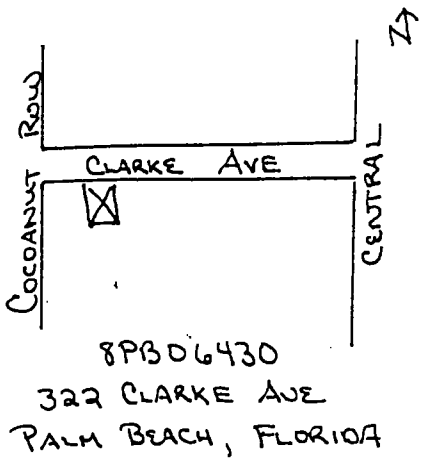
RECORDER INFORMATION: NAME F Jane M S. L Day
DATE: MO 01 YR 1997 AFFILIATION Research Atlantica, Boca Raton, Florida

PHOTOGRAPHS
LOCATION OF NEGATIVES Town of Palm Beach
NEGATIVE NUMBERS roll #13, neg. #10

PHOTOGRAPH



MAP



III. ARCHITECTURAL INFORMATION

The house at 322 Clarke Avenue is an example of the Mediterranean Revival style of architecture that was popular in the Town of Palm Beach during the Boom Time era of the 1920s. This style of architecture adapts design details from Spain, Italy, France, and other countries around the Mediterranean Sea. It is characterized by a barrel tile roof, stucco finishes and applied ornamentation.

On the example at 322 Clarke Avenue, the floor plan is irregular and situated in a "U" shape around an open courtyard that faces south. The fenestration of the building is asymmetrical and windows are casement, fixed and include a number of French doors, some with rounded tops, others topped with fanlights. The exterior is covered with stucco.

The roof, as is typical of the Mediterranean style, is multi leveled and primarily covered with barrel clay tile. Most sections are a low-pitched gable, although a two-story tower is topped by a flat roof with an ornamental crenelation. To the rear of the main house a shed roof covers the loggia. Some portions of the eaves are simple and unadorned, others show exposed wooden rafter tails. The pool, loggia, and a two-story garage and apartment are situated to the south of the main house. Ornamentations on the house include balustrades and wrought iron balconies, decorative tiles applied to exterior features, and Corinthian columns.

The front facade of the house faces north onto Clarke Avenue. A projecting covered entry with arches and a gable roof with barrel tiles was added to the property by the Smith Architectural Group in 1990. The house and driveway are hidden from the street by a low masonry wall and a large hedge. Although altered over time, the property does maintain its architectural integrity.

IV. HISTORICAL INFORMATION

The 1920s was a period of tremendous growth in the Town of Palm Beach. The island had become the winter resort of choice for America's most influential families. The building boom was radically changing the face of the small community. Luxurious estates in the newly popular Mediterranean Revival style dotted ocean front property. Demand for new hotels, apartments and smaller residences also grew. By 1920 Ocean Boulevard was completed, attracting motorists and a flood of winter tourists. In the beginning of this era of prosperity, about 1920, 322 Clarke Avenue was built. Despite extensive research, however, and because original building permits are not available, the architect for the house is not known at this time.

The first permit available in Town of Palm Beach records for 322 Clarke Avenue was issued on October 31, 1928 after a devastating hurricane hit Palm Beach County on September 16th of that year. The permit was for repairs to the property and listed the owner as Countess Filipponi. The

contractor signing the permit was W. Bartlett who worked for Mizner Industries, Inc.[1] A review of the Palm Beach Directory shows that Count and Countess Carlo Filiponni were in residence at the house for the 1930 season. The house was named "Villa Filipponi."[2]

Since the 1920s, many repairs have been done to the house although there were no permits issued between 1928 and 1950 when a roof repair was done. After that air conditioning was added in 1961, a garage apartment was repaired in 1963, and interior repairs were completed in 1966. The roof was replaced in 1968 using Cuban tiles. In 1981, a swimming pool was built and more renovations were completed in 1985. Extensive work was also completed in 1990 by architect Jeffrey Smith of the Smith Architectural Group. Smith added a loggia and pool pavilion and a 1200 square foot addition to the southwest corner of the building.[3] Despite, these changes, however, the house retains the integrity of its Mediterranean Revival design. It was proposed for designation was a Tax Abatement project.

V. STATEMENT OF SIGNIFICANCE

The house at 322 Clarke Avenue is a good example of the Mediterranean Revival style of architecture popular in the Town of Palm. It represents what was being built during the Boom Time era of the 1920s and deserves to be landmarked under criteria (a) and (c).

VI. CRITERIA FOR DESIGNATION

Chapter 54 of the Code of Ordinances of the Town of Palm Beach (Historic Preservation Ordinance) outlines the criteria for designation of a landmark or landmark site and suggests that at least one criterion must be met to justify the designation. Listed below are criteria which relate to this property and justification for designation:

(a) "Exemplifies or reflects the broad cultural, political, economic or social history of the nation, state, county or town."

322 Clarke Avenue reflects the broad cultural and economic spectrum of building activity that took place in the Town of Palm Beach during the Boom Time Era of the 1920s. It shows the shift of architectural preference to the Mediterranean Revival style that was popularized by Addison Mizner and the grandeur of an era of growth and prosperity.

---

[1]Town of Palm Beach Building Permit # 27128, October 31, 1928. On file at the Town of Palm Beach.

[2]Palm Beach Directories, 1916-1931. On file at the Historical Society of Palm Beach County.

[3] Town of Palm Beach Building Permits.

(c) "embodies distinguishing characteristics of an architectural type or is a specimen inherently valuable for the study of a period, style, method of construction or use of indigenous materials or craftsmen."

The house at 322 Clarke Avenue embodies many distinctive Mediterranean Revival style characteristics that were popular during the 1920s. Despite changes over time, it has retained its architectural integrity and is worthy of landmarking under criteria (c).

VII. ARCHITECT'S BIOGRAPHY

The original architect for this property is unknown at this time.

Jeffrey W. Smith

Jeffrey W. Smith is the founder of Smith Architectural Group, Inc. Educated at Louisiana State University and the University of Miami, Smith has developed a reputation for excellence in the field of restoration and preservation. He has received numerous awards for residential design, two of which are the 1994 U.S. Southeast Builders Aurora Award for Outstanding Residential Design, Casa Della Luca, Palm Beach, and the 1994 Florida Trust for Historic Preservation Award for Meritorious Achievement in the Field of Residential Restoration, Villa des Cygnes, Palm Beach.

Smith has also taken an active role in Palm Beach civic life. He has served as the President of the Palm Beach Chapter of the American Institute of Architects (1989) and has been the Chairman of both the Town of Palm Beach Architectural Review Commission and the Landmarks Commission. Smith's work has appeared in Walt Disney's Celebration Pattern Book, Florida Design, Florida Architect, Architectural Digest, and Southern Accents.

IX. SELECTED BIBLIOGRAPHY

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McAlester, Virginia and Lee McAlester, A Field Guide to American Houses. New York: Alfred A. Knopf, 1984.

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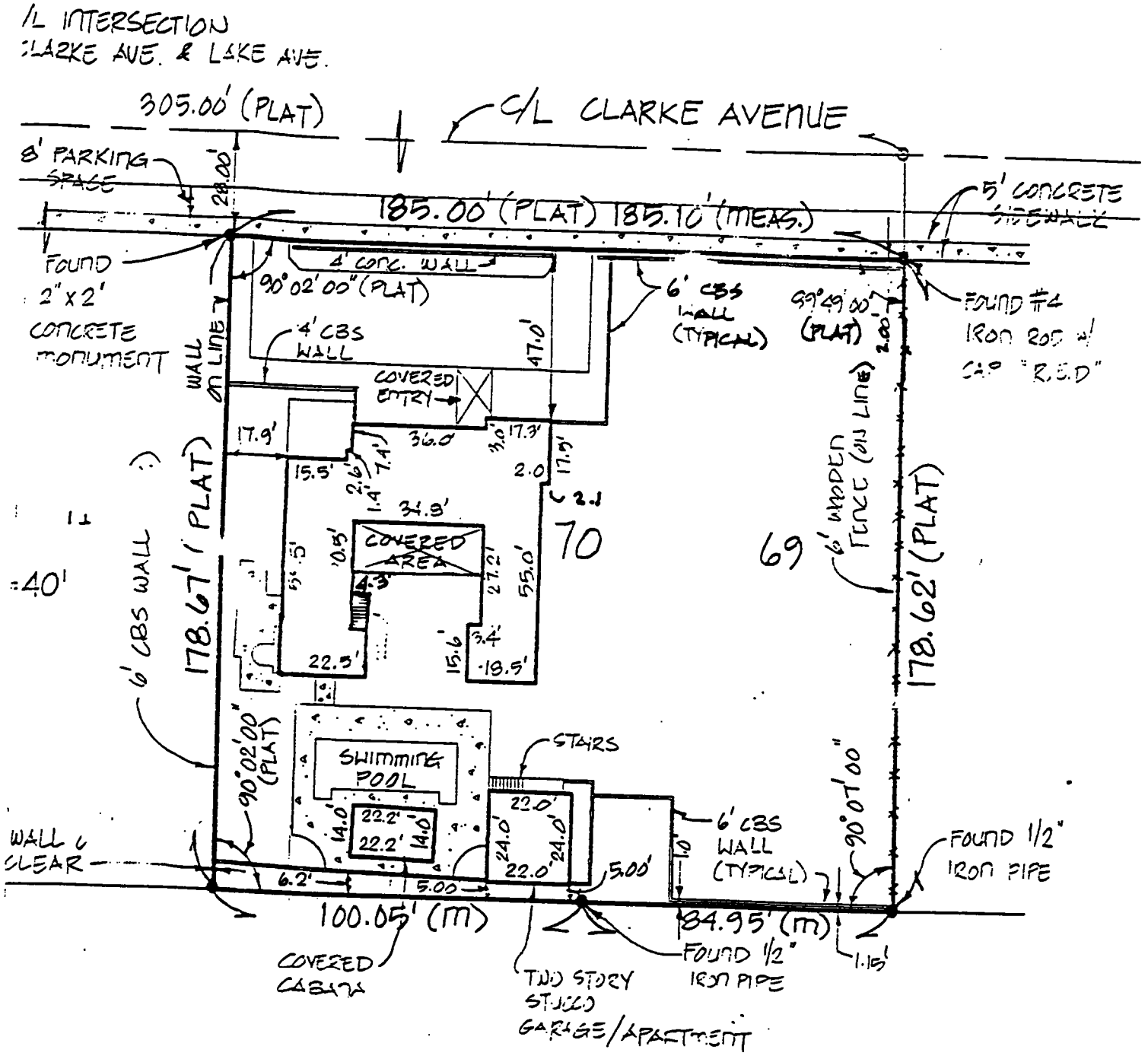
Polk, R.L. & Co. Palm Beach Directory, 1930. Jacksonville, Florida: R.L. Polk & Co., 1930. One file at The Historical Society of Palm Beach County.

Town of Palm Beach Building and Zoning Department.

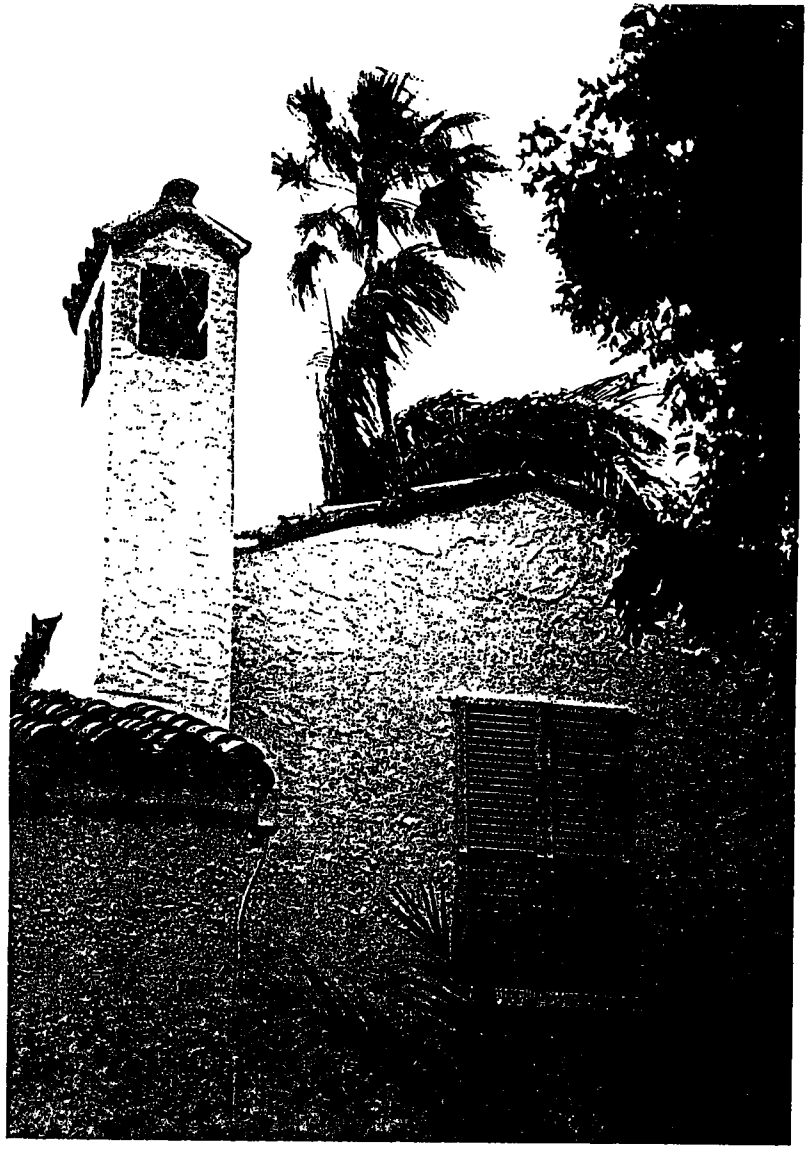
Town of Palm Beach Historic Sites Survey, compiled by Research Atlantica, Inc. 1997.



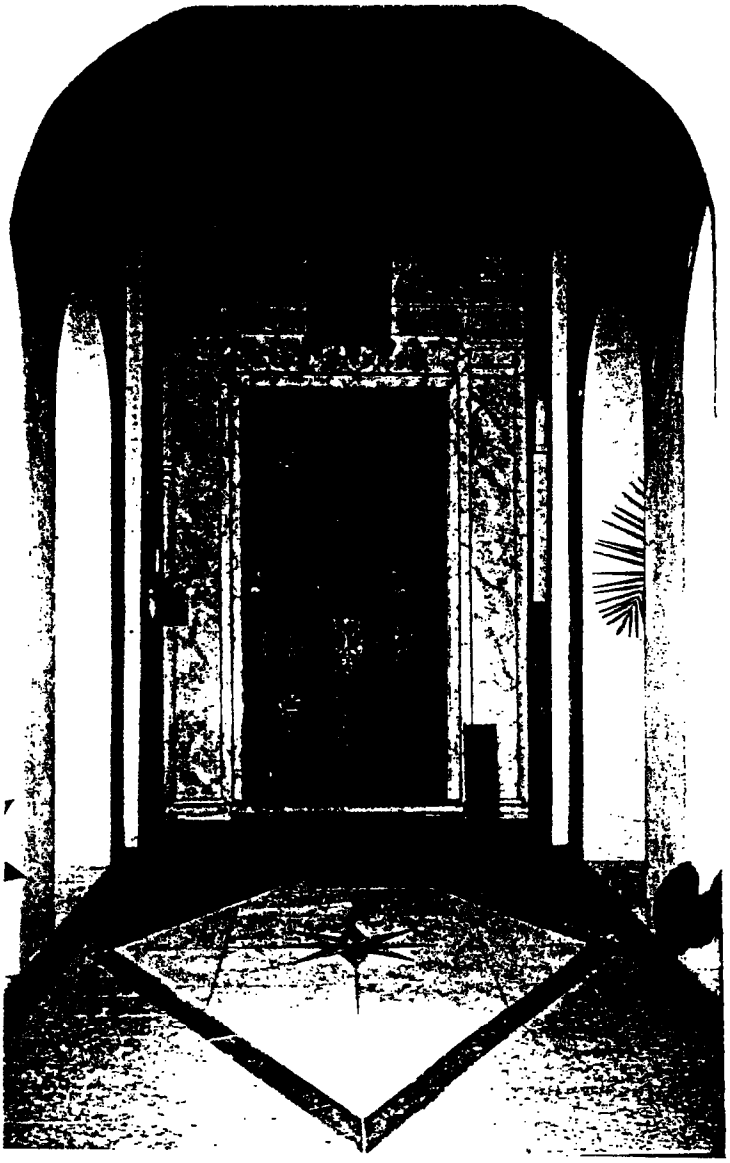
Survey showing site plan and orientation of the house.



Allied Ornamentation.



Chimney and roof line.



Entry under front covered portico.



Loggia to the south of main house.

TOWN OF PALM BEACH

Information for Landmarks Preservation Commission Meeting on: July 16, 2025

To: Landmarks Preservation Commission

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

From: Planning, Zoning & Building

Re: COA-25-0015 140 SEASPRAY AVE. The property owner, KPNC Trust (Karen Kiehl, Trustee), has filed an application requesting a Certificate of Appropriateness for exterior alterations including window and door replacement, installation of a new pergola, as well as landscape and hardscape improvements including a new pool for the landmarked property containing a main residence and pool house.

Date: 7/9/2025

ATTACHMENTS

- PZB Staff Report; Letter of Intent; Plans; Historic Plans; and, Designation Report

STRATEGIC PLAN

Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Community Preservation
Quality of Life

FUNDING
No Fiscal Impact

COA-25-0015 140 SEASPRAY AVE. The property owner, KPNC Trust (Karen Kiehl, Trustee), has filed an application requesting a Certificate of Appropriateness for exterior alterations including window and door replacement, installation of a new pergola, as well as landscape and hardscape improvements including a new pool for the landmarked property containing a main residence and pool house.

Property Owner: KPNC Trust | Karen Kiehl, Trustee
Professional: Guillermo Vazquez | Bridges, Marsh & Associates

HISTORY:
The subject property was built in 1928. It was designed by E.B. Walton in the Mediterranean Revival architectural style. In 1998, the property was landmarked. As stated in the designation report: *"The house at 140 Seaspray Avenue is a fine example of the smaller Mediterranean Revival style residences constructed in one of the earlier subdivisions of Palm Beach."*

THE PROJECT:
The applicant has submitted plans, entitled "MODIFICATIONS TO EXISTING RESIDENCE 140 SEASPRAY PALM BEACH, FLORIDA", as prepared by **Bridges, Marsh & Associates**, uploaded June 30, 2025.

The following is the scope of work for the Project:

- Window and door replacement.
- Installation of a new pergola.
- Landscape and hardscape improvements including a new pool.

Site Data			
Zoning District	R-B	**Future Land Use**	SINGLE-FAMILY
Designation	1998	**Architect**	E.B. Walton
Year of Construction	1928	**Lot Area**	6,125 SF
Lot Coverage	Required: 30.00% (1,837.5 SF) Existing: 33.3% (2,040 SF) Proposed: No change	**Landscape Open Space (LOS)**	Required: 45.00% (2,756.25 SF) Existing: 31.54% (1,932 SF) Proposed: 45.36% (2,778 SF)
Front Yard LOS	Required: 40.00% (500 SF) Existing: 71.52% (894 SF) Proposed: 70.56% (882 SF)	**Perimeter LOS**	Required: 50.00% (1,378.13 SF) Existing: 11.17% (650 SF) Proposed: 55.51% (1,693 SF)

Surrounding Properties / Zoning	
North	Seaspray Ave & 137 Seaspray Ave / R-B
South	141 Seaview Ave / R-B
East	130 Seaspray Ave / R-B
West	142 Seaspray Ave / R-B

STAFF ANALYSIS:

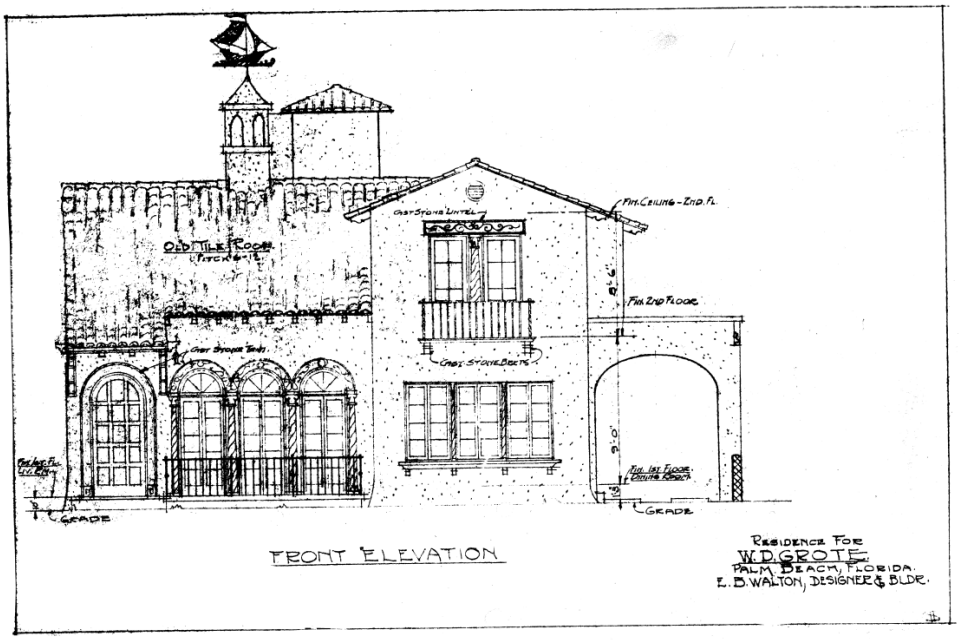
The application is seeking a Certificate of Appropriateness for window and door replacement, installation of a new pergola, as well as landscape and hardscape improvements including a new pool.

Window and Door Replacement

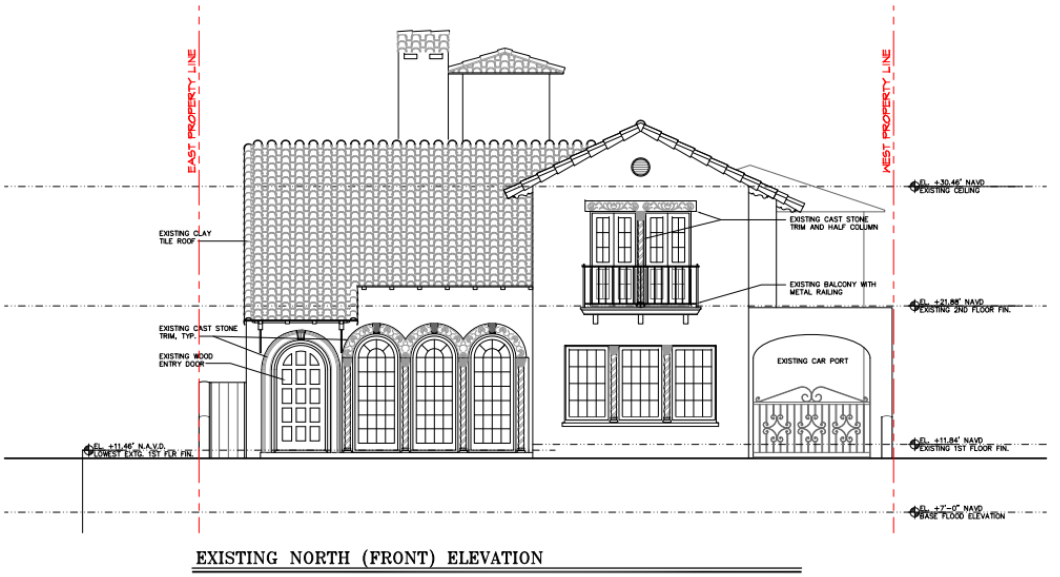
Main Residence

For most of the windows and doors, the applicant has chosen to replicate the design shown in the original plans rather than the existing conditions. However, many of the current windows and doors appear to be original to the structure, so it may also be appropriate to replicate them as built rather than as originally designed.

On the north (front) elevation, the existing wood front door will be replicated in kind. The three fixed glass doors with divided-light patterns will be replaced with pairs of five-light French doors with decorative rounded transoms. The three 20-light casement windows on the first floor will be replaced with pairs of four-light casement windows. Additionally, the pairs of 10-light French doors will be replaced with two single eight-light French doors.



Historic Front (North) Elevation Drawing.



EXISTING NORTH (FRONT) ELEVATION



PROPOSED NORTH (FRONT) ELEVATION

Existing and Proposed Front (North) Elevation Drawings.

The original plans present an opportunity to reintroduce railings at the front terrace and replicate the sill detail below the pairs of casement windows on the first floor of the front façade. They also illustrate historic mullion detailing between paired and triplet windows, which staff recommends replicating.

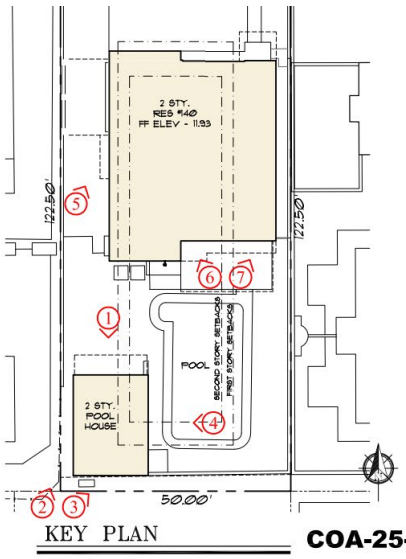
The predominant window type will be pairs of four-light casement windows. Additional configurations include three-light casement windows and sash windows with divided-light patterns. On the east, south, and west elevations, changes are proposed to the location of several window and door openings. These alterations should be carefully evaluated, as preserving original openings is preferred from a historic preservation standpoint.

The proposed replacement windows are Olivieri mahogany with a stained finish. Staff recommends revising the specified Low-E coating to a clear to better align with the building's historic character.

The changes to the rear arcade are also a concern. While the existing sliding glass doors enclosing the space are not ideal, the current proposal would require significant alterations to the existing columns.


⑥ ARCADE

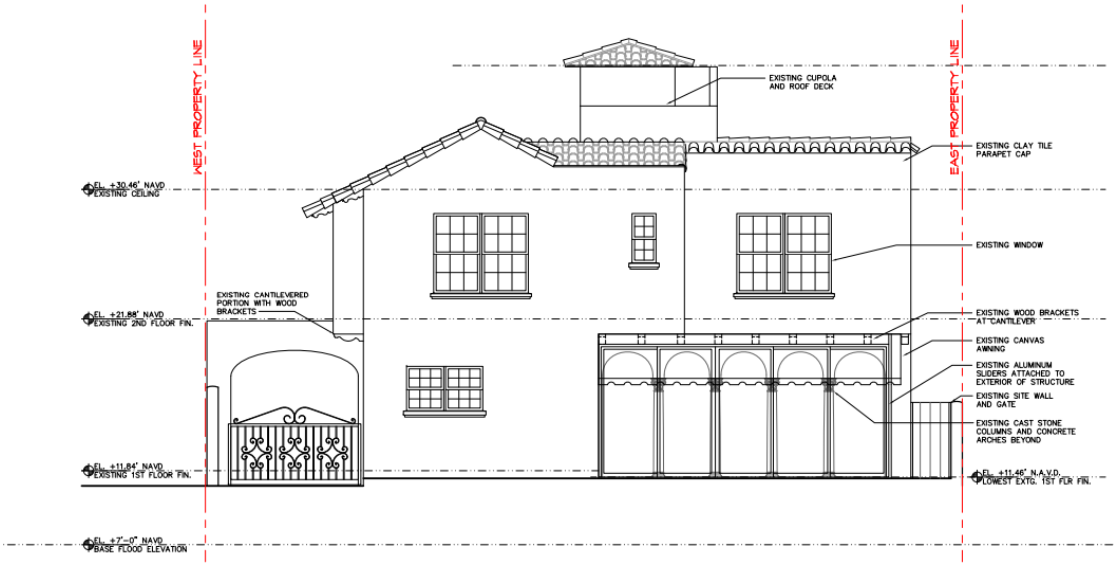

⑦ ARCADE



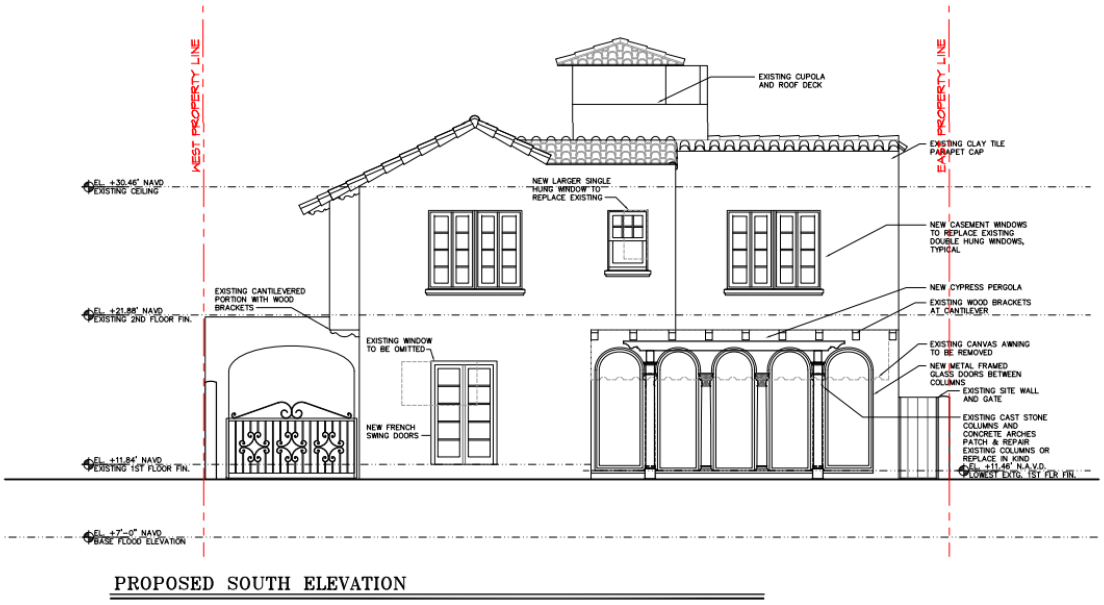
KEY PLAN **COA-25-0015**

Photos of the Existing Arcade.

As proposed, the existing columns would be converted into pilasters, with added wall area behind them to accommodate new full-view French doors. **Staff recommends further study and more detailed drawings for this aspect of the project.**



EXISTING SOUTH ELEVATION



Existing and Proposed Rear (South) Elevation Drawings.

Accessory Structure
The windows and doors will mostly be replaced in kind, with one notable exception: while the existing windows feature divided-light patterns in both the top and bottom sashes, the replacements will include divided lights only in the top sash. On the north elevation, an existing door will be removed and replaced with a recessed stucco panel to subtly delineate the former opening.

Pergola
Non-original awnings currently installed on both the main residence and the accessory structure will be removed. In their place, a new cypress pergola is proposed for the south elevation of the main residence. The design includes columns supporting an overhead trellis.



Rendering.

Landscape and Hardscape

The existing driveway in the front yard will be redesigned with a stone ribbon layout featuring a central lawn strip. A new pedestrian gate with flanking posts will be installed, leading to a resurfaced walkway. A new terrace with a fountain is also proposed in the front yard. **Since the final fountain design has not yet been submitted, staff recommends a condition of approval requiring the submission of an administrative review application for further review of this site feature.**

In the backyard, a built-in barbecue grill is proposed behind the main residence. The existing pool will be demolished and replaced with a new, linear-style pool. At the rear of the property, a new mechanical equipment enclosure is proposed to house the pool equipment.

Proposed trees and palms include Citrus Trees, a Seagrape Tree, Alexander Palms, and Travelers Palms. Shrubs and vines will include Small Leaf Clusia Hedge, White African Iris, Eugenia Topiary Spheres, Green Island Ficus, Wart Fern, Sword Fern, White Plumbago, Podocarpus Hedge, Wild Coffee, Green Saw Palmetto, Blue Sky Vine, Confederate Jasmine Vines, and Coontie.

New landscape lighting is also proposed, as shown on sheet L5.0 of the landscape lighting plan.

***Landscape Plan and Renderings*.**





View from Seaspray Avenue



View from House to Pool

Based on the original plans, the existing wood detailing does not appear to be original. **Staff recommends that the applicant consider replacing it with a more ornamental design that is compatible with the structure.**



① PORTE COCHERE SIDE



② PORTE COCHERE INTERNAL

Photos of the Porte Cochere.

CONCLUSION:

The application is presented to the Commission to consider whether all the criteria in Sections 54-122 and 54-123 have been met. Approval of the project will require one (1) motion to be made by the Landmarks Preservation Commission:

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

WRB:JGM:FHM:ALF

May 14, 2025

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

Project: Residence at 140 Seaspray Ave – COA-25-0015
Subject: Letter of Intent (LOI)

We are submitting the attached drawings and application for the review of our project noted above.

Site History - The existing home was designed & constructed in 1925 by E. B. Walton, Designer & Bldr. The swimming Pool was added in 1984. The original exterior doors and windows have been replaced, date unknown. It was Landmarked December 12, 1998.

The Proposed changes include

- Interior renovations to existing residence and Pool House
- Replacement of existing exterior doors & windows
- Remove all awnings and replace the existing Loggia awning with a pergola
- Provide a chimney for kitchen exhaust.
- Updated driveway layout & materials
- Updated front entry landing & path layout & materials
- Addition of terrace with water feature near front entry
- Updated materials under existing porte cochere
- Replaced existing side yard gates
- Removed & replaced pool & associated deck
- Added equipment enclosure
- Relocated pool & a/c equipment
- Removed & replaced covered terrace materials & existing awning with new pergola & materials
- Relocated outdoor shower
- Addition of built-in outdoor BBQ
- General landscape improvements

Certificate of Appropriateness

Section 54-122 - New Construction

Much of the existing structure is to remain. Any replacement of materials will match the existing. The design of the exterior doors and windows will closely resemble the original design. Changes proposed meet the criteria set forth in sections (a) (2) and (a) (3).

Section 18-306 - Alterations to historically significant buildings. And Section 54-125 – Demolition are Not applicable.

Regards,

M. Mark Marsh, AIA
Bridges, Marsh & Associates, Inc
18 Via Mizner, Palm Beach, Fl

FIRST SUBMITTAL FOR

MODIFICATIONS TO EXISTING RESIDENCE

140 SEASPRAY
PALM BEACH, FLORIDA

SHEET INDEX

ARCHITECTURAL

SHEET	TITLE
C1	COVER SHEET
A0.1	AERIAL VICINITY LOCATION PLANS
A0.2	NEIGHBORING PROPERTIES SITE PLAN & STREETSCAPE
A0.3	EXISTING NEIGHBORHOOD PHOTOGRAPHS
A0.4	EXISTING NEIGHBORHOOD PHOTOGRAPHS
A0.5	EXISTING PROPERTY PHOTOGRAPHS
A0.6	EXISTING PROPERTY PHOTOGRAPHS
A0.7	EXISTING PROPERTY PHOTOGRAPHS
A1.1	EXISTING & PROPOSED SITE PLANS
A2.1	EXISTING & PROPOSED FIRST FLOOR PLANS
A2.2	EXISTING & PROPOSED SECOND FLOOR PLANS
A4.1	EXISTING & PROPOSED NORTH (FRONT) ELEVATIONS
A4.2	EXISTING & PROPOSED EAST ELEVATIONS
A4.3	EXISTING & PROPOSED SOUTH ELEVATIONS
A4.4	EXISTING & PROPOSED WEST ELEVATIONS
A4.5	EXISTING & PROPOSED SOUTH POOL HOUSE ELEVATIONS
A4.6	RENDERED PROPOSED NORTH (FRONT) ELEVATION
A4.7	RENDERED PROPOSED EAST ELEVATION
A4.8	RENDERED PROPOSED SOUTH ELEVATION
A4.9	RENDERED PROPOSED WEST ELEVATION
A4.10	RENDERED PROPOSED SOUTH POOL HOUSE ELEVATION
A6.1	ARCHITECTURAL DETAILS
A9.1	EXTERIOR DOOR & WINDOW SCHEDULE
	3D RENDERINGS

SURVEY

SHEET	TITLE
1 of 2	SITE SURVEY
2 of 2	NOTES AND ABBREVIATIONS

LANDSCAPE

SHEET	TITLE
L1.0	EXISTING SITE PHOTOS EXHIBIT
L1.1	EXISTING NEIGHBORING CONTEXT EXHIBIT
L2.0	EXISTING CONDITIONS INVENTORY PLAN
L2.1	DEMOLITION PLAN
L3.0	SITE PLAN
L3.1	OPEN SPACE DIAGRAMS
L4.0	LANDSCAPE PLAN
L4.1	PLANT SCHEDULE
L4.2	PLANTING DETAILS & SPECIFICATIONS
L4.3	LANDSCAPE IMAGES
L4.4	LANDSCAPE IMAGES
L5.0	LANDSCAPE LIGHTING PLAN
L6.0	RENDERED LANDSCAPE PLAN
L6.1	RENDERED LANDSCAPE ELEVATIONS
L6.2	RENDERED LANDSCAPE ELEVATIONS
L7.0	CONSTRUCTION SCREENING PLAN
L7.1	EXISTING LANDSCAPE BUFFER IMAGES
L7.2	CONSTRUCTION STAGING PLAN
L7.3	TRUCK LOGISTICS PLAN

SCOPE OF WORK

- *INTERIOR RENOVATIONS TO EXISTING RESIDENCE AND POOL HOUSE*
- *REPLACEMENT OF EXISTING EXTERIOR DOORS & WINDOWS*
- *REMOVE ALL AWNINGS AND REPLACE THE EXISTING LOGGIA AWNING WITH A PERGOLA*
- *PROVIDE A CHIMNEY FOR KITCHEN EXHAUST.*
- *UPDATED DRIVEWAY LAYOUT & MATERIALS*
- *UPDATED FRONT ENTRY LANDING & PATH LAYOUT & MATERIALS*
- *ADDITION OF TERRACE WITH WATER FEATURE NEAR FRONT ENTRY*
- *UPDATED MATERIALS UNDER EXISTING PORTE COCHERE*
- *REPLACED EXISTING SIDE YARD GATES*
- *REMOVED & REPLACED POOL & ASSOCIATED DECK*
- *ADDED EQUIPMENT ENCLOSURE*
- *RELOCATED POOL & A/C EQUIPMENT*
- *REMOVED & REPLACED COVERED TERRACE MATERIALS & EXISTING AWNING WITH NEW PERGOLA & MATERIALS*
- *RELOCATED OUTDOOR SHOWER*
- *ADDITION OF BUILT-IN OUTDOOR BBQ*
- *GENERAL LANDSCAPE IMPROVEMENTS*

PROJECT INFORMATION

PROJECT TYPE: COA

SUBMISSION AND PROJECTED MEETING DATES:

FIRST SUBMITTAL: MAY 15, 2025
SECOND SUBMITTAL: JUNE 2, 2025
FINAL SUBMITTAL: JUNE 30, 2025
MEETING: JULY 16, 2025

PROJECT TEAM:

ARCHITECT

BRIDGES, MARSH & ASSOCIATES, INC.
18 VIA MIZNER
PALM BEACH, FL. 33480
PHONE: (561) 832-1533
FAX: (561) 832-1520

LANDSCAPE ARCHITECT

ENVIRONMENT DESIGN GROUP
139 NORTH COUNTY ROAD
THE PARAMOUNT BUILDING
PALM BEACH, FL. 33480
PHONE: (561) 832-4600

CIVIL ENGINEER

GRUBER CONSULTING ENGINEERS, INC
2475 MERCER AVE. SUITE 305
LANTANA, FL. 33462
WEST PALM BEACH, FL. 33401
FAX: (561) 537-7229

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CONSULTANT

MICHAEL MARK MARSH
AR9030
SEAL

ADDITIONS/RENOVATION TO
EXISTING RESIDENCE
JOB
140 SEASPRAY AVE
PALM BEACH, FLORIDA

COVER
DRAWING

22227
JOB NO.

NOTE:
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REVISIONS

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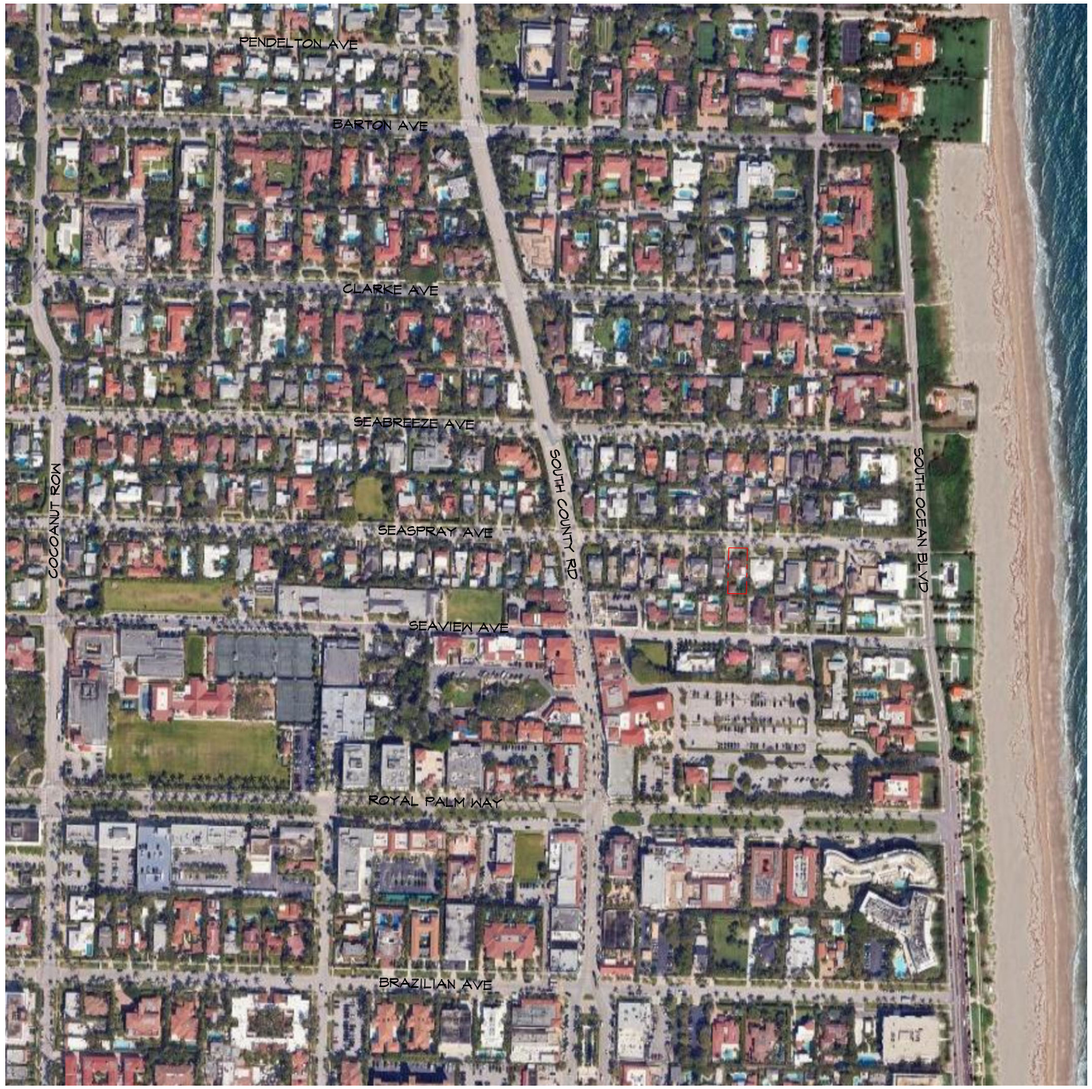
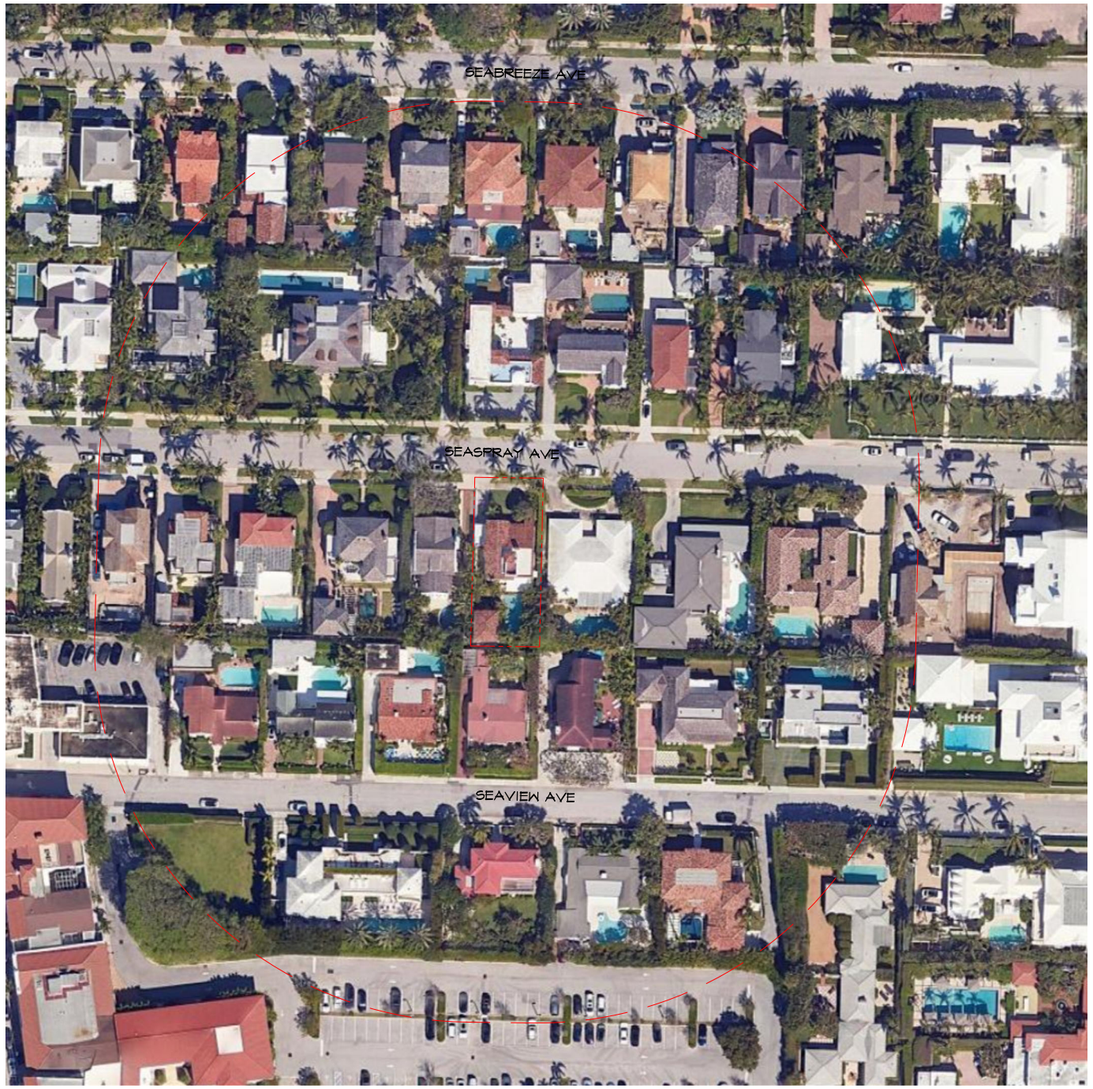
COVER
DWG. NO.



1/4 MILE VICINITY



300 FT. VICINITY

AERIAL VICINITY LOCATION PLANS

BRIDGES MARSH & ASSOCIATES, INC.
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Palm Beach, Florida 33480
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140 SEASPRAY AVE
PALM BEACH, FLORIDA

AERIALS
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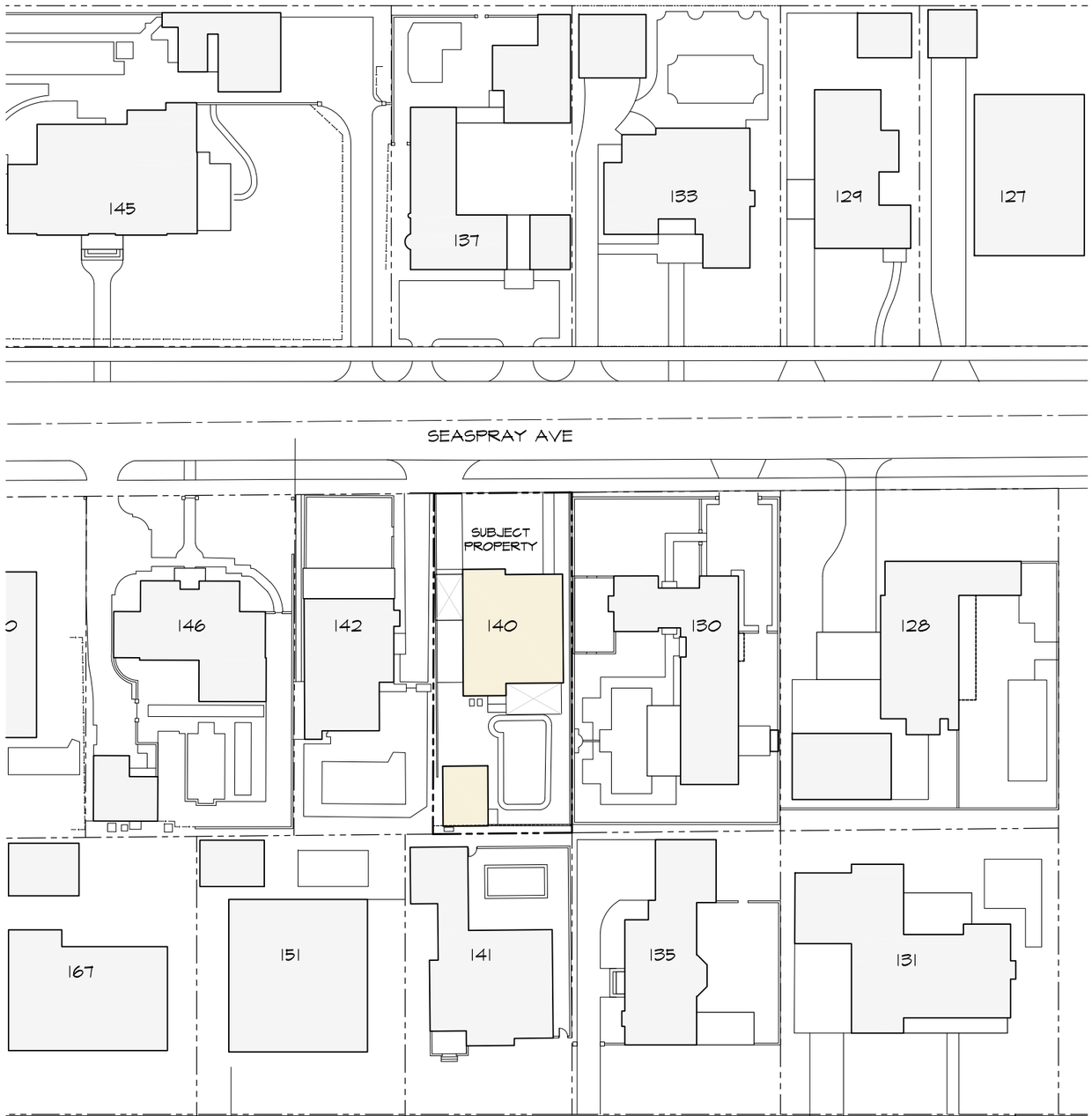

NEIGHBORING PROPERTY PLANS



STREETSCAPE ELEVATIONS

BRIDGES MARSH & ASSOCIATES, INC.
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ADDITIONS/RENOVATION TO
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JOB

140 SEASPRAY AVE
PALM BEACH, FLORIDA

NEIGHBORHOOD
DRAWING

22227
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A0.2
DWG. NO.



① 128 SEASPRAY



② 130 SEASPRAY



③ 140 SEASPRAY



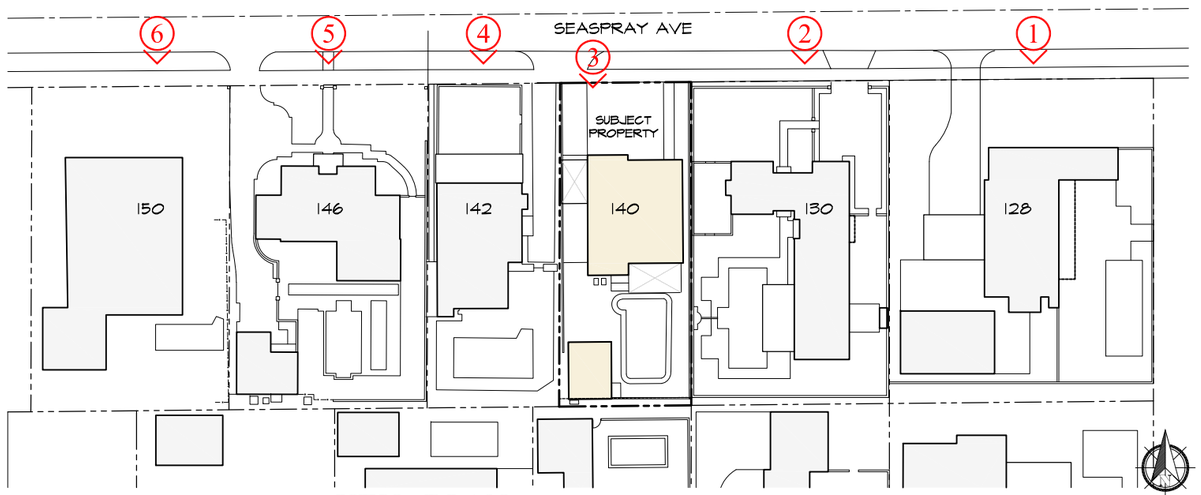
④ 142 SEASPRAY



⑤ 146 SEASPRAY



⑥ 150 SEASPRAY



KEY PLAN

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EXISTING PHOTOS
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6/2/25		MM

A0.3
DWG. NO.



① 145 SEASPRAY



② 137 SEASPRAY



③ 133 SEASPRAY



④ 129 SEASPRAY

KEY PLAN

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DATE

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MM
CHK. DRWN

A0.4
DWG. NO.



① OVERALL NORTH



② NORTH AT ENTRY



③ NORTH AT GABLE



④ NORTHWEST



⑤ WEST THROUGH PORTE COCHERE



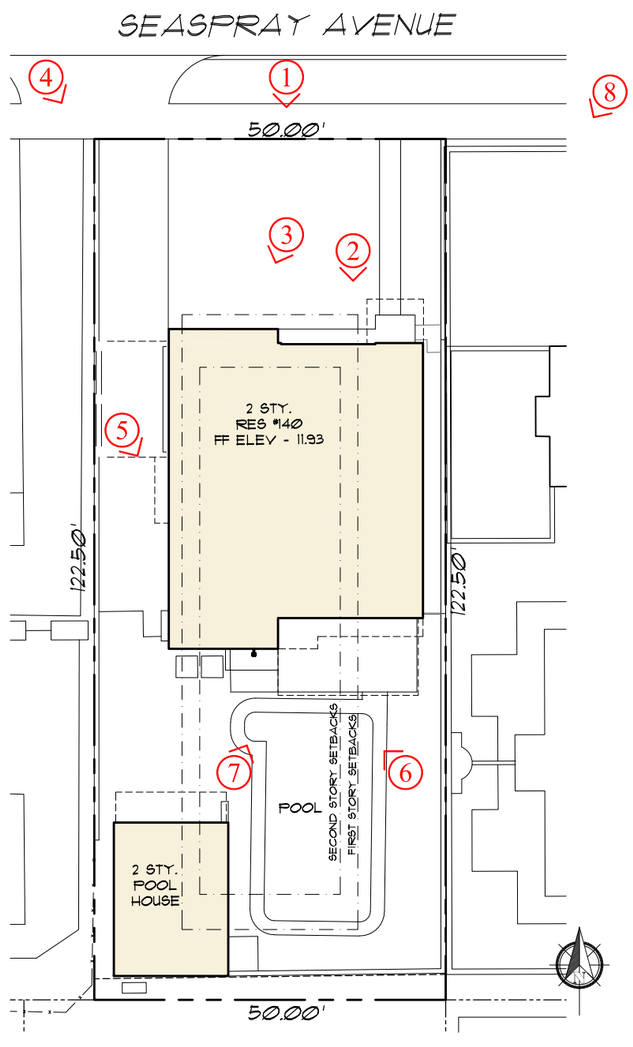
⑥ SOUTH TO WEST



⑦ SOUTH TO EAST



⑧ EAST



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A0.5
DWG. NO.



① POOL HOUSE NORTH



② POOL HOUSE WEST



③ POOL HOUSE SOUTH



④ POOL HOUSE EAST



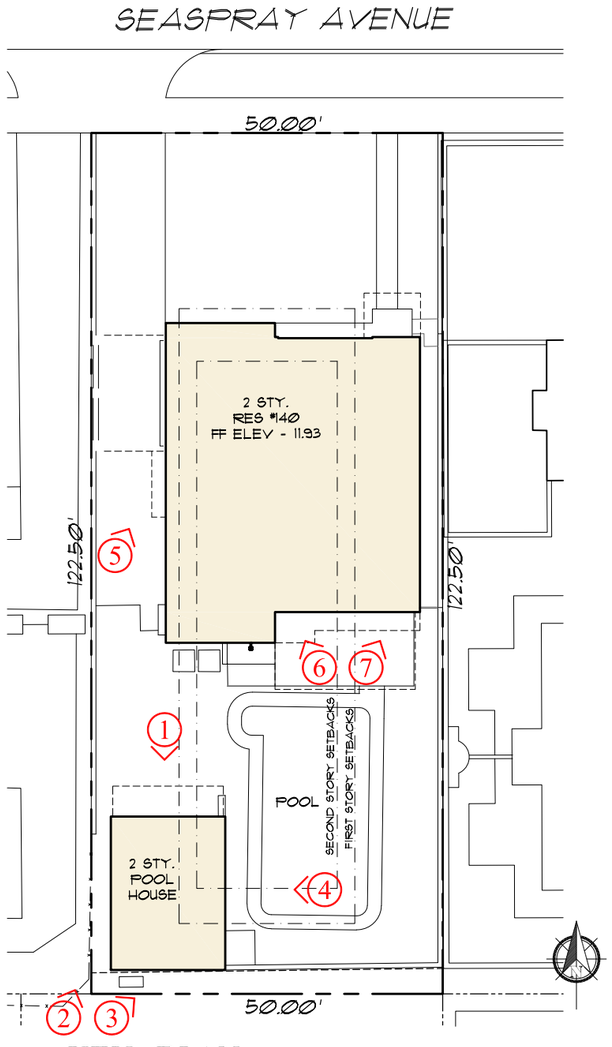
⑤ CANTILEVER WEST



⑥ ARCADE



⑦ ARCADE



KEY PLAN

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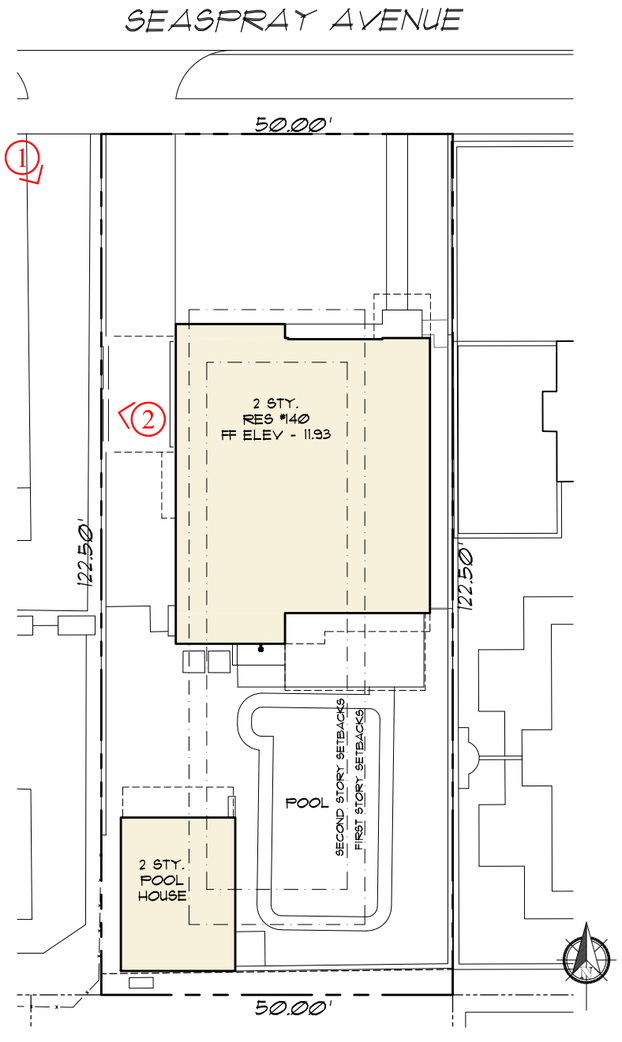
A0.6
DWG. NO.



① PORTE COCHERE SIDE



② PORTE COCHERE INTERNAL



KEY PLAN

BRIDGES MARSH
& ASSOCIATES, INC.
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Palm Beach, Florida 33480
Phone: (561) 832 1533
Fax: (561) 832 1520

CONSULTANT

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PALM BEACH, FLORIDA

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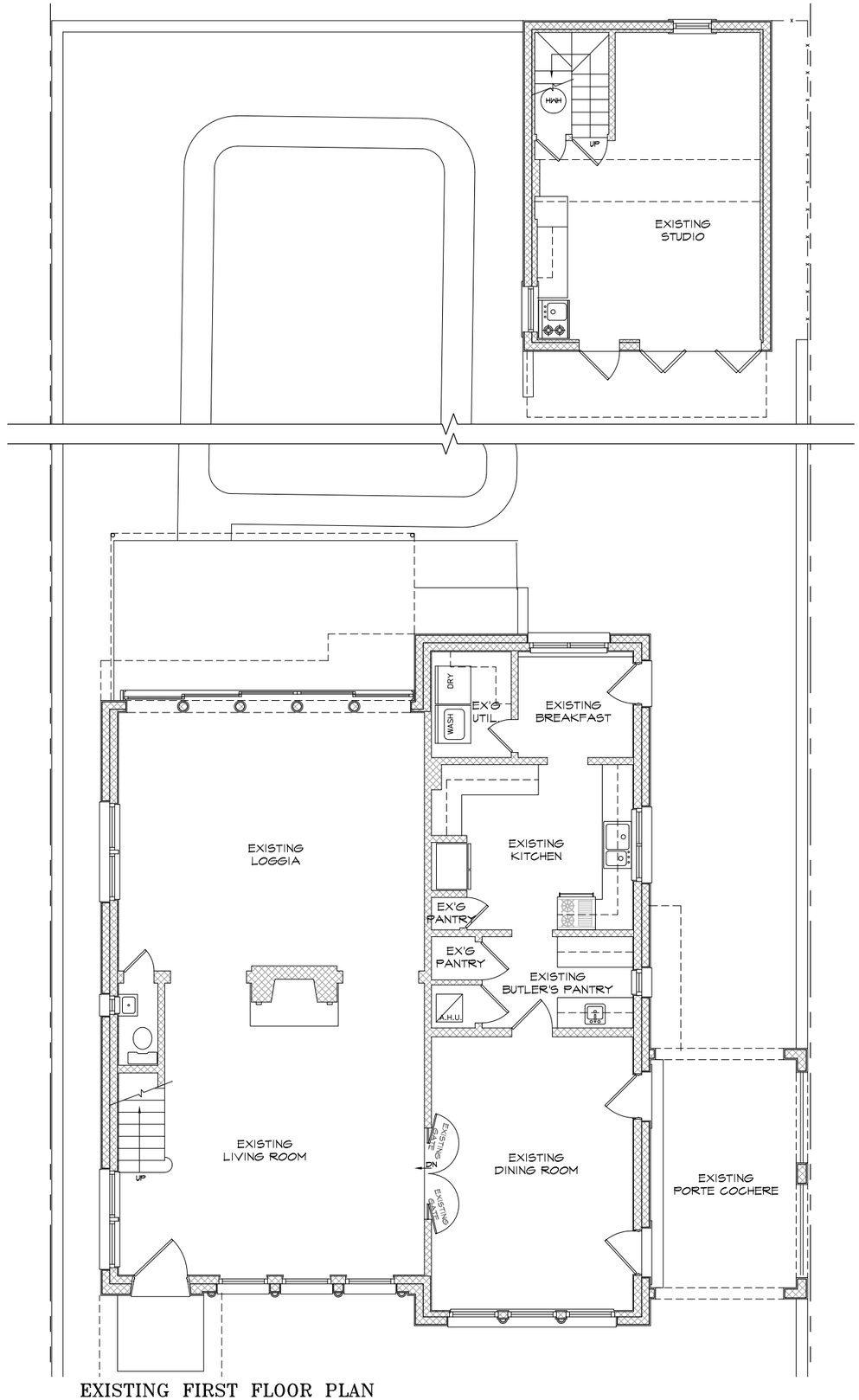
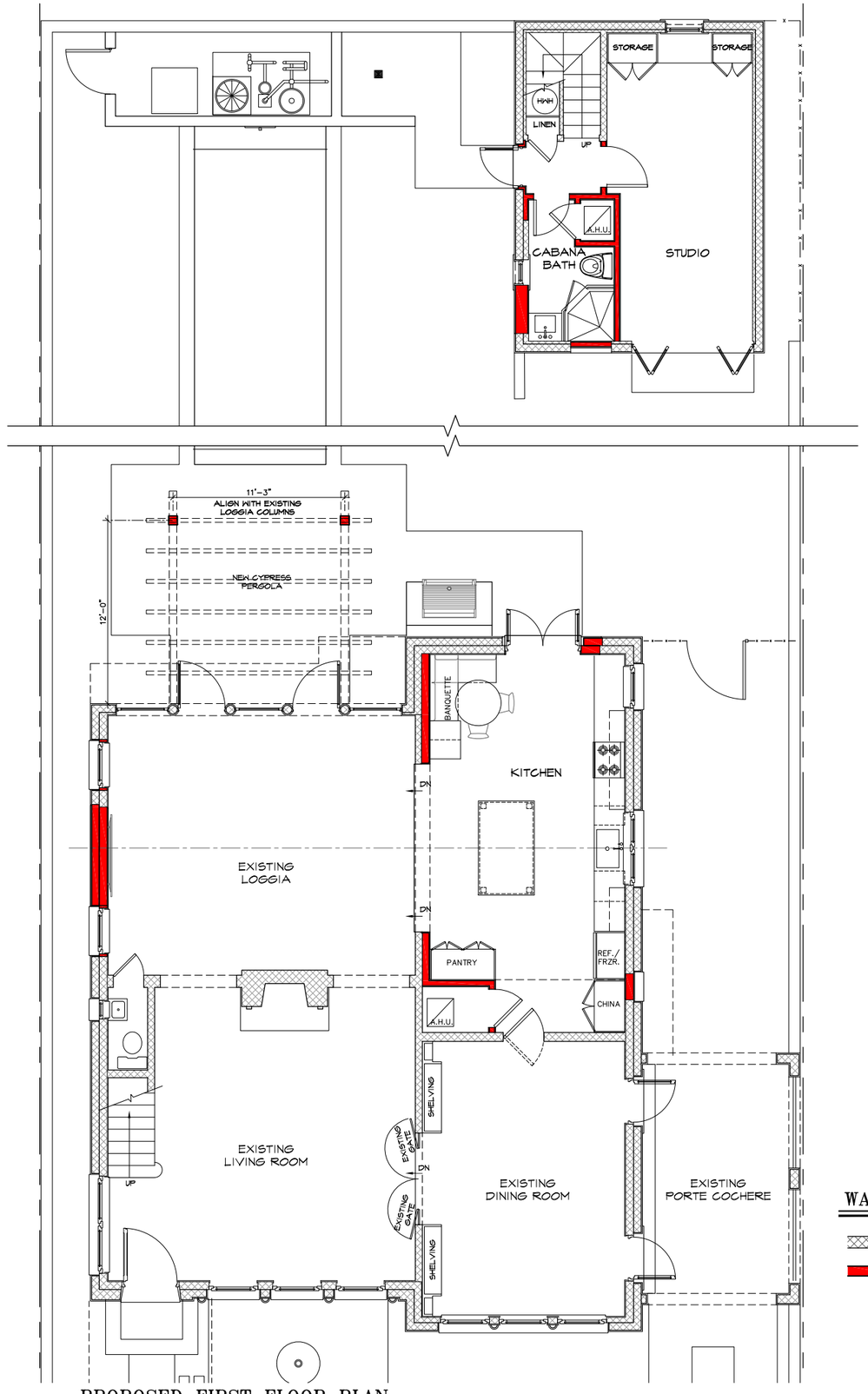
A0.7
DWG. NO.



EXISTING FIRST FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

BRIDGES MARSH & ASSOCIATES, INC.
CHARTERED ARCHITECTS
Eighteen Via Mizner
Palm Beach, Florida 33480
Phone: (561) 832 1533
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CONSULTANT

SEAL

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140 SEASPRAY AVE
PALM BEACH, FLORIDA

FIRST FLOOR
FLOOR PLANS
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WALL LEGEND

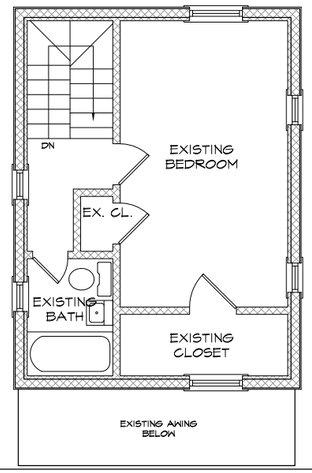
INDICATES EXISTING WALL TO REMAIN

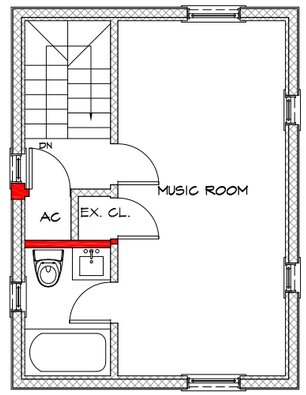
INDICATES NEW WALL

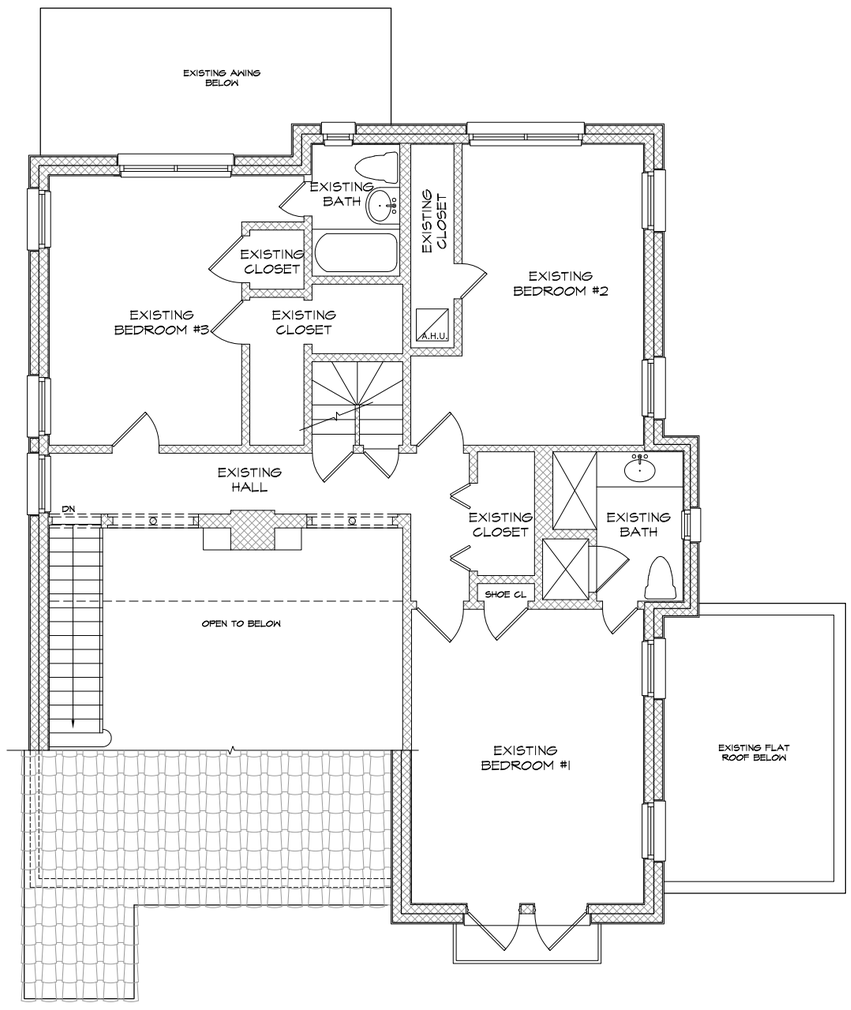
1/4"=1'-0"
SCALE

DATE	CHK.	DRWN
6/30/25	M.M	GB

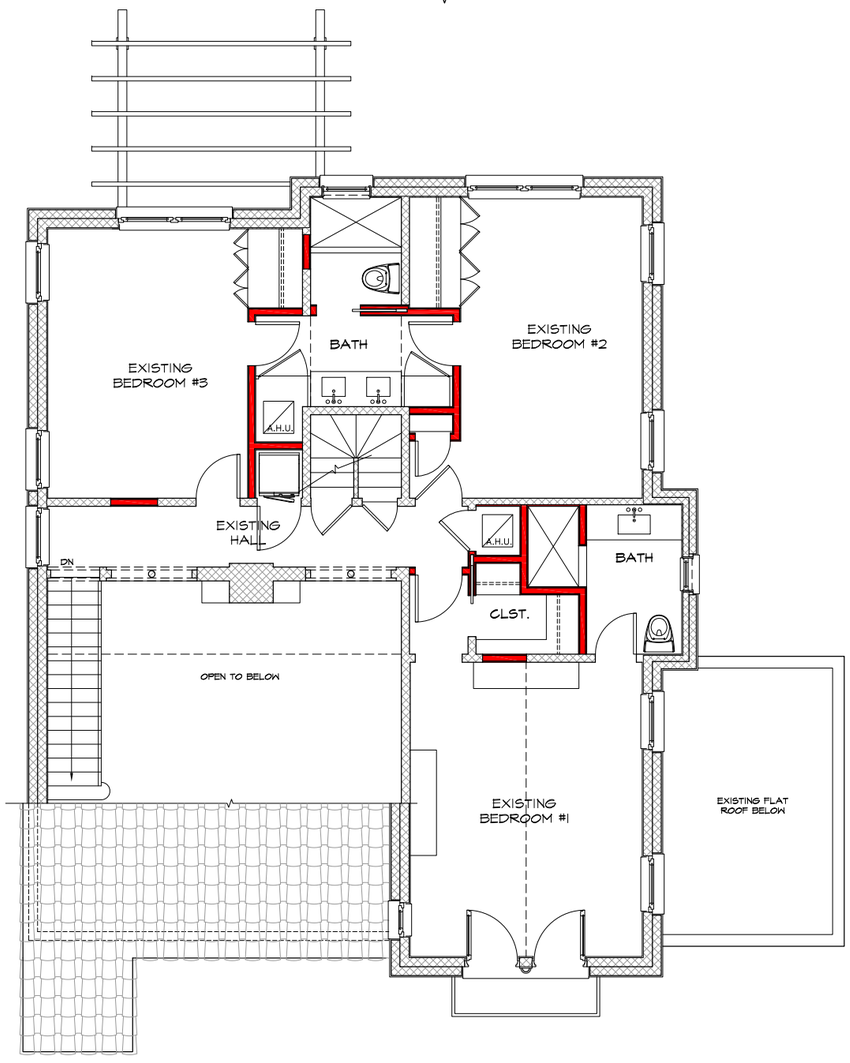
A2.1
DWG. NO.







EXISTING SECOND FLOOR PLAN



PROPOSED SECOND FLOOR PLAN

WALL LEGEND

INDICATES EXISTING WALL TO REMAIN

INDICATES NEW WALL

BRIDGES MARSH & ASSOCIATES, INC.
CHARTERED ARCHITECTS
Eighteen Via Mizner
Palm Beach, Florida 33480
Phone: (561) 832 1533
Fax: (561) 832 1520

CONSULTANT

SEAL

ADDITIONS/RENOVATION TO
EXISTING RESIDENCE
JOB

140 SEASPRAY AVE
PALM BEACH, FLORIDA

SECOND FLOOR FLOOR PLANS
DRAWING

22227
JOB NO.

NOTE:
ALL DRAWINGS FOR THIS PROJECT ARE TO BE READ IN CONJUNCTION WITH EACH OTHER. THESE INCLUDE, BUT ARE NOT LIMITED TO, ARCHITECTURAL, SURVEYING, STRUCTURAL, CIVIL, MECHANICAL, ELECTRICAL, SPECIALTY DRAWINGS, AND WRITTEN SPECIFICATIONS.

CONTRACTOR TO VERIFY ALL EXISTING SITE CONDITIONS AND THOROUGHLY CHECK ELEVATIONS AND DIMENSIONS BEFORE COMMENCING WORK AND REPORT TO THE ARCHITECT ENGINEER ANY DISCREPANCIES OR CONDITIONS THAT SHALL ALTER CONSTRUCTION AS INTENDED BY THESE DRAWINGS. ARCHITECT IS NOT RESPONSIBLE FOR ANY WORK AND/OR MATERIALS FURNISHED ON THE JOB.

REVISIONS

1		6	
2		7	
3		8	
4		9	
5		10	

1/4"=1'-0"
SCALE

DATE	DRWN
6/30/25	GV
	CHK
	M.M

A2.2
DWG. NO.



EXISTING NORTH (FRONT) ELEVATION



PROPOSED NORTH (FRONT) ELEVATION

BRIDGES MARSH
& ASSOCIATES, INC.
CHARTERED ARCHITECTS
Eighteen Via Mizner
Palm Beach, Florida 33480
Phone: (561) 832 1533
Fax: (561) 832 1520

CONSULTANT

SEAL

ADDITIONS/RENOVATION TO
EXISTING
RESIDENCE
JOB
140 SEASPRAY AVE
PALM BEACH, FLORIDA

NORTH (FRONT)
ELEVATIONS
DRAWING

22227
JOB NO.

NOTE:
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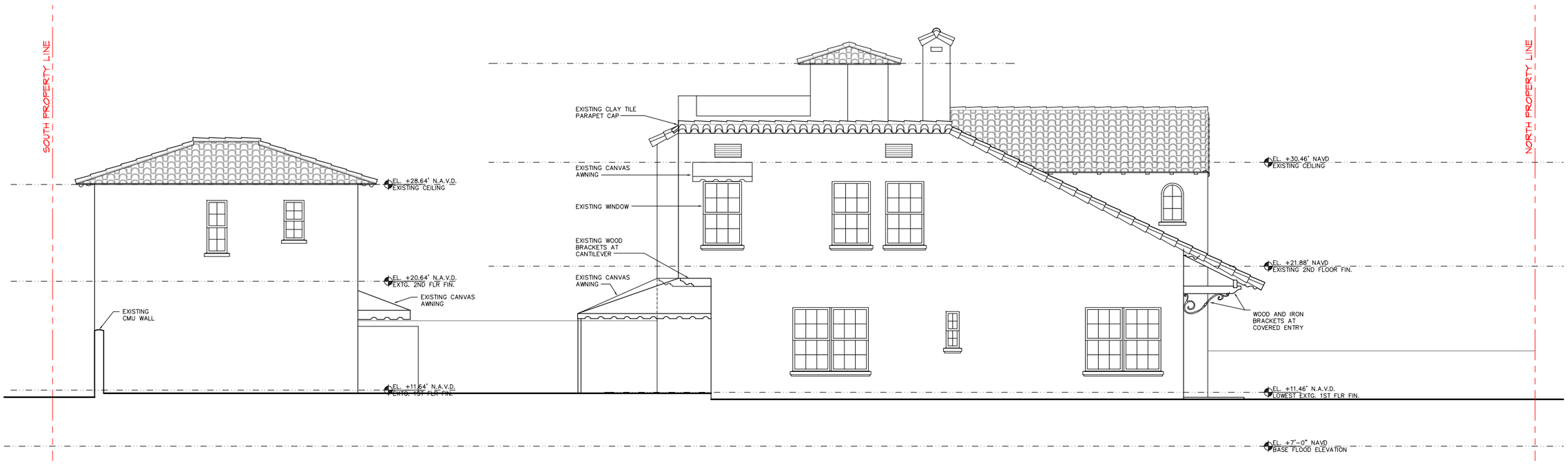
REVISIONS

1	6
2	7
3	8
4	9
5	10

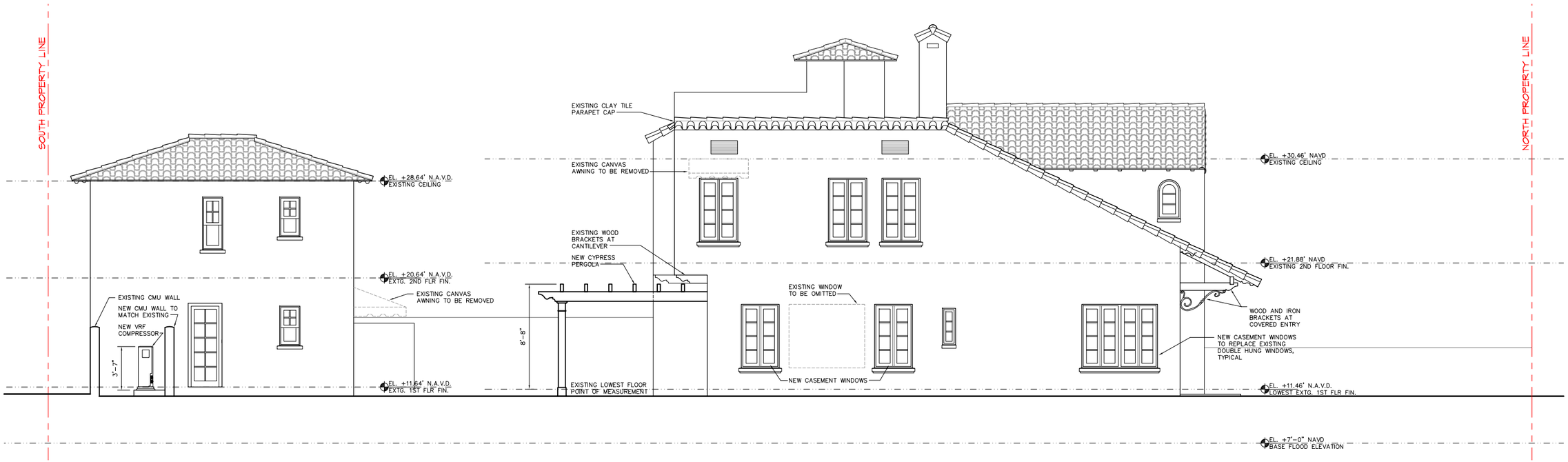
1/4"=1'-0"
SCALE

6/30/25
DATE
GV
DRWN
M.M
CHK.

A4.1
DWG. NO.



EXISTING EAST ELEVATION



PROPOSED EAST ELEVATION

BRIDGES MARSH & ASSOCIATES, INC.
CHARTERED ARCHITECTS
Eighteen Via Mizner
Palm Beach, Florida 33480
Phone: (561) 832 1533
Fax: (561) 832 1520

CONSULTANT

SEAL

ADDITIONS/RENOVATION TO
EXISTING RESIDENCE
JOB
140 SEASPRAY AVE
PALM BEACH, FLORIDA

EAST (SIDE) ELEVATIONS
DRAWING

22227
JOB NO.

NOTE:
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REVISIONS

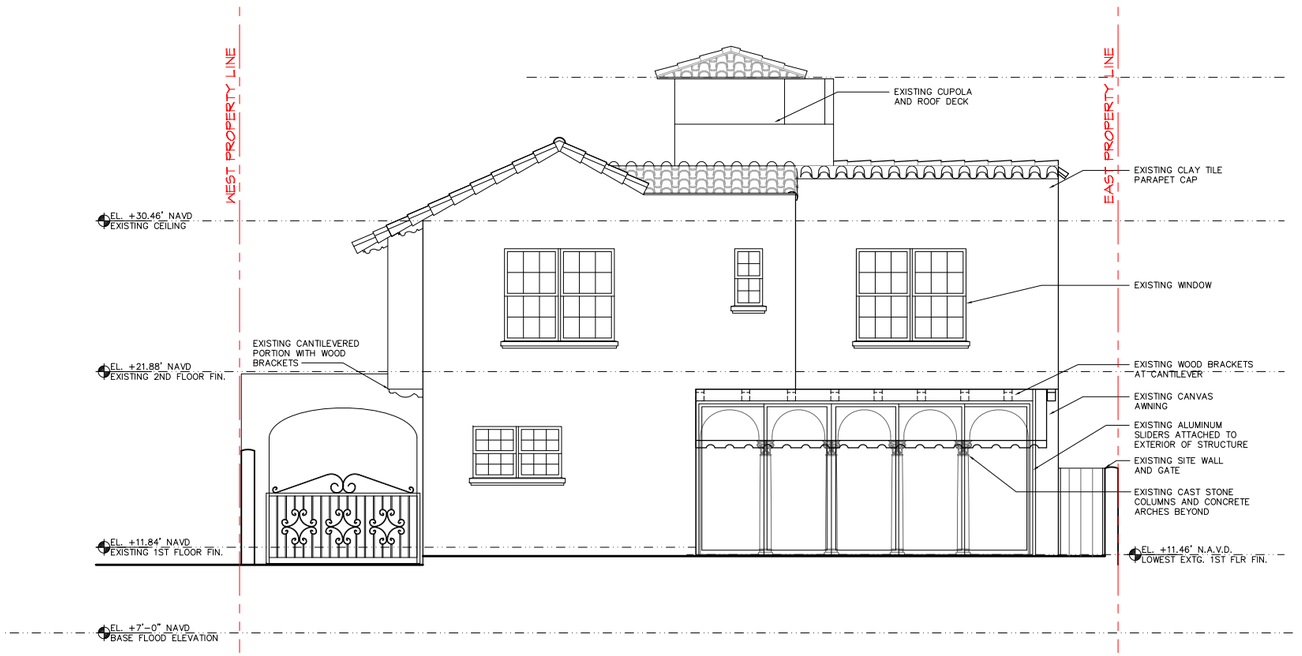
1	6
2	7
3	8
4	9
5	10

1/4"=1'-0"
SCALE

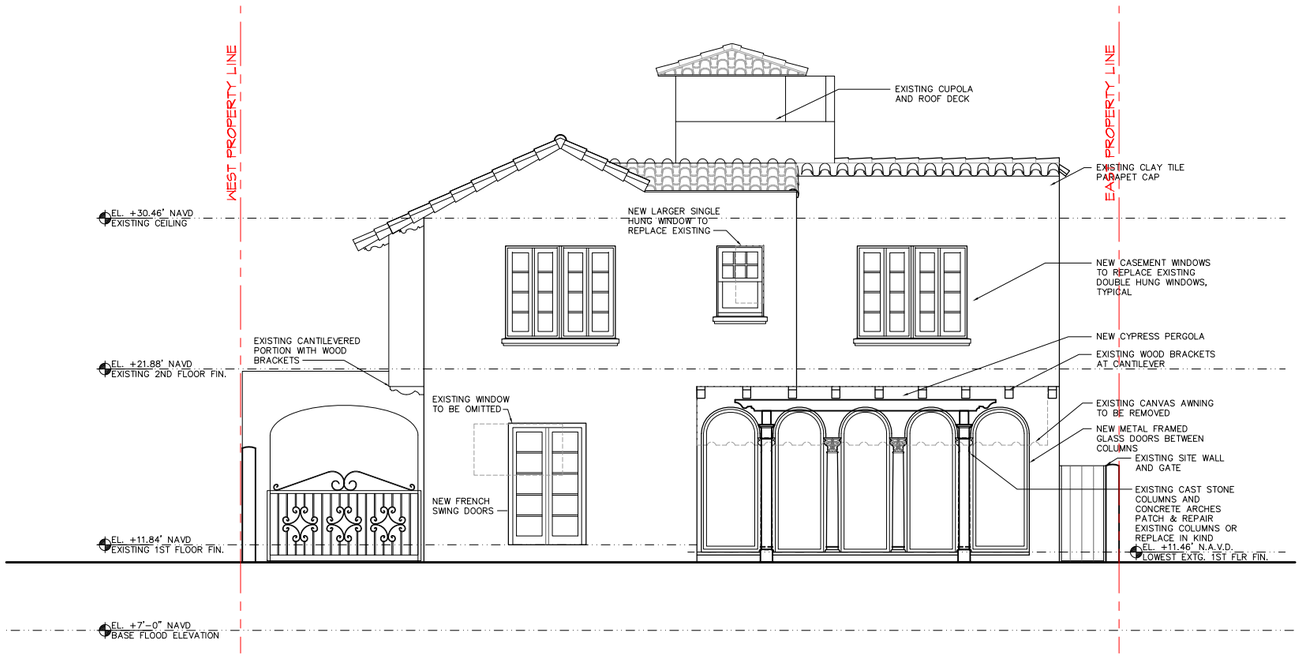
6/30/25
DATE

M.M
CHK. DRWN.

A4.2
DWG. NO.



EXISTING SOUTH ELEVATION



PROPOSED SOUTH ELEVATION

BRIDGES MARSH & ASSOCIATES, INC.
CHARTERED ARCHITECTS
Eighteen Via Mizner
Palm Beach, Florida 33480
Phone: (561) 832 1533
Fax: (561) 832 1520

CONSULTANT

SEAL

ADDITIONS/RENOVATION TO
EXISTING RESIDENCE
JOB

140 SEASPRAY AVE
PALM BEACH, FLORIDA

SOUTH (REAR) ELEVATIONS
DRAWING

22227
JOB NO.

NOTE:
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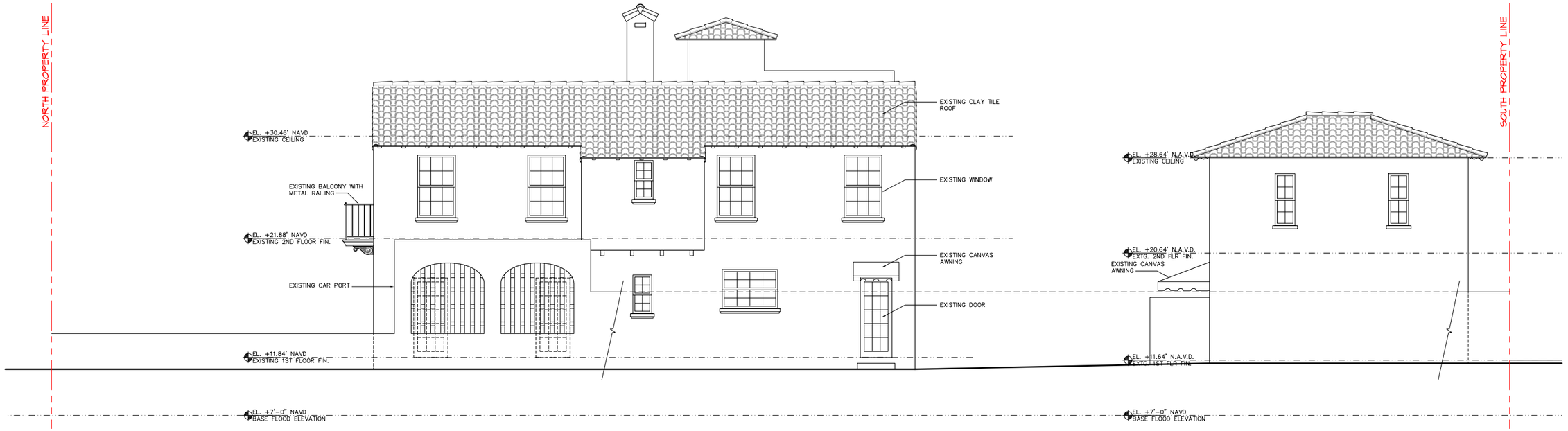
REVISIONS

1		6	
2		7	
3		8	
4		9	
5		10	

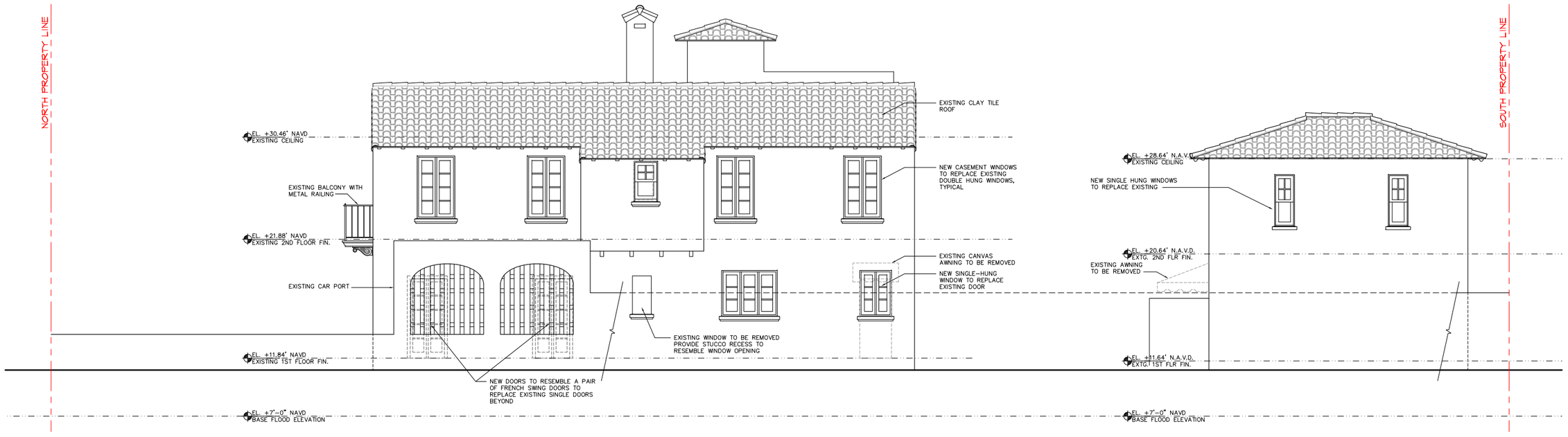
1/4"=1'-0"
SCALE

DATE	CHK.	DRWN
6/30/25	M.M	GL

A4.3
DWG. NO.



EXISTING WEST ELEVATION



PROPOSED WEST ELEVATION

BRIDGES MARSH
& ASSOCIATES, INC.
CHARTERED ARCHITECTS
Eighteen Via Mizner
Palm Beach, Florida 33480
Phone: (561) 832 1533
Fax: (561) 832 1520

CONSULTANT

SEAL

ADDITIONS/RENOVATION TO
EXISTING RESIDENCE
JOB

140 SEASPRAY AVE
PALM BEACH, FLORIDA

WEST (SIDE) ELEVATIONS
DRAWING

22227
JOB NO.

NOTE:
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REVISIONS

1	6
2	7
3	8
4	9
5	10

1/4"=1'-0"
SCALE

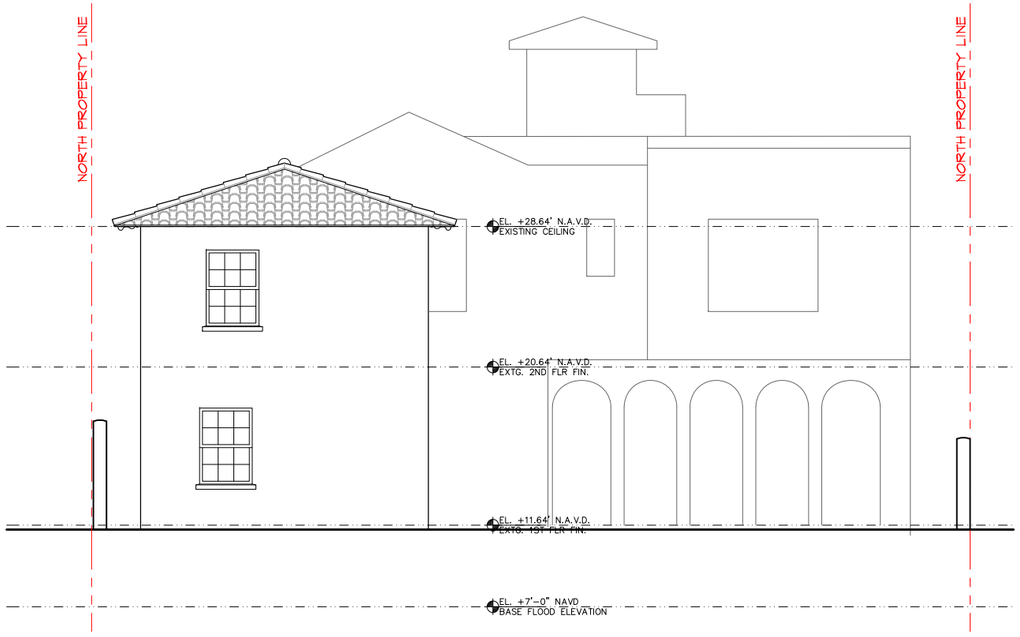
6/30/25
DATE

W
DRWN

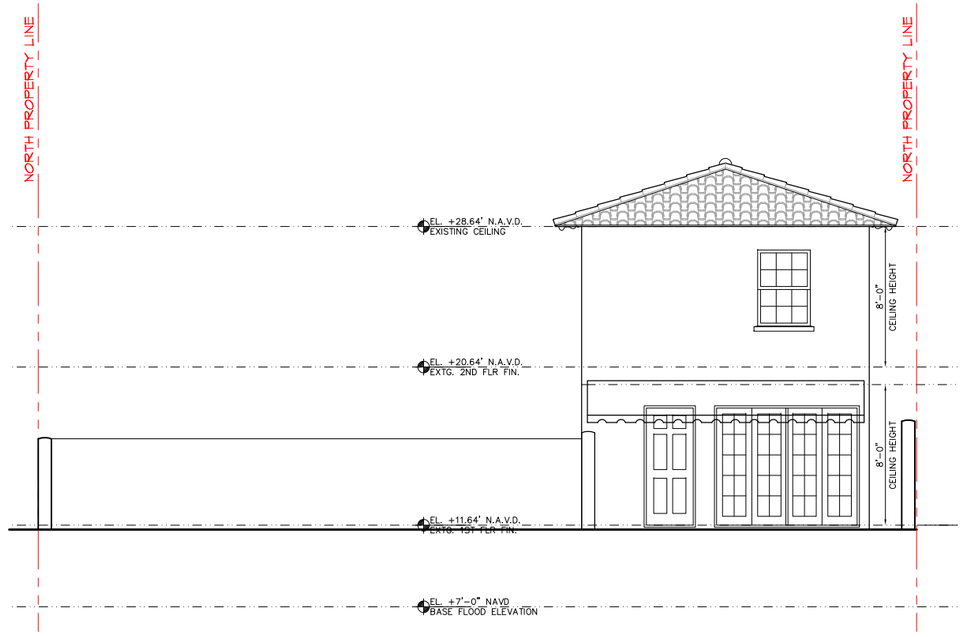
M.M
CHK

A4.4
DWG. NO.

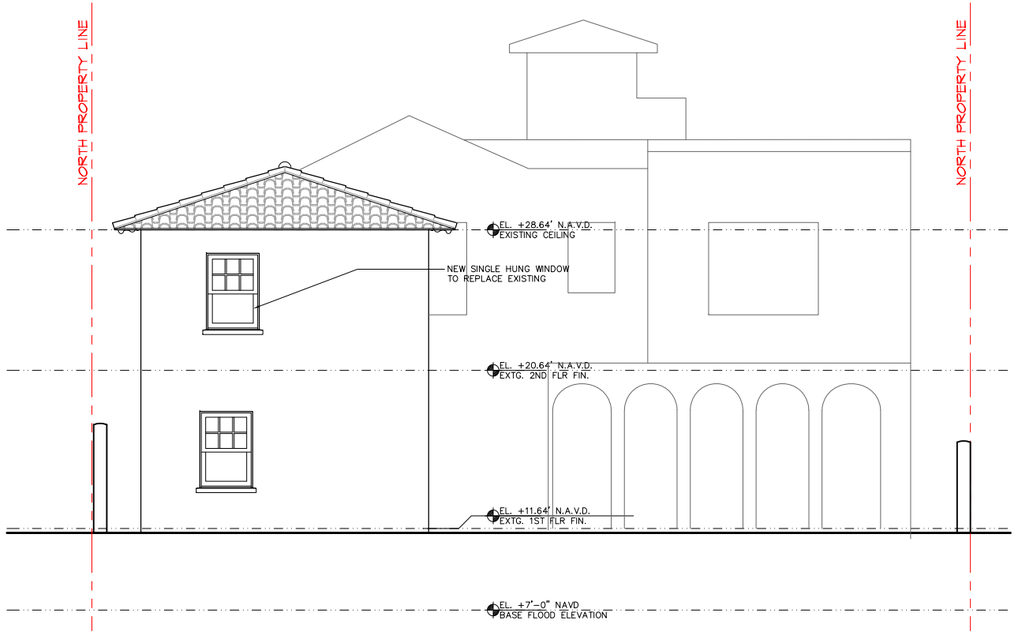
COA-25-0015



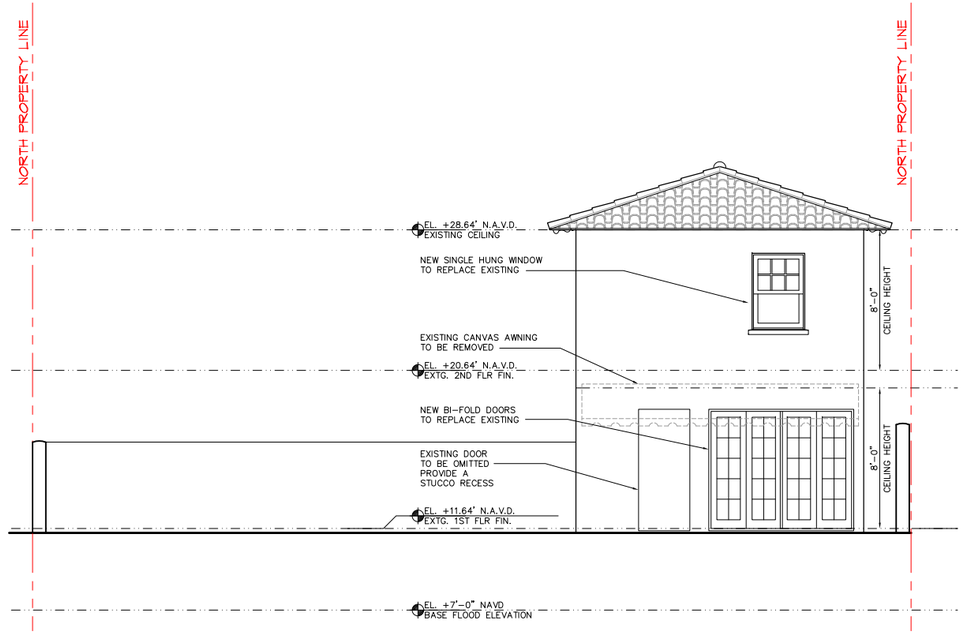
EXISTING SOUTH POOL HOUSE ELEVATION



EXISTING NORTH POOL HOUSE ELEVATION



PROPOSED SOUTH POOL HOUSE ELEVATION



PROPOSED NORTH POOL HOUSE ELEVATION

BRIDGES MARSH & ASSOCIATES, INC.
CHARTERED ARCHITECTS
Eighteen Via Mizner
Palm Beach, Florida 33480
Phone: (561) 832 1533
Fax: (561) 832 1520

CONSULTANT

SEAL

ADDITIONS/RENOVATION TO
EXISTING RESIDENCE
JOB

140 SEASPRAY AVE
PALM BEACH, FLORIDA

NORTH & SOUTH POOL HOUSE ELEVATIONS
DRAWING

22227
JOB NO.

NOTE:
ALL DRAWINGS FOR THIS PROJECT ARE TO BE READ IN CONJUNCTION WITH EACH OTHER. THESE INCLUDE, BUT ARE NOT LIMITED TO, ARCHITECTURAL, SURVEYING, STRUCTURAL, CIVIL, MECHANICAL, ELECTRICAL, SPECIALTY DRAWINGS, AND WRITTEN SPECIFICATIONS.

CONTRACTOR TO VERIFY ALL EXISTING SITE CONDITIONS AND THOROUGHLY CHECK ELEVATIONS AND DIMENSIONS BEFORE COMMENCING WORK. CONTACT THE ARCHITECT AND ENGINEER OF RECORD IMMEDIATELY IF ANY DISCREPANCIES, ERRORS OR CONDITIONS THAT WILL ALTER CONSTRUCTION AS INTENDED BY THESE DRAWINGS. ARCHITECT IS NOT RESPONSIBLE FOR ANY WORK AND/OR MATERIALS FURNISHED ON THE JOB.

REVISIONS

1		6	
2		7	
3		8	
4		9	
5		10	

1/4"=1'-0"
SCALE

6/30/25
DATE

GV
DRWN

M.M
CHK

A4.5
DWG. NO.

MATERIALS	
STUCCO WALLS	WHITE DOVE BM OC17
ROOF TILE	EXISTING CLAY TILE
DOORS & WINDOWS	MAHOGANY
ENTRY DOOR	MAHOGANY
OUTLOOKERS, SOFFITS, CEILINGS & PERGOLA	LIMED CYPRESS
STONE TRIM	CAST STONE
RAILINGS & GATE	BLACK POWDER COATED METAL



PROPOSED NORTH (FRONT) ELEVATION

BRIDGES MARSH & ASSOCIATES, INC.
CHARTERED ARCHITECTS
Eighteen Via Mizner
Palm Beach, Florida 33480
Phone: (561) 832 1533
Fax: (561) 832 1520

CONSULTANT

SEAL

ADDITIONS/RENOVATION TO
EXISTING RESIDENCE
JOB
140 SEASPRAY AVE
PALM BEACH, FLORIDA

NORTH (FRONT) RENDERED ELEVATION
DRAWING

22227
JOB NO.

NOTE:
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REVISIONS

1	6
2	7
3	8
4	9
5	10

1/2"=1'-0"
SCALE

DATE	CHK. DRWN
6/30/25	M.M

A4.6
DWG. NO.

MATERIALS	
STUCCO WALLS	WHITE DOVE BM OC17
ROOF TILE	EXISTING CLAY TILE
DOORS & WINDOWS	MAHOGANY
ENTRY DOOR	MAHOGANY
OUTLOOKERS, SOFFITS, CEILINGS & PERGOLA	LIMED CYPRESS
STONE TRIM	CAST STONE
RAILINGS & GATE	BLACK POWDER COATED METAL



PROPOSED EAST ELEVATION

BRIDGES MARSH & ASSOCIATES, INC.
CHARTERED ARCHITECTS
Eighteen Via Mizner
Palm Beach, Florida 33480
Phone: (561) 832 1533
Fax: (561) 832 1520

CONSULTANT

SEAL

ADDITIONS/RENOVATION TO
EXISTING RESIDENCE
JOB
140 SEASPRAY AVE
PALM BEACH, FLORIDA

EAST SIDE RENDERED ELEVATION
DRAWING

22227
JOB NO.

NOTE:
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REVISIONS

1		6	
2		7	
3		8	
4		9	
5		10	

NTS
SCALE

6/30/25	SV
DATE	CHK. DRWN
	M.M

A4.7
DWG. NO.

MATERIALS	
STUCCO WALLS	WHITE DOVE BM OC17
ROOF TILE	EXISTING CLAY TILE
DOORS & WINDOWS	MAHOGANY
ENTRY DOOR	MAHOGANY
OUTLOOKERS, SOFFITS, CEILINGS & PERGOLA	LIMED CYPRESS
STONE TRIM	CAST STONE
RAILINGS & GATE	BLACK POWDER COATED METAL



PROPOSED SOUTH ELEVATION

BRIDGES MARSH & ASSOCIATES, INC.
CHARTERED ARCHITECTS
Eighteen Via Mizner
Palm Beach, Florida 33480
Phone: (561) 832 1533
Fax: (561) 832 1520

CONSULTANT

SEAL

ADDITIONS/RENOVATION TO
EXISTING RESIDENCE
JOB

140 SEASPRAY AVE
PALM BEACH, FLORIDA

SOUTH RENDERED ELEVATION
DRAWING

22227
JOB NO.

NOTE:
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REVISIONS

1	6
2	7
3	8
4	9
5	10

1/2"=1'-0"
SCALE

DATE	DRWN
6/30/25	GU
	CHK. M.M

A4.8
DWG. NO.

MATERIALS	
STUCCO WALLS	WHITE DOVE BM OC17
ROOF TILE	EXISTING CLAY TILE
DOORS & WINDOWS	MAHOGANY
ENTRY DOOR	MAHOGANY
OUTLOOKERS, SOFFITS, CEILINGS & PERGOLA	LIMED CYPRESS
STONE TRIM	CAST STONE
RAILINGS & GATE	BLACK POWDER COATED METAL



PROPOSED WEST ELEVATION

BRIDGES MARSH & ASSOCIATES, INC.
CHARTERED ARCHITECTS
Eighteen Via Mizner
Palm Beach, Florida 33480
Phone: (561) 832 1533
Fax: (561) 832 1520

CONSULTANT

SEAL

ADDITIONS/RENOVATION TO
EXISTING RESIDENCE
JOB
140 SEASPRAY AVE
PALM BEACH, FLORIDA

WEST SIDE RENDERED ELEVATION
DRAWING

22227
JOB NO.

NOTE:
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REVISIONS

1	6
2	7
3	8
4	9
5	10

NTS
SCALE

6/30/25
DATE

SV
DRWN

M.M
CHK

A4.9
DWG. NO.

MATERIALS	
STUCCO WALLS	WHITE DOVE BM OC17
ROOF TILE	EXISTING CLAY TILE
DOORS & WINDOWS	MAHOGANY
ENTRY DOOR	MAHOGANY
OUTLOOKERS, SOFFITS, CEILINGS & PERGOLA	LIMED CYPRESS
STONE TRIM	CAST STONE
RAILINGS & GATE	BLACK POWDER COATED METAL



PROPOSED WEST POOL HOUSE ELEVATION



PROPOSED EAST POOL HOUSE ELEVATION

BRIDGES MARSH & ASSOCIATES, INC.
CHARTERED ARCHITECTS
Eighteen Via Mizner
Palm Beach, Florida 33480
Phone: (561) 832 1533
Fax: (561) 832 1520

CONSULTANT

SEAL

ADDITIONS/RENOVATION TO
EXISTING RESIDENCE
JOB

140 SEASPRAY AVE
PALM BEACH, FLORIDA

POOL HOUSE EAST & WEST RENDERED ELEVATIONS
DRAWING

22227
JOB NO.

NOTE:
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REVISIONS

1	6
2	7
3	8
4	9
5	10

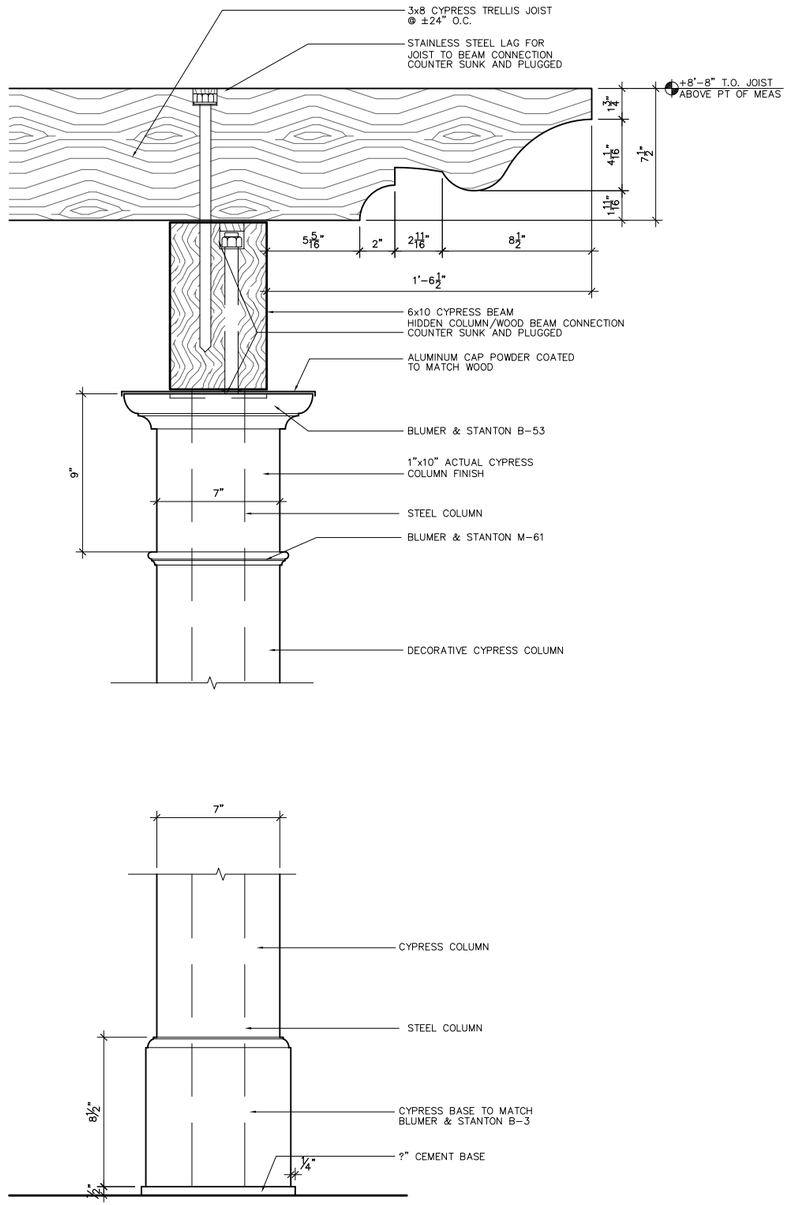
NTS
SCALE

6/30/25
DATE

DRWN

M.M
CHK

A4.10
DWG. NO.



CYPRESS PERGOLA DETAIL

BRIDGES MARSH & ASSOCIATES, INC.
CHARTERED ARCHITECTS
Eighteen Via Mizner
Palm Beach, Florida 33480
Phone: (561) 832 1533
Fax: (561) 832 1520

CONSULTANT

SEAL

ADDITIONS/RENOVATION TO
EXISTING RESIDENCE
JOB
140 SEASPRAY AVE
PALM BEACH, FLORIDA

ARCHITECTURAL DETAILS
DRAWING

22227
JOB NO.

NOTE:
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REVISIONS

1	6
2	7
3	8
4	9
5	10

1/4"=1'-0"
SCALE

DATE	6/30/25	DRWN GV
CHK	M.M	

DWG. NO.
A6.1

EXTERIOR DOOR SCHEDULE

DOOR MARK	# OF LEAFS	FRAME UNIT WIDTH	FRAME UNIT HEIGHT	THICKNESS (PER MANUFR, U.O.N.)	LOCATION	OPERATION	MAHOGANY AND GLASS	STEEL AND GLASS	SOLID MAHOGANY	MANUFACT.	FINISH	LOCKSET	REMARKS
FIRST FLOOR													
100A	1	3'6"	7'7"		EXTERIOR	SINGLE INSWING			●	OLIVERI	STAINED	ENTRY	
100B	2	3'0"	8'2"		EXTERIOR	PAIR OUTSWING	●			OLIVERI	STAINED	3-POINT	
101A	1	3'0"	6'8"		EXTERIOR	SINGLE OUTSWING	●			OLIVERI	STAINED	3-POINT	
101B	1	3'0"	6'8"		EXTERIOR	SINGLE OUTSWING	●			OLIVERI	STAINED	3-POINT	
102	2	4'0"	6'8"		EXTERIOR	PAIR OUTSWING	●			OLIVERI	STAINED	3-POINT	
103	1	2'9"	8'0"		EXTERIOR	ARCHED SINGLE OUTSWING		●		OLIVERI	PAINTED	3-POINT	
C100	4	8'0"	6'8"		EXTERIOR	BIFOLD PAIR	●			OLIVERI	STAINED	3-POINT	
C101	1	2'6"	6'8"		EXTERIOR	SINGLE OUTSWING	●			OLIVERI	STAINED	3-POINT	
SECOND FLOOR													
201A	1	3'0"	6'8"		EXTERIOR	SINGLE INSWING	●			OLIVERI	STAINED	3-POINT	
201B	1	3'0"	6'8"		EXTERIOR	SINGLE INSWING	●			OLIVERI	STAINED	3-POINT	

NOTES:
- ALL EXTERIOR DOORS TO BE DADE COUNTY APPROVED IMPACT RATED
- ALL GLASS TO BE DADE COUNTY APPROVED IMPACT / PENETRATION RESISTANT LAMINATED LOW E-K CLEAR GLASS
- SIZES OF DOORS BEING REPLACED ARE NOTED FOR REFERENCE ONLY. CONTRACTOR TO VERIFY AND MATCH EXISTING DOOR OPENINGS.
- MUNTINS TO BE 7/8" OGEE TO MATCH EXISTING

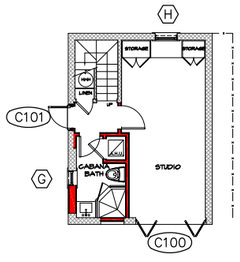
WINDOW SCHEDULE

WINDOW MARK	WIDTH	HEIGHT		MAHOGANY AND GLASS	MANUFACT.	FINISH	REMARKS
⬡							
A	3'2"	5'8"	DOUBLE CASEMENT	●	OLIVERI	STAINED	
B	4'8"	3'10"	TRIPLE CASEMENT	●	OLIVERI	STAINED	
C	2'8"	3'10"	DOUBLE CASEMENT	●	OLIVERI	STAINED	
D	3'2"	5'3"	DOUBLE CASEMENT	●	OLIVERI	STAINED	
E	1'1"	3'0"	CASEMENT	●	OLIVERI	STAINED	
F	6'3"	5'3"	DOUBLE CASEMENT PAIR	●	OLIVERI	STAINED	
G	1'8"	3'4"	DOUBLE HUNG	●	OLIVERI	STAINED	
H	3'0"	4'4"	DOUBLE HUNG	●	OLIVERI	STAINED	
I	3'2"	5'3"	DOUBLE HUNG	●	OLIVERI	STAINED	
J	2'0"	3'4"	DOUBLE HUNG	●	OLIVERI	STAINED	
K	1'10"	3'2"	ARCHED CASEMENT	●	OLIVERI	STAINED	
L	1'8"	4'4"	DOUBLE HUNG	●	OLIVERI	STAINED	

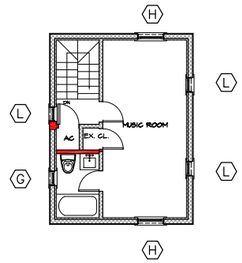
NOTES:
- ALL EXTERIOR WINDOWS TO BE DADE COUNTY APPROVED IMPACT RATED
- ALL GLASS TO BE DADE COUNTY APPROVED IMPACT / PENETRATION RESISTANT LAMINATED LOW E-K CLEAR GLASS
- SIZES OF DOORS BEING REPLACED ARE NOTED FOR REFERENCE ONLY. CONTRACTOR TO VERIFY AND MATCH EXISTING DOOR OPENINGS.
- REFER TO FLOOR PLANS FOR OPERATION
- MUNTINS TO BE 7/8" OGEE TO MATCH EXISTING

NOTES:

CONTRACTOR TO VERIFY ALL EXISTING OPENING SIZES AND INFORM ARCHITECT OF ANY DISCREPANCIES PRIOR TO ORDERING DOORS AND WINDOWS.



PROPOSED FIRST FLOOR KEY PLAN



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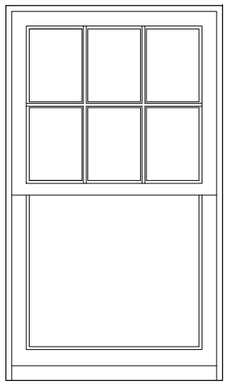
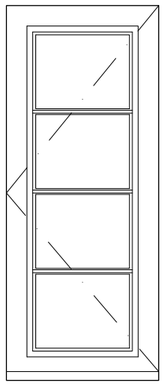
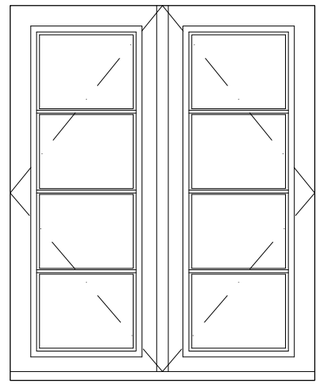
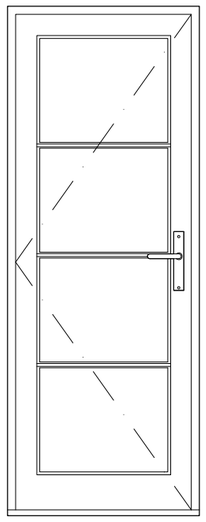
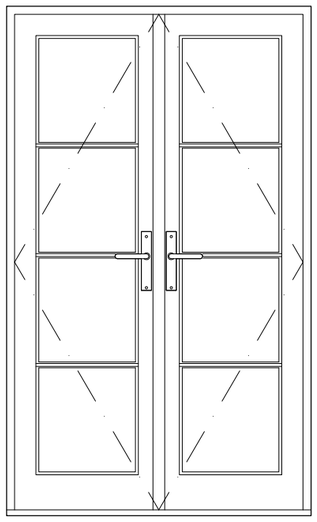






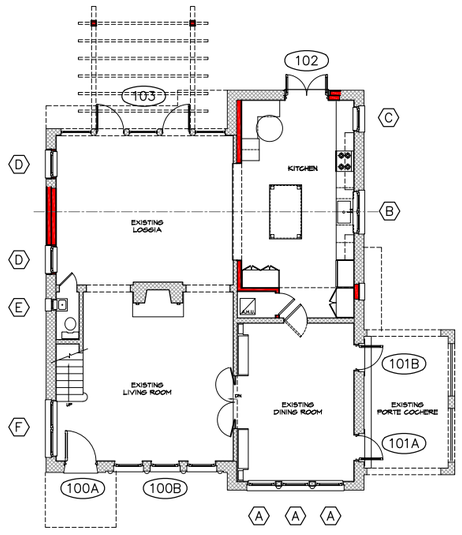
TYPICAL WINDOW ELEVATIONS

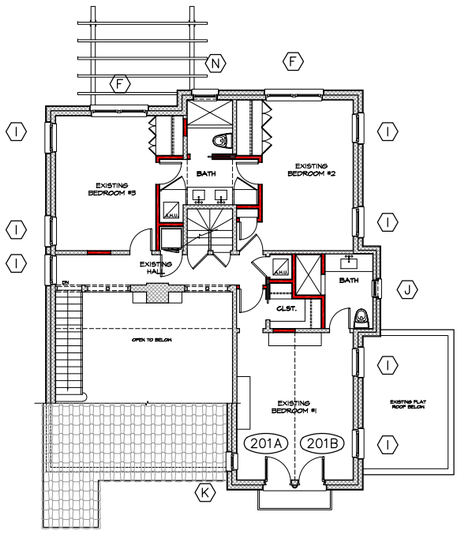




TYPICAL DOOR ELEVATIONS

NOTE: REFER TO BUILDING ELEVATIONS FOR CONFIGURATIONS





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CHARTERED ARCHITECTS
Eighteen Via Mizner
Palm Beach, Florida 33480
Phone: (561) 832 1533
Fax: (561) 832 1520

CONSULTANT

SEAL

ADDITIONS/RENOVATION TO
EXISTING RESIDENCE
JOB
140 SEASPRAY AVE
PALM BEACH, FLORIDA

FIRST FLOOR FLOOR PLANS
DRAWING

22227
JOB NO.

NOTE:
ALL DRAWINGS FOR THIS PROJECT ARE TO BE READ IN CONJUNCTION WITH EACH OTHER. THESE INCLUDE, BUT ARE NOT LIMITED TO: ARCHITECTURAL, SURVEYING, STRUCTURAL, CIVIL, MECHANICAL, ELECTRICAL, SPECIALTY DRAWINGS, AND WRITTEN SPECIFICATIONS.

CONTRACTOR TO VERIFY ALL EXISTING SITE CONDITIONS AND THOROUGHLY CHECK ELEVATIONS AND DIMENSIONS BEFORE COMMENCING WORK. ANY DISCREPANCIES ARE TO BE BROUGHT TO ARCHITECT OR ENGINEER AND/OR DISCREPANCIES, ERRORS OR CONDITIONS THAT WILL ALTER CONSTRUCTION AS INTENDED BY THESE DRAWINGS. ARCHITECT IS NOT RESPONSIBLE FOR ANY WORK AND/OR MATERIALS FURNISHED ON THE JOB.

REVISIONS

1	6
2	7
3	8
4	9
5	10

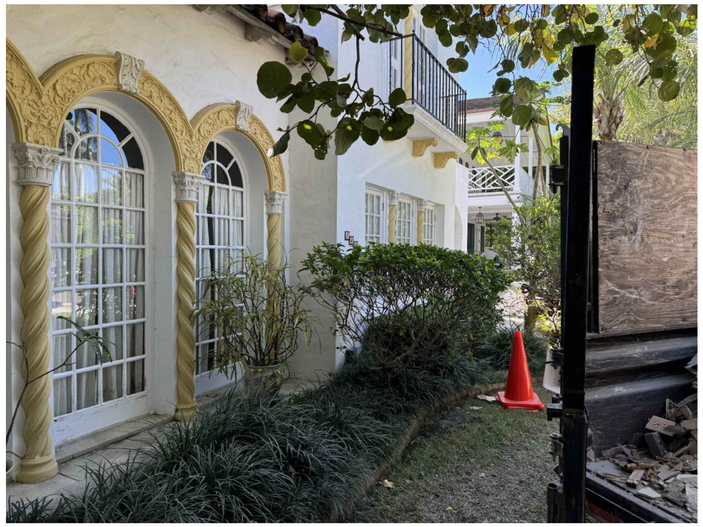
1/4"=1'-0"
SCALE

6/30/25	SV
DATE	CHK. DRWN.
	M.M

A9.1
DWG. NO.



Existing View from Street



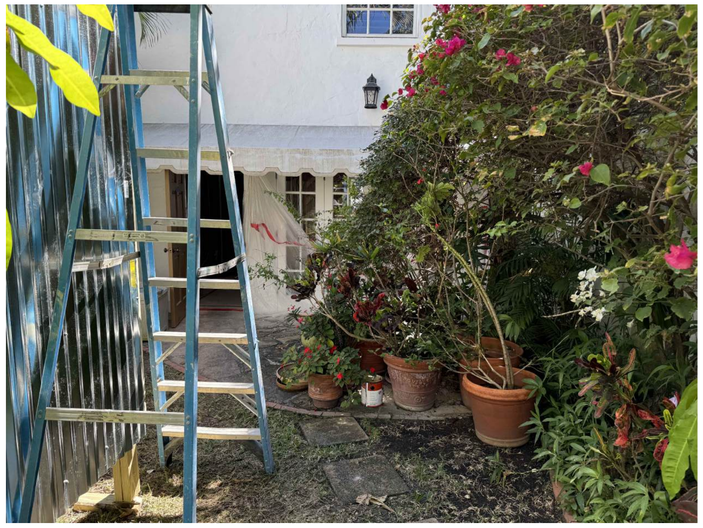
Existing View to Front Facade



Existing View to Front Entry



Ex. View to Pool & Back Yard



Existing View to Pool House



Existing View to Rear Facade

ENVIRONMENT DESIGN GROUP
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Landscape Management
Dustin M. Mizell, MLA FLA #6666784
Dustin@environmentdesigngroup.com

Private Residence
140 Seaspray Avenue
Town of Palm Beach
FLORIDA

JOB NUMBER: # 25022.00 LA
DRAWN BY: Lauren Freeman

DATE: 05.15.2025
06.02.2025
06.30.2025

SHEET L1.0

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Existing Site Photos Exhibit

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Dustin@environmentdesigngroup.com

Private Residence
140 Seaspray Avenue
Town of Palm Beach
FLORIDA



130 Seaspray Avenue
East Adjacent Neighbor



140 Seaspray Avenue
Subject Property



142 Seaspray Avenue
West Adjacent Neighbor

JOB NUMBER: # 25022.00 LA
DRAWN BY: Lauren Freeman

DATE: 05.15.2025
06.02.2025
06.30.2025

SHEET L1.1

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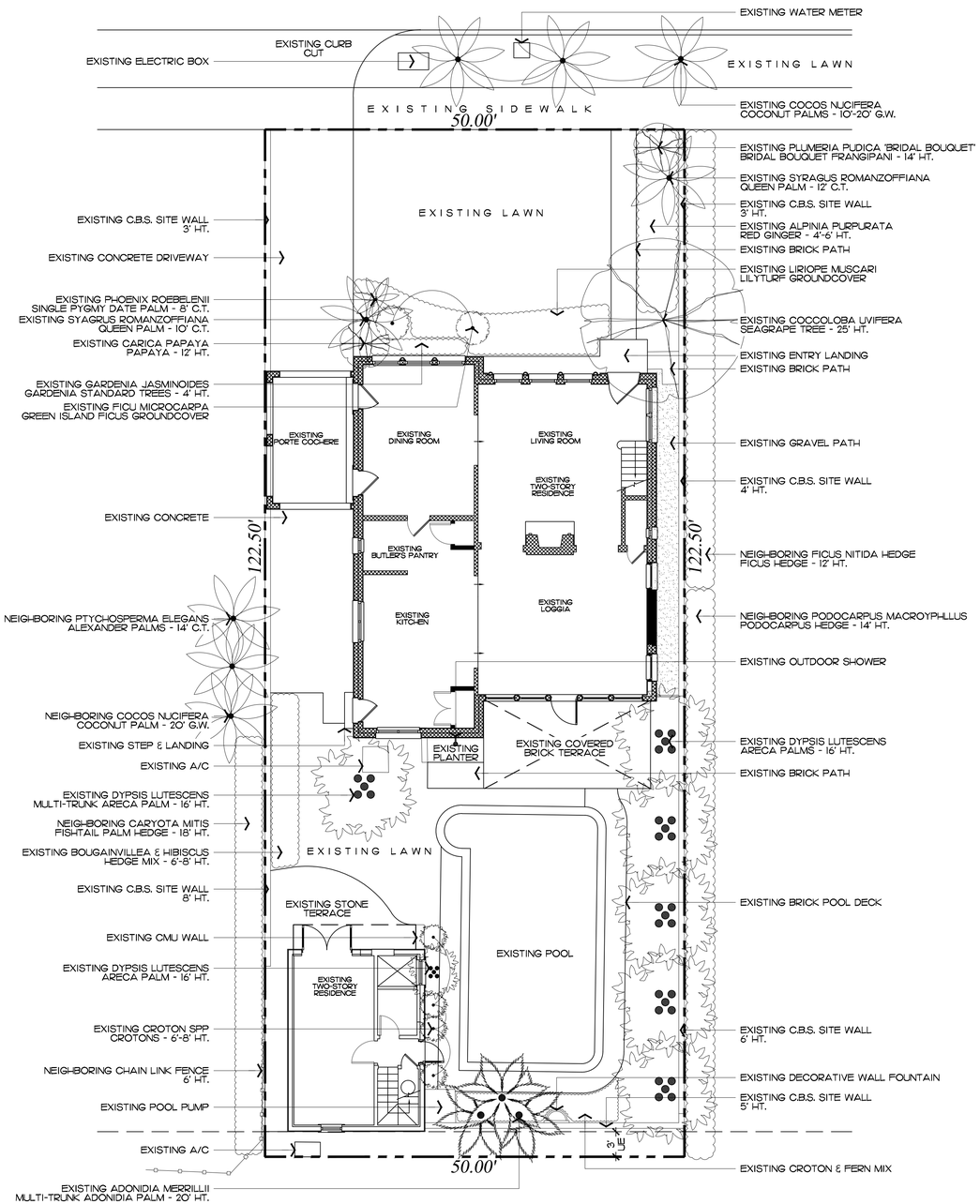
Existing Neighboring Context Exhibit



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Dustin@environmentdesigngroup.com

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Town of Palm Beach
FLORIDA

JOB NUMBER: # 25022.00 LA
DRAWN BY: Lauren Freeman

DATE: 05.15.2025
06.02.2025
06.30.2025

SHEET L2.0

64 sf.
AREA IN SQ.FT.

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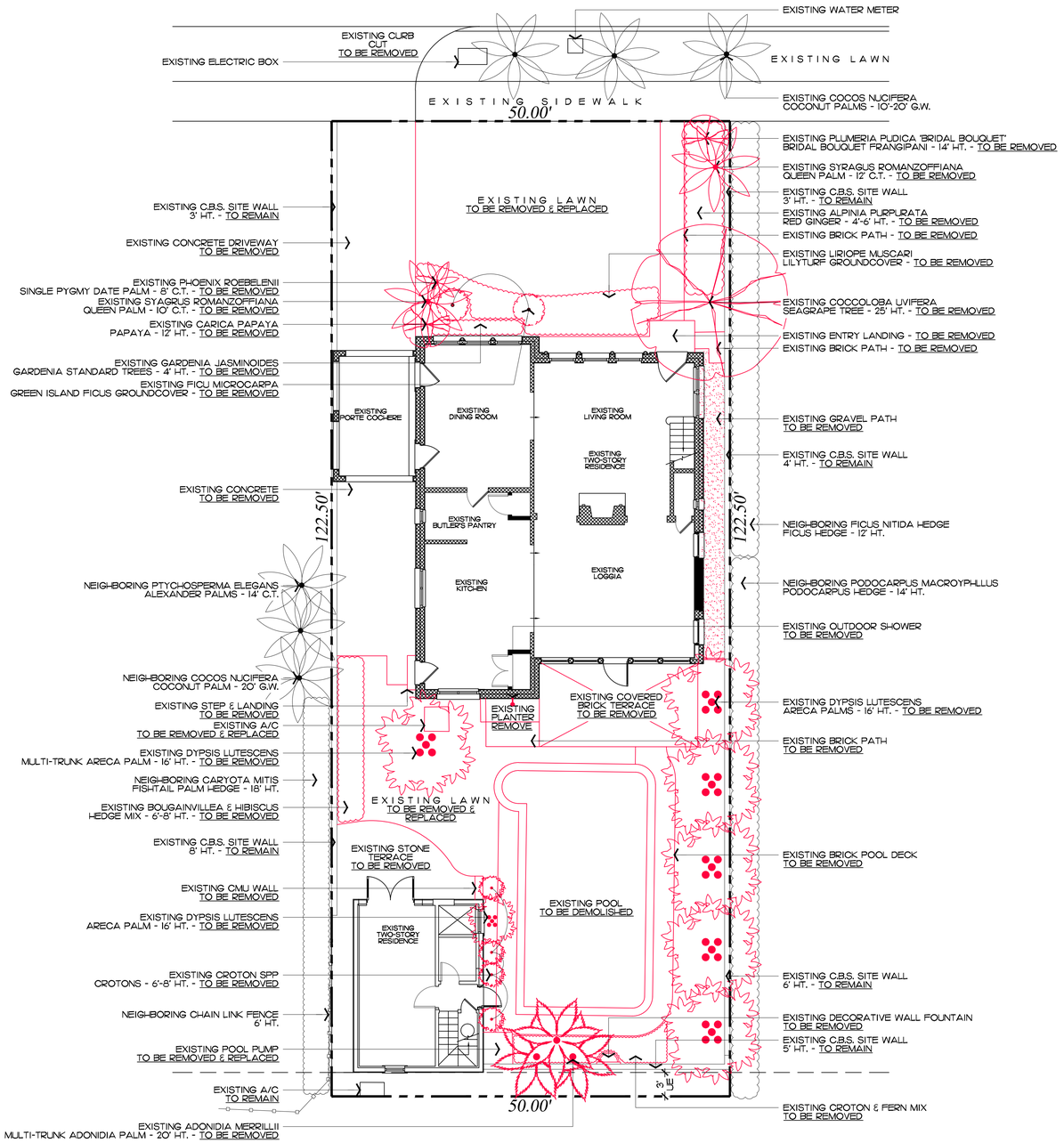
Existing Conditions / Inventory Plan

SCALE IN FEET 0' 8' 16' 24'



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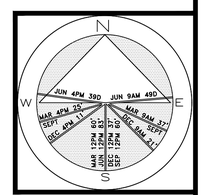

JOB NUMBER: # 25022.00 LA
DRAWN BY: Lauren Freeman

DATE: 05.15.2025
06.02.2025
06.30.2025

SHEET L2.1

64 sf.
AREA IN SQ.FT.

COA-25-0015

NOT FOR CONSTRUCTION

Demolition Plan

SCALE IN FEET 0' 8' 16' 24'

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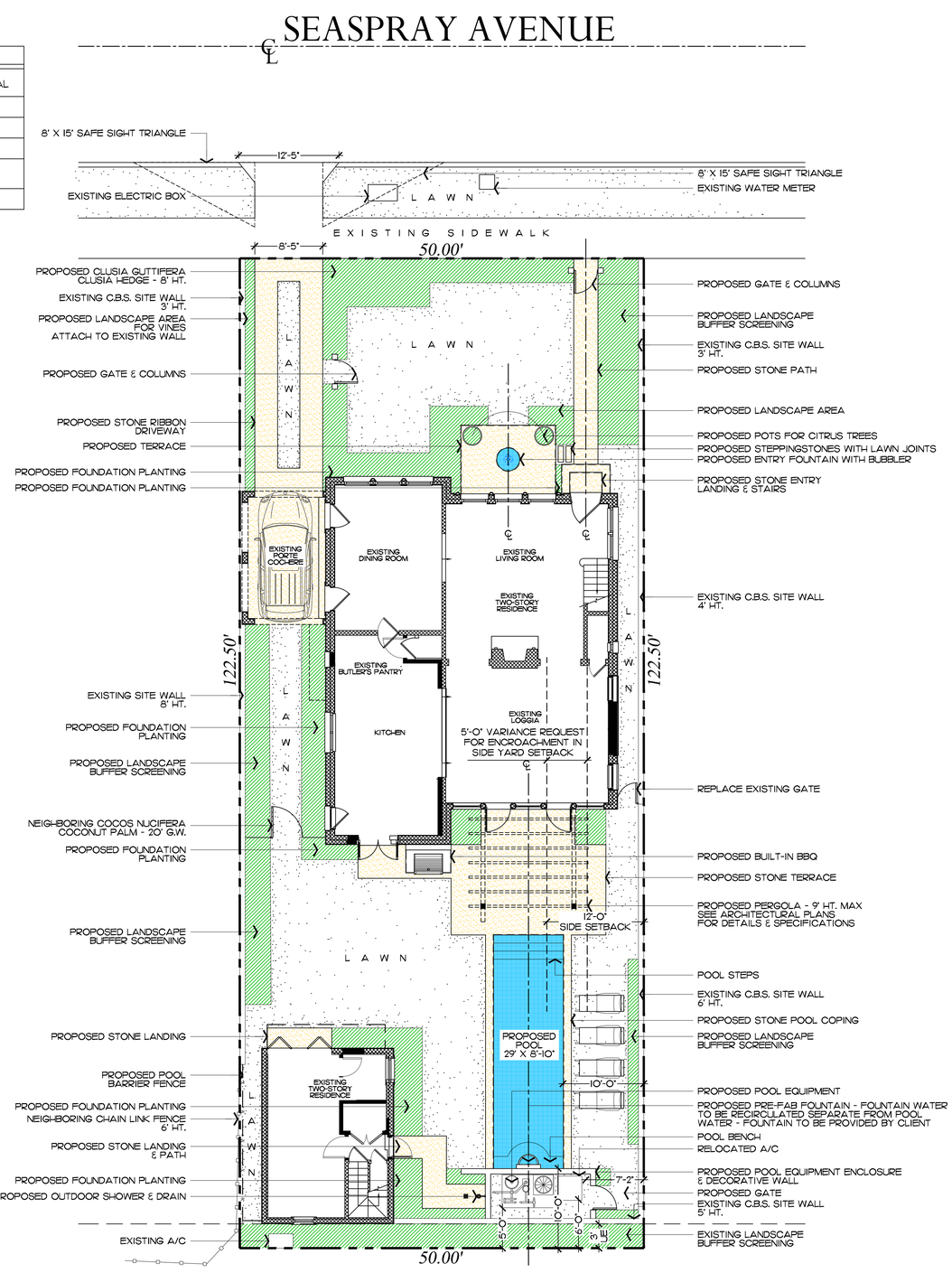
Proposed Site Data

DESCRIPTION	REQUIRED		PROPOSED	
LOT ZONE			R-B - LOW DENSITY RESIDENTIAL	
LOT AREA	10,000 S.F. MINIMUM		6,125 S.F.	
OPEN / PERMEABLE SPACE	MINIMUM 45%	2,756.25 S.F.	45.36%	2,778 S.F.
FRONT YARD LANDSCAPE	MINIMUM 40% OF FRONT YARD	500 S.F.	70.56%	882 S.F.
PERIMETER LANDSCAPE WITHIN 10' OF PROPERTY LINE	MINIMUM 50% OF REQ'D OPEN SPACE	1,378.13 S.F.	55.51%	1,693 S.F.
PERGOLA LOT COVERAGE	MAXIMUM 3%	183.75 S.F.	2.38%	145 S.F.



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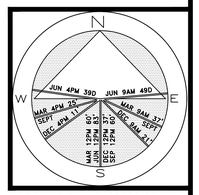
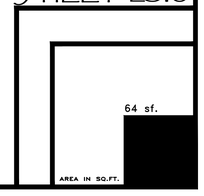


JOB NUMBER: # 25022.00 LA
DRAWN BY: Lauren Freeman

DATE: 05.05.2025
06.02.2025
06.30.2025

SHEET L3.0



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COA-25-0015

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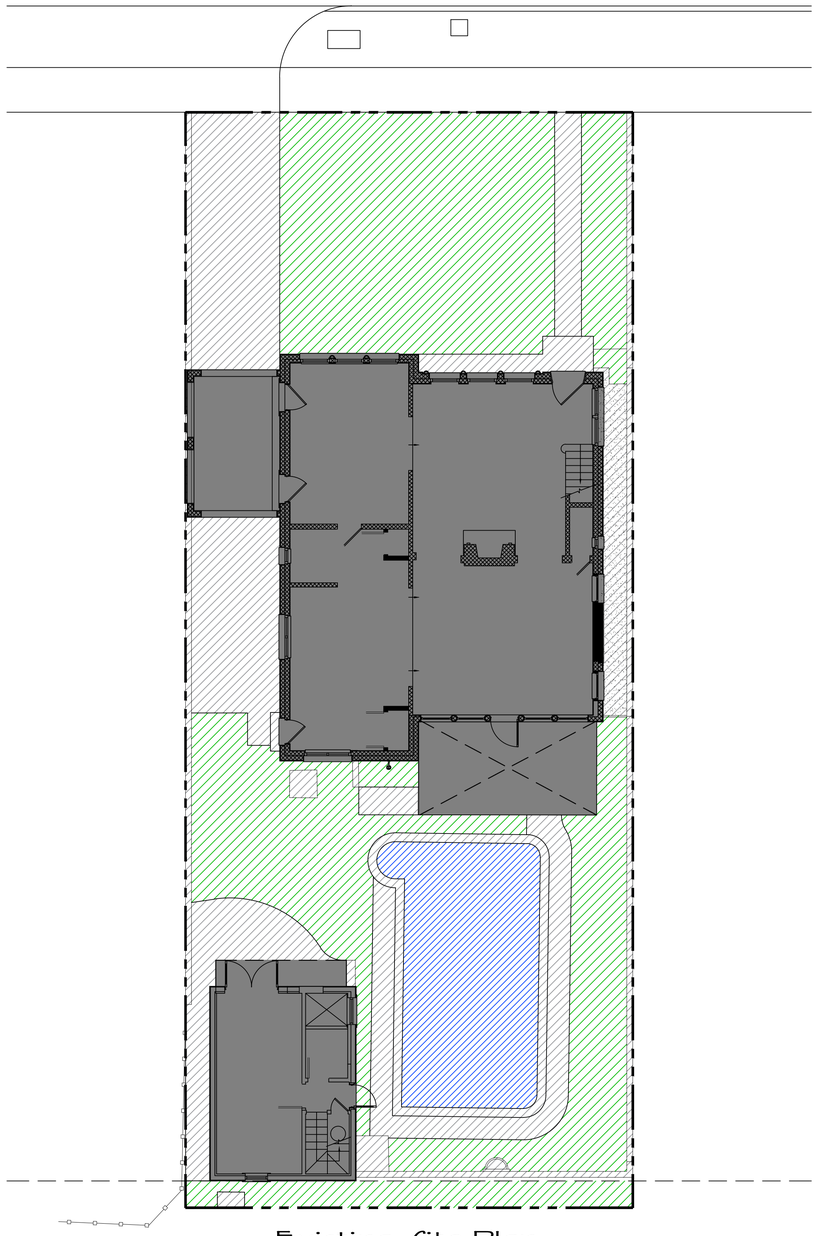
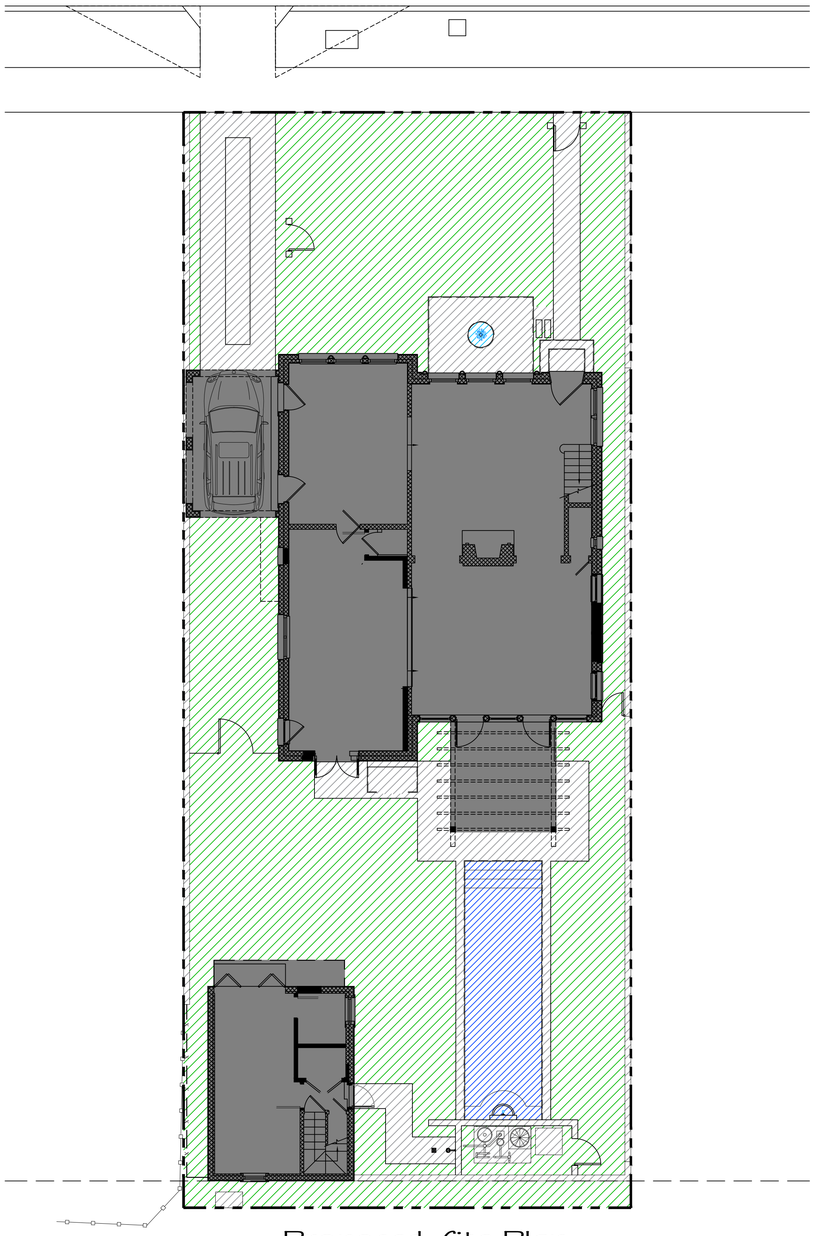
Site Plan

SCALE IN FEET 0' 8' 16' 24'



Existing Site Plan



Proposed Site Plan

Existing Site Data

DESCRIPTION	REQUIRED		EXISTING	
LOT ZONE			R-B - LOW DENSITY RESIDENTIAL	
LOT AREA	10,000 S.F. MINIMUM		6,125 S.F.	
OPEN / PERMEABLE SPACE	MINIMUM 45%	2,756.25 S.F.	31.54%	1,932 S.F.
FRONT YARD LANDSCAPE	MINIMUM 40% OF FRONT YARD	500 S.F.	71.52%	894 S.F.
PERIMETER LANDSCAPE WITHIN 10' OF PROPERTY LINE	MINIMUM 50% OF REQ'D OPEN SPACE	1,378.13 S.F.	11.17%	650 S.F.

Proposed Site Data

DESCRIPTION	REQUIRED		PROPOSED	
LOT ZONE			R-B - LOW DENSITY RESIDENTIAL	
LOT AREA	10,000 S.F. MINIMUM		6,125 S.F.	
OPEN / PERMEABLE SPACE	MINIMUM 45%	2,756.25 S.F.	45.36%	2,778 S.F.
FRONT YARD LANDSCAPE	MINIMUM 40% OF FRONT YARD	500 S.F.	70.56%	882 S.F.
PERIMETER LANDSCAPE WITHIN 10' OF PROPERTY LINE	MINIMUM 50% OF REQ'D OPEN SPACE	1,378.13 S.F.	55.51%	1,693 S.F.
PERGOLA LOT COVERAGE	MAXIMUM 3%	183.75 S.F.	2.38%	145 S.F.

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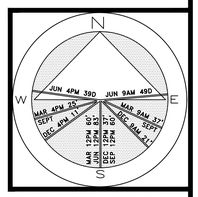


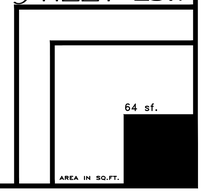
JOB NUMBER: # 25022.00 LA
DRAWN BY: Lauren Freeman

DATE: 05.05.2025
06.02.2025
06.30.2025

Legend

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

SHEET L3.1



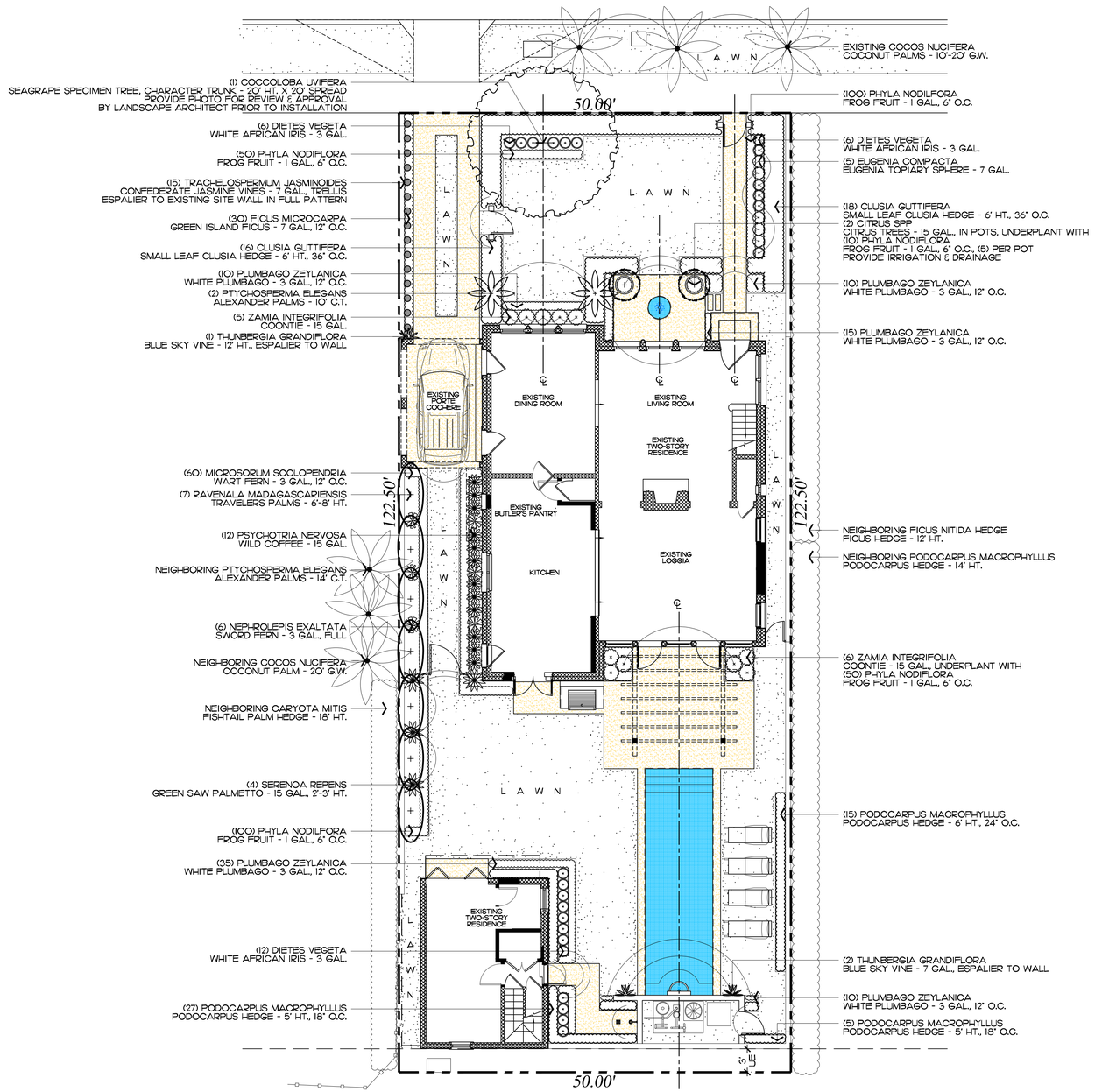
COA-25-0015

NOT FOR CONSTRUCTION

Open Space Diagrams

SCALE IN FEET 0' 8' 16' 24'

SEASPRAY AVENUE



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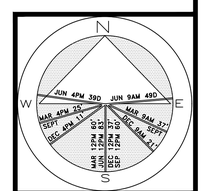

JOB NUMBER: # 25022.00 LA
DRAWN BY: Lauren Freeman

DATE: 05.15.2025
06.02.2025
06.30.2025

SHEET L4.0

64 sf.
AREA IN SQ.FT.

COA-25-0015

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Landscape Plan

SCALE IN FEET 0' 8' 16' 24'

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Trees

SYMBOL	PLANT NAME	QTY.	DESCRIPTION	NATIVE
+	CITRUS SPP CITRUS TREE	2	15 GAL., IN POTS, PROVIDE IRRIGATION & DRAINAGE	NO
+	COCCOLOBA UVIFERA SEAGRAPE TREE	1	20' X 20', SPECIMEN TREE, CHARACTER TRUNK - PROVIDE PHOTO FOR REVIEW & APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION	YES

TOTAL TREES:	3
NATIVE SPECIES:	1 (33.3%)

Palms

SYMBOL	PLANT NAME	QTY.	DESCRIPTION
	PTYSCHOSPERMA ELEGANS ALEXANDER PALM	2	10' C.T.
+	RAVENALA MADAGASCARIENSIS TRAVELERS PALM	7	6'-8' HT.

Groundcovers

SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	PHYLA NODIFLORA FROGFRUIT	310	1 GAL., 6" O.C.	YES

TOTAL:	310
NATIVE SPECIES:	310 (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
	CLUSIA GUTTIFERA SMALL LEAF CLUSIA HEDGE	34	6' HT., 36" O.C.	NO
×	DIETES VEGETA WHITE AFRICAN IRIS	24	3 GAL.	NO
×	EUGENIA COMPACTA EUGENIA TOPIARY SPHERE	5	7 GAL.	YES
	FICUS MICROCARPA GREEN ISLAND FICUS	30	7 GAL., 12" O.C.	NO
	MICROSORUM SCOLOPENDRIA WART FERN	60	3 GAL., 12" O.C.	NO
	NEPHROLEPIS EXALTATA SWORD FERN	6	3 GAL., FULL	YES
	PLUMBAGO ZEYLANICA WHITE PLUMBAGO	80	3 GAL., 12" O.C.	YES
	PODOCARPUS MACROPHYLLUS PODOCARPUS HEDGE	32 15	5' HT., 18" O.C. 6' HT., 24" O.C.	NO
	PSYCHOTRIA NERVOSA WILD COFFEE	12	15 GAL.	YES
	SERENOA REPENS GREEN SAW PALMETTO	4	15 GAL., 2'-3' HT.	YES
	THUNBERGIA GRANDIFLORA BLUE SKY VINE	1 2	12' HT., ESPALIER TO WALL 7 GAL., ESPALIER TO WALL	NO
	TRACHELOSPERMUM JASMINOIDES CONFEDERATE JASMINE VINES	15	7 GAL., TRELLIS, ESPALIER TO EXISTING WALL IN FULL PATTERN	NO
+	ZAMIA INTEGRIFOLIA COONTIE	11	15 GAL.	YES

TOTAL:	331
NATIVE SPECIES:	118 (35.65%)

Landscape Legend

PROPERTY ADDRESS:	140 SEASPRAY AVENUE	
LOT AREA (SQ FT)	6,125 S.F.	
	REQUIRED	PROPOSED
LANDSCAPE OPEN SPACE (LOS) (SQ FT AND %)	2,756.25 S.F. (45% MAX)	2,778 S.F. (45.36%)
LOS TO BE ALTERED (SQ FT AND %)	NA	NA
PERIMTETER LOS (SQ FT AND %)	1,378.13 S.F. (50% MIN OF REQUIRED OPEN SPACE)	1,693 S.F. (55.51%)
FRONT YARD LOS (SQ FT AND %)	500 S.F. (40% MIN. OF FRONT YARD SPACE)	882 S.F. (70.56%)
NATIVE TREES %	30% (NUMBER OF TREES)	33.3% (1 NATIVE TREE)
NATIVE SHRUBS & VINES %	30% (NUMBER OF SHRUBS & VINES)	35.65% (118 NATIVE SHRUBS)
NATIVE GROUNDCOVER %	30% (GROUNDCOVER AREA)	100% (1,240 SF NATIVE G.C. AREA)

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SHEET L4.1

COA-25-0015

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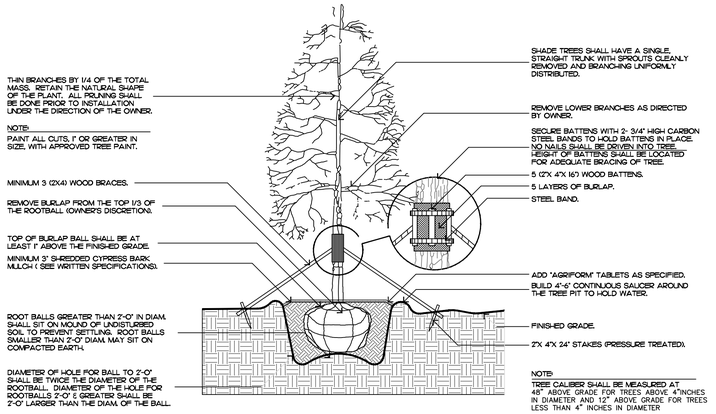
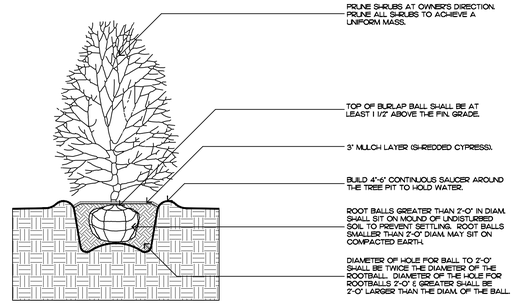
Plant Schedule



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.

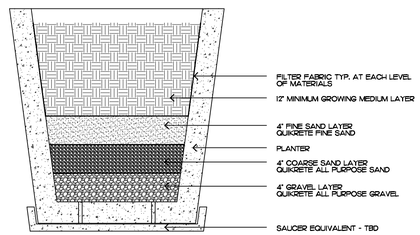
shrub planting

FILL MATERIAL SHALL CONSIST OF AT LEAST 1/3 NATIVE SOIL FROM THE HOLE DUG FOR THE PLANT. SEE SPECIFICATIONS FOR BACKFILL MIXTURE.

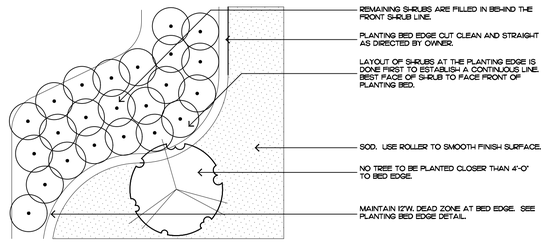
irregular and multi-stem tree

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



Typical Planter/Sediment Filtration Detail



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 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 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.

COA-25-0015

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Planting Details & Specifications

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SHEET L4.2

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Coccoloba uvifera SEAGRAPE TREE



Citrus spp CITRUS TREE



Clusia guttifera SMALL LEAF CLUSIA HEDGE



Podocarpus macrophyllus PODOCARPUS



Eugenia compacta EUGENIA TOPIARY SPHERE



Zamia integrifolia COONTIE



Dietes vegeta WHITE AFRICAN IRIS



Nephrolepis exaltata SWORD FERN

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Landscape Images



Ravenala madagascariensis TRAVELERS PALM



Ptychosperma elegans ALEXANDER PALM



Serenoa repens GREEN SAW PALMETTO



Psychotria nervosa WILD COFFEE



Plumbago zeylanica WHITE PLUMBAGO



Ficus microcarpa GREEN ISLAND FICUS



Microsorum scolopendria WART FERN



Phyla nodiflora FROG FRUIT

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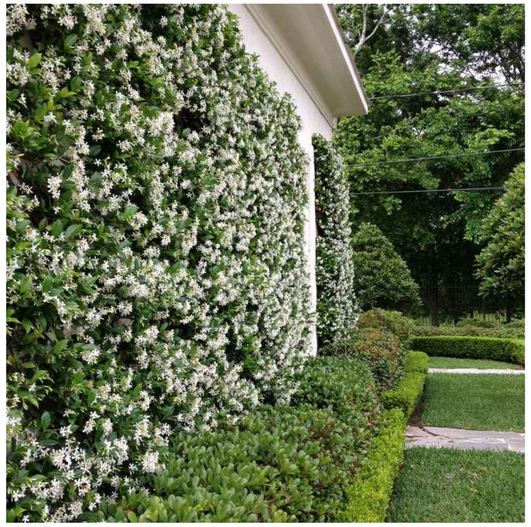
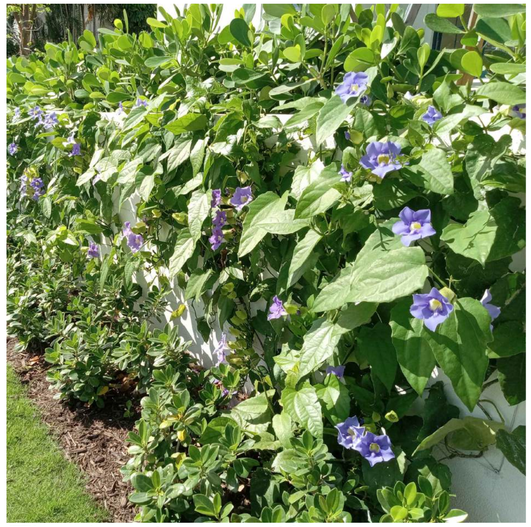


Trachelospermum jasminoides
CONFEDERATE JASMINE VINES



Thunbergia grandiflora BLUE SKY VINE

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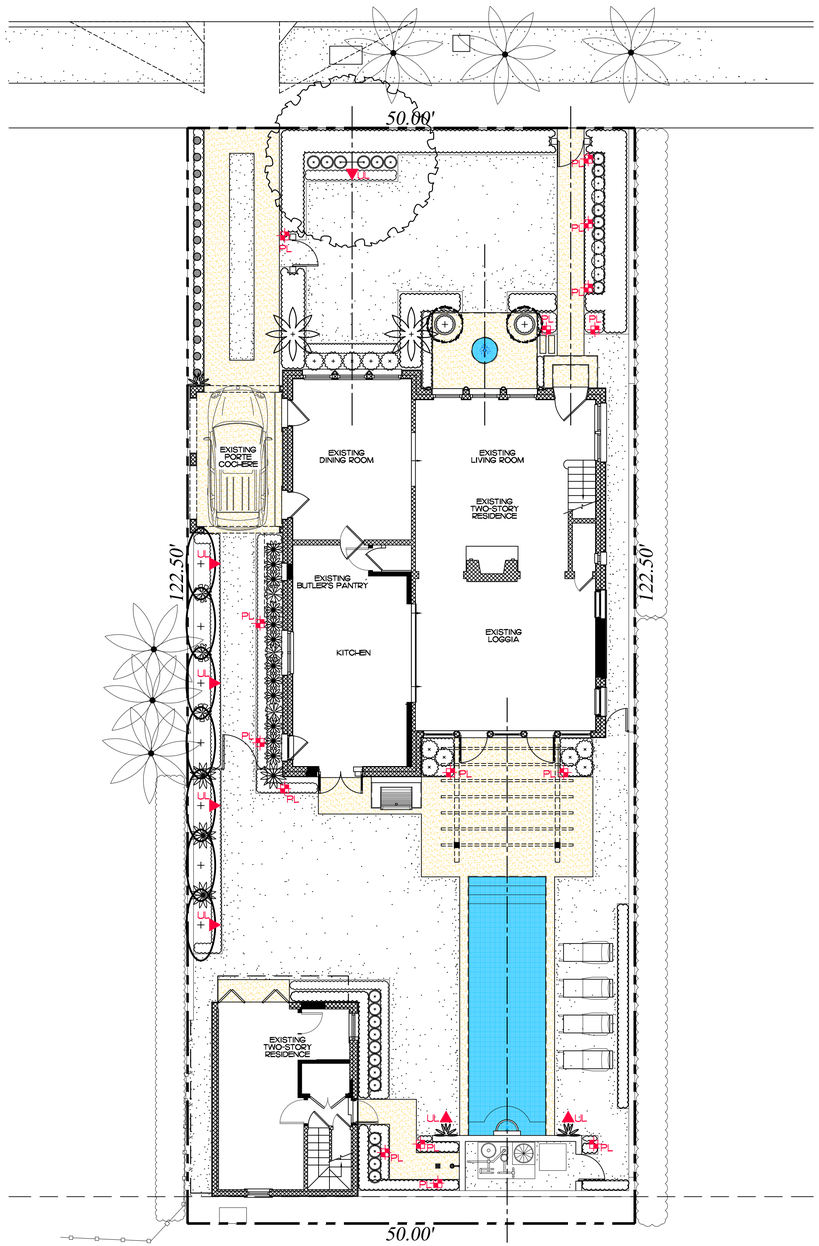
SEASPRAY AVENUE



Lighting Schedule

SYMBOL	DESCRIPTION	QTY.
▲ UL	UPLIGHT - AURORALIGHT - HSL16-R TELLURIDE BRASS - 3 WATTS - LED 3000K	7
✚ PL	PATH LIGHT - AURORALIGHT - LPL8 - CORONA BRASS FINISH - 4.5 WATTS - LED 3000K	15



UP LIGHT



PATH LIGHT

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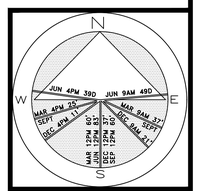

JOB NUMBER: # 25022.00 LA
DRAWN BY: Lauren Freeman

DATE: 05.15.2025
06.02.2025
06.30.2025

SHEET L5.0



COA-25-0015

NOT FOR CONSTRUCTION

Landscape Lighting Plan

SCALE IN FEET 0' 8' 16' 24'

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

Private Residence
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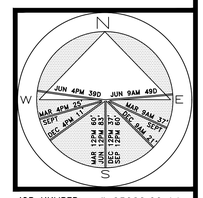

JOB NUMBER: # 25022.00 LA
DRAWN BY: Lauren Freeman

DATE: 05.15.2025
06.02.2025
06.30.2025

SHEET L6.0

64 sf.
AREA IN SQ.FT.

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Rendered Landscape Plan

SCALE IN FEET 0' 8' 16' 24'



North Elevation



South Elevation

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JOB NUMBER: # 25022.00 LA
DRAWN BY: Lauren Freeman

DATE: 05.15.2025
06.02.2025
06.30.2025

SHEET L6.1

16 sf.
AREA IN SQ.FT.

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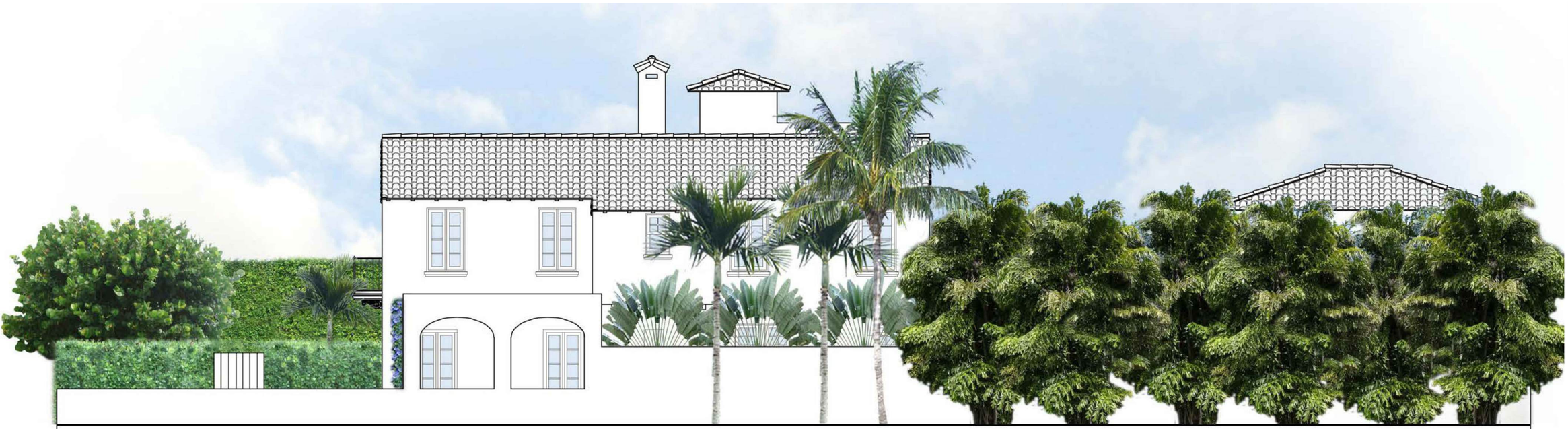
Rendered Landscape Elevations

SCALE IN FEET 0' 4' 8' 12'



West Elevation



East Elevation

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FLORIDA

JOB NUMBER: # 25022.00 LA
DRAWN BY: Lauren Freeman

DATE: 05.15.2025
06.02.2025
06.30.2025

SHEET L6.2

16 sf.
AREA IN SQ.FT.

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Rendered Landscape Elevations

SCALE IN FEET 0' 4' 8' 12'



View from Seaspray Avenue

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DATE: 06.30.2025

SHEET L6.3

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Rendered Perspective View



View from Pool to House

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Dustin@environmentdesigngroup.com

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SHEET L6.4

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Rendered Perspective View



View from House to Pool

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Dustin@environmentdesigngroup.com

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SHEET L6.5

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Rendered Perspective View

SEASPRAY AVENUE

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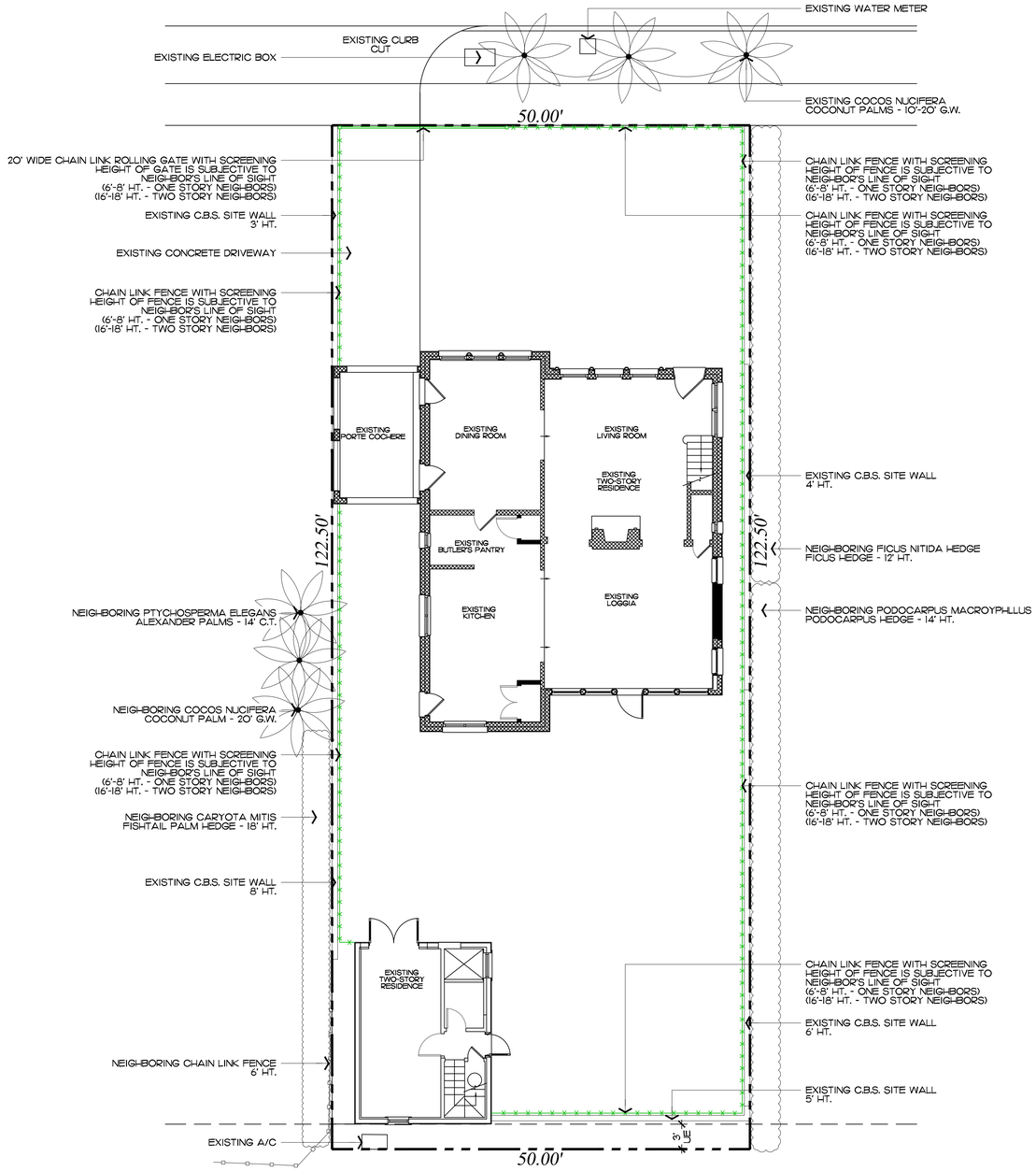

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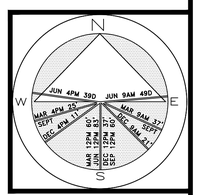

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DRAWN BY: Lauren Freeman

DATE: 05.15.2025
06.02.2025
06.30.2025

SHEET L7.0

64 sf.
AREA IN SQ.FT.

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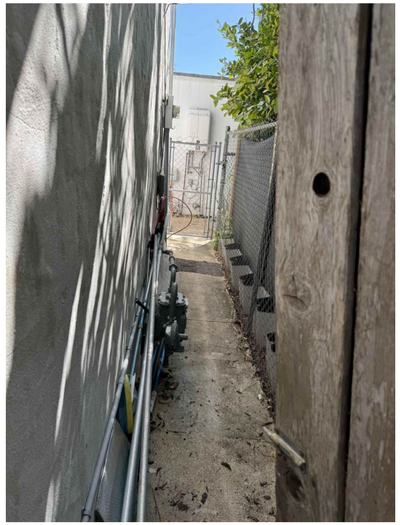
Construction Screening Plan

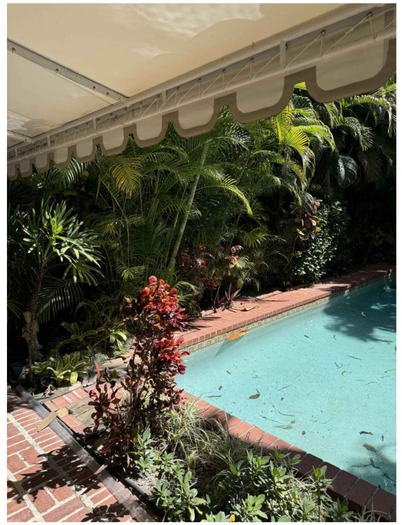
SCALE IN FEET 0' 8' 16' 24'



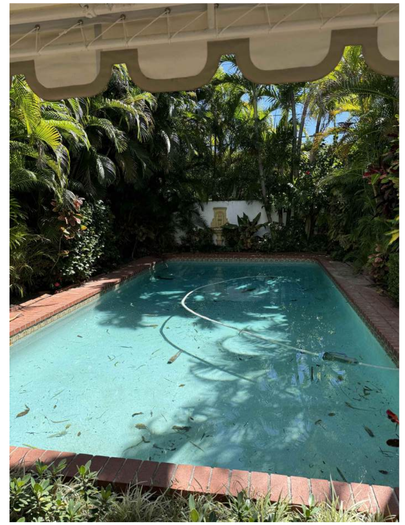
Existing East Buffer



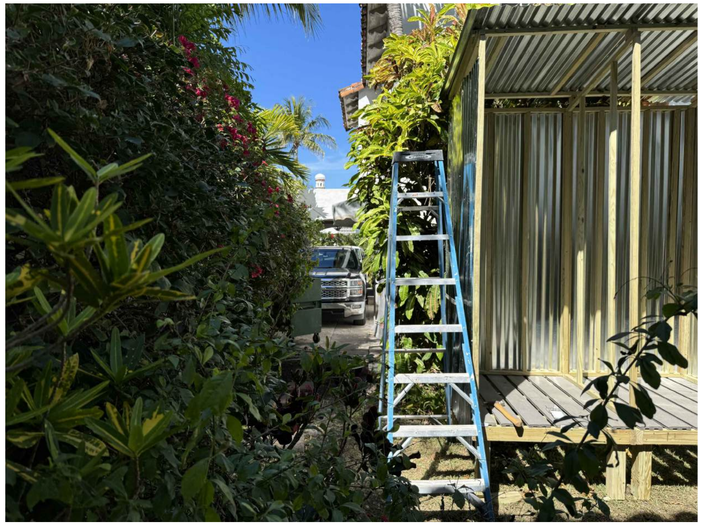
Existing East Buffer



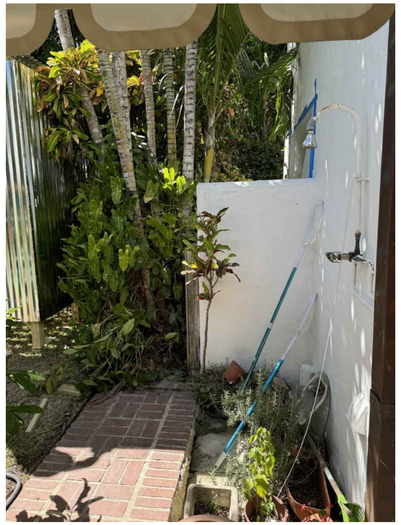
Existing East Buffer



Existing South Buffer



Existing West Buffer



Existing West Buffer



Existing West & North Buffer

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Existing Landscape Buffer Images

SEASPRAY AVENUE

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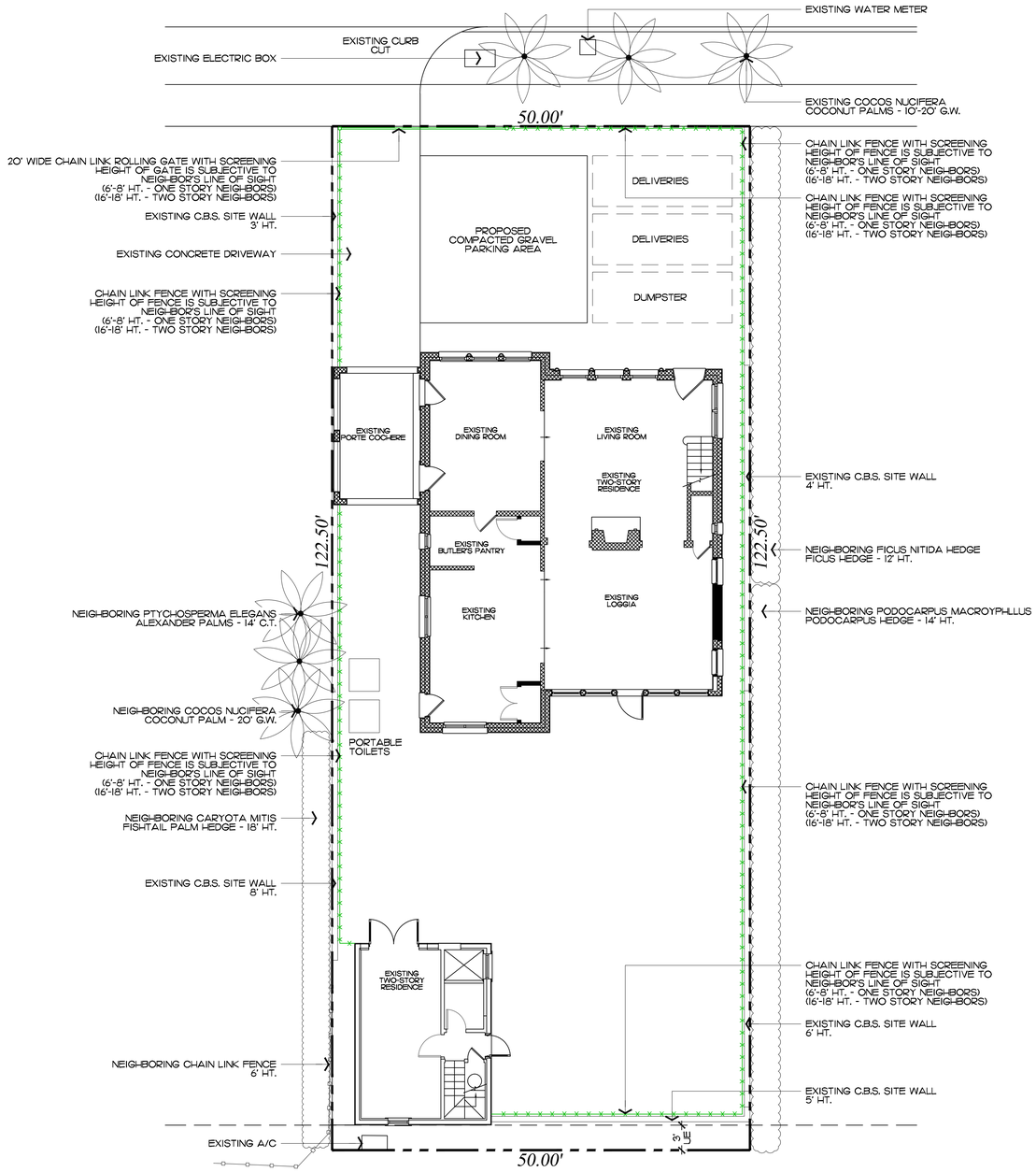

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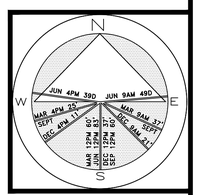

JOB NUMBER: # 25022.00 LA
DRAWN BY: Lauren Freeman

DATE: 05.15.2025
06.02.2025
06.30.2025

SHEET L7.2

64 sf.
AREA IN SQ.FT.

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Construction Staging Plan

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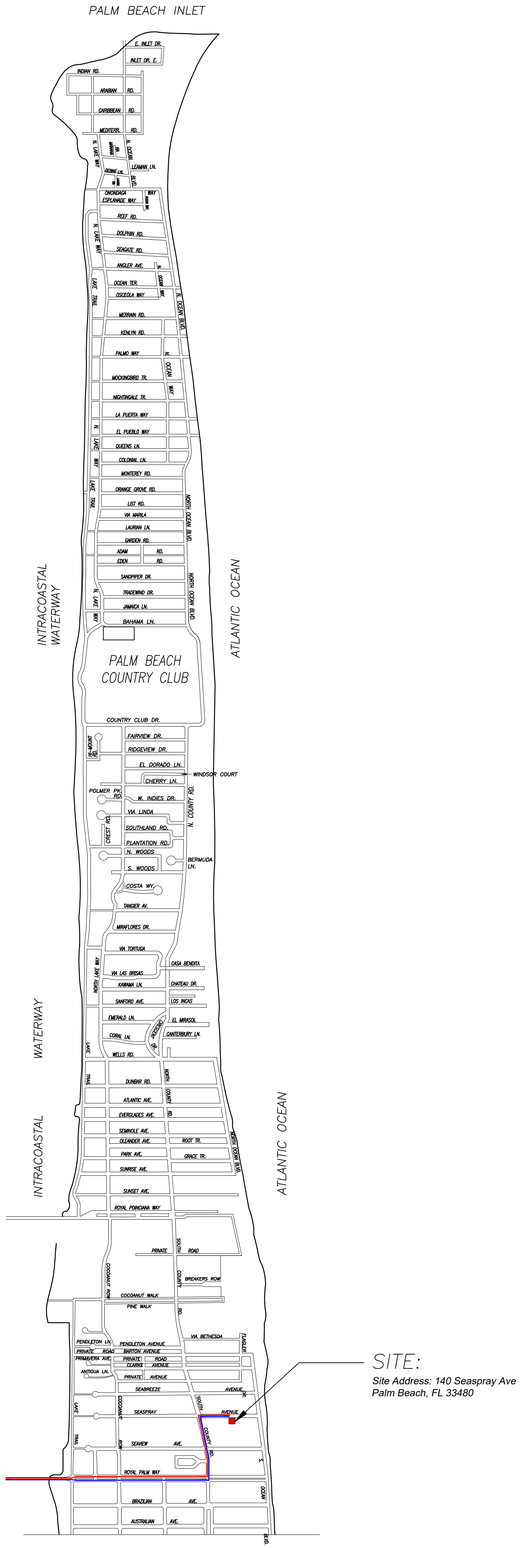

CONCEPTUAL CONSTRUCTION SCHEDULE

- JUL 16TH 2025 – TOWN COUNCIL
- AUG–SEPT 2025 – SUBMIT FOR PERMIT

- 1 MONTH–OCT 2025 – MOBILIZATION & DEMOLITION OF EXISTING STRUCTURES
- 2 MONTHS – SITE/BUILDING PREPARATION
- 1.5 MONTHS – FOUNDATION
- 2.5 MONTHS POURS – BLOCK DELIVERIES & CONC.
- 1 MONTH – ROOF TRUSS DELIVERY AND SET TRUSSES
- 1.5 MONTHS – WINDOW/DOOR DELIVERIES AND INSTALLATION
- .5 MONTH – DRY–IN
- 1.5 MONTHS – INTERIOR FRAMING
- 2 MONTHS – ROUGH–IN
- .5 MONTH – DRY WALL
- 6 MONTHS – FINISHES
- 2 MONTHS – LANDSCAPE & HARDSCAPE INSTALLATION
- 2 MONTHS – FINAL INSPECTIONS

- +/–24 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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Truck Logistics Plan

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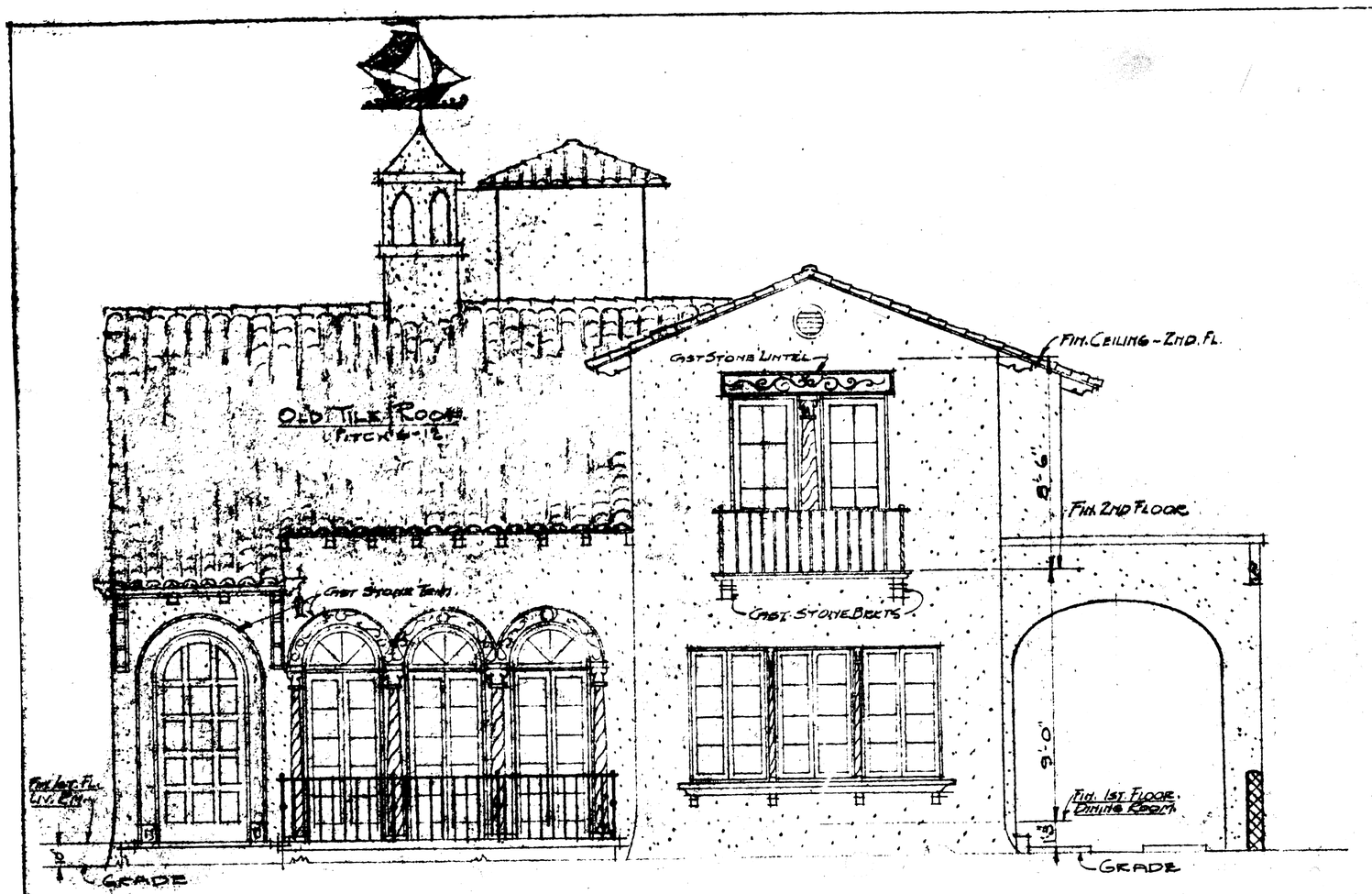
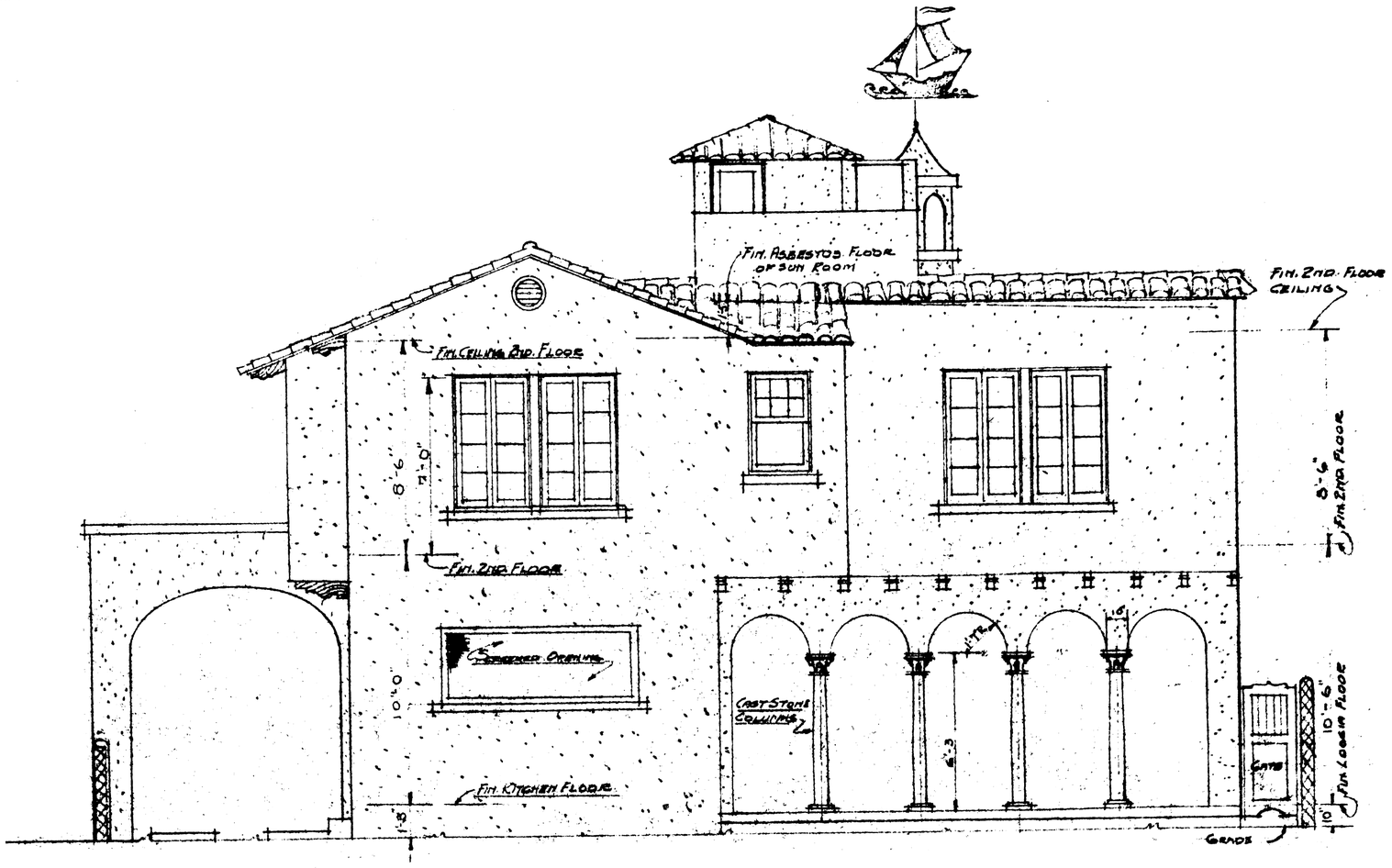


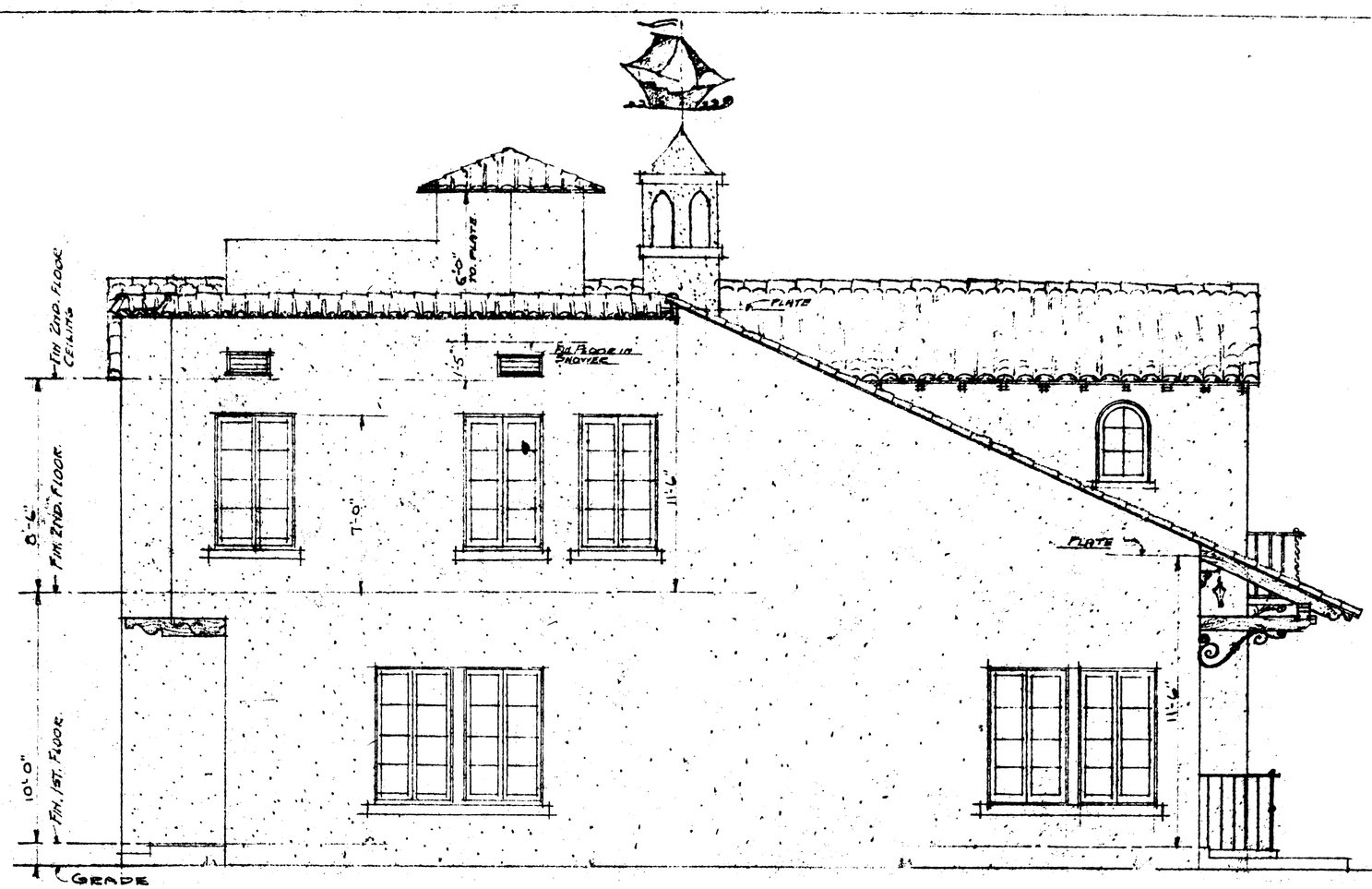
FRONT ELEVATION

RESIDENCE FOR
W.D. GROTE
PALM BEACH, FLORIDA.
E. B. WALTON, DESIGNER & BLDR.



REAR ELEVATION

RESIDENCE FOR
W. D. GROTE.
PALM BEACH, FLORIDA.
E. B WALTON, DESIGNER & BLDR.



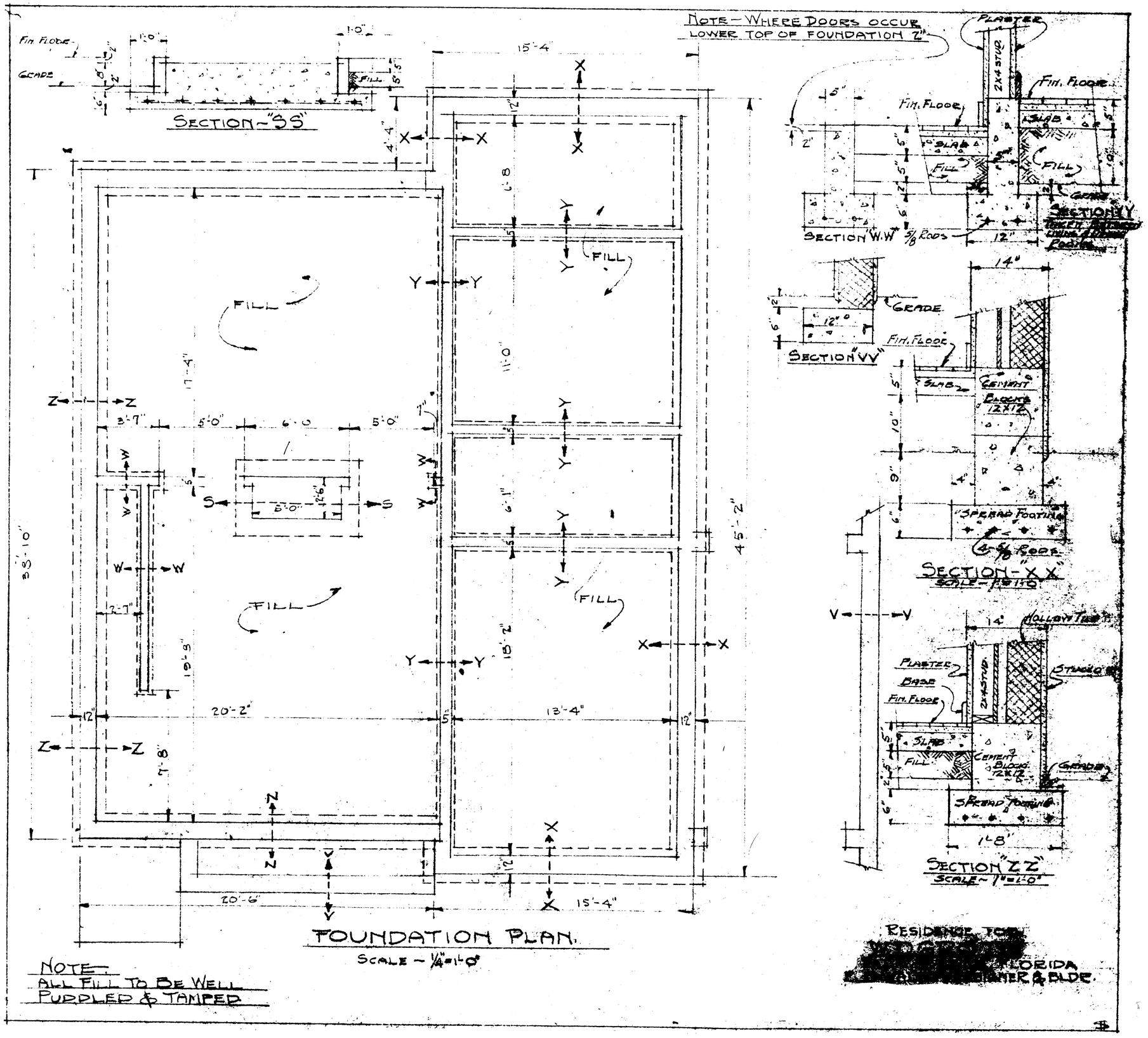
EAST ELEVATION.

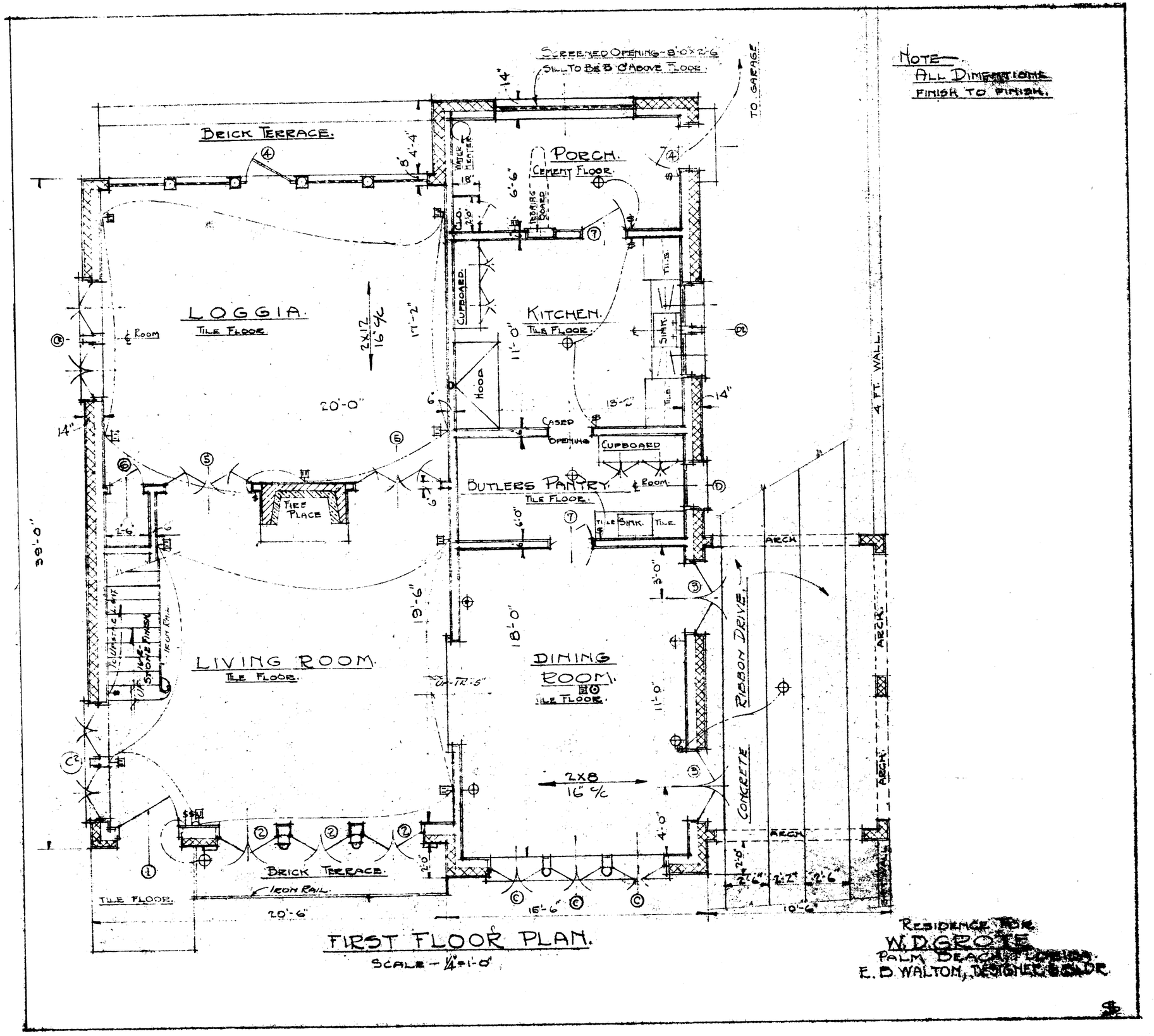
Residence for
W. D. GROTE
Palm Beach, Florida.
E. B. Walton, Designer & Bldr.



WEST ELEVATION

RESIDENCE FOR
W.D.GROTE
PALM BEACH, FLORIDA.
L. B. WALTON, DESIGNER & DLDR.


NOTE – WHERE DOORS OCCUR LOWER TOP OF FOUNDATION 2"
SECTION – "SS"
FIN. FLOOR
GRADE
FILL
SECTION "W.W"
SECTION "VV"
SECTION "XX"
SECTION "ZZ"
SECTION "YY"
PLASTER
2X4 STUD
SLAB
CEMENT BLOCKS 12X12
SPREAD FOOTING
HOLLOW TILE
STUCCO
BASE
FOUNDATION PLAN.
SCALE – 1/4"=1'-0"
NOTE –
ALL FILL TO BE WELL PUDDLED & TAMPED
RESIDENCE FOR
[redacted] FLORIDA
[redacted] & BLDR.

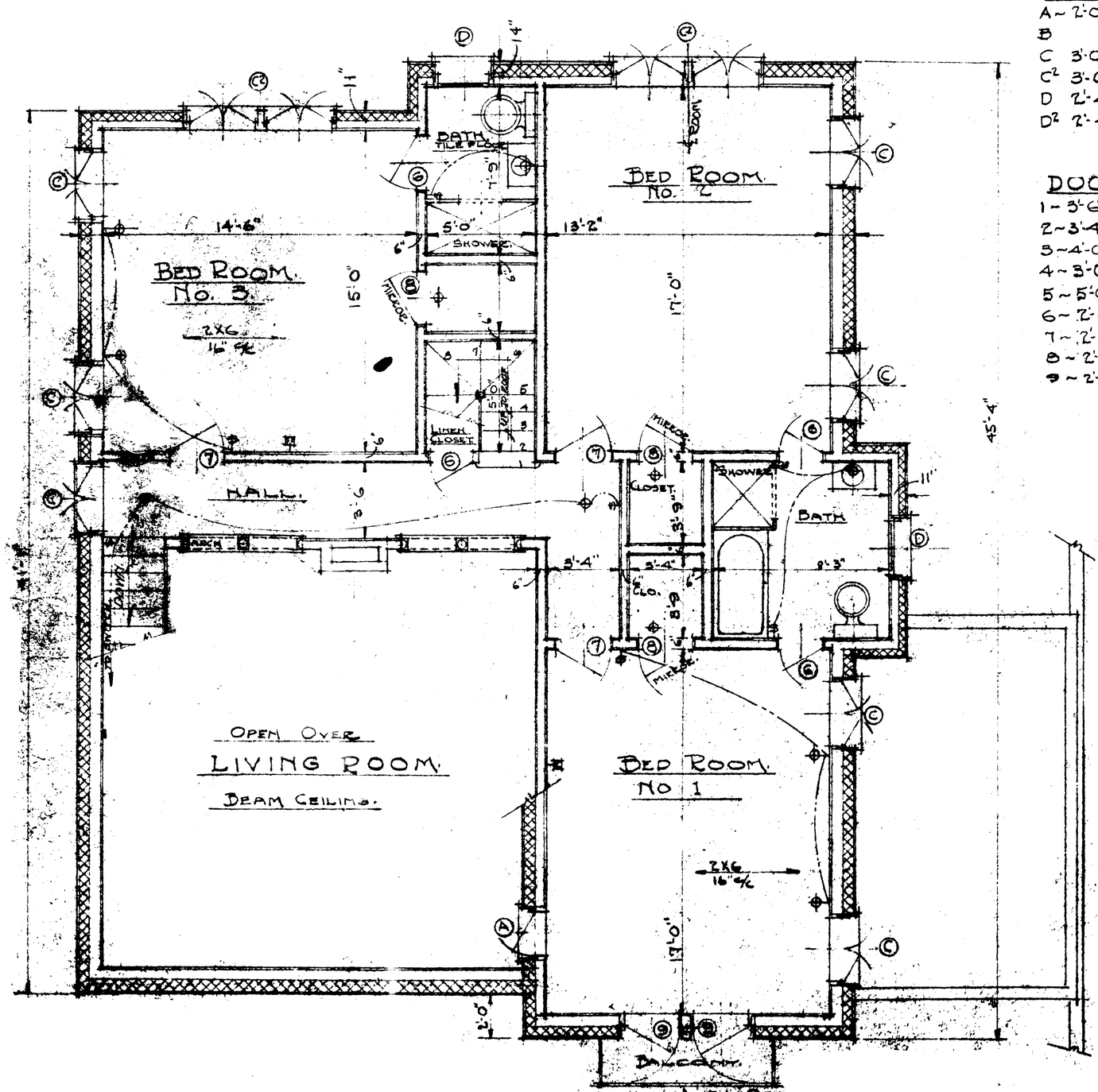


NOTE—
ALL DIMENSIONS
FINISH TO FINISH.

FIRST FLOOR PLAN.

SCALE — 1/4"=1'-0"

RESIDENCE FOR
W. D. GROTE
PALM BEACH, FLORIDA.
E. D. WALTON, DESIGNER & BLDR.



SECOND FLOOR PLAN

SCALE - ¼"-1'-0"

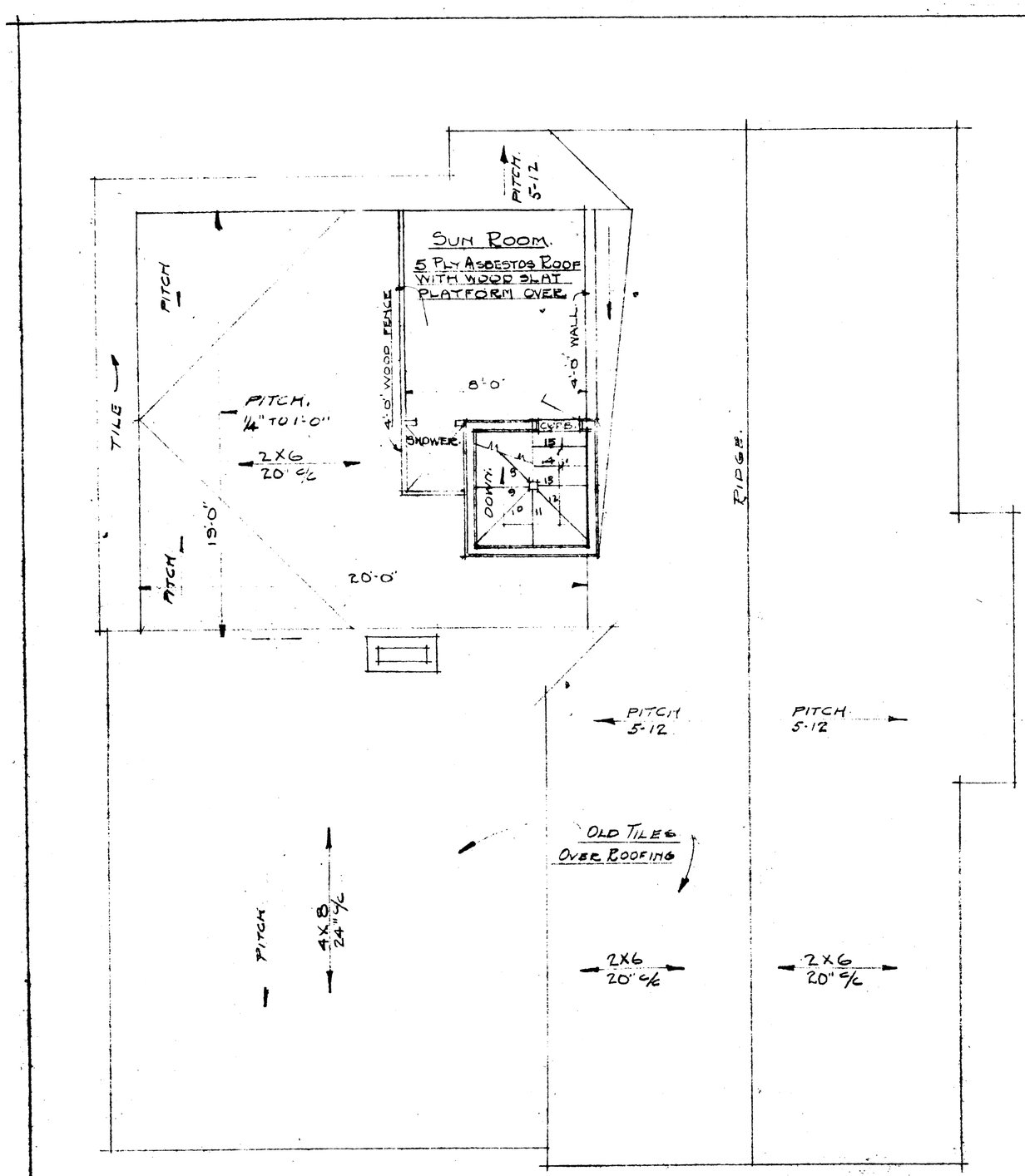
WINDOW SCHEDULE

A ~ 2'-0" X 5'-2" ~ SINGLE CASEMENT.
B
C 3'-0" X 5'-2" ~ CASEMENT ~ PR. SASH.
C² 3'-0" X 5'-2" ~ " MULL.
D 2'-4" X 3'-10" ~ D.H. WD.
D² 2'-4" X 3'-10" ~ " " " MULL.

DOOR SCHEDULE

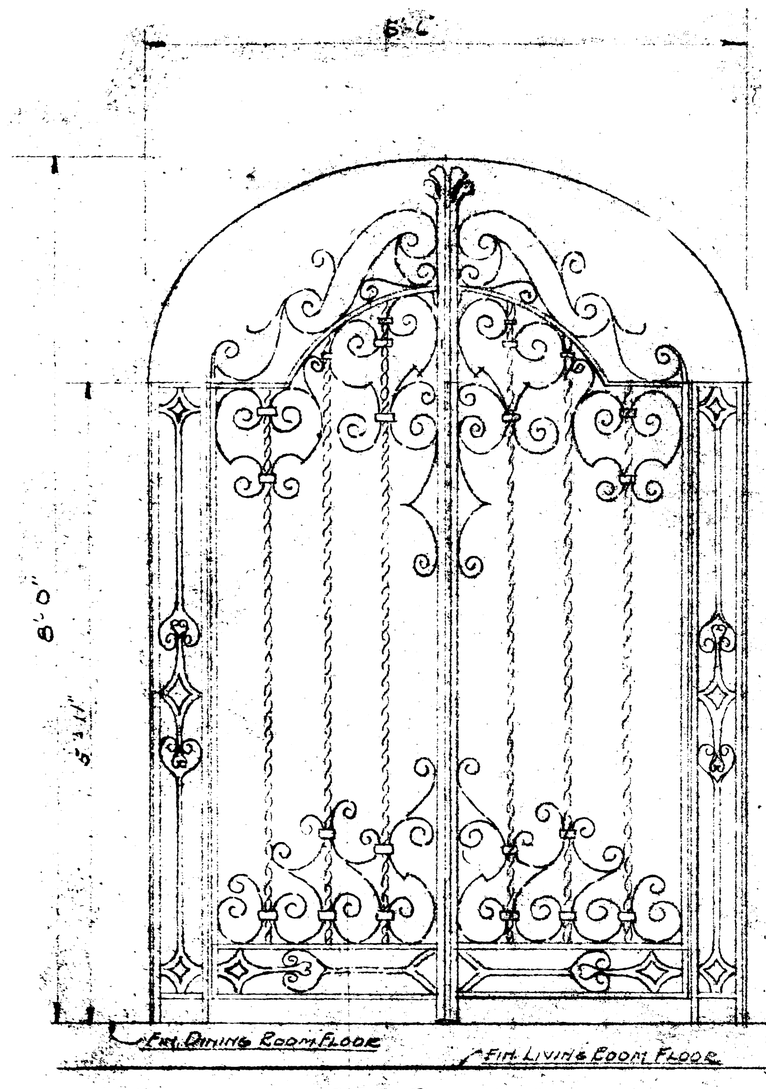
1 ~ 3'-6" X 7'-6" ~ OUTSIDE DOOR, CIR. TOP
2 ~ 3'-4" X 6'-7" ~ FR. DR'S, CIR. TR. OVER.
3 ~ 4'-0" X 7'-0" ~ PR. FRENCH DOORS.
4 ~ 3'-0" X 7'-0" ~ SCREEN DOOR.
5 ~ 5'-0" X 7'-0" ~ 2 LEAF PR DOOR
6 ~ 2'-0" X 6'-8" ~ INSIDE DOOR.
7 ~ 2'-8" X 6'-8" ~ " "
8 ~ 2'-6" X 6'-8" ~ MIRROR "
9 ~ 2'-6" X 7'-0" ~ SINGLE FR. DOOR.

RESIDENCE FOR
W. D. GROTE,
PALM BEACH, FLORIDA.
E. D. WALTON, DESIGNER & BLDR.



ROOF PLAN.

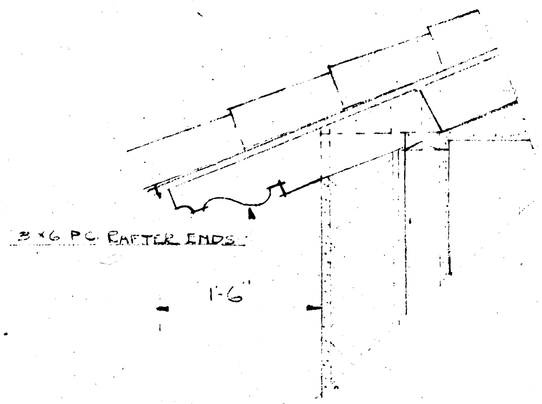
RESIDENCE FOR
W. D. GROTE
PALM BEACH, FLORIDA
E. B. WALTON, DESIGNER & BLDR.



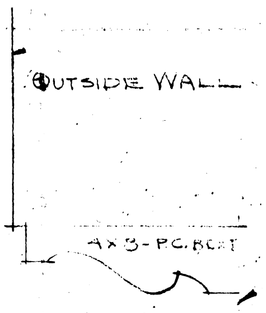
DETAIL OF W.I. GATE BETWEEN LIVING ROOM & DINING ROOM.

SCALE - 1½ 1'-0"

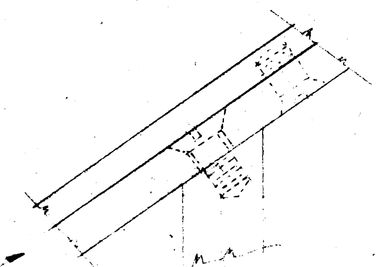
RESIDENCE FOR
W.D. GROTE
PALM BEACH, FLORIDA.
E.B. WALTON - BLDR & DESIGNER



TYPICAL SECTION
THRU CORNICE
SCALE - 1"=1'-0"

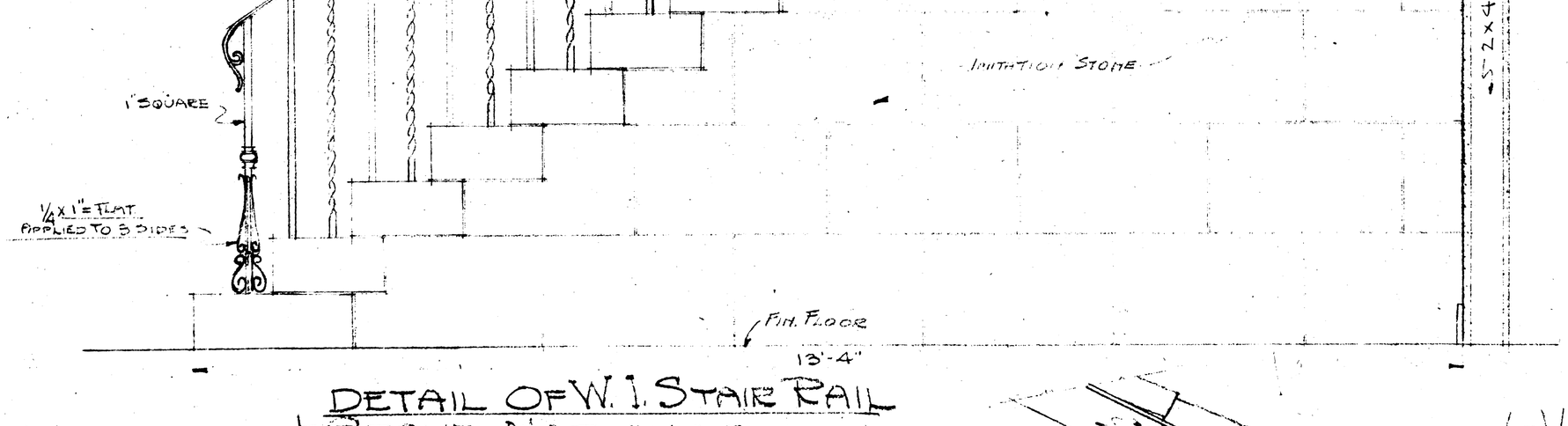


DETAIL OF BEAM
UNDER OVERHANG
IN REAR.
SAME DETAIL FOR LONGEL
ONE & ONE VAULT BATH.

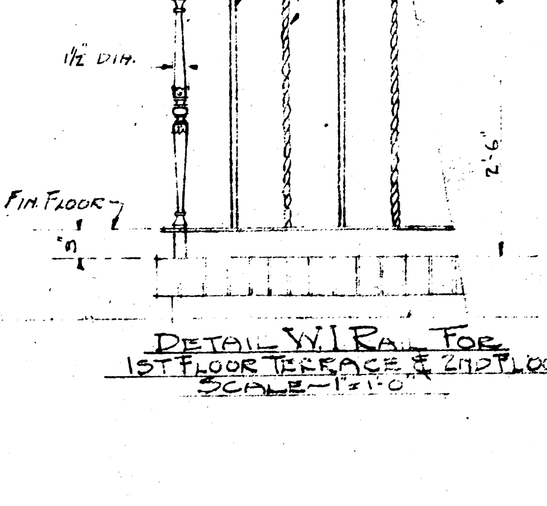




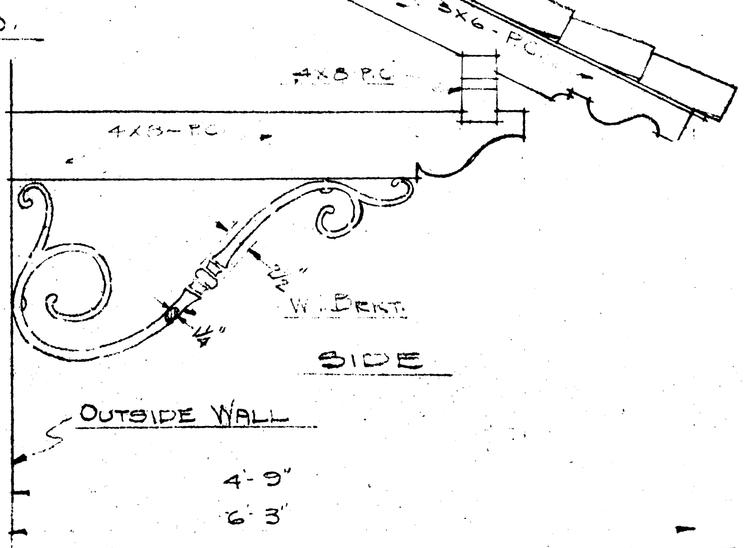
F.S. DETAIL (1/4 x 3/4 FLAT
OF TOP RAIL



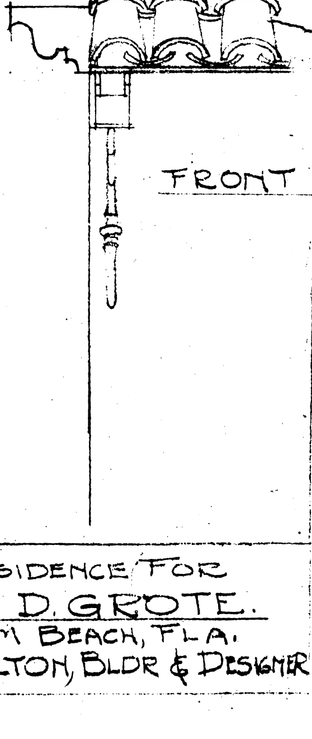
DETAIL OF W.I. STAIR RAIL
& STONE MARKINGS.
SCALE - 1" = 1'-0"



DETAIL W.I. RAIL FOR
1ST FLOOR TERRACE & 2ND FLOOR BALL
SCALE - 1" = 1'-0"



SIDE



OUTSIDE WALL

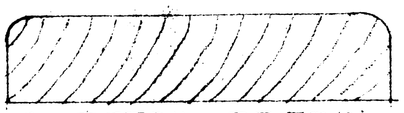
4'-9"
6'-3"

DETAIL OF ROOF, RAFTERS, & W.I. BRACKET
OVER FRONT ENTRANCE
SCALE 1" = 1'-0"

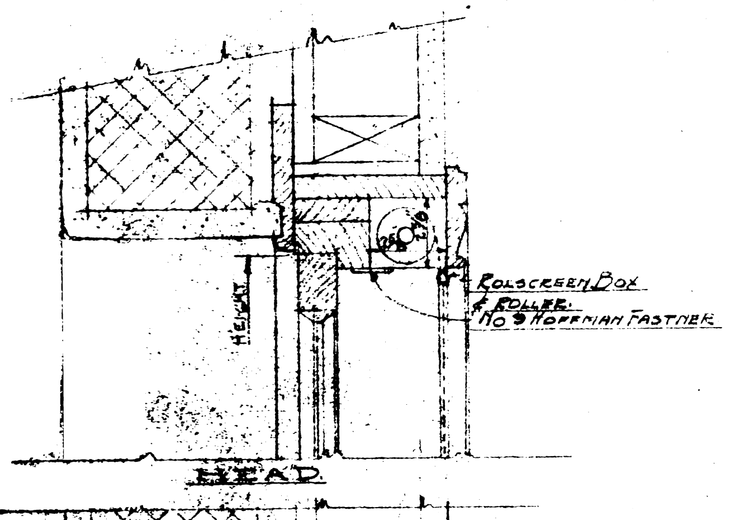
RESIDENCE FOR
W. D. GROTE.
PALM BEACH, FLA.
E. B. WALTON, BLDR & DESIGNER

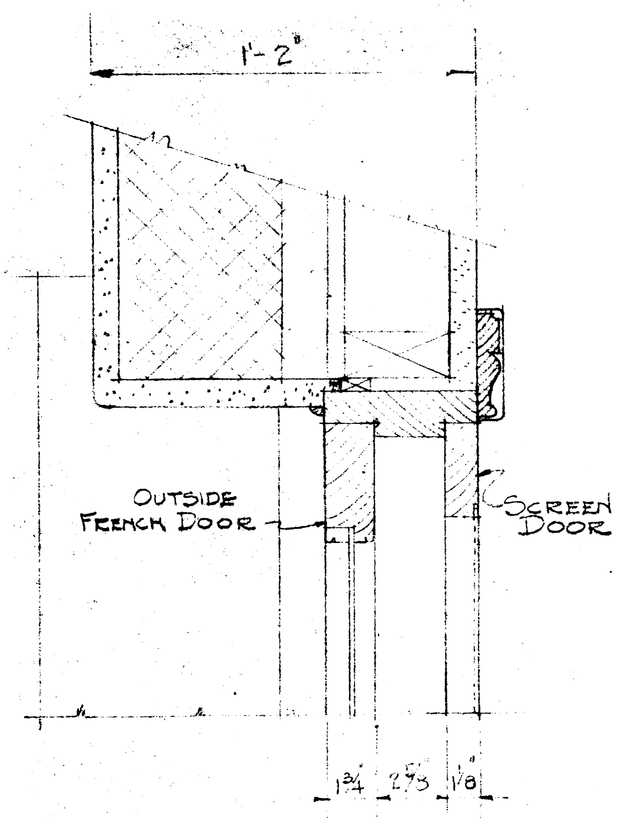


F.S. DETAIL OF MOLDED TRIM FOR L.R & D.ROOM.

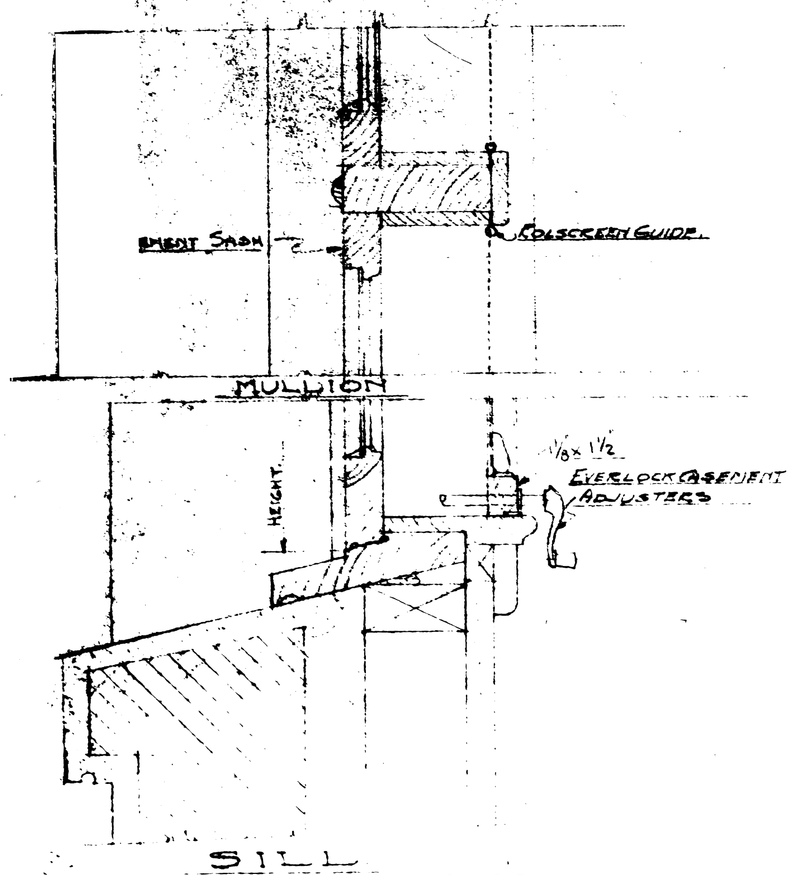


F.S. DETAIL OF TRIM FOR 2ND FLOOR, KITCHEN & PANTRY.

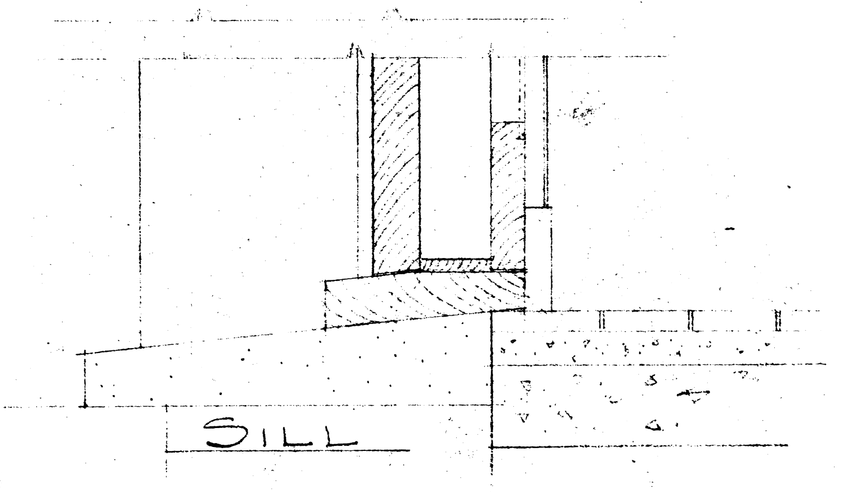




HEAD & JAMB SECTION.



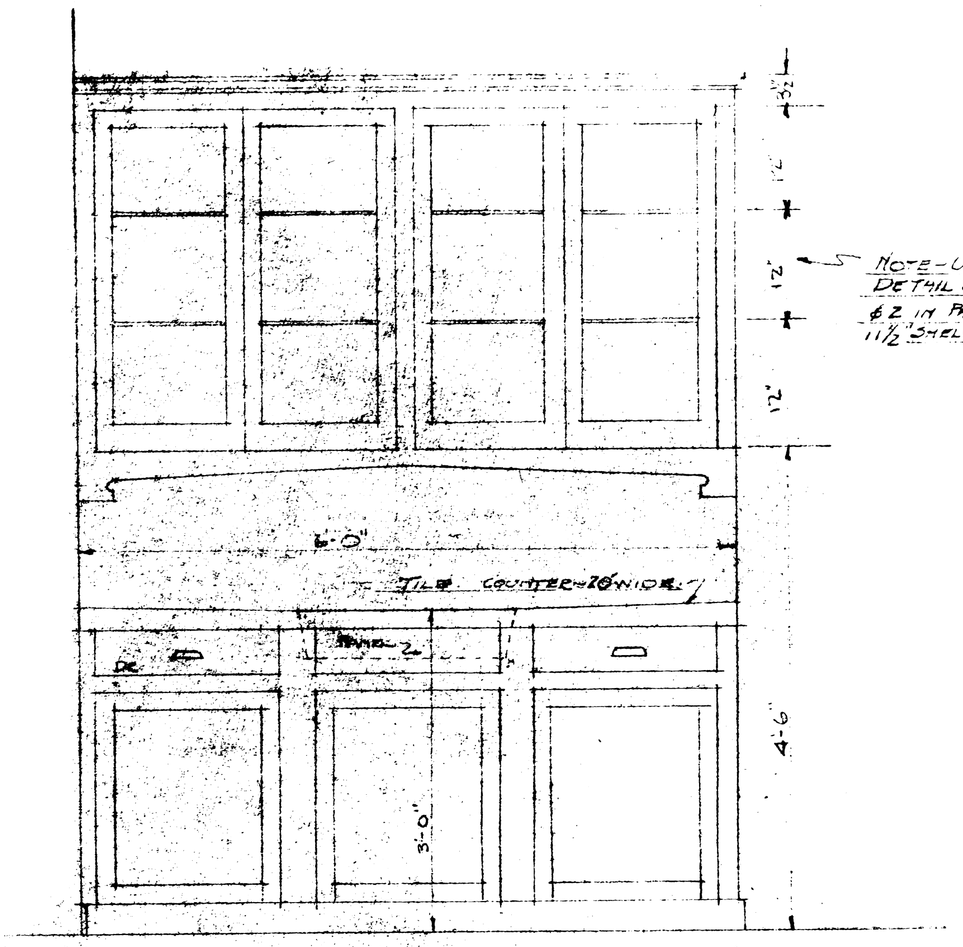
5" DETAIL OF CASEMENTS.



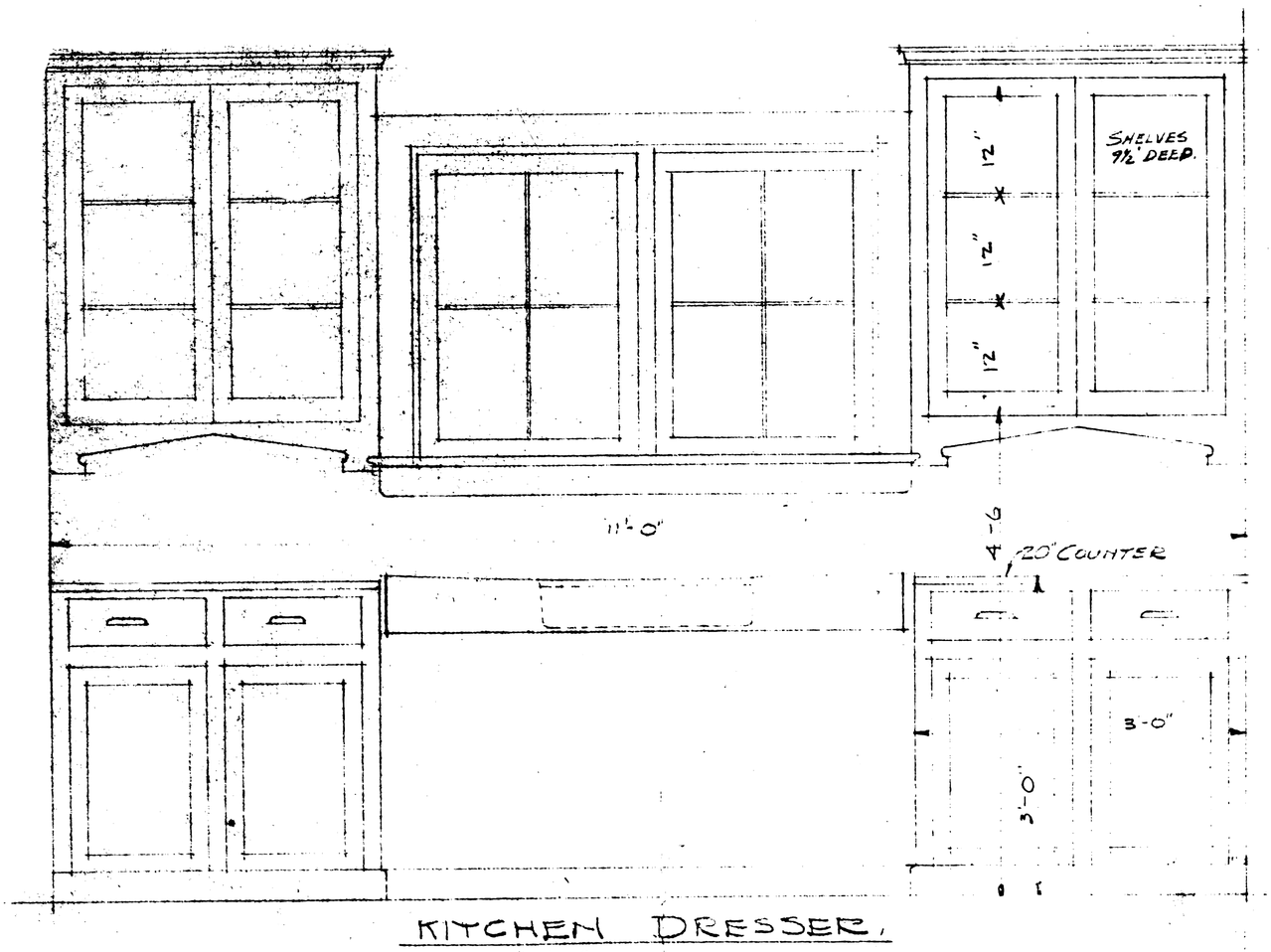
SILL

3" DETAIL OF FRENCH DOORS.

W.D.GROTE - RES.

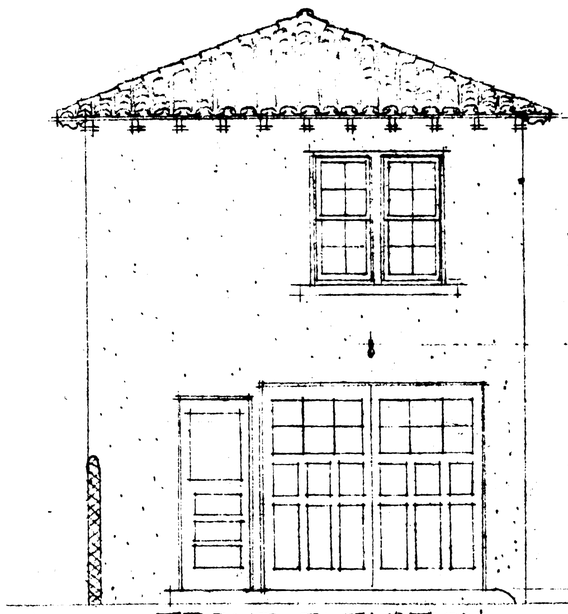


DRESSER FOR
BUTLERS PANTRY.
1"=1'-0"



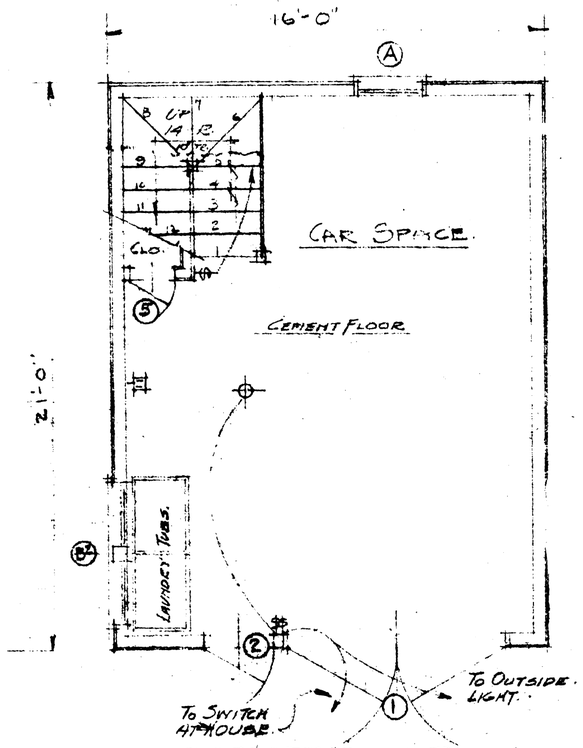
KITCHEN DRESSER.
1"=1'-0"

RESIDENCE FOR W. D. GROTE.

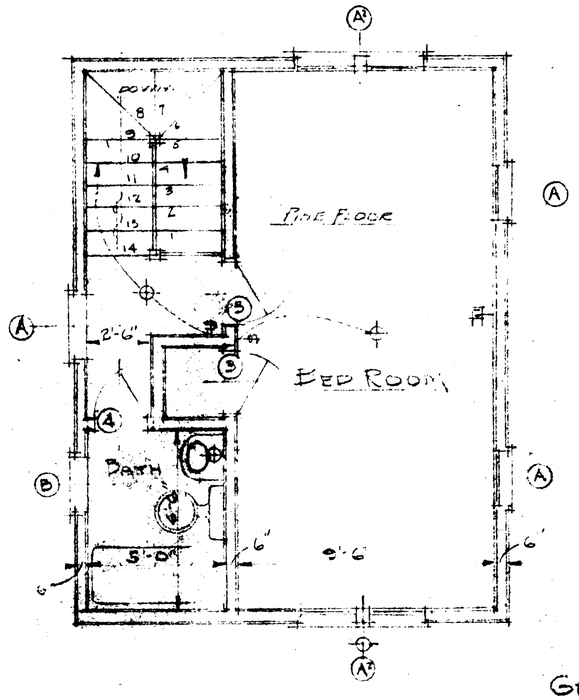


FRONT-ELEVATION.

A - 2'-0" X 4'-6" D.H. WINDOW.
A² - 2'-0" X 4'-6" " " " MULL
B - 2'-0" X 3'-2" " " "
B² - 2'-0" X 3'-2" " " " MULL
1 - 8'-0" X 7'-6" PR. GARAGE DOORS
2 - 2'-6" X 7'-0" - OUTSIDE DOOR.
3 - 2'-4" X 6'-8" - INSIDE DOOR
4 - 2'-0" X 6'-8" - " "
5 - 1'-8" X 6'-8" - " "

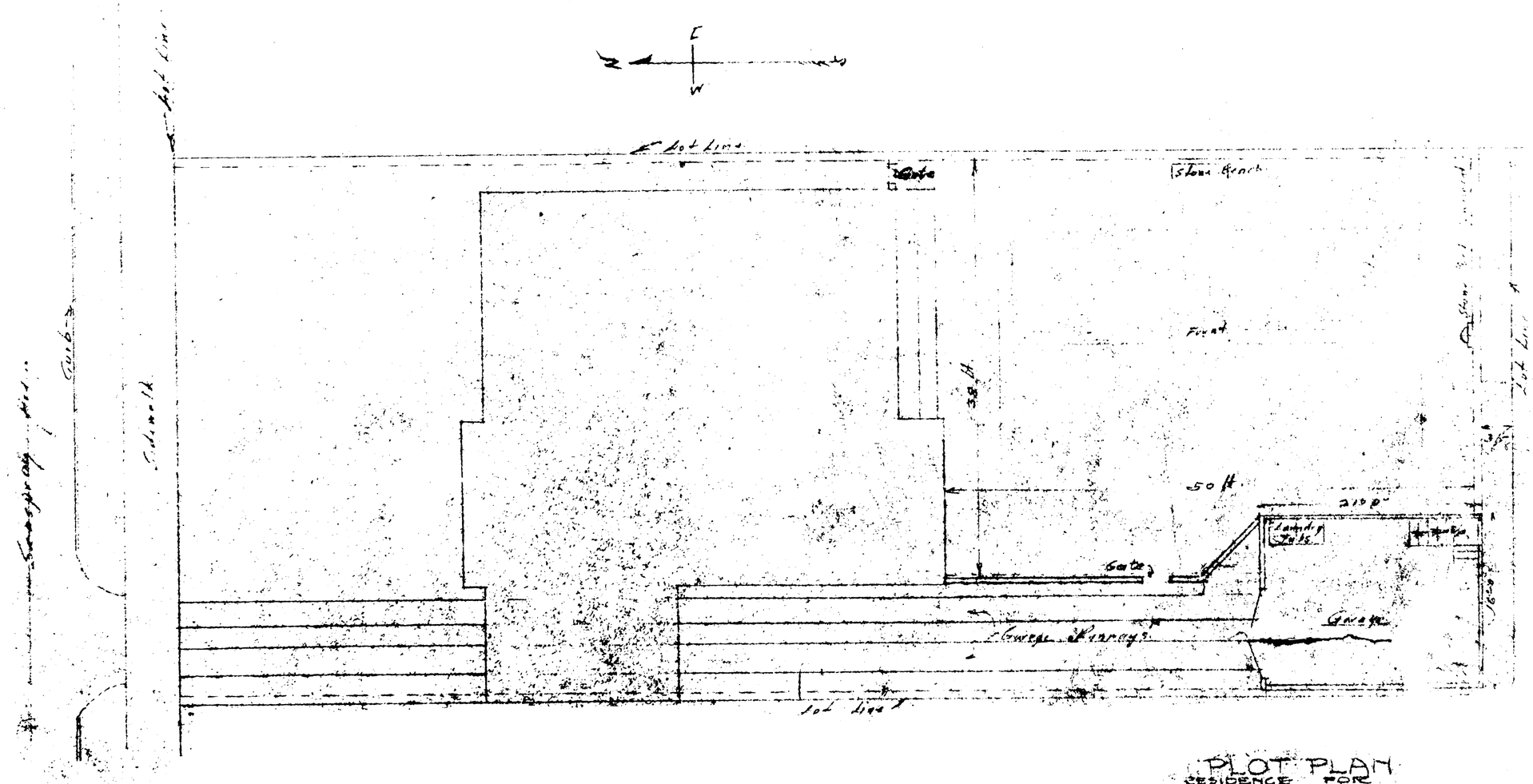


FIRST-FLOOR-PLAN.



SECOND-FLOOR-PLAN

GARAGE PLAN
RESIDENCE FOR
W. D. GEOTE.
PALM BEACH, FLORIDA.
E. B. WALTON, DESIGNER & BLDR.



PLOT PLAN
RESIDENCE FOR
MR. W.D. GROTE
PALM BEACH, FLA

140 Seaspray Avenue



DESIGNATION REPORT

WEDNESDAY, NOVEMBER 18, 1998

Landmarks Preservation Commission
Palm Beach, Florida

DESIGNATION REPORT

140 Seaspray Avenue

Table of Contents

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VIII. PHOTOGRAPHY

IX. SELECTED BIBLIOGRAPHY

Report produced by Research Atlantica, Inc.

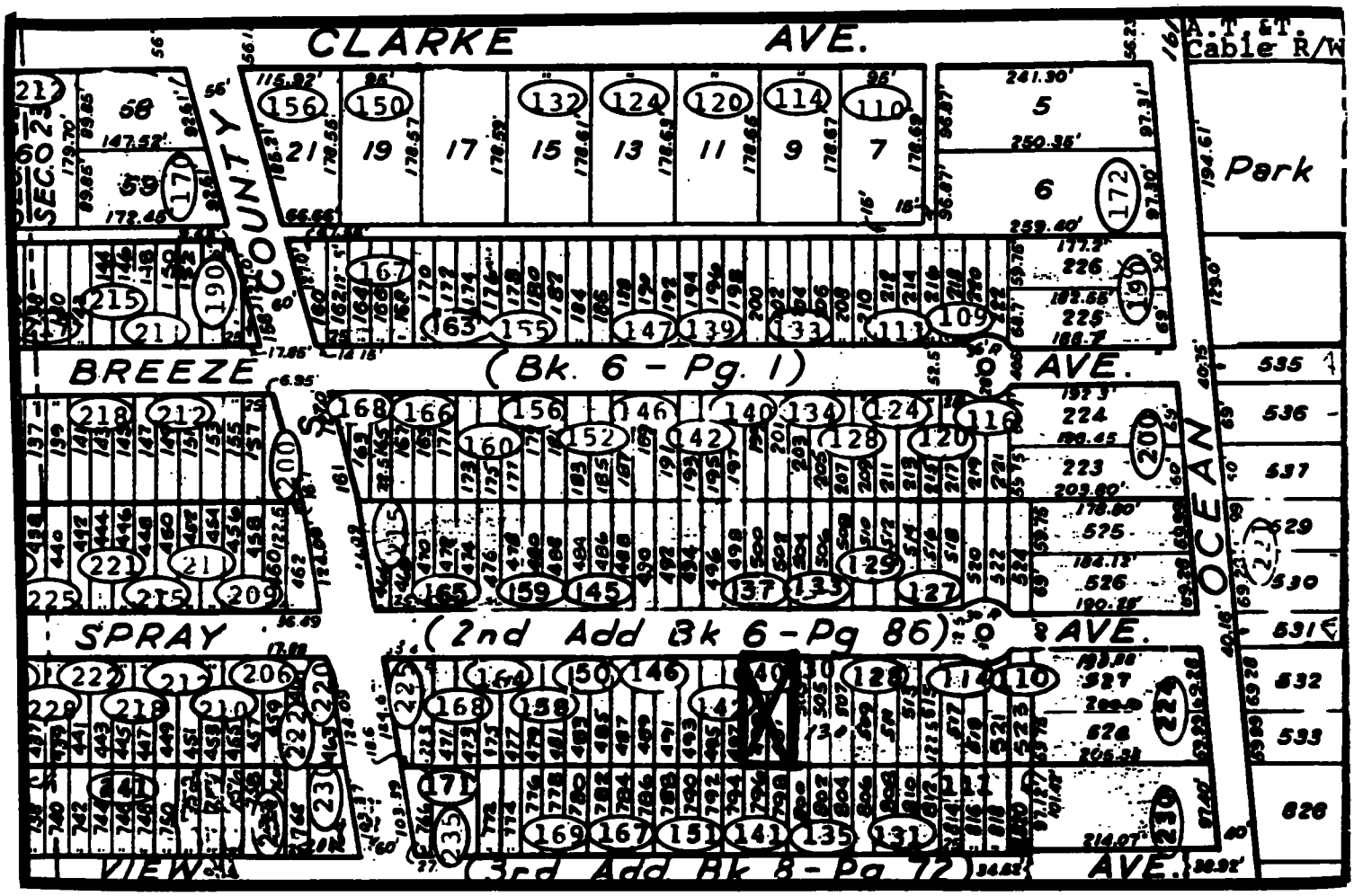
Report edited by Timothy M. Frank, AICP, Planner/Projects Coordinator, Town of Palm Beach.

I. GENERAL INFORMATION

Location:	140 Seaspray Avenue Palm Beach, Florida
Date of Construction:	1928
Principal Architect:	E.B. Walton
Present Owner:	George S. & Lily Rovin
Present Use:	Residential
Present Zoning:	R-B
Palm Beach County Tax Folio Number:	50-43-43-22-07-000-4990-001
Current Legal Description:	Poinciana Park 2nd Addition LTS 499 & 501

Classification in the "Historic Building Survey of Palm Beach of 1997: A very agreeably composed Mediterranean Revival house with features most often found in larger houses. The cast stone arcade is especially noteworthy. It is representative of the work of E.B. Walton.

140 SEASPRAY AVENUE



SITE NAME: G.S. & L. Rovin, House
HISTORIC CONTEXTS: Boom Times
NAT. REGISTER CATEGORY: Building
OTHER NAMES OR MSF NOS: none
COUNTY: Palm Beach OWNERSHIP TYPE: Private-individual
PROJECT NAME: Town of Palm Beach, Historic Sites Survey DHR NO:
LOCATION:
ADDRESS: 140 Seaspray Avenue CITY: Town of Palm Beach
VICINITY OF/ROUTE TO: On the south side of Seaspray Avenue between South Ocean Blvd. and South County Road.
SUBDIVISION: Poinciana Park BLOCK NO: LOT NO: 499,501
PLAT OR OTHER MAP:
TOWNSHIP: 43 RANGE: 43 SECTION: 23 1/4: 1/4-1/4:
IRREGULAR SEC? yes LAND GRANT:
USGS 7.5' MAP: Palm Beach Quadrangle 1946 PR 1983
UTM: ZONE: EASTING: NORTHING:
COORDINATES: LATITUDE: LONGITUDE:

HISTORY
ARCHITECT: E. B. Walton
BUILDER: E.B. Walton
CONST DATE: 1928 CIRCA: RESTORATION DATE (S):
MODIFICATION DATE (S):
MOVE: DATE: ORIG LOCATION:
ORIGINAL USE (S): Residence-private
PRESENT USE (S): Residence-private

DESCRIPTION
STYLE: Mediterranean Revival
PLAN: EXTERIOR: irregular
INTERIOR:
NO: STORIES: 2 OUTBUILDINGS: 1 PORCHES: 2 DORMERS:
STRUCTURAL SYSTEM (S): ~~wood frame~~
EXTERIOR FABRIC (S): ~~stucco~~ hollow clay tile (corrected at meeting)
FOUNDATION: TYPE: continuous MATLS: concrete
INFILL:
PORCHES: open entry-N., 2nd story balconet-N.
ROOF: TYPE: side & front gable SURFACING: barrel tile
SECONDARY STRUCT.: flat
CHIMNEY: NO: 1 MATLS: stucco LOCNS: central ridge
WINDOWS: 6/6 DHS, fixed, casement

EXTERIOR ORNAMENT: exposed rafters, cast stone, columns, wrought iron,
CONDITION: excellent SURROUNDINGS: residential
NARRATIVE: Engaged spiral columns & porte cochere add to the design integrity

ARCHAEOLOGICAL REMAINS AT THE SITE
FMSF ARCHAELOGICAL FORM COMPLETED? Y X N (IF Y, ATTACH)
ARTIFACTS OR OTHER REMAINS none observed

RECORDER'S EVALUATION OF SITE
AREAS OF SIGNIFICANCE: architecture

ELEGIBLE FOR NAT. REGISTER?	Y	N	LIKELY, NEED INFO x	INSF INF
SIGNF. AS PART OF DISTRICT?	Y	N	LIKELY, NEED INFO x	INSF INF
SIGNIFICANT AT LOCAL LEVEL? x	Y	N	LIKELY, NEED INFO	INSF INF

SUMMARY ON SIGNIFICANCE
A very agreeably composed Mediterranean Revival house with features most often found in larger houses. The cast stone arcade is especially noteworthy. It is representative of the work of E. B. Walton.

* * *DHR USE ONLY * DHR USE ONLY*
*
* DATE LISTED ON NR _____ *
* KEEPER DETERMINATION OF ELIG. (DATE): -YES _____ -NO_____ *
* HPO EVALUATION OF ELIGIBILITY (DATE): -YES _____ -NO_____ *
* LOCAL DETERMINATION OF ELIG. (DATE): -YES _____ -NO_____ *
* OFFICE _____ *
*
* * * * DHR USE ONLY* DHR USE ONLY* * * *

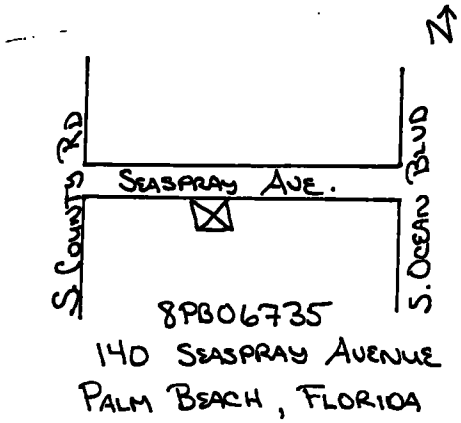
RECORDER INFORMATION: NAME F Jane M S. L Day
DATE: MO 01 YR 1997 AFFILIATION Research Atlantica, Boca Raton, Florida

PHOTOGRAPHS
LOCATION OF NEGATIVES Town of Palm Beach
NEGATIVE NUMBERS roll #6, neg. #6

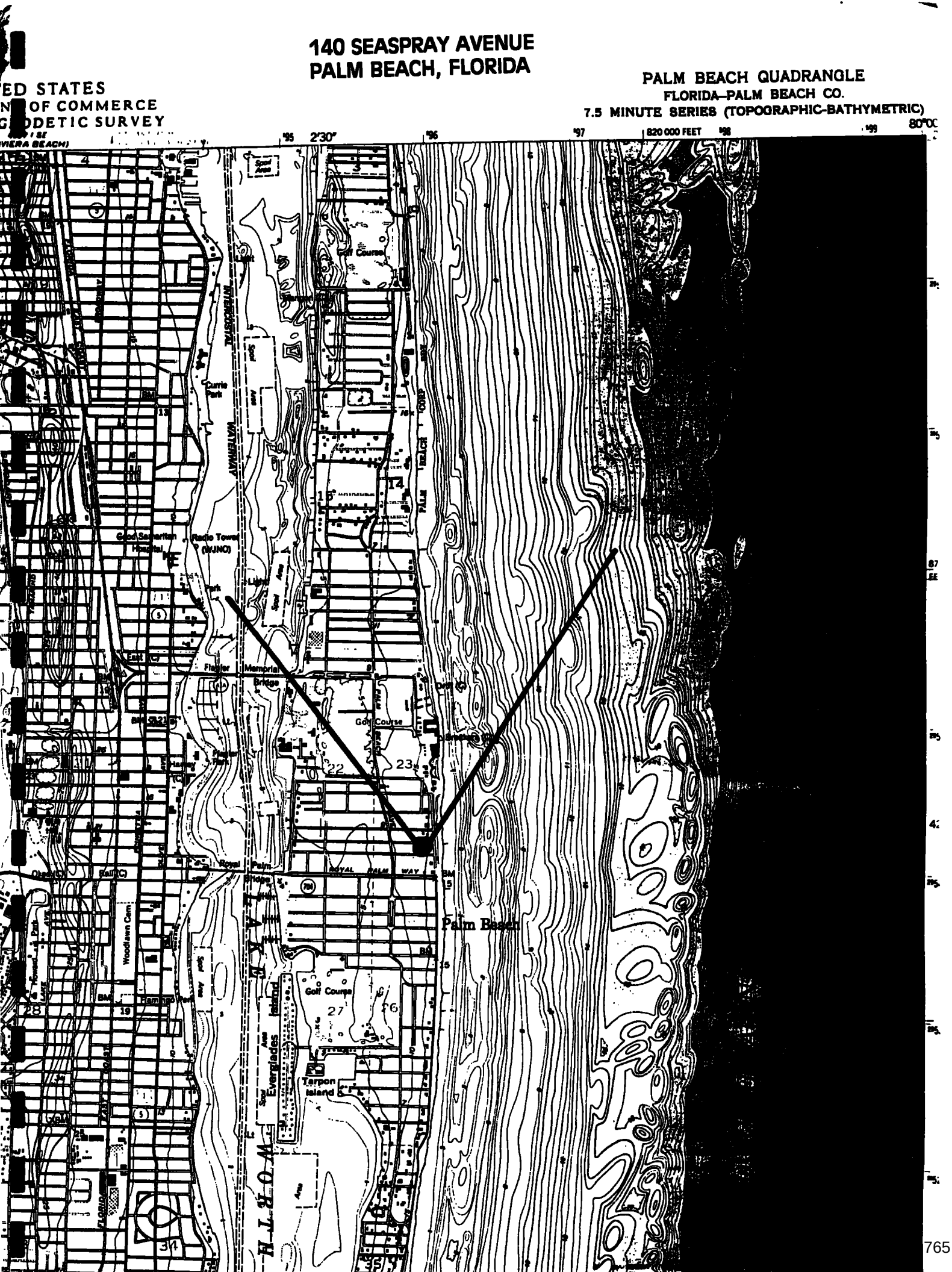
PHOTOGRAPH



MAP



140 SEASPRAY AVENUE
PALM BEACH, FLORIDA



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III. ARCHITECTURAL INFORMATION

The house located at 140 Seaspray Avenue is designed in the Mediterranean Revival style. The style refers to the rich architectural traditions commonly found in the countries and cultures that border the Mediterranean Sea, primarily Italy, Spain and Northern African Moors. Noteworthy features of the Mediterranean Revival style include a variety of elaborations and decorative stucco applications.

corrected to hollow clay tile at meeting

The two-story wood frame residence is covered with stucco. The arched entryway is emphasized by a multi-paneled and arched wooden door surrounded by a smooth raised band of tinted cast stone topped with a keystone. An additional focal point on the entrance facade is the ribbon of full-length arched fixed windows. Spiral pilasters and decorative lintels, similarly tinted, add a dramatic touch to these windows. The lintels include floral decorations and crests.

Spiral pilasters also separate a ribbon of three rectangular-shaped 20 light casement windows on the ground floor. Above these windows is a cantilevered balcony with wrought iron railing which is supported by cast stone brackets. French doors within the balcony are topped with a decorative lintel and separated by spiral pilasters. Additional windows throughout the house include unadorned 4/4 and 6/6 double hung sash windows either rectangular or arched. Canvas awnings protect some of the windows on the east and west facade. A simple louvered attic vent is found below the roof line on the front (north) facade.

Barrel tile covers the roof which is predominately gabled. The entryway is covered with a shed roof. A flat roof outlined by a row of barrel tile covers a portion of the southeastern section of the residence. Decorative exposed rafters are found beneath gable ends. A slender stuccoed chimney with tiled windcap is placed on the central ridge.

A modest flat-roofed porte cochere with arched opening extends to the west of the residence. The concrete driveway through the porte cochere leads to an outbuilding located on the southwest portion of the property. This two-story building is similar in style to the main residence.

A review of building permits on file with the Town of Palm Beach shows few changes other than normal maintenance since this residence was constructed in 1928.[1] Within the file is a set of plans signed by E.B. Walton, the designer and builder, which are strikingly similar to the residence as seen today. While high hedges and lush

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[1]Building permits for 140 Seaspray Avenue on file with the Town of Palm Beach Planning and Zoning Department.

landscaping prevents a complete viewing, the residence maintains a high level of architectural integrity.

IV. HISTORICAL INFORMATION

The original building permit for 140 Seaspray Avenue reveals that the house was designed and constructed by E.B. Walton Sr. for W.D. Grote in September of 1928. Its Poinciana Park location was a popular family neighborhood. Platted in 1914 the subdivision was developed by City Builders Realty Company. The company provided numerous amenities including recreational facilities with each homesite. Individual homesites were also sold to other developer/builders such as Walton's prominent family-owned firm. From 1923 to 1930 Walton purchased at least nine homesites from City Builders Realty Company.

The house at 140 Seaspray Avenue is a smaller version of another Walton design, a large Mediterranean Revival estate constructed on Wells Road in 1927. Construction at Poinciana Park was only one facet of E. B. Walton's success in Palm Beach. The company built at least 30 residences in the central area of the Island between 1924 and 1930. A number of these houses were designs by prominent Palm Beach architects. Renovations and remodeling for these talented architects also played an important part in the success of E.B. Walton, Inc.

Poinciana Park houses were popular both as winter residences and as permanent year round residences. A review of local telephone directories shows only a single address for the Grote family which suggests that 140 Seaspray was the family's primary residence.[2]

V. STATEMENT OF SIGNIFICANCE

The house located at 140 Seaspray Avenue is a fine example of the smaller Mediterranean Revival style residences constructed in one of the earlier subdivisions of Palm Beach. It is also a fine example of the design work of Ernest Benjamin Walton, a prolific builder whose construction company was responsible for many of Palm Beach's residences, apartments and commercial buildings.

VI. CRITERIA FOR DESIGNATION

Section 16-38A of the Town of Palm Beach Landmarks Preservation Ordinance #2-84

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[2]West Palm Beach, Palm Beach Lake Worth City Directory, vol. XIII, 1929.

outlines the criteria for designation of a landmark or landmark site and suggests that at least one criterion must be met to justify the designation. Listed below are criteria which relate to this property and justification for designation:

(a) "Exemplifies or reflects the broad cultural, political, economic or social history of the nation, state, county or town."

The house located at 140 Seaspray Avenue reflects the broad cultural and economic history of the Town of Palm Beach. Seaspray Avenue is part of the Poinciana Park neighborhood which was one of the Island's first successful large residential developments. Poinciana Park was specifically aimed at the upper middle class family who desired either a Palm Beach winter residence or a permanent year round residence. While Palm Beach's reputation was based on the individual grand estate, the success of Poinciana Park helped establish another dimension to the development of Palm Beach therefore fulfilling criteria (a).

(c) "embodies distinguishing characteristics of an architectural type or is a specimen inherently valuable for the study of a period, style, method of construction or use of indigenous materials or craftsmen."

The house at 140 Seaspray Avenue is a fine example of a small Mediterranean Revival style house constructed in Palm Beach. This residence displays numerous features more frequently associated with the opulent oceanfront estates. There are dramatic arched windows with spiral pilasters, decorative lintels, variously shaped and spaced windows, multi-leveled roof line, and an extensive use barrel tile. These features have been carefully executed to present a specimen inherently valuable for the study of the style therefore fulfilling criteria (c).

(d) "Is representative of the notable work of a master builder, designer or architect whose individual ability has been recognized or who influenced his age."

E.B. Walton Inc. was a prominent construction firm responsible for building numerous residences and commercial buildings within the Town of Palm Beach. In 1919 Ernest Benjamin Walton Sr. began a long and illustrious career with the construction of three small houses in West Palm Beach. Walton's early works were primarily in the El Cid area. In the early 1920s Walton built four apartment buildings. Demand for residential construction exploded during the Boom Time era and Walton's work then focused on Palm Beach. He was responsible for the construction of over 30 residences in the 1920s. A few of these houses were his own designs. His firm was frequently hired by Addison Mizner, Maurice Fatio, John Volk, and Marion Sims Wyeth to construct their designs.

Under Ernest Walton's leadership E.B. Walton Inc. developed portions of the

subdivisions found along Reef, Dolphin and Seagate Roads. Colonial Lane, Monterey Road, Southland, Plantation Road, North and South Woods Roads also have residences constructed by Walton. Sanford Avenue is part of "The Walton Addition."

The large number and high quality of works by Ernest Walton have made a lasting impression on the Town of Palm Beach. The house at 140 Seaspray Avenue is just one example of Walton's abilities as a designer and builder therefore fulfilling criteria (d).

VII. ARCHITECT'S BIOGRAPHY

ERNEST BENJAMIN WALTON, SR.

Ernest Benjamin Walton was born in Genoa, Nebraska on the 7th of December, 1881. The Waltons, whose American origins date to the mid 1650s, had a family home "Mosswood" in Harford County, Maryland. When Walton's father, William, was appointed an Agent to the Indian Bureau by President Ulysses S. Grant in 1869, he and his wife moved to Nebraska.

In 1893 the Walton family returned to Maryland where Ernest and his five siblings continued their education. Walton's youth in Nebraska and summer vacations on family farms in Maine left him with a lifelong love of the outdoors.

In his senior year at college Walton convinced his father to invest in 260 acres of land on Lake George, New York. Upon completing his studies at Lehigh University in 1901 with a degree in Civil Engineering Walton returned to Lake George to begin surveying the area and planning on future development which became Glenburnie Inn. Walton and his father eventually constructed a cottage colony and hotel. Winters were spent in New York City with various building firms. Each spring Walton returned to Glenburnie.

Walton and his wife, Julia, made their first trip to Florida in 1916-17. A side trip to Fort Lauderdale from Sanibel convinced Walton of the possibilities of Florida's east coast. Eventually Walton decided upon the Palm Beach area as a source of winter work. World War I and a First Lieutenant's commission postponed the family's move until after the war.

By the 1920s Walton began his long and successful career in South Florida with the construction of some small houses in the El Cid area of West Palm Beach and the construction of four apartment buildings in West Palm Beach and Palm Beach. Demand for Walton's company continued from the Boom Times into the Depression Era. The company successfully developed numerous streets throughout the northern section of Palm Beach which included North Shore Addition, Monterey Road, Colonial Lane, and Sanford Avenue. Walton also constructed large estates designed by Palm

Beach's prominent architects.

In the 1940s Walton again served in the United States Army. During World War II he served as Assistant Post Engineer. His classified work included sketches of old military buildings north of Cape Canaveral. These sketches were included in the start of the Cape Canaveral Space Center.

Walton's success was not limited to residential construction. His company built numerous Mount Vernon and Howard Johnson Motor Lodges throughout the southeastern United States. Local commercial buildings include the West Palm Beach Women's Club, Palm Beach Town Hall Additions (1960s), Seminole Building, U.S. Trust Office Building, and the Heart of Palm Beach Hotel.

In the 1950s Walton's two sons, Ben and Bill, joined him in the family business. It is interesting to note that the project which gave Walton the most satisfaction was his construction of the Cluett Memorial Garden at the Bethesda-by-the-Sea Church in Palm Beach.

IX. BIBLIOGRAPHY

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Town of Palm Beach Building and Zoning Department.

Town of Palm Beach Historic Sites Survey, compiled by Research Atlantica, Inc., 1997.

Interview

Rob Walton by Susan Krassy, Town of Palm Beach, 13 October 1998.

Private Collections

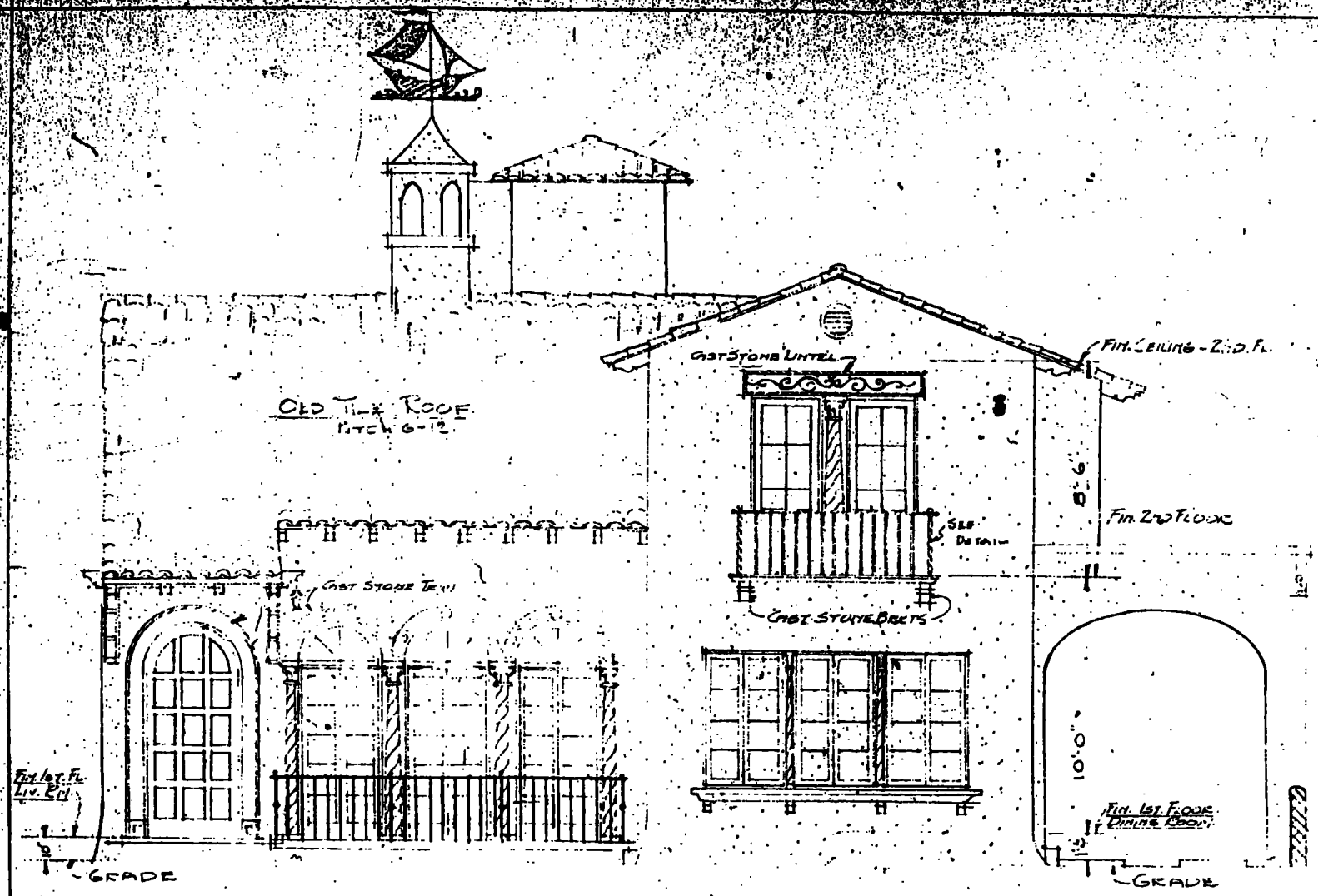
Walton, Sr., Ernest Benjamin, "High Lights of My Life". undated. Private collection of the Walton family.



Full length arched windows with spiral pilasters
Front facade



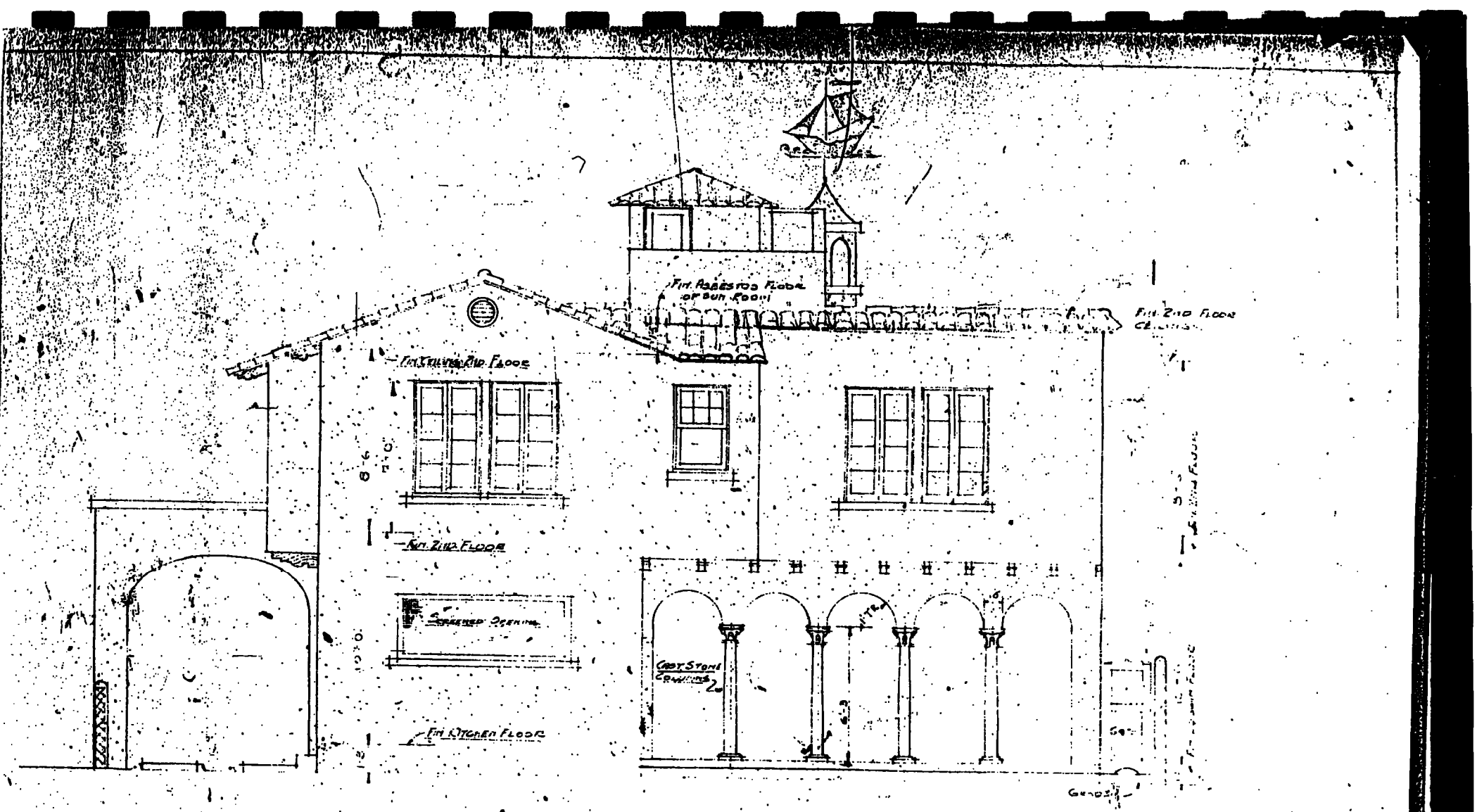
Front facade



FRONT ELEVATION

Sketch by E.B. Walton
Front facade

SHEET NO 5

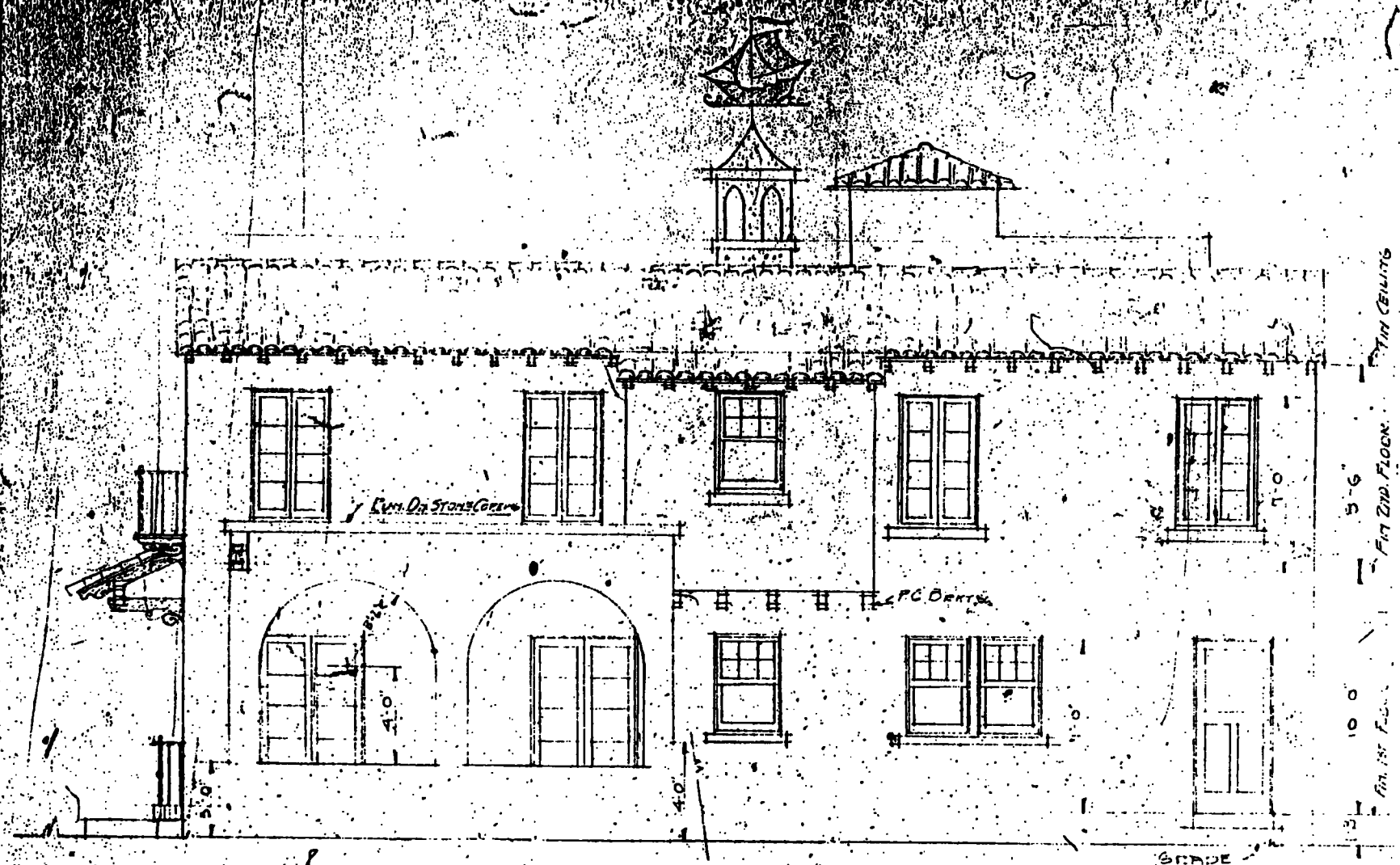


REAR ELEVATION

RESIDENCE FOR
W. D. GROTE
PALM BEACH, FLORIDA
E. B. WALTON, DESIGNER & BLDR.

Sketch by E.B. Walton
Rear facade

SHEET NO. 6



WEST ELEVATION

RESIDENCE FOR
W.D.GROTE
PALM BEACH, FLORIDA.
E. B. WALTON, DESIGNER & BLDR.

Sketch by E.B. Walton
West facade

SHEET NO 7

TOWN OF PALM BEACH

Information for Landmarks Preservation Commission Meeting on: July 16, 2025

To: Landmarks Preservation Commission

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

From: Planning, Zoning & Building

Re: COA-25-0017 (ZON-25-0035) 1221 N LAKE WAY (COMBO) The property owner, 1221 NLW LLC (Maura Ziska, Authorized Representative), has filed an application requesting a Certificate of Appropriateness to demolish the existing pool on west side of the property, demolish an existing fountain on the south side of the property, and construct a new pool on the south side of the property, requiring variances to reduce the south (side) yard setback, and increase the distance between the pool water's edge and the pool equipment. This is a combination project that shall also be reviewed by the Town Council as it pertains to zoning relief/approval.

Date: 7/9/2025

ATTACHMENTS

- PZB Staff Report; Letter of Intent; Plans; and, Designation Report

STRATEGIC PLAN

Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Community Preservation
Quality of Life

FUNDING

No Fiscal Impact

COA-25-0017 (ZON-25-0035) 1221 N LAKE WAY (COMBO). The property owner, 1221 NLW LLC (Maura Ziska, Authorized Representative), has filed an application requesting a Certificate of Appropriateness to demolish the existing pool on west side of the property, demolish an existing fountain on the south side of the property, and construct a new pool on the south side of the property, requiring variances to reduce the south (side) yard setback, and increase the distance between the pool water's edge and the pool equipment. This is a combination project that shall also be reviewed by the Town Council as it pertains to zoning relief/approval.

ZON-25-0035 (COA-25-0017) 1221 N LAKE WAY (COMBO) - VARIANCES. The property owner, 1221 NLW LLC (Maura Ziska, Authorized Representative), has filed an application requesting Town Council review and approval of two (2) variances to (1) reduce the side (south) yard setback, and (2) increase the distance between the pool water's edge and the pool equipment associated with the construction of a new pool on the south side of the landmarked property. The Landmarks Preservation Commission shall perform design review of the application.

Property Owner: 1221 NLW LLC
Professional: Nievera Williams Design
Representative: Maura Ziska, Esq.

HISTORY:
The subject property was built in 1937. It was designed by Belford Shoumate in the Art Moderne/Art Deco architectural style. In 1986, the property was landmarked. As stated in the designation report: *"The residence at 1221 North Lake Way was one of the earliest and most unique examples of Art Moderne/Art Deco style in the Town of Palm Beach…Its streamlined design, fanciful decorative motifs, and additional stylistic features combine to provide a characteristic yet innovative example of the contemporary architecture of its period."*

In 2020, COA #007-2020 was approved for an addition and fenestration changes. Minor changes were approved administratively (L-20-06009 and L-22-00627).

THE PROJECT:
The applicant has submitted plans, entitled "1221 NORTH LAKE WAY", as prepared by **Nievera Williams Design**, uploaded June 30, 2025.

The following is the scope of work for the Project:

- Demolish the existing pool on the west side of the property.
- Demolish an existing fountain on the south side of the property.
- Construct a new pool on the south side of the property.
- Landscape and hardscape improvements.

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

- **VARIANCE #1**: Sec. 134-1757: A variance to reduce the side (south) yard setback to 5'-6", in lieu of the minimum 10'.
- **VARIANCE #2:** Sec. 134-1728(c)(6): A variance to increase the distance between the pool water's edge and the pool equipment to 39'-10", in lieu of the maximum 25'.

Site Data			
Zoning District	R-B	**Future Land Use**	SINGLE-FAMILY
Designation	1986	**Architect**	Belford Shoumate
Year of Construction	1937	**Lot Area**	12,357 SF
Landscape Open Space (LOS)	Allowed: 45.00% (5,560 SF) Existing: 43.21% (5,340 SF) Proposed: 45.03% (5,565 SF)	**Perimeter LOS**	Allowed: 50.00% (2,780 SF) Existing: 52.23% (2,904 SF) Proposed: 50.43% (2,804 SF)
Setbacks	Allowed: 10'-0" (S) / 10'-0" (W) Proposed: 5'-6" to 6'-0" (S)* / 18'-4' (W)		
Surrounding Properties / Zoning			
North	1226 N Lake Way / R-B		
South	1197 N Lake Way / R-B		
East	N Lake Way & 1225 N Lake Way / R-B		
West	Intracoastal		

**Variance requested.*

STAFF ANALYSIS:

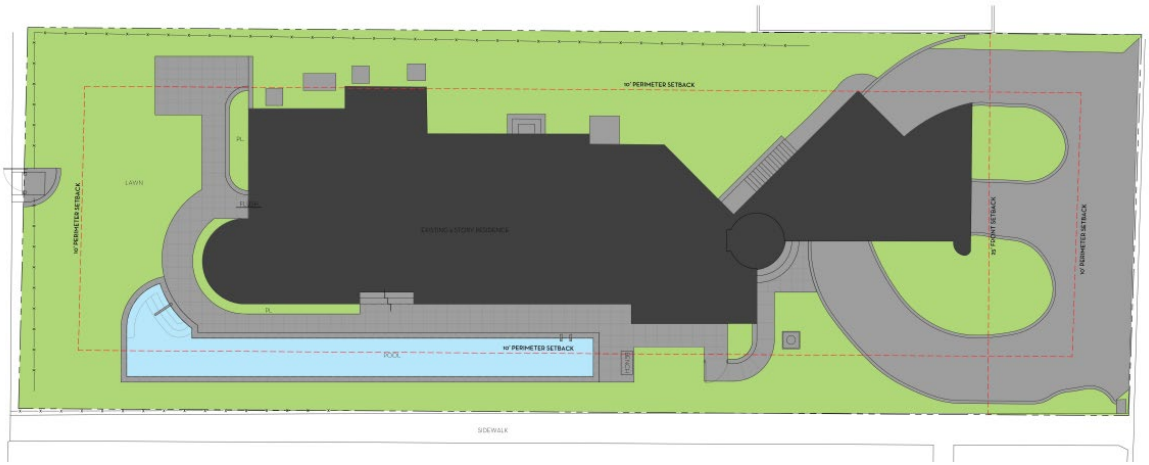
The application is seeking a Certificate of Appropriateness (COA) to demolish the existing pool on west side of the property, demolish an existing fountain on the south side of the property, and construct a new pool on the south side of the property. The features proposed to be demolished are not original to the property.

The existing landscape open space plan below shows the existing location of the pool and fountain.

Existing Landscape Open Space Plan.



The proposed landscape open space plan below shows the location of the new pool on the south side of the property. The shape of the new pool draws inspiration from the residence's geometric themes.



Proposed Landscape Open Space Plan.

The scope of work also includes new landscaping as illustrate in the landscape plan below. Coconuy, Thrinax, and Fishtail palms are proposed. The proposed shrubs include Green Buttonwood, Small Leaf Clusia, Myrsine, White Bird of Paradise, Dwarf Elephant Ear, Saw Palmetto, Zamia, Cocoplum, and Beach Creeper.



Landscape Plan.

<u>Variances</u>

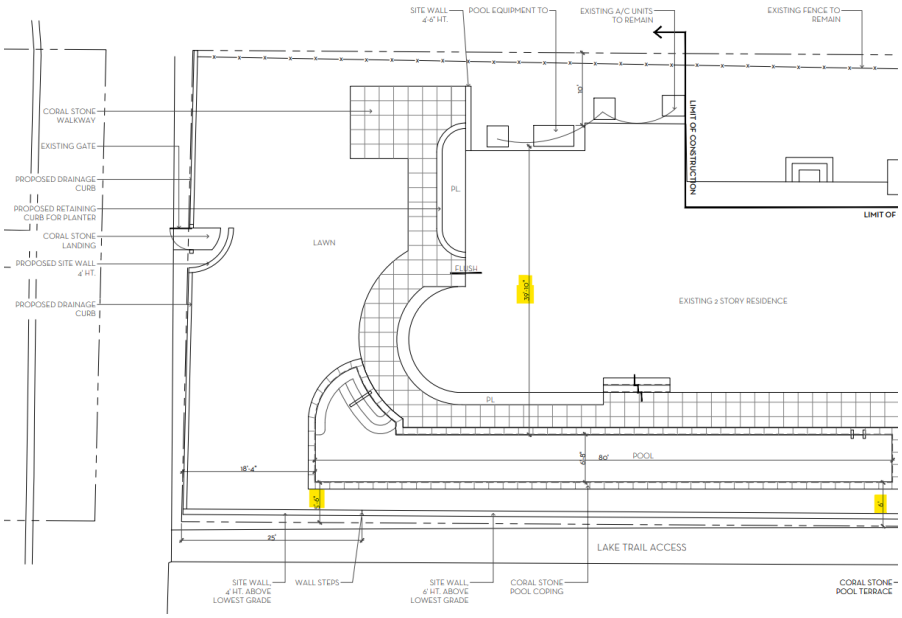
To achieve the scope of work, two (2) variances are required. For **Variance #1**, the side (south) yard setback will range from 5'-6" to 6'-0", whereas the zoning code requires a minimum setback of 10'-0" for swimming pools.

For **Variance #2**, the applicant wishes to maintain the pool equipment in its existing location. Since the new pool will be located on the south side of the property, there will be an increased distance between the pool water's edge and the pool equipment of 39'-10",

whereas the zoning code requires a maximum distance of 25'-0". Specifications for the required pool equipment pump house shall be provided at permitting.

Code Section	Required	Proposed	Variance
Variance #1 Section 134-1757	10'-0" Min. Side Yard Setback for Pool	5'-6" to 6'-0" Pool Side Yard Setback	**4'-6" to 4'-0"**
Variance #2 Section 134-1728(c)(6)	25'-0" Max. Distance from Pool to Equipment	39'-10" Distance from Pool to Equipment	**14'-10"**

The areas impacted by the variances are highlighted in the partial site plan below:



Partial Site Plan.

The applicant has submitted a letter of intent with responses to the variance criteria.

CONCLUSION:

The application is presented to the Commission to consider whether all the criteria in Sections 54-122 and 54-123 have been met. Approval of the project will require two (2) separate motions to be made by the Landmarks Preservation Commission:

(1) for the overall design of the project in accordance with aforementioned criteria, subject to any imposed conditions, and

(2) that the implementation of the proposed variances **will** or **will not** cause negative architectural impacts to the subject property.

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

(1) for final determination of approval or denial of the variances by the Town Council, and that the variances **shall or shall not** be granted that all of the criteria applicable to this application as set forth in Sec. 134-201(a), items 1 through 7 have been met, subject to any proposed conditions.

WRB:JGM:FHM:ALF

NIEVERA WILLIAMS
DESIGN

June 25,2025

Letter of Intent
1221 N. Lake Way

Final Submittal -COA-25-0017 | ZON-25-0035

We are requesting approval to demolish the existing pool on the west side of the property and construct a new pool on the south side of the home. This will require a variance of a 5' side yard setback for a pool in lieu of the 10' required, and a variance to have the pool equipment more than 25' from the edge of the pool.

The modifications set forth above meet all subsections of Sec 54-122 and 134-201. We believe the pool is sensitive to the building and compatible with the environment. The variances being requested are:

Variance 1: Section 134-1757: Variance request for a side yard setback of 5' in lieu of the 10' required.
Variance 2: Section 134-1728: Variance request for pool equipment to be located 5' from the pool in lieu of the 25' required.

The criteria to grant the variance is listed below:

1. The special circumstances that are peculiar to the land and residence is that the property is non-conforming to today's code that is a very narrow parcel which would make it difficult to add a lap pool anywhere but in the proposed location.
2. The applicant was not the cause of the special conditions of the property, as the nonconformities and configuration of the house and property has existed since the house was constructed in 1940 and is a Town of Palm Beach Historic Landmark.
3. The granting of the variances will not confer on the applicant a special privilege. There are other situations that would justify adding a lap pool to narrow lot.

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F: 561.659.2113

NEW YORK
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Suite 3C
New York, NY 10003

TAMPA
400 N. Tampa St.
15th Floor
Tampa, FL 33602

nieverawilliams.com

NIEVERA WILLIAMS
DESIGN

4. The hardship, which runs with the land, is that the property is a non-conforming lot as the width is only 65 feet in lieu of the 100 foot minimum required which makes it difficult to construct a feasible lap pool.
5. The variances requested for the lap pool are minor requests considering the non-conforming nature of the property being an undersized lot and the fact that the adjacent property to the proposed lap pool is the bike path.
6. The variances requested for the lap pool are reasonable considering there is no other location on the property and the new pool will be screened by a wall and landscaping.

Please let us know if you have any questions or need anything further.

Cory Meyer
Nievera Williams Design

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Tampa, FL 33602

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1221 NORTH LAKE WAY

PALM BEACH, FL.

COA-25-0017 (ZON-25-0035)

FINAL SUBMITTAL: JUNE 30, 2025

ANTICIPATED LPC HEARING: JULY 16, 2025

ANTICIPATED TOWN COUNCIL MEETING: AUGUST 13, 2025

SCOPE OF WORK:

- PROPOSED POOL RELOCATION

SHEET LEGEND:

EX1: LOCATION MAP AND SITE DATA
EX2 EXISTING CONDITIONS AND DEMOLITION
EX3: EXISTING SITE PHOTOS
L0: SITE PLAN RENDERING
L1: PROPOSED HARDSCAPE PLAN
LP1: PROPOSED LANDSCAPE PLAN
LP2: PLANT LIST AND DETAILS
D1: SITE DETAILS
OS1: OPEN SPACE DIAGRAM
OS2: SITE ALTERATION DIAGRAM
SURVEY
TOPB RECORD FILES

VICINITY MAP

NIEVERA WILLIAMS DESIGN

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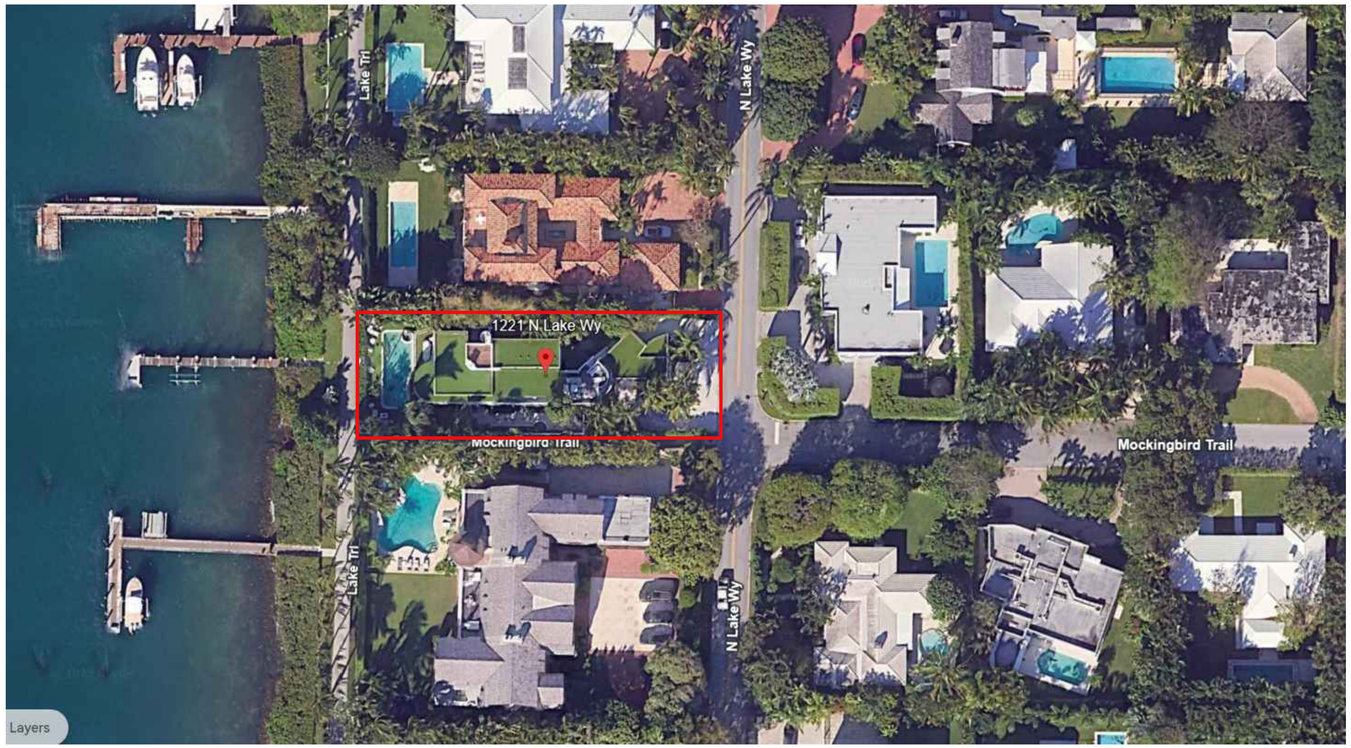

LOCATION MAP

N
W E
S

Line #	Landscape Legend		
1	**Property Address:**	1221 Noth Lake Way	
2	**Lot Area (sq. ft.):**	12,357 SF	
3		REQUIRED	PROPOSED
4	ndscape Open Space (LOS) (Sq Ft and %)	5560 SF(45%)	5,565 SF(45.03%)
5	LOS to be altered (Sq FT and %)	N/A	N/A
6	Perimeter LOS (Sq Ft and %)	2,780 SF	2,804 SF
7	Front Yard LOS (Sq Ft and %)	650 SF	445 SF
8	Native Trees %	30% (number of trees)	N/A
9	Native Shrubs & Vines %	30% (number of shrubs & vines)	69%
10	Native Groundcover %	30% (groundcover area)	N/A
	To determine qualifying native vegetation use either:		
	the Institute for Regional Conservation Natives for Your Neighborhood FL Statewide Plant List		
	OR		
	the Florida Native Plant Society Native Plants for Your Area List		
	Note: Modificaiton of >50% of existing landscape/greenscape are subject to minimum native plant requirements and must submit a landscape and irrigation plan for review.		
	This table shall be included on the landscape species index sheet as prepared by a licensed landscape architect and landscape openspace data shall be incorporated on to corresponding zoning legend.		
	See Ord. 003-2023		*REV BF 20230727*

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:**	1221 North Lake Way		
2	**Zoning District:**	R-B		
3	**Lot Area (sq. ft.):**	12,357 SF		
4	**Lot Width (W) & Depth (D) (ft.):**	65.02' (W), 190.43' (D)		
5	**Structure Type:** (Single-Family, Multi-Family, Comm., Other)	Single- Family		
6	**FEMA Flood Zone Designation:**			
7	**Zero Datum for point of meas. (NAVD)**			
8	**Crown of Road (COR) (NAVD)**			
9		REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq Ft and %)	5,560 SF (45%)	5,340 SF (43.21%)	5,565 SF (45.03%)
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc)			
12	*Front Yard Setback (Ft.)	25 FT.	25 FT.	N/C
13	* Side Yard Setback (1st Story)West (Ft.)	10 FT.	6 FT.	N/C
14	* Side Yard Setback (1st Story)East (Ft.)	10 FT.	14 FT.	N/C
15	* Side Yard Setback (2nd Story) (Ft.)	10 FT.	N/A	N/A
16	*Rear Yard Setback (Ft.)	15 FT.	23 FT.	N/C
17	Angle of Vision (Deg.)	N/A	N/A	N/A
18	Building Height (Ft.)	N/A	N/A	N/A
19	Overall Building Height (Ft.)	N/A	N/A	N/A
20	Cubic Content Ratio (CCR) (R-B ONLY)	N/A	N/A	N/C
21	** Max. Fill Added to Site (Ft.)	N/A	N/A	N/C
22	Finished Floor Elev. (FFE)(NAVD)	7	7.86	7.86
23	Base Flood Elevation (BFE)(NAVD)	7	N/A	N/A
24	Landscape Open Space (LOS) (Sq Ft and %)	4,613 SF (45%)	3,408 SF (33.2%)	3,516 SF (34.3%)
25	Perimeter LOS (Sq Ft and %)	2,780 SF (50%)	2,904 SF (61.74%)	2,804 SF (59.62%)
26	Front Yard LOS (Sq Ft and %)	650 SF (40%)	445 SF (27.38%)	445 SF (27.38%)
	*** Native Plant Species %	*Please refer to TOPB Landscape Legend.*		
** Difference	* Indicate each yard area with cardinal direction (N,S,E,W)	**Enter N/A if value is not applicable.**		
*** Provide		**Enter N/C if value is not changing.**		
				REV BF 20230626

OVERALL R-B SITE CALCULATIONS:

SITE AREA =	12,357	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	5,560	SQ FT	45%
EXISTING =	5,340	SQ FT	43.21%
PROPOSED =	5,565	SQ FT	45.03%

FRONT SETBACK SITE CALCULATIONS:

25' SETBACK AREA =	1,625	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	650	SQ FT	40%
EXISTING =	445	SQ FT	27.38%
PROPOSED =	445	SQ FT	27.38%
(NO CHANGES PROPOSED)			

10' PERIMETER SITE CALCULATIONS:

PERIMETER AREA =	4,703	SQ FT
MINIMUM LANDSCAPE:		
(50% OF 5,560 SF) = 2,780 REQUIRED		
EXISTING =	2,904	SQ FT
PROPOSED =	2,804	SQ FT

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

EXISTING CONDITIONS

1221 NORTH LAKE WAY

PALM BEACH, FLORIDA

30 JUNE 2025-FINAL SUBMITTAL
02 JUNE SECOND SUBMITTAL
15 MAY 2025

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

NIEVERA WILLIAMS
DESIGN

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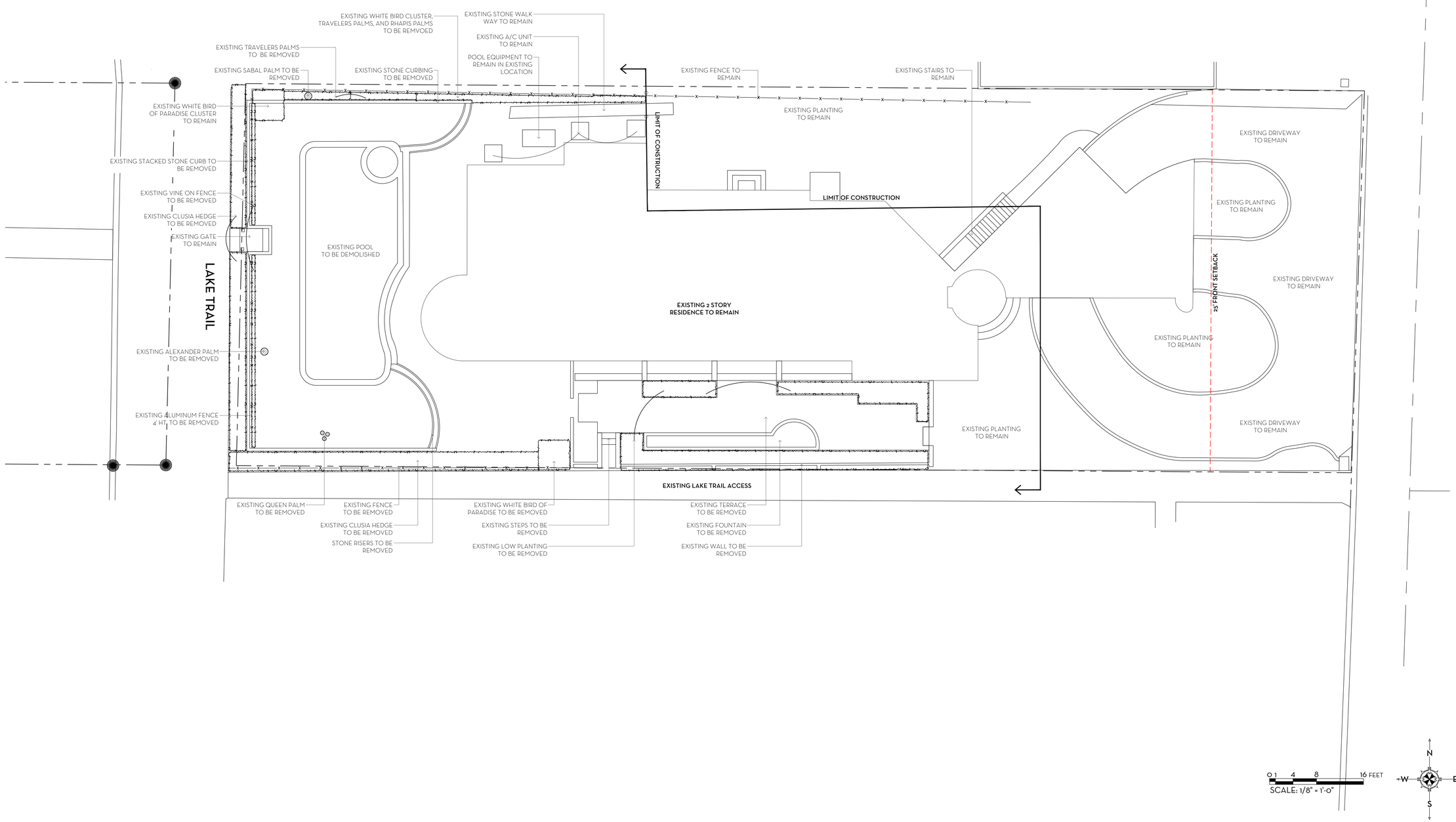
EX1

COA-25-0017
(ZON-25-0035)



MARIO F. NIEVERA

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

EXISTING SITE PLAN

1221 NORTH LAKE WAY

PALM BEACH, FLORIDA

30 JUNE 2025-FINAL SUBMITTAL
02 JUNE SECOND SUBMITTAL
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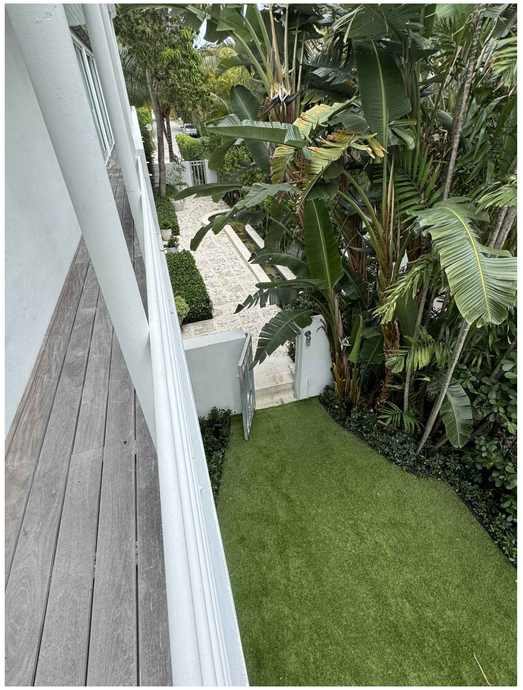
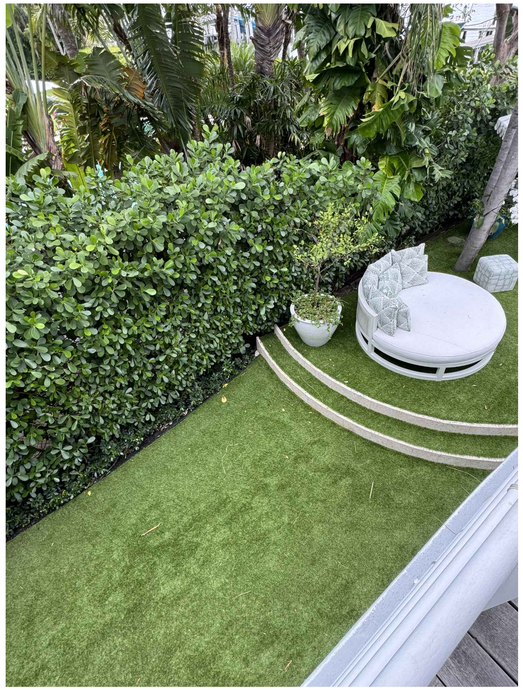
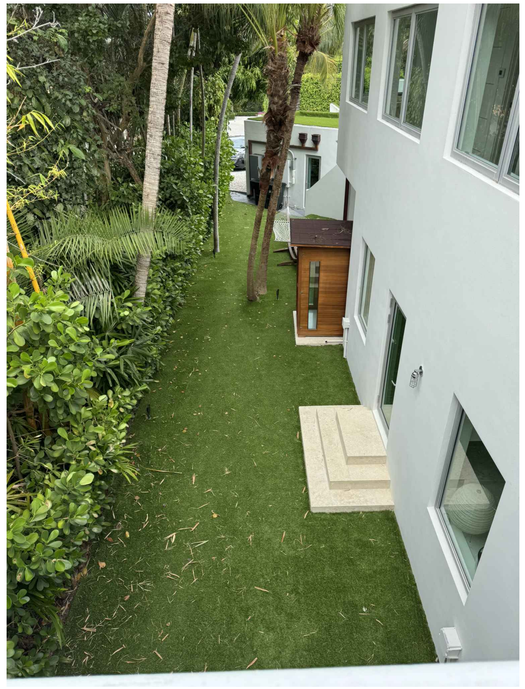
EX2

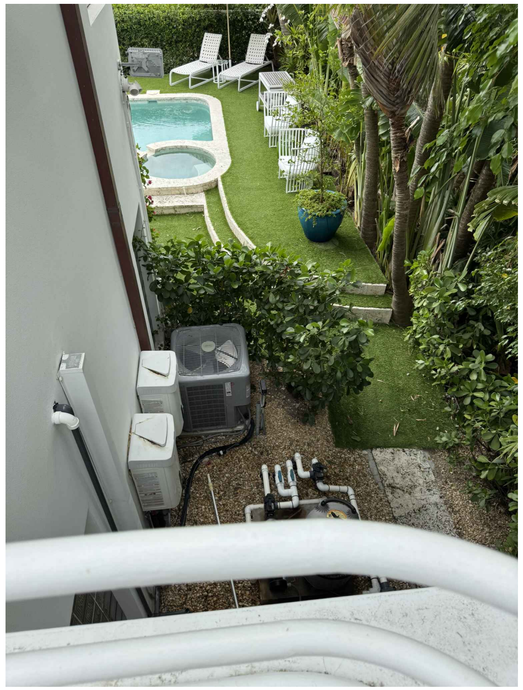
COA-25-0017
(ZON-25-0035)



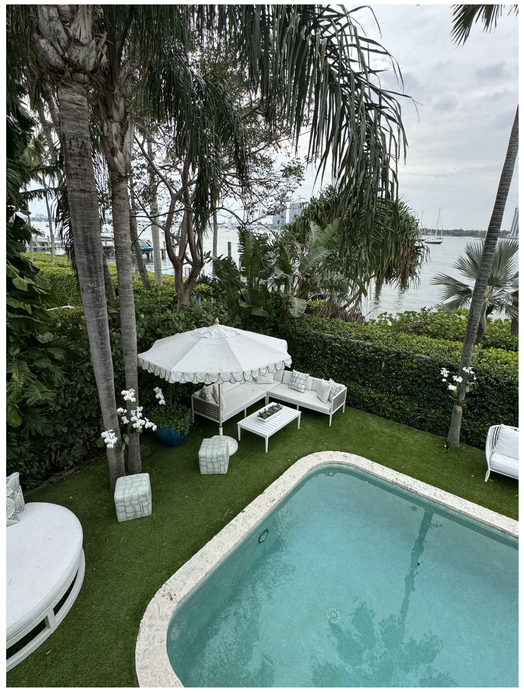


SOUTH YARD
EXISTING CONDITION

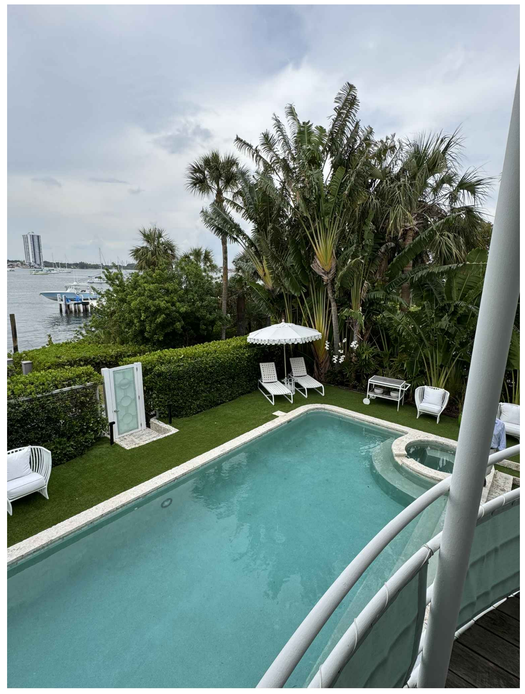




NORTH YARD
EXISTING CONDITION



SOUTH WEST CORNER
EXISTING CONDITION



NORTH WEST CORNER
EXISTING CONDITION

MARIO F. NIEVERA

State of Florida
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EXISTING SITE PHOTOS

1221 NORTH LAKE WAY

PALM BEACH, FLORIDA

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

30 JUNE 2025-FINAL SUBMITTAL
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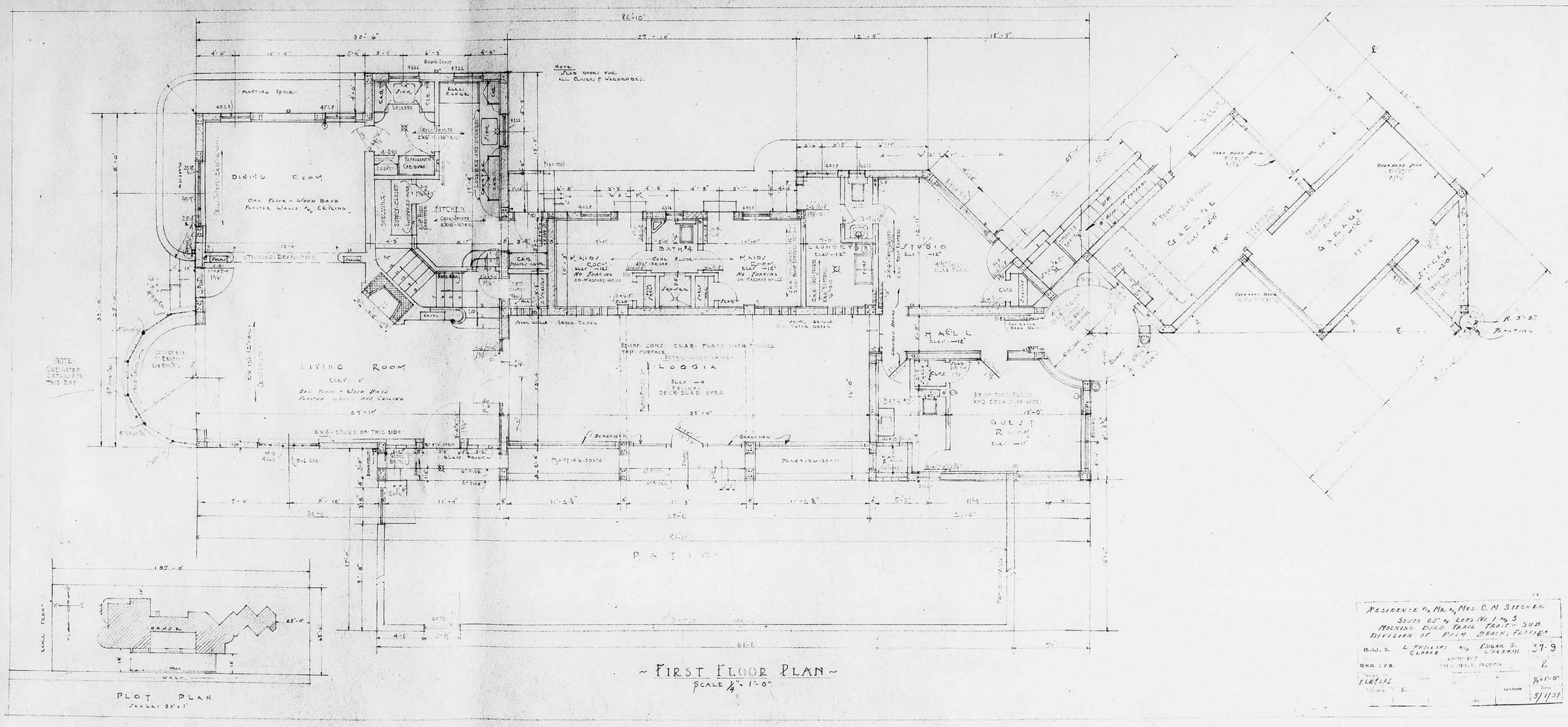
EX3

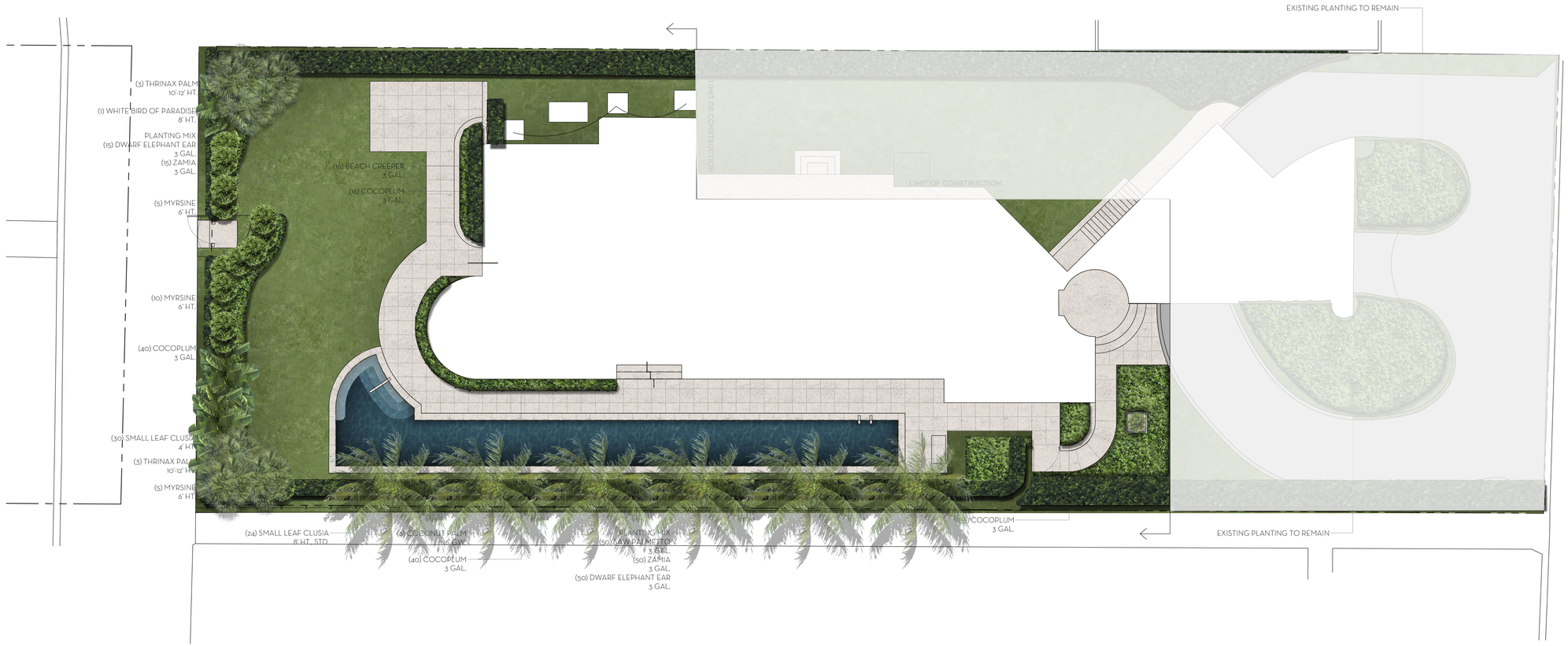
COA-25-0017
(ZON-25-0035)



1937 HOUSE FIRST FLOOR PLAN

9

095



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

N
W E
S

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

PROPOSED LANDSCAPE PLAN

1221 NORTH LAKE WAY

PALM BEACH, FLORIDA

02 JUNE SECOND SUBMITTAL
15 MAY 2025

NIEVERA WILLIAMS
DESIGN

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

NIEVERAWILLIAMS.COM

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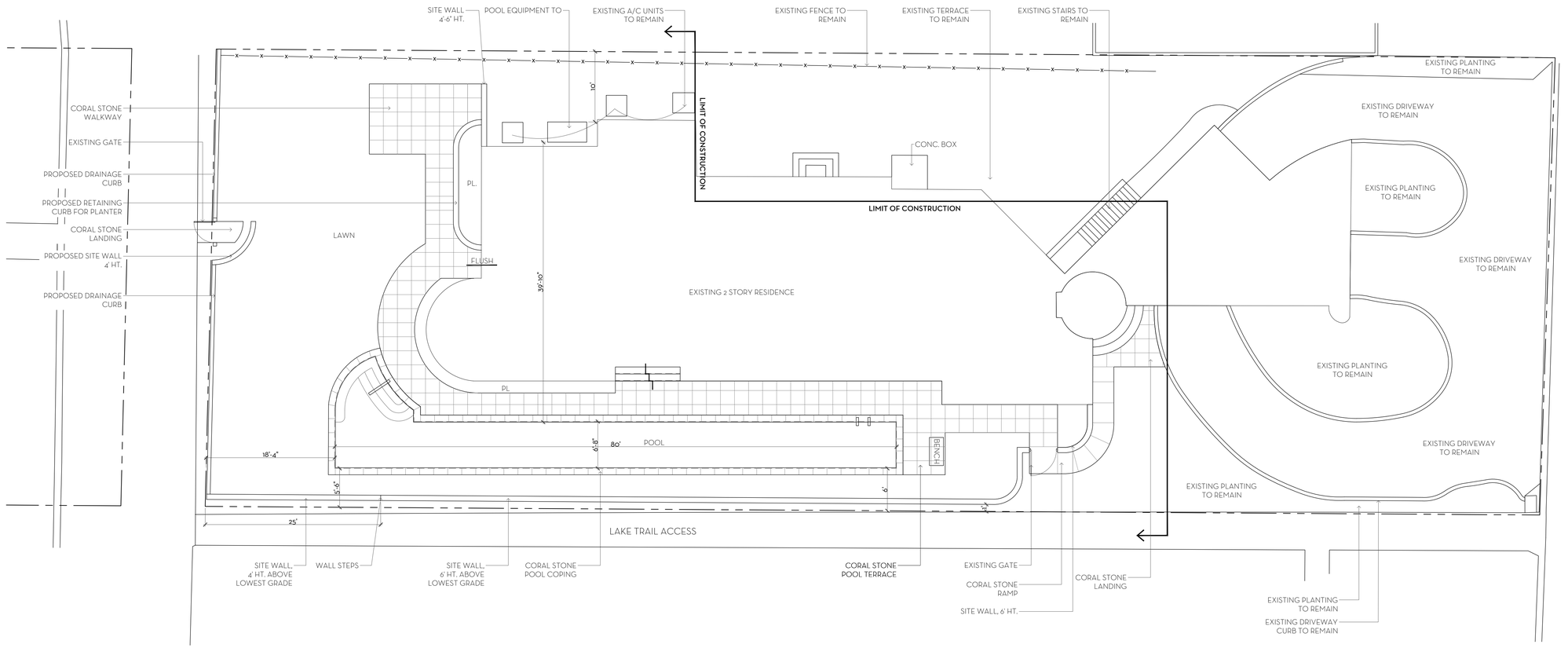
(ZON-25-0035)



OVERALL R-B SITE CALCULATIONS:

SITE AREA =	12,357	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	5,560	SQ FT	45%
EXISTING =	5,340	SQ FT	43.21%
PROPOSED =	5,565	SQ FT	45.03%

FRONT SETBACK SITE CALCULATIONS:

25' SETBACK AREA =	1,625	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	650	SQ FT	40%
EXISTING =	445	SQ FT	27.38%
PROPOSED =	445	SQ FT	27.38%
(NO CHANGES PROPOSED)			

10' PERIMETER SITE CALCULATIONS:

PERIMETER AREA =	4,703	SQ FT
MINIMUM LANDSCAPE:		
(50% OF 5,560 SF) + 2,780 REQUIRED		
EXISTING =	2,904	SQ FT
PROPOSED =	2,804	SQ FT

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"

PROPOSED HARDSCAPE PLAN
1221 NORTH LAKE WAY
PALM BEACH, FLORIDA

30 JUNE 2025-FINAL SUBMITTAL
02 JUNE SECOND SUBMITTAL
15 MAY 2025

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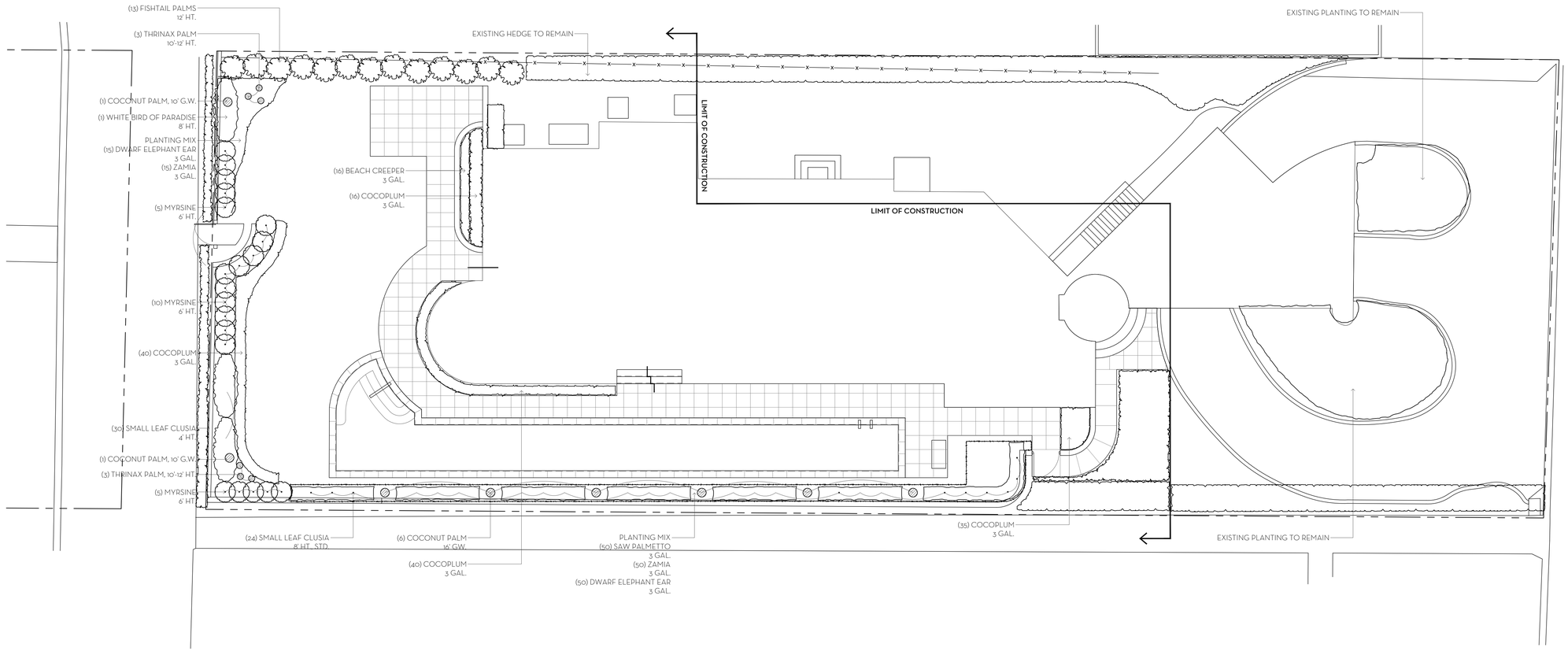
(ZON-25-0035)



0 2 4 8 16 24 FEET

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

N

W E

S

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

PROPOSED LANDSCAPE PLAN

1221 NORTH LAKE WAY

PALM BEACH, FLORIDA

30 JUNE 2025-FINAL SUBMITTAL
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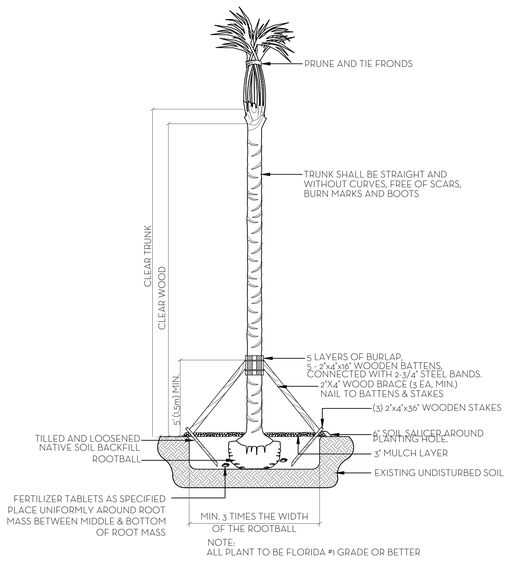
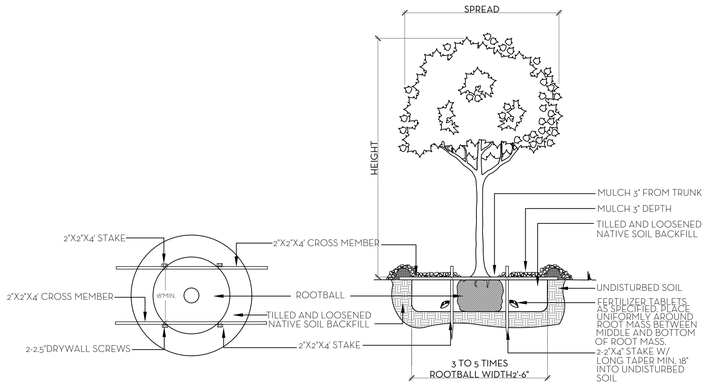


NOTE:
ALL PLANT TO BE FLORIDA #1 GRADE OR BETTER

PALM PLANTING DETAIL
N.T.S.

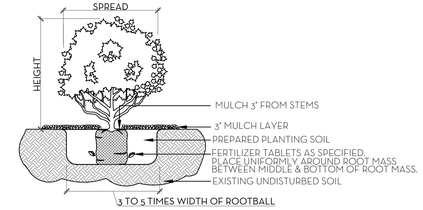
NOTES:
1. ALL WOOD SHALL BE SPRUCE OR PINE-NOT PRESSURE TREATED.
2. CROSS TIES SHALL NOT CROSS OVER WOODY ROOTS.
3. REMOVE ALL STRING &/OR WIRE WRAPPED AROUND TRUNK.
4. REMOVE ALL STRAPS, ROPES, WIRE, &/OR STRINGS USED TO LIFT THE ROOTBALL.
5. REMOVE ALL BURLAP &/OR WIRE FROM THE TOP OF THE ROOT BALL.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



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

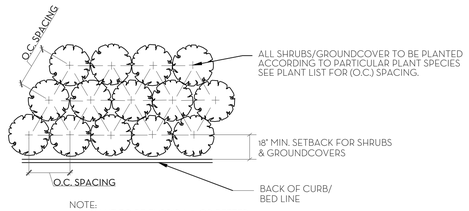
TREE PLANTING DETAIL
N.T.S.

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



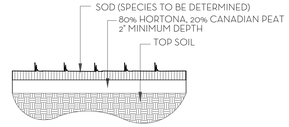
NOTE:
ALL MATERIAL TO BE FLORIDA #1 OR BETTER

SHRUB & GROUNDCOVER PLANTING DETAIL
N.T.S.



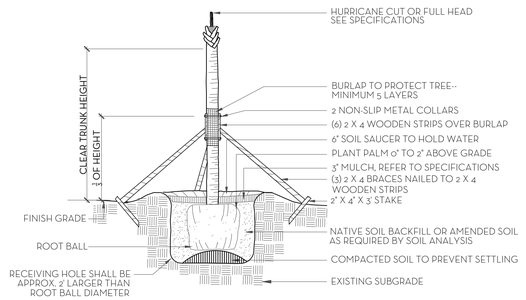
NOTE:
ALL PLANT TO BE FLORIDA #1 OR BETTER

PLANT SPACING DETAIL
N.T.S.



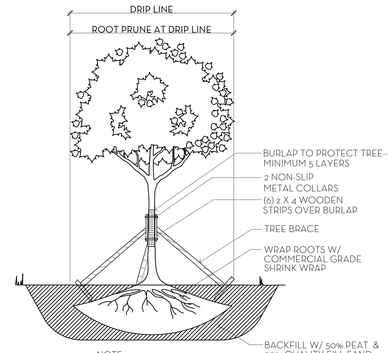
SOD PLANTING DETAIL
N.T.S.

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



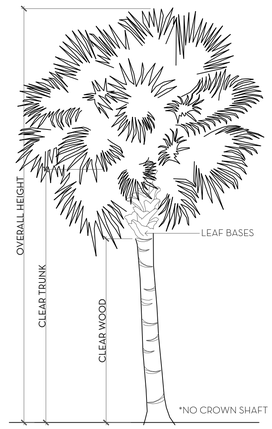
NOTES: STAKING & GUYING REQUIRED FOR PALMS, IF NECESSARY, OR AS DIRECTED BY THE LANDSCAPE ARCHITECT.
ALL PLANT TO BE FLORIDA #1 OR BETTER

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.

NIEVERA WILLIAMS DESIGN

1221 North Lake Way

June 2, 2025

Landscape Material Schedule

Item No.	Common Name	Botanical Name	Quantity	Specification	Native	Covered Area (sf)
1	TREES					
2						
3	PALMS					
4	Coconut Palms	Cocos nucifera	6	16' G.W.		
5	Coconut Palms	Cocos nucifera	2	10' G.W.		
6	Thrinax Palms	Thrinax radiata	6	10'-12' HT.		
7	Fishtail Palms	Caryota mitis	13	12' HT.		
8						
9	SHRUB/VINE					
10	Green Buttonwood	Conocarpus erectus	50	8' HT., FTB.	*	
11	Small Leaf Clusia	Clusia guttifera	30	4' HT., FTB.		
12	Small Leaf Clusia	Clusia guttifera	24	8' HT., STD.		
13	Myrsine	Myrsine cubana	20	6' HT.		
14	White Bird of Paradise	Strelitzia nicolai	3	8' HT.		
15	Dwarf Elephant Ear	Alocasia - Dwarf	65	3 GAL.		
16	Saw Palmetto	Serenoa repens	50	3 GAL.	*	
17	Zamia	Zamia integrifolia	65	3 GAL.	*	
18	Cocoplum	Chrysobalanus icaco	131	3 GAL.	*	
19	Beach Creeper	Ernodea littoralis	16	3 GAL.	*	
20			454		69%	
21	GROUND COVER					
22						
23	SOD					
24	Diamond Zoysia		VIF			
25						

Line #	Landscape Legend		
1	**Property Address:**	1221 Noth Lake Way	
2	**Lot Area (sq. ft.):**	12,357 SF	
3		REQUIRED	PROPOSED
4	ndscape Open Space (LOS) (Sq Ft and %)	5560 SF(45%)	5,565 SF(45.03%)
5	LOS to be altered (Sq FT and %)	N/A	N/A
6	Perimeter LOS (Sq Ft and %)	2,780 SF	2,804 SF
7	Front Yard LOS (Sq Ft and %)	650 SF	445 SF
8	Native Trees %	30% (number of trees)	N/A
9	Native Shrubs & Vines %	30% (number of shrubs & vines)	69%
10	Native Groundcover %	30% (groundcover area)	N/A

To determine qualifying native vegetation use either:
the Institute for Regional Conservation Natives for Your Neighborhood FL Statewide Plant List
OR
the Florida Native Plant Society Native Plants for Your Area List

Note: Modificaiton of >50% of existing landscape/greenscape are subject to minimum native plant requirements and must submit a landscape and irrigation plan for review.

This table shall be included on the landscape species index sheet as prepared by a licensed landscape architect and landscape openspace data shall be incorporated on to corresponding zoning legend.

See Ord. 003-2023 *REVBF 20230727*

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

PLANT LIST AND DETAILS

1221 NORTH LAKE WAY

PALM BEACH, FLORIDA

30 JUNE 2025-FINAL SUBMITTAL
02 JUNE SECOND SUBMITTAL
15 MAY 2025

NIEVERA WILLIAMS DESIGN

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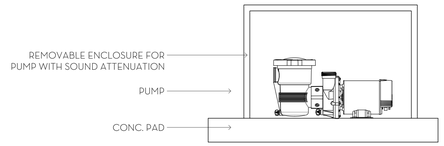

1/D1 PUMP ENCLOSURE DETAIL
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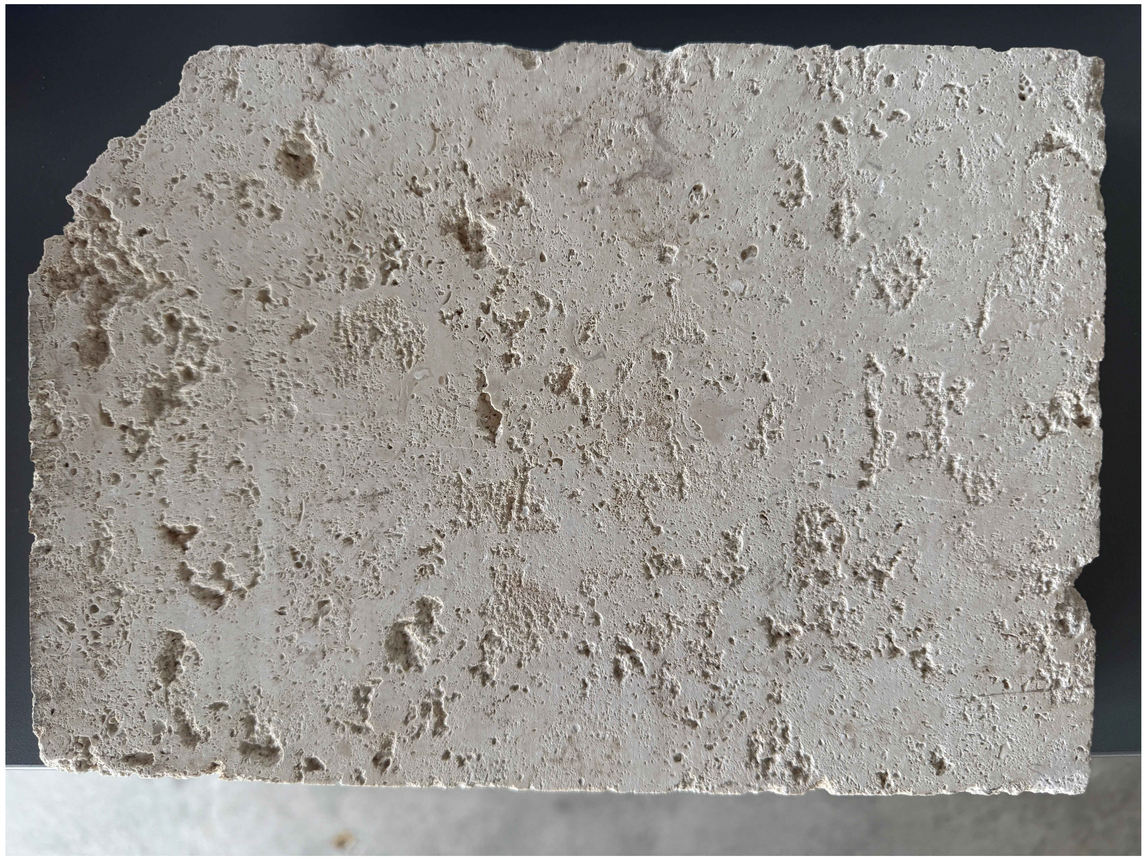

SAW CUT CORAL

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

SITE DETAILS

1221 NORTH LAKE WAY

PALM BEACH, FLORIDA

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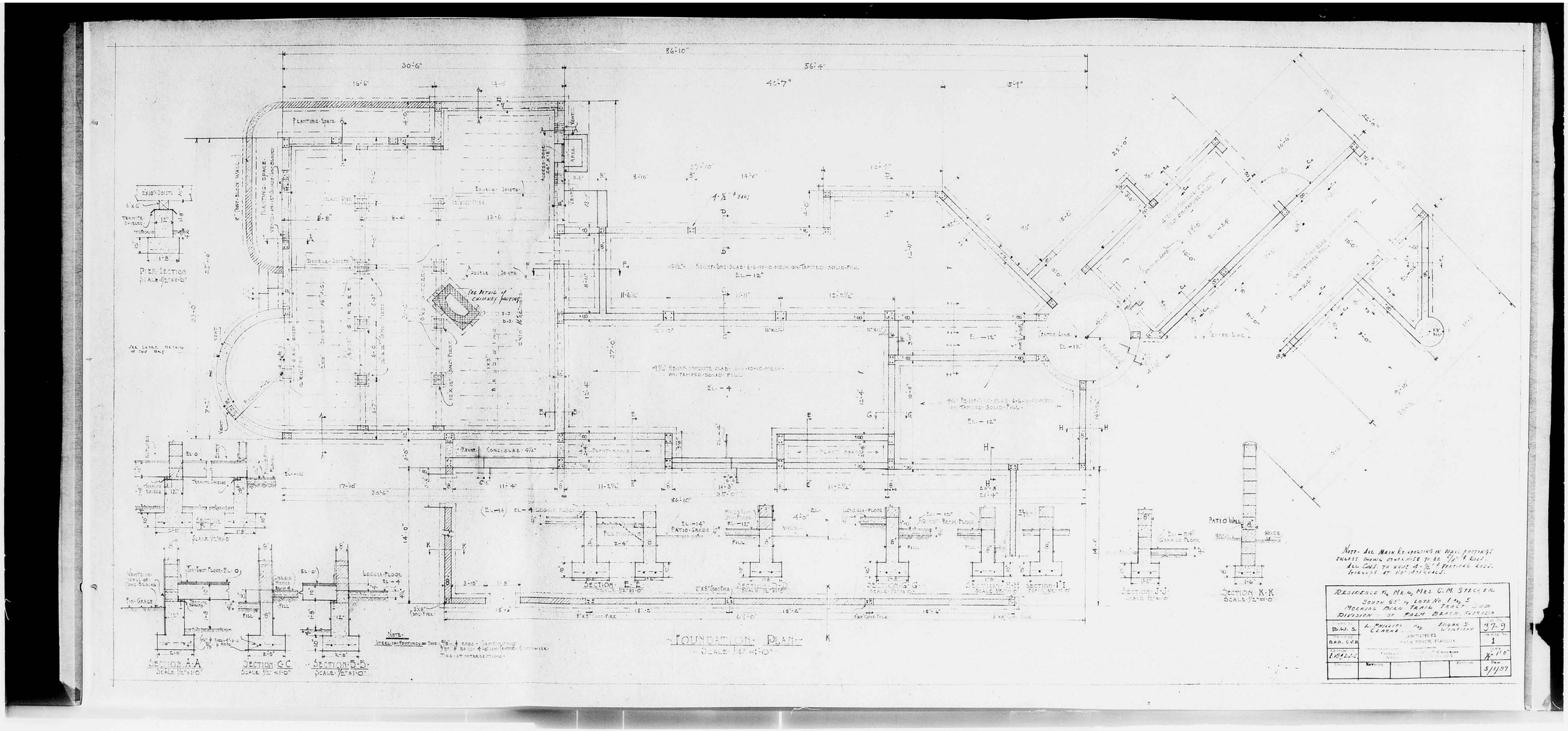
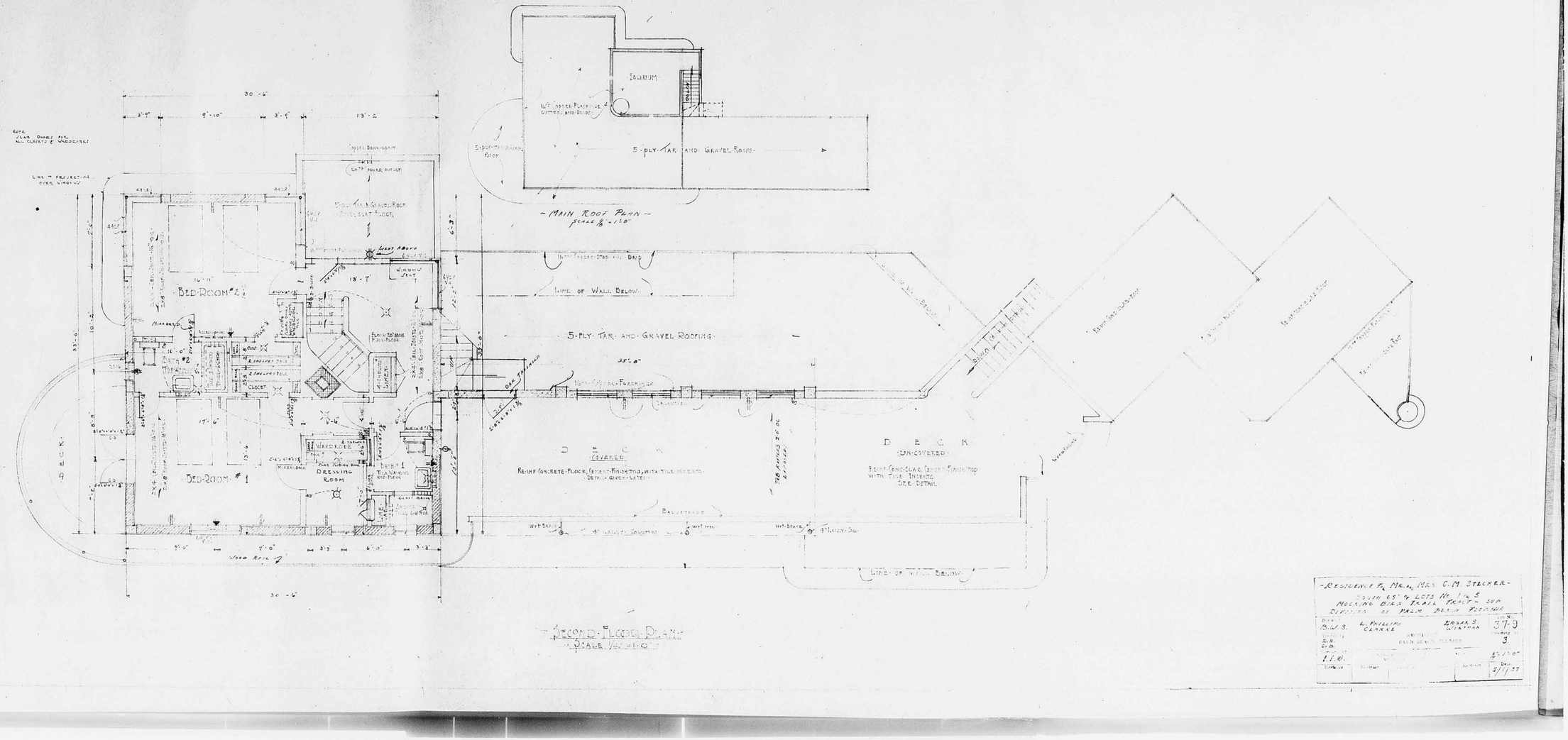
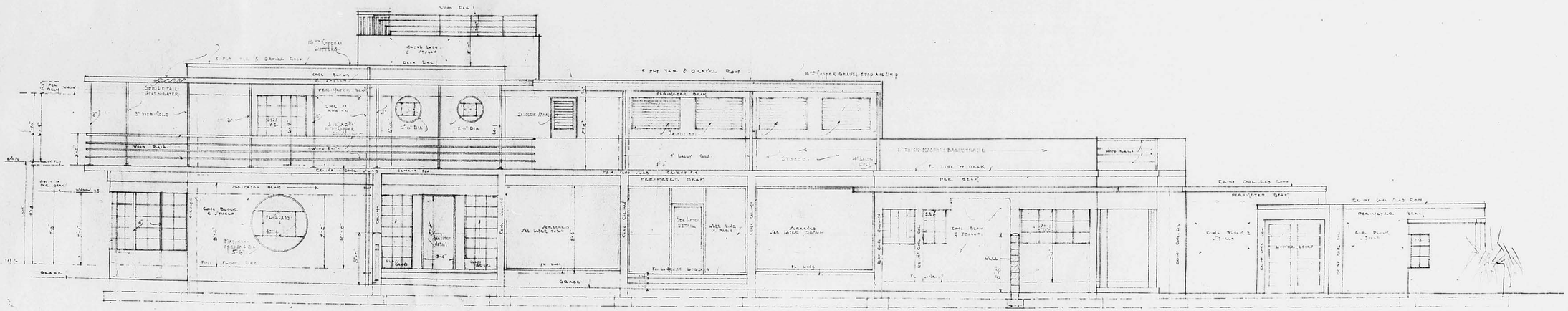


1937 HOUSE FOUNDATION PLAN 9 094



1937 HOUSE SECOND FLOOR PLAN 9 096



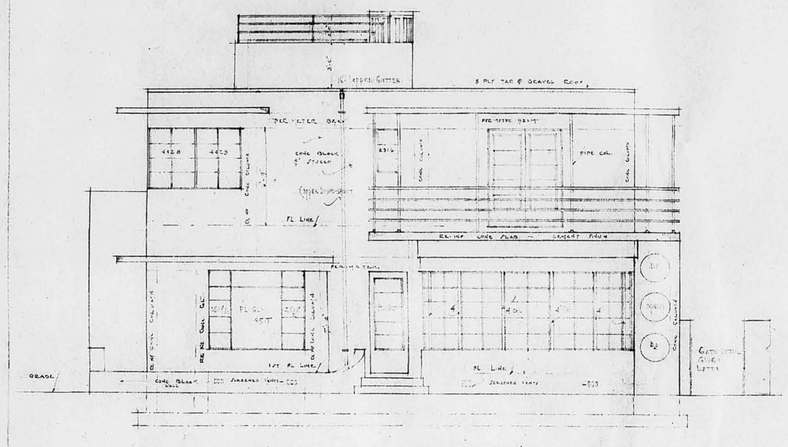
RESIDENCE FOR MR. AND MRS. C. M. STECHER
SOUTH 65' OF LOTS 15, 16 & 17
NORTH BIRD ROAD TRACT - SUB
DIVISION OF FISH ISLAND, FLORIDA.

DRAWN B.W.S.	L. PHILLIPS CLARKE	AND EDGAR S. WORTHEN	JOB 37-9
TRACED D.R.D. C.H.B.		ARCHITECT AND REAL ESTATE	SHEET NO. 4
CHECKED E.T.H.		CONTRACTOR	1/4"=1'-0"
REVISED	REVISED		5/1/37

1937 SOUTH ELEVATION

9

097



WEST ELEVATION
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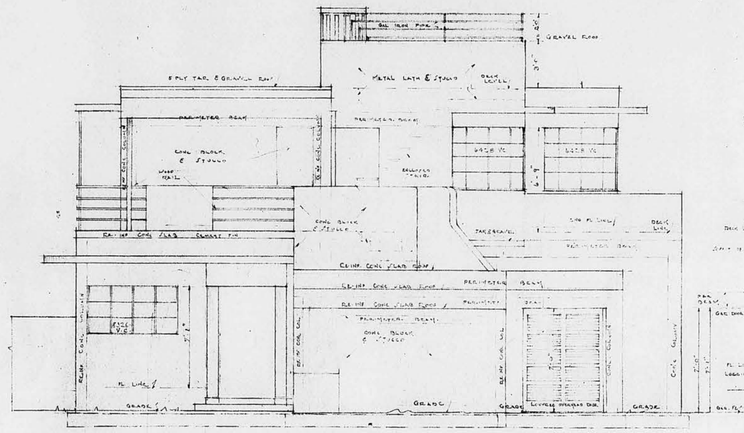

EAST ELEVATION
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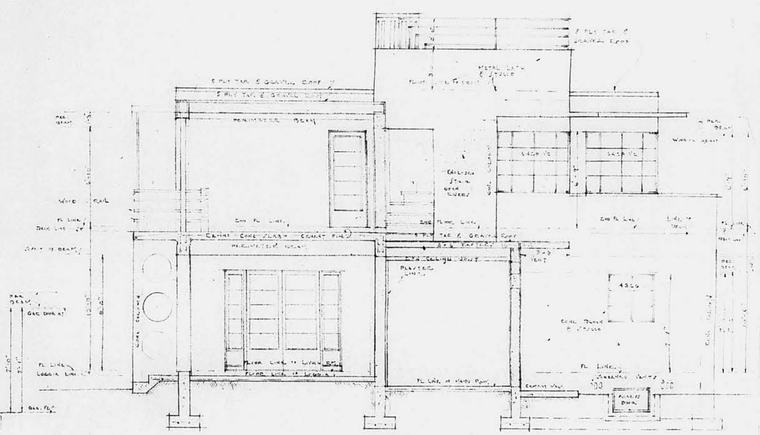


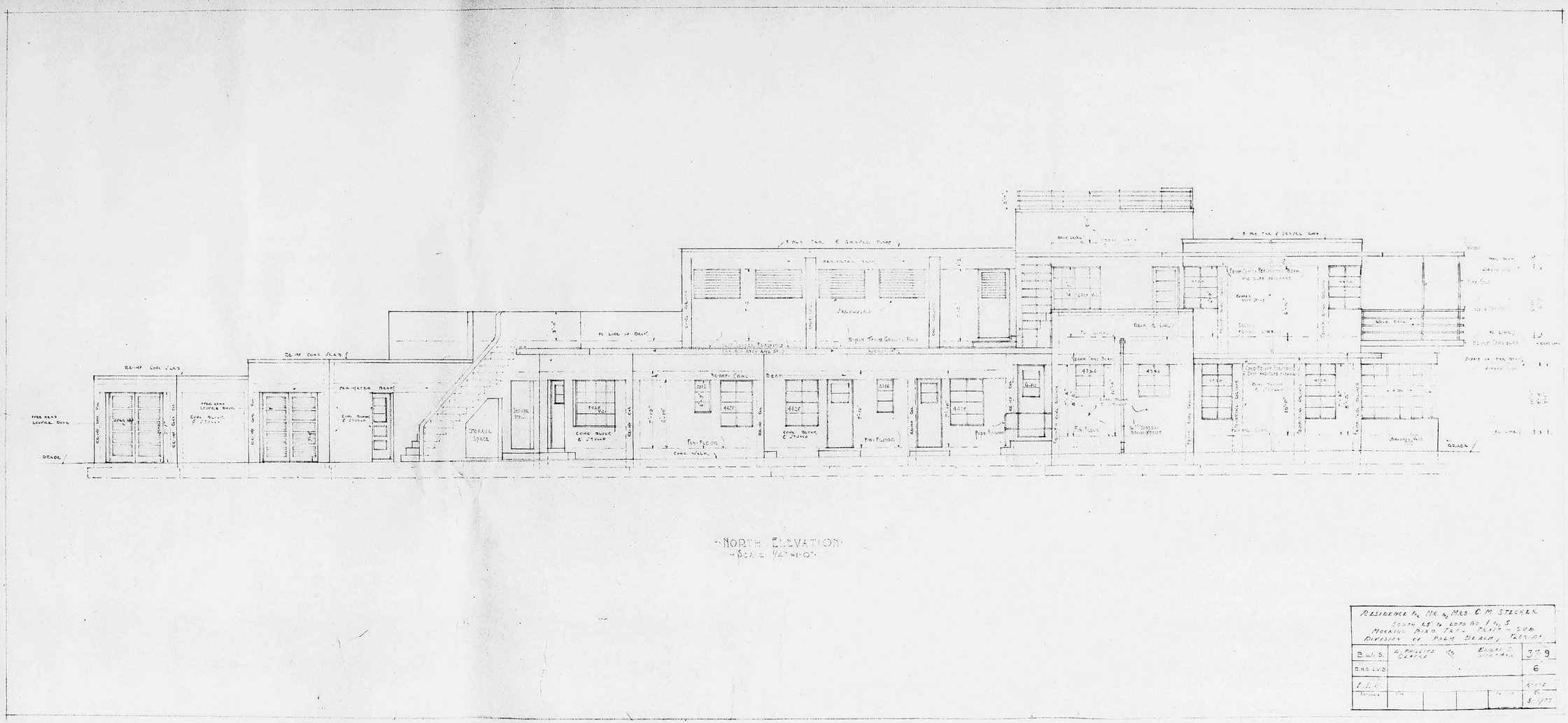
SECTION
SCALE ¼"=1'-0"

RESIDENCE FOR MR. & MRS. C. M. STECHER
SOUTH 65' OF LOTS NOS. 1 & 3
MOCKING BIRD TRAIL TRACT - SUB
DIVISION OF PALM BEACH FLORIDA

DRAWN B.W.S.	TRACED L. PERCIVAL CLARKE	CHECKED ECCLES & GRAHAM	SCALE 1/4" = 1'-0"
APPROVED			SHEET NO. 5
DATE F. L. W.			
REVISED	DATE	REVISED	DATE 9/1/37

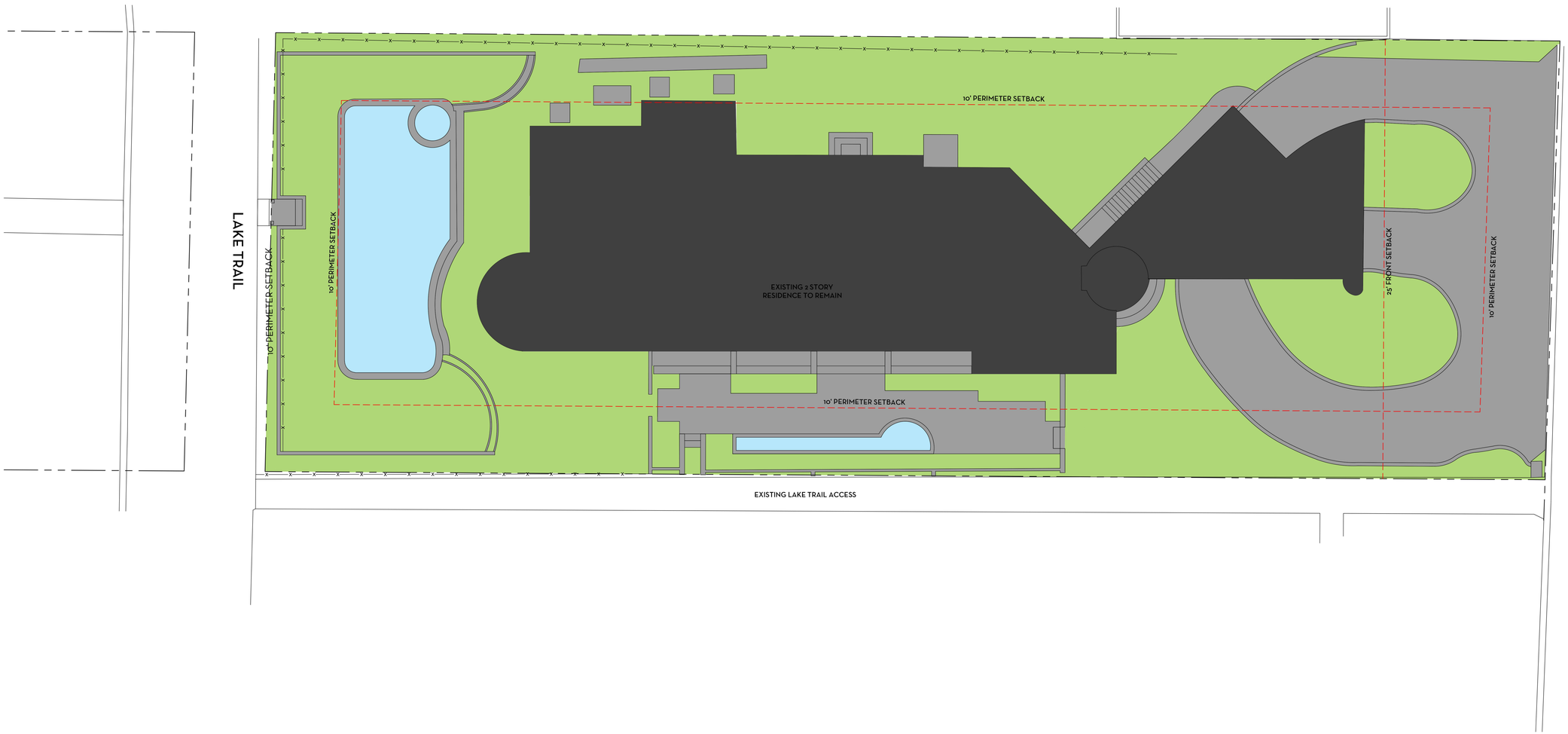
1937 EAST AND WEST ELEVATION 9

098



1937 NORTH ELEVATION

9 099



OPEN SPACE DIAGRAM LEGEND

- LANDSCAPE
- HARDSCAPE
- WATER FEATURE
- HOUSE / BUILDING

OVERALL R-B SITE CALCULATIONS:

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PROPOSED =	2,804	SQ FT

0 1 4 8 16 FEET

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

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EXISTING OPEN SPACE DIAGRAM

1221 NORTH LAKE WAY

PALM BEACH, FLORIDA

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

02 JUNE SECOND SUBMITTAL
15 MAY 2025

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OPEN SPACE DIAGRAM LEGEND

LANDSCAPE	
HARDSCAPE	
WATER FEATURE	
HOUSE / BUILDING	

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0 1 4 8 16 FEET

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

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

OPEN SPACE DIAGRAM

1221 NORTH LAKE WAY

PALM BEACH, FLORIDA

02 JUNE SECOND SUBMITTAL
15 MAY 2025

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COA-25-0017
(ZON-25-0035)



February 26, 1986

DESIGNATION REPORT

"IL PICCOLO SMERALDO"

1221 NORTH LAKE WAY



TABLE OF CONTENTS

I.	GENERAL INFORMATION	1
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IV.	HISTORICAL BACKGROUND	4
V.	STATEMENT OF SIGNIFICANCE & CRITERIA FOR DESIGNATION	5
VI.	SELECTED BIBLIOGRAPHY	7
VII.	PHOTOGRAPHY	8
VIII.	EXHIBITS	

Report prepared by: Janice Drewing, Coordinator
Landmarks Preservation Commission

I. General Information

Historic Name: None

Current Name: "Il Piccolo Smeraldo"

Location: 1221 North Lake Way, Palm Beach, FL

Date of Construction: 1937

Architect: Belford Shoumate for Clarke and Wortman
Builder: Burnup and Sims

Present Owner: G. Kirby Kooluris
1221 North Lake Way
Palm Beach, FL 33480

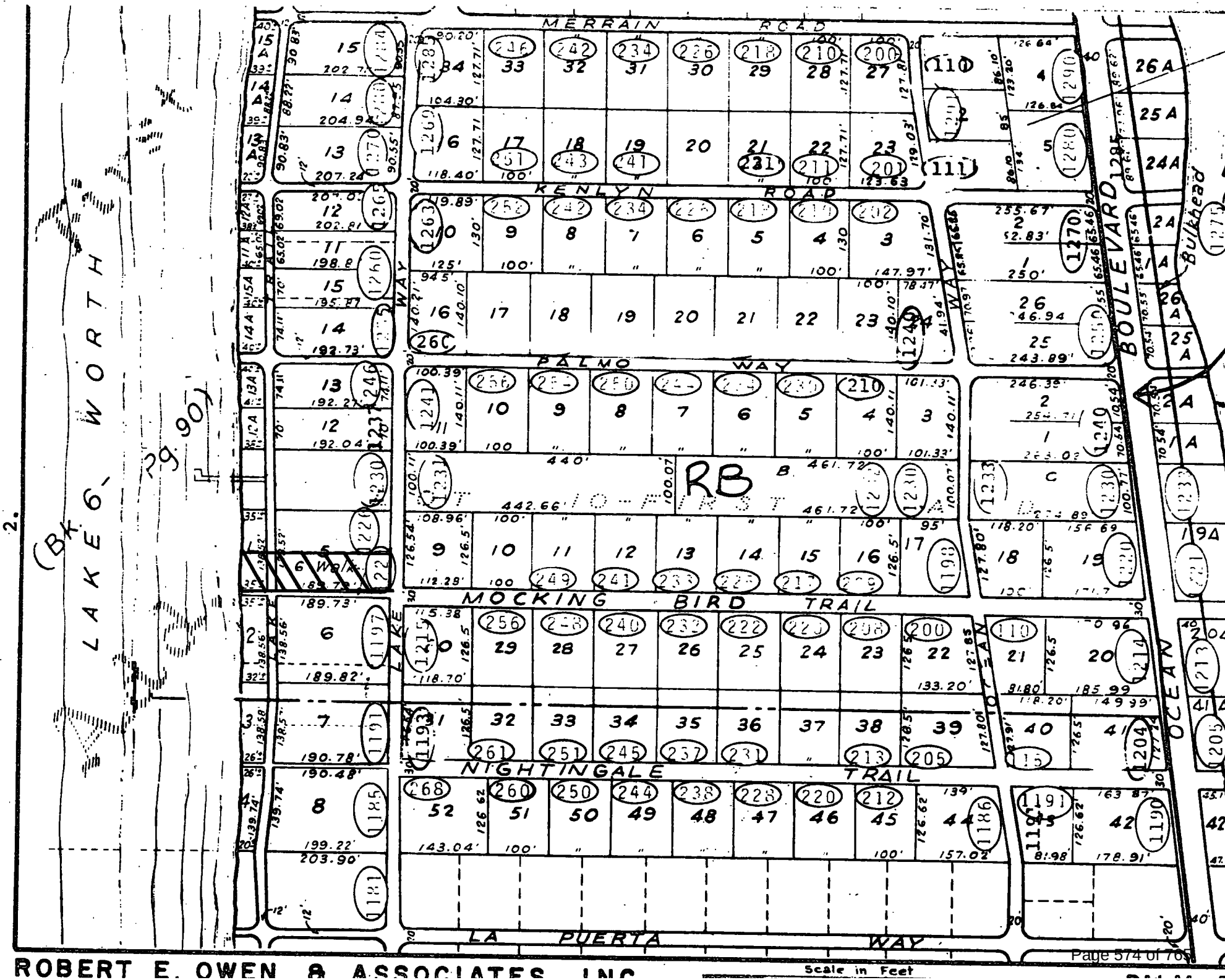
Present Use: Private Residence

Present Zoning: R-B, Low Density Residential District

Legal Description: Mockingbird Trail Tract S 65 Ft. of Lts 1 and 5 and Und. 1/26 Int. in Lt. 19A/Less N 70 Ft./Lt. 20A/Less S 52.5 Ft.

Palm Beach County Tax Folio Number: 504343-03-09-0000-011

Classification in the "Historic Building Survey of Palm Beach": Not Surveyed



ROBERT E. OWEN & ASSOCIATES, INC.

Scale in Feet

III. ARCHITECTURAL INFORMATION

A building permit application was submitted by builder Riley V. Sims on May 5, 1937 to construct a private residence at 1221 North Lake Way. (see Exhibit A) The home, with its unusual curvilinear design and nautical motifs, was said to have raised more than a few eyebrows when it was constructed in the quiet residential "north end" of Palm Beach.

The architectural firm indicated on the building permit application (Exhibit A) for the home to be built for C. M. Stecher, is that of Phillip Clarke and Edgar Wortman. However, the actual design is credited to Belford Shoumate who worked for the firm but, evidently, was not as yet registered in the state.

The house, which was originally painted a deep shade of cobalt blue, was reported be a source of local controversy. Not only was the color odd, but, by far the most striking feature of the house was its resemblance to a small ocean liner. The home's orientation to Lake Worth provided the ideal vehicle for the creative architect to capitalize on the nautical theme by using, decks, life lines, porthole windows, and sleek, round curves.

Although the contemporary Art Moderne/Art Deco style, characterized by streamlined surfaces, repetitive decorative motifs, metal trim and railings, round windows, and glass block panels was popular in other areas of south Florida, such as Miami, it was a relatively new, and somewhat revolutionary architectural form for Palm Beach.

Shoumate, always the iconoclast, designed this, "his first house," utilizing many of the representative forms of the Art Moderne and Art Deco styles.

The building is constructed of poured concrete with smooth stucco surfaces. It is basically a two story, but incorporates several planes. Carrying through with the ocean liner theme, the house includes a number of exterior decks with catwalk-like passageways reinforced by metal pipe columns and railings outfitted with canvas sheathing. Along with the application of such traditional deco geometric themes as the step and circular motifs, the architect has introduced other patterns including his "V-8" (motor) design which can be seen on the many decorative wing walls found on the outside of the home.

The entire design of the house is unique. The use of nautical deco motifs and the ocean liner theme is continued in the home's interior. (see plans, Exhibit B). Circular windows, a curving stairway accented with a musical note motif on its banister, wood floors which resemble decking and bedrooms with built in furniture reminiscent of staterooms are just a few of the fascinating interior features.

Upon its completion, the house was equipped with the most modern furnishings and appliances. Meticulous care was given to detail such as the kitchen which displays the repetitive step motif even in its furniture. The home's landscaping was also planned to mirror the diagonals used in the exterior design. It is not difficult to comprehend its receiving a design award at the 1939 World's Fair as "the House of the Future".

IV. HISTORICAL BACKGROUND

Although its architectural style is significant in itself, the building has also had a colorful history. It is said to have been the site for festive social events, and the home's many exterior decks were popular with the town's sun worshippers.

Its most historically significant aspect though, is that it served as the residence of the famous Polish premier, diplomat and pianist Ignacy Jan Pederewski. "Paderewsi's name was a household word to several generations. To those who knew nothing about music he was the archetype of the pianist; to those who knew nothing of Poland, he was the epitome of the flamboyant Pole,... He was the celebrity par excellence: the public could see and hear him in the concert hall and in the cinema, and they could read about him in the press,..." (from Paderewski, by Adam Zamoyski).

The fact that Paderewski,who had been Premier of Poland in 1919, had lived in Palm Beach is documented in Zamoyski's biography. "Early in January 1941 he (Paderewski) went to Palm Beach, Florida, in order to escape the cold." He found himself, "the center of attention of the holidaying rich. There were splendid parties given by Eleanor Roosevelt and others, rather to the annoyance of Paderewski, who could not drag his thoughts away from the horrors of what was happening in Europe." In fact, Pederewski became restless in Palm Beach and returned to New York in May after only a few months stay. He followed the events of World War II religiously and worried about the fate of his beloved Poland. He never lived to know it, however, since he died in June of 1941.

V. STATEMENT OF SIGNIFICANCE AND CRITERIA FOR DESIGNATION

Statement of Significance

The residence at 1221 North Lake Way was one of the earliest and most unique examples of the Art Moderne/Art Deco style in the Town of Palm Beach. Tucked away in its residential location, the architectural value of this home may be overlooked. However, once its presence is made known to the viewer, its architectural and historic merit is readily appreciated. Its streamlined design, fanciful decorative motifs, and additional stylistic features combine to provide a characteristic yet innovative example of the contemporary architecture of its period.

The current owner has not only maintained the home in excellent condition but enhanced it through the use of period furnishings and artwork, such as the striking deco panels seen throughout the house.

Criteria for Designation

Section 16-38A. of the Town of Palm Beach Landmarks Preservation Ordinance 2-84 outlines the criteria for designation of a landmark or landmark site and suggests that at least one criterion be met to justify the designation. Listed below are designation criteria which relate to this property and justification for designation:

(b) "is identified with historic personages or with important events in national, state, or local history"

Certainly the fact that the renown musician and statesman Ignacy Jan Paderewski, "lived here" attests to the home's historical significance. It has been noted by several long time Palm Beach residents that the beloved Pole who treated lucky Palm Beachers to an occasional concert was provided the house as a winter residence.

(c) "Embodies distinguishing characteristics of an architectural type or specimen inherently valuable for the study of a period, style, methods of construction or use of indigenous materials or craftsmanship"

Most everything about this progressive house is special. The desire to replicate the shape and appointments of an ocean liner are different but not uncharacteristic of the spirit of the Deco and Moderne style of that time period. In fact, it is possible that the design was influenced by another building to which it bears a striking resemblance.

The Coca-Cola Bottling Company Building located at 1334 S. Central Avenue in Los Angeles, California appears to be a slightly larger version of a sea-going liner (see picture, Exhibit C). This building which houses the bottling plant and offices was constructed in 1936-1937. It is a reinforced concrete building of rectangular shape with rounded corners. It is characterized by a flat roof with parapet and has a tower with open "ships bridge" on its south side. The design makes use of round arched doorways and porthole windows. Running through it are many of the same art deco nautical motifs and materials as are used at 1221 North Lake Way. The architect, Robert D. Derrah, well known in the Los Angeles area uses narrow walkways and metal railings and pipe fitting details. It is interesting that these two buildings on opposite shores should share so much in common. Whether or not this was coincidence or design it seems to enhance the architectural value of both.

It appears obvious that although the construction of the home at 1221 North Lake Way utilizes modern materials most of which are available today its intricacies of design and detail along with its quality of craftsmanship could not be readily duplicated.

(d) "Is representative of the notable works of one or more master builders, designers or architects whose individual ability has been recognized to have influenced their age".

The home is said to be the "first house" designed by architect Belford Shoumate. Shoumate is well-known in Palm Beach for his many architectural undertakings including several homes on Kings Road. "Bel", as Palm Beachers affectionately call him, hails from Mobile and did most of his formal training at the University of Pennsylvania with French architect Paul Phillip Cret. Although he settled in Palm Beach and did much of his work here, Shoumate has contributed architecturally to many areas of the country. He has been active in architecture and historic preservation in the town for many years.

Selected Bibliography

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Historic American Buildings Survey
Washington, D.C.

Special Acknowledgements

Historical Society of Palm Beach County for access to various files and publications in its collection.

Maja Felaco of the National Trust for Historic Places, Prints and Photographs Division, Washington, D.C. for her prompt response to inquiries about the Coca Cola Bottling Company Building.

TOWN OF PALM BEACH

Information for Landmarks Preservation Commission Meeting on: July 16, 2025

To: Landmarks Preservation Commission

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

From: Planning, Zoning & Building

Re: COA-25-0021 (ZON-25-0038) 360 SEASPRAY AVE (COMBO) The applicant, Erik Broberg with SKA Architect + Planner, has filed an application requesting a Certificate of Appropriateness for the review and approval of a new detached aluminum carport requiring variances for setbacks, angle of vision, lot coverage, and cubic content ratio (CCR) for the landmarked property. This is a combination project that shall also be reviewed by the Town Council as it pertains to zoning relief/approval.

Date: 7/9/2025

ATTACHMENTS

- PZB Staff Report; Letter of Intent; Plans; Designation Report; and, Public Comment

STRATEGIC PLAN

Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Community Preservation
Quality of Life

FUNDING
No Fiscal Impact

COA-25-0021 (ZON-25-0038) 360 SEASPRAY AVE (COMBO). The applicant, Erik Broberg with SKA Architect + Planner, has filed an application requesting a Certificate of Appropriateness for the review and approval of a new detached aluminum carport requiring variances for setbacks, angle of vision, lot coverage, and cubic content ratio (CCR) for the landmarked property. This is a combination project that shall also be reviewed by the Town Council as it pertains to zoning relief/approval.

ZON-25-0038 (COA-25-0021) 360 SEASPRAY AVE (COMBO) - VARIANCES. The applicant, Erik Broberg with SKA Architect + Planner, has filed an application requesting Town Council review and approval of five (5) variances to (1) reduce the front (north) yard setback, (2) reduce the side (east) yard setback, (3) exceed the maximum angle of vision permitted, (4) exceed the maximum lot coverage permitted, and (5) exceed the maximum cubic content ratio (CCR) permitted for a new detached aluminum carport for the landmarked property. The Landmarks Preservation Commission shall perform design review of the application.

Property Owner: Justin Besikof and Meira Besikof
Professional: Erik Broberg | SKA Architect + Planner

HISTORY:
The subject property was built in 1937-1938. It was designed by Gustav A. Maass Jr. in the Monterey Revival architectural style. In 2016, the property was landmarked. As stated in the designation report: *"...The second-story cantilevered porch featuring an attractive metal railing and covered by the principal gabled roof provides the distinguishing feature of this Monterey Revival style house. The symmetrical front façade, multi-light double hung windows, full-height wood shutters and fluted door surrounds are Colonial Revival influences within the Monterey Revival style."*

In 2021, COA-21-019 was approved for roof and gutter replacement, fence and gate replacement, and landscaping improvement. Minor revisions were approved administratively (L-21-00419, L-21-00428, L-21-00430, and L-21-00445).

In 2023, COA-23-017 was approved for exterior alterations, additions, and site modifications. The associated variances (ZON-23-044) for reduced setbacks, removal of the garage parking, and pool screening requirements were also approved.

The subject property was developed with an integral garage with frontage on Cocoanut Row. The current application seeks to introduce covered parking through an aluminum carport.

THE PROJECT:
The applicant has submitted plans, entitled "PROPOSED AWNING FOR: 360 SEASPRAY AVE, PALM BEACH, FL 33480", as prepared by **SKA Architect + Planner**, uploaded July 8, 2025.

The following is the scope of work for the Project:

- Installation of a new detached aluminum carport with fabric covering.

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

- **VARIANCE #1**: Sec. 134-893(b)(5)(a.): A variance to reduce the front (north) yard setback to 3'-0", in lieu of the minimum 25'-0".
- **VARIANCE #2:** Sec. 134-891(b)(3): A variance to reduce the side (east) yard setback to 1'-8", in lieu of the minimum 10'-0".
- **VARIANCE #3:** Sec. 134-893(b)(6)(h.): A variance to exceed the maximum angle of vision to 125°, in lieu of the maximum 100°.
- **VARIANCE #4:** Sec. 134-893(b)(11)(b.): A variance to increase the lot coverage to 30.74%, in lieu of the maximum 30%.
- **VARIANCE #5:** Sec. 134-893(b)(13)(a.)(1.): A variance to exceed the maximum cubic content ratio (CCR) to 4.86, in lieu of the maximum 4.36.

Site Data			
Zoning District	R-B	**Future Land Use**	SINGLE-FAMILY
Designation	2016	**Architect**	Gustav A. Maass Jr
Year of Construction	1937-1938	**Lot Area**	6,375 SF
Lot Coverage	Allowed: 30% Existing: 28.39% (1,809.89 SF) Proposed: 30.74% (1,959 SF)*	**Setbacks**	Allowed: 25' (N)/ 10' (E) Existing: 39'-10" (N) / 1'-9" (E) Proposed: 3' (N)/ 1'-8" (E)*
Angle of Vision	Allowed: 100° Existing: 48° Proposed: 125°*	**Cubic Content Ratio (CCR)**	Allowed: 4.36 Existing: 4.62 Proposed: 4.86*
Surrounding Properties / Zoning			
North	Seaspray Ave & 359 Seaspray Ave / R-B		
South	231 Cocoanut Row / R-B		
East	358 Seaspray Ave / R-B		
West	Cocoanut Row & 400 Seaspray Ave / R-B		

**** Variance required.***

STAFF ANALYSIS:

The application is seeking a Certificate of Appropriateness for a new detached aluminum carport in the front yard of the property, along the Seaspray Ave frontage.

The carport will have an aluminum frame and true fabric covering. The dimensions are 10'x16' with an overall height of 9'-6". The roof design features a hip end to the west and a gable end to the east.



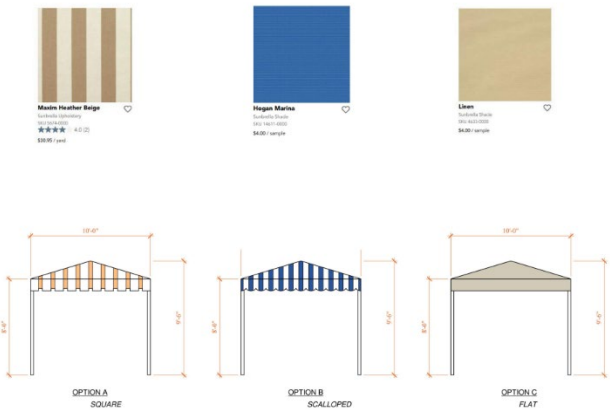
***Lot Coverage Diagram*.**



***Proposed North Elevation*.**

The applicant has submitted three (3) awning fabric options for consideration.

- Option A is a stripe in 'Maxim Heather Beige' with a square scallop design.
- Option B features a 'Hogan Marina' color with a rounded scallop design.
- Option C features a 'Linen' colon with a flat design.



***Awning Fabric Design Options*.**

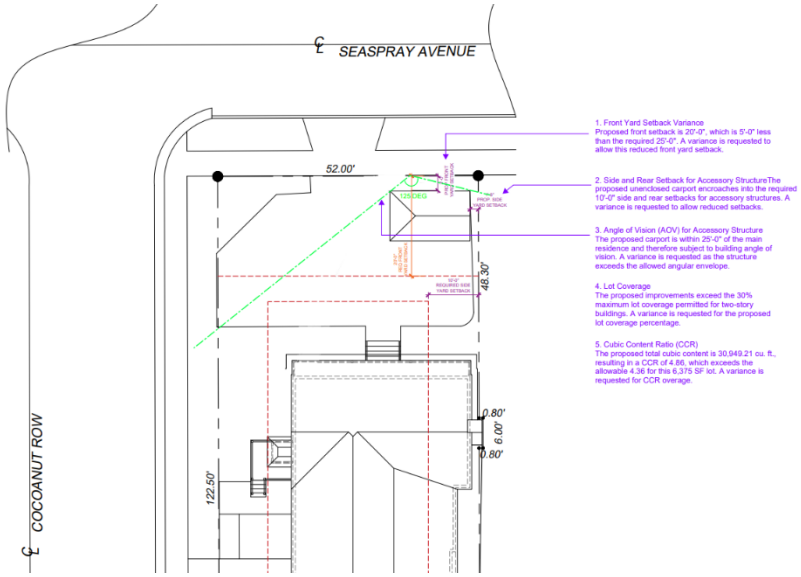
Variances

To achieve the scope of work, five (5) variances are required. **Variances #1 and #2** are needed for the placement of the carport in the front yard, which requires relief from the minimum front and side yard setbacks. The proposed setbacks are 3'-0" from the front (north) and 1'-8" from the side (east) property line.

The angle of vision is a zoning tool that defines an area within which a structure may be placed, primarily regulating building width and limiting placement within the front yard. **Variance #3** is requested to increase the maximum allowable angle of vision to 125° due to the carport's encroachment into the front yard.

Because the carport does not meet the required setbacks and is located in the front yard, it does not qualify for the R-B zoning district exceptions that permit increases to lot coverage and cubic content ratio (CCR) under certain conditions. As such, **Variances #4 and #5** are needed to increase the lot coverage to 30.74% and the CCR to 4.36.

Code Section	Required	Proposed	Variance
Variance #1 134-893(b)(5)(a.)	25' Min. Front Yard Setback	3'-0" Front Yard Setback	**22'-0"**
Variance #2 134-891(b)(3)	10' Min. Side Yard Setback	1'-8" Side Yard Setback	**8'-4"**
Variance #3 134-893(b)(6)(h.)	100° Max. Angle of Vision	125° Angle of Vision	**25°**
Variance #4 134-893(b)(11)(b.)	30% Max. Lot Coverage	30.74% Lot Coverage	**0.74%**
Variance #5 134-893(b)(13)(a.)(1.)	4.36 Max. CCR	4.86 CCR	**0.50**



Variance Diagram.

CONCLUSION:

The application is presented to the Commission to consider whether all the criteria in Sections 54-122 and 54-123 have been met. Approval of the project will require two (2) separate motions to be made by the Landmarks Preservation Commission:

(1) for the overall design of the project in accordance with aforementioned criteria, subject to any imposed conditions, and
(2) that the implementation of the proposed variances **will** or **will not** cause negative architectural impacts to the subject property.

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

(1) for final determination of approval or denial of the variances by the Town Council, and that the variances **shall or shall not** be granted that all of the criteria applicable to this application as set forth in Sec. 134-201(a), items 1 through 7 have been met, subject to any proposed conditions.

WRB:JGM:FHM:ALF

Date: Jun 17, 2025
Project: 360 Seaspray Ave
ARCOM/LPC: COA-25-0021, ZON-25-0038

SKA
SKA ARCHITECT + PLANNER
OFFICE 561-655-1116 FAX 561-832-7828
249 PERUVIAN AVE., SUITE F-2, PALM BEACH, FL 33480

Letter of Intent – 360 Seaspray Avenue

The owner of the landmarked residence at 360 Seaspray Avenue (R-B zoning; lot area 6,375 sf) seeks LPC approval for a small awning/carport.

Scope
Install a 10 × 16 ft (160 sf) welded Schedule-40 aluminum awning, painted to match the house with a solid vinyl roof and 12-in scalloped valance. The structure sits in the motor-court, 3 ft from the front line and 1 ft 8 in from the street-side line, completely screened by an 8-ft Clusia hedge and invisible from the street.

Background
The subject property was developed with an integral garage with frontage on Cocoanut Row. In 2023, approvals were granted to remove garage parking. The current application seeks to introduce covered parking through an aluminum carport.

Compliance with Section 134-201

The proposed variances satisfy the criteria of Section 134-201 as follows:

1. **Practical Difficulty**
   The shallow 75-ft lot depth leaves no compliant area for covered parking. The motor court is the only feasible location that preserves usable open space and the architectural character of the landmarked residence.

2. **Minimum Deviation**
   The carport is modest in scale, open on all sides, and limited to a single vehicle. Its placement reflects the least possible encroachment necessary to provide functional covered parking.

3. **Compatibility with the Neighborhood**
   The structure is fully screened by mature landscaping and is not visible from public rights-of-way. It has no impact on neighboring properties or the historic streetscape.

4. **Preservation of Code Intent**
   The design protects open space, maintains visual openness at the front of the property, and avoids structural bulk. It restores practical function without compromising the Town's planning objectives.

Variances requested:

1. **Front Yard Setback**
   Required: 25 ft (min. 20 ft if rear yard increased)
   Variance needed to allow proposed front setback.

2. **Side Setback for Accessory Structure**
   Required: 10 ft min. for 1-story unenclosed structures
   Variance needed to allow reduced street-side setback.

3. **Angle of Vision**
   Accessory structures <25 ft from main structure are included in building angle of vision.
   Variance needed – plans don't capture carport under this requirement.

4. **Lot Coverage**
   Max allowed: 30% for two-story buildings
   Variance needed to exceed this.

5. **CCR (Cubic Content Ratio)**
   Max allowed for lot <10,000 sf: 4.00 + adjustment
   Variance needed – proposed CCR exceeds limit.

Sincerely,

Erik Broberg

Associate, SKA Architect + Planner

PROPOSED AWNING FOR:

360 SEASPRAY AVE,
PALM BEACH FL, 33480

Project Summary – 360 Seaspray Avenue

The owner of the landmarked residence seeks LPC approval for a 10' × 16' (160 sf) aluminum awning/carport in the motor court. The structure is fully screened by an 8-ft Clusia hedge and not visible from the street.

Variances Requested:

Front setback: 3 ft provided vs. 25 ft required

Street-side setback: 1'-8" provided vs. 10 ft required

Angle of vision: Carport within 25 ft of main structure

Lot coverage: Exceeds 30% max for two-story buildings

CCR: 4.86 proposed vs. 4.36 allowed



SHEET INDEX

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5	SITE LOCATION MAP
6	STREETSCAPE ELEVATIONS
	SITE PHOTOS
	SITE PHOTOS
	SITE PHOTOS
	HISTORICAL DOCUMENTATION
	HISTORICAL DOCUMENTATION
	HISTORICAL DOCUMENTATION
	HISTORICAL DOCUMENTATION
7	ZONING LEGENDS
8	LOT COVERAGE
9	CCR DIAGRAMS
10	COLORED SITE PLAN
11	SITE PLANS
12	VARIANCE DIAGRAM
12a	PROPOSED FIRST FLOOR PLAN
12b	PROPOSED SECOND FLOOR PLAN
13	MATERIAL LIST AND SPECIFICATIONS
14	DESIGN + COLOR OPTIONS
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TPC / LPC SCHEDULE OF SUBMISSIONS:

SECOND SUBMISSION - 06/02/25
NTP ISSUED - 06/09/25
FINAL SUBMIT - 06/30/25
LPC MEETING - 07/16/25

TOWN COUNCIL MEETING - 08/13/25

SKA ARCHITECT + PLANNER
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249 PERUVIAN AVE, SUITE F-2, PALM BEACH, FL 33480

CONSULTANT:

RESIDENCE FOR:
MR. AND MRS. JUSTIN BESIKOF
360 SEASPRAY AVENUE
PALM BEACH, FLORIDA 33480

A.A. #0001345
A.R. #10,181

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REVISIONS:

SHEET NUMBER:
CVR

ISSUE DATE: 05.30.25
JOB #: COA-21-019 ZON-23-044

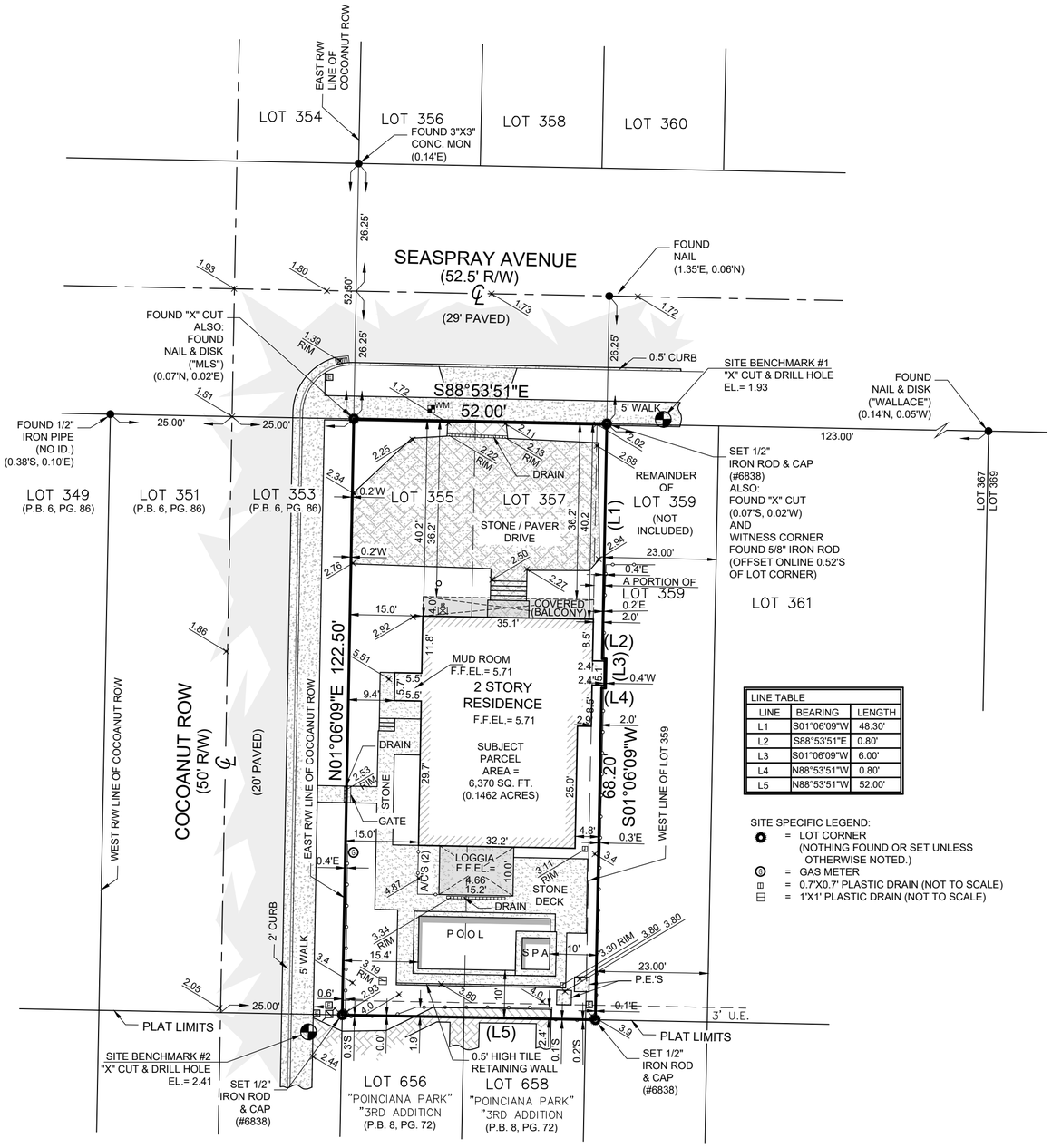


LOCATION MAP N.T.S.

NORTH

20 0 20 40 60

Scale 1" = 20'



LINE TABLE		
LINE	BEARING	LENGTH
L1	S01°06'09"W	48.30'
L2	S88°53'51"E	0.80'
L3	S01°06'09"W	6.00'
L4	N88°53'51"W	0.80'
L5	N88°53'51"W	52.00'

SITE SPECIFIC LEGEND:
- = LOT CORNER (NOTHING FOUND OR SET UNLESS OTHERWISE NOTED.)
- = GAS METER
- = 0.7'X0.7' PLASTIC DRAIN (NOT TO SCALE)
- = 1'X1' PLASTIC DRAIN (NOT TO SCALE)

REVISIONS:

03/20/2024 Add pool retaining wall.
03/28/2024 Added elevations.

CERTIFIED TO: JUSTIN BESIKOF

PROPERTY ADDRESS: 360 Seaspray Avenue, Palm Beach, FL 33480

FLOOD ZONE: AE (FIRM 120220-12099C0583 F 10/05/2017)

BASE FLOOD ELEVATION = 6' (N.A.V.D. 88)

DESCRIPTION: Lots 355 and 357, and the West 2 feet of Lot 359, together with the south 6 feet of the North 54.3 feet of the East. 0.8 feet of the West 2.8 feet of said Lot 35 , POINCIANA PARK 2ND ADDITION, according to the Plat thereof, as recorded in Plat Book 6, Page 86, Public Records of Palm Beach County, Florida.

SURVEY NOTES:

1.) Lands shown hereon were not abstracted for easements and/or rights-of-way of record by this office.
2.) Area of subject property = 6,375 square feet (0.1463 acres).
3.) Elevations shown hereon are based on North American Vertical Datum of 1988 (NAVD 88).
   a) Originating benchmark = Leica Global Positioning System.
   b) 00.00 = existing elevation (NAVD 88 typical).
4.) No underground improvements located.
5.) Bearings shown hereon are State Plane Grid (NAD 83/90 ADJUSTMENT, FLORIDA EAST ZONE). Distances are plat and measured unless otherwise shown.
6.) This firm's "Certificate of Authorization" number is "LB 6838".

LEGEND:

CALC.	= CALCULATED	(P)	= PLAT	P.I.	= POINT OF INTERSECTION		= ASPHALT PAVEMENT
C.B.S.	= CONCRETE BLOCK STRUCTURE	R	= RADIUS	P.O.C.	= POINT OF COMMENCEMENT		= CONCRETE FLATWORK
CONC. MON	= CONCRETE MONUMENT	Δ	= CENTRAL "DELTA" ANGLE	P.O.B.	= POINT OF BEGINNING		= PAVER BRICK FLATWORK
CONC.	= CONCRETE	L	= ARC LENGTH	R/W	= RIGHT OF WAY		= WOOD POWER POLE
D.E.	= DRAINAGE EASEMENT	CH.B.	= CHORD BEARING	— x — x —	= CHAIN LINK FENCE	WM	= WATER METER
U.E.	= UTILITY EASEMENT	N.G.V.D.	= NATIONAL GEODETIC VERTICAL DATUM	—o—o—	= WOOD FENCE		= FIRE HYDRANT
P.E.	= POOL EQUIPMENT	O.R.B.	= OFFICIAL RECORD BOOK	—o—o—	= METAL FENCE		= CATCH BASIN
F.F.EL.	= FINISHED FLOOR ELEVATION	P.B.	= PLAT BOOK		= CENTERLINE		= SANITARY MANHOLE
EL.	= ELEVATION	P.C.	= POINT OF CURVATURE	— — — —	= EASEMENT		
(B.R.)	= BEARING REFERENCE	P.T.	= POINT OF TANGENCY		= COVERED		
(D)	= DEED	P.R.C.	= POINT OF REVERSE CURVATURE		= OVERHEAD LINES		
(M)	= MEASURED	P.C.C.	= POINT OF COMPOUND CURVATURE		= LOT TIE		

BOUNDARY SURVEY

This survey is not valid without embossed surveyor's seal and/or an authenticated electronic signature and authe[illegible]e.il.

MICHAEL J. MILLER Professional Surveyor and Mapper Number 4034 STATE OF FLORIDA

Digitally signed by Michael J Miller
Date: 2024.04.02 10:00:18 -04'00'

F[illegible]eyor[illegible]Florida Certificate No. MILLER #4034

CRD. FILE	Y240284

SCALE:	1" = 20'	MILLER LAND SURVEYING 1121 LAKE AVENUE LAKE WORTH BEACH, FLORIDA 33460 PHONE: (561) 586-2669 - FAX: (561) 582-0151 www.millersurveying.com e-mail: orders@millersurveying.com	REF: T-50/08 O-68/31 N-40/76
DRAWN BY:	PICARD		PREV. Y231006
FIELD WK:	J.W. / B.M.		JOB NO'S. Y240164
DATE:	03/11/2024		JOB NO. Y240284
			M - 5276 - B

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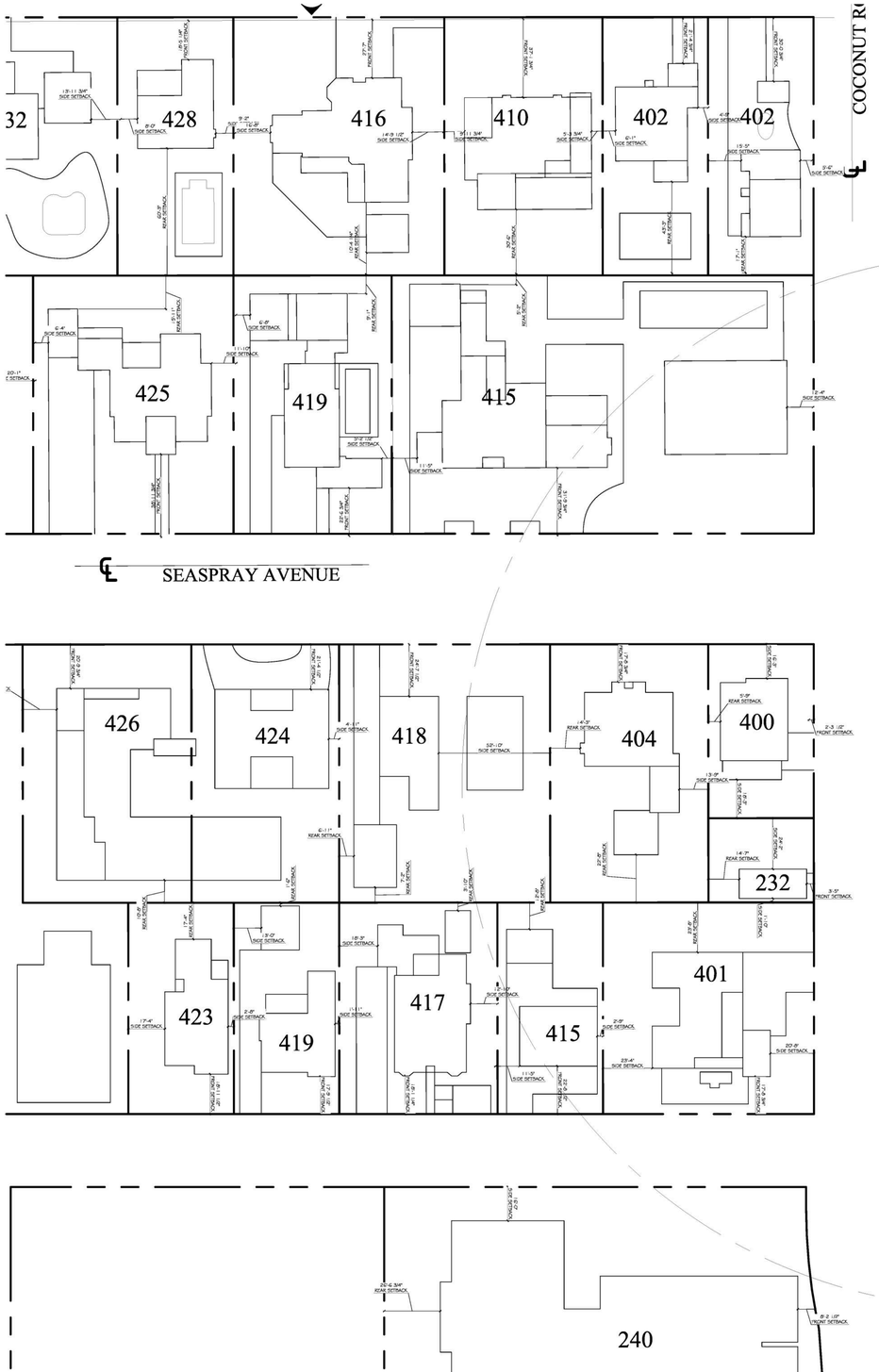

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CONSULTANT:

RESIDENCE FOR:
MR. AND MRS. JUSTIN BESIKOF
360 SEASPRAY AVENUE
PALM BEACH, FLORIDA 33480

A.A. #001345
A.R. #10,181

REVISIONS:

SITE LOCATION MAP

SCALE: NTS

SHEET NUMBER: 4

ISSUE DATE: 05.30.25

JOB #: COA-21-019
ZON-23-044

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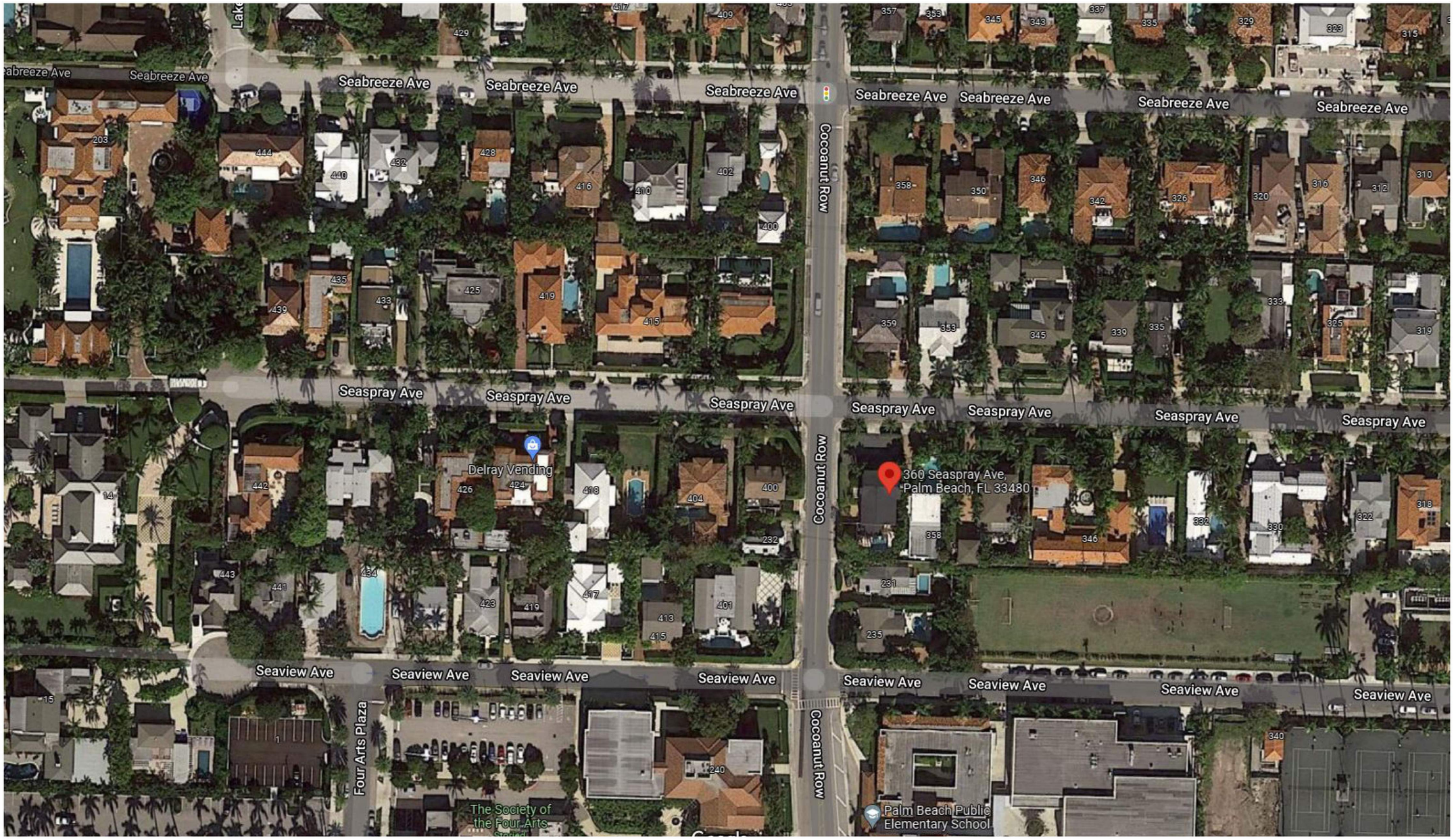
Date: 2025.07.07 16:28:02-04'00'



SITE LOCATION MAP

SCALE: NTS

SKA
SKA ARCHITECT + PLANNER
OFFICE 561-655-1116 FAX 561-832-7828
249 PERUVIAN AVE. SUITE F-2, PALM BEACH, FL 33480

CONSULTANT:

RESIDENCE FOR:
MR. AND MRS. JUSTIN BESIKOF
360 SEASPRAY AVENUE
PALM BEACH, FLORIDA 33480

A.A. #001345
A.R. #10,181

REVISIONS:

SHEET NUMBER: 5

ISSUE DATE: 05.30.25

JOB #: COA-21-019

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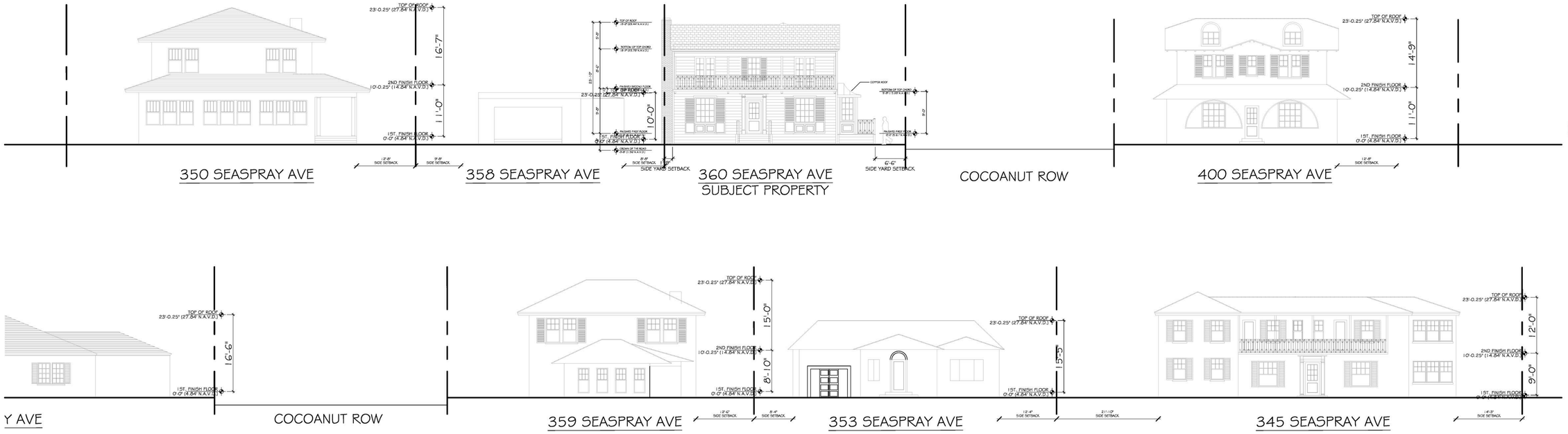
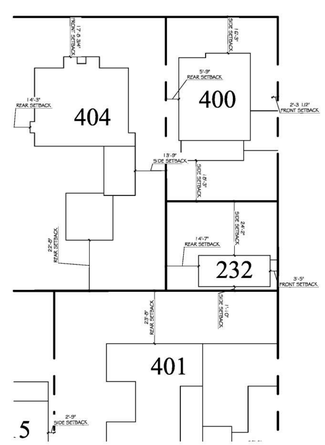
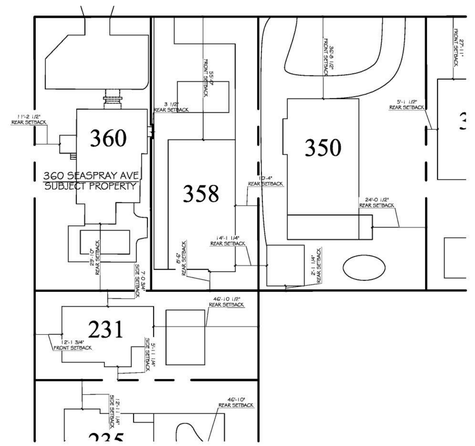
Date: 2025.07.07 16:28:03-04'00'









STREET SCAPE

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

SKA
SKA ARCHITECT + PLANNER
OFFICE 561-655-1116 FAX 561-832-7828
249 PERUVIAN AVE, SUITE F-2, PALM BEACH, FL 33480

CONSULTANT:

RESIDENCE FOR:
MR. AND MRS. JUSTIN BESIKOF
360 SEASPRAY AVENUE
PALM BEACH, FLORIDA 33480

A.A. #001345
A.R. #10,181

REVISIONS:

SHEET NUMBER: 6

ISSUE DATE: 05.30.25
JOB #: COA-21-019 ZON-23-044



360 SEASPRAY



360 SEASPRAY



360 SEASPRAY



360 SEASPRAY



419 SEASPRAY AVE



345 SEASPRAY AVE



346 SEASPRAY AVE



339 SEASPRAY AVE



400 SEASPRAY AVE



SEASPRAY AVE LOKKING EAST



415 SEASPRAY AVE



SEASPRAY AVE LOOKING WEST



346 SEASPRAY AVE



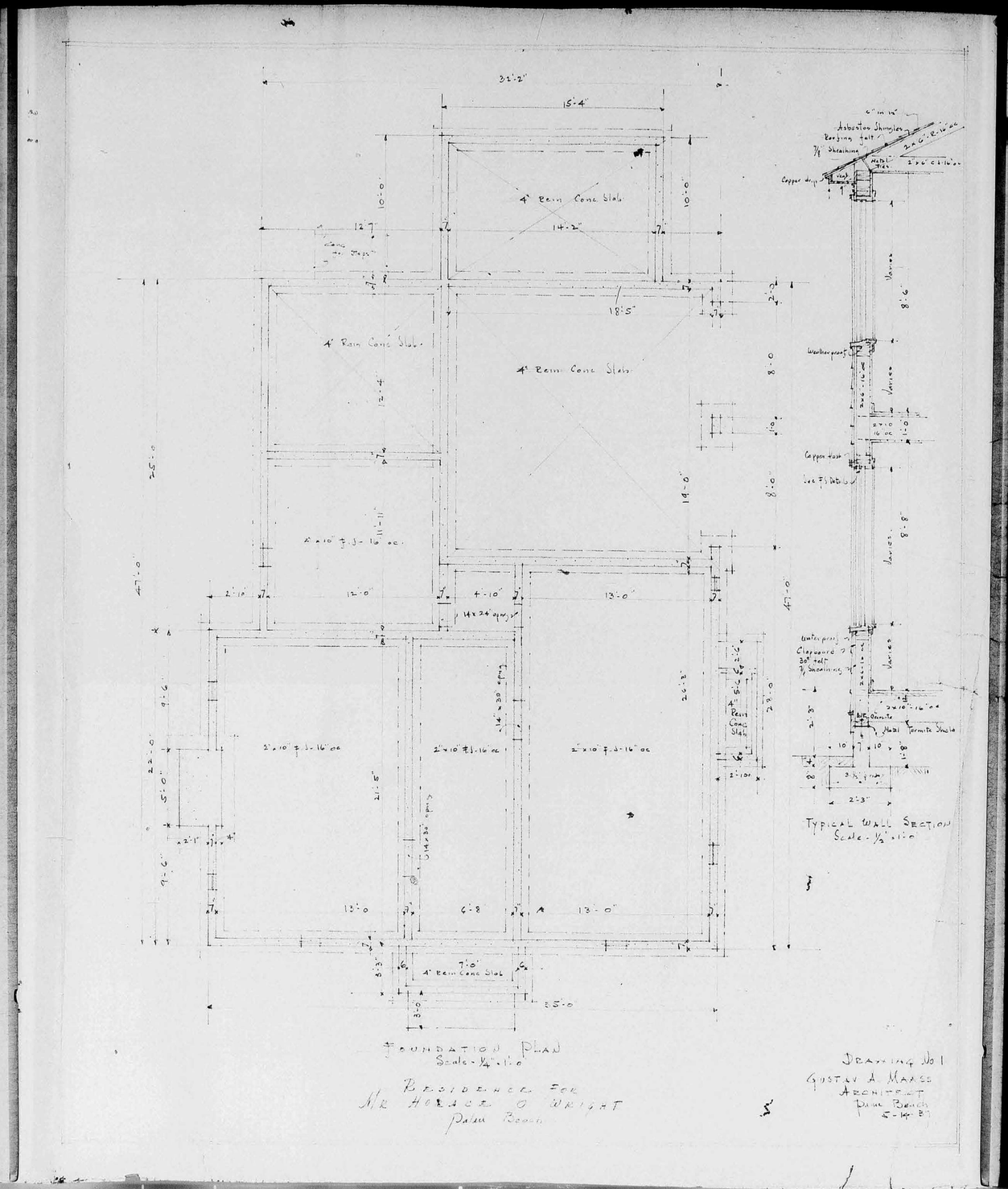
350 SEASPRAY AVE



330 SEASPRAY AVE

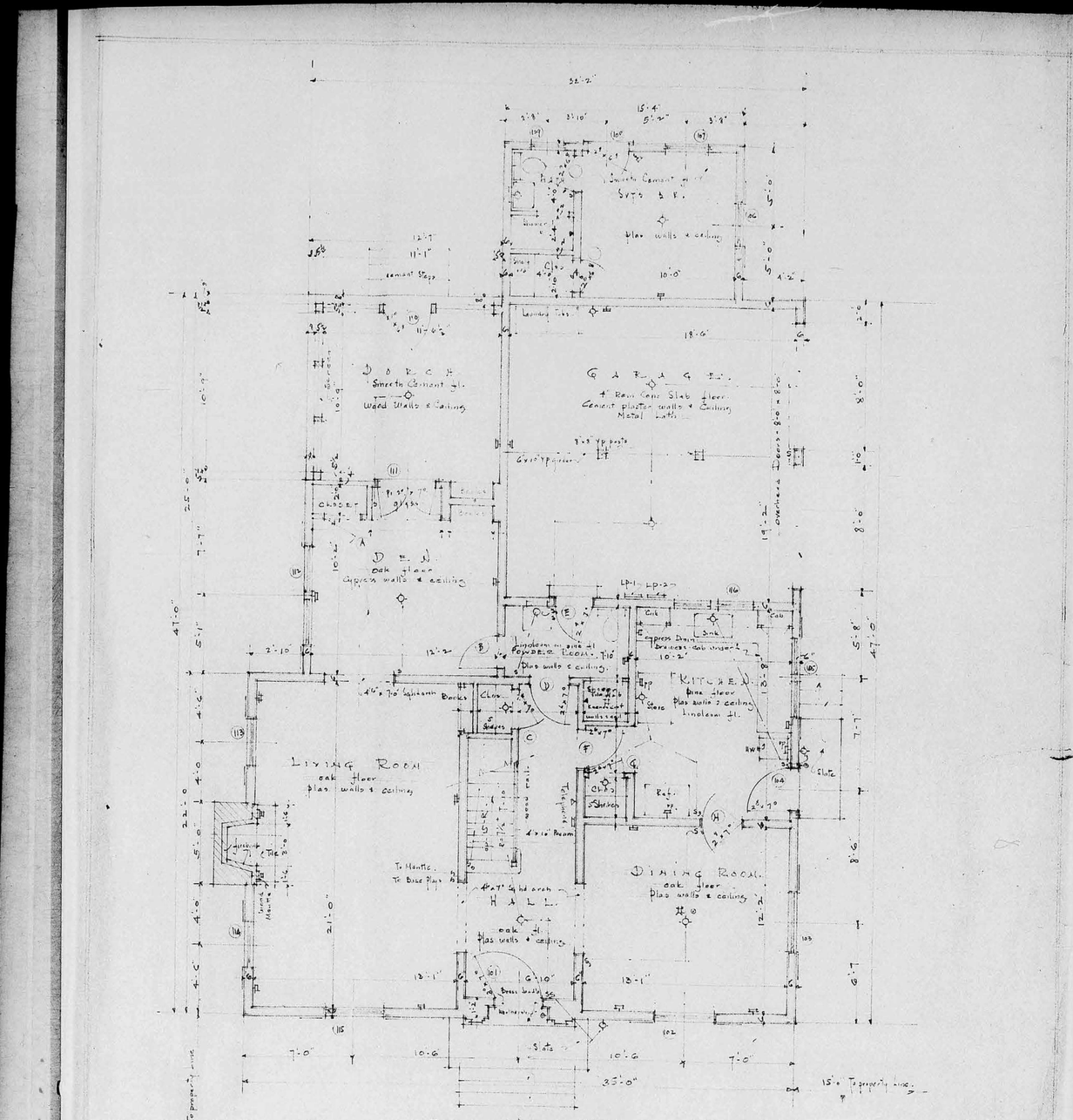


358 SEASPRAY AVE



4" Rein Conc Slab
4" Rein Conc Slab
4" Rein Conc Slab
4" Rein Conc Slab
Asbestos Shingles
Roofing felt
Copper drip
Weatherproof
Copper Hook
Unterproof
Clapboard
30# felt
Metal Termite Shield
Typical Wall Section
Scale - 1/2" = 1'-0"
Foundation Plan
Scale - 1/4" = 1'-0"
Residence for
Mr Horace O Wright
Palm Beach
Drawing No 1
Gustav A. Maass
Architect
Palm Beach
5-14-39

X 63 275


Sunroom
Sun Deck
Concrete floor
Plas walls & ceiling
Cement Steps
Laundry
Garage
4" Reen Conc Slab floor
Cement plaster walls & ceiling
Metal Lath
Porch
Concrete floor
Wood Walls & Ceiling
Closet
Den
oak floor
Cypress walls & ceiling
Kitchen
Cypress Built-in Cabinets
Sink
Range
Refrig.
Linoleum fl.
Plas walls & ceiling
Pantry
Shelves
Store
Living Room
oak floor
Plas walls & ceiling
Fireplace
Hall
Stairs
Dining Room
oak floor
Plas walls & ceiling
Flat 4 hd arch
Brass Railing
Slate
Concrete
Lot 7
Lot 8
Block 1
Lot 9
Lot 10
Lot 11
Lot 12
Lot 13
Lot 14
Lot 15
Lot 16
Lot 17
Lot 18
Lot 19
Lot 20
Lot 21
Lot 22
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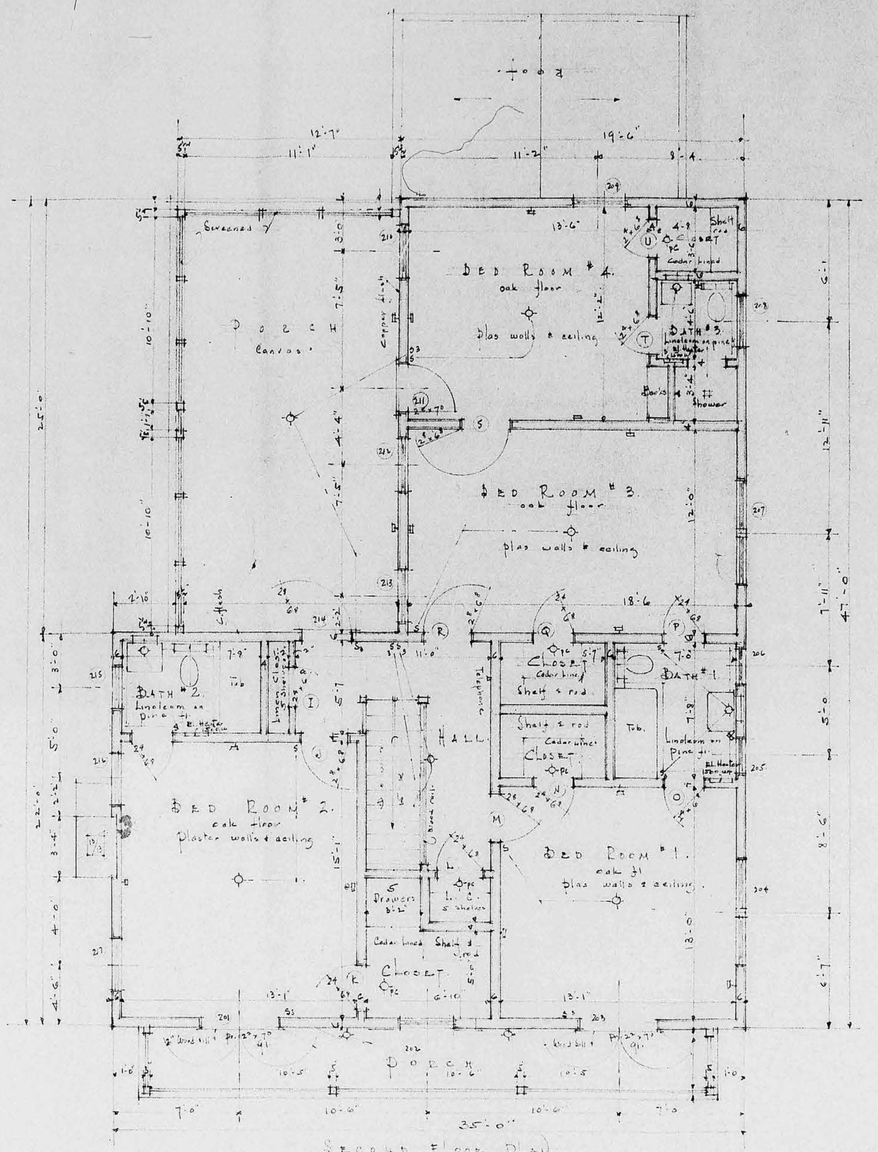
Lot 24
Lot 25
Lot 26
Lot 27
Lot 28
Lot



Second Floor Plan
Scale 1/4"-1'-0"

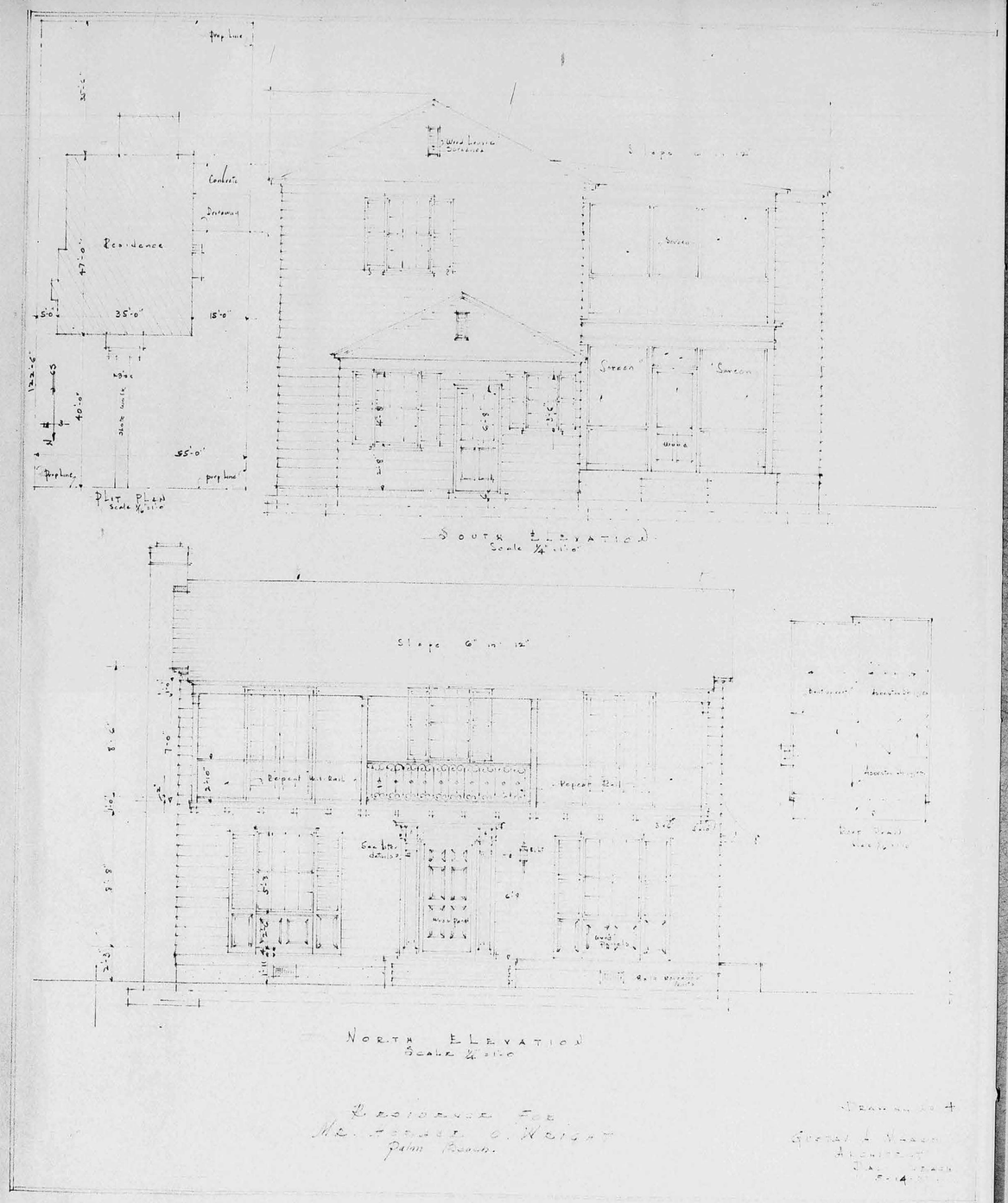
Residence For
Mr. Horace O. Wright
Palm Beach.

Drawing No-3.

Gustav A. Maass,
Architect
Palm Beach
3-14-37

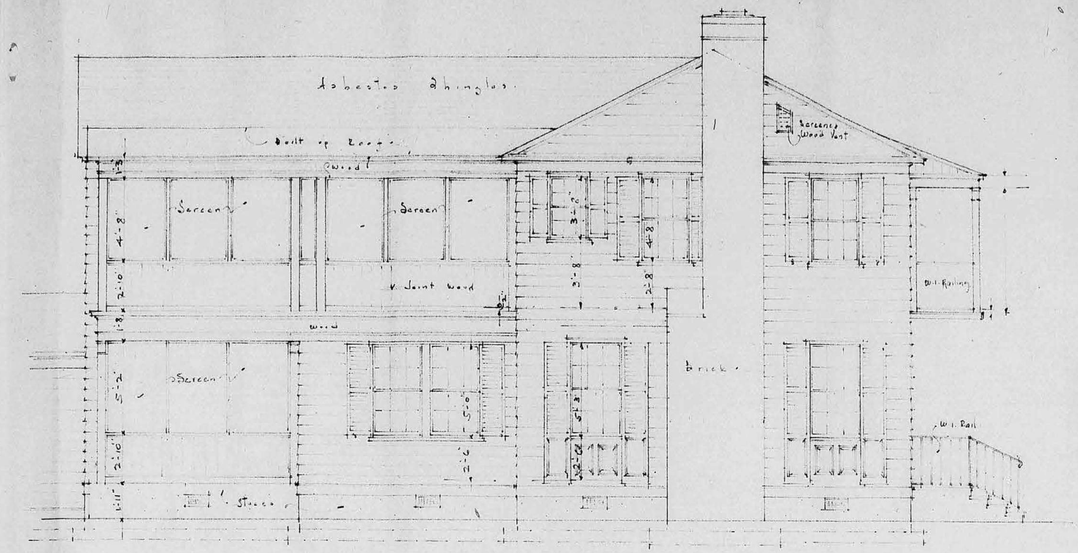
63

277


Prop Line
Residence
Concrete
Driveway
35'-0"
15'-0"
55'-0"
Prop Line
Prop Line
Plot Plan
Screen
Screen
Screen
Wood
South Elevation
Slope 6" in 12"
Repeat Rail
Repeat Rail
North Elevation
Residence For
Mr. Horace O. Wright
Palm Beach.
Gustav A. Maass
Architect

63

278


Asbestos Shingles
Built up Roof
Wood
Screen
Screen
Screen
W. Joint Wood
Brick
Wood
Screen
Screen
Screen

Digitally signed by Patrick W Segraves
Date: 2025.07.07 16:28:04-04'00'

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:	360 SEASPRAY		
2	Zoning District:	R-B LOW DENSITY RESIDENTIAL		
3	Structure Type:	TWO STORY, SINGLE FAMILY HOME		
4		Required/Allowed	Existing	Proposed
5	Lot Size (sq ft)	10,000 SQ.FT.	6,375 SF	6,375 SF
6	Lot Depth	100.00'	122.50'	122.50'
7	Lot Width	100.00'	52.00'	52.00'
8	Lot Coverage (Sq Ft and %)	40%(1)-30%(2)	1,809.89 SF (28.39%)	1,809.89 SF (28.39%)
9	Enclosed Square Footage (Basement, 1st Fl, 2nd Fl., Accessory Structues, etc)	NA	3,329.38 SF	3,240.58 SF
10	Cubic Content Ratio (CCR) (R-B ONLY)	4.360	4.72	4.620
11	*Front Yard Setback (Ft.)	25'(1)-35'(2)	39.9'	39.9'
12	* Side Yard Setback (1st Story) (Ft.)	25' W - 12.5'E	18.9' W - 6.5' E	18.9' W - 6.5' E
13	* Side Yard Setback (2nd Story) (Ft.)	30' W - 15' E	14.7' W - 1.8' E	14.7' W - 1.8' E
14	*Rear Yard Setback (Ft.)	10'(1)-15'(2)	25.2'	25.2'
15	Angle of Vision (Deg.)	100	48	48
16	Building Height (Ft.)	14'(1)-22'(2)	18.17'	18.17'
17	Overall Building Height (Ft.)	22'(1)-30'(2)	23.83'	23.83'
18	Crown of Road (COR) (NAVD)	1.96'	1.96'	1.96'
19	Max. Amount of Fill Added to Site (Ft.)	1.825'	NA	NA
20	Finished Floor Elev. (FFE)(NAVD)	7.00' MINIMUM	5.61'	5.61'
21	Zero Datum for point of meas. (NAVD)	7.00' MINIMUM	5.61'	5.61'
22	FEMA Flood Zone Designation	AE	AE	AE
23	Base Flood Elevation (BFE)(NAVD)		6.00'	6.00'
24	Landscape Open Space (LOS) (Sq Ft and %)	45%	1,988 SF (31.2%)	1,988 SF (31.2%)
25	Perimeter LOS (Sq Ft and %)	50%	1,645 SF (57.3%)	1,645 SF (57.3%)
26	Front Yard LOS (Sq Ft and %)	40%	199 SF (38.3%)	199 SF (38.3%)
27	**Native Plant Species %	*Please refer to separate landscape legend.*		

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

*** Provide Native plant species calculation per category as required by Ord. 24-2021 on separate table*

If value is not applicable, enter N/A

If value is not changing, enter N/C

REV BF 20220304

PREVIOUSLY APPROVED ZONING LEGEND

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:	360 SEASPRAY		
2	Zoning District:	R-B LOW DENSITY RESIDENTIAL		
3	Structure Type:	TWO STORY, SINGLE FAMILY HOME		
4		Required/Allowed	Existing	Proposed
5	Lot Size (sq ft)	10,000 SQ.FT.	6,375 SF	6,375 SF
6	Lot Depth	100.00'	122.50'	122.50'
7	Lot Width	100.00'	52.00'	52.00'
8	Lot Coverage (Sq Ft and %)	40%(1)-30%(2)	1,809.89 SF (28.39%)	1,809.89 SF (28.39%)
9	Enclosed Square Footage (Basement, 1st Fl, 2nd Fl., Accessory Structues, etc)	NA	3,329.38 SF	3,240.58 SF
10	Cubic Content Ratio (CCR) (R-B ONLY)	4.360	4.72	4.86
11	*Front Yard Setback (Ft.)	25'(1)-35'(2)	39.9'	39.9'
12	* Side Yard Setback (1st Story) (Ft.)	25' W - 12.5'E	18.9' W - 6.5' E	18.9' W - 6.5' E
13	* Side Yard Setback (2nd Story) (Ft.)	30' W - 15' E	14.7' W - 1.8' E	14.7' W - 1.8' E
14	*Rear Yard Setback (Ft.)	10'(1)-15'(2)	25.2'	25.2'
15	Angle of Vision (Deg.)	100	48	125 deg
16	Building Height (Ft.)	14'(1)-22'(2)	18.17'	18.17'
17	Overall Building Height (Ft.)	22'(1)-30'(2)	23.83'	23.83'
18	Crown of Road (COR) (NAVD)	1.96'	1.96'	1.96'
19	Max. Amount of Fill Added to Site (Ft.)	1.825'	NA	NA
20	Finished Floor Elev. (FFE)(NAVD)	7.00' MINIMUM	5.61'	5.61'
21	Zero Datum for point of meas. (NAVD)	7.00' MINIMUM	5.61'	5.61'
22	FEMA Flood Zone Designation	AE	AE	AE
23	Base Flood Elevation (BFE)(NAVD)		6.00'	6.00'
24	Landscape Open Space (LOS) (Sq Ft and %)	45%	1,988 SF (31.2%)	1,988 SF (31.2%)
25	Perimeter LOS (Sq Ft and %)	50%	1,645 SF (57.3%)	1,645 SF (57.3%)
26	Front Yard LOS (Sq Ft and %)	40%	199 SF (38.3%)	199 SF (38.3%)
27	**Native Plant Species %	*Please refer to separate landscape legend.*		

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

*** Provide Native plant species calculation per category as required by Ord. 24-2021 on separate table*

If value is not applicable, enter N/A

If value is not changing, enter N/C

REV BF 20220304

CURRENTLY PROPOSED ZONING LEGEND

SKA
SKA ARCHITECT + PLANNER
OFFICE 561-655-1116 FAX 561-832-7828
249 PERUVIAN AVE. SUITE F-2, PALM BEACH, FL 33480

CONSULTANT:

RESIDENCE FOR:
MR. AND MRS. JUSTIN BESIKOF
360 SEASPRAY AVENUE
PALM BEACH, FLORIDA 33480

A.A. #0001345
A.R. #10,181

REVISIONS:

SHEET NUMBER:
7

ISSUE DATE: 07-07-25
JOB #: COA-21-019 ZON-23-044

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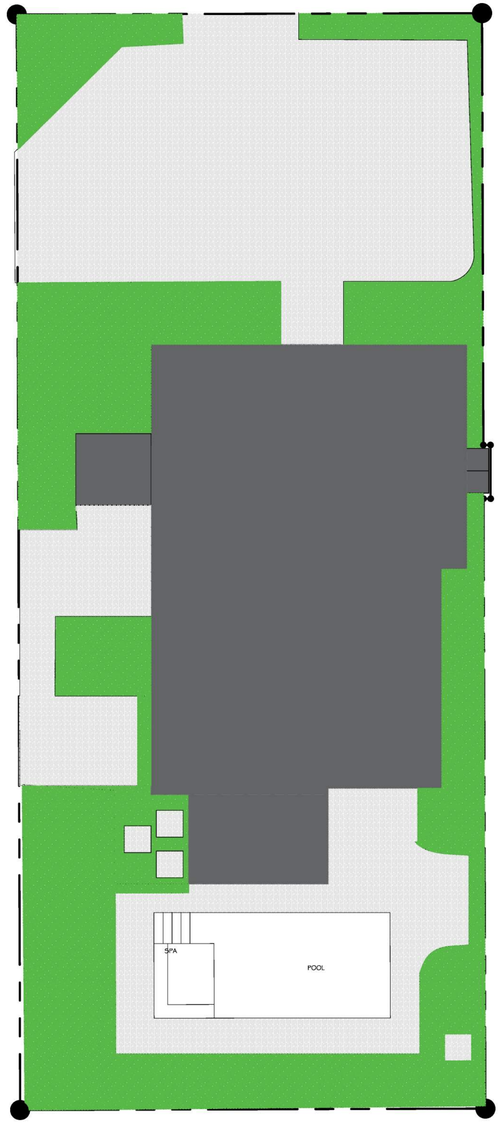
Date: 2025.07.07 16:28:05-04'00'

Component	Previous (cu ft)	Proposed (cu ft)
Lot Area (sf)	6375	6375
Building volume	29434.96	29434.96
Awning volume (150 sf × 10 ft)	—	1500
Total cubic volume	**29449.21**	**30949.21**
CCR	**4.62**	**4.86**
Overage (Cubic Ft)	**1638.27**	**3138.27**



PROPOSED:

LOT COVERAGE	1,809.89 SQ. FT.	(28.39%)
OPEN SPACE	1,988.00 SQ. FT.	(31.20%)
HARDSCAPE	2,005.11 SQ. FT.	(31.45%)
TOTAL	6,375.00 SQ. FT.	(100.00%)

PREVIOUSLY PROPOSED LOT COVERAGE



PROPOSED:

LOT COVERAGE	1,959 SQ. FT.	(30.74%)
OPEN SPACE	1,988.00 SQ. FT.	(31.20%)
HARDSCAPE	2,005.11 SQ. FT.	(31.45%)
TOTAL	6,375.00 SQ. FT.	(100.00%)

CURRENTLY PROPOSED LOT COVERAGE

SKA
SKA ARCHITECT + PLANNER
OFFICE 561-655-1116 FAX 561-832-7828
249 PERIMAN AVE, SUITE F-2, PALM BEACH, FL 33480

CONSULTANT:

RESIDENCE FOR:
MR. AND MRS. JUSTIN BESIKOF
360 SEASPRAY AVENUE
PALM BEACH, FLORIDA 33480

A.A. #0001345
A.R. #10,181

REVISIONS:

SHEET NUMBER:
8

ISSUE DATE: 05.30.25
JOB #: COA-21-019
ZON-23-044

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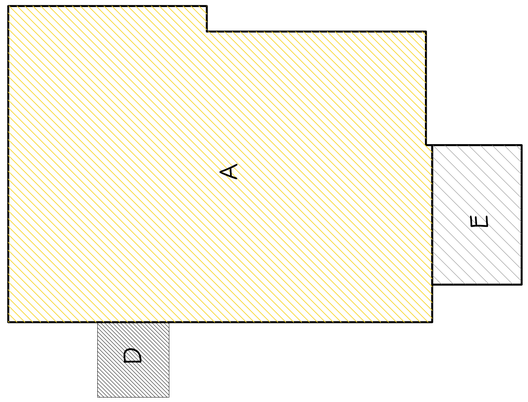
Date: 2025.07.07 16:28:07-04'00'



SQUARE FOOTAGE	
FIRST FLOOR:	1,662.08 SQ.FT.
SECOND FLOOR:	1,594.88 SQ.FT.
TOTAL:	3,256.96 SQ.FT.
LOGGIA:	156.00 SQ.FT.
TOTAL:	3,412.96 SQ.FT.

CUBIC CONTENT RATIO(CCR)

MAIN HOME
A - 1,586.69 SQ. FT. @ 18.17' = 28,830.16 CU. FT. (TWO STORY STRUCTURE)
D - 67.20 SQ. FT. @ 9.00' = 604.80 CU. FT. (ONE STORY STRUCTURE)

TOTAL CUBIC FEET = 29,434.96 CU. FT. / 6,375 SQ. FT. = 4.62 CCR

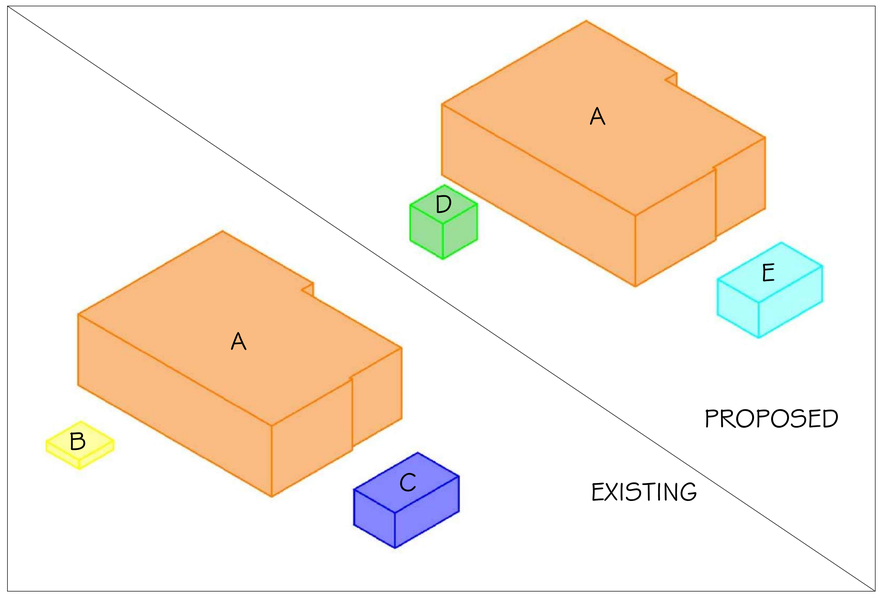
MAX ALLOWABLE CCR: 4.00 + [(10,000-6,375.00) / 10,000] = 4.36 CCR
MAX ALLOWABLE CUBIC FEET: 4.36 X 6,375.00 = 27,810.94 CU. FT.

27,810.94 CU. FT. MAX - 29,434.96 CU. FT. = (-)1,624.02 CU. FT. OVERAGE

LOGGIA
E - 156.00 SQ. FT. @ 9.00' = 1,404.00 CU. FT. (REAR LOGGIA)

LOGGIAS
5% OF HOUSE CU.FT. (27,810.94 CU. FT.) = 1,390.55 CU. FT. MAX
1,390.55 CU. FT. MAX - 1,404.00 CU. FT. = (-)13.45 CU. FT. OVERAGE

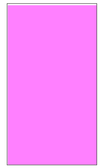
(-)1,624.02 CU.FT. HOUSE OVERAGE + (-)13.45 CU.FT. LOGGIA OVERAGE = (-)1,637.47 CU.FT. OVERAGE

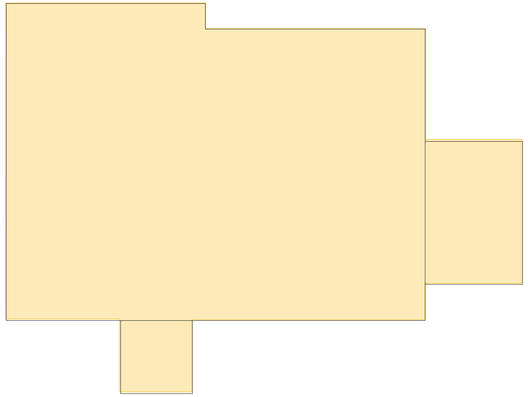


PREVIOUSLY PROPOSED CCR DIAGRAM

SCALE: NTS

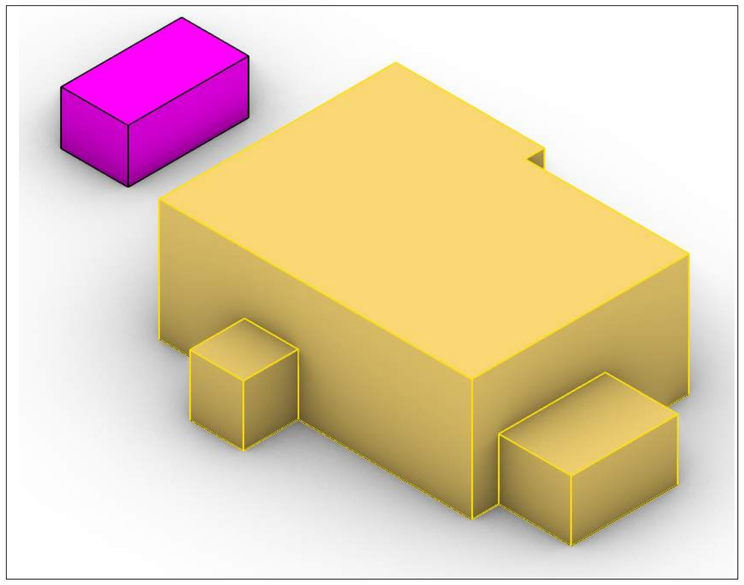
FIRST FLOOR:	1,662.08 SQ.FT.
SECOND FLOOR:	1,594.88 SQ.FT.
TOTAL:	3,256.96 SQ.FT.
LOGGIAS:	
Existing Loggia	156.00 SQ.FT.
(Awning) New Loggia	160.00 SQ.FT.
TOTAL LOGGIA:	316.00 SQ.FT.
OVERALL TOTAL:	3,572.96 SQ.FT.





CUBIC CONTENT RATIO (CCR)

Item	Area (SF)	Height (FT)	Volume (CF)	Notes
Main Home A	1586.69	18.17	28830.16	Two-story structure
Main Home D	67.20	9.00	604.80	One-story structure
Total House			29434.96	
Lot Area	6375			
CCR (Actual)			4.62	29434.96 ÷ 6,375
Max CCR			4.36	4.00 + [(10,000–6,375)/10,000]
Max Volume			27810.94	4.36 × 6,375
House Overage			-1624.02	
Loggia E	156.00	9.00	1404.00	Existing rear loggia
Loggia F	160.00	9.00	1440.00	New 10' × 16' addition
Total Loggias			2844.00	
Max Allowed (5%)			1390.55	5% of 27,810.94
Loggia Overage			-1453.45	
Total Overage			-3077.47	House + Loggia



CURRENTLY PROPOSED CCR DIAGRAM

SKA
SKA ARCHITECT + PLANNER
OFFICE 561-655-1116 FAX 561-832-7828
249 PERIMAN AVE, SUITE F-2, PALM BEACH, FL 33480

CONSULTANT:

RESIDENCE FOR:
MR. AND MRS. JUSTIN BESIKOF
360 SEASPRAY AVENUE
PALM BEACH, FLORIDA 33480

A.A. #0001345
A.R. #10,181
STATE OF FLORIDA
PATRICK W. SEGRAVES
AR # 10181
AA #0001345
REGISTERED ARCHITECT

REVISIONS:

SHEET NUMBER:
9

ISSUE DATE: 05.30.25
JOB #: COA-21-019
ZON-23-044

Digitally signed by Patrick W Segraves
Date: 2025.07.07 16:28:08-04'00'



CURRENTLY PROPOSED C0LORED SITE PLAN

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

SKA
SKA ARCHITECT + PLANNER
OFFICE 561-655-1116 FAX 561-832-7828
249 PERUVIAN AVE. SUITE F-2, PALM BEACH, FL 33480

CONSULTANT:

RESIDENCE FOR:
MR. AND MRS. JUSTIN BESIKOF
360 SEASPRAY AVENUE
PALM BEACH, FLORIDA 33480

A.A. #001345
A.R. #10,181

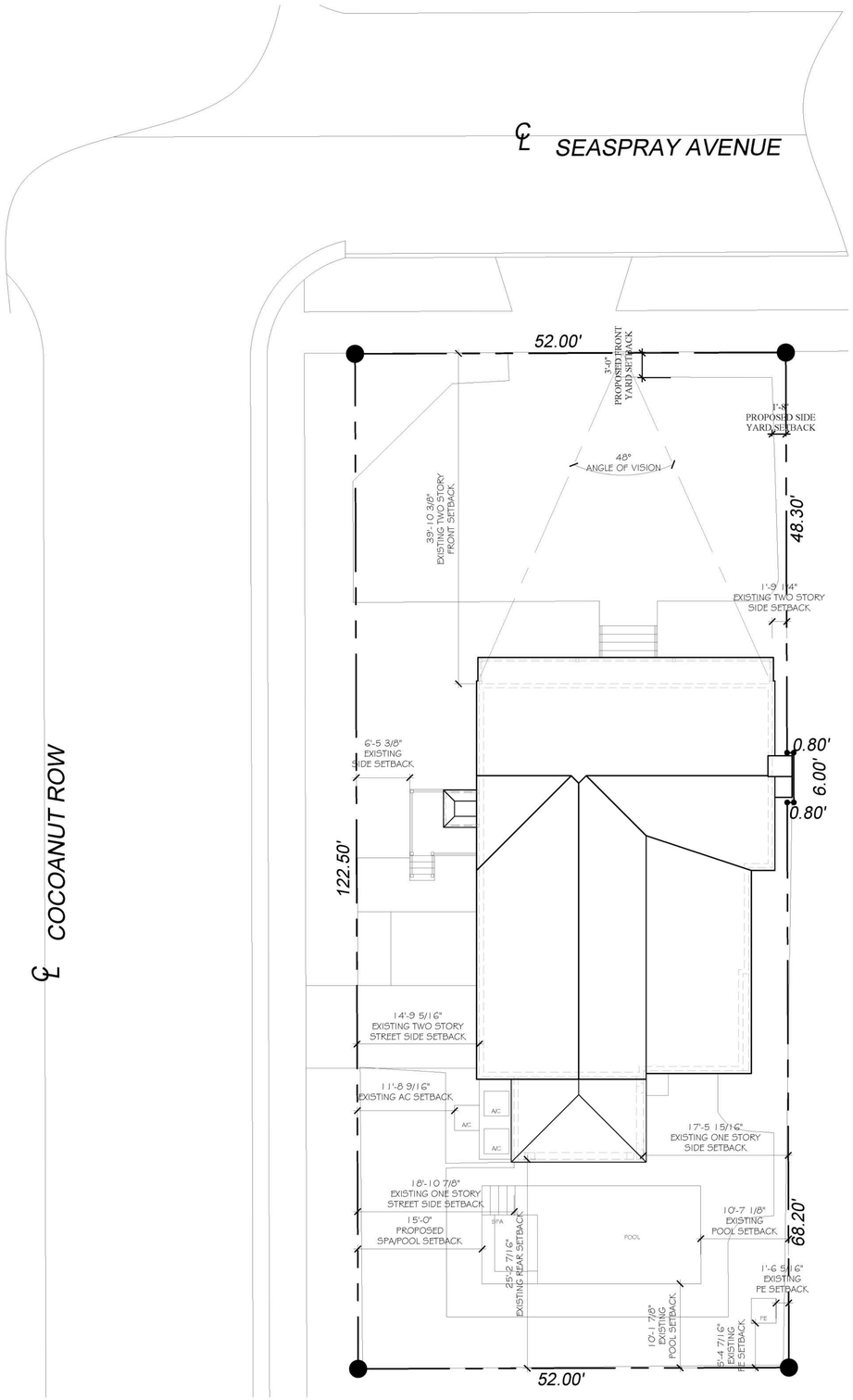
REVISIONS:

SHEET NUMBER:
10

ISSUE DATE: 05.30.25

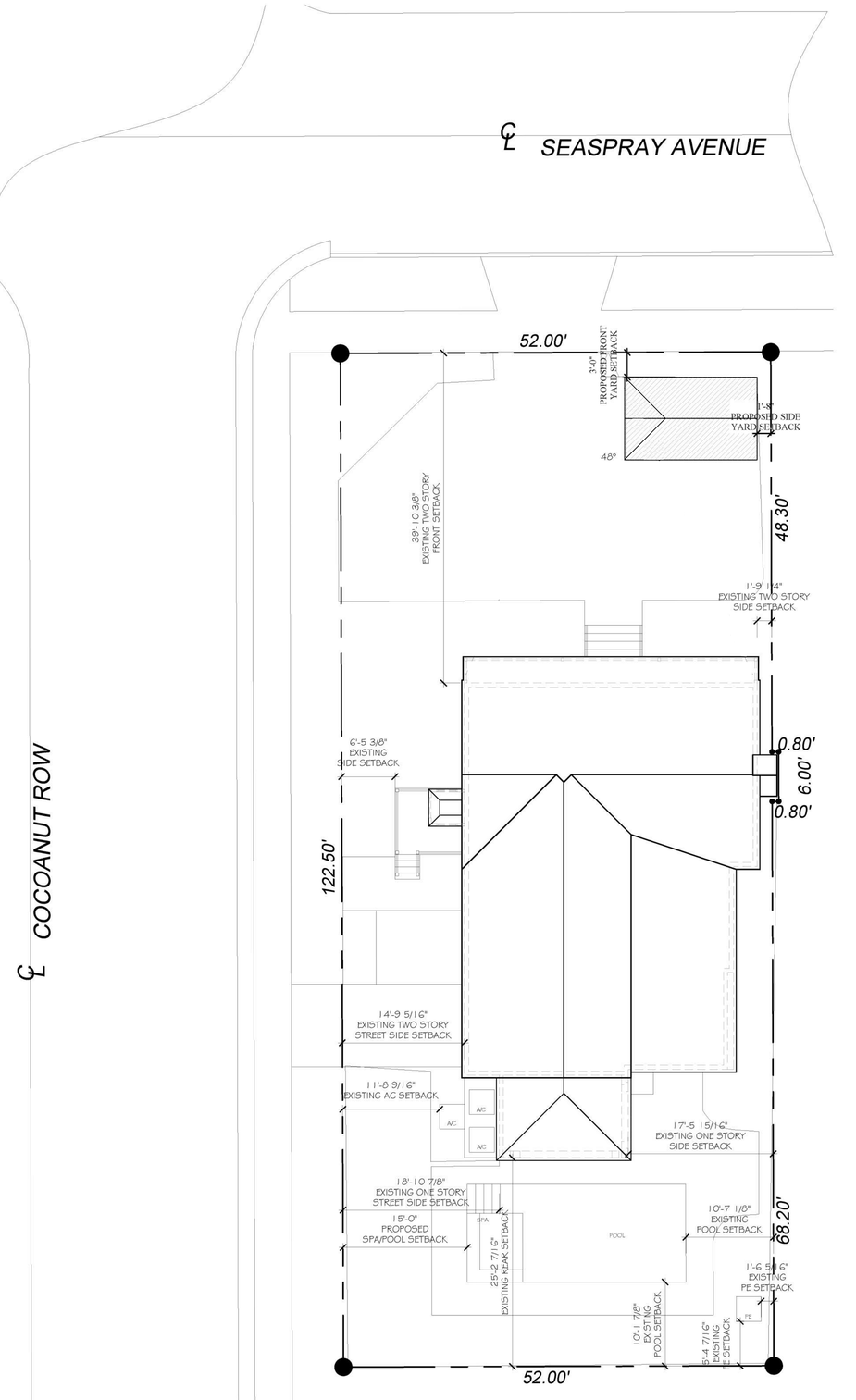
JOB #: COA-21-019
ZON-23-044

Digitally signed by Patrick W Segraves
Date: 2025.07.07 16:28:09-04'00'



PREVIOUSLY APPROVED SITE PLAN

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



CURRENTLY PROPOSED SITE PLAN

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

SKA
SKA ARCHITECT + PLANNER
OFFICE 561-655-1116 FAX 561-832-7828
249 PERIMAN AVE. SUITE F-2, PALM BEACH, FL 33480

CONSULTANT:

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MR. AND MRS. JUSTIN BESIKOF
360 SEASPRAY AVENUE
PALM BEACH, FLORIDA 33480

A.A. #0001345
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REVISIONS:

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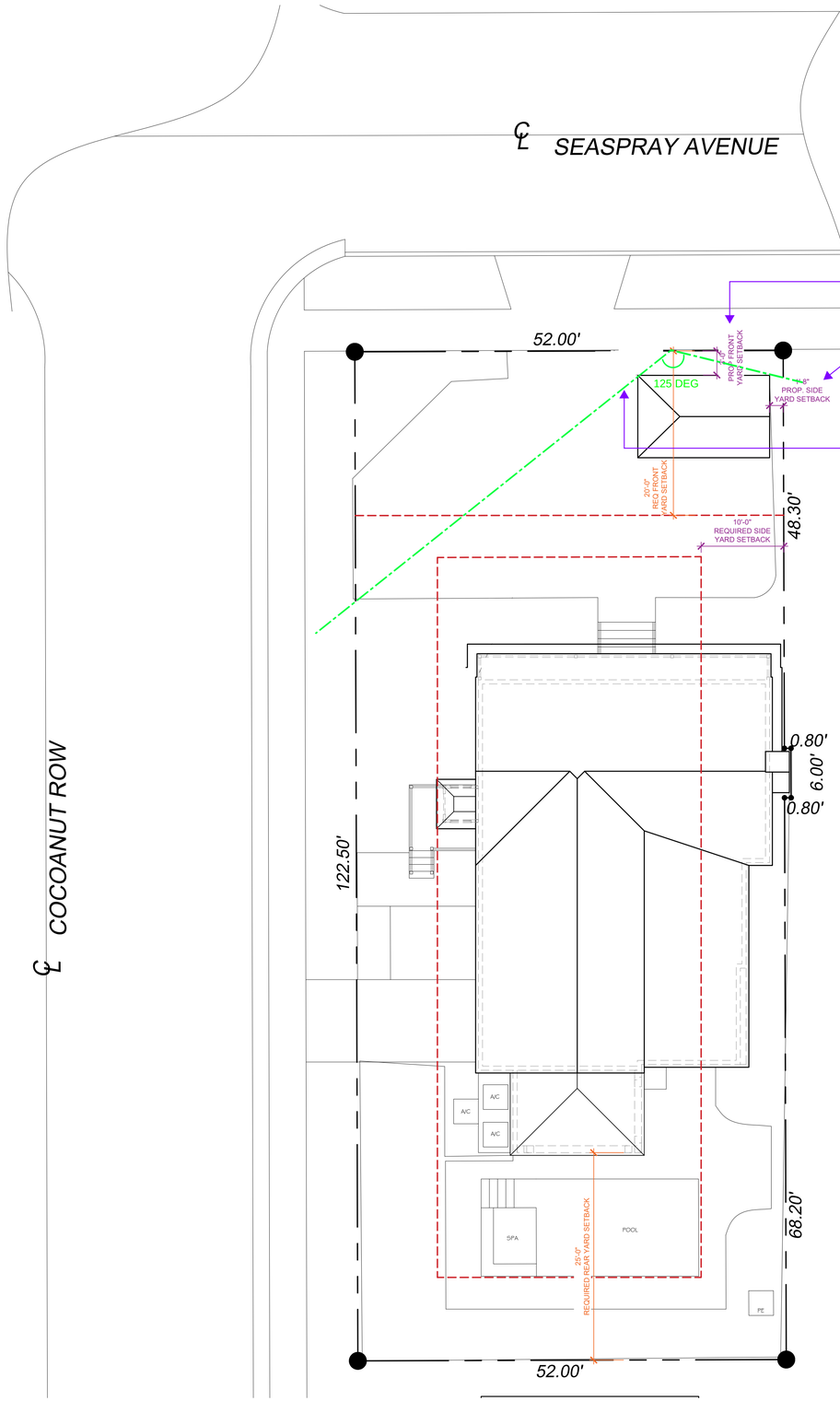

1. Front Yard Setback Variance
Proposed front setback is 20'-0", which is 5'-0" less than the required 25'-0". A variance is requested to allow this reduced front yard setback.

2. Side and Rear Setback for Accessory StructureThe proposed unenclosed carport encroaches into the required 10'-0" side and rear setbacks for accessory structures. A variance is requested to allow reduced setbacks.

3. Angle of Vision (AOV) for Accessory Structure
The proposed carport is within 25'-0" of the main residence and therefore subject to building angle of vision. A variance is requested as the structure exceeds the allowed angular envelope.

4. Lot Coverage
The proposed improvements exceed the 30% maximum lot coverage permitted for two-story buildings. A variance is requested for the proposed lot coverage percentage.

5. Cubic Content Ratio (CCR)
The proposed total cubic content is 30,949.21 cu. ft., resulting in a CCR of 4.86, which exceeds the allowable 4.36 for this 6,375 SF lot. A variance is requested for CCR overage.

VARIANCE DIAGRAM

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

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CONSULTANT:

RESIDENCE FOR:
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360 SEASPRAY AVENUE
PALM BEACH, FLORIDA 33480

A.A. #0001345
A.R. #10,181

REVISIONS:

SHEET NUMBER: 12

ISSUE DATE: 07-07-25

JOB #: COA-21-019
ZON-23-044

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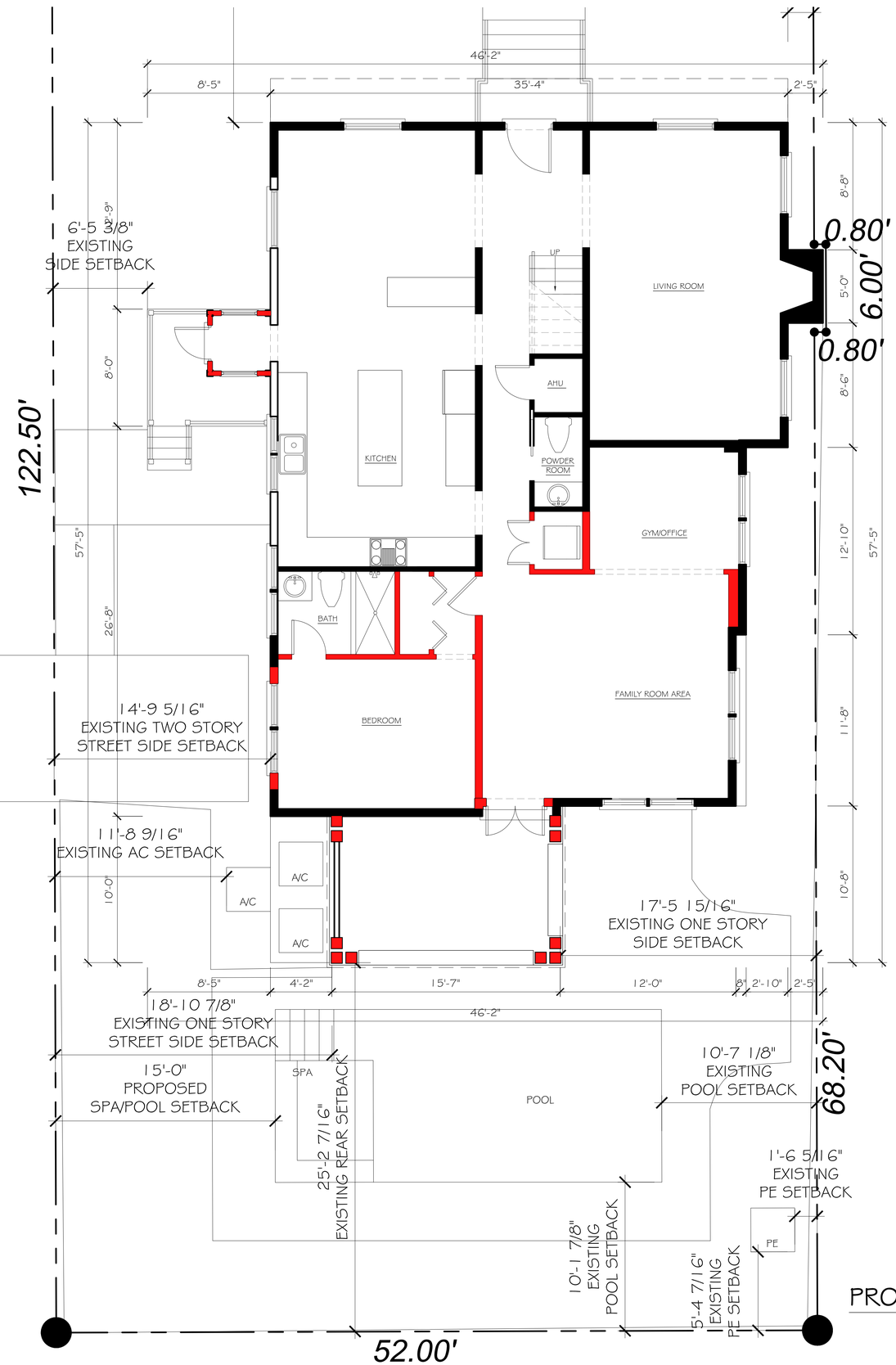

EXISTING

NEW

PROPOSED FIRST FLOOR PLAN

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

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A.A. #001345
A.R. #10,181

STATE OF FLORIDA
PATRICK W. SEGRAVES
A. R. #10,181
LICENSED ARCHITECT

REVISIONS:

SHEET NUMBER:
12a

ISSUE DATE: 4-19-23
JOB #: COA-21-019
ZON-23-044

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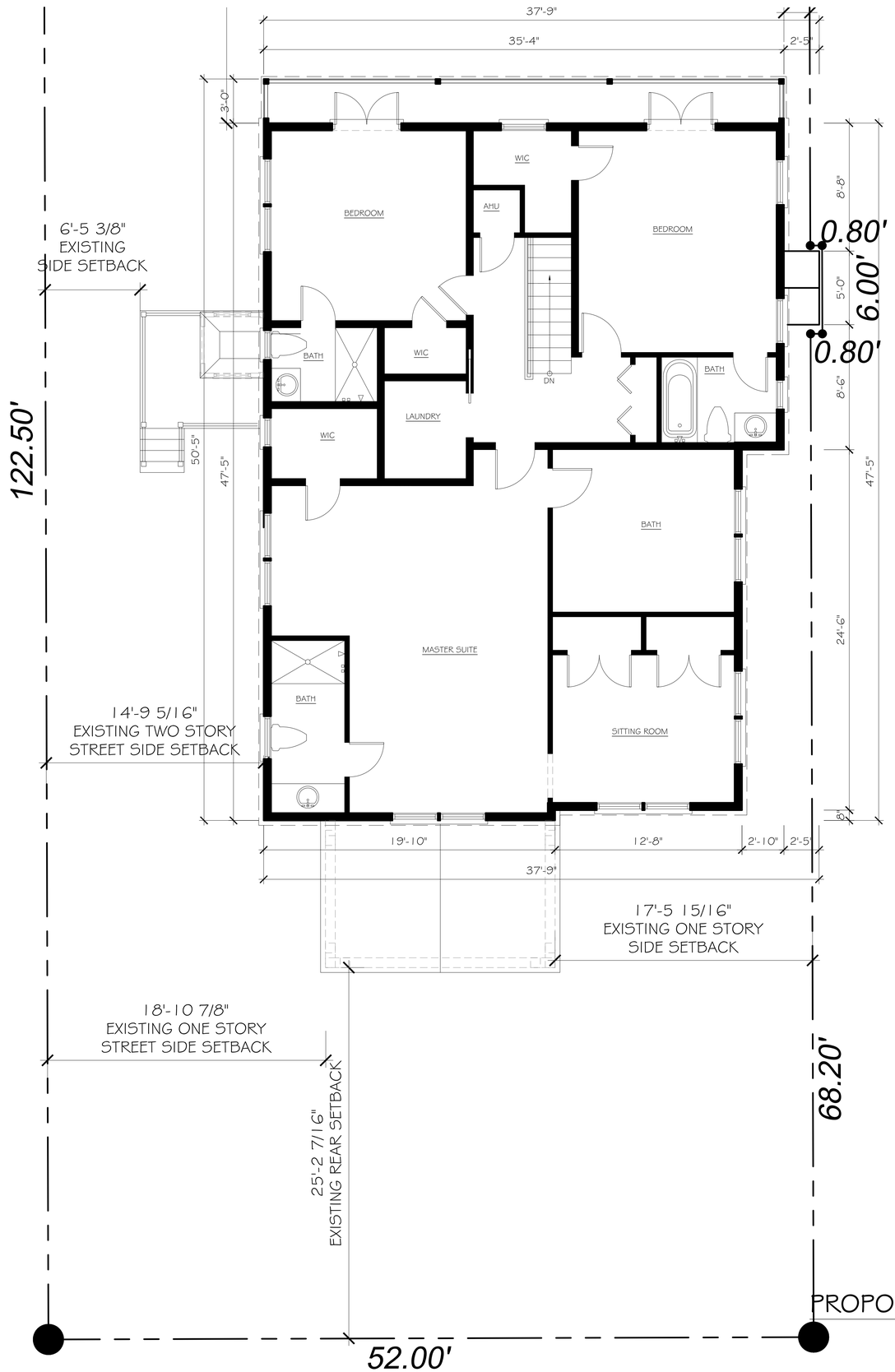
EXISTING

NEW



PROPOSED SECOND FLOOR PLAN

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

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CONSULTANT:

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PALM BEACH, FLORIDA 33480

A.A. #001345
A.R. #10,181

STATE OF FLORIDA
PATRICK W. SEGRAVES
A.R. # 10,181
LICENSED ARCHITECT

REVISIONS:

SHEET NUMBER:
12b

ISSUE DATE: 4-19-23

JOB #: COA-21-019
ZON-23-044

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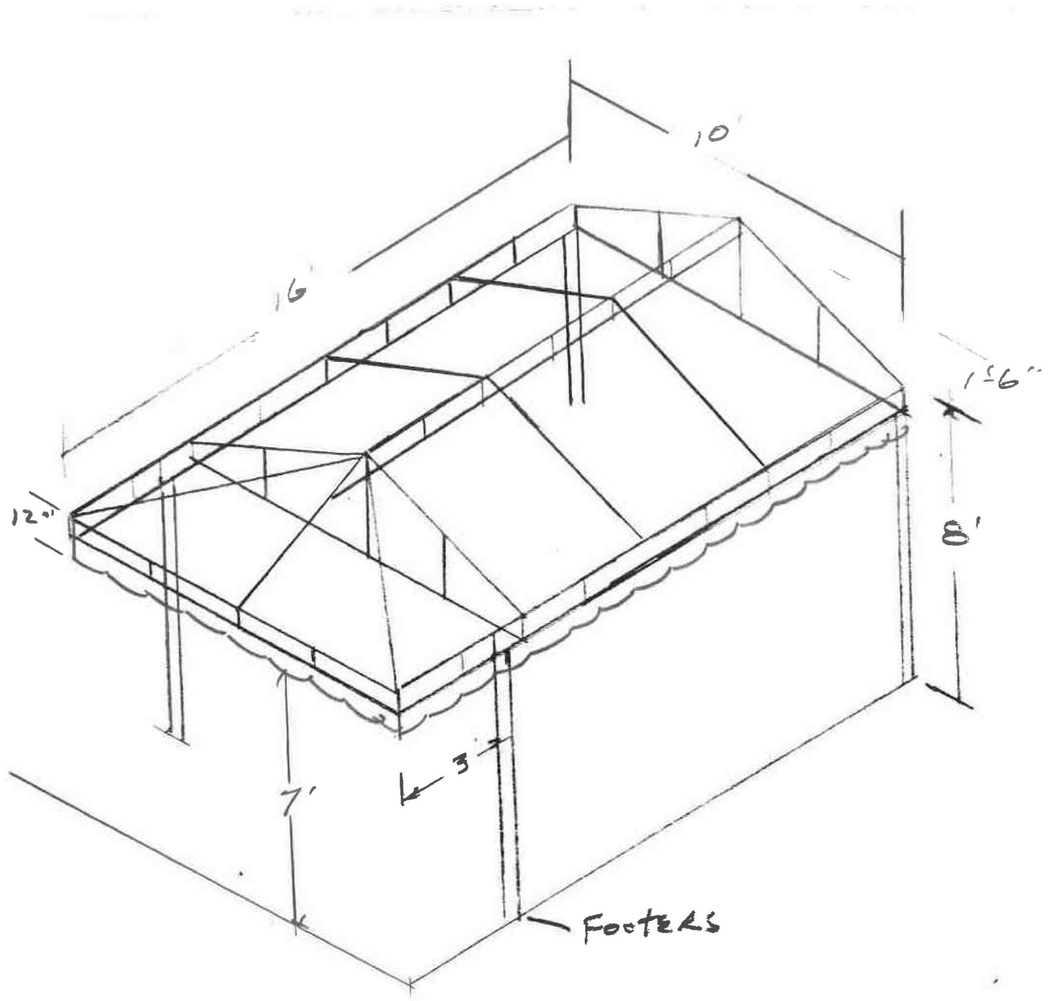

MATERIAL LIST & SPECIFICATIONS:

Frame:

Material: Schedule 40 Aluminum

Construction: Fully welded

Finish: Painted with 2 coats (color to match fabric)

Columns:

Quantity: 4

Type: 3" diameter round aluminum columns

Footers:

Scope: Existing pavers to be removed

New concrete footers to be installed

Note: Paver reinstallation by others (not included)

Fabric:

Type: True Fabric

Color: Solid (owner's choice)

Valance: 12" with scallop edge option

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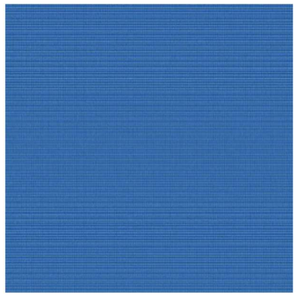
Maxim Heather Beige

Sunbrella Upholstery

SKU 5674-0000

4.0 (2)

$30.95 / yard

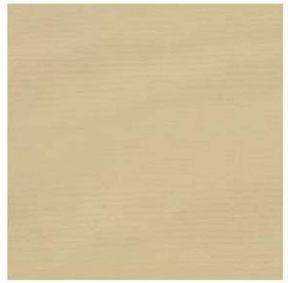


Hogan Marina

Sunbrella Shade

SKU 14611-0000

$4.00 / sample

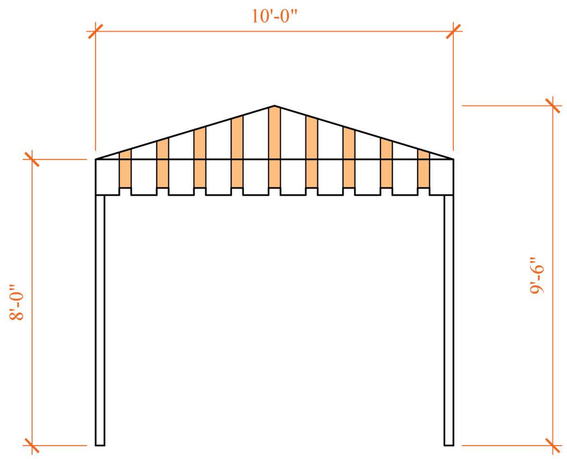


Linen

Sunbrella Shade

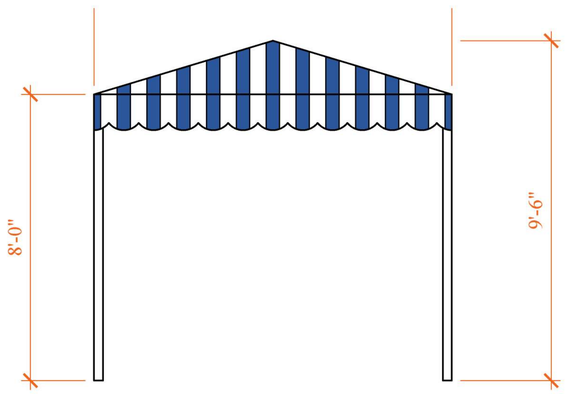
SKU 4633-0000

$4.00 / sample



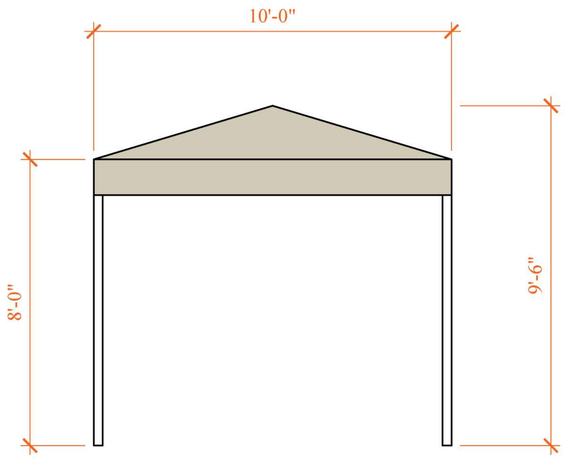
OPTION A

SQUARE



OPTION B

SCALLOPED



OPTION C

FLAT

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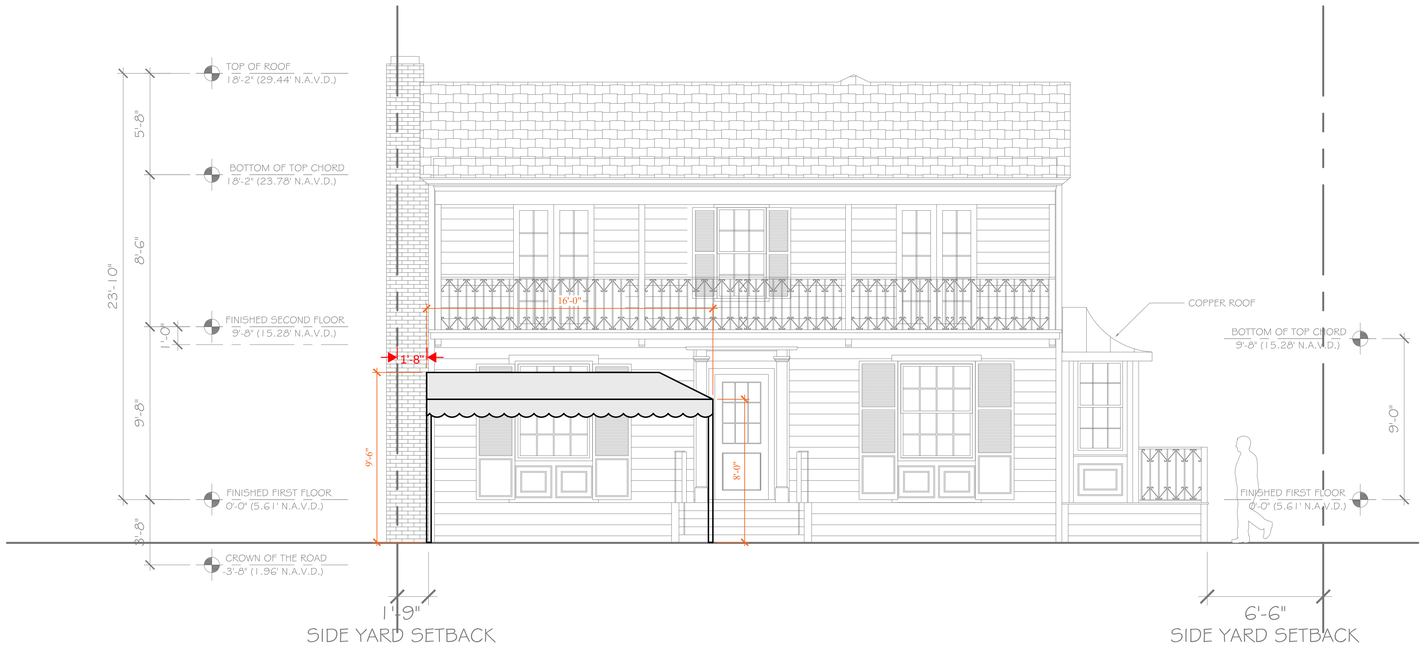

PROPOSED NORTH ELEVATION

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



PROPOSED EAST ELEVATION

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

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A.R. #10,181

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CURRENTLY PROPOSED NORTH ELEVATION

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



CURRENTLY PROPOSED EAST ELEVATION

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

SKA
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OFFICE 561-655-1116 FAX 561-832-7828
249 PERUVIAN AVE. SUITE F-2 PALM BEACH, FL 33480

CONSULTANT:

RESIDENCE FOR:
MR. AND MRS. JUSTIN BESIKOF
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PALM BEACH, FLORIDA 33480

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REVISIONS:

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ISSUE DATE: 05.30.25
JOB #: COA-21-019
ZON-23-044

360 Seaspray Avenue



DESIGNATION REPORT

April 20, 2016

Landmark Preservation Commission

Palm Beach, Florida

DESIGNATION REPORT

360 Seaspray Avenue

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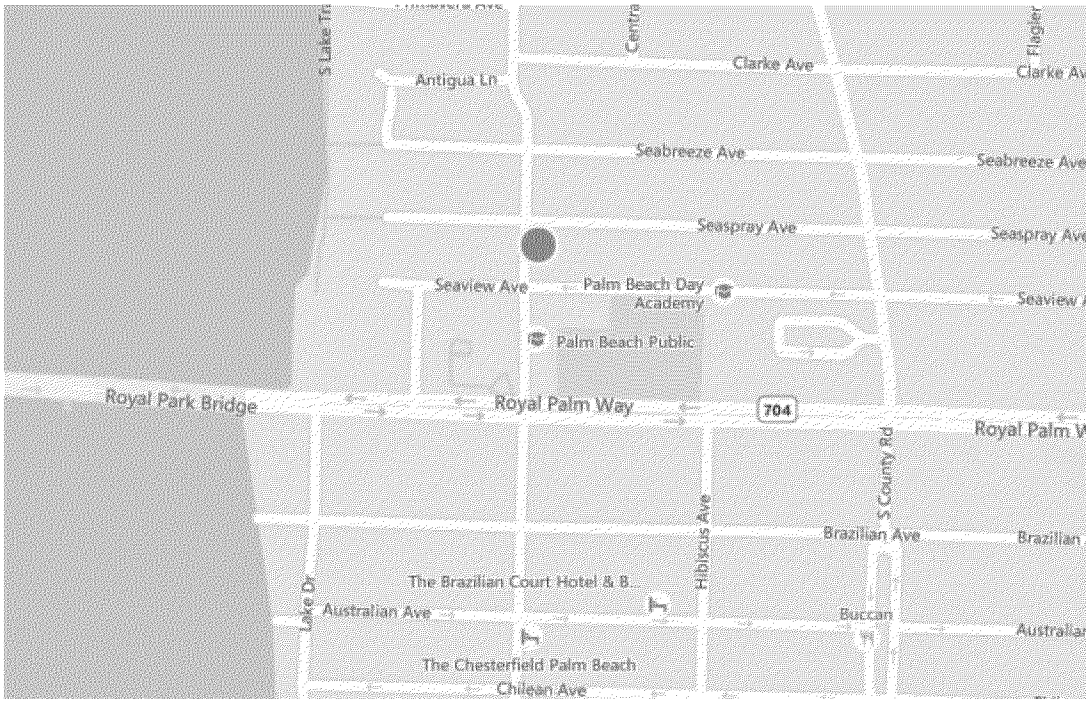
Report produced by Murphy Stillings, LLC

I. General Information

Location:	360 Seaspray Avenue Palm Beach, Florida
Date of Construction:	1937 - 1938
First Owner:	Horace O. Wright, Jr.
Architect:	Gustav A. Maass, Jr.
Builder:	Royal Mollineaux
Present Owner:	Mary Frances Turner
Present Use:	Single Family Dwelling
Present Zoning:	RB
Palm Beach County Tax Folio Number:	50434322070003550
Current Legal Description:	Poinciana Park Second Addition Lots 355, 357, W 2 Feet & South 6 Feet of North 54.3 Feet of East .8 Feet of West 2.8 feet of Lot 359

II. Location Map

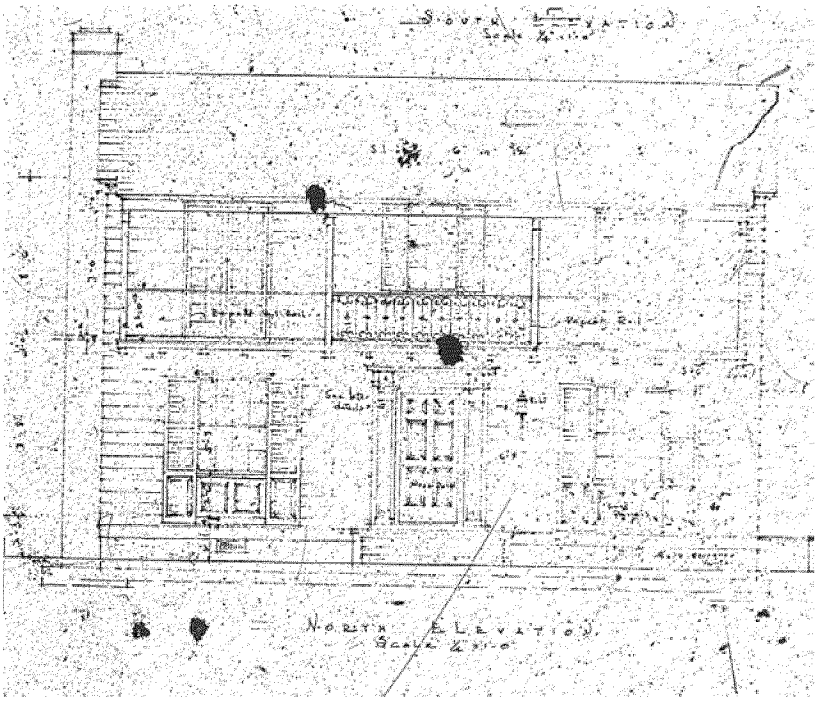
360 Seaspray Avenue





III. Architectural Information

360 Seaspray Avenue was constructed in 1937 - 1938 by builder Royal Mollineaux and is a very good example of the Monterey Revival style of architecture as interpreted by noted Palm Beach architect Gustav A. Maass, Jr.[1] The two-story residence sits on a prominent lot at the southeast corner of Seaspray Avenue and Cocoanut Row in the Poinciana Park subdivision.



Front Facade

The Monterey Revival style is an eclectic style that was popular in the United States from approximately 1930 – 1950. In the early part of the 18th Century, Californians sought to define an indigenous style of architecture by fusing local Spanish-influences with Colonial designs from the east coast. Their search eventually led to the emergence of one of California's few native architectural styles. A modified version of the Monterey Style became popular between 1930-1950, and was called the Monterey Revival style. Some early literature refers to the style as Mediterranean, but today most historians call the designs Monterey, named after the California city where the style is most prevalent. The most distinguishing characteristic of this style is the second-story balcony, which is usually cantilevered

[1] Royal Mollineaux was a contractor/builder who moved to Palm Beach in 1922 from Long Island, New York.

and covered by the principal roof. Balcony railings are typically styled in wood or iron and give Monterey houses a sense of individuality and help differentiate between variations of the style.[2] In the 1930s and 1940s, in addition to Gustav Maass, many other notable Palm Beach architects including John Volk, Maurice Fatio, Marion Sims Wyeth, Henry Harding, Howard Chilton and Belford Shoumate designed houses in the Monterey Revival style.

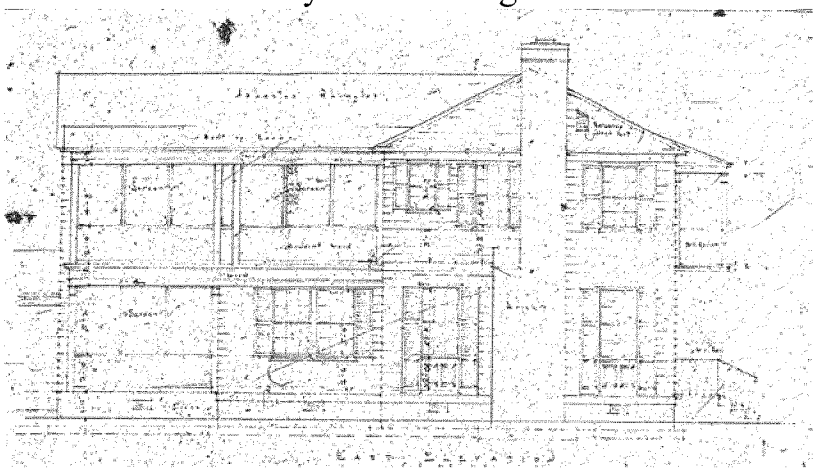


360 Seaspray Avenue is a three–bay wide, two-story, frame dwelling with a cross-gabled roof covered with asphalt shingles. The house is characterized by a symmetrical front façade with an elevated first floor entered through a wood-paneled entry door from a multi-step concrete and brick stoop. A frame surround featuring fluted pilasters borders the door. Large 8/8, double-hung wood windows flank the center entry with wood panels below and full-height louvered and paneled shutters on each side.

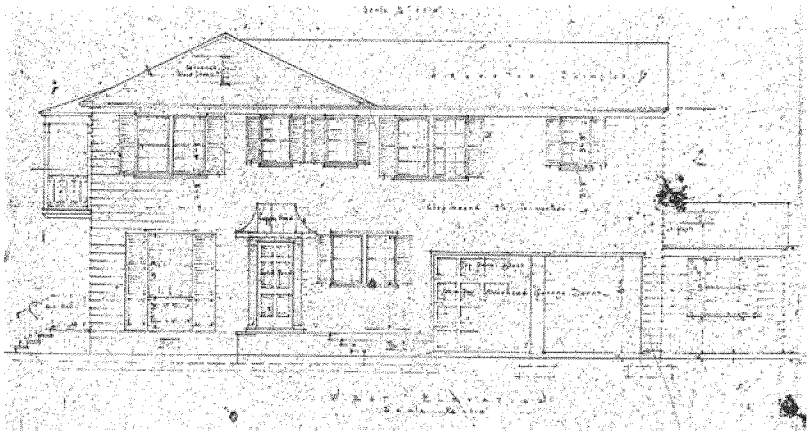
[2] Jane S. Day, Town of Palm Beach Landmark Manual, 2009.

The second-story cantilevered porch covered by the principal gabled roof provides the distinguishing feature of this Monterey Revival style house. The porch is entered through two sets of multi-light French doors that flank a center six-over-six, double-hung window. The window and the doors have full height shutters on each side like those on the first floor. Square posts support the overhanging roof while carved wooden brackets below help support the balcony. The most defining feature of the cantilevered porch and the house itself is the graceful metal rail that wraps the balcony.

The east and west façades have gable roof ends with slight eave overhangs at the gable and above the second story. They also feature varied fenestrations of multi-light, double-hung windows flanked by louvered shutters. The west façade contains a wood door framed by a fluted wood surround and covered by a copper hood. Due to the raised elevation of the house the door is entered from a multi-step concrete and brick stoop. The west façade also includes the attached garage with two paneled overhead garage doors at the southwest corner of the dwelling. The most distinguishing feature on the east façade is the exterior stucco-covered brick chimney that rises on the center bay of the side-gabled section of the dwelling.



East Facade



West Facade

The rear of the residence features a small one-story, three-bay wide by one-bay deep room with a front gable. The multi-light and paneled wood door in the center is flanked by 6/6 double-hung windows. To the east of this room are an enclosed porch on the first floor and an enclosed sleeping porch on the second floor. The windows that enclose the porches are mostly single-light, sliding or fixed glass and wrap the southeast corner of the house. There is also a glass door leading out of the porch on the first floor for access to the patio and pool.

Since its construction in 1937-1938, 360 Seaspray Avenue has had various additions and alterations. At an unknown date, the wood frame house was wrapped in aluminum siding to mimic the original wood siding. This siding has since been removed. Also at an unknown date, the screens on the first and second story porches were replaced with windows to make these enclosed spaces. On February 23, 2015, there was a fire in the house. This necessitated the gutting of the interior of the dwelling. However, the original style and massing of the house, along with numerous exterior features including the significant cantilevered porch and original metal railing remain intact.

IV. Historical Information

360 Seaspray Avenue was built for Horace O Wright on the southeast corner of Seaspray Avenue and Cocoanut Row, a prominent midtown corner lot. The house was developed during the late Depression/New Deal Era of the mid-1930s. The end of the Boom Time Era in Palm Beach had signaled a change in the construction of residences, with many owners seeking smaller, simpler residences in classic designs rather that the ornate Mediterranean Revival style estates. Dining rooms became

smaller as the buffet often replaced the large dinner party. Servant areas were reduced and the garage became an important feature.

A May 30, 1937 Palm Beach Post article describes these changing times in Palm Beach,

> "The task of transforming Palm Beach into a community of Winter homes rather that of Arabian Knight's palaces has taken great strides forward in the first five months of 1937 with 32 new residences either underway or completed. The day of the huge villas whose costs run into the hundreds of thousands or even millions has passed into history beside the shades of the vanished era when the Royal Poinciana was the center around which the resort life revolved.
>
> This year even the two largest houses with costs mounting to $150,000 to $165,000 are distinctly on the livable rather than palatial side. One of the others cost $90,000, some of the others range between $25,000 and $40,000, but in the main the new residences have flirted with the $15,000 and $16,000 mark or at times even lower. More and more Palm Beachers are building themselves small, comfortable houses with room for a few if any guests, in which they and their families can enjoy life for an even lengthening winter season that in many cases last from November through May or longer."

Builder Royal Mollineaux constructed 360 Seaspray Avenue for approximately $14,000, very close to the price that many of the new residences in Poinciana Park were being built for in mid-1930s.[3] Poinciana Park was platted and largely developed by Oscar A. Jose, a successful Indianapolis developer, and his City Builders Realty Company. Jose was one of the early developers to recognize the potential in Palm Beach for building something other than a grand estate or spending the season at a hotel. Poinciana Park was an attempt to make Palm Beach more family oriented and the Palm Beach life-style accessible to the "upper-middle class."[4] Horace O. Wright and his wife Jessie were also from Indianapolis and in the 1930s they purchased a number of lots in the Poinciana Park subdivision. In 1936, prior to building the house on Seaspray Avenue, Horace O. Wright hired

[3] Palm Beach permit # 260 dated December 14, 1937. Royal Mollineaux moved to Palm Beach in 1922 from Long Island, New York.

[4] "Preservationist's Home Gets Landmarks' OK," Palm Beach Daily News, 22 January 1998.

Gustav Maass to design a "small" house on Seaview Avenue, which his son Horace O. Wright, Jr. and wife Evelyn occupied with their children during the 1936-1937 season. [5] Horace, Evelyn and their children were mentioned in newspaper articles enjoying the Seaspray Club, which Jose Oscar had established to attract and retain Poinciana Park residents.[6] After completing 360 Seaspray Avenue in 1938, Horace O. Wright sold off many of his other holdings in Poinciana Park.[7]

With the onset of World War II in 1939 and continuing through the mid-1940s, new construction slowed and then came to a halt as building materials and much of he labor force was dedicated to fighting the war. For two winter seasons, September 1942 through May 1944, the Breakers became the U.S. Army's Ream General Hospital. A November 23, 1943 Palm Beach Post-Times newspaper article describes how the War caused an unprecedented rise in demand for rental properties in Palm Beach,

> "As the result of the biggest real estate flurry since boom days, dozens of Palm Beach houses are under new ownership this season. With new building out for the duration of the war, rental property is so much in demand desirable leases have been at a premium. Many of those accustomed to going to the Breakers Hotel or abroad have decided to take houses. Consequently, throughout the year and especially this past summer, sales have skyrocketed and about one hundred transfers have been reported. Smaller houses requiring a minimum of servants have been most in demand, though a few of the larger well-known houses have also changed hands this year."

Horace O. Wright passed away in 1941, and ownership of 360 Seaspray Avenue was transferred to his son Horace O. Wright, Jr. The Wrights, like many Palm Beachers, rented their house during the War years to take advantage of the premium rental

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[5] At the time it was listed as 433 Seaview Avenue.

[6] Ownership of a house in Poinciana Park included a membership in the Sea Spray Beach Club. Located on the Oceanside of South Ocean Boulevard and Seaspray avenue, the club provided property owners with a pool, tennis courts, changing rooms, boxing instructions and dining facilities. This popular recreation facility was owned and operated by the Sovereign Finance Company and the Sea Spray Beach Club, Inc., both owned by Oscar Jose.

[7] In 1939, Horace O. Wright hired Gustav Maass to design a guesthouse for his 360 Seaspray Avenue property. The guesthouse was constructed on the adjacent parcel to the east. Drawings indicate that it was a one-story house with a similar style to the main house but on a smaller scale and with a less prominent porch rail. The property was later subdivided and this guesthouse is now a single-family dwelling with its own address and no ownership connection to 360 Seaspray Avenue.

prices. The family began returning to Palm Beach for the season in the late 1940s and owned the house until 1964.

Over the next 15 years, the house changed hands numerous times, until 1979, when William E. Hutton, III purchased the dwelling. In 1971, after seven years as a partner in his family's prestigious Wall Street brokerage firm, "Willie" Hutton moved to Palm Beach and opened the Dimension Art Gallery on Worth Avenue. The Hutton family was well established in Palm Beach and had been spending the winter season on the island for over 50 years. By 1979, Willie had closed his art gallery and had become a real estate broker, which he turned into a successful career. The current owner, Mary Frances Turner, purchased the house from Hutton in 1991.

V. Architects Biography

Gustav A. Maass, Jr.

Gustav Adam Maass, Jr. was born in New Orleans in 1893, the third of eight children of German immigrants. His father was a mechanical engineer. Maass grew up in New Orleans and Birmingham, Alabama. He received a degree in architecture from the University of Pennsylvania in 1917, and worked during World War I in the U.S. Civil Service at League Island Navy Yard in Philadelphia. After the war Maass returned to Birmingham, where he designed a variety of structures, including a Masonic Temple, power plants, schools, churches, and houses. Later Maass worked for the firm of Warren, Knight and Davis designing public and commercial buildings. There he met and married Helen Hensley.

In 1921, Maass came to West Palm Beach and became associated with the firm of Harvey and Clarke. Harvey and Clarke were the architects for the Seaboard Railway and as one of their associates Maass designed the Seaboard Railway Stations in Delray Beach, Deerfield Beach and the Homestead. Maass designed many buildings in Delray Beach in the 1920s and his Art Deco style was reflected in commercial buildings along Atlantic Avenue.

Perhaps Maass is best known for his association with John L. Volk. The two formed a partnership that lasted from 1927 to 1935 and was headquartered in Phipps Plaza. During this time the two famous architects designed homes for Jacob H. Marx, J.H. Behrens, Charles M. Hayes and Charles Hall among others.

Maass started is own firm in 1935 in Palm Beach. He designed the American Red Cross building in West Palm Beach and the original Rehabilitation Center for Children and Adults facility in Palm Beach. Also, along with numerous commercial buildings and single-family houses, Maass redesigned a bank building to become the First Presbyterian Church in downtown West Palm Beach. Throughout his career, Maass was very active in the Palm Beach Chapter of the American Institute of Architects. Gustav Maass died in April 1964.

VI. Statement of Significance

360 Seaspray Avenue sits on a prominent corner in the Poinciana Park subdivision and is a very good example of Gustav Maass's interpretation of the Monterey Revival style of architecture. The size and style of the house reflects a post Boom Time trend in Palm Beach to build houses on a smaller scale and in more classic designs.

VII. Criteria For Designation

Section 54-161 of the Town of Palm Beach Landmarks Preservation Ordinance outlines the criteria for designation of a landmark or landmark site and suggests that at least one criterion must be met to justify the designation. Listed below are the criteria which relate to this property and justification for designation:

(1) "Exemplifies or reflects the broad cultural, political, economic or social history of the nation, state, county or town."

360 Seaspray Avenue was constructed during the late Depression/New Deal Era of the late-1930s. The house's modest size and classic Monterey Revival style reflect the post-Boom Time Era in Palm Beach with many owners seeking mid-size residences in classic designs rather that the ornate Mediterranean Revival style estates built during the 1920s Land Boom. Horace O. Wright purchased a number of lots in Poinciana Park and hired Gustav Maass to design two homes for him in the this central mid-town neighborhood that had been developed and marketed to attract middle-class residents. Like many Palm Beach homeowners, the Wrights rented their house for a number of years during World War II when high demand pushed rental prices to a premium.

(3) "Embodies distinguishing characteristics of an architectural type or is a specimen inherently valuable for the study of a period, style, method of construction or use of indigenous materials or craftsmanship."

360 Seaspray Avenue is a very good example of the Monterey Revival style of architecture. The second-story cantilevered porch featuring an attractive metal railing and covered by the principal gabled roof provides the distinguishing feature of this Monterey Revival style house. The symmetrical front façade, multi-light double hung windows, full-height wood shutters and fluted door surrounds are Colonial Revival influences within the Monterey Revival style.

(4) "Is representative of the notable work of a master builder, designer or architect whose individual ability has been recognized or has influenced his age."

Gustav Maass was a prominent architect who lived and worked in Palm Beach for over forty years. In the 1920s, Maass was best known for his Mediterranean Revival style designs. From the 1930s to the 1960s, Maass adapted to the changing tastes and lifestyles of his clients and designed residential and commercial buildings in many architectural styles. 360 Seaspray Avenue is a very good representation of Maass's Monterey Revival style design.

VIII. Selected Bibliography

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The Palm Beach Post. Archived Articles Online and Articles from the files of the Historical Society of Palm Beach County and the Preservation Foundation of Palm Beach.

The Preservation Foundation of Palm Beach. Poinciana Park Files and 360 Seaspray Avenue House File.

Sanborn Insurance Map of Palm Beach. New York: Sanborn Map Co., 1952 revised. City of West Palm Beach Public Library, Florida Room.

Rossin, Betsy. Photographs and Drawings of 360 Seaspray Avenue.

Town of Palm Beach. Building Permits, 1937– 2016.

West Palm Beach City Directories. Asheville, NC: Florida-Piedmont Directory Company, 1937-1996.

IX. Florida Master Site File Form

Florida Master Site File

HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site # PB04373
Recorder # Jane S. Day
Field Date 10/6/2010
Form Date 10/19/2010
FormNo 201010
FormNo = Field Date (YYYYMM)

First Site Form Recorded for this Site? NO

GENERAL INFORMATION

Site Name (address if none) Mary Turner, House — Multiple Listing (DHR only)
Other Names — >>
Survey or Project Name Palm Beach Historic Sites Survey, Phase V — Survey#
National Register Category Building(s)

LOCATION & IDENTIFICATION

Address

Street No.	Direction	Street Name	Street Type	Direction Suffix
360		Seaspray	Avenue	

Cross Streets (nearest/ between) Cocoanut Row & S. County Rd.
City / Town (within 3 miles) Town of Palm Beach — In Current City Limits? YES
County Palm Beach — Tax Parcel #(s) 50-43-43-22-07-000-3550
Subdivision Name Poinciana park, 2nd Add — Block — Lot 355, 357
Ownership Private Individual
Name of Public Tract (e.g., park)
Route to (especially if no street address) On the southeast corner of Seaspray Ave. and Cocoanut Row

MAPPING

USGS 7.5' Map Name — Publication Date — >> PALM BEACH;1983
Township: — Range: — Section: — 1/4 section: — >> 43S ;43E ;22;UNSP
Irregular Section Name:
Landgrant
UTM: Zone — Easting — Northing
Plat or Other Map (map's name, location)

DESCRIPTION

Style Monterey — Other Style
Exterior Plan Irregular — Other Exterior Plan
Number of Stories 2
Structural System(s) — >> Wood frame
Other Structural System(s)
Foundation Type(s) — >> Continuous
Other Foundation Types
Foundation Material(s) — >> Concrete Block
Other Foundation Material(s)
Exterior Fabric(s) — >> Clapboard
Other Exterior Fabric(s)
Roof Type(s) — >> Gable
Other Roof Type(s)
Roof Material(s) — >>
Other Roof Material(s)
Roof Secondary Structure(s) (dormers etc) — >>
Other Roof Secondary Structure(s)
Number of Chimneys 1
Chimney Material Brick
Other Chimney Material(s)
Chimney Location(s) east exterior wall

Page 1 of 3

HISTORICAL STRUCTURE FORM

8PB04373

DESCRIPTION (continued)

Window Descriptions: 6/6, 8/8, 4/4 DHS, French doors

Main Entrance Description (stylistic details): On the north facade under the cantilevered balcony with a classical surround

Porches: #open: 1 #closed: #incised: 1 Location(s): entry - n, 2nd floor balcony - n

Porch Roof Types(s): balcony is incised under the main roof of the house

Exterior Ornament: decorative metal railing, shutters, fluted pilasters

Interior Plan: Unknown Other Interior Plan:

Condition: Good

Structure Surroundings

Commercial: NONE of this category Residential: ALL this category

Institutional: NONE of this category Undeveloped: NONE of this category

Ancillary Features (Number / type of outbuildings, major landscape features):

Archaeological Remains (describe): none observed

If archaeological remains are present, was an Archaeological Site Form completed?

Narrative Description (optional)

HISTORY

Construction year: 1937

Architect (last name first): Maasa, Gustav Builder (last name first): Wright, H.O

Changes in Locations or Conditions

Type of Change	Year of Change	Date Change Noted	Description of Changes
>>			

Structure Use History

Use: Year Use Started: Year Use Ended: >> Private residence;1937;

Other Structure Uses:

Ownership History (especially original owner, dates, profession, etc.)

RESEARCH METHODS

Research Methods: >> Informal inspection

Other research methods:

SURVEYOR'S EVALUATION OF SITE

Potentially Eligible for a Local Register? INSUFF. INFO Name of Local Register if Eligible: Palm Beach Landmarks

Idividually Eligible for National Register? INSUFF. INFO

Potential Contributor to NR District? INSUFF. INFO

Area(s) of historical significance: >> Architecture

Other Historical Associations:

Explanation of Evaluation (required): This is a good example of the Monterey style with British Colonial details. It was designed by well known architect Gustav Maasa and is worthy of further study.

HISTORICAL STRUCTURE FORM

89B04373

DOCUMENTATION (Photos, Plans, etc.)

Photographic Negatives or Other Collections Not Filed with FMSF, Including Field Notes, Plans, other Important Documents.

Document type: _____ Maintaining Organization: _____

File or Accession #: _____ Descriptive Information: _____

>> _____

RECORDER INFORMATION

Recorder Name (Last, First) Day, Jane S.

Recorder Address / Phone 728 Granada Dr., Boca Raton, FL 33432 561-362-4473

Recorder Affiliation Research Atlantica Other Affiliation Town of Palm Beach

Is a Text-Only Supplement File Attached (Surveyor Only)? _____

****** MASTER SITE FILE USE ONLY ******

Cultural Resource Type:
Electronic Form Used:
Form Type Code:
Form Quality Ranking:
Form Status Code:

SHPO's Evaluation of Resource

Date

Supplement Information Status: FMSF Staffer:
Supplement File Status: Computer Entry Date:

Form Comments: _____

REQUIRED PAPER ATTACHMENTS	(1) USGS 7.5" MAP WITH STRUCTURE PINPOINTED IN RED (2) LARGE SCALE STREET OR PLAT MAP (3) PHOTO OF MAIN FACADE, B&W, AT LEAST 3"X5"

Page 3 of 3

From: Kelly Churney
To: Public Comment
Subject: FW: COA-25-0021(Zon25-0038) 360 Seaspray Ave
Date: Monday, July 7, 2025 11:51:31 AM
Attachments: image001.png

Kelly Churney, CMC
Town Clerk

Town of Palm Beach
360 South County Road
Palm Beach, FL 33480
561-838-5416

Town Clerk's Office

From: Anne Pepper <annepepper@mac.com>
Sent: Saturday, July 5, 2025 6:26 PM
To: Kelly Churney <KChurney@TownofPalmBeach.com>
Subject: Fwd: COA-25-0021(Zon25-0038) 360 Seaspray Ave

******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.******

I do not know who is LPC secretary to forward this letter to Re 7-16-25 LPC application. Could you please forward it to the right people?
Thank you,
Anne Pepper

Begin forwarded message:

From: Anne Pepper <annepepper@mac.com>
Subject: Fwd: COA-25-0021(Zon25-0038) 360 Seaspray Ave
Date: July 5, 2025 at 4:15:35 PM MDT
To: Wayne Bergman <wbergman@townofpalmbeach.com>, council@townofpalmbeach.com

From: Anne Pepper <annepepper@mac.com>
Subject: COA-25-0021(Zon25-0038) 360 Seaspray Ave

Please circulate to Landmarks Preservation Commissioners, Town Council,

P,Z & Building Department,

Dear Landmarks Preservation Commission, Town Council, Planning, Zoning and Building Department

Dear LPC Commissioners, Town Council Members, Mayor and P,Z&Building Department,

We have been residents of Palm Beach since 1987 having lived at 332 and 333 Seaspray Avenue our entire Palm Beach life. We strongly object to the application COA-25-0021(Zon25-0038) for an aluminum carport at 360 Seaspray Avenue. The owner eliminated the existing garage space to enlarge his living space. Nowhere in Palm Beach to our knowledge are aluminum detached carports permitted or even exist. The Sea Streets are among the most historic neighborhoods of the 1920's and contain a significant number of landmarked properties. The idea that a detached aluminum carport on the front of a house facing Seaspray requiring variances for setbacks, angle of vision, lot coverage and cubic content ratio is in any way appropriate to the historic and aesthetic character of Seaspray or to the high quality architecture of Palm Beach as a whole is preposterous.

What's next..Motor Boats and RVs under aluminum covers in driveways? Please deny this application because it is violates all that our Commissions, our Council, our Comprehensive Plan and our Zoning code seek to protect: the foundation of Palm Beach's distinctive character and beauty lies in the preservation of our historic neighborhoods, magnificent landmarked structures and vistas, and its commitment to requiring the highest quality architecture. There is no place for aluminum carports here.

Sincerely,
Anne and Charlie Pepper
333 Seaspray Ave

Public Comment - Landmarks Preservation Commission

07/08/2025 10:18 AM (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.

Please select the agenda item you would like to comment on.	COA-25-0021 (ZON-25-0038) 360 SEASPRAY AVE (COMBO)
Comment	We are fine with it. Thanks!
Your Position	For
First and Last Name	Cara Coniglio McClure
Address	359 Seaspray Ave

TOWN OF PALM BEACH

Information for Landmarks Preservation Commission Meeting on: July 16, 2025

To: Landmarks Preservation Commission

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

From: Planning, Zoning & Building

Re: HSB-25-0006 (ZON-25-0040) 259 QUEENS LANE (COMBO) The property owner, Lisa and Simon Van Den Born (Smith Kellogg, Design Professional), has filed an application requesting review and approval of exterior alterations including one-story additions, window and door replacement, installation of new trellis, as well as landscape and hardscape improvements, requiring a variance from the floodplain requirement from Chapter 50, Floods, to maintain the existing building at a finished floor elevation below the current FEMA requirement, and requiring a Special Exception with Site Plan Review due to the significant renovation (demolition of more than 50% of the building) to re-vest development on the non-conforming lots, for this historically significant building. This is a combination project that shall also be reviewed by the Town Council as it pertains to zoning relief/approval.

Date: 7/9/2025

ATTACHMENTS

- PZB Staff Report; Letter of Intent; Plans; and, HSB Form

STRATEGIC PLAN

Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Community Preservation
Quality of Life

FUNDING

No Fiscal Impact

HSB-25-0006 (ZON-25-0040) 259 QUEENS LANE (COMBO). The property owner, Lisa and Simon Van Den Born (Smith Kellogg, Design Professional), has filed an application requesting review and approval of exterior alterations including one-story additions, window and door replacement, installation of new trellis, as well as landscape and hardscape improvements, requiring a variance from the floodplain requirement from Chapter 50, Floods, to maintain the existing building at a finished floor elevation below the current FEMA requirement, and requiring a Special Exception with Site Plan Review due to the significant renovation (demolition of more than 50% of the building) to re-vest development on the non-conforming lots, for this historically significant building. This is a combination project that shall also be reviewed by the Town Council as it pertains to zoning relief/approval.

ZON-25-0040 (HSB-25-0006) 259 QUEENS LANE (COMBO) – SPECIAL EXCEPTION WITH SITE PLAN REVIEW. The property owner, Lisa and Simon Van Den Born (Smith Kellogg, Design Professional), has filed an application requesting Town Council review and approval for a Special Exception with Site Plan Review due to the significant renovation (demolition of more than 50% of the building) to re-vest development on the non-conforming lots. The scope of work also includes exterior alterations including one-story additions, window and door replacement, installation of new trellis, as well as landscape and hardscape improvements, for this historically significant building. The Landmarks Preservation Commission shall perform design review of the application.

Property Owner: Lisa Van Den Born and Simon Van Den Born
Professional: Kristen Kellogg | Smith Kellogg Architecture, Inc.

HISTORY:
The subject property was built in 1940. It was designed by Henry K. Harding in the Monterey architectural style. In May of 2025, the property was designated a Historically Significant Building (HSB). As stated in the designation form: "*Many original key features remain of this home such as the brick, 6/6 windows, shutters, brick sills on the 2nd floor, wood panels below the 1st floor, end-facing gable with overhang, exposed rafters at the balcony, partial-width 2nd-floor balcony with decorative railing, 6-panel hollow core door, decorative sidelights and transom. Henry K. Harding was the original architect, with Gustav A. Maass as the architect for alterations and additions…*"

THE PROJECT:
The applicant has submitted plans, entitled "ADDITION AND ALTERATIONS TO: 259 QUEENS LANE PALM BEACH, FLORIDA", as prepared by **Smith Kellogg Architecture, Inc.**, uploaded June 30, 2025.

The following is the scope of work for the Project:

- One-story additions.
- Window and door replacement.
- Roof change to wood cedar shakes
- Landscape and hardscape improvements

- A variance from the floodplain requirement from Chapter 50, Floods: Section 50-144.

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

- **SPECIAL EXCEPTION W/ SITE PLAN REVIEW:** Sec. 134-893: A request for a special exception with site plan review due to the significant renovation (demolition of more than 50% of the building) to re-vest development on the non-conforming lots in the R-B zoning district which is 94'-0" in depth and 9,400 square in lot area, in lieu of the minimum 100'- 0" width and 10,000 lot area required.

Site Data			
Zoning District	R-B	**Future Land Use**	SINGLE-FAMILY
Designation	2025	**Architect**	Henry K. Harding
Year of Construction	1940	**Flood Zone**	AE (BFE 6' NAVD)
Lot Area	9,400 SF Existing 10,000 SF Required Special Exception	**Finished Floor**	7' Required 5.7' Existing Floodplain variance required
Lot Coverage	30% Permitted 20.9% Existing 27% Proposed	**Lot Depth**	94' Existing 100' Required Special Exception
Landscape Open Space (LOS)	45% Required 46% Proposed	**Cubic Content Ratio**	4.08 Permitted 3.51 Existing 3.96 Proposed

Surrounding Properties / Zoning	
North	236 El Pueblo Way R-B Residential
South	270 Queens Lane R-B Residential
East	249 Queens Lane R-B Residential
West	269 Queens Lane R-B Residential

STAFF ANALYSIS:

The application is seeking a Certificate of Appropriateness for selective demolition, two one-story additions, window and door replacement, exterior modifications such as painting the brick as well as new landscape and hardscape improvements. A variance from the floodplain requirement from Chapter 50, Floods, is required to maintain the existing

buildings at a finished floor elevation below the current FEMA requirement.

Changes to the primary façade include painting the brick in a white mineral-based paint to hide the numerous brick repairs that have been completed over time. A mineral-based paint will allow the brick to breathe. Even though painting a previously unpainted surface is frowned upon in preservation practice, the streetscape consists primarily of painted brick Monterey style structures. This modification will therefore be in keeping with its context and the brick pattern can still be read through the paint application. Windows and doors are also proposed to change to a wood product matching the existing style. There is a design change to the trapezoidal transom to feature a more common arch. Slight modifications to the railing and arch pattern of the second-floor balcony are being presented.

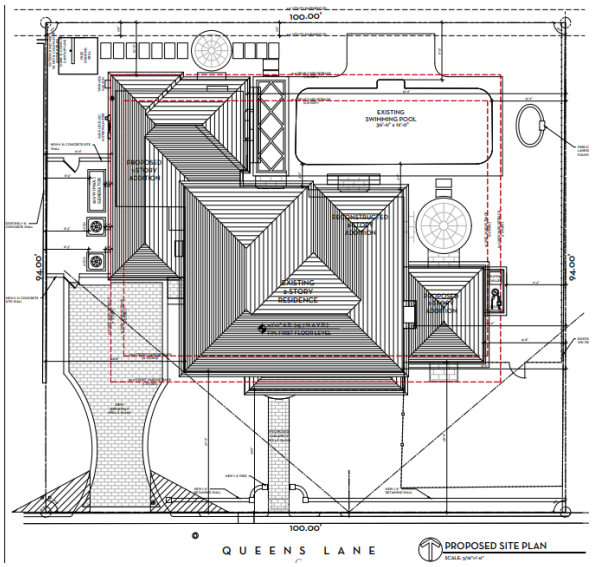
Existing:



Proposed:



There are two one-story wing additions proposed. The small conservatory-style addition to the east of the existing two-story house will have multi-lite windows and doors and be finished with a copper roof. The wing to the west that includes the front-facing one-car garage will be enhanced with more traditional doors and fenestration and change from a flat roof to a hip.



Site Plan.

All modifications will enhance this Monterey-style home, and we are excited to retain this structure as an HSB since it contributes to the character of Queens Lane.

Floodplain Variance

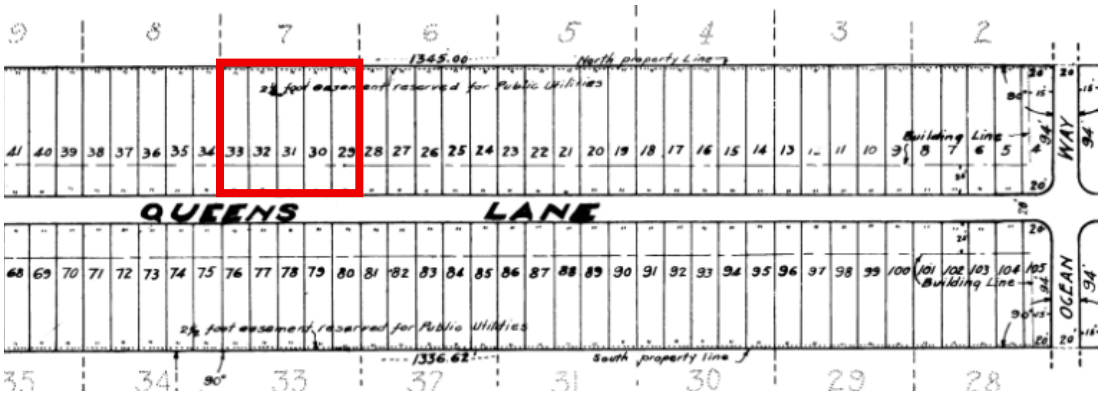
Due to a substantial improvement, a variance from the floodplain requirement from Chapter 50, Floods, is needed to avoid raising the structure. Per Section 50-114: *A variance is authorized to be issued for the repair, improvement, or rehabilitation of a historic building that is determined eligible for the exception to the flood resistant construction requirements of the Florida Building Code, Existing Building, Chapter 12 Historic Buildings,* ***upon a determination that the proposed repair, improvement, or rehabilitation will not preclude the building's continued designation as a historic building and the variance is the minimum necessary to preserve the historic character and design of the building****. If the proposed work precludes the building's continued designation as a historic building, a variance shall not be granted and the building and any repair, improvement, and rehabilitation shall be subject to the requirements of the Florida Building Code*. The flood plain variance is for the new additions as well as the existing structure to maintain the current construction at 4.01' NAVD, in lieu of the 7' NAVD current minimum. Of note, the floodplain waiver (variance) only afforded to landmarked and historically significant buildings in the Town and is in fact one of the greatest benefits of the program for the retention and rehabilitation of older historic building stock. The property is located within Flood Zone AE6, which requires a base flood elevation of 6' (plus 1' freeboard) = 7' NAVD. Staff is supportive of the floodplain variance.

Special Exception with Site Plan Review

Due to the significant renovation (demolition of more than 50% of the building), a special exception with site plan review, approved by the Town Council, is required to re-vest development on the non-conforming lots. In the R-B zoning district, a lot depth of 100' is required with only 94' existing, and a lot area of 10,000 square feet is required with only 9,400 square feet existing. The parcel is comprised of Lots 29 to 33 of the Revised Plat of Palm

Beach Shores, which individually would not satisfy minimum requirements. The Landmarks Preservation Commission is not required to make a motion for recommendation.

Snippet of Revised Plat of Palm Beach Shores.



CONCLUSION:

As an HSB project the proposed changes must meet the Secretary of the Interior's Standards for Rehabilitation and Sec. 18-306, Sec. 54-122 and Sec. 54-123 of the Landmark Preservation Ordinance. Approval of the project will require two (2) separate motions to be made by the Landmarks Preservation Commission:

1. for the overall design of the project in accordance with aforementioned criteria, subject to any imposed conditions, and
2. that the implementation of the proposed work and flood plain variance **will not** preclude the building's continued designation as a historic building.

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 one (1) special exception with site plan review by the Town Council, **shall or shall not** be granted that all of the criteria applicable to this application as set forth in Sec. 134-229, items 1 through 14 have been met.

WRB:JGM:FHM:ALF

June 27, 2025

Town of Palm Beach Development Review Staff

Re: Letter of Intent for Development Review
HBS-25-0006 / ZON-25-0400
259 Queens Lane

To Whom It May Concern:

Smith Kellogg Architecture is submitting this Letter of Intent on behalf of the owners of 259 Queens Lane.

259 Queens Lane is an existing two-story residence designed by Henry Harding circa 1942. Alterations and additions were made subsequently to the rear (north elevation). The intent of this application is to reconstruct the later additions at the north of the property in a similar footprint and mass, create a new one-story addition to the east, a one-story addition to the west to replace an existing one-story mass, and minor fenestration alterations. The alterations prioritize the retention of the original two-story Harding façade. Landscape and hardscape plans are also submitted.

Sec. 54-122. - New construction * Note this project is for additions and alterations.**

(a) The following aspects of new construction shall be visually compatible with the buildings and environment with which the new construction is visually related:

(1) The height, the gross volume, and the proportion between width and height of the facade;

Complies. The original two-story mass remains; new additions are proposed in the same scale and location as past additions.

(2) The proportions and relationships between doors and windows;

Complies. New fenestration matches existing light configurations and proportions as existing fenestration.

(3) The rhythm of solids to voids created by openings in the facade;

Complies. Existing rhythm of solids to voids remains intact.

(4) The materials used in the facade;

Complies. Additions are in smooth stucco or brick which matches the existing structure.

(5) The texture inherent in the facade;

Complies. No change in textures inherent to the façade.

(6) The colors, pattern and trim used in the facade; and

Complies. The existing brick has significant wear and cracking. As discussed with Town staff, the brick will be repaired where necessary and painted with a white mineral based silicate paint to help preserve the brick. Existing trim to be repaired as needed. At additions, this detail shall be replicated.

(7) The design of the roof.

Complies. The primary roof mass remains. Additions are primarily positioned where additions currently exist, and the roofline at the proposed additions is more in keeping with the original design intent. The existing flat roof addition shall be removed.

(b) Existing rhythm created by existing building masses and space between them should be preserved.

Complies. Existing rhythm is maintained.

(c) The landscape plan should be sensitive to the individual building and its occupants and needs and should be visually compatible with the buildings and environment with which it is visually related.

Complies.

(d) A new street facade should blend directionally with other buildings with which it is visually related; which is to say, when adjacent buildings have a dominant horizontal or vertical expression, that expression should be carried over in the new facade.

Complies. The street façade remains primarily unchanged. The new addition at the east visually relates to the existing expression of the original structure while also differentiating the old from the new.

(e) Architectural details should be incorporated as necessary to relate the new with the old and to preserve and enhance the inherent architectural characteristics of the area.

Complies. The original Henry Harding mass is preserved. The wood railing, which is not original is to be replaced with a new metal rail. The original rail was metal lacework. The proposed railing change destroys no historic material.

Sec. 54-123. - Exterior alterations.

(a) The criteria set forth in section 54-122, if applicable, shall be considered in passing upon an application for exterior alterations; provided that the commission may consider the original design of the building and the buildings visually related to it and disregard alterations subsequently made thereto.

Complies. Additions take their design cues from the existing structure.

(b)Exterior alterations shall not affect the architectural quality or historical character of the building.

Complies. Exterior alterations preserve original wood windows, original balcony, street facing fenestration locations, scale, proportion, etc.

Sec. 134-229. - Requirements for granting.

The requirements for granting a special exception use under this chapter are as follows:

(1) The use is a permitted special exception use as set forth in article VI of this chapter.

Complies.

(2) The use is so designed, located and proposed to be operated that the public health, safety, welfare and morals will be protected.

Complies.

(3) The use will not cause substantial injury to the value of other property in the neighborhood where it is to be located.

Complies. The granting would allow the retention of the historic structure.

(4) The use will be compatible with adjoining development and the intended purpose of the district in which it is to be located.

Complies. The structure is and will continue to be a single-family residence consistent with the surrounding neighborhood.

(5) The use will comply with yard, other open space, and any special requirements set out in article VI for the particular use involved.

Complies. Refer to Landscape plans.

(6) The use will comply with all elements of the comprehensive plan.

Complies. The structure is and will continue to be a single-family residence consistent with the surrounding neighborhood.

(7) The use not result in substantial economic, noise, glare, or odor impacts on adjoining properties and properties generally in the district.

Complies. The structure is and will continue to be a single-family residence consistent with the surrounding neighborhood.

(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.

Complies. No change to the current orientation or usage of the above.

(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.

Complies. No significant change to the existing impact.

(10) Location, availability and compatibility of utility service for the use shall be satisfactory to ensure health and safety.

Complies. No significant change to the existing.

(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.

Complies. No significant change to the existing.

(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.

Complies.

(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.

Complies. No specimen trees exist on the property.

(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.

Complies. The structure is and will continue to be a single-family residence consistent with the surrounding neighborhood.

Sec. 134-201. - Findings prior to authorization.

(a) The town council may authorize upon appeal such variance from the terms of this chapter as will not be contrary to the public interest where, owing to special conditions, a literal enforcement of this chapter will result in unnecessary and undue hardship. In order to authorize any variance from the terms of this chapter, the town council must and shall find the following:

(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.

- Complies. The historic structure is under the minimum finished floor elevation.

(2) The special conditions and circumstances do not result from the actions of the applicant.

- Complies. The variance in necessitated to retain the historic structure as it currently sits.

(3) Granting the variance requested will not confer on the applicant any special privilege that is denied by this chapter to other lands, buildings or structures in this same zoning district.

- Complies. The variance is to maintain the existing finished floor elevation from 1942. Many of the Harding properties on this street have been substantially altered while maintaining the original finished floor elevation. Allowing the applicant to maintain the existing finished floor elevation would maintain the streetscape at Queens Lane and would allow them the same privilege as their neighbors. Other Harding properties with a similar finished floor elevation include 214, 223, 235, 240, 249, 279, 272, 270, 291 and 300 Queens Lane.

(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.

- Complies. See (3).

(5) The variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure.

- Complies.

Site History

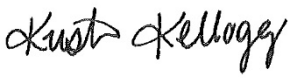
Henry Harding designed the structure which was built circa 1942. The majority of residences along Queens Lane were constructed during this time, and possess similarities in scale and massing.

In 1960, Gustav Mass designed alterations and additions to the northeast of the two-story mass. His alteration modified an existing loggia and second floor terrace.

In 1992, the additions by Gustav Mass were removed, and the current two-story addition at the northeast of the property was constructed. There are multiple issues with water intrusion and deteriorated materials at this location.

Should you have any questions or concerns, please do not hesitate to let us know.

Sincerely Yours,



Kristin H. Kellogg
Principal Architect | Smith Kellogg Architecture, Inc.

1930 South Dixie Hwy, C-6 | West Palm Beach, Florida 33401
Telephone: (561) 377-8787 | Email: info@smithkellogg.com

EXHIBIT A

Refer to the following pages of official records
provided by the Town of Palm Beach.

Permit Search Results

Permit#:	App. Date	Street Address	Type	Description	Fees Due
B-10-14491	11/24/2010	259 QUEENS LN	M-REPLACEMENT	REPLACE EXISTING AC HEAT PUMP WITH 5T TRANE 4TWR5061E1 / 4TEE3F66A1; 15 SEER SYSTEM	0.00
B-10-14492	11/24/2010	259 QUEENS LN	E-OTHER	SUB ELECTRIC: SUPLLY AND INSTALL NEW PIPE AND WIRE FOR NEW A/C	0.00
B-11-19771	09/01/2011	259 QUEENS LN	B-WINDOWS/DOORS/SHUTTERS/GARAGE DOORS	NEW IMPACT RATED WINDOWS AND SLIDING GLASS DOORS IN DINING ROOM AND KITCHEN. NO CHANGES TO OPENINGS, TO MATCH EXISTING.	0.00
B-13-32616	06/04/2013	259 QUEENS LN	S-POOL/WATER FEATURE	RESURFACE SWIMMING POOL, NEW POOL TILE, NEW VS PUMP	0.00
B-14-38898	03/17/2014	259 QUEENS LN	B-RESIDENTIAL ALTERATION	NEW TILE FLOOR AND NEW KITCHEN CABINETS	0.00
B-14-39449	04/16/2014	259 QUEENS LN	E-ELECTRICAL	SUB ELECTRIC - KITCHEN SPACING RECEPTACLES TO CODE - PER PLAN.	0.00
B-14-39808	05/01/2014	259 QUEENS LN	S-FENCE/WALL/GATE	SUB FENCE/WALL: REPLACING EXISTING ROTTEN WOOD FENCE WITH NEW 4 FOOT WOOD FENCE	0.00
X-03-00771	01/23/2003	259 QUEENS LN	X-LEGACY PERMIT	GAS WATER HEATER REPLACEMENT	0.00
X-06-25076	09/12/2006	259 QUEENS LN	X-LEGACY PERMIT	INSTALLATION OF FABRIC SHIELD STORM SHUTTERS	0.00

ADDITIONS AND ALTERATIONS TO:

· 259 QUEENS LANE ·

PALM BEACH, FLORIDA

DEVELOPMENT REVIEW - FINAL SUBMITTAL

LANDMARKS PRESERVATION COMMISSION:

FILE NUMBER	HBS-25-0006 (ZON-25-0040)
MEETING DATE	JULY 16, 2025

SUBMITTALS:

PRE APPLICATION SET	JANUARY 06,2025
FIRST SUBMITTAL SET	MAY 15, 2025
SECOND SUBMITTAL SET	JUNE 02, 2025
FINAL SUBMITTAL	JUNE 30, 2025

SCOPE OF WORK:

- ONE AND TWO STORY ADDITIONS TO REPLACE EXISTING ONE AND TWO STORY ADDITIONS
- ONE STORY ADDITION TO THE EAST
- LANDSCAPE/ HARDSCAPE ALTERATIONS

PROJECT TEAM

ARCHITECT:
KRISTIN KELLOGG
SMITH KELLOGG ARCHITECTURE, INC.

LANDSCAPE ARCHITECT:
BRIAN VERTESCH
VERTESCH LANDSCAPE ARCHITECTURE

CIVIL ENGINEER:
CHAD GRUBER
GRUBER CONSULTING ENGINEERS, INC.

ATTORNEY:
MAURA ZISKA
KOCHMAN & ZISKA PLC

DRAWING SHEET INDEX

ARCHITECTURAL

		SCALE
CVR	SHEET INDEX AND SCOPE OF WORK	N.T.S.
SURVEY		-
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SV-102	ADJACENT PROPERTIES SITE PLAN	1" = 20'-0"
SP-101	EXISTING SITE PLAN	3/16" = 1'-0"
SP-102	PROPOSED SITE PLAN	N.T.S.
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P-103	EXISTING CONDITION PHOTOBOARDS OF NORTH FACADE	N.T.S.
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EX-103	EXISTING ROOF PLAN	1/4" = 1'-0"
D-101	FIRST FLOOR MATERIALS REMOVAL PLAN	1/4" = 1'-0"
D-102	SECOND FLOOR MATERIALS REMOVAL PLAN	1/4" = 1'-0"
D-103	ROOF MATERIALS REMOVAL PLAN	1/4" = 1'-0"
A-101	PROPOSED FIRST FLOOR PLAN	1/4" = 1'-0"
A-102	PROPOSED SECOND FLOOR PLAN	1/4" = 1'-0"
A-103	PROPOSED ROOF PLAN	1/4" = 1'-0"
EX-201	ORIGINAL ELEVATIONS	1/4" = 1'-0"
EX-202	ORIGINAL ELEVATIONS	1/4" = 1'-0"
A-201	EXISTING AND PROPOSED SOUTH EXTERIOR ELEVATIONS	1/4" = 1'-0"
A-202	EXISTING AND PROPOSED WEST EXTERIOR ELEVATIONS	1/4" = 1'-0"
A-203	EXISTING AND PROPOSED NORTH EXTERIOR ELEVATIONS	1/4" = 1'-0"
A-204	EXISTING AND PROPOSED EAST EXTERIOR ELEVATIONS	1/4" = 1'-0"
D-104	SCOPE OF EXTERIOR DEMOLITION SOUTH AND WEST ELEVATIONS	1/4" = 1'-0"
D-105	SCOPE OF EXTERIOR DEMOLITION NORTH AND EAST ELEVATIONS	1/4" = 1'-0"
A-301	BUILDING AND YARD SECTIONS	1/4" = 1'-0"
R-101	COLORED ELEVATIONS	1/4" = 1'-0"
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R-103	PHOTO REALISTIC RENDERINGS	N.T.S.
R-104	PHOTO REALISTIC RENDERINGS	N.T.S.

LANDSCAPE

L1.0	SITE PLAN ILLUSTRATION	N.T.S.
IL1.1	LANDSCAPE ELEVATIONS	1/4" = 1'-0"
IL1.2	LANDSCAPE ELEVATIONS	1/4" = 1'-0"
OS1	OPEN SPACE DIAGRAMS	1/4" = 1'-0"
EP1.0	TREE SURVEY	1/4" = 1'-0"
EP1.1	TREE DISPOSITION/ EXISTING LANDSCAPE PLAN/ TREE CHART	1/4" = 1'-0"
EP1.2	EXISTING LANDSCAPE PHOTOS	1/4" = 1'-0"
EP1.3	PAVING REMOVALS	1/4" = 1'-0"
L1.1	SITE PLAN/ MATERIALS SHEET	1/4" = 1'-0"
L1.2	DIMENSION PLAN	1/4" = 1'-0"
L3.1	PLANTING PLAN	1/4" = 1'-0"
L3.2	PLANTING DETAILS	1/4" = 1'-0"
L4.1	PLANTING LIST/ ZONING CHART	1/4" = 1'-0"
CS1	CONSTRUCTION SCREENING PLAN	1/8" = 1'-0"
TR1.1	TRUCK LOGISTICS PLAN	N.T.S.

CIVIL ENGINEERING

C-1	DRAINAGE PLAN	C-1

SMITH KELLOGG ARCHITECTURE, INC.
• 202 EDMOR ROAD, WEST PALM BEACH, FLORIDA 33405 • TEL (561) 377-8787 •

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ADDITIONS AND ALTERATIONS TO:
259 QUEENS LANE
PALM BEACH, FLORIDA

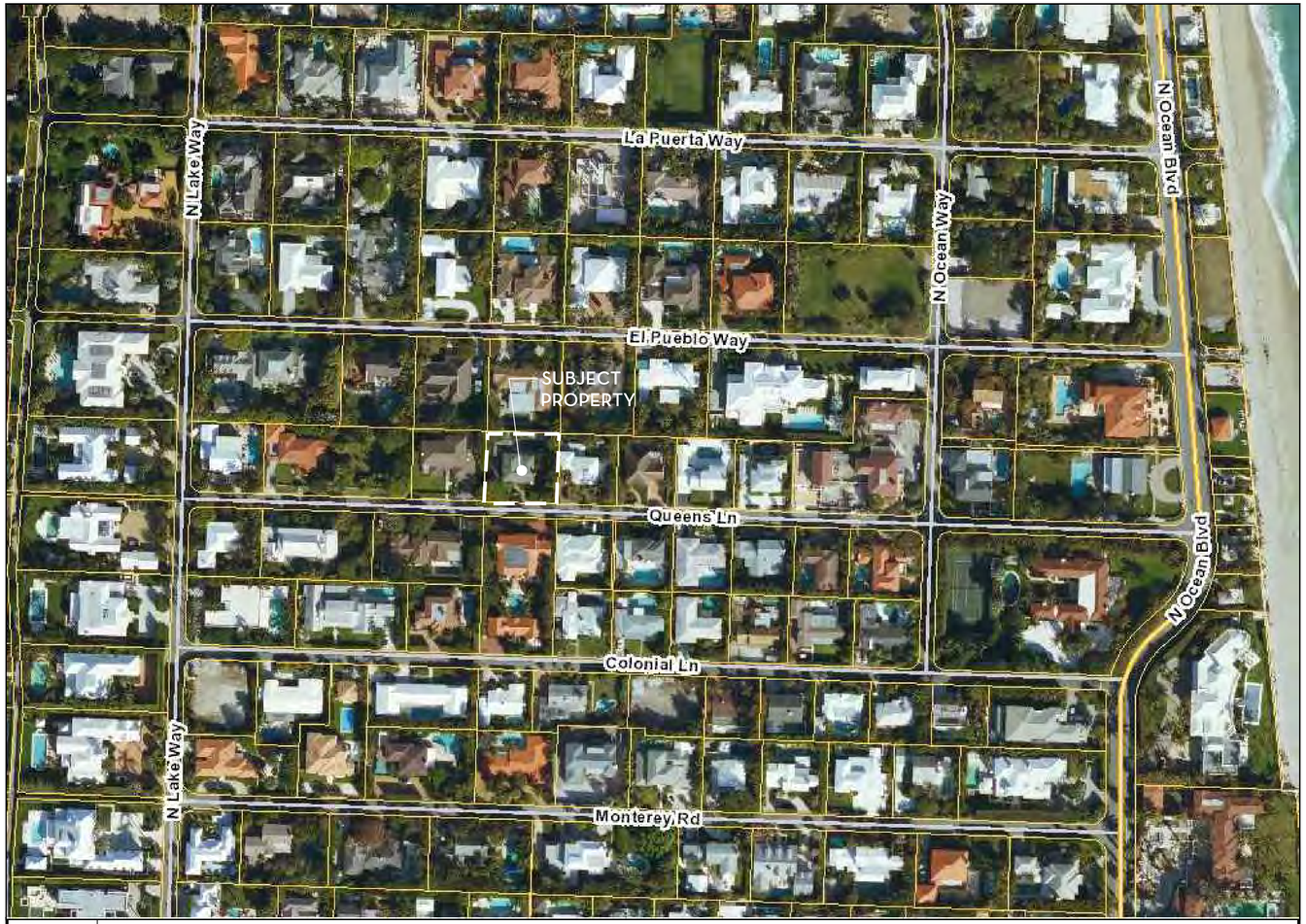
FLORIDA AAC
STATE OF FLORIDA · KRISTIN H. KELLOGG · AR98094 · 2025-06-26 · REGISTERED ARCHITECT
NO. 26003858

KRISTIN H. KELLOGG
REGISTERED ARCHITECT 98094

PRE-APPLICATION	2025-01-06
FIRST SUBMITTAL	2025-05-15
SECOND SUBMITTAL	2025-06-02
FINAL SUBMITTAL	2025-06-30

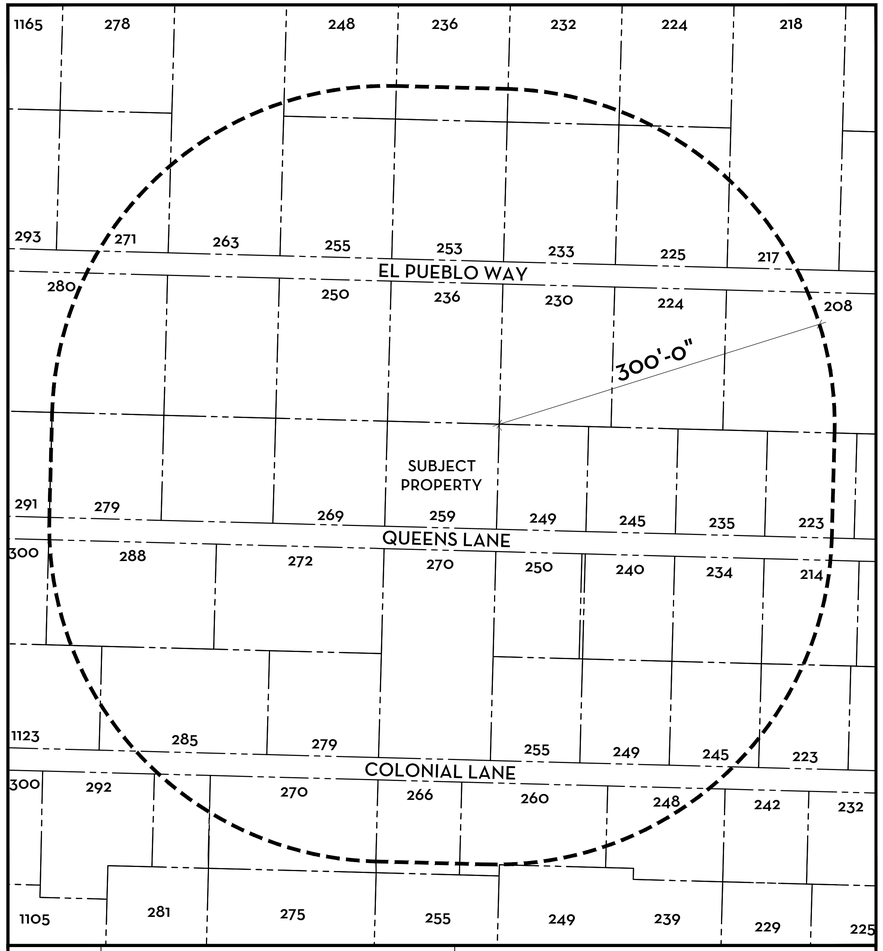
HBS-25-0006
ZON-25-0040

NO: 191101
DWG. BY: KHK, EMC
SHEET:
CVR



LOCATION MAP

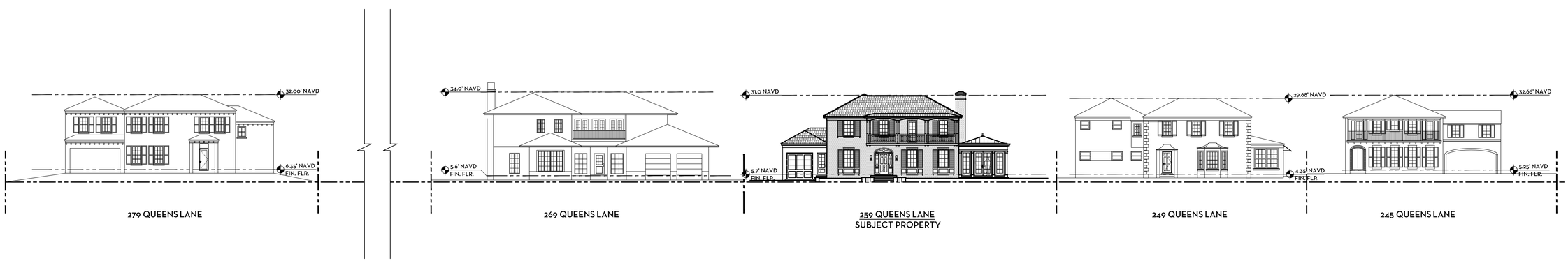
NOT TO SCALE



VICINITY SITE PLAN

SCALE : 1/64" = 1'-0"

0' 32' 64' 128' 184' 256' 320'



STREETSCAPE ELEVATION

SCALE : 1/16 = 1'-0"

ADDITIONS AND ALTERATIONS TO:
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PALM BEACH, FLORIDA

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STATE OF FLORIDA
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AR98094
2025-06-26
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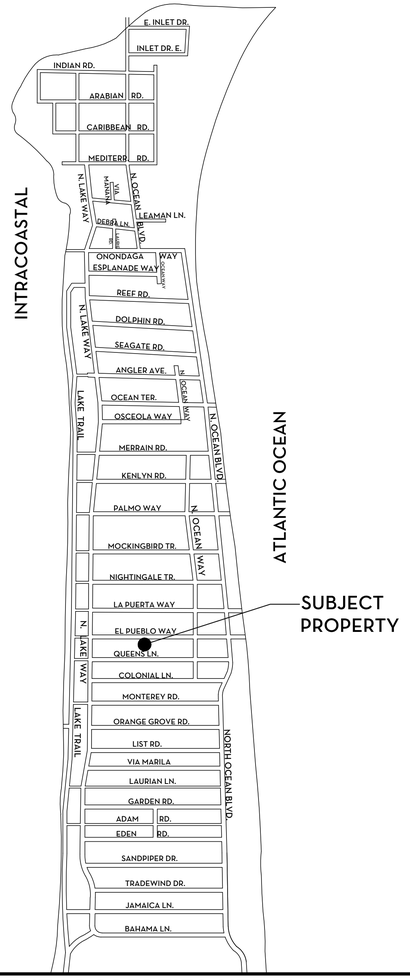
ZON-25-0040

NO: 191101
DWG. BY: KHK, EMC
SHEET:
SV-101



ADJACENT PROPERTIES SITE PLAN

SCALE : 1" = 20'-0"



ADJACENT PROPERTIES SITE PLAN

SCALE : 1" = 20'-0"

0' 10' 20' 40' 60' 80' 100'

ADDITIONS AND ALTERATIONS TO:
259 QUEENS LANE
PALM BEACH, FLORIDA

SMITH KELLOGG ARCHITECTURE, INC.
• 202 EDMOR ROAD, WEST PALM BEACH, FLORIDA 33405 • TEL (561) 377-8787 •

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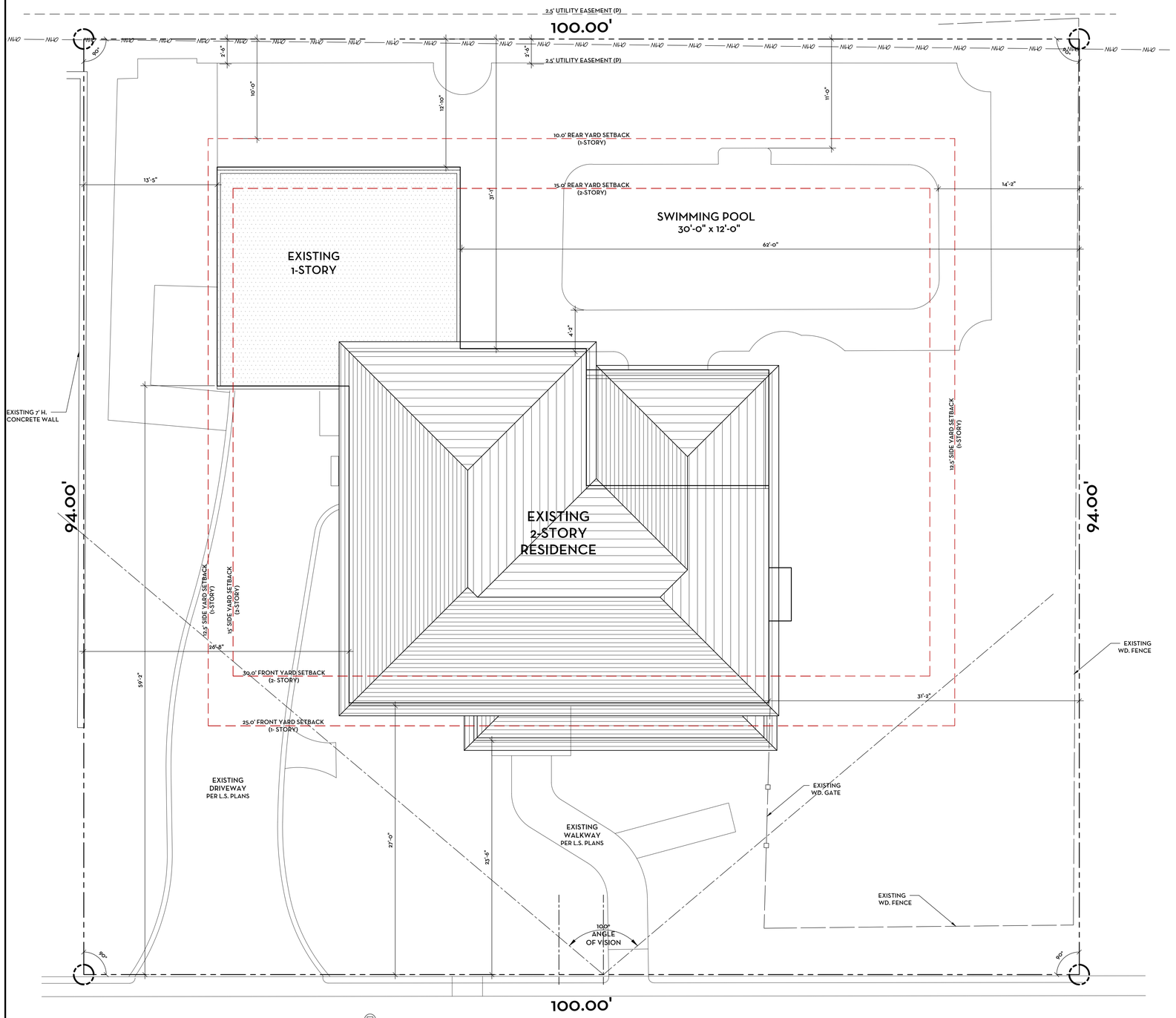
FLORIDA AAC
STATE OF FLORIDA · KRISTIN H. KELLOGG · AR98094 · REGISTERED ARCHITECT
NO. 26003858

KRISTIN H. KELLOGG
REGISTERED ARCHITECT 98094

PRE-APPLICATION	2025-01-06
FIRST SUBMITTAL	2025-05-15
SECOND SUBMITTAL	2025-06-02
FINAL SUBMITTAL	2025-06-30

HBS-25-0006
ZON-25-0040

NO: 191101
DWG. BY: KHK, EMC
SHEET:
SV-102



EXISTING SITE PLAN

SCALE: 3/16"=1'-0"

0' 2'-6" 5' 10' 15' 20' 25'

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ADDITIONS AND ALTERATIONS TO:
259 QUEENS LANE
PALM BEACH, FLORIDA

FLORIDA AAC
STATE OF FLORIDA · KRISTIN H. KELLOGG · AR98094 · 2025-06-26 · REGISTERED ARCHITECT
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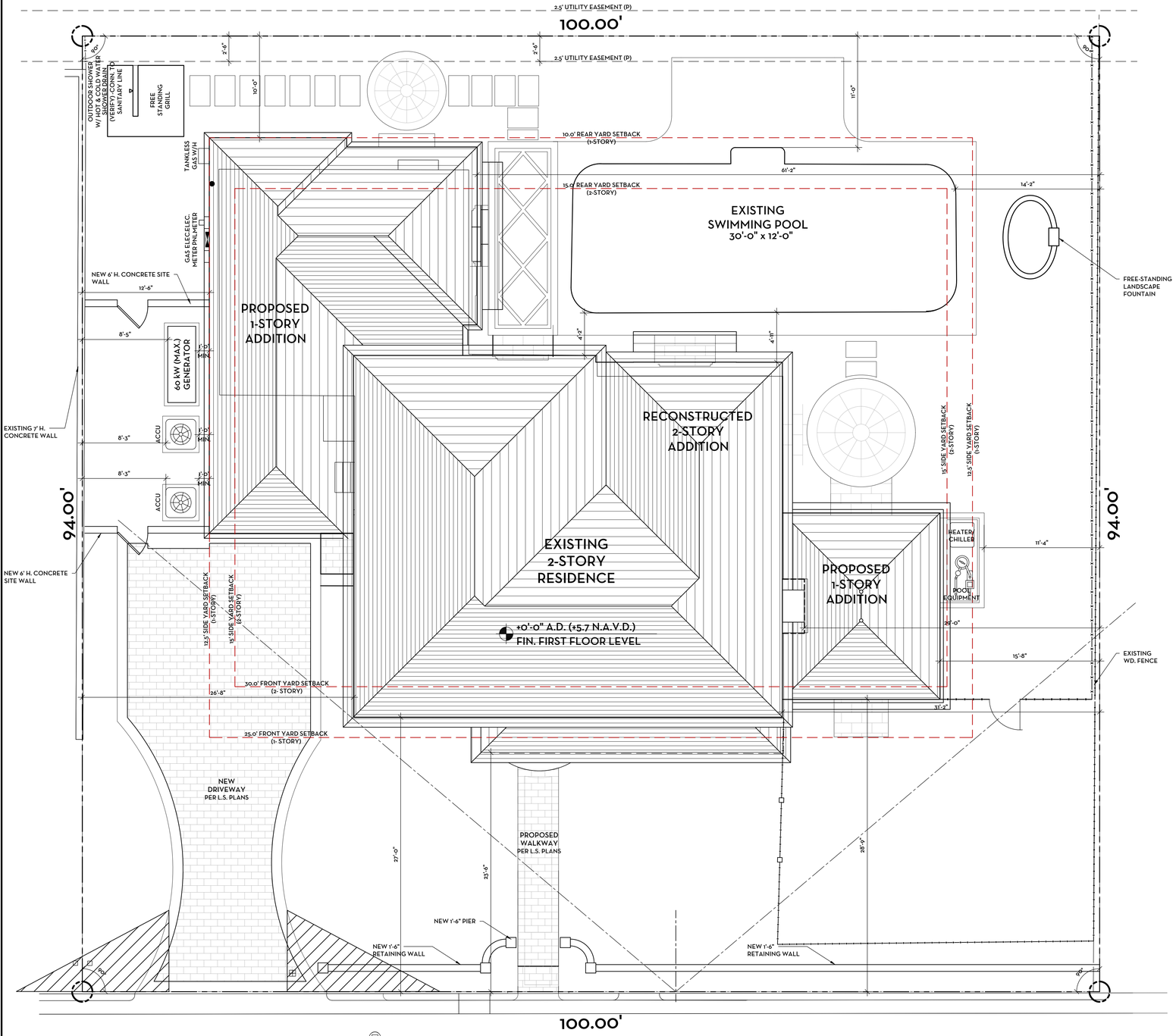

Q U E E N S L A N E

PROPOSED SITE PLAN

SCALE: 3/16"=1'-0"

0' 2'-6" 5' 10' 15' 20' 25'

SITE DATA

ZONING DISTRICT: R-B

REGULATION:	ALLOWABLE:	EXISTING:	PROPOSED:
LOT AREA:	10,000 SQ.FT.	9,400 SQ.FT.	NO CHANGE
LOT WIDTH:	100 FT. MIN.	100.00 FT.	NO CHANGE
LOT DEPTH:	100 FT. MIN.	94.00 FT.	NO CHANGE
LOT COVERAGE:	2,820 SQ.FT. (30.0%)	1,968 SQ.FT. (20.9%)	2,563 SQ.FT. (27.0%)
CUBIC CONTENT:	4.08 (38,352 CU.FT.)	3.51 (33,047 CU.FT.)	3.96 (37,181 CU.FT.)
FRONT YARD SETBACK:			
1-STORY:	25 FT. MIN.	59.2 FT.	28.75 FT.
2-STORY:	30 FT. MIN.	23.5 FT.	NO CHANGE
SIDE YARD SETBACK (EAST):			
1-STORY:	12.5 FT. MIN.	62.0 FT.	15.67 FT.
2-STORY:	15 FT. MIN.	31.2 FT.	NO CHANGE
SIDE YARD SETBACK (WEST):			
1-STORY:	12.5 FT. MIN.	13.4 FT.	12.5 FT.
2-STORY:	15 FT. MIN.	26.67 FT.	NO CHANGE
REAR YARD SETBACK:			
1-STORY:	10 FT. MIN.	12.8 FT.	10.0 FT.
2-STORY:	15 FT. MIN.	31.1 FT.	NO CHANGE
BUILDING HEIGHT:			
1-STORY:	14 FT.	9.0 FT.	NO CHANGE
2-STORY:	22 FT.	18.5 FT.	NO CHANGE

FLOOR AREA:

EXISTING:

FIRST FLOOR A/C:	1,710 SQ.FT.
FIRST FLOOR (GARAGE):	258 SQ.FT.
TOTAL FIRST FLOOR AREA:	1,968 SQ.FT.
SECOND FLOOR A/C:	1,473 SQ.FT,
SECOND FLOOR (BALCONIES):	102 SQ.FT.
TOTAL SECOND FLOOR AREA:	1,575 SQ.FT.
TOTAL FLOOR AREA:	3,543 SQ.FT.

PROPOSED:

FIRST FLOOR A/C:	2,334 SQ.FT.
FIRST FLOOR (GARAGE):	229 SQ.FT.
TOTAL FIRST FLOOR AREA:	2,563 SQ.FT.
SECOND FLOOR A/C:	1,500 SQ.FT,
SECOND FLOOR (BALCONIES):	102 SQ.FT.
TOTAL SECOND FLOOR AREA:	1,602 SQ.FT.
TOTAL FLOOR AREA:	4,165 SQ.FT.

LANDSCAPE:

LANDSCAPE AREA:	REFER TO LANDSCAPE PLANS	(45% MIN.)
FRONT YARD LANDSCAPED AREA:	REFER TO LANDSCAPE PLANS	(40% MIN.)
10' PERIMETER LANDSCAPED AREA:	REFER TO LANDSCAPE PLANS	(22.5% MIN.)

ADDITIONS AND ALTERATIONS TO:
259 QUEENS LANE
PALM BEACH, FLORIDA

SMITH KELLOGG ARCHITECTURE, INC.
• 202 EDMOR ROAD, WEST PALM BEACH, FLORIDA 33405 • TEL (561) 377-8787 •

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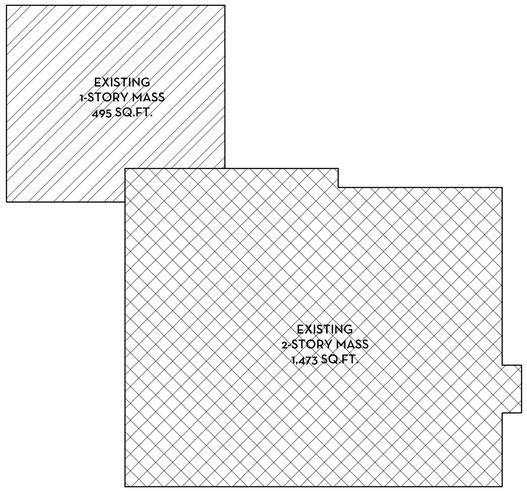
FLORIDA AAC
STATE OF FLORIDA · KRISTIN H. KELLOGG · AR0018014 · 2025-06-26 · REGISTERED ARCHITECT
NO. 26003858

KRISTIN H. KELLOGG
REGISTERED ARCHITECT 98094

PRE-APPLICATION	2025-01-06
FIRST SUBMITTAL	2025-05-15
SECOND SUBMITTAL	2025-06-02
FINAL SUBMITTAL	2025-06-30

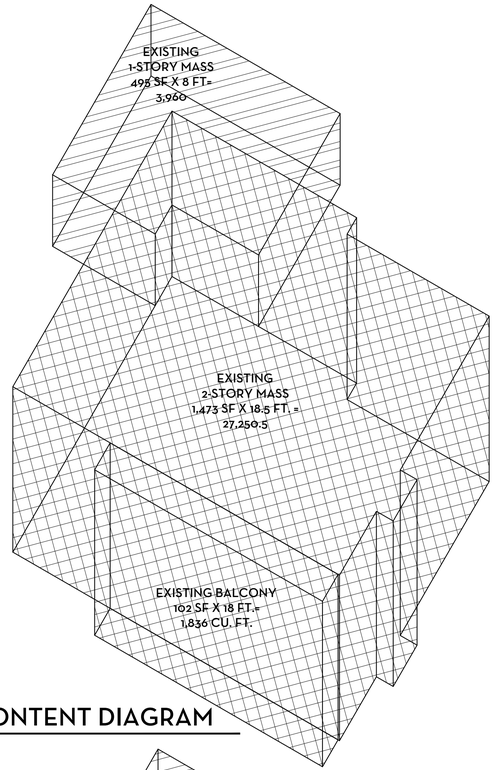
HBS-25-0006
ZON-25-0040

NO: 191101
DWG. BY: KHK, EMC
SHEET:
SP-102



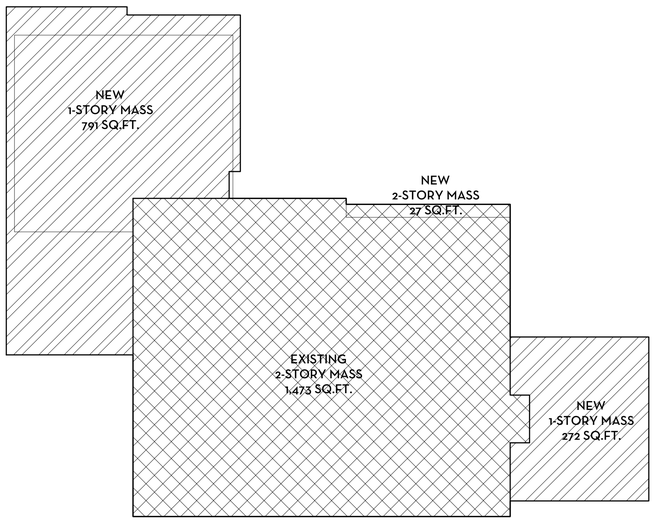
EXISTING LOT COVERAGE DIAGRAM

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



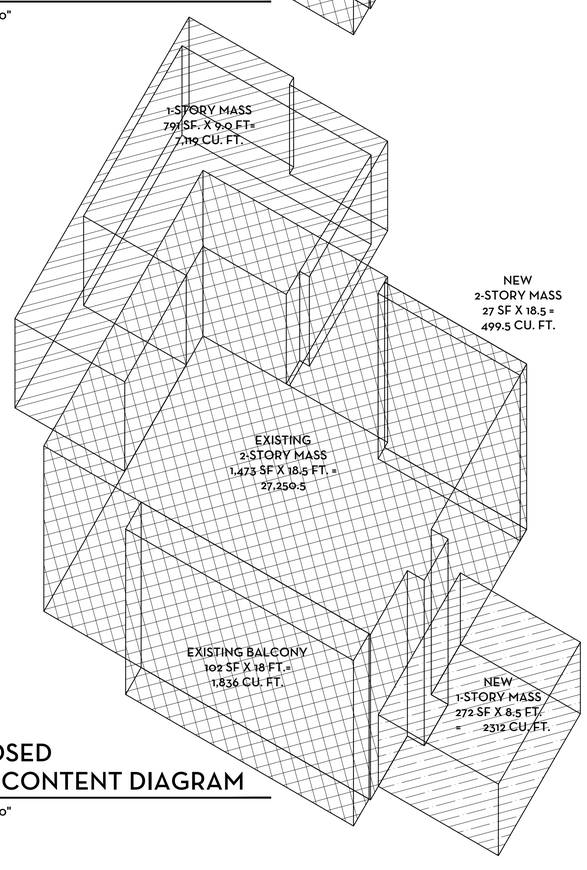
EXISTING CUBIC CONTENT DIAGRAM

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



PROPOSED LOT COVERAGE DIAGRAM

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



PROPOSED CUBIC CONTENT DIAGRAM

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

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:**	259 Queens Lane		
2	**Zoning District:**	R-B LOW DENSITY RESIDENTIAL		
3	**Structure Type:**	TWO-STORY SINGLE-FAMILY RESIDENCE		
4		Required/Allowed	Existing	Proposed
5	Lot Size (sq ft)	10,000	9 400	N/C
6	Lot Depth	100'	100'	N/C
7	Lot Width	100'	94'	N/C
8	Lot Coverage	2,820 (30%)	1,968 (20.9%)	2,563 (27.0%)
9	Front Yard Setback	30'	23.5'	N/C
10	* Side Yard Setback (1st Story)	W 12.5', E 12.5'	W 13.4', E 62.0'	W 12.5', E 15.67
11	* Side Yard Setback (2nd Story)	W 15', E 15'	W 26.7, E 31.2	N/C
12	Rear Yard Setback	10'	12.8'	10'
13	Angle of Vision	100°	100°	N/C
14	Building Height	18.5'	18.5'	N/C
15	Overall Building Height	30' (22' + 8')	22.8'	N/C
16	Finished Floor Elev. (FFE)(NAVD)	+5.7	N/C	N/C
17	Zero Datum for pt. of Meas. (NAVD)	+5.7	N/C	N/C
18	Base Flood Elevation (BFE)(NAVD)	AE 6	N/C	N/C
19	Landscape Open Space (LOS)	4,230 (45%)		4,287 (46%)
20	Perimeter LOS	2,115 (50%)		2,678 (63%)
21	Front Yard LOS	1000 (40%)		2,002(80%)
22	Native Plant Species %	30%		44.1 (15)

* 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

CUBIC CONTENT RATIO CALCULATION

LOT AREA (ROUNDED TO NEAREST 100 SQ.FT.):	9,400 SQ.FT.
ALLOWABLE:	4.08 (38,352 CU.FT.)
EXISTING:	3.51 (33,047 CU.FT.)
PROPOSED:	3.96 (37,181 CU.FT.)

EXISTING CCR CALCULATION:

TWO STORY MASS (1,473 SQ.FT. X 18.5 FT. HEIGHT)	27,250.5 CU.FT.
ONE STORY MASS (495 SQ.FT. X 8.0 FT HEIGHT)	3,960.00 CU.FT.
EXISTING BALCONY (102 SQ. FT. X 18.0 FT)	1,836 CU. FT.
TOTAL EXISTING CUBIC CONTENT RATIO:	33,046.5 CU.FT.

PROPOSED CCR CALCULATION:

TWO STORY MASS (1,473 SQ.FT. X 18.5 FT. HEIGHT)	27,250.5 CU.FT.
TWO STORY MASS (27 SQ.FT. X 18.5 FT. HEIGHT)	499.5 CU. FT.
ONE STORY MASS (791 SQ.FT. X9.0 FT HEIGHT)	7,119.0 CU.FT
ONE STORY MASS (272 SF X 8.5 FT)	2,312.0 CU FT.
EXISTING BALCONY (102 SQ. FT. X 18.0 FT)	1,836 CU. FT.
LOGGIA CREDIT (5%)	(1,836 CU. FT.)
TOTAL PROPOSED CUBIC CONTENT RATIO:	37,181 CU.FT.

C.C.R. HEIGHT LEGEND

18'-6"

8'-6"

9'-0"

ADDITIONS AND ALTERATIONS TO:
259 QUEENS LANE
PALM BEACH, FLORIDA

SMITH KELLOGG ARCHITECTURE, INC.
• 202 EDMOR ROAD, WEST PALM BEACH, FLORIDA 33405 • TEL (561) 377-8787 •

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FLORIDA AAC
STATE OF FLORIDA · KRISTIN H. KELLOGG · AR98094 · 2025-06-26 · REGISTERED ARCHITECT
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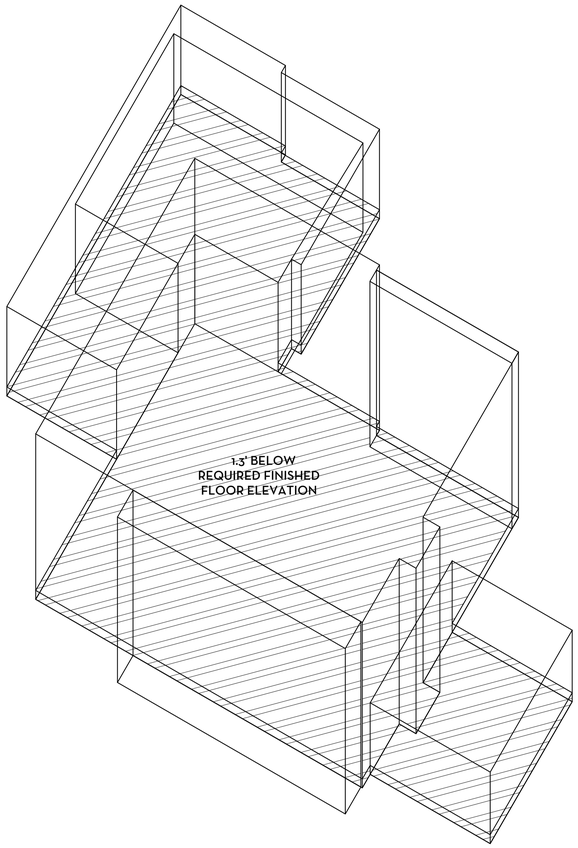
SHEET:

Z-101



VARIANCE DIAGRAM
FINISHED FLOOR ELEVATION - EXISTING TO REMAIN

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

ADDITIONS AND ALTERATIONS TO:
259 QUEENS LANE
PALM BEACH, FLORIDA

SMITH KELLOGG ARCHITECTURE, INC.
• 202 EDMOR ROAD, WEST PALM BEACH, FLORIDA 33405 • TEL (561) 377-8787 •

THIS DRAWING IS AN INSTRUMENT OF SERVICE, AND AS SUCH SHALL REMAIN THE PROPERTY OF SMITH KELLOGG ARCHITECTURE, INC. UNAUTHORIZED USE OR REPRODUCTION WITHOUT WRITTEN PERMISSION OF SMITH KELLOGG ARCHITECTURE, INC. IS PROHIBITED. THIS DRAWING IS FOR USE IN CONNECTION WITH THIS PROJECT, AND SHALL NOT BE USED FOR ANY OTHER LOCATION. COPYRIGHT SMITH KELLOGG ARCHITECTURE, INC. ALL RIGHTS RESERVED.

FLORIDA AAC
STATE OF FLORIDA
KRISTIN H. KELLOGG
AR98094
2025-06-26
REGISTERED ARCHITECT
NO. 26003858

KRISTIN H. KELLOGG
REGISTERED ARCHITECT 98094

PRE-APPLICATION	2025-01-06
FIRST SUBMITTAL	2025-05-15
SECOND SUBMITTAL	2025-06-02
FINAL SUBMITTAL	2025-06-30

HBS-25-0006
ZON-25-0040

NO: 1911101
DWG. BY: KHK, EMC
SHEET:
Z-102



SOUTH FACADE 1



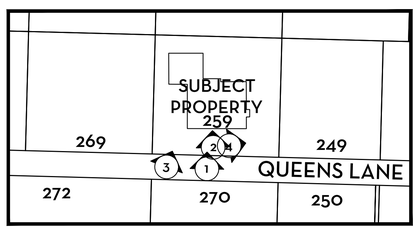
SOUTH FACADE 2



SOUTH FACADE 3



SOUTH FACADE 4



KEY PLAN

N.T.S.

259 QUEENS LANE - EXISTING CONDITIONS

ADDITIONS AND ALTERATIONS TO:
259 QUEENS LANE
PALM BEACH, FLORIDA

SMITH KELLOGG ARCHITECTURE, INC.
• 202 EDMOR ROAD, WEST PALM BEACH, FLORIDA 33405 • TEL (561) 377-8787 •

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FLORIDA AAC
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KRISTIN H. KELLOGG
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FINAL SUBMITTAL	2025-06-30

HBS-25-0006
ZON-25-0040

NO: 191101
DWG. BY: KHK, EMC
SHEET:
P-101



WEST FACADE 1



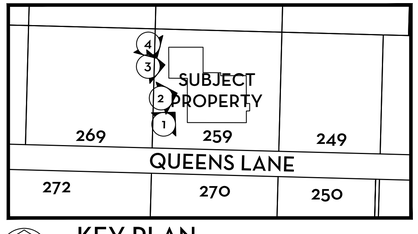
WEST FACADE 2



WEST FACADE 3



WEST FACADE 4



KEY PLAN

N.T.S.

259 QUEENS LANE - EXISTING CONDITIONS

ADDITIONS AND ALTERATIONS TO:
259 QUEENS LANE
PALM BEACH, FLORIDA

SMITH KELLOGG ARCHITECTURE, INC.
• 202 EDMOR ROAD, WEST PALM BEACH, FLORIDA 33405 • TEL (561) 377-8787 •

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HBS-25-0006
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NO: 191101
DWG. BY: KHK, EMC
SHEET:
P-102



NORTH FACADE 1



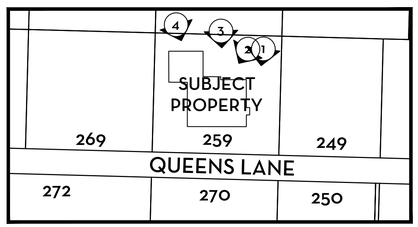
NORTH FACADE 2



NORTH FACADE 3



NORTH FACADE 4



KEY PLAN

N.T.S.

259 QUEENS LANE - EXISTING CONDITIONS

ADDITIONS AND ALTERATIONS TO:
259 QUEENS LANE
PALM BEACH, FLORIDA

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HBS-25-0006
ZON-25-0040

NO: 191101
DWG. BY: KHK, EMC
SHEET:

P-103



EAST FACADE 1



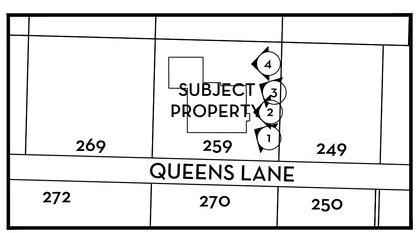
EAST FACADE 2



EAST FACADE 3



EAST FACADE 4



KEY PLAN

N.T.S.

259 QUEENS LANE - EXISTING CONDITIONS

SMITH KELLOGG ARCHITECTURE, INC.
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ADDITIONS AND ALTERATIONS TO:
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NO: 191101
DWG. BY: KHK, EMC
SHEET:
P-104



269 QUEENS LANE



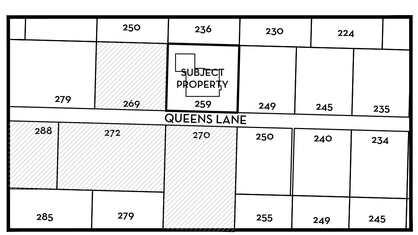
288 QUEENS LANE



272 QUEENS LANE



270 QUEENS LANE



KEY PLAN

N.T.S.

259 QUEENS LANE - ADJACENT PROPERTIES

SMITH KELLOGG ARCHITECTURE, INC.
• 202 EDMOR ROAD, WEST PALM BEACH, FLORIDA 33405 • TEL (561) 377-8787 •

ADDITIONS AND ALTERATIONS TO:
259 QUEENS LANE
PALM BEACH, FLORIDA

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HBS-25-0006
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NO: 191101
DWG. BY: KHK, EMC
SHEET:
P-201



249 QUEENS LANE



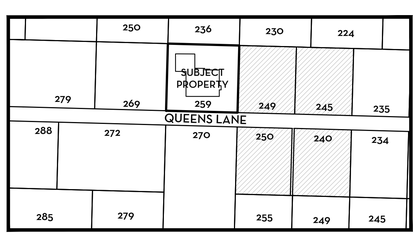
245 QUEENS LANE



250 QUEENS LANE



240 QUEENS LANE



KEY PLAN

N.T.S.

259 QUEENS LANE - ADJACENT PROPERTIES

ADDITIONS AND ALTERATIONS TO:
259 QUEENS LANE
PALM BEACH, FLORIDA

SMITH KELLOGG ARCHITECTURE, INC.
• 202 EDMOR ROAD, WEST PALM BEACH, FLORIDA 33405 • TEL (561) 377-8787 •

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STATE OF FLORIDA · KRISTIN H. KELLOGG · AR98094 · 2025-06-26 · REGISTERED ARCHITECT
NO. 26003858

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REGISTERED ARCHITECT 98094

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FINAL SUBMITTAL	2025-06-30

HBS-25-0006
ZON-25-0040

NO: 191101
DWG. BY: KHK, EMC
SHEET:
P-202

DEMOLITION NOTES FOR REMODELING:

REQUIREMENTS:

1. WORK INCLUDED:

A. REMOVE DESIGNATED BUILDING EQUIPMENT AND FIXTURES.
B. REMOVE DESIGNATED PARTITIONS AND COMPONENTS.
C. CAP AND IDENTIFY EXPOSED UTILITIES.

PROTECTION:

1. DO NOT INTERFERE WITH USE OF ADJACENT BUILDINGS. MAINTAIN FREE AND SAFE PASSAGE TO AND FROM.
2. PREVENT MOVEMENT AND SETTLEMENT OF STRUCTURES. PROVIDE AND PLACE BRACING OR SHORING AND BE RESPONSIBLE FOR SAFETY AND SUPPORT OF STRUCTURE. ASSUME LIABILITY FOR SUCH MOVEMENT, SETTLEMENT, DAMAGE, OR INJURY.
3. CEASE OPERATIONS AND NOTIFY ARCHITECT IMMEDIATELY IF SAFETY OF STRUCTURE APPEARS TO BE ENDANGERED. TAKE PRECAUTIONS TO PROPERLY SUPPORT STRUCTURE. DO NOT RESUME OPERATION UNTIL SAFETY IS RESTORED.
4. PROVIDE, ERECT, AND MAINTAIN BARRICADES, LIGHTING, AND GUARD RAILS AS REQUIRED BY APPLICABLE REGULATORY ADVISORY TO PROTECT OCCUPANTS OF BUILDING AND WORKERS.

EXISTING SERVICES:

1. ARRANGE AND PAY FOR DISCONNECTING, REMOVING, AND CAPPING UTILITY SERVICES WITHIN AREAS OF DEMOLITION. DISCONNECT AND STUB OFF. NOTIFY THE AFFECTED UTILITY COMPANY IN ADVANCE AND OBTAIN APPROVAL BEFORE STARTING THIS WORK.
2. PLACE MARKERS TO INDICATE LOCATION OF DISCONNECTED SERVICES. IDENTIFY SERVICE LINES AND CAPPING LOCATIONS ON PROJECT RECORD DOCUMENTS.

PRODUCTS:

1. EXCEPT WHERE NOTED OTHERWISE, MAINTAIN POSSESSION OF MATERIALS BEING DEMOLISHED. IMMEDIATELY REMOVE FROM SITE.
2. CAREFULLY REMOVE, STORE, AND PROTECT REINSTALLATION MATERIALS TO BE REUSED.

EXECUTION:

1. ERECT WEATHERPROOF CLOSURES FOR EXTERIOR OPENINGS. MAINTAIN EXIT REQUIREMENTS.
2. PROVIDE PROPER PROTECTION FROM FALLING OBJECTS OVER ENTRANCES WHICH ARE TO BE KEPT OPEN DURING NORMAL WORKING HOURS.
3. CARRY OUT DEMOLITION WORK TO CAUSE AS LITTLE INCONVENIENCE TO ADJACENT PROPERTIES.

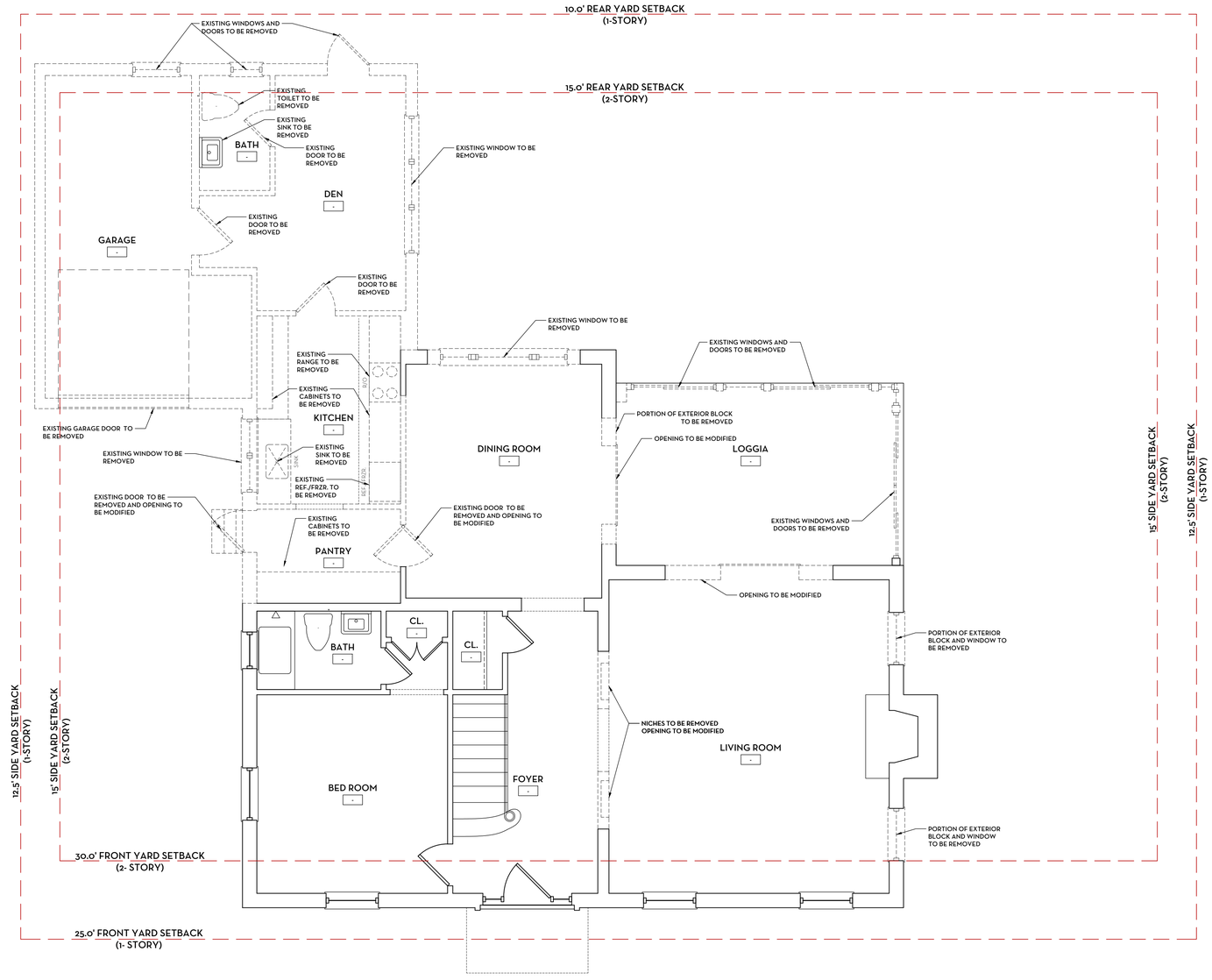
DEMOLITION:

1. DEMOLISH IN AN ORDERLY AND CAREFUL MANNER AS REQUIRED TO ACCOMMODATE NEW WORK, INCLUDING THAT REQUIRED FOR CONNECTION TO THE EXISTING BUILDING. PROTECT EXISTING FOUNDATIONS AND SUPPORTING STRUCTURAL MEMBRANES.
2. REPAIR ALL DEMOLITION PERFORMED IN EXCESS OF THAT REQUIRED, AT NO COST.
3. BURNING OF MATERIALS ON SITE IS NOT PERMITTED.
1. REMOVE FROM SITE CONTAMINATED, VERMIN INFESTED, OR DANGEROUS MATERIALS ENCOUNTERED AND DISPOSE OF BY SAFE MEANS SO AS NOT TO ENDANGER HEALTH OF WORKERS AND PUBLIC.
2. REMOVE DEMOLISHED MATERIALS, TOOLS, AND EQUIPMENT FROM SITE UPON COMPLETION OF WORK. LEAVE SITE IN A CONDITION ACCEPTABLE TO THE OWNER.

WALL LEGEND:

EXISTING WALLS, INTERIOR PARTITIONS, WINDOWS, DOORS, CABINETRY, APPLIANCES, FIXTURES OR FINISHES TO BE REMOVED

EXISTING WALL OR PARTITION TO REMAIN



FIRST FLOOR DEMOLITION (MATERIALS REMOVAL) PLAN

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

SMITH KELLOGG ARCHITECTURE, INC.
• 202 EDMOR ROAD, WEST PALM BEACH, FLORIDA 33405 • TEL (561) 377-8787 •

ADDITIONS AND ALTERATIONS TO:
259 QUEENS LANE
PALM BEACH, FLORIDA

FLORIDA AAC
STATE OF FLORIDA · KRISTIN H. KELLOGG · REGISTERED ARCHITECT
AR98094
2025-06-26
NO. 26003858

KRISTIN H. KELLOGG
REGISTERED ARCHITECT 98094

PRE-APPLICATION	2025-01-06
FIRST SUBMITTAL	2025-05-15
SECOND SUBMITTAL	2025-06-02
FINAL SUBMITTAL	2025-06-30

HBS-25-0006
ZON-25-0040

NO: 191101
DWG. BY: KHK, EMC
SHEET:

D-101

DEMOLITION NOTES FOR REMODELING:

REQUIREMENTS:

1. WORK INCLUDED:

A. REMOVE DESIGNATED BUILDING EQUIPMENT AND FIXTURES.
B. REMOVE DESIGNATED PARTITIONS AND COMPONENTS.
C. CAP AND IDENTIFY EXPOSED UTILITIES.

PROTECTION:

1. DO NOT INTERFERE WITH USE OF ADJACENT BUILDINGS. MAINTAIN FREE AND SAFE PASSAGE TO AND FROM.
2. PREVENT MOVEMENT AND SETTLEMENT OF STRUCTURES. PROVIDE AND PLACE BRACING OR SHORING AND BE RESPONSIBLE FOR SAFETY AND SUPPORT OF STRUCTURE. ASSUME LIABILITY FOR SUCH MOVEMENT, SETTLEMENT, DAMAGE, OR INJURY.
3. CEASE OPERATIONS AND NOTIFY ARCHITECT IMMEDIATELY IF SAFETY OF STRUCTURE APPEARS TO BE ENDANGERED. TAKE PRECAUTIONS TO PROPERLY SUPPORT STRUCTURE. DO NOT RESUME OPERATION UNTIL SAFETY IS RESTORED.
4. PROVIDE, ERECT, AND MAINTAIN BARRICADES, LIGHTING, AND GUARD RAILS AS REQUIRED BY APPLICABLE REGULATORY ADVISORY TO PROTECT OCCUPANTS OF BUILDING AND WORKERS.

EXISTING SERVICES:

1. ARRANGE AND PAY FOR DISCONNECTING, REMOVING, AND CAPPING UTILITY SERVICES WITHIN AREAS OF DEMOLITION. DISCONNECT AND STUB OFF. NOTIFY THE AFFECTED UTILITY COMPANY IN ADVANCE AND OBTAIN APPROVAL BEFORE STARTING THIS WORK.
2. PLACE MARKERS TO INDICATE LOCATION OF DISCONNECTED SERVICES. IDENTIFY SERVICE LINES AND CAPPING LOCATIONS ON PROJECT RECORD DOCUMENTS.

PRODUCTS:

1. EXCEPT WHERE NOTED OTHERWISE, MAINTAIN POSSESSION OF MATERIALS BEING DEMOLISHED. IMMEDIATELY REMOVE FROM SITE.
2. CAREFULLY REMOVE, STORE, AND PROTECT REINSTALLATION MATERIALS TO BE REUSED.

EXECUTION:

1. ERECT WEATHERPROOF CLOSURES FOR EXTERIOR OPENINGS. MAINTAIN EXIT REQUIREMENTS.
2. PROVIDE PROPER PROTECTION FROM FALLING OBJECTS OVER ENTRANCES WHICH ARE TO BE KEPT OPEN DURING NORMAL WORKING HOURS.
3. CARRY OUT DEMOLITION WORK TO CAUSE AS LITTLE INCONVENIENCE TO ADJACENT PROPERTIES.

DEMOLITION:

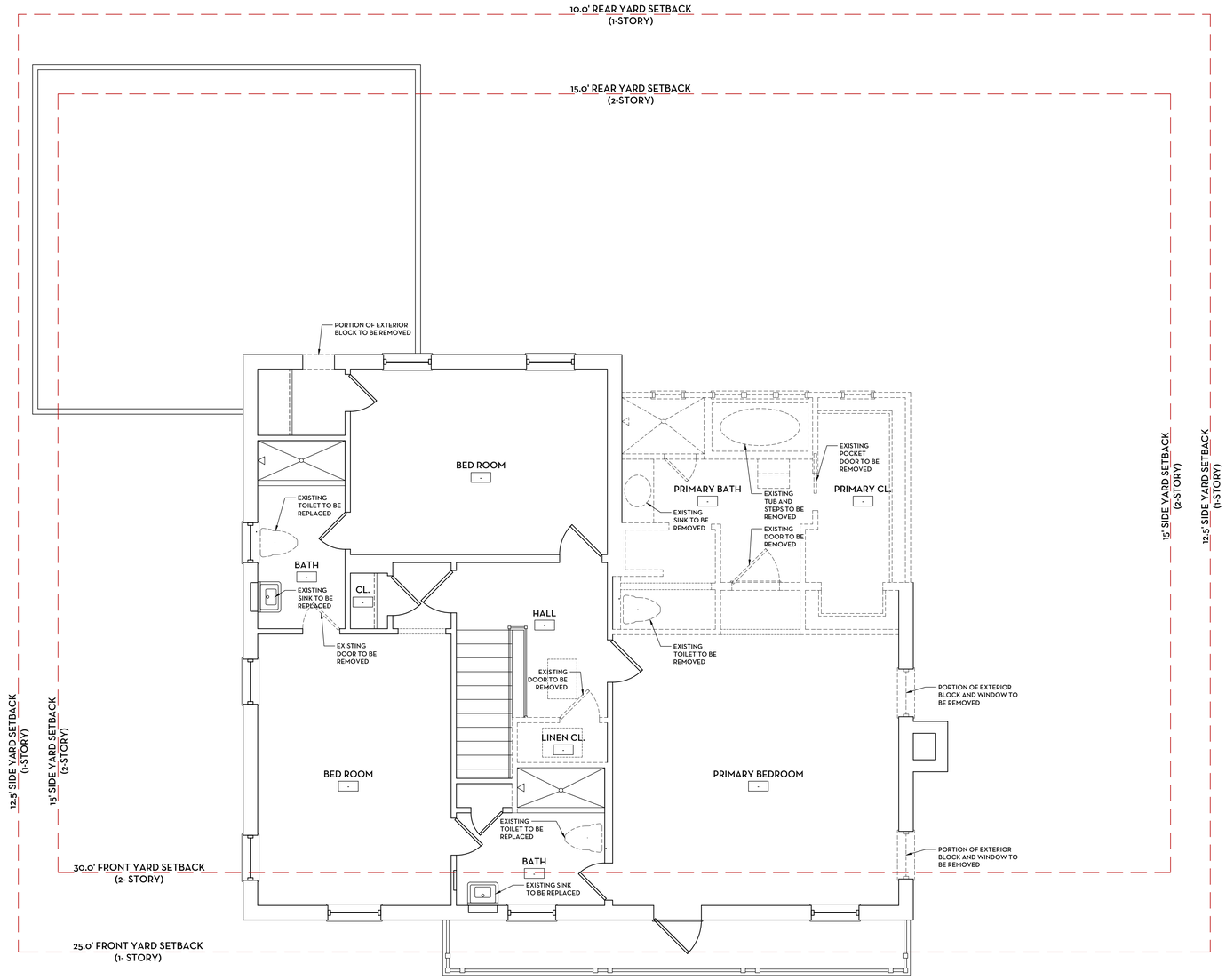
1. DEMOLISH IN AN ORDERLY AND CAREFUL MANNER AS REQUIRED TO ACCOMMODATE NEW WORK, INCLUDING THAT REQUIRED FOR CONNECTION TO THE EXISTING BUILDING. PROTECT EXISTING FOUNDATIONS AND SUPPORTING STRUCTURAL MEMBRANES.
2. REPAIR ALL DEMOLITION PERFORMED IN EXCESS OF THAT REQUIRED, AT NO COST.
3. BURNING OF MATERIALS ON SITE IS NOT PERMITTED.

1. REMOVE FROM SITE CONTAMINATED, VERMIN INFESTED, OR DANGEROUS MATERIALS ENCOUNTERED AND DISPOSE OF BY SAFE MEANS SO AS NOT TO ENDANGER HEALTH OF WORKERS AND PUBLIC.
2. REMOVE DEMOLISHED MATERIALS, TOOLS, AND EQUIPMENT FROM SITE UPON COMPLETION OF WORK. LEAVE SITE IN A CONDITION ACCEPTABLE TO THE OWNER.

WALL LEGEND:

EXISTING WALLS, INTERIOR PARTITIONS, WINDOWS, DOORS, CABINETRY, APPLIANCES, FIXTURES OR FINISHES TO BE REMOVED

EXISTING WALL OR PARTITION TO REMAIN



SECOND FLOOR DEMOLITION (MATERIALS REMOVAL) PLAN

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

ADDITIONS AND ALTERATIONS TO:
259 QUEENS LANE
PALM BEACH, FLORIDA

SMITH KELLOGG ARCHITECTURE, INC.
• 202 EDMOR ROAD, WEST PALM BEACH, FLORIDA 33405 • TEL (561) 377-8787 •

FLORIDA AAC
STATE OF FLORIDA
KRISTIN H. KELLOGG
AR98094
2025-06-30
REGISTERED ARCHITECT
NO. 26003858

KRISTIN H. KELLOGG
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PRE-APPLICATION	2025-01-06
FIRST SUBMITTAL	2025-05-15
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FINAL SUBMITTAL	2025-06-30

HBS-25-0006
ZON-25-0040

NO: 191101
DWG. BY: KHK, EMC
SHEET:

D-102

DEMOLITION NOTES FOR REMODELING:

REQUIREMENTS:

1. WORK INCLUDED:

A. REMOVE DESIGNATED BUILDING EQUIPMENT AND FIXTURES.
B. REMOVE DESIGNATED PARTITIONS AND COMPONENTS.
C. CAP AND IDENTIFY EXPOSED UTILITIES.

PROTECTION:

1. DO NOT INTERFERE WITH USE OF ADJACENT BUILDINGS. MAINTAIN FREE AND SAFE PASSAGE TO AND FROM.
2. PREVENT MOVEMENT AND SETTLEMENT OF STRUCTURES. PROVIDE AND PLACE BRACING OR SHORING AND BE RESPONSIBLE FOR SAFETY AND SUPPORT OF STRUCTURE. ASSUME LIABILITY FOR SUCH MOVEMENT, SETTLEMENT, DAMAGE, OR INJURY.
3. CEASE OPERATIONS AND NOTIFY ARCHITECT IMMEDIATELY IF SAFETY OF STRUCTURE APPEARS TO BE ENDANGERED. TAKE PRECAUTIONS TO PROPERLY SUPPORT STRUCTURE. DO NOT RESUME OPERATION UNTIL SAFETY IS RESTORED.
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EXISTING SERVICES:

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2. PLACE MARKERS TO INDICATE LOCATION OF DISCONNECTED SERVICES. IDENTIFY SERVICE LINES AND CAPPING LOCATIONS ON PROJECT RECORD DOCUMENTS.

PRODUCTS:

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2. REMOVE DEMOLISHED MATERIALS, TOOLS, AND EQUIPMENT FROM SITE UPON COMPLETION OF WORK. LEAVE SITE IN A CONDITION ACCEPTABLE TO THE OWNER.

LEGEND:

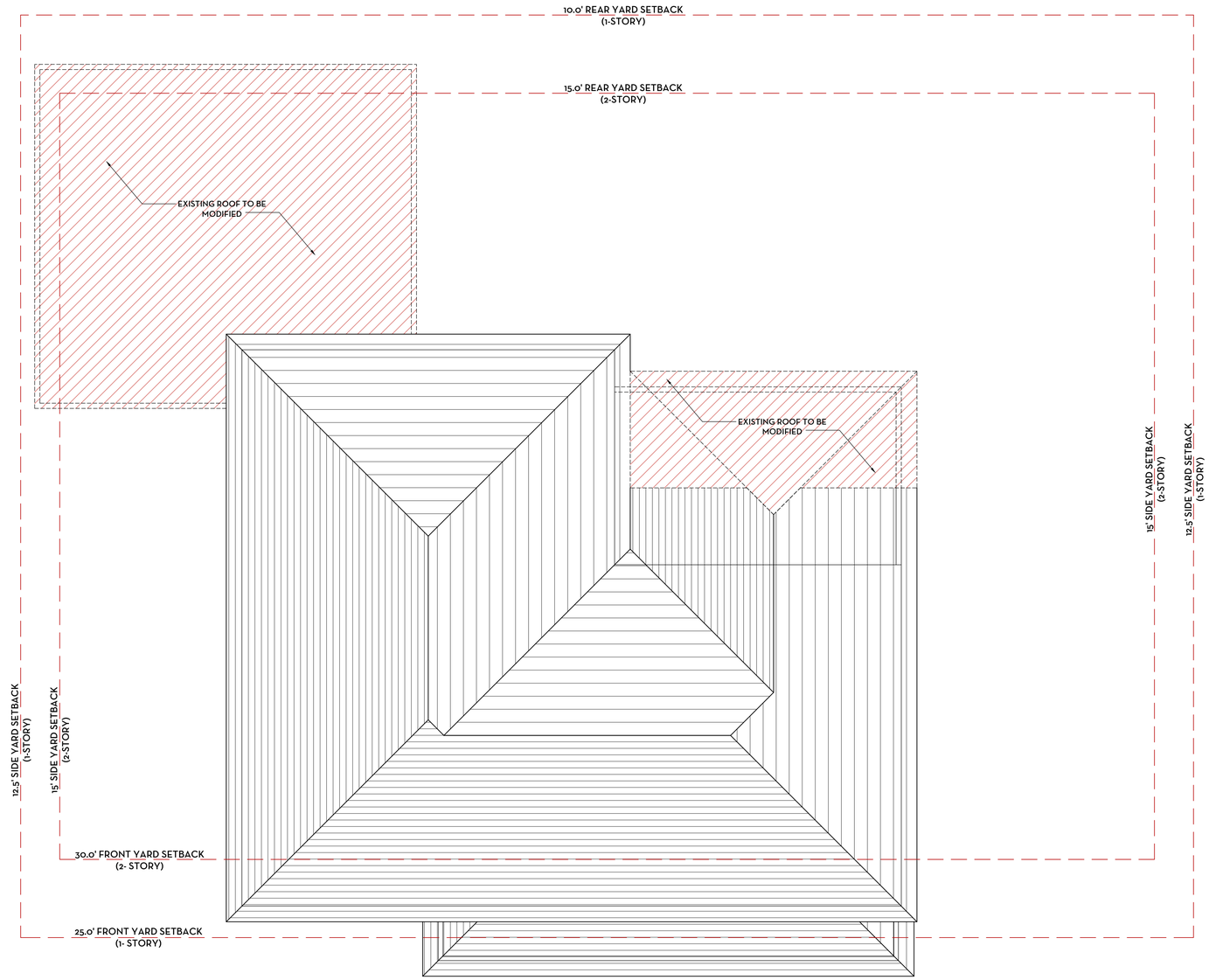
EXISTING WALLS, INTERIOR PARTITIONS, WINDOWS, DOORS, CABINETRY, APPLIANCES, FIXTURES OR FINISHES TO BE REMOVED

EXISTING WALL OR PARTITION TO REMAIN

EXISTING TO BE MODIFIED

REMOVAL CALCULATION:

EXISTING ROOF:	2,205 S.F.
EXISTING ROOF TO BE MODIFIED:	612 S.F.
PERCENTAGE OF ROOF TO BE REMOVED:	27.7%



ROOF DEMOLITION (MATERIAL REMOVAL) PLAN

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

ADDITIONS AND ALTERATIONS TO:
259 QUEENS LANE
PALM BEACH, FLORIDA

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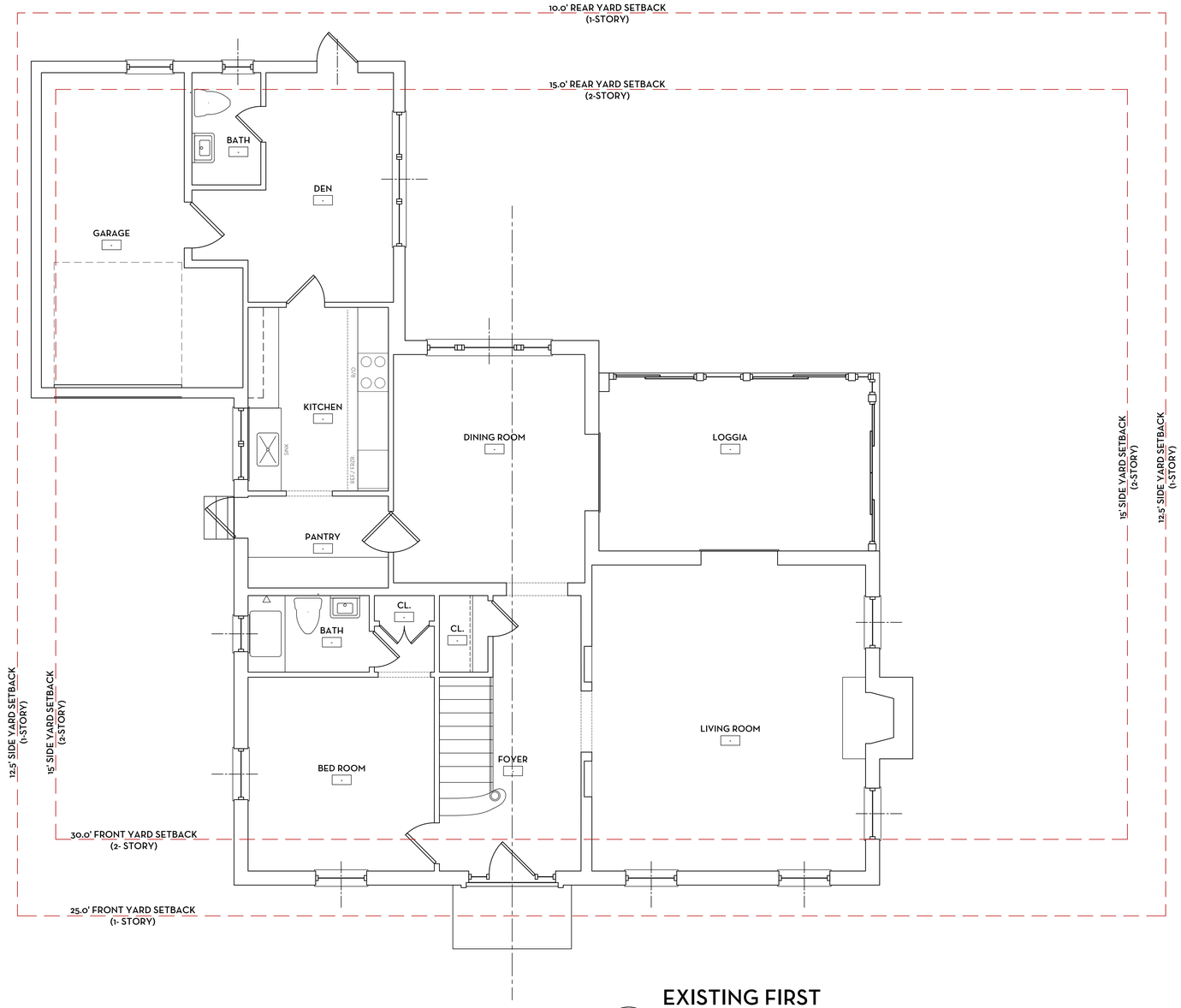
NO: 191101
DWG. BY: KHK, EMC
SHEET:
D-103



EXISTING FIRST FLOOR PLAN

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

SMITH KELLOGG ARCHITECTURE, INC.
• 202 EDMOR ROAD, WEST PALM BEACH, FLORIDA 33405 • TEL (561) 377-8787 •

ADDITIONS AND ALTERATIONS TO:
259 QUEENS LANE
PALM BEACH, FLORIDA

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FLORIDA AAC
STATE OF FLORIDA
KRISTIN H. KELLOGG
AR98094
2025-06-26
REGISTERED ARCHITECT
NO. 26003858

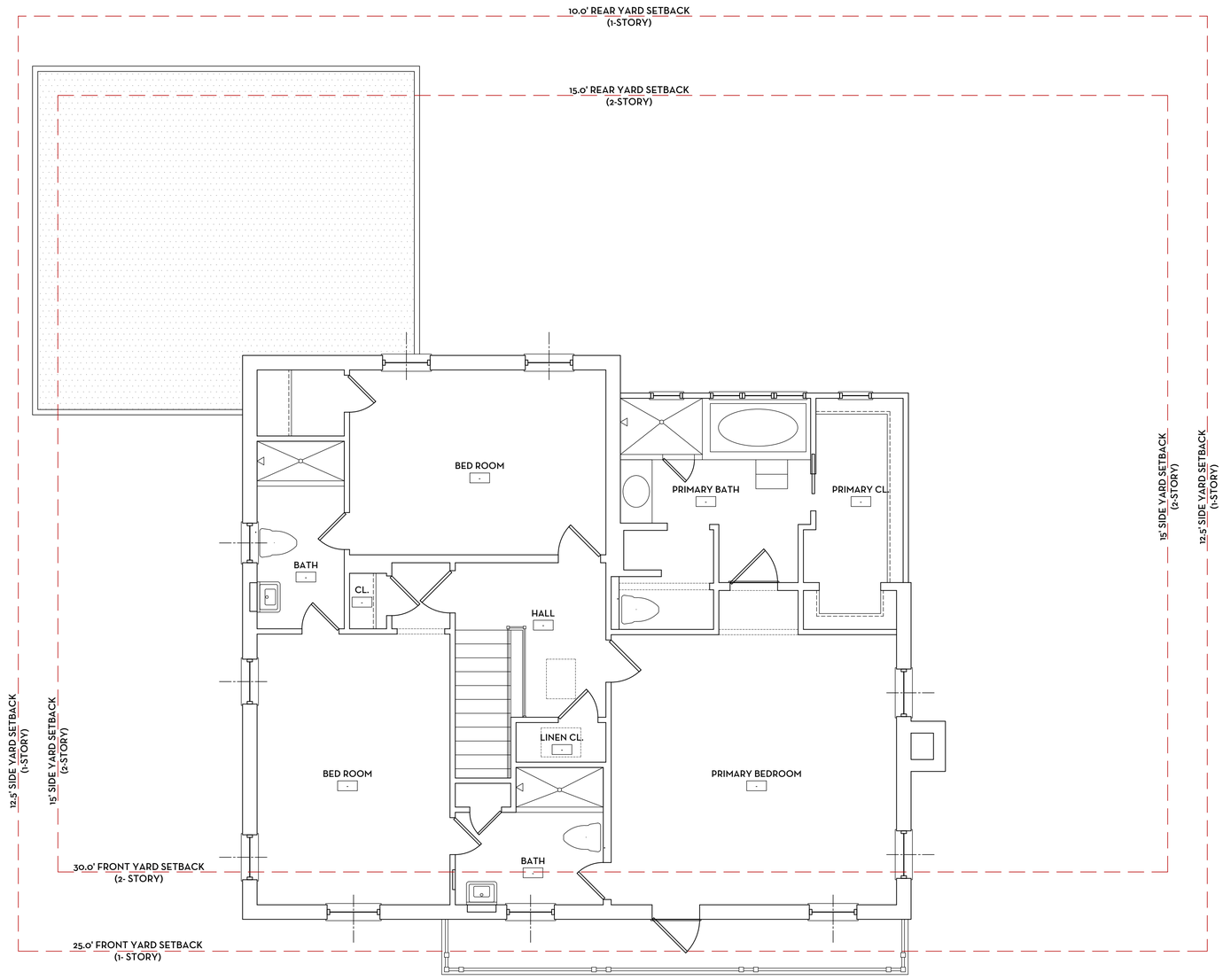
KRISTIN H. KELLOGG
REGISTERED ARCHITECT 98094

PRE-APPLICATION	2025-01-06
FIRST SUBMITTAL	2025-05-15
SECOND SUBMITTAL	2025-06-02
FINAL SUBMITTAL	2025-06-30

HBS-25-0006
ZON-25-0040

NO: 191101
DWG. BY: KHK, EMC
SHEET:

EX-101



EXISTING SECOND FLOOR PLAN

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

ADDITIONS AND ALTERATIONS TO:
259 QUEENS LANE
PALM BEACH, FLORIDA

SMITH KELLOGG ARCHITECTURE, INC.
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STATE OF FLORIDA · KRISTIN H. KELLOGG · AR98094 · 2025-06-26 · REGISTERED ARCHITECT
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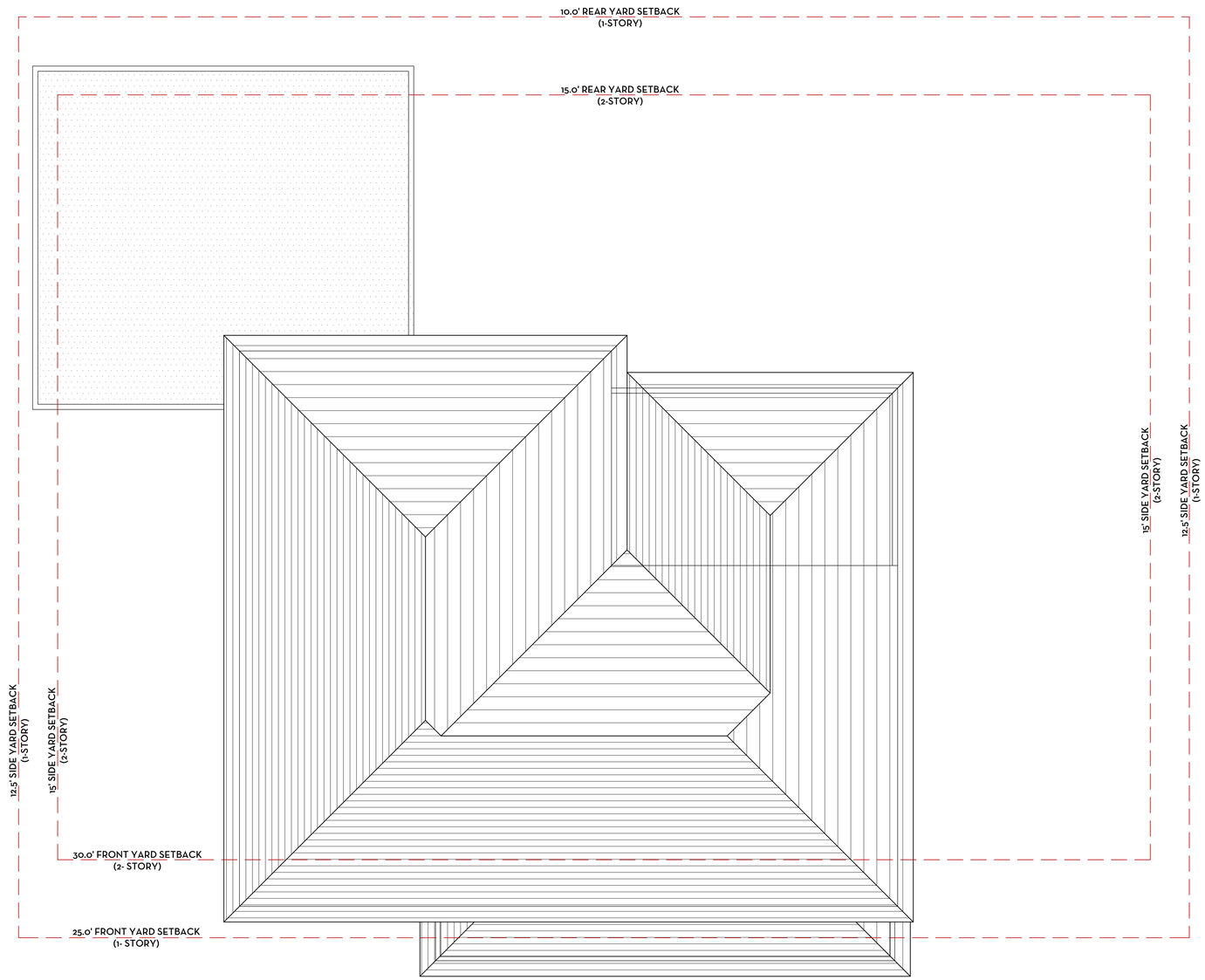
SHEET:
EX-102



EXISTING ROOF PLAN

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

ADDITIONS AND ALTERATIONS TO:
259 QUEENS LANE
PALM BEACH, FLORIDA

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• 202 EDMOR ROAD, WEST PALM BEACH, FLORIDA 33405 • TEL (561) 377-8787 •

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SHEET:
EX-103

GENERAL NOTES:

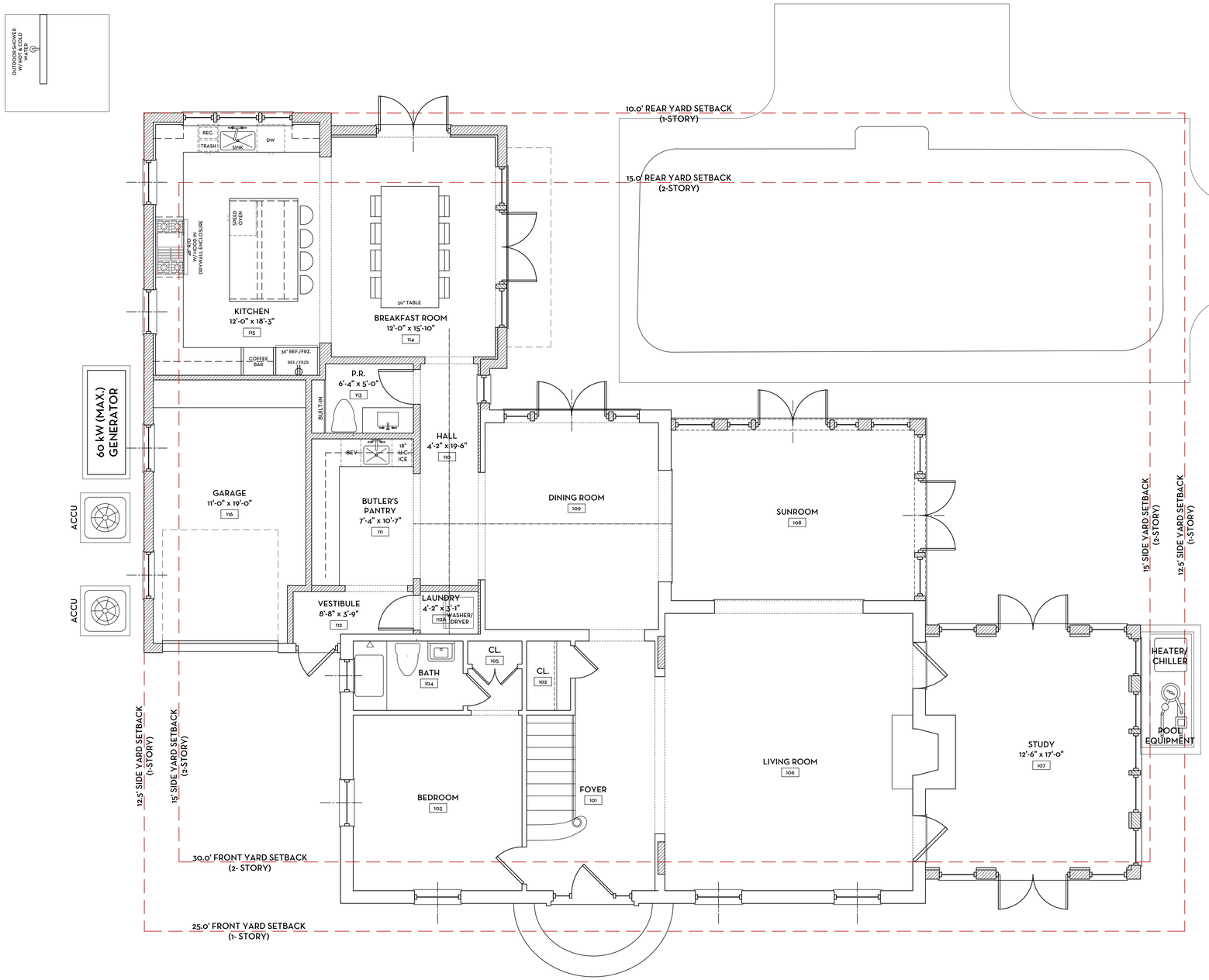
2. ALL CONSTRUCTION SHALL COMPLY W/ THE FLORIDA BUILDING CODE, RESIDENTIAL, 8TH EDITION (2023), ASCE-7-16, NFPA 70 NEC, 2017, AND ALL OTHER GOVERNING CODES.
3. CONTRACTOR SHALL VERIFY ALL EXIST. CONDITIONS AND DIMENSIONS, AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO THE COMMENCEMENT OF WORK.
4. ALL WALL THICKNESS INDICATED ARE NOMINAL DIMENSION, AND ARE TO FACE OF CONCRETE OR FACE OF STUD, AS APPLICABLE.
5. GENERAL CONTRACTOR SHALL SECURE ALL REQUIRED PERMITS AND INSPECTIONS, AND PAY ANY AND ALL FEES.
6. GENERAL CONTRACTOR SHALL FURNISH & INSTALL ANY AND ALL METERING DEVICES OR REQUIRED UTILITIES NOT PROVIDED BY THE OWNER.
7. ALL G.W.B. SHALL BE 5/8" UNLESS OTHERWISE NOTED.
8. AT ALL WET AREAS USE A CEMENTITIOUS BACKER BOARD (DUROK OR EQUAL). ONLY USE WATER RESISTANT G.W.B. IN DAMP AREAS.
9. ALL FINISH FLOOR SURFACES SHALL BE FLUSH WHERE FLOOR MATERIALS CHANGE.
10. GENERAL CONTRACTOR SHALL INSURE ALL SUBSTRATES SMOOTH, LEVEL, PLUMB, AND TRUE PRIOR TO INSTALLATION OF FINISH MATERIALS.

WALL LEGEND:

INDICATES EXISTING WALL OR PARTITION

INDICATES NEW FRAMED PARTITION WITH ½" G.W.B. BOTH SIDES ON NEW 20 GA. (MIN.) MTL. STUD FRAMING @ 16" O.C. (MAX.) (ALT.: 2X4 WD. STUD FRAMING @ 16" O.C. MAX.) W/ ROCK WOOL SOUND ATTENUATION BATTS. PROVIDE 'DUROCK' CEMENTITIOUS BACKING BOARD @ ALL WET AREAS TO RECEIVE MARBLE OR TILE.

INDICATES NEW ½" G.W.B. (INTERIOR) AND PTD. WD DOLLY VARDEN SIDING TO MATCH EXISTING (VERIFY) ON P.T. 1X3 WOOD BATTENS ON 1 LAYER OF NO. 15 ASPHALT FELT, FREE FROM HOLES AND BREAKS, COMPLYING WITH ASTM D226 FOR TYPE I FELT OR OTHER APPROVED WATER-RESISTIVE BARRIER APPLIED OVER 3/4" EXT. GR. PLYWOOD SHEATHING (TYP.) (EXTERIOR) ON 2X6 WD. STUD FRAMING @ 16" O.C. (MAX.) W/ R-19 (MIN.) BATT INSULATION. PROVIDE 'DUROCK' CEMENTITIOUS BACKING BOARD @ ALL WET AREAS TO RECEIVE MARBLE OR TILE.



PROPOSED FIRST FLOOR PLAN

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

SMITH KELLOGG ARCHITECTURE, INC.
• 202 EDMOR ROAD, WEST PALM BEACH, FLORIDA 33405 • TEL (561) 377-8787 •

ADDITIONS AND ALTERATIONS TO:
259 QUEENS LANE
PALM BEACH, FLORIDA

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STATE OF FLORIDA · KRISTIN H. KELLOGG · AR0018094 · REGISTERED ARCHITECT
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NO: 191101
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SHEET:
A-101

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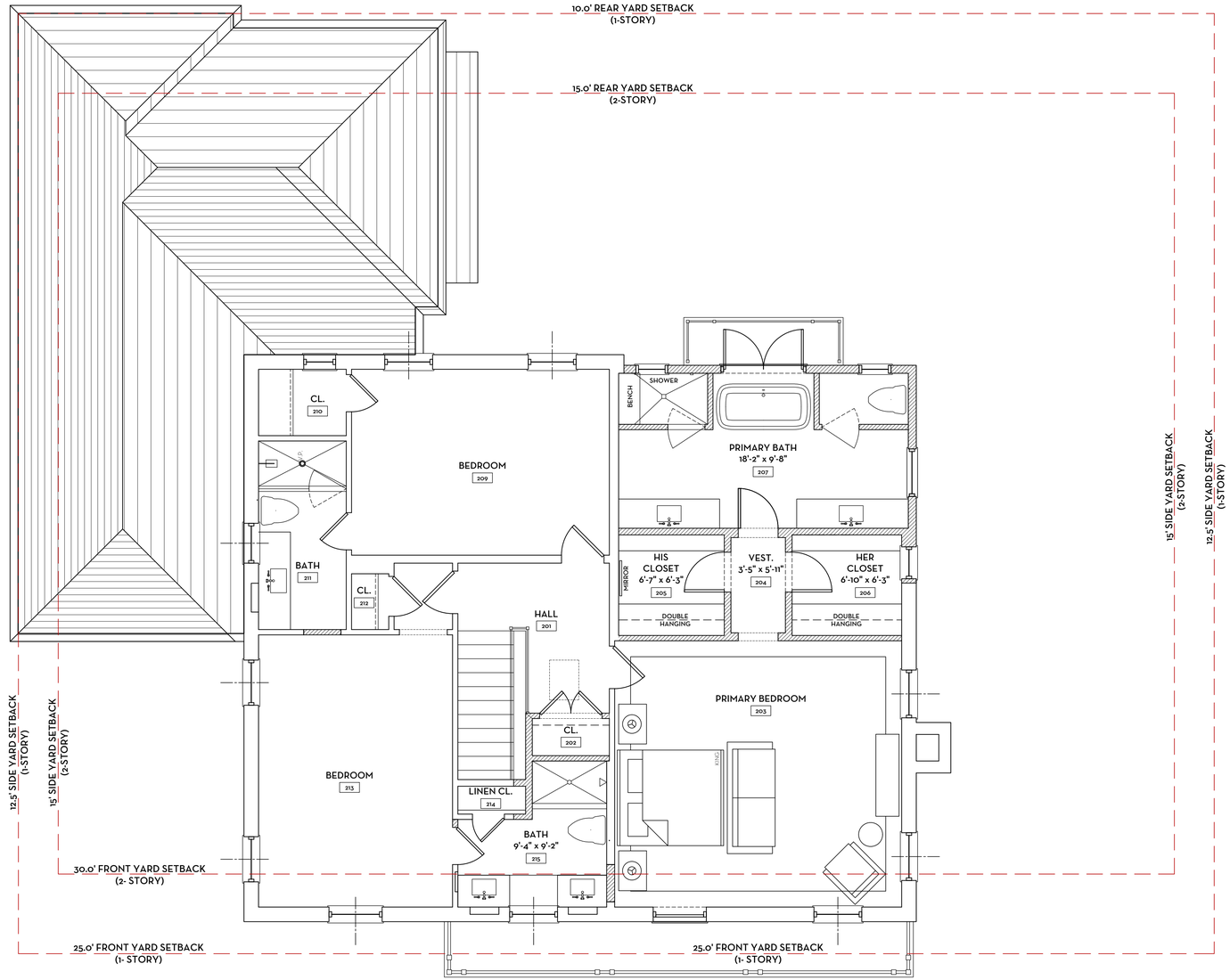
INDICATES NEW 3" G.W.B. (INTERIOR) AND PTD. WD DOLLY VARDEN SIDING TO MATCH EXISTING (VERIFY) ON P.T. 1X3 WOOD BATTENS ON 1 LAYER OF NO. 15 ASPHALT FELT, FREE FROM HOLES AND BREAKS, COMPLYING WITH ASTM D226 FOR TYPE I FELT OR OTHER APPROVED WATER-RESISTIVE BARRIER APPLIED OVER 3/4" EXT. GR. PLYWOOD SHEATHING (TYP.) (EXTERIOR) ON 2X6 WD. STUD FRAMING @ 16" O.C. (MAX.) W/ R-19 (MIN.) BATT INSULATION. PROVIDE 'DUROCK' CEMENTITIOUS BACKING BOARD @ ALL WET AREAS TO RECEIVE MARBLE OR TILE.



PROPOSED SECOND FLOOR PLAN

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

ADDITIONS AND ALTERATIONS TO:
259 QUEENS LANE
PALM BEACH, FLORIDA

SMITH KELLOGG ARCHITECTURE, INC.
• 202 EDMOR ROAD, WEST PALM BEACH, FLORIDA 33405 • TEL (561) 377-8787 •

FLORIDA AAC
STATE OF FLORIDA · KRISTIN H. KELLOGG · AR98094 · 2025-06-26 · REGISTERED ARCHITECT
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KRISTIN H. KELLOGG
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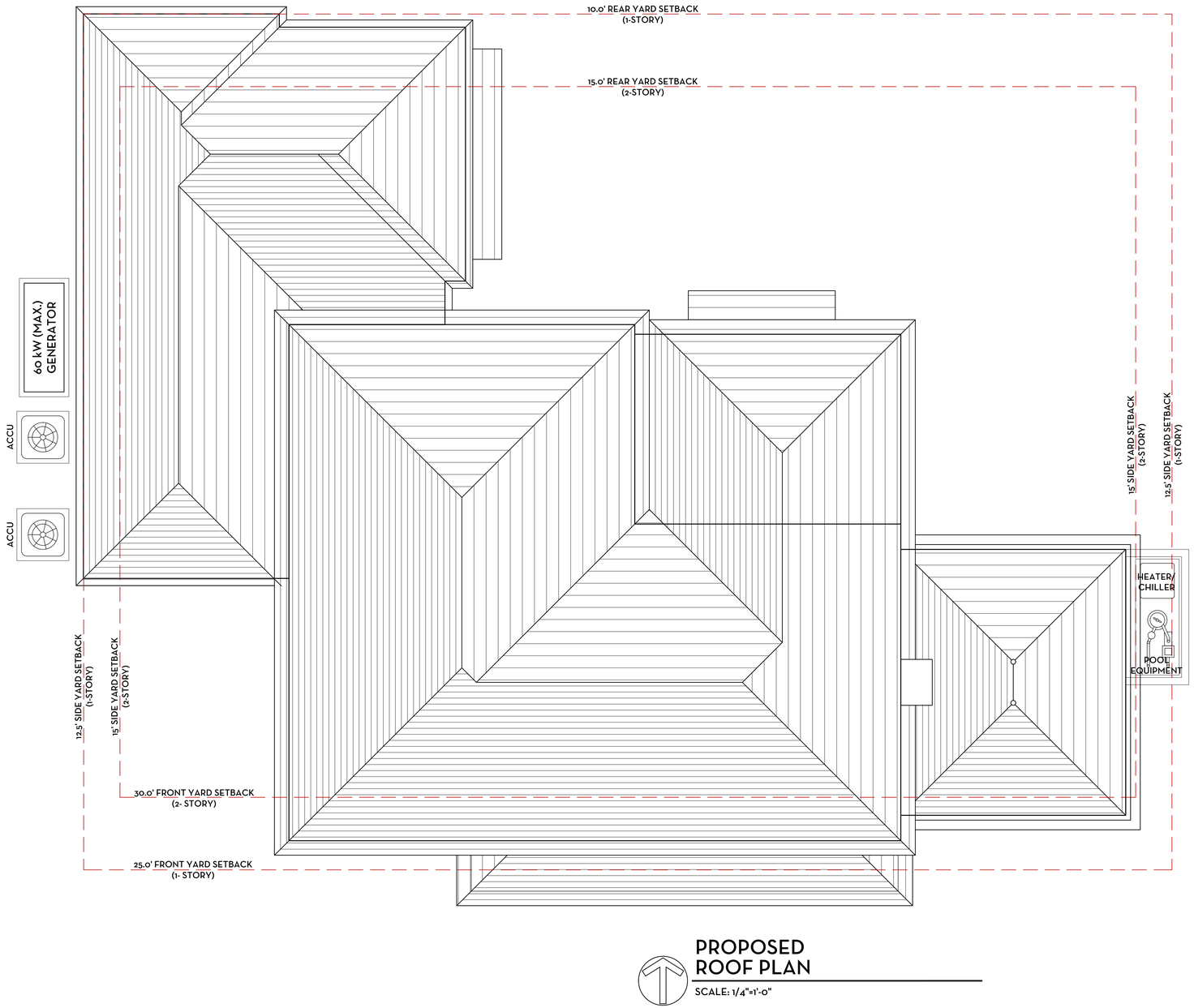
NO: 191101
DWG. BY: KHK, EMC
SHEET:
A-102



PROPOSED ROOF PLAN

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

ADDITIONS AND ALTERATIONS TO:
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PALM BEACH, FLORIDA

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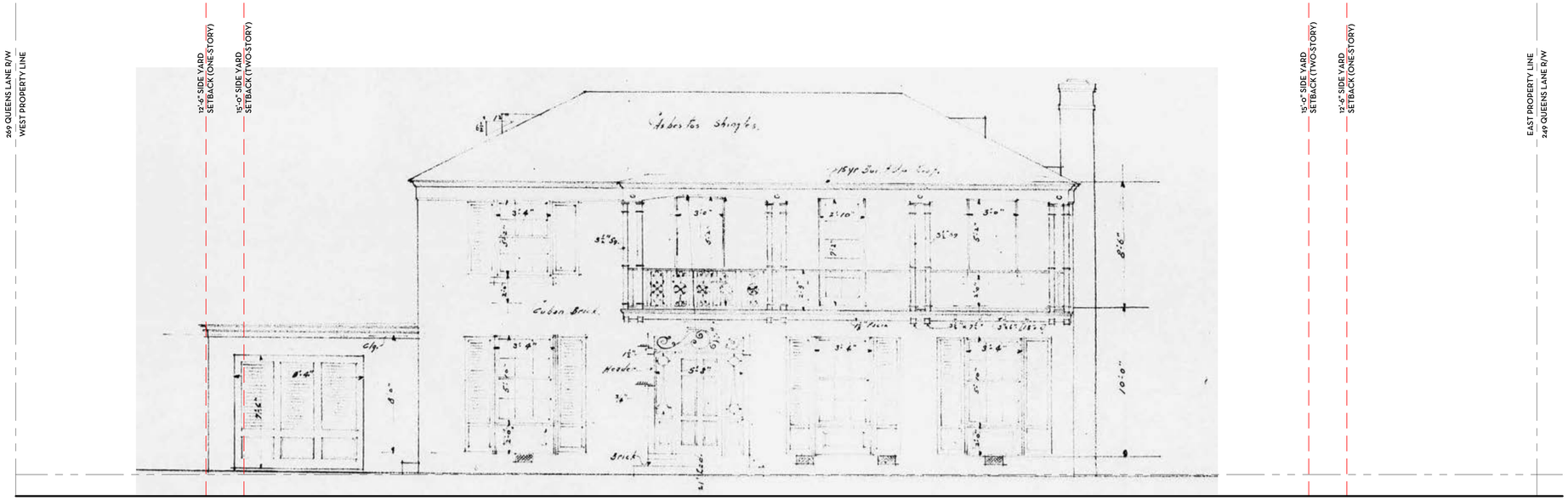
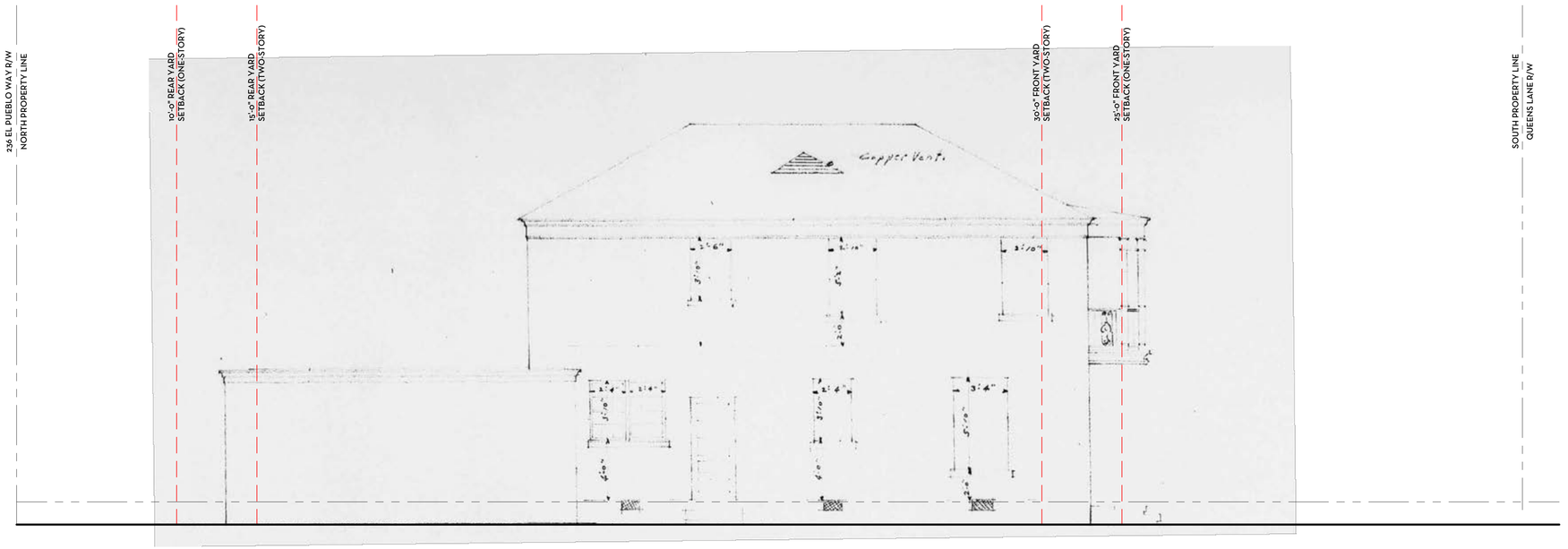


ORIGINAL
SOUTH ELEVATION

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



ORIGINAL
WEST ELEVATION

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

ADDITIONS AND ALTERATIONS TO:
259 QUEENS LANE
PALM BEACH, FLORIDA

SMITH KELLOGG ARCHITECTURE, INC.
• 202 EDMOR ROAD, WEST PALM BEACH, FLORIDA 33405 • TEL (561) 377-8787 •

FLORIDA AAC

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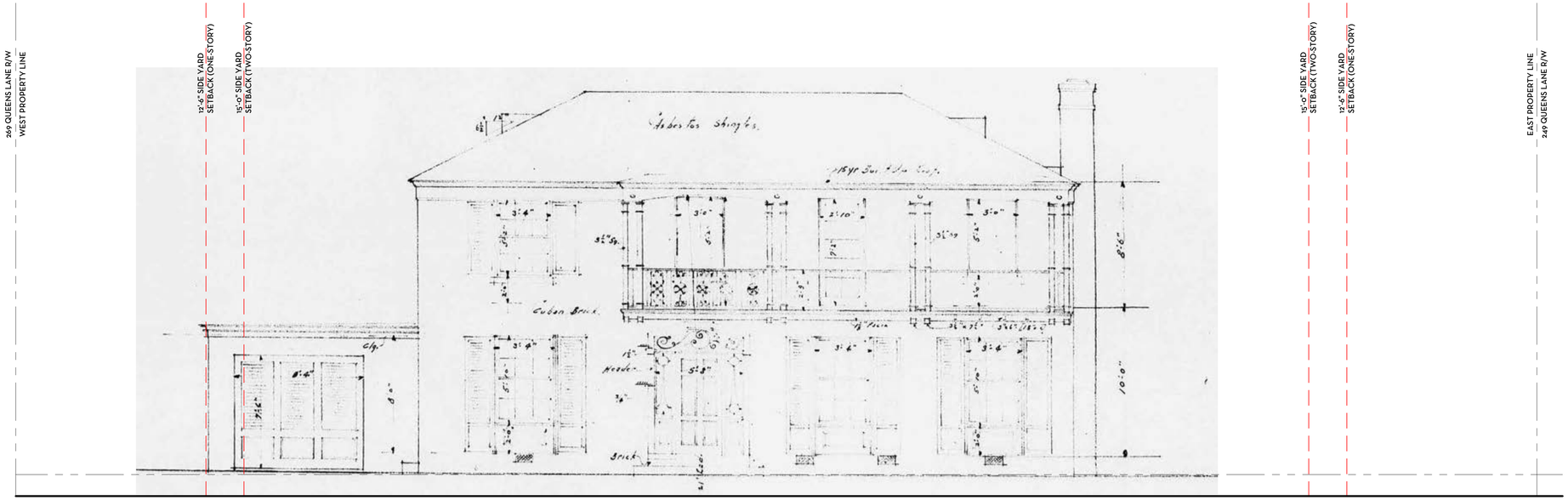
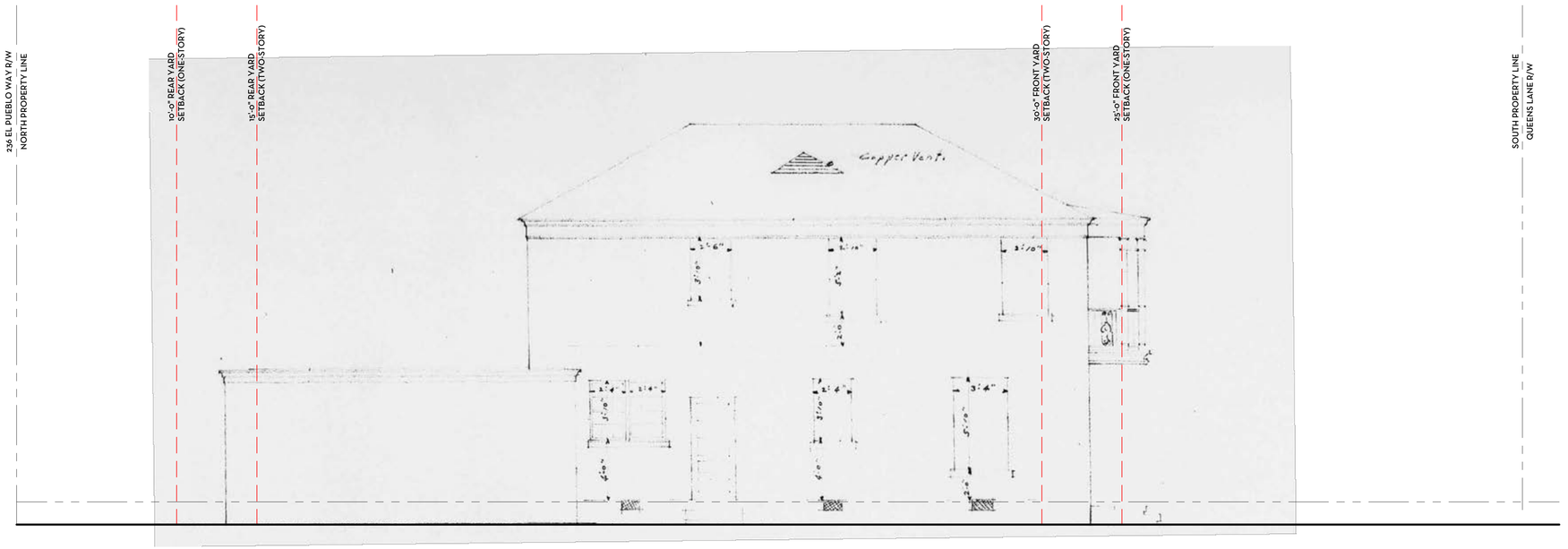
SHEET:

EX-201



ORIGINAL
SOUTH ELEVATION

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



ORIGINAL
WEST ELEVATION

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

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SHEET:

EX-201



EXISTING
SOUTH ELEVATION

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



PROPOSED
SOUTH ELEVATION

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

SMITH KELLOGG ARCHITECTURE, INC.
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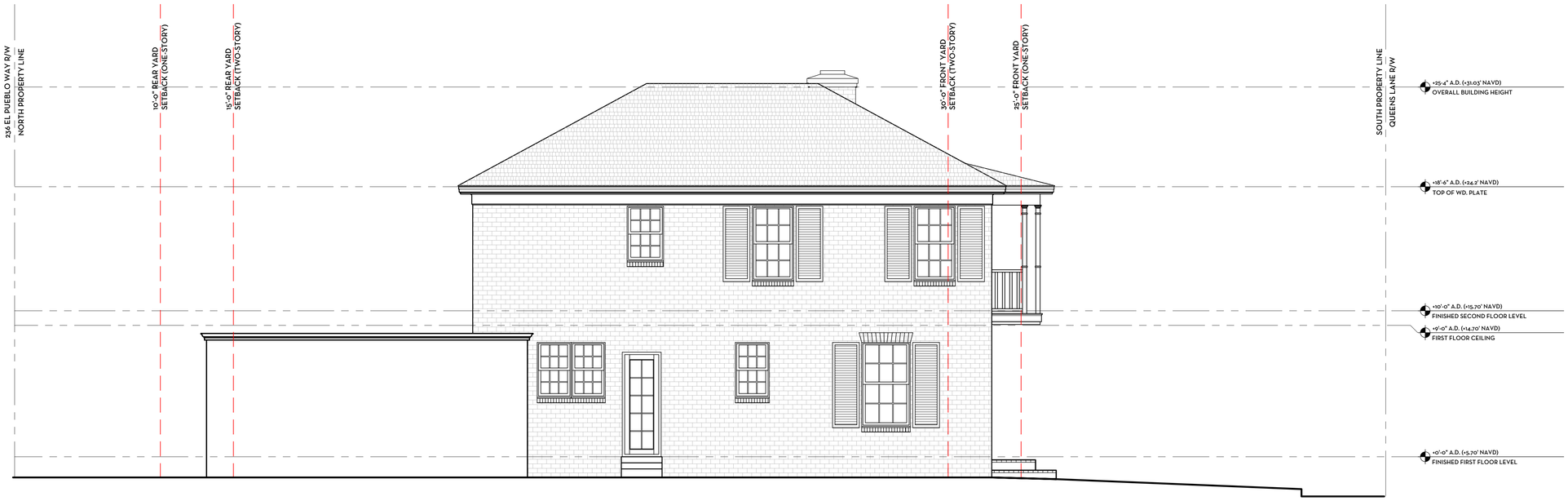
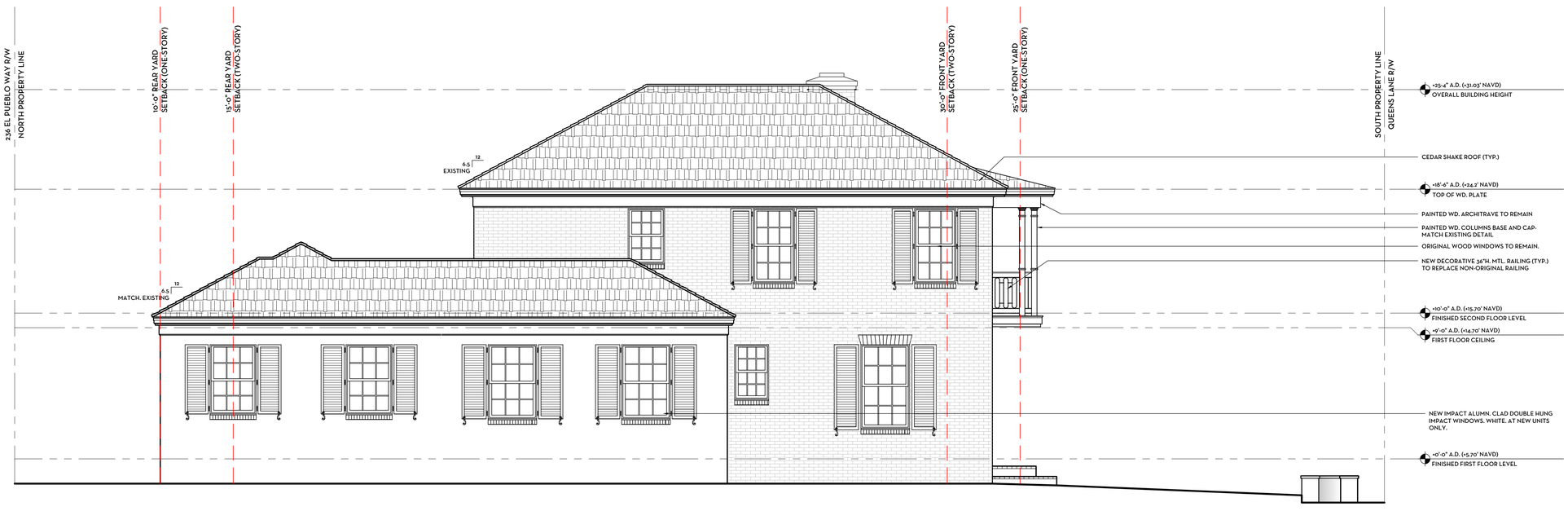
DWG. BY: KHK, EMC
SHEET:
A-201



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



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

ADDITIONS AND ALTERATIONS TO:
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PALM BEACH, FLORIDA

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DWG. BY: KHK, EMC
SHEET:
A-202



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



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

ADDITIONS AND ALTERATIONS TO:
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SHEET:
A-203



EXISTING
EAST ELEVATION

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



PROPOSED
EAST ELEVATION

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

ADDITIONS AND ALTERATIONS TO:
259 QUEENS LANE
PALM BEACH, FLORIDA

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SHEET:
A-204



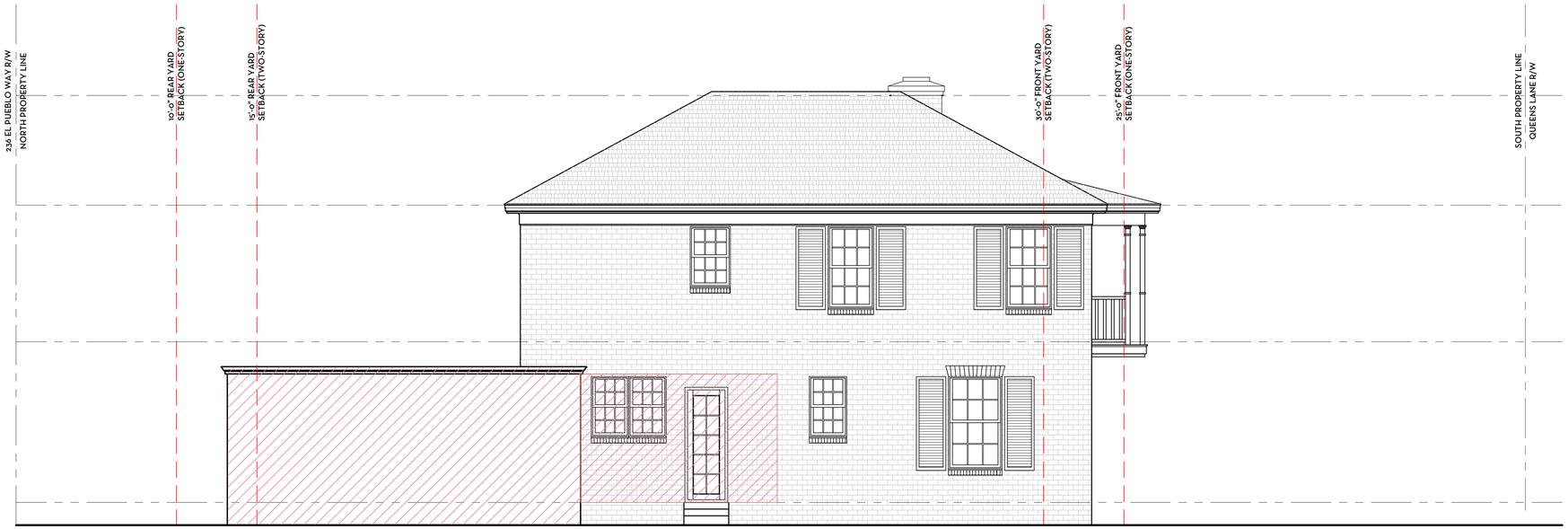
SCOPE OF EXTERIOR DEMOLITION

SOUTH ELEVATION

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

REMOVAL CALCULATION:

EXISTING ELEVATION:	1,012 S.F.
EXISTING ELEVATION TO BE REMOVED:	117 S.F.
PERCENTAGE OF ELEVATION TO BE REMOVED:	11.5%



SCOPE OF EXTERIOR DEMOLITION

WEST ELEVATION

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

REMOVAL CALCULATION:

EXISTING ELEVATION:	887 S.F.
EXISTING ELEVATION TO BE REMOVED:	305 S.F.
PERCENTAGE OF ELEVATION TO BE REMOVED:	34.4%

DEMOLITION LEGEND:

EXISTING TO BE REMOVED

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SHEET:

D-104



SCOPE OF EXTERIOR DEMOLITION

NORTH ELEVATION

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

REMOVAL CALCULATION:

EXISTING ELEVATION:	1,012 S.F.
EXISTING ELEVATION TO BE REMOVED:	629 S.F.
PERCENTAGE OF ELEVATION TO BE REMOVED:	62.0%



SCOPE OF EXTERIOR DEMOLITION

EAST ELEVATION

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

REMOVAL CALCULATION:

EXISTING ELEVATION:	887 S.F.
EXISTING ELEVATION TO BE REMOVED:	429 S.F.
PERCENTAGE OF ELEVATION TO BE REMOVED:	48.4%

DEMOLITION LEGEND:

EXISTING TO BE REMOVED

ADDITIONS AND ALTERATIONS TO:
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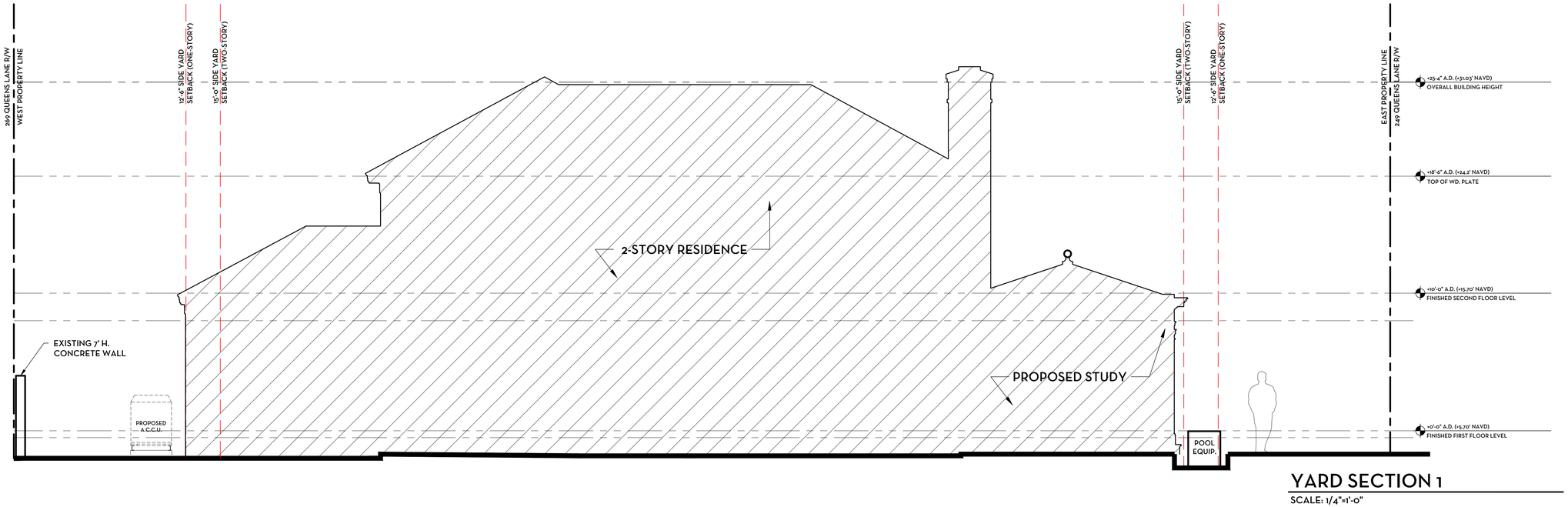
D-105



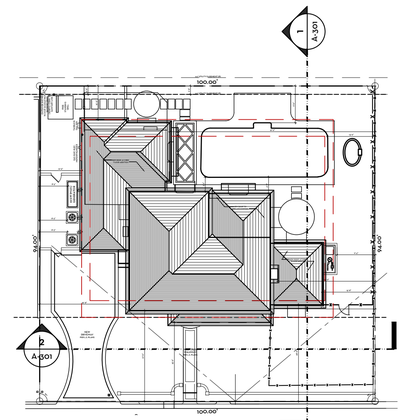
YARD SECTION 1

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



YARD SECTION 2

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



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• 202 EDMOR ROAD, WEST PALM BEACH, FLORIDA 33405 • TEL (561) 377-8787 •

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ADDITIONS AND ALTERATIONS TO:
259 QUEENS LANE
PALM BEACH, FLORIDA

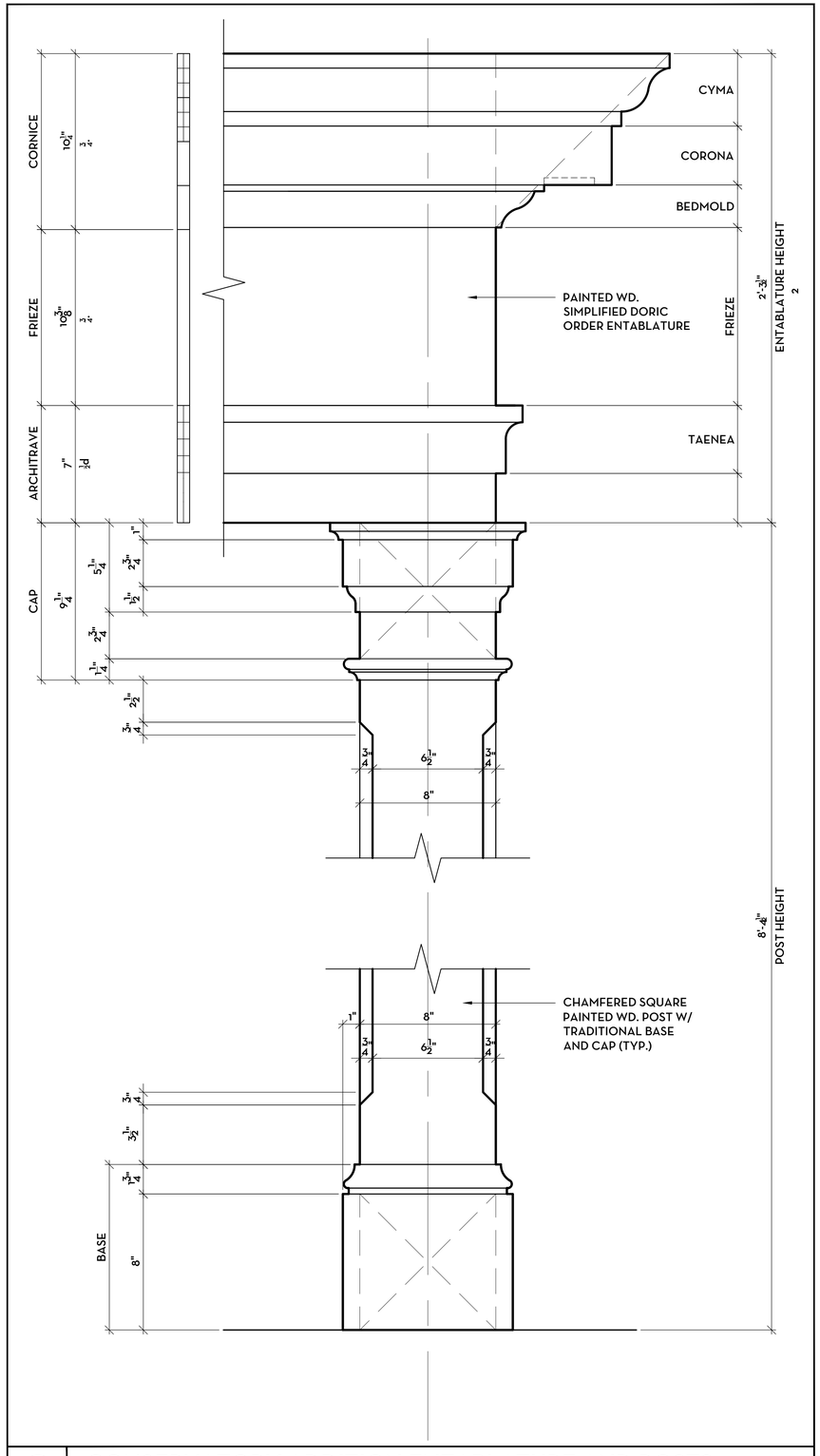
FLORIDA AAC
STATE OF FLORIDA · KRISTIN H. KELLOGG · AR98094 · 2025-06-26 · REGISTERED ARCHITECT
NO. 26003858

KRISTIN H. KELLOGG
REGISTERED ARCHITECT 98094

PRE-APPLICATION	2025-01-06
FIRST SUBMITTAL	2025-05-15
SECOND SUBMITTAL	2025-06-02
FINAL SUBMITTAL	2025-06-30

HBS-25-0006
ZON-25-0040

NO: 191101
DWG. BY: KHK, EMC
SHEET:
A-301



5 A-401 **CONSERVATORY ADDITION ENTABLATURE AND POSTS**

SCALE: 3"=1'-0"



ROOFING MATERIAL

CEDAR SHAKE - NATURAL FINISH

HOUSE BODY

BENJAMIN MOORE - CHANTILLY LACE OC-65

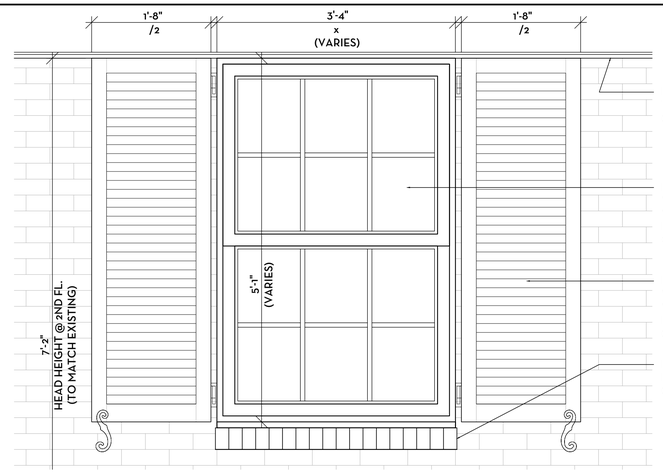
EXTERIOR TRIM, TRELLIS, SHUTTERS, WINDOWS & DOORS

BENJAMIN MOORE - CHANTILLY LACE OC-65



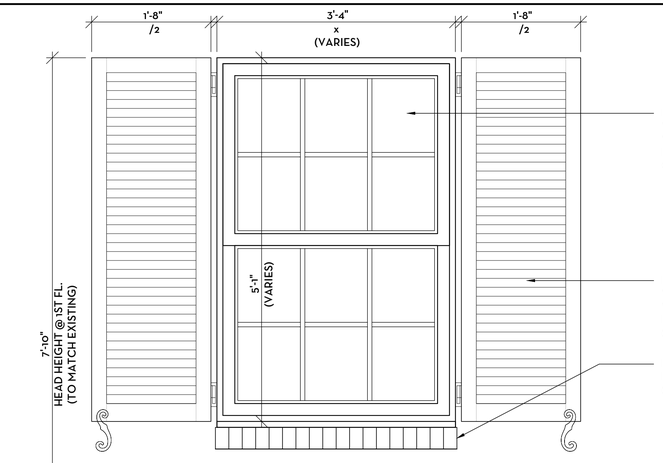
HARDSCAPE MATERIAL

NATURAL STONE
BEIGE LIMESTONE
BRUSHED FINISH



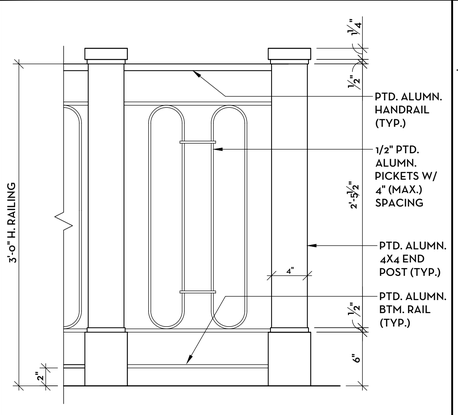
4 A-401 **TYP. SECOND FLOOR WINDOWS @ ADDITION**

SCALE: 1"=1'-0"



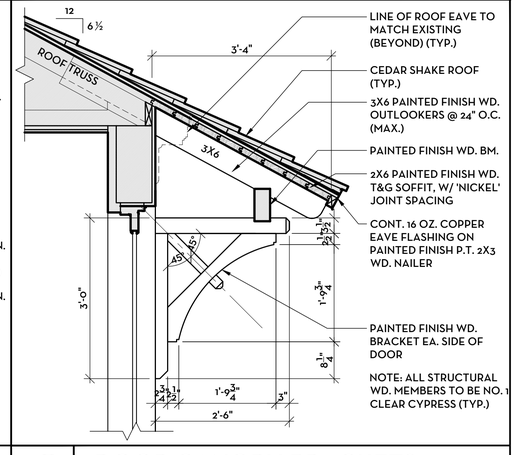
3 A-401 **TYP. FIRST FLOOR WINDOWS @ ADDITION**

SCALE: 1"=1'-0"



2 A-402 **ALUMN. POSTS & RAILINGS**

SCALE: 1-1/2"=1'-0"



1 A-402 **DOOR CANOPY BRACKETS**

SCALE: 3/4"=1'-0"

MATERIALS AND DETAILS

ADDITIONS AND ALTERATIONS TO:
259 QUEENS LANE
PALM BEACH, FLORIDA

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FLORIDA AAC

2025-06-26

NO. 26003858

KRISTIN H. KELLOGG
REGISTERED ARCHITECT 98094

PRE-APPLICATION	2025-01-06
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SECOND SUBMITTAL	2025-06-02
FINAL SUBMITTAL	2025-06-30

NO: 191101
DWG. BY: KHK, EMC
SHEET:

A-401

259 Queens Lane

HSB-25-0006/ZON-25-0040

Final Submittal

Palm Beach, Florida

Landscape Sheet List

L1.0 Site Illustration / Title Sheet (for presentation)
IL1.1 Landscape Elevations (for presentation)
IL1.2 Landscape Elevations (for presentation)
OS1 Openspace Diagrams
EP1.0 Tree Survey
EP1.1 Tree Dispostion / Existing Landscape/ Tree Chart
EP1.2 Paving Removals
EP1.3 Existing Landscape Photographs
L1.1 Site Plan / Materials Sheet
L1.2 Dimension Plan
L3.1 Planting Plan
L4.1 Plant List and Legend
CS1.1 Construction Screening Plan
TR1.1Truck Logistics Plan



N

0' 10' 20'

VERTESCH LANDSCAPE ARCHITECTURE
6430 Robinson Street, Jupiter, FL 33458
Telephone: 561-316-6232 Email: hello@VerteschLA.com
FL LIC#: LA6666691 NY LIC: 002927

DATE:

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2. 05/30/2025 Second Submittal
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4. 06/27/2025 Presentation

SCALE

3/16" = 1'-0"

SHEET

Site Illustration / Title Sheet

L1.0

Safety is a Priority - always Call Before You Dig

811

Know what's below. Call before you dig.



SOUTH ELEVATION

1/4" = 1'-0"



NORTH ELEVATION

1/4" = 1'-0"

259 Queens Lane

HSB-25-0006/ZON-25-0040

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0' 5' 10' 15'

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SCALE

1/4" = 1'-0"

SHEET

Planting Elevations

IL1.1

Safety is a Priority - always Call Before You Dig

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259 Queens Lane

HSB-25-0006/ZON-25-0040

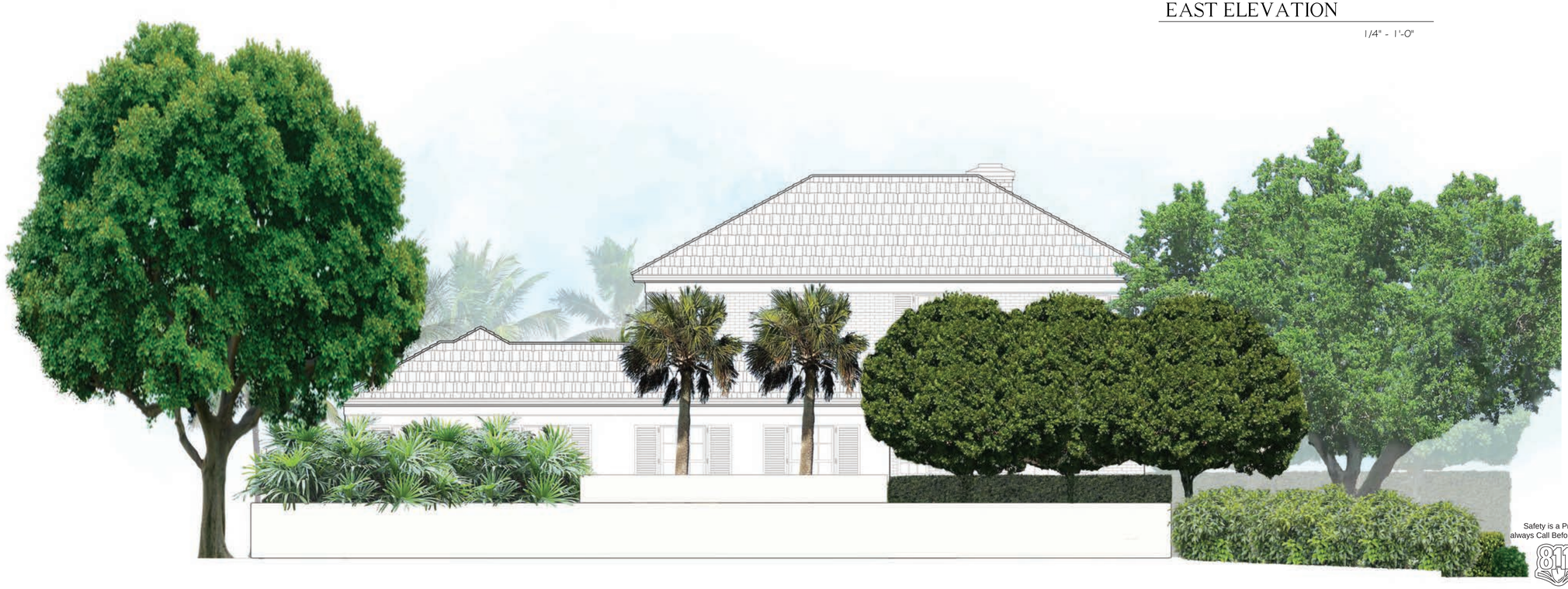
Final Submittal

Palm Beach, Florida



EAST ELEVATION

1/4" - 1'-0"



WEST ELEVATION

1/4" = 1'-0"

0' 5' 10' 15'

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4.	06/27/2025	Presentation



SCALE

1/4" = 1'-0"

SHEET

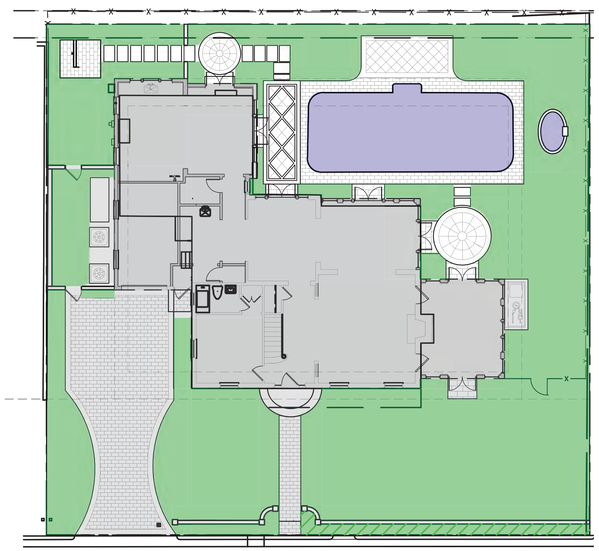
Planting Elevations

IL1.2

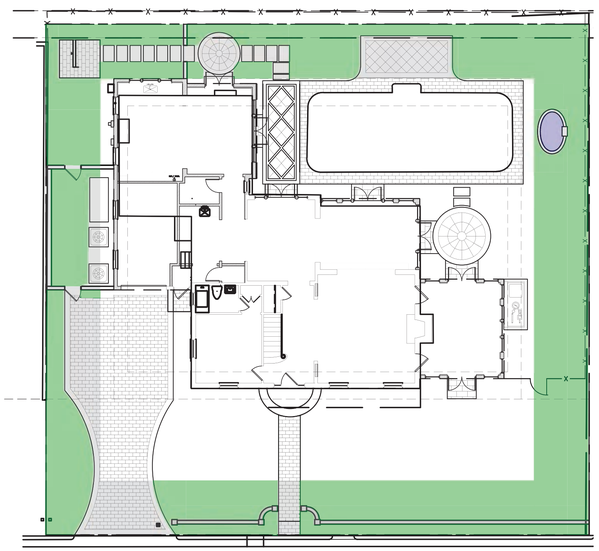
Safety is a Priority - always Call Before You Dig

811

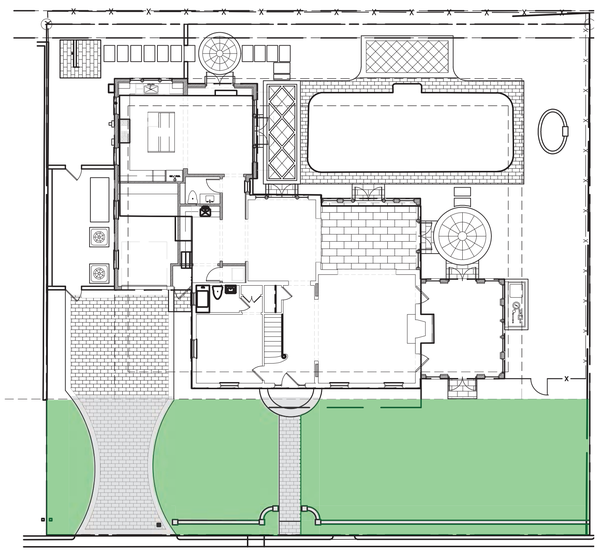
Know what's below. Call before you dig.



Overall Landscape
Openspace



Perimeter Landscape
Openspace



Front Yard Landscape
Openspace

Town of Palm Beach

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

Line #	Landscape Legend		
1	**Property Address:**	259 Queens Lane	
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9	Native Shrubs & Vines %	30%	31.3% (153)
10	Native Groundcover %	30%	54% (108)

To determine qualifying native vegetation use either:

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OR
The Florida Native Plant Society Native Plants for Your Area List

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See Ord. 003-2023

REV BF 20230727

259 Queens Lane

HSB-25-0006/ZON-25-0040
Final Submittal
Palm Beach, Florida

N

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4. 06/27/2025 Presentation

SCALE

N.T.S.

SHEET

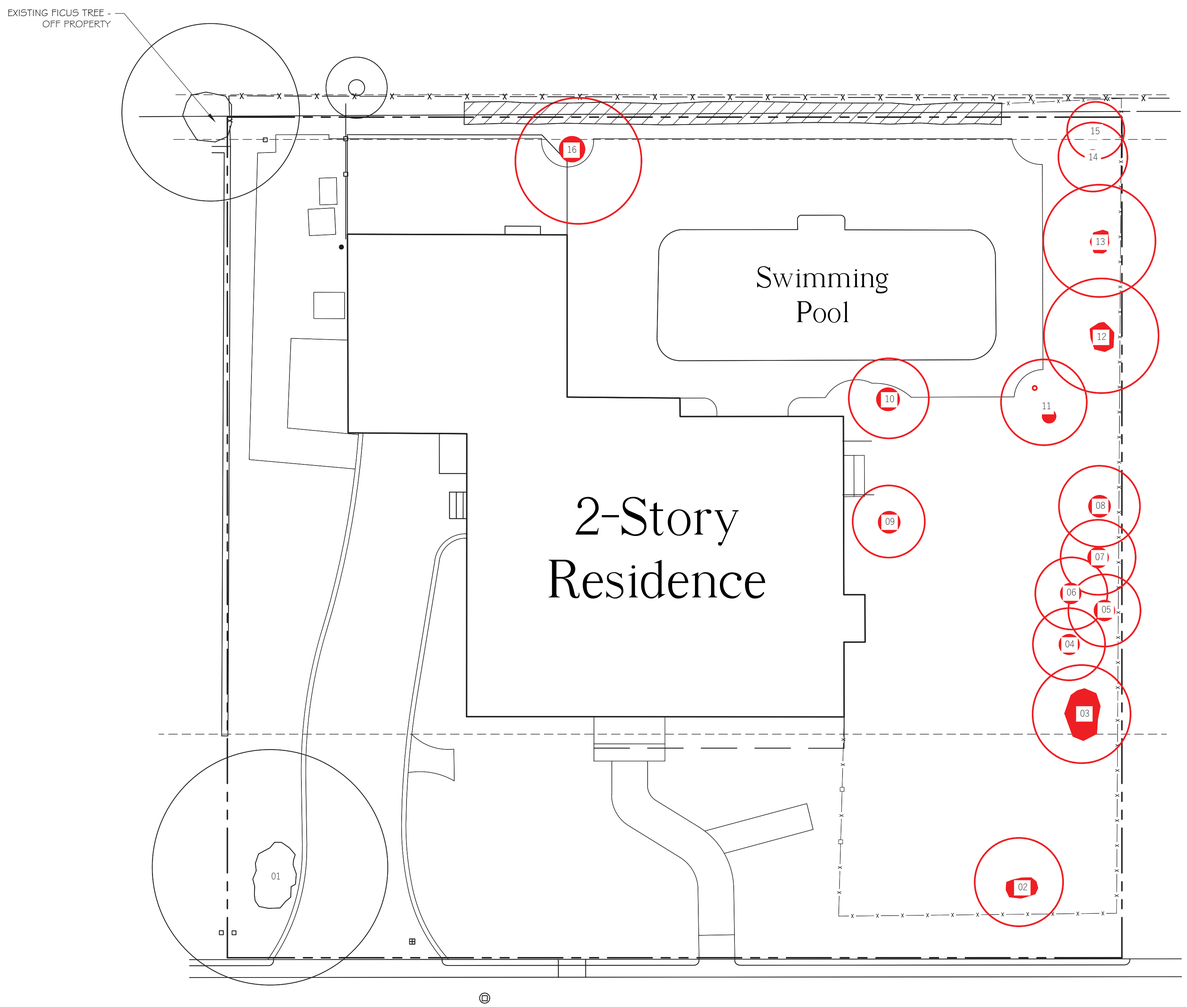
Open Space Diagrams

OS 1

Safety is a Priority - always Call Before You Dig

811

Know what's below. Call before you dig.



Q u e e n s L a n e

NOTES:
Plants shown in RED to be removed
Plants shown in BLACK are to remain

See Sheet EP1.1 for Existing Tree/Palm Disposition Plan & Table

259 Queens Lane

HSB-25-0006/ZON-25-0040
Final Submittal
Palm Beach, Florida

N

0' 10' 20' 30'

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SCALE

1/8" = 1'-0"

SHEET

Tree Survey

EP1.0

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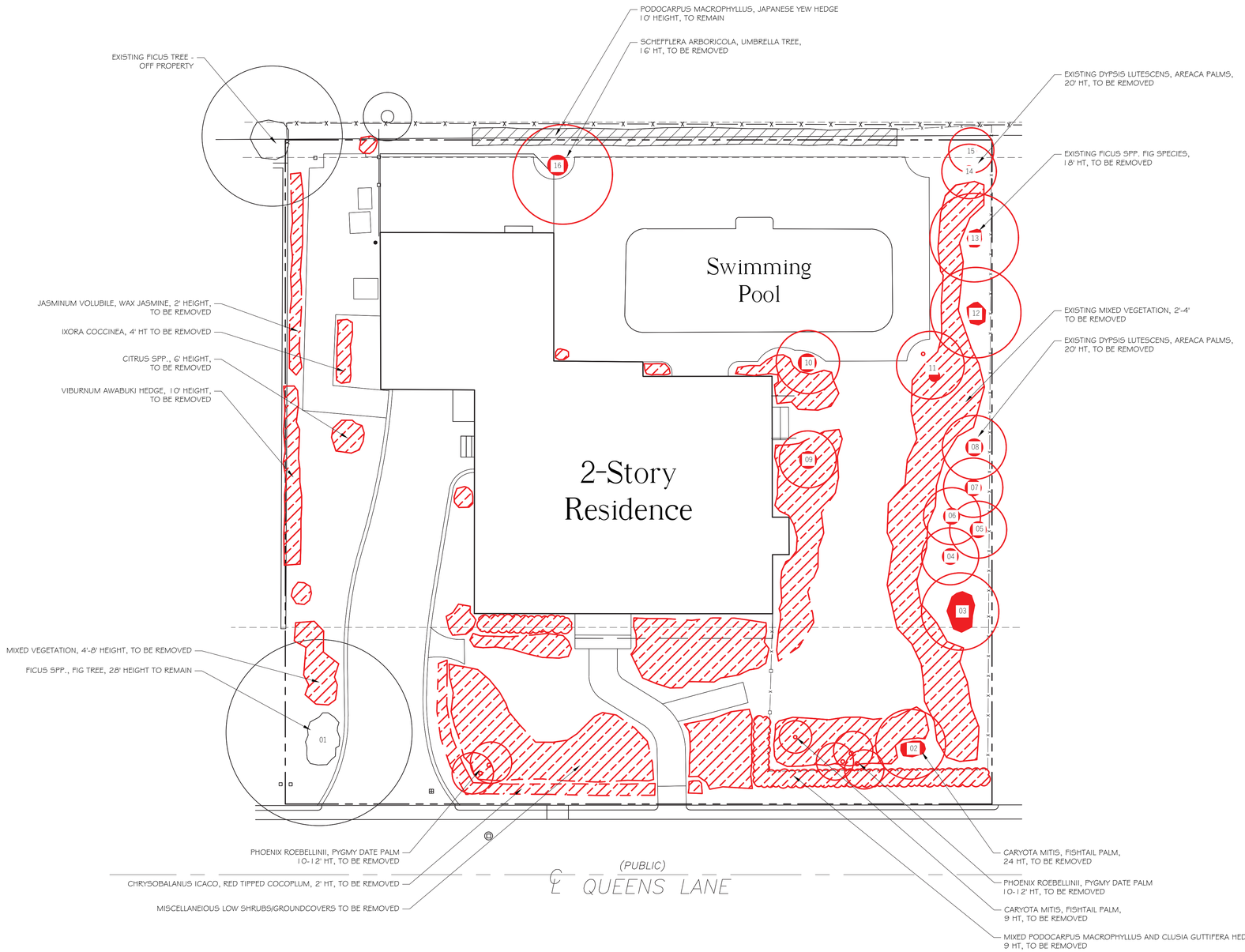
811

Know what's below. Call before you dig.

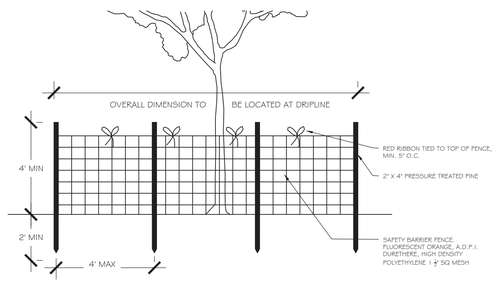


NOTES:

Plants shown in RED to be removed
Plants shown in BLACK are to remain

Existing Tree/Palm Disposition Table

Item #	Scientific Name	Common Name	Height	Condition	Disposition
1	Ficus Spp.	Fig Species	28'	Good	Remain
2	Caryota mitis	Fishtail Palm	24'	Good	Remove
3	Dypsis lutescens	Areca Palm	20'	Fair	Remove
4	Dypsis lutescens	Areca Palm	20'	Fair	Remove
5	Dypsis lutescens	Areca Palm	20'	Fair	Remove
6	Dypsis lutescens	Areca Palm	20'	Fair	Remove
7	Dypsis lutescens	Areca Palm	20'	Fair	Remove
8	Dypsis lutescens	Areca Palm	20'	Fair	Remove
9	Dypsis lutescens	Areca Palm	20'	Fair	Remove
10	Dypsis lutescens	Areca Palm	20'	Fair	Remove
11	Ficus Spp.	Fig Species	16'	Fair	Remove
12	Ficus Spp.	Fig Species	18'	Fair	Remove
13	Ficus Spp.	Fig Species	18'	Fair	Remove
14	Dypsis lutescens	Areca Palm	20'	Poor	Remove
15	Dypsis lutescens	Areca Palm	20'	Poor	Remove
16	Schefflera arboricola	Umbrella Tree	16'	Fair	Remove



Tree Protection Detail
Not To Scale

259 Queens Lane

HSB-25-0006/ZON-25-0040
Final Submittal
Palm Beach, Florida

N

0' 10' 20' 30'

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4. 06/27/2025 Presentation

SCALE

1/8" = 1'-0"

SHEET

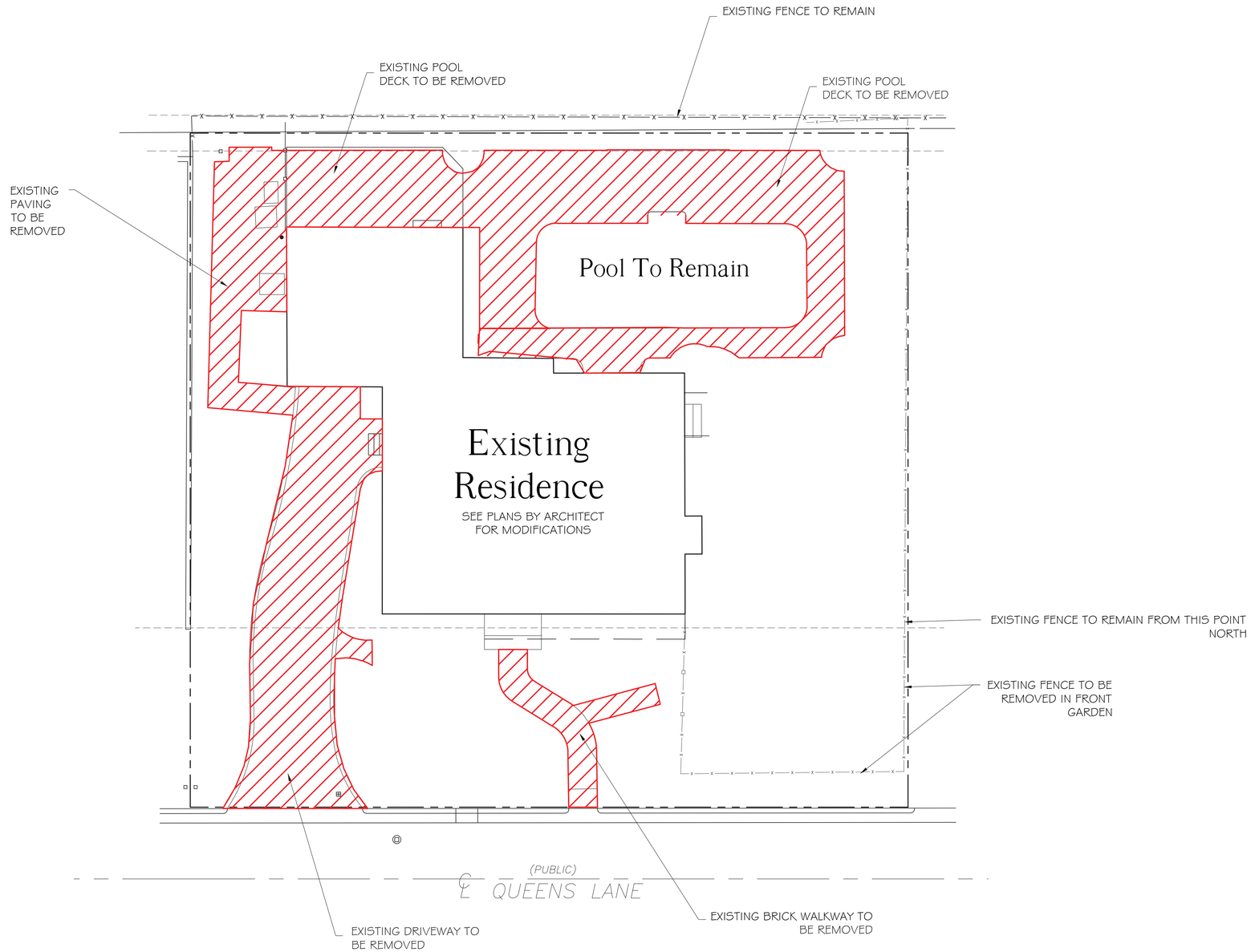
Existing Planting/
Tree Disposition Plan

EP1.1

Safety is a Priority - always Call Before You Dig

811

Know what's below. Call before you dig.



Red hatch denotes hardscape to be removed

259 Queens Lane

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Palm Beach, Florida

N

0' 10' 20' 30'

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SCALE

1/8" = 1'-0"

SHEET

Paving Removals

EP1.2

Safety is a Priority - always Call Before You Dig

811

Know what's below. Call before you dig.



View from Queens Lane of
West front garden



View from Queens Lane of
center front garden



View from Queens Lane of
East front garden



View in East side garden
looking South



View from East side garden
looking west



View from West side
garden looking South



View from West side garden
looking North



View from rear garden
looking West



View from rear garden
looking Northwest



View from rear garden
looking East

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259 Queens Lane

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SCALE

Not to scale

SHEET

Existing Conditions/
Photographs

EP1.3

Town of Palm Beach

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

Line #	Landscape Legend		
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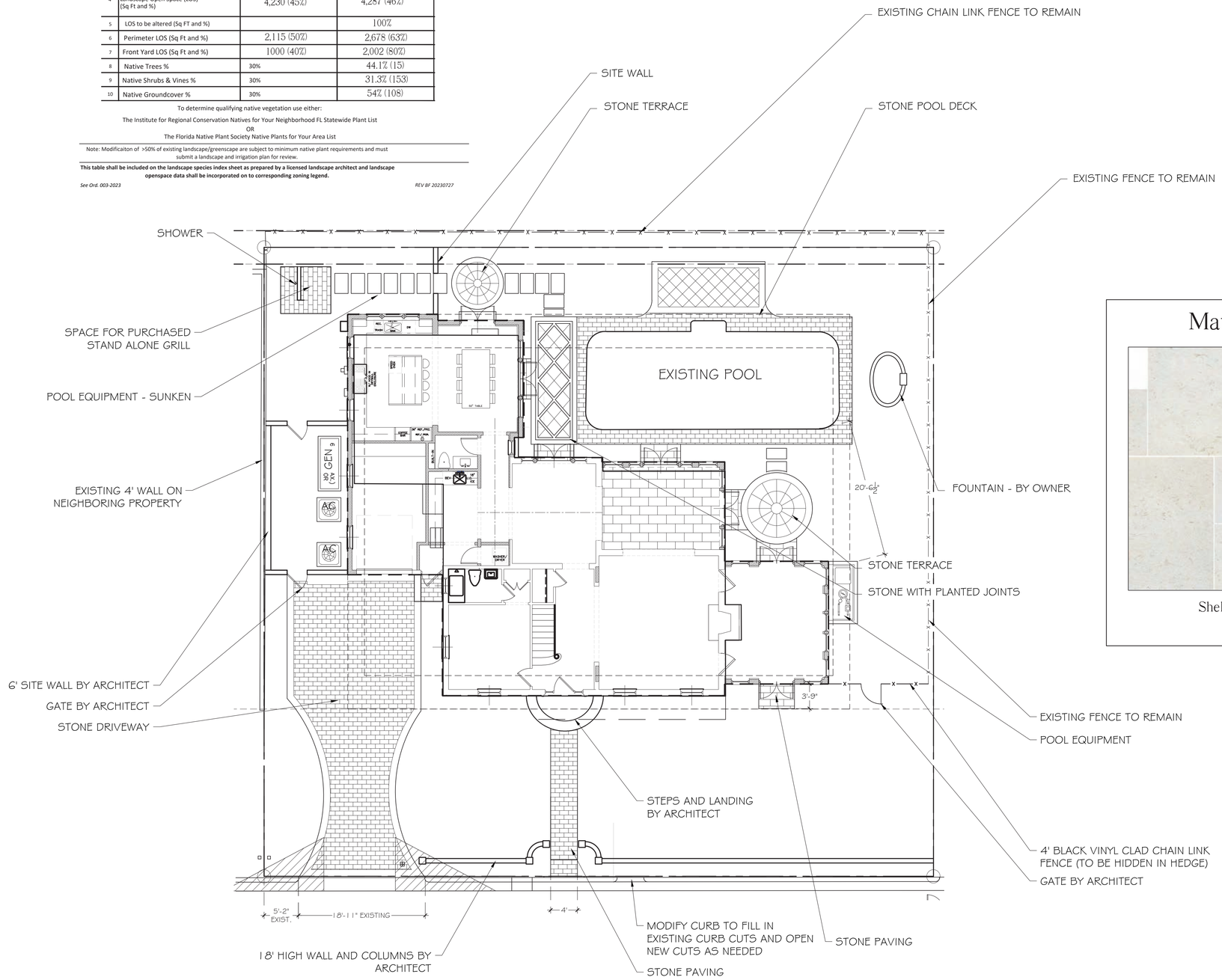
See Ord. 003-2023 *REV BF 20230727*



Materials List:



Shell Reef Limestone

Queens Lane

259 Queens Lane

HSB-25-0006/ZON-25-0040
Final Submittal
Palm Beach, Florida

N

0' 10' 20' 30'

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SCALE

1/8" = 1'-0"

SHEET

Site Plan

L1.1

Safety is a Priority - always Call Before You Dig

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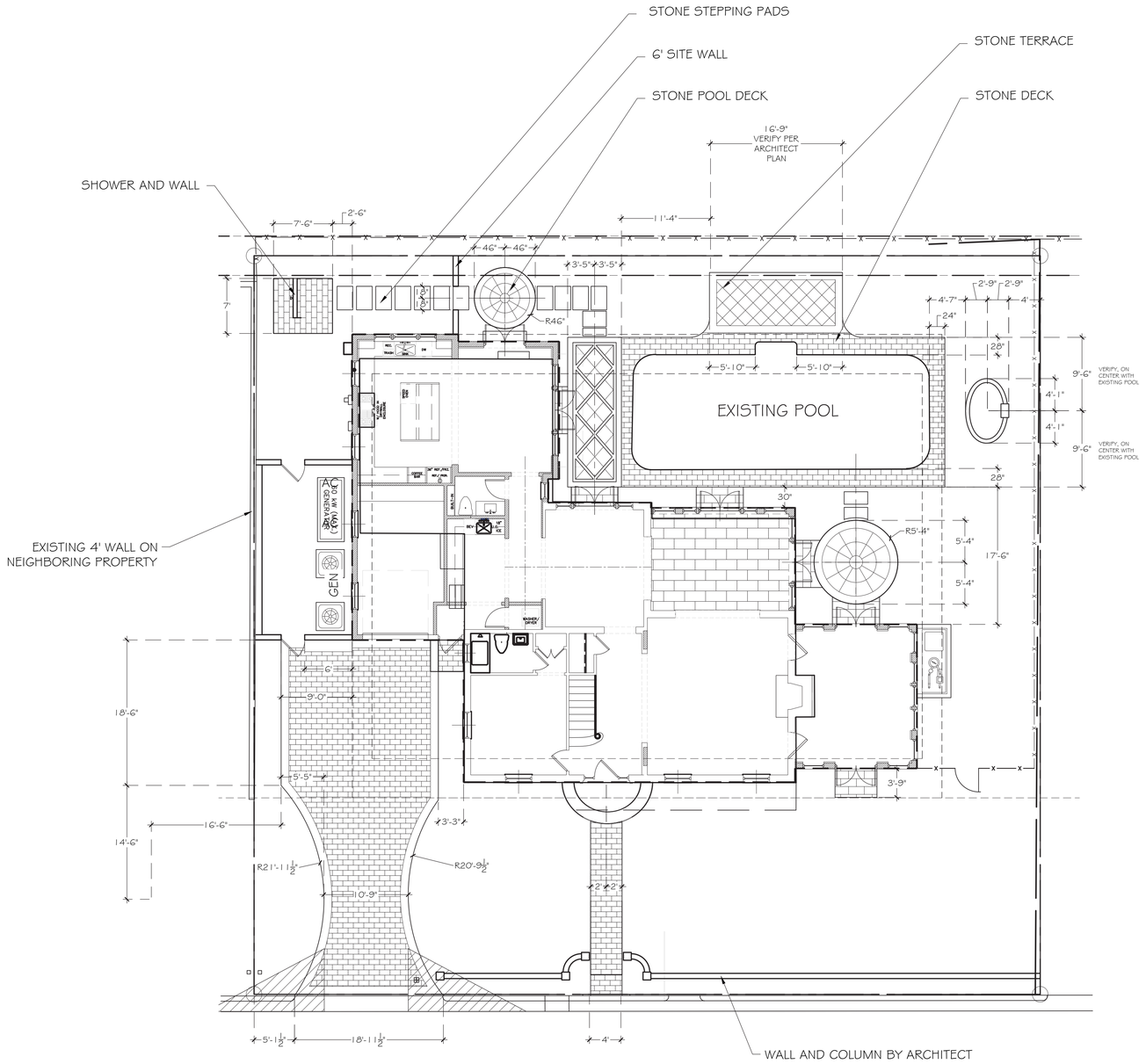

Queens Lane

259 Queens Lane

HSB-25-0006/ZON-25-0040

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Palm Beach, Florida

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SCALE

1/8" = 1'-0"

SHEET

Dimension Plan

L1.2

Safety is a Priority - always Call Before You Dig

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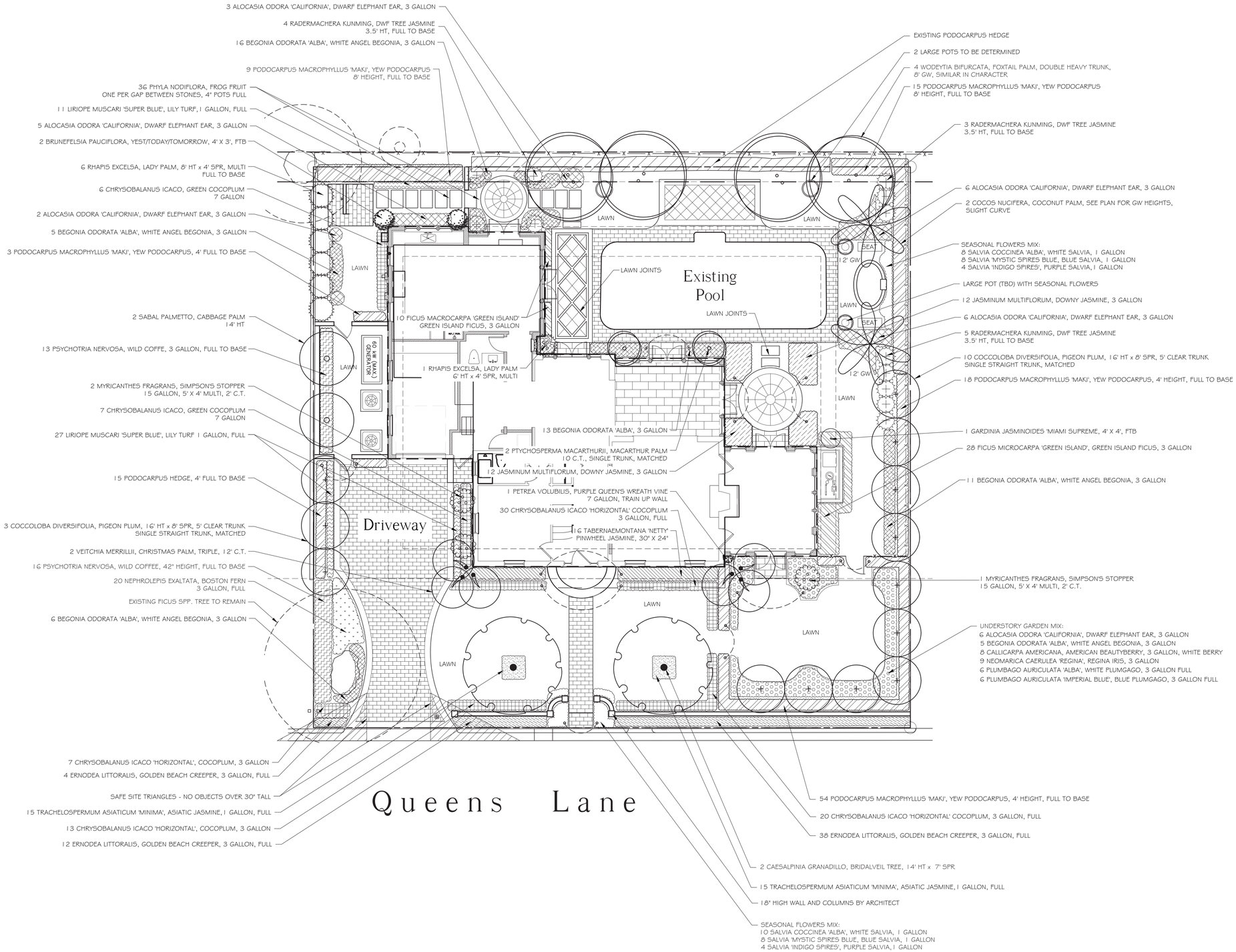

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SCALE

1/8" = 1'-0"

SHEET

Planting Plan

L3.1

Safety is a Priority - always Call Before You Dig

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Town of Palm Beach

Planning Zoning and Building
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Palm Beach, FL 33480
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See Ord. 003-2023 *REV BF 20230727*

PLANT LIST

All plants to be Florida Fancy unless specified otherwise

Qty	Scientific Name	Common Name	Planting Size	Notes	Native
	TREES & PALMS				
2	Caesalpinia granadillo	Bridalveil Tree	14' ht x 7' spr, 3" Cal	Single Leader	N
13	Coccoloba diversifolia	Pigeon Plum	16' ht x 8' Spr, 5' Clear Trunk	Straight trunk, Matched	Y
2	Cocos nucifera	Coconut Palm	12' GW Specimen	Slight curve	N
2	Ptychosperma macarthuri	Macarthur Palm	10' C.T., Single Trunk	Full Head	N
1	Rhapis excelsa	Lady Palm	6' ht x 4' spr, Multi	Full to base	N
6	Rhapis excelsa	Lady Palm	8' ht x 4' spr, Multi	Full to base	N
2	Sabal Palmetto	Cabbage Palm	13' Clear Trunk		Y
2	Veitchia merrillii	Christmas Palm	12' C.T., Triple Trunk	Matching	N
4	Wodeytia bifurcata	Foxtail Palm	8' GW, Double Heavy Trunk	Similar in character	N
	SHRUBS AND VINES				
28	Alocasia odora 'California'	Dwarf Alocasia	3 gallon	Full	N
56	Begonia odorata 'Alba'	White Begonia	3 gallon	Full	N
2	Brunfelsia pauciflora	Yest/Today/Tomorrow	4' ht x 3' spr	Full	N
8	Callicarpa americana	American Beautyberry	3 gallon, white berry	Full	Y
13	Chrysobalanus icaco	Green Cocoplum	7 gallon	Full	Y
70	Chrysobalanus icaco 'Honzontal'	Honzontal Cocoplum	3 gallon	Full	Y
38	Ficus microcarpa 'Green Island'	Green Island Ficus	3 gallon	Full	N
1	Gardinia jasminoides 'Miami Supreme'	Gardinia	4' x 4' grafted bush	Full to base	N
24	Jasminum multiflorum	Downy Jasmine	3 gallon	Full	N
3	Myrcianthes fragrans	Simpsons Stopper	15 gallon, 5' x 4' multi	Full	Y
9	Neomanca caerulea 'Regina'	Regina Ins	3 gallon	Full	N
20	Nephrolepis exalta	Boston Fern	3 gallon	Full	Y
1	Petrea volubilis	Queen's Wreath Vine	7 gallon TRL, Purple	Full	N
12	Plumbago aunculata	Cape Leadwort	3 gallon, G white/G blue	Full	N
90	Podocarpus macrophyllus 'Maki'	Yew Podocarpus	4' ht, FTB	Full to base hedge	N
24	Podocarpus macrophyllus 'Maki'	Yew Podocarpus	8' ht, FTB	Full to base hedge	N
13	Psychotria nervosa	Wild Coffee	3 Gallon	Full to base	Y
16	Psychotria nervosa	Wild Coffee	42" ht	Full to base	Y
12	Radermachera 'Kunming'	Dwarf Tree Jasmine	15 gallon, 3.5' ht	Full to base	N
16	Tabernaemontana divanca 'Netty'	Pinwheel Jasmine	30" x 24"	Full to base	N
	GROUNDCOVERS				
54	Ernodea littoralis	Golden Beach Creeper	3 gallon	Full	Y
38	Linope muscari 'Super Blue'	Lilyturf	1 gallon	Full	N
36	Phyla nodiflora	Frog Fruit	4" pots	Full	Y
18	Salvia coccinea 'Alba'	White Salvia Native	1 gallon	Full	Y
8	Salvia 'Indigo Spires'	Blue Salvia	1 gallon	Full	N
16	Salvia 'Mystic Spires Blue'	Blue Salvia	1 gallon	Full	N
30	Trachelospermum asiaticum 'Minima'	Asiatic Jasmine	1 gallon	Full pots	N

259 Queens Lane

HSB-25-0006/ZON-25-0040
Final Submittal
Palm Beach, Florida

VERTESCH LANDSCAPE ARCHITECTURE
6430 Robinson Street, Jupiter, FL 33458
Telephone: 561-316-6232 Email: hello@VerteschLA.com
FL LIC#: LA6666691 NY LIC: 002927

DATE:
1. 05/05/2025 First Submittal
2. 05/30/2025 Second Submittal
3. 06/19/2025 Final Submittal
4. 06/27/2025 Presentation

SCALE

NONE

SHEET

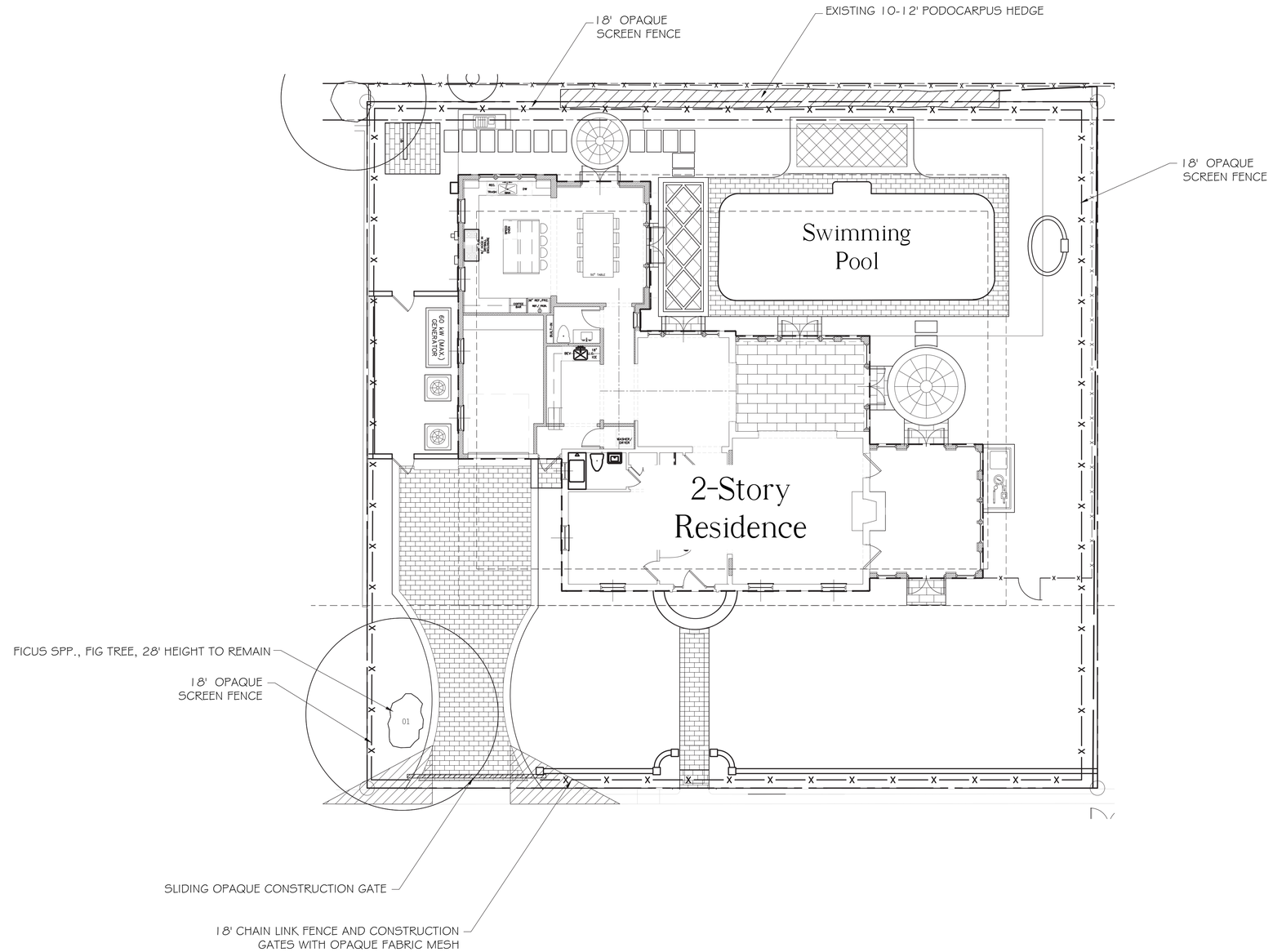
Planting List / Zoning Chart

L4.1

Safety is a Priority - always Call Before You Dig

811

Know what's below. Call before you dig.



259 Queens Lane

HSB-25-0006/ZON-25-0040

Final Submittal

Palm Beach, Florida

N

0' 10' 20' 30'

VERTESCH LANDSCAPE ARCHITECTURE
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4. 06/27/2025 Presentation

SCALE

1/8" = 1'-0"

SHEET

Construction Screening Plan

CS 1

Safety is a Priority - always Call Before You Dig

811

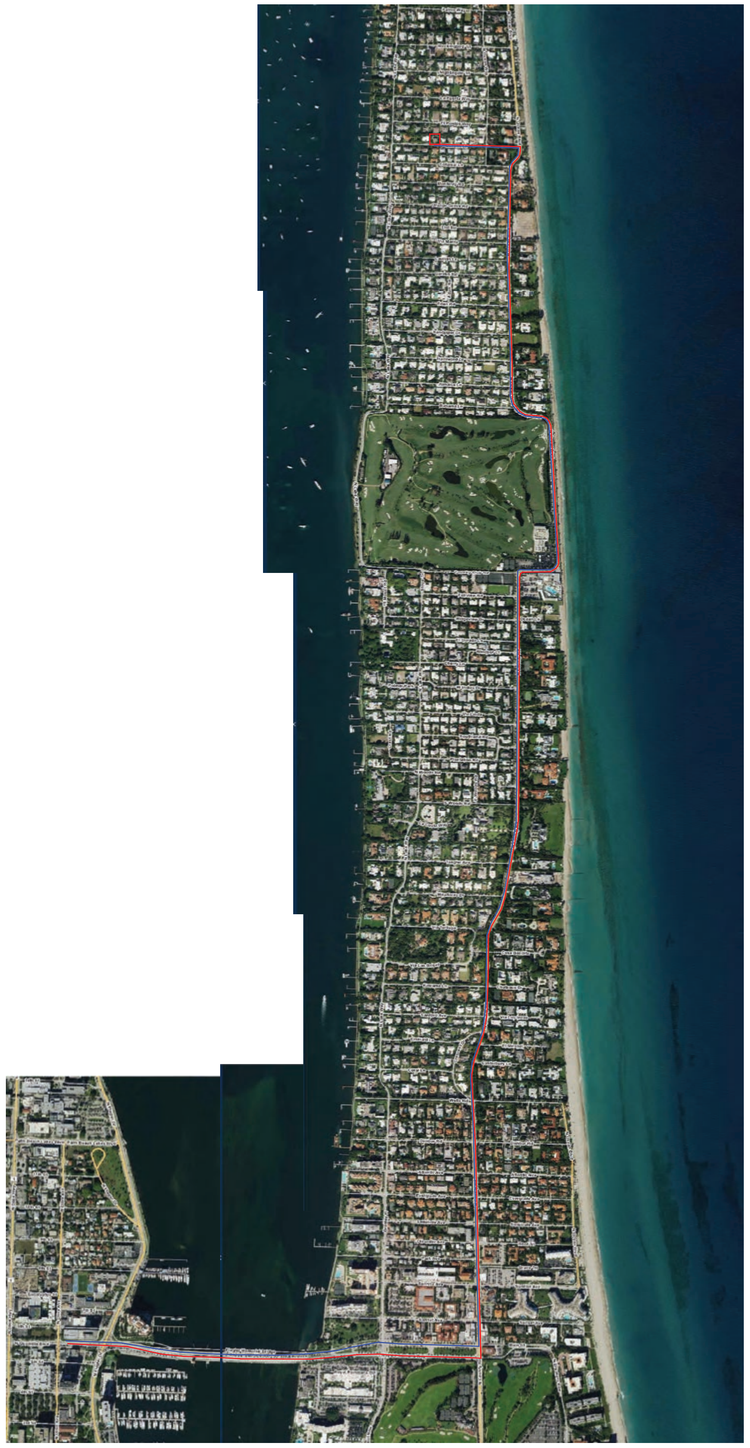
Know what's below. Call before you dig.

259 Queens Lane

HSB-25-0006/ZON-25-0040

Final Submittal

Palm Beach, Florida



CONCEPTUAL CONSTRUCTION SCHEDULE		
July 16, 2025	-	Landmarks
August, 2025	-	Submit for building permit
1 Month - October/November	-	Permitting, Mobilization
2 Months	-	Site/Building Preparation
1.5 Months	-	Foundation
2.5 Months	-	Block deliveries and concrete pours
1 Month	-	Roof truss delivery and set trusses
1.5 Months	-	Window/door deliveries and installation
.5 Month	-	Dry - in
1.5 Months	-	Interior framing
2 Month	-	Rough in
.5 Months	-	Dry wall
6 Month	-	Finishes
2 Months	-	Landscape and hardscape installation
2 Months	-	Inspections
Total construction +/- 24 months following building permit		

Proposed Truck Ingress

Proposed Truck Egress

VERTESCH LANDSCAPE ARCHITECTURE
6430 Robinson Street, Jupiter, FL 33458
Telephone: 561-316-6232 Email: hello@VerteschLA.com
FL LIC#: LA6666691 NY LIC: 002927

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3. 06/19/2025 Final Submittal

SCALE

Not to scale

SHEET

Truck Logistic Plan

TR1.1

Safety is a Priority - always Call Before You Dig

811

Know what's below. Call before you dig.



Historically Significant Building (HSB) Designation Form
259 Queens Lane

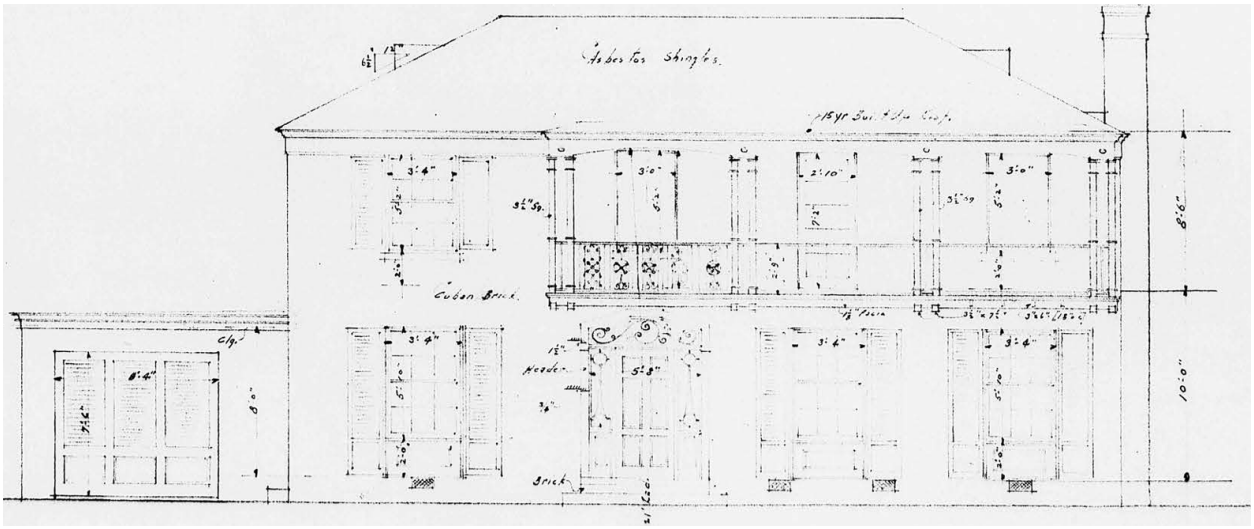
Form Produced by Town of Palm Beach Staff
May 2025

Historic Conservation District:	North Beach Conservation District
Address:	259 Queens Lane, Palm Beach, Florida
Date of Construction:	1940
Current Owner:	Simon & Lisa Van Den Born
Architect:	Henry K. Harding
Builder:	Arnold Construction Company
Present Use:	Residential
Present Zoning:	R-B
Palm Beach County Tax Folio Number:	50-43-43-03-12-000-0290
Current Legal Description:	Lots 29 through 33, Revised Plat of Palm Beach Shores, Subdivision of the Town of Palm Beach, according to the map or plat thereof as recorded in Plat Book 16, Page 87, Public Records of Palm Beach County, Florida.

The Town of Palm Beach Historic Conservation District Ordinance No. 02-2020 outlines the criteria for designation of a historically significant building and states that the building must be at least 50 years old and meet at least one criterion to justify the designation. Listed below is the criterion that relates to this property and the justification for designation:

(1) "Exemplifies or reflects the broad cultural, political, economic or social history of the nation, state, county or town."

The residence at 259 Queens Lane was constructed in 1940 and reflects the broad economic and social history of the Town of Palm Beach. It was developed in the late Depression/New Deal Era, when new development in Palm Beach was recovering from the Great Depression, and just before the United States entered World War II. During this time, Palm Beach's north end began seeing an increase in residential development with houses that were built on a more modest scale than those built during the 1920s land boom. Post-World War II Palm Beach's north end received a surge in single-family residential development. Many houses on Queens Lane, like this residence, were built by Arnold Construction Company as speculative houses. Arnold Construction Company commissioned prominent local architects to design many of these speculative ventures, and Queens Lane has houses designed by many of the best Palm Beach architects, including John Volk, Howard Major, Maurice Fatio, Henry Harding, and Howard Chilton. These houses were built on a more modest scale than most of their earlier designs, demonstrating how architects could adapt to the changing times. 259 Queens Lane retains its design, size, and scale of this Harding-designed residence helping maintain the character of the North Beach Conservation District.



Original front elevation drawing.

(3) "Embodies distinguishing characteristics of an architectural type or is a specimen inherently valuable for the study of a period, style, method of construction or use of indigenous materials or craftsmanship."

The residence at 259 Queens Lane is a good example of the Monterey Revival style of architecture designed by prominent architect Henry Harding in 1940. The Monterey Revival style originated in California and was especially popular in the United States between 1930 and 1950. It was a fusion of revival styles including Spanish Colonial, Colonial Revival and French Creole design details. The result was designs that were two-story residences with the main identifying feature being a second floor, cantilevered, open-air balcony covered by the principal roof. Decorative detailing of Monterey residences is often confined to the balcony railing, which is typically styled in wood or iron. Early examples of the Monterey style tend to feature more Spanish detailing, while those constructed after 1940 typically emphasized Colonial details. During the 1930s and 1940s, many notable Palm Beach architects, including Henry Harding, Gustav Maass, John Volk, Maurice Fatio, Marion Sims Wyeth, Howard Chilton, and Belford Shoumate designed houses in the Monterey Revival style.

Many original key features remain of this home such as the brick, 6/6 windows, shutters, brick sills on the 2nd floor, wood panels below the 1st floor, end-facing gable with overhang, exposed rafters at the balcony, partial-width 2nd-floor balcony with decorative railing, 6-panel hollow core door, decorative sidelights and transom. Henry K. Harding was the original architect, with Gustav A. Maass as the architect for alterations and additions, including a dark room for Mr. & Mrs. R.C. Alley in 1960.

TOWN OF PALM BEACH

Information for Landmarks Preservation Commission Meeting on: July 16, 2025

To: Landmarks Preservation Commission

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

From: Planning, Zoning & Building

Re: LPCS-25-0301 2275 S OCEAN BLVD (THE REEF CONDOMINIUM) The applicant, Jose Ramirez with Nievera Williams Design, has filed an application requesting a Certificate of Appropriateness to resurface the existing drive aisles and parking lots with pavers for the landmarked property.

Date: 7/9/2025

ATTACHMENTS

- PZB Staff Report; Letter of Intent; HOA Letter; Plans; and Designation Report

STRATEGIC PLAN

Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Community Preservation
Quality of Life

FUNDING
No Fiscal Impact

LPCS-25-0301 2275 S OCEAN BLVD (THE REEF CONDOMINIUM). The applicant, Jose Ramirez with Nievera Williams Design, has filed an application requesting a Certificate of Appropriateness to resurface the existing drive aisles and parking lots with pavers for the landmarked property.

Applicant/Professional: Jose Ramirez | Nievera Williams Design

HISTORY:
The subject property was built 1972-1974. It was designed by Clifford Eugene "Gene" Lawrence in a Modern architectural style. In 2019, the property was landmarked. As stated in the designation report: *"Lawrence's all white Modern design for The Reef's oceanfront buildings is characterized by its play of vertical and horizontal elements. Modern sloping buttresses rise toward the sky and are traversed by cantilevered horizontal balconies. The buttresses taper as they rise and meet the roofline with subtle curves. The buildings are constructed of steel and reinforced concrete surfaced with smooth stucco and flat roofs."*

In May 2025, an administrative application (LPCS-25-0301) was submitted to resurface the existing drive aisles and parking lots with pavers. As reviewed with the LPC Chair, it was determined that the proposed site-wide change in material required full commission review. Alternatively, to maintain review at an administrative level, the original large concrete slabs on the drive aisles and parking on the west side (of the east lot) would need to be replicated, which is the preferred approach and highly visible from the public right-of-way.

The applicant has opted to bring the application forward for full commission review.

THE PROJECT:
The applicant has submitted plans, entitled "THE REEF 2275 S OCEAN BLVD, PALM BEACH, FL", as prepared by **Nievera Williams Design**, uploaded July 7, 2025.

The following is the scope of work for the Project:

- Resurface the existing drive aisles and parking lots with pavers.
- Landscape improvements.

Site Data			
Zoning District	R-C	**Future Land Use**	MULTI-FAMILY-MODERATE DENSITY
Designation	2019	**Architect**	Clifford Eugene "Gene" Lawrence
Year of Construction	1972-1974	**Lot Area**	177,294 SF

Landscape Open Space (LOS)	Allowed: 35.0% (62,053 SF) Proposed: 41.2% (73,060 SF)	**Front Yard LOS**	Allowed: 35.0% (4,226 SF) Proposed:78.7% (9,507 SF)
Surrounding Properties / Zoning			
North	Phipps Park / R-B		
South	2295 S Ocean Blvd / R-C		
East	Atlantic Ocean		
West	Intracoastal & Ibis Isle		

STAFF ANALYSIS:

The application is seeking a Certificate of Appropriateness to resurface the existing drive aisles and parking lots with pavers. The Reef property contains an 'east' and 'west' lot dissected by South Ocean Boulevard. The scope of work will impact both lots.

Historic documentation confirms that the large concrete slabs on the drive aisles and parking on the west side (of the east lot) are original.



Historic photograph.

From a historic preservation perspective, the character-defining hardscape feature should be retained or replicated. As outlined in the history portion of this report, this request was initially submitted for administrative review with the LPC Chair. The applicant received guidance to replicate the large concrete slabs and to limit the use of the pavers where there are existing asphalt parking lots on the east lot and the entirety of the west lot.

The renderings below represent existing and proposed conditions, as visible from South Ocean Boulevard:



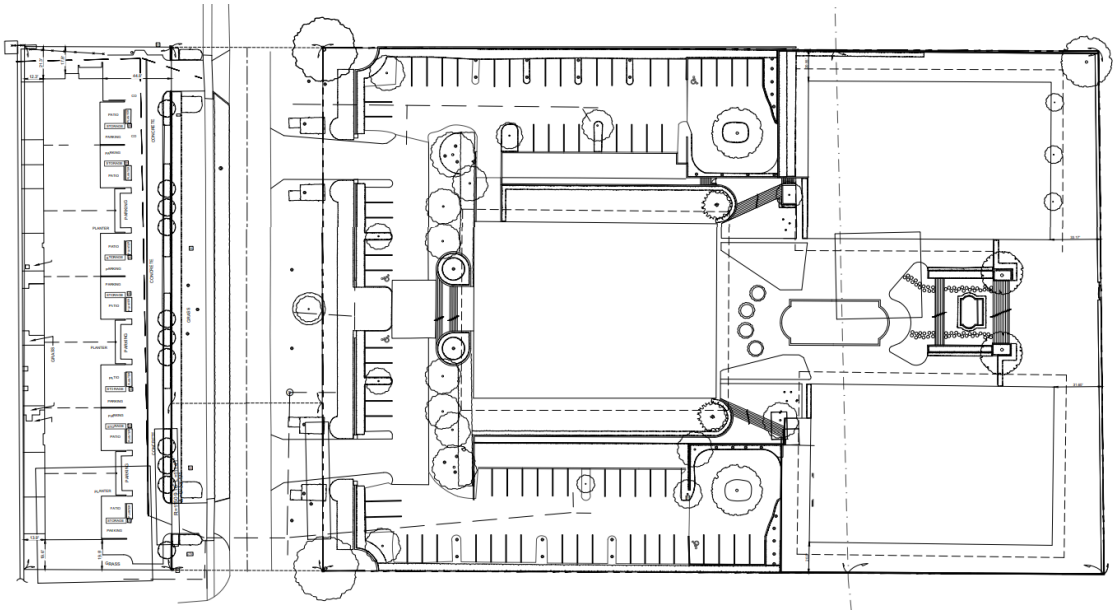
EXISTING ELEVATION



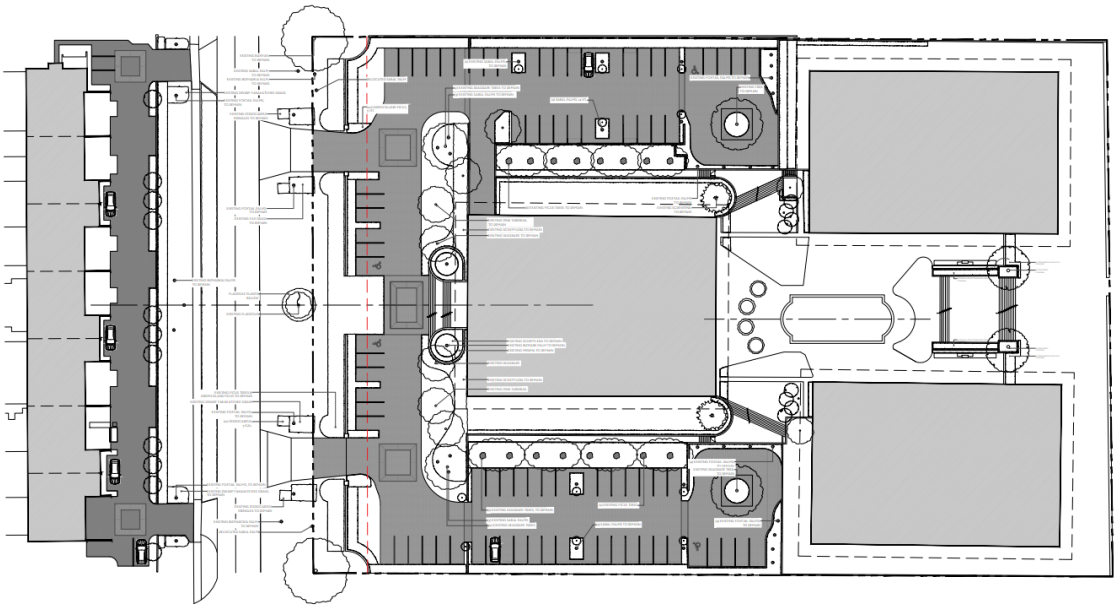
CURRENTLY PROPOSED ELEVATION

Existing and Proposed Renderings.

The scope of work also includes minor landscape revisions, such as changes to the location of planters and landscape islands. The areas impacted are shown in the diagram below:



Existing Site.



***Proposed Site*.**

Staff has received a letter from The Reef Condominium Association, Inc., confirming that a majority of unit owners support the plan as proposed.

CONCLUSION:

The application is presented to the Commission to consider whether all the criteria in Sections 54-122 and 54-123 have been met. Approval of the project will require one (1) motion to be made by the Landmarks Preservation Commission:

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

WRB:JGM:FHM:ALF

NIEVERA WILLIAMS
DESIGN

To: Town of Palm Beach
June 30th, 2025

Project: The Reef

Letter of Intent

The following changes to 2275 S Ocean Blvd. property are regarding hardscape/landscape revisions.

The Reef is aiming to remodel their outdoor space by proposing a gray paver for parking lot to replace existing concrete and asphalt. The brick used to outline the squares, and the parking spaces is white. There will be white bricks in areas such as at the ends of the parking lot to create a banding. Currently there are 172 parking spaces, our proposed plans insure we are keeping the same amount of parking spaces. Also, revisions to planting beds per hardscape changes.

When designing the hardscape pattern Nievera Williams analyzed historical images and architectural drawings. Historic drawings are inaccurate with as built conditions. The architectural drawings show a paver design near the garage entries. The currently proposed design intent is to bring back pavers into the design. All proposed design changes are aimed to revitalize paving surrounding the Reef campus with respect to the historic architecture.

Regards,
Jose Ramirez
Project Manager

PALM BEACH
625 N. Flagler Dr.
STE 502
West Palm Beach, FL
33401
P: 561.659.2820
F: 561.659.2113

NEW YORK
39 Fifth Avenue
Suite 3C
New York, NY 10003

TAMPA
400 N. Tampa St.
15th Floor
Tampa, FL 33602

nieverawilliams.com

June 6, 2025

Landmarks Preservation Commission
Town of Palm Beach
360 South County Road
Palm Beach, FL 33480

Re : LPCS-25-0301 2275 South Ocean Boulevard ("The Reef")

Ladies and Gentlemen

Please be advised that a meeting of the unitowners of The Reef Condominium Association, Inc. ("The Reef") was held on Thursday, June 5, 2025, for the purpose of voting to approve the repaving of The Reef substantially in accordance with the paving plan described in the attached Exhibit A. Just over 85% of the voting interests of all the unitowners of The Reef participated in the meeting in person or by proxy. The plan was approved by 84% of the voting interests of the unitowners present in person or by proxy and voting at the meeting. That percentage is well in excess of the 2/3 approval required by the governing documents of The Reef.

The paving plan described in the attached Exhibit A is the paving plan being submitted in connection with The Reef's application LPCS-25-0301. Please let me know if you require any further information on this subject.

Very truly yours,

Randall Eron Shy
Vice President

To The Reef Community:

Attached please find

(1) A presentation prepared by Mario Nievera and his amazing team showing the proposed paving plan for The Reef campus (both sides of A1A) using pavers, including a site plan and some renderings. (The file is quite large and will probably not be easily reviewable on a phone. It is much easier to review on a proper computer.)

(2) A note from Mario Nievera explaining his design concept for the pavers.

(3) An overview from The Reef Design Group outlining the reasons behind the choice of the specific Tremron grey paver (and white accent paver) and layout.

The site plan and one of the renderings from the presentation will be posted in the lobby of the Atrium building.

The paving plan and specific paver choice were recommended by The Reef Design Group and have been approved by our Building & Grounds Committee and our Project Management Committee.

The Board of Directors of The Reef will be considering the recommended paving plan and the pavers at its upcoming Board meeting on May 15. Assuming the Board approves, voting materials will be sent out to the unitowners for a special meeting of unitowners to be held in early June to seek approval of the paving plan and the specific paver choice. Approval of the Town of Palm Beach Landmarks Preservation Commission is also required and will be sought in due course.

I personally apologize in advance that it has taken quite some time to pull all this material together. However, we would very much like to resolve this matter early in the summer so that we can be in a position to repave the North side of our campus and the Townhouses early this fall when the work on the storm drainage and sanitary sewer system is expected to be completed. A decision on the timing of the repaving of the South side of the campus will not be made until the fall when the status of the ongoing concrete restoration and painting work is clearer.

A few additional items to be noted:

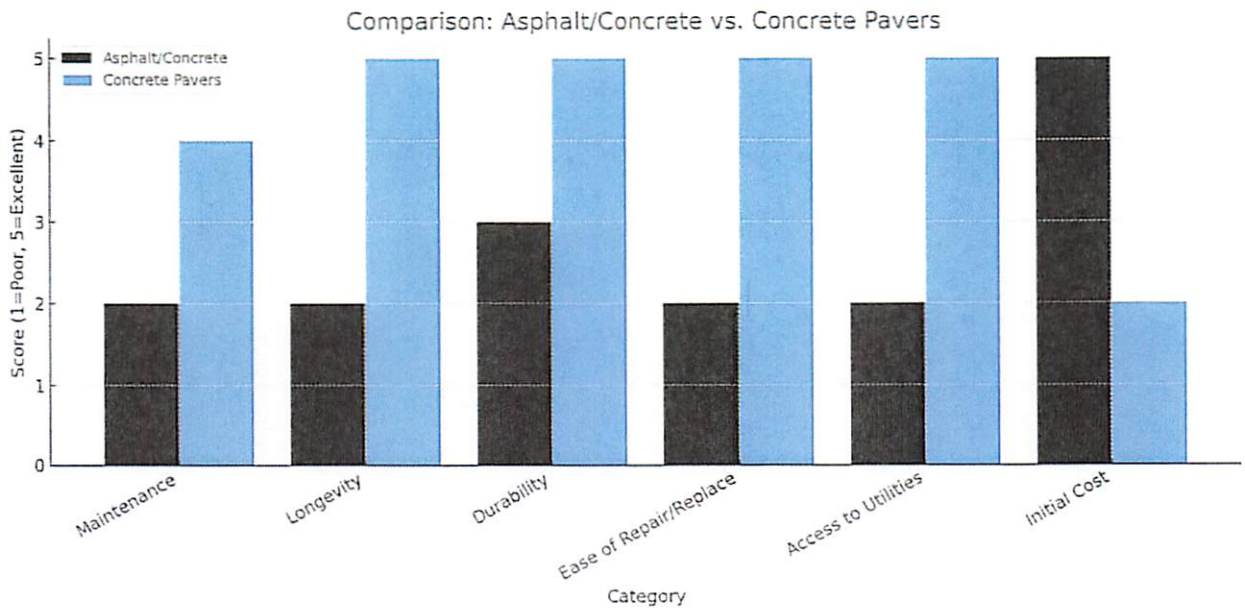
(1) Unitowner approval is required for material alterations in the appearance of The Reef. It is our view that changing from the existing asphalt and concrete paving to pavers should be considered to be a material alteration. The change in the layout of the parking is probably not material, but we are seeking approval of the paving plan in any event.

(2) The presentation includes some landscaping. Please note that none of the large ficus trees along A1A or on the berms on either side of the Atrium Building are being changed. There are some other additions to the landscaping materials under the trees on the berms and in the parking areas. These additions are not set in stone and, more importantly, the unitowner approval we will be seeking is for the paving plan and the specific paver choice, NOT the landscaping.

(3) In order to clearly show the running bond pattern of the paving on the renderings, space that may look like grout was added between the pavers. However, the actual pavers will be laid "jointless" and will not have grout in between them.

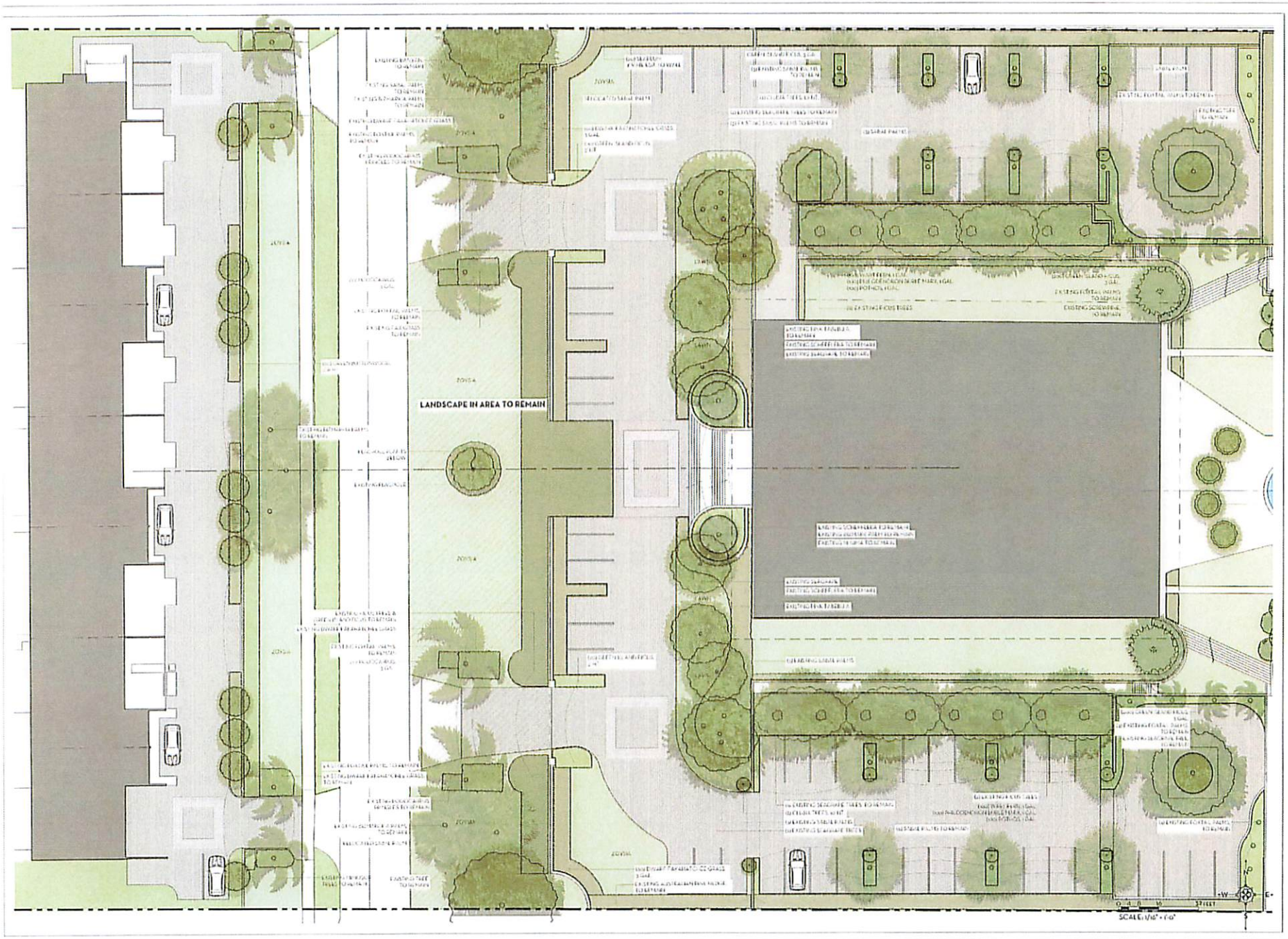
(4) As noted at previous Board meetings, we have already entered into a contract with Gulfstream Building Group for the installation of a new storm drainage system, the relining of the main sanitary sewer lines and the paving of all the driveways. The total cost of the Gulfstream project for the new storm drainage system and relining of the sanitary sewer lines is $2,345,080. That total includes an allowance of $583,000 for pavers. If we do not use pavers and just repave as is, the cost will decrease by approximately $270,000.

(5) Andy Favata, our Project Manager from Collier's International, provided this chart showing the overall advantages of pavers over the current combination of asphalt and concrete. For me, this really encapsulates the reasons to favor pavers for our repaved driveways.



Questions or comments about this should be sent to Grant at thereefcondo@gmail.com.

With a great deal of excitement about the future appearance of The Reef,



MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666858

HARDSCAPE PLAN

REEF CONDOMINIUM

2275 S OCEAN BLVD, PALM BEACH, FL

SCALE: 1/16" = 1'-0"

16 APRIL 2025
09 MAY 2025

NIEVERA WILLIAMS
DESIGN

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

NIEVERAWILLIAMS.COM

LP1



NIEVERA WILLIAMS
DESIGN

25 April, 2025

The Reef Condominium paver design note:

The goal of the proposal to repave with pavers is to highlight the bold architecture of The Reef and allow the landscape to complement the historic building. Grey concrete pavers in a running bond pattern provide a continuous uninterrupted surface, similar to existing asphalt parking paving, and existing poured concrete driveway. Using pavers would exhibit as a simple carpet that respects, but does not detract, from the architecture. The pavers are very easy to maintain and resistant to cracking, fading, and deteriorating. The pavers allow for below surface repairs, by simply lifting and resetting the pavers, removing the stress of mismatched repaired surface areas in the future. The plant material selection promotes using Florida natives as well as plant longevity and survival in the various microclimates found within The Reef campus. All the Ficus trees along South Ocean are to be maintained and not removed.

I had the chance to work with Gene Lawrence on two projects that exist in Palm Beach today; 1491 North Ocean Boulevard, and the Bessemer Trust building located at 222 Royal Palm Way. The two projects were designed in the Mediterranean revival style, which was in favor over modernist or regency style architecture. Mr. Lawrence was not a strict modernist and was happy to follow the client's desire for a regionally accepted architectural style, over his modernist and contemporary design style. But he always incorporated contemporary details in his more traditional design style; large plate glass windowed facades, and low broad rooflines were part of the two projects I worked on. He really appreciated working with me, and was open to new landscape ideas that I assured him would work with his buildings. I am certain he would approve of the hardscape selection and use of materials, as he would have appreciated using a neutral material that lets his contemporary masterpiece of The Reef building shine.

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TAMPA
400 N. Tampa St.
15th Floor
Tampa, FL 33602

nieverawilliams.com

As The Reef Design Group, we are proud to present our recommendations to The Reef's Building & Grounds Committee and The Reef's Board of Directors for the update of the driveway project at The Reef.

While we have discussed various sizes/shapes for pavers for The Reef, we quickly learned from Mario and the contractors that using the commercial grade Tremron 4x12 Plank, four-inch-thick paver would provide a twenty-five-year warranty against damage from heavy trucks & traffic. We have chosen a simple non-muddled paver from Tremron in Light Huntington Grey with a White contrast paver to accent the parking spaces and the design element at the driveway & building entrances. The pavers will be laid in a running bond pattern. We collectively believe, along with Mario's historical knowledge of Gene Lawrence's aesthetic, this choice of pavers is timeless, modern, yet classic, maintaining and complimenting the architect's mid-century design vision.

We have kept handicap parking, charging stations and car wash locations as we currently have on site. There will be a few less parking spaces, but still enough to provide one outdoor space for each resident as contemplated by The Reef's Declaration.

We would like to thank Mario Nievera and his team at Nievera Williams for all their hard work, patience and attention to detail in developing this project with us.

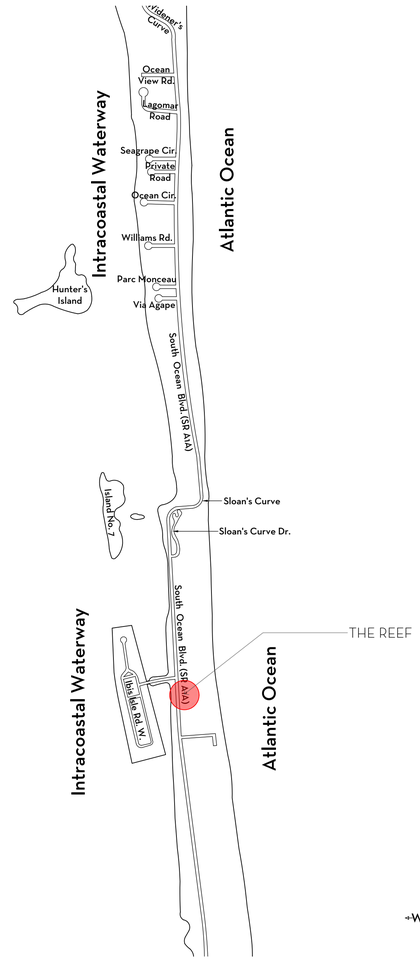
Suzy Donahue-Oeste
Sara Harris
Scott Peltier
Scott Sanders

THE REEF

2275 S OCEAN BLVD, PALM BEACH, FL.

LPCS-25-0301

FINAL SUBMITTAL



COVER PAGE
VICINITY MAP
LOCATION MAP
EX.SITE - EXISTING SITE PLAN
EX1 - EXISTING ENLARGEMENT PLAN
EX2 - EXISTING ENLARGEMENT PLAN
EX3 - EXISTING CONDITIONS PHOTOS
PERSPECTIVE RENDER
PERSPECTIVE RENDER
PERSPECTIVE RENDER
SITE - OVERALL SITE PLAN
SITE - ENLARGEMENT SITE PLAN RENDER
SITE - ENLARGEMENT SITE PLAN RENDER
L1 - ENLARGEMENT HARDSCAPE PLAN
L2 - ENLARGEMENT HARDSCAPE PLAN
LP1 - ENLARGEMENT LANDSCAPE PLAN
LP2 - ENLARGEMENT LANDSCAPE PLAN
LP3 - LANDSCAPE SCHEDULE
LA - LANDSCAPE ALTERATION PLAN
OS1 - OPEN SPACE DIAGRAM
OS2 - OPEN SPACE DIAGRAM
SURVEY

NIEVERA WILLIAMS DESIGN

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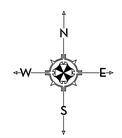
nieverawilliams.com

FINAL SUBMITTAL



1/4 MILE AERIAL RADIUS VICINITY LOCATION MAP



MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

SCALE: N.T.S.

VICINITY MAP

REEF CONDOMINIUM

2275 S OCEAN BLVD, PALM BEACH, FL.

27 JUNE 2025
17 JUNE 2025
13 JULY 2025
2 JUNE 2025
13 MAY 2025
09 MAY 2023

NIEVERA WILLIAMS
DESIGN

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

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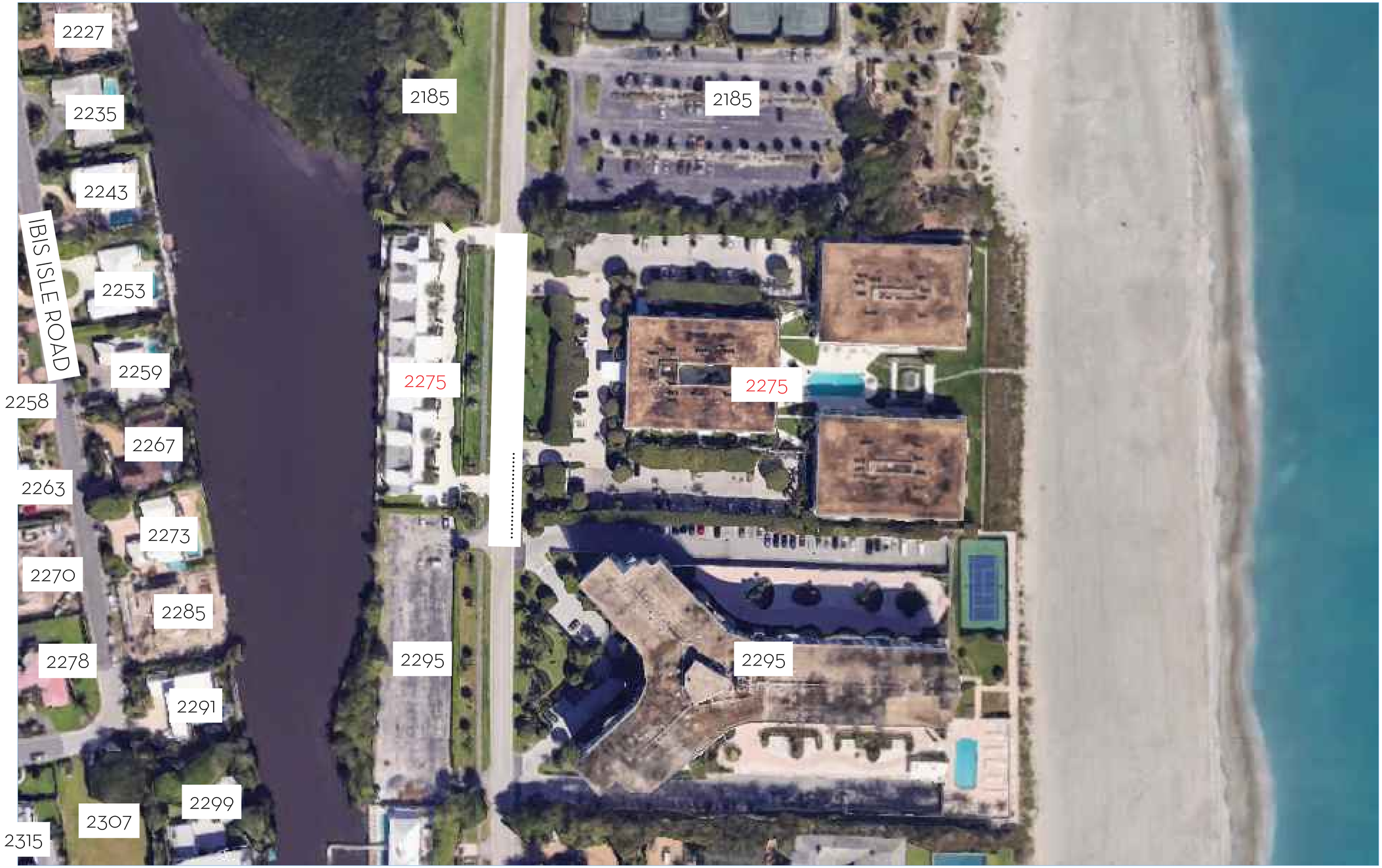
SITE

LPCS-25-0301

FINAL SUBMITTAL



MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

SCALE: N.T.S.

LOCATION MAP

REEF CONDOMINIUM

2275 S OCEAN BLVD, PALM BEACH, FL.

27 JUNE 2025
17 JUNE 2025
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13 MAY 2025
09 MAY 2023

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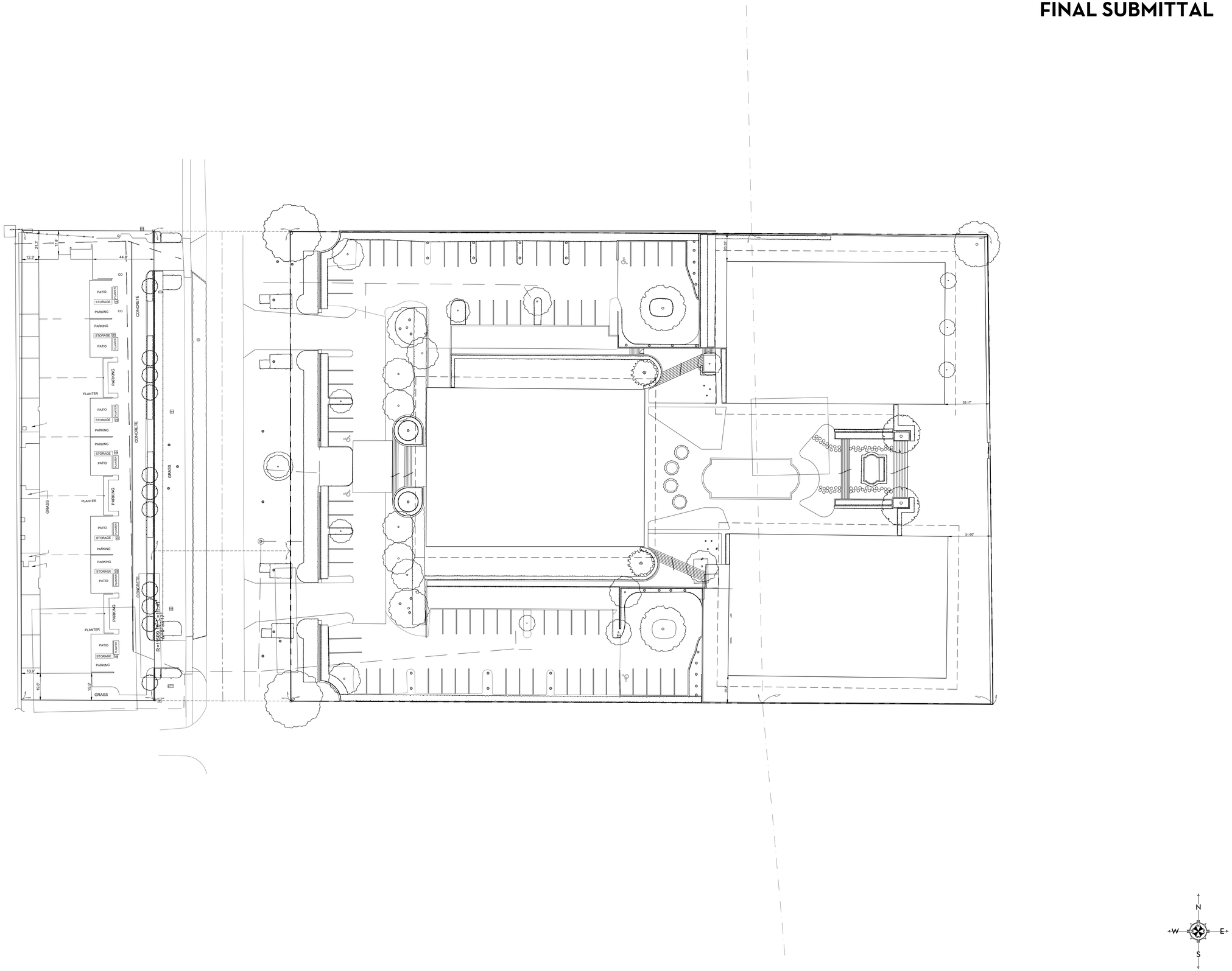

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

OVERALL EXISTING SITE PLAN

REEF CONDOMINIUM

2275 S OCEAN BLVD, PALM BEACH, FL.

27 JUNE 2025
17 JUNE 2025
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EX.SITE

LPCS-25-0301

FINAL SUBMITTAL

EXISTING ADA PARKING SPACES	4
EXISTING TYP. PARKING SPACES	82
PROPOSED ADA PARKING SPACES	4
PROPOSED TYP. PARKING SPACES	74

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

EXISTING CONDITIONS PLAN

REEF CONDOMINIUM

2275 S OCEAN BLVD, PALM BEACH, FL.

27 JUNE 2025
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13 MAY 2025
09 MAY 2023

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EX1

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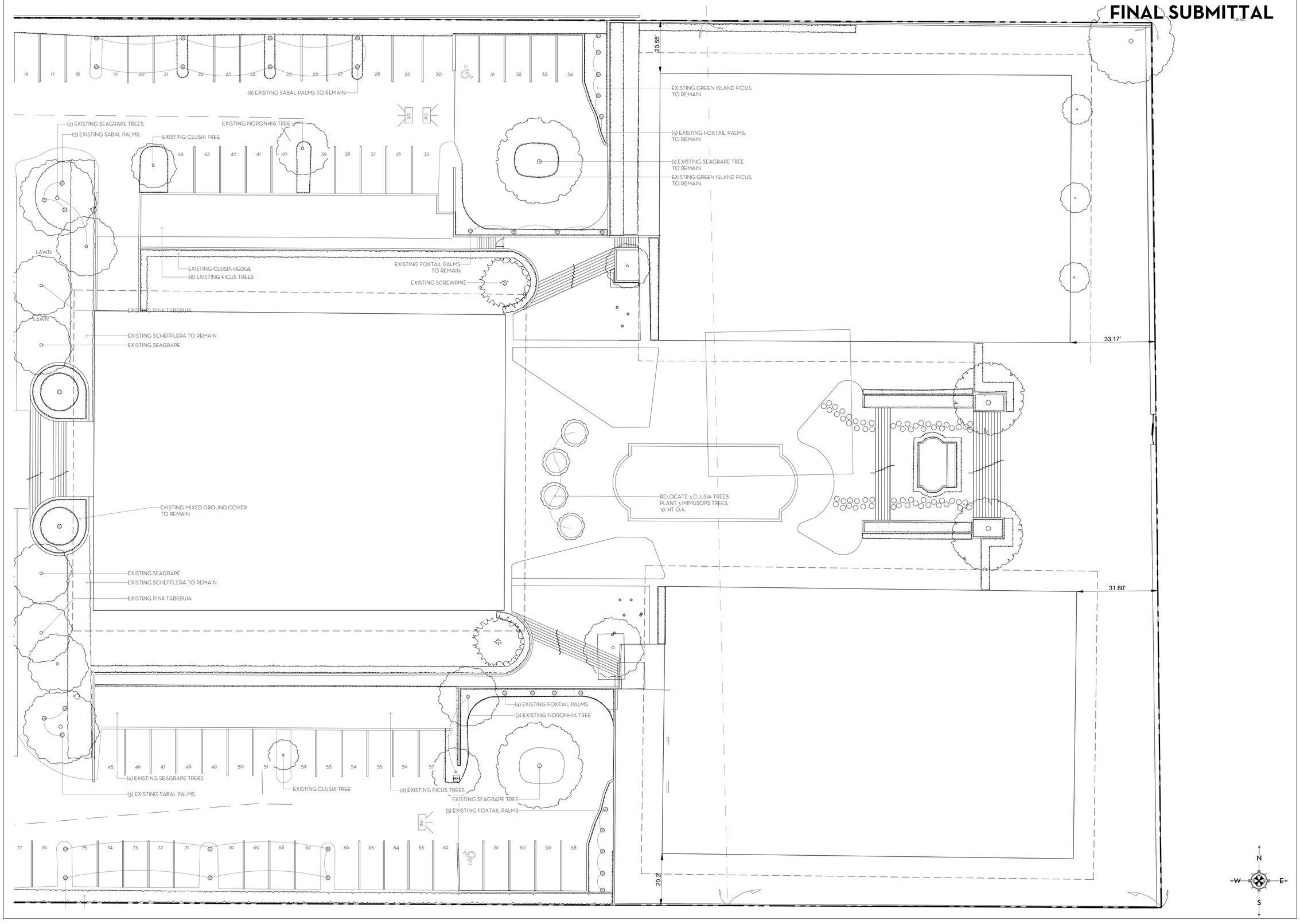
FINAL SUBMITTAL



MARIO F. NIEVERA

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Registration No.
6666856

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

EXISTING CONDITIONS PLAN

REEF CONDOMINIUM

2275 S OCEAN BLVD, PALM BEACH, FL.

27 JUNE 2025
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13 JULY 2025
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EX2

LPCS-25-0301

FINAL SUBMITTAL



01



02



03



04



05



06

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6666856

EXISTING CONDITIONS PHOTOS

REEF CONDOMINIUM

2275 S OCEAN BLVD, PALM BEACH, FL.

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EX3

LPCS-25-0301







FINAL SUBMITTAL

OVERALL R-C SITE CALCULATIONS:

SITE AREA = 177,294 SQ FT 100%

MINIMUM LANDSCAPE:
REQUIRED = 62,052 SQ FT 35%
EXISTING = SQ FT
PROPOSED = 73,060 SQ FT 41%

FRONT SETBACK SITE CALCULATIONS:

35' SETBACK AREA = 12,075 SQ FT 100%

MINIMUM LANDSCAPE:
REQUIRED = 4,830 SQ FT 40%
EXISTING = SQ FT
PROPOSED = 9,507 SQ FT 78%

LEGEND	
I/E	IRRIGATION AND ELECTRICAL
PL	PLANTER

**NOTE: All parking stripes to be painted.

EXISTING ADA PARKING SPACES	4
EXISTING TYP. PARKING SPACES	82
PROPOSED ADA PARKING SPACES	4
PROPOSED TYP. PARKING SPACES	82



GRAY BRICK PAVER

SCALE: 1/16" = 1'-0"

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

SCALE: 1/16" = 1'-0"

ENLARGEMENT SITE PLAN RENDER

REEF CONDOMINIUM

2275 S OCEAN BLVD, PALM BEACH, FL.

27 JUNE 2025
17 JUNE 2025
13 JULY 2025
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NIEVERA WILLIAMS
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SITE

LPCS-25-0301

FINAL SUBMITTAL

OVERALL R-C SITE CALCULATIONS:

SITE AREA =	177,294	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	62,053	SQ FT	35%
EXISTING =		SQ FT	
PROPOSED =	73,060	SQ FT	41%

FRONT SETBACK SITE CALCULATIONS:

35' SETBACK AREA =	12,075	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	4,830	SQ FT	40%
EXISTING =		SQ FT	
PROPOSED =	9,507	SQ FT	78%

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

N
W E
S

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

ENLARGEMENT SITE PLAN RENDER

REEF CONDOMINIUM

2275 S OCEAN BLVD, PALM BEACH, FL.

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EXISTING ELEVATION



CURRENTLY PROPOSED ELEVATION

MARIO F. NIEVERA

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Registration No.
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SCALE: NTS

ELEVATION RENDERING

REEF CONDOMINIUM

2275 S OCEAN BLVD, PALM BEACH, FL.

30 JUNE 2025

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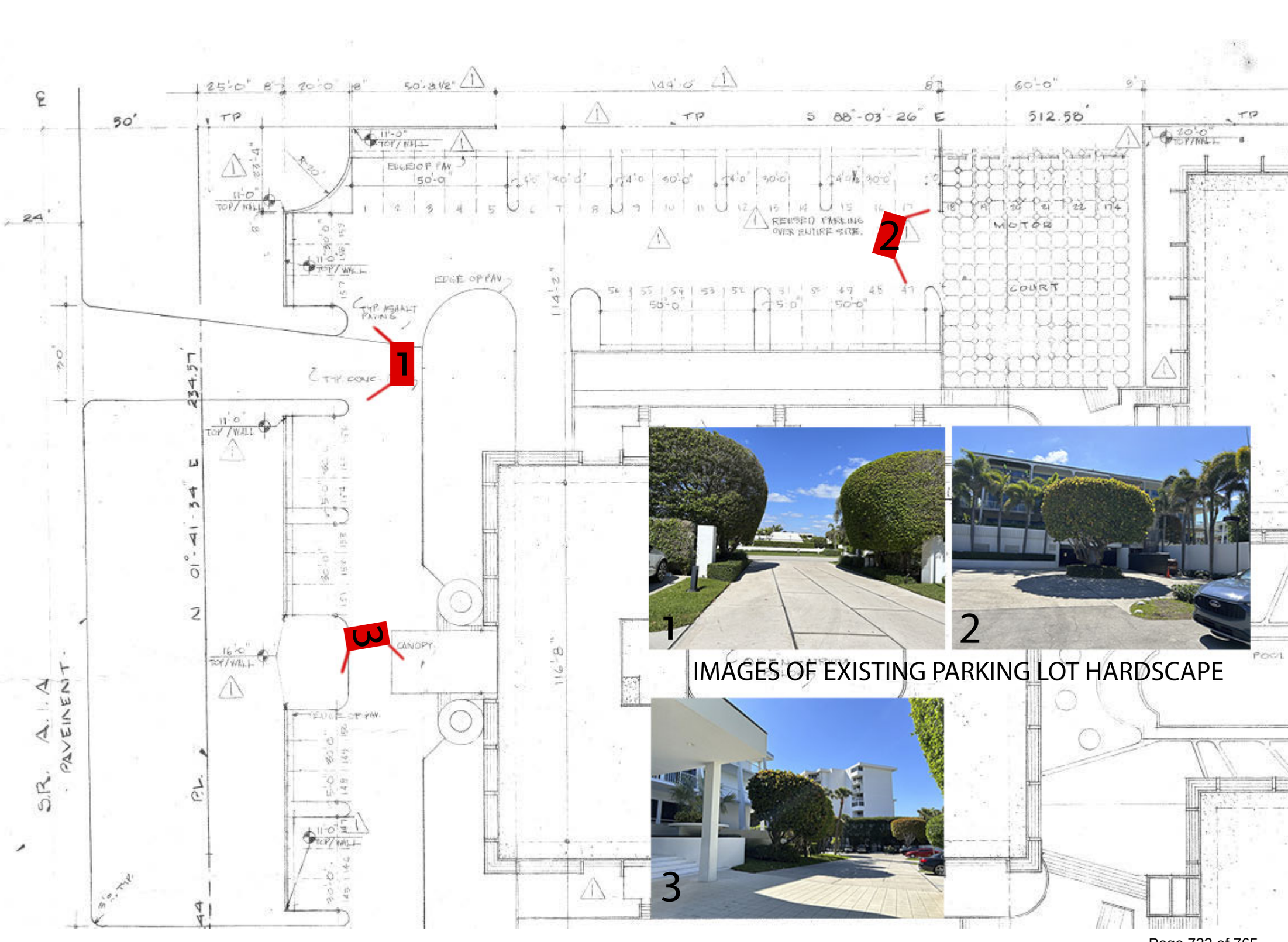
EL1


EXISTING

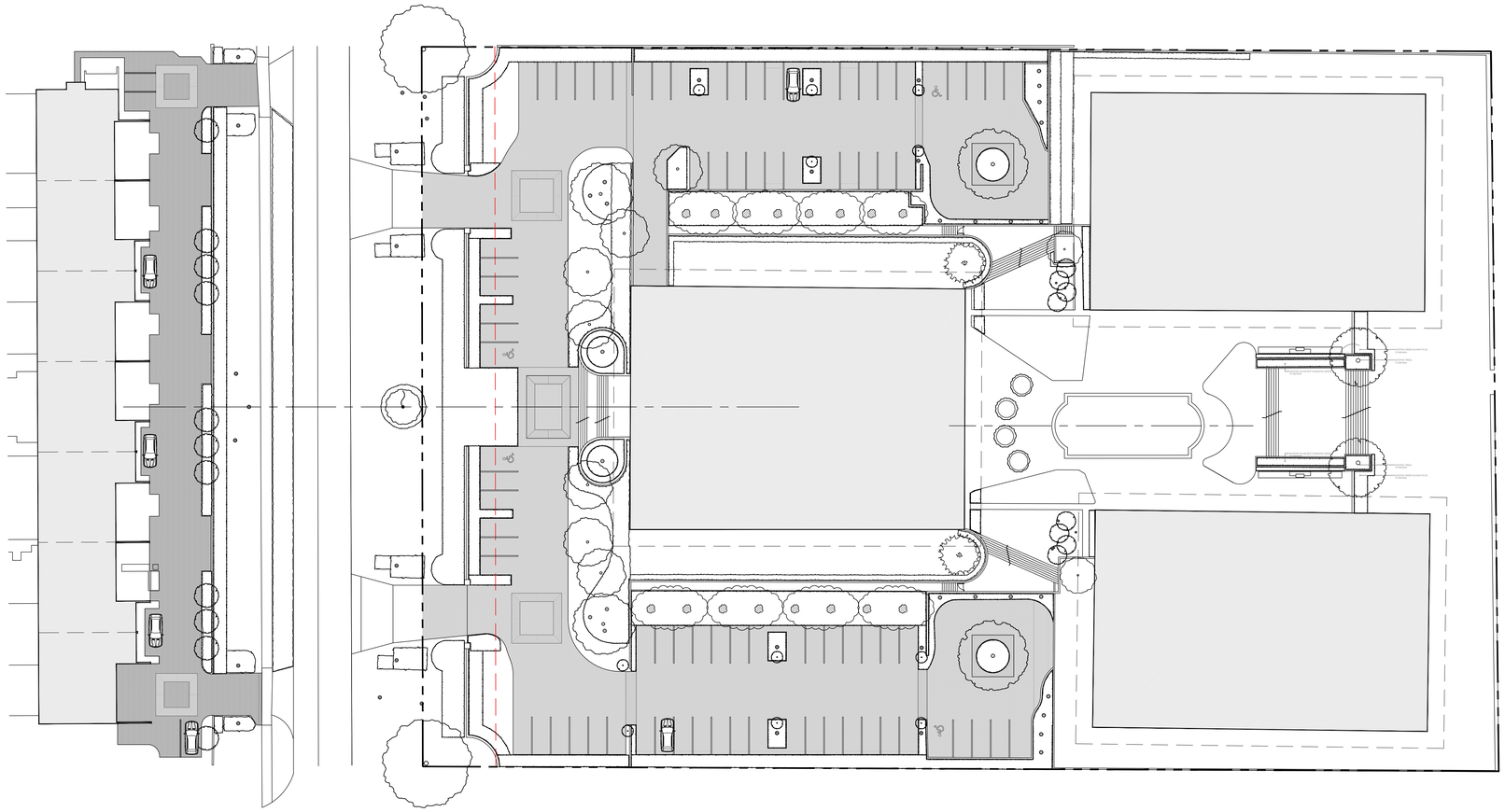
PROPOSED

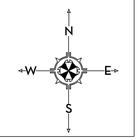





1
2
3
IMAGES OF EXISTING PARKING LOT HARDSCAPE

FINAL SUBMITTAL





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

OVERALL EXISTING SITE PLAN

REEF CONDOMINIUM

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OVERALL R-C SITE CALCULATIONS:

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REQUIRED =	62,052	SQ FT	35%
EXISTING =		SQ FT	
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FRONT SETBACK SITE CALCULATIONS:

35' SETBACK AREA =	12,075	SQ FT	100%
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EXISTING =		SQ FT	
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LEGEND	
I/E	IRRIGATION AND ELECTRICAL
PL	PLANTER

**NOTE: All parking stripes to be painted.

EXISTING ADA PARKING SPACES	4
EXISTING TYP. PARKING SPACES	82
PROPOSED ADA PARKING SPACES	4
PROPOSED TYP. PARKING SPACES	82

4" PLANK PAVERS
4"x8" BRICK PAVERS
EXISTING 6' HT. SITE WALL
EXISTING COLUMNS
4" GRAY PLANK PAVERS
EXISTING CONCRETE APRON TO REMAIN
4" PLANK PAVERS
EXISTING CONCRETE APRON EDGE
EXISTING HARDSCAPE EDGE
PROPOSED LOW WALL SLOPED, 3' MAX HT. TO 18" HT.
4"x8" WHITE BRICK BANDING
4"x8" WHITE BRICK
4"x12" GRAY PLANK PAVERS
EXISTING WALL TO BE EXTENDED, SLOPED TO 18" HT.
4"x8" WHITE BRICK
4"x12" GRAY PLANK PAVERS
4"x8" WHITE BRICK
PLANTER
EXISTING CONCRETE PATHWAY
EXISTING 3' HT. RETAINING WALL
4"x12" GRAY PLANK PAVERS
4" GRAY PLANK PAVERS
4"x8" WHITE BRICK
4" GREY PLANK PAVERS INLAY
EXISTING FRONT ENTRY STAIRS, TO REMAIN
EXISTING FLAGPOLE TO REMAIN
EXISTING RAISED PLANTER TO REMAIN
LIMIT OF BUILDING OVERHANG
EDGE OF BUILDING
4"x12" GRAY PLANK PAVERS
PROPOSED SLOPED WALL 3' HT. TO 18" HT.
EXISTING CONCRETE TO REMAIN
SOD
EXISTING 3' HT. RETAINING WALL
EXISTING CONCRETE PATHWAY
PLANTER
4"x12" GRAY PLANK PAVERS
4"x12" GRAY PLANK PAVERS
PLANTER
12' TYP.
9' TYP.
18" TYP.



GRAY BRICK PAVER

SCALE: 1/16" = 1'-0"

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

SCALE: 1/16" = 1'-0"

HARDSCAPE PLAN
REEF CONDOMINIUM

2275 S OCEAN BLVD, PALM BEACH, FL.

27 JUNE 2025
17 JUNE 2025
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13 MAY 2025
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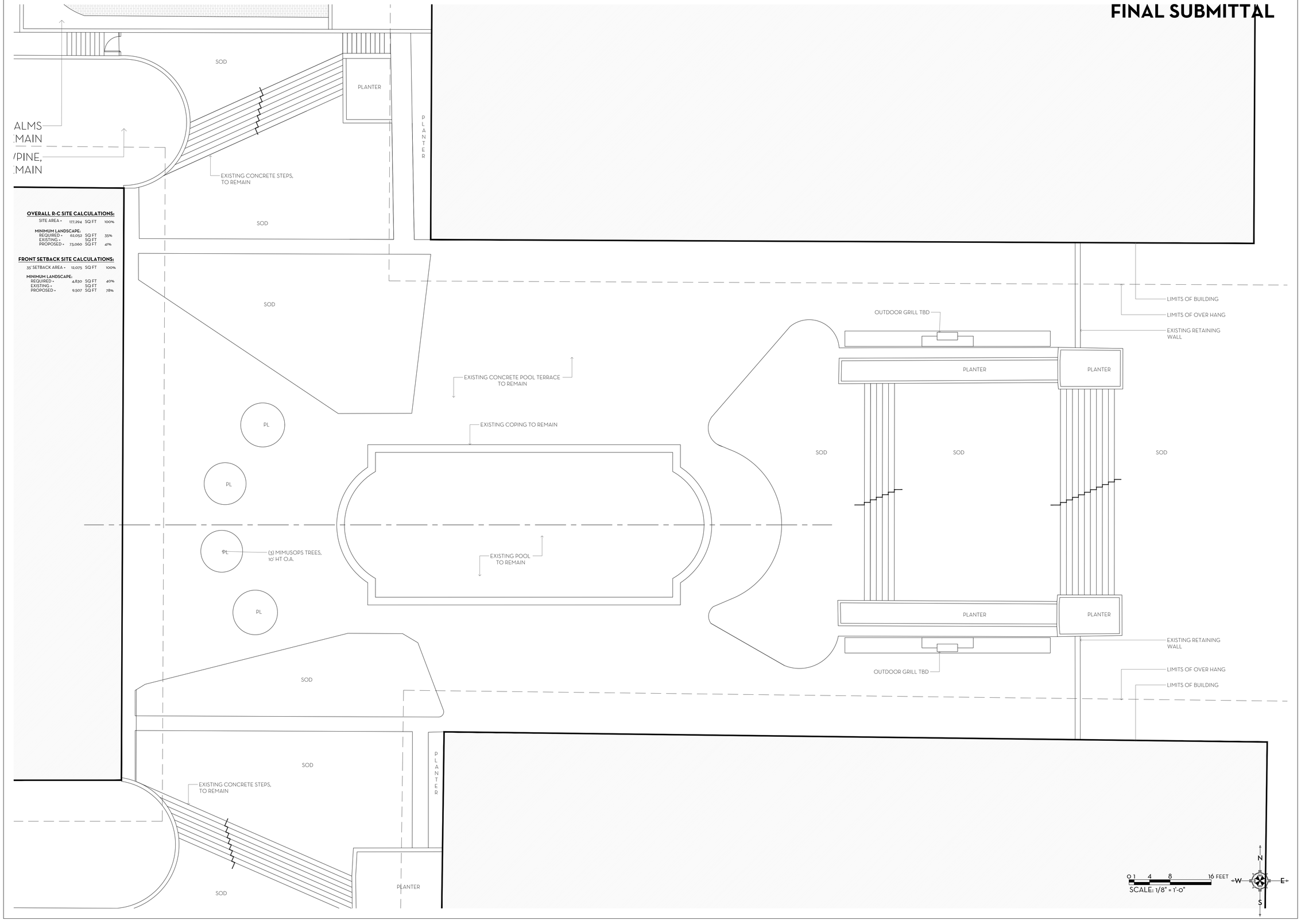

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MINIMUM LANDSCAPE:			
REQUIRED =	62,053	SQ FT	35%
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REQUIRED =	4,830	SQ FT	40%
EXISTING =		SQ FT	
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MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

HARDSCAPE PLAN

REEF CONDOMINIUM

2275 S OCEAN BLVD, PALM BEACH, FL.

27 JUNE 2025
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LPCS-25-0301

FINAL SUBMITTAL

OVERALL R-C SITE CALCULATIONS:

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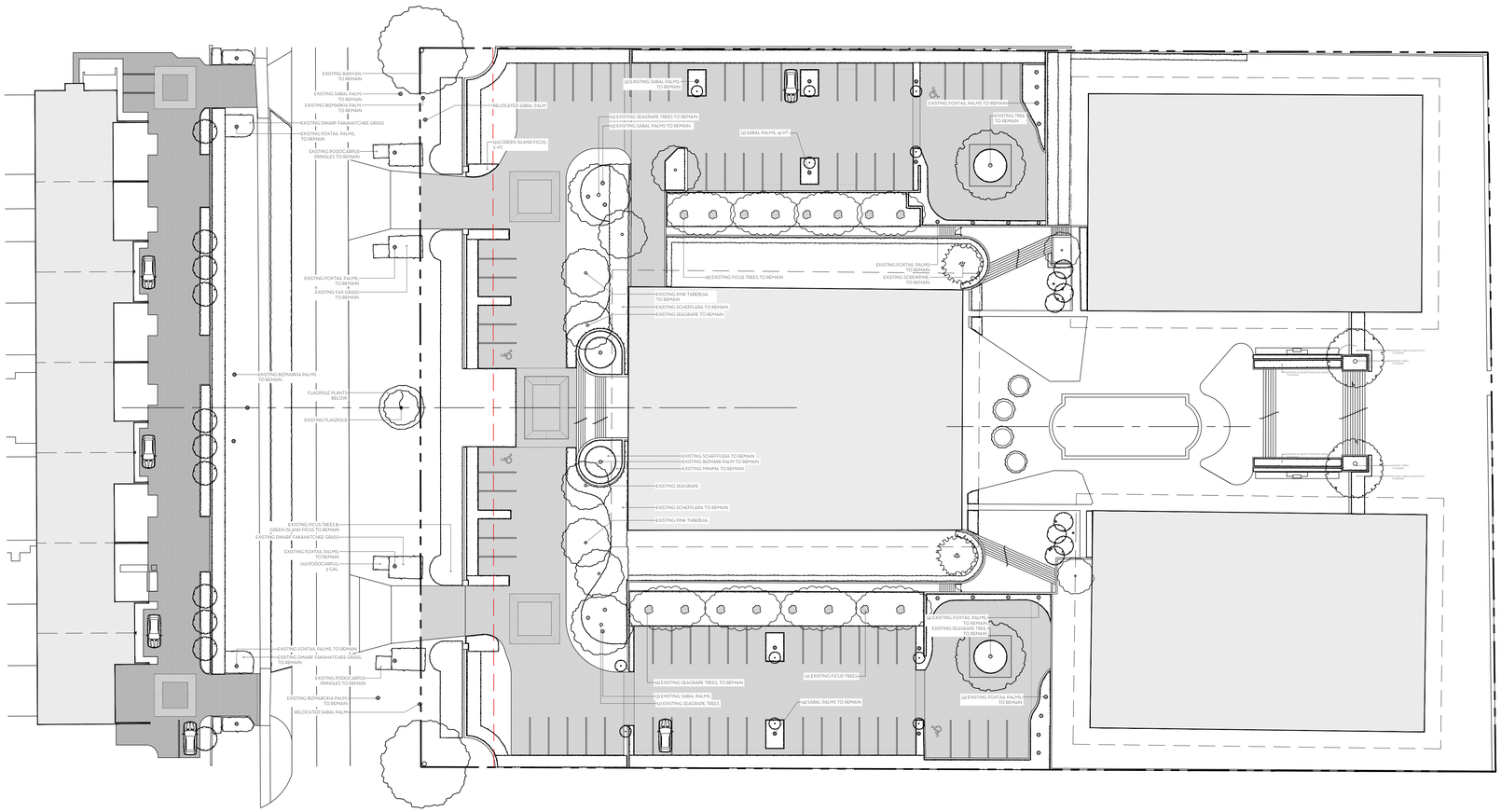

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

LANDSCAPE ALTERATION

REEF CONDOMINIUM

2275 S OCEAN BLVD, PALM BEACH, FL.

27 JUNE 2025
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EXISTING BANYAN, TO REMAIN
EXISTING SABAL PALM, TO REMAIN
EXISTING BIZMARKIA PALM, TO REMAIN
EXISTING DWARF FAKAHATCHEE GRASS
EXISTING FOXTAIL PALMS, TO REMAIN
EXISTING PODOCARPUS PRINGLES TO REMAIN
(10) PODOCARPUS, 3 GAL.
EXISTING FOXTAIL PALMS, TO REMAIN
EXISTING FAX GRASS TO REMAIN
(60) GREEN BUTTONWOOD, 5'-6' HT.
EXISTING BIZMARKIA PALMS TO REMAIN
FLAGPOLE PLANTS BELOW
EXISTING FLAGPOLE
EXISTING FICUS TREES & GREEN ISLAND FICUS TO REMAIN
EXISTING DWARF FAKAHATCHEE GRASS
EXISTING FOXTAIL PALMS, TO REMAIN
(10) PODOCARPUS, 3 GAL.
EXISTING FOXTAIL PALMS, TO REMAIN
EXISTING DWARF FAKAHATCHEE GRASS, TO REMAIN
EXISTING PODOCARPUS PRINGLES TO REMAIN
EXISTING BIZMARCKIA PALM, TO REMAIN
RELOCATED SABAL PALM
EXISTING MIMOSOP TREES TO REMAIN
EXISTING TREE TO REMAIN
ZOYSIA
(20) SEAPLUM, 4' VINE ESP. TO WALL
RELOCATED SABAL PALM
(60) DWARF FAKAHATCHEE GRASS, 3 GAL.
(20) GREEN ISLAND FICUS, 5' HT.
(20) GREEN ISLAND FICUS, 5' HT.
(60) DWARF FAKAHATCHEE GRASS, 3 GAL.
EXISTING AUSTRALIAN PINE HEDGE, TO REMAIN
LAWN
GREEN ISLAND FICUS, 3 GAL.
(2) EXISTING SABAL PALMS, TO REMAIN
(5) CLUSIA TREES, 10' HT.
(2) EXISTING SEAGRAPE TREES TO REMAIN
(3) EXISTING SABAL PALMS TO REMAIN
(2) SABAL PALMS, 14' HT.
(1) SABAL PALM, 16' HT.
EXISTING FOXTAIL PALMS TO REMAIN
EXISTING TREE TO REMAIN
(100) WART FERN, 1 GAL.
(100) PHILODENDRON BURLE MARX, 1 GAL.
(100) POTHOS, 1 GAL.
(200) GREEN ISLAND FICUS, 3 GAL.
EXISTING FOXTAIL PALMS TO REMAIN
EXISTING SCREWPINE, TO REMAIN
(8) EXISTING FICUS TREES TO REMAIN
EXISTING PINK TABEBUIA, TO REMAIN
EXISTING SCHEFFLERA TO REMAIN
EXISTING SEAGRAPE TO REMAIN
EXISTING SCHEFFLERA TO REMAIN
EXISTING BIZMARK PALM TO REMAIN
EXISTING MINIMA TO REMAIN
EXISTING SEAGRAPE
EXISTING SCHEFFLERA TO REMAIN
EXISTING PINK TABEBUIA
(200) GREEN ISLAND FICUS, 3 GAL.
(4) EXISTING FOXTAIL PALMS, TO REMAIN
EXISTING SEAGRAPE TREE, TO REMAIN
(2) EXISTING FICUS TREES
(100) WART FERN, 1 GAL.
(100) PHILODENDRON BURLE MARX, 1 GAL.
(100) POTHOS, 1 GAL.
(4) SABAL PALMS TO REMAIN
(6) EXISTING SEAGRAPE TREES, TO REMAIN
(6) CLUSIA TREES, 10' HT.
(3) EXISTING SABAL PALMS
(2) EXISTING SEAGRAPE TREES
(4) EXISTING FOXTAIL PALMS, TO REMAIN

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

N W E S

SCALE: 1/16" = 1'-0"

HARDSCAPE PLAN
REEF CONDOMINIUM
2275 S OCEAN BLVD, PALM BEACH, FL.

27 JUNE 2025
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LPCS-25-0301

FINAL SUBMITTAL

ICUS,
GAL.
ALMS
MAIN
PINE,
MAIN

EXISTING GREEN ISLAND FICUS, TO REMAIN

EXISTING TREES, TO REMAIN

EXISTING SILVER BUTTONWOOD HEDGE, TO REMAIN

EXISTING SILVER BUTTONWOOD HEDGE, TO REMAIN

EXISTING TREES, TO REMAIN

EXISTING GREEN ISLAND FICUS, TO REMAIN

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

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S

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

LANDSCAPE PLAN

REEF CONDOMINIUM

2275 S OCEAN BLVD, PALM BEACH, FL.

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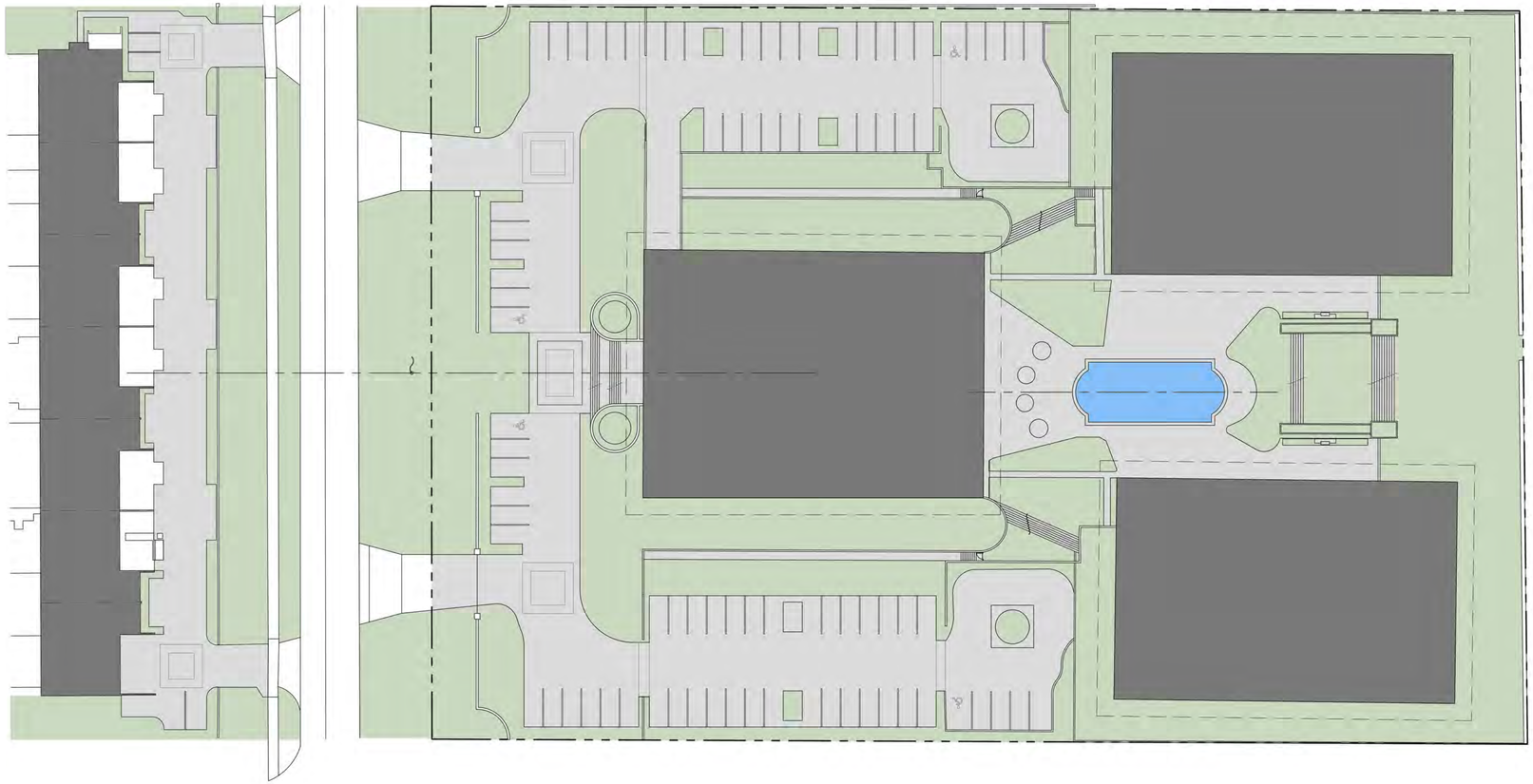
FINAL SUBMITTAL

OVERALL R-C SITE CALCULATIONS:

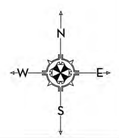
SITE AREA =	177,294	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	62,052	SQ FT	35%
EXISTING =		SQ FT	
PROPOSED =	73,060	SQ FT	41%

FRONT SETBACK SITE CALCULATIONS:

35' SETBACK AREA =	12,075	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	4,830	SQ FT	40%
EXISTING =		SQ FT	
PROPOSED =	9,507	SQ FT	78%



LEGEND
OPEN SPACE
HARDSCAPE
BUILDING



MARIO F. NIEVERA

State of Florida
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6666856

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

OVERALL OPEN SPACE DIAGRAM

REEF CONDOMINIUM

2275 S OCEAN BLVD, PALM BEACH, FL.

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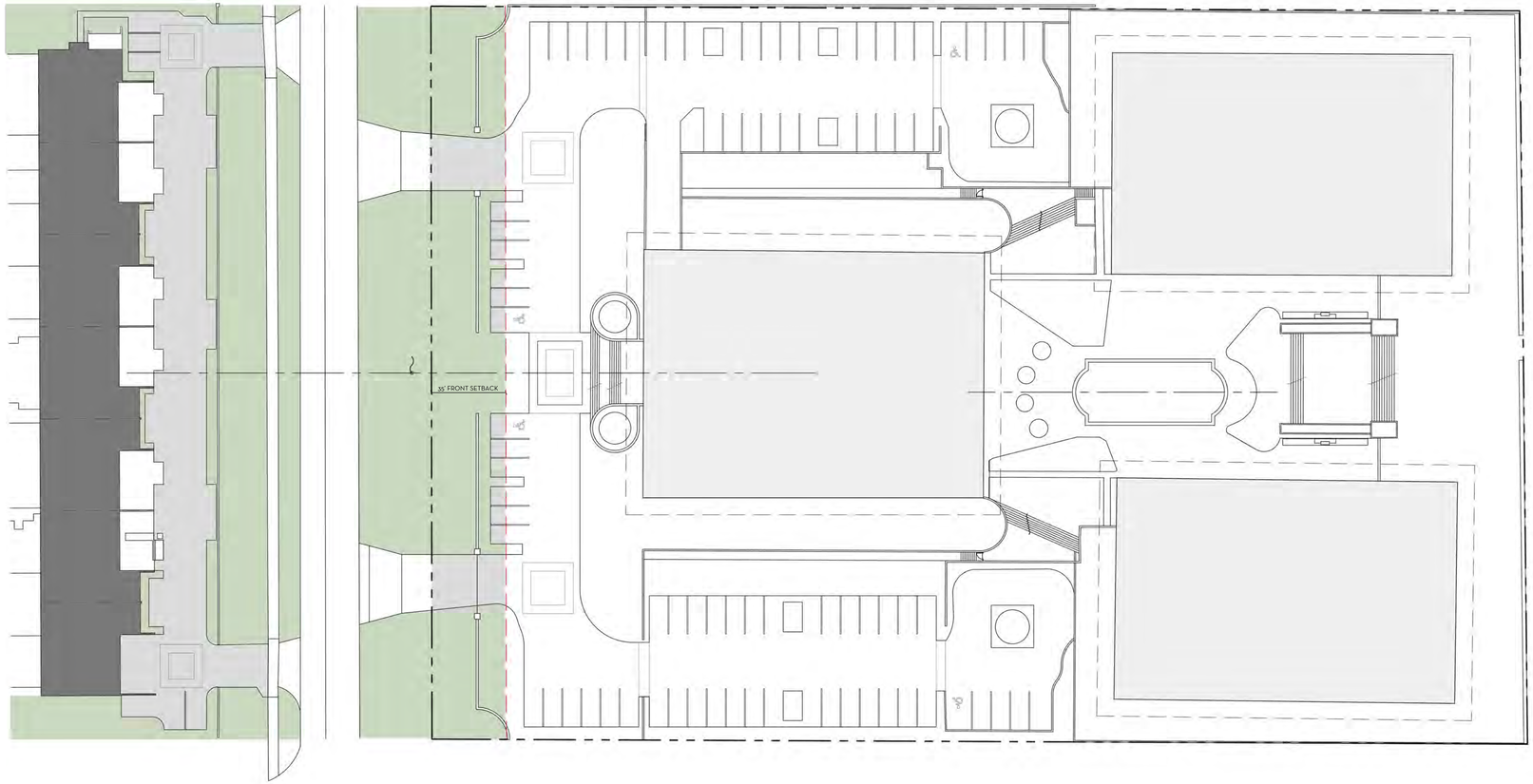

LEGEND
OPEN SPACE
HARDSCAPE
BUILDING

MARIO F. NIEVERA

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

FRONT - OPEN SPACE DIAGRAM

REEF CONDOMINIUM

2275 S OCEAN BLVD, PALM BEACH, FL.

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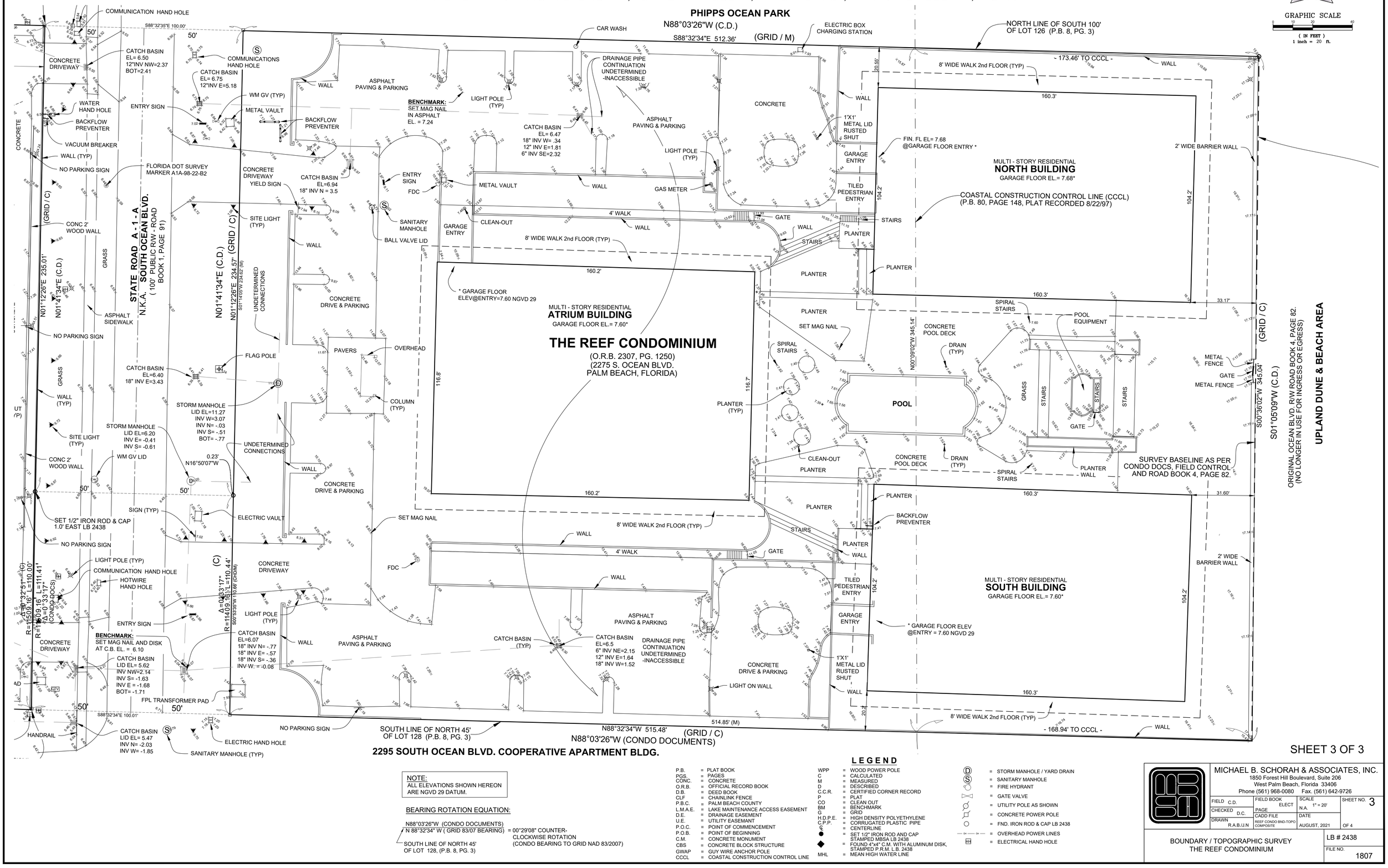
LPCS-25-0301

THE REEF CONDOMINIUM

A TRACT OF LAND LYING IN SECTION 14, TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA.



2295 SOUTH OCEAN BLVD. COOPERATIVE APARTMENT BLDG.

GRAPHIC SCALE
0 10 20 40
(IN FEET)
1 inch = 20 ft.

SHEET 3 OF 3

NOTE:
ALL ELEVATIONS SHOWN HEREON ARE NGVD 29 DATUM.

BEARING ROTATION EQUATION:

N88°03'26"W (CONDO DOCUMENTS)
N 88°32'34" W (GRID 83/07 BEARING) = 00°29'08" COUNTER-CLOCKWISE ROTATION (CONDO BEARING TO GRID NAD 83/2007)
SOUTH LINE OF NORTH 45' OF LOT 128, (P.B. 8, PG. 3)

LEGEND

P.B.	= PLAT BOOK	WPP	= WOOD POWER POLE	Ⓓ	= STORM MANHOLE / YARD DRAIN
PGS.	= PAGES	C	= CALCULATED	Ⓢ	= SANITARY MANHOLE
CONC.	= CONCRETE	M	= MEASURED		= FIRE HYDRANT
O.R.B.	= OFFICIAL RECORD BOOK	D	= DESCRIBED		= GATE VALVE
D.B.	= DEED BOOK	C.C.R.	= CERTIFIED CORNER RECORD		= UTILITY POLE AS SHOWN
CLF	= CHAINLINK FENCE	P	= PLAT		= CONCRETE POWER POLE
P.B.C.	= PALM BEACH COUNTY	CO	= CLEAN OUT		= FND. IRON ROD & CAP LB 2438
L.M.A.E.	= LAKE MAINTENANCE ACCESS EASEMENT	BM	= BENCHMARK		= OVERHEAD POWER LINES
D.E.	= DRAINAGE EASEMENT	G	= GRID		= ELECTRICAL HAND HOLE
U.E.	= UTILITY EASEMANT	H.D.P.E.	= HIGH DENSITY POLYETHYLENE		
P.O.C.	= POINT OF COMMENCEMENT	C.P.P.	= CORRUGATED PLASTIC PIPE		
P.O.B.	= POINT OF BEGINNING	℄	= CENTERLINE		
C.M.	= CONCRETE MONUMENT	●	= SET 1/2" IRON ROD AND CAP STAMPED MBSA LB 2438		
CBS	= CONCRETE BLOCK STRUCTURE	◆	= FOUND 4"x4" C.M. WITH ALUMINUM DISK, STAMPED P.R.M. L.B. 2438		
GWAP	= GUY WIRE ANCHOR POLE	MHL	= MEAN HIGH WATER LINE		
CCCL	= COASTAL CONSTRUCTION CONTROL LINE				

MICHAEL B. SCHORAH & ASSOCIATES, INC.
1850 Forest Hill Boulevard, Suite 206
West Palm Beach, Florida 33406
Phone (561) 968-0080 Fax. (561) 642-9726

FIELD C.D.	FIELD BOOK ELECT	SCALE 1" = 20'	SHEET NO. 3
CHECKED D.C.	PAGE	N.A.	
DRAWN R.A.B./J.N	CADD FILE REEF CONDO BND-TOPO COMPOSITE	DATE AUGUST, 2021	OF 4

BOUNDARY / TOPOGRAPHIC SURVEY
THE REEF CONDOMINIUM

LB # 2438

FILE NO. 1807

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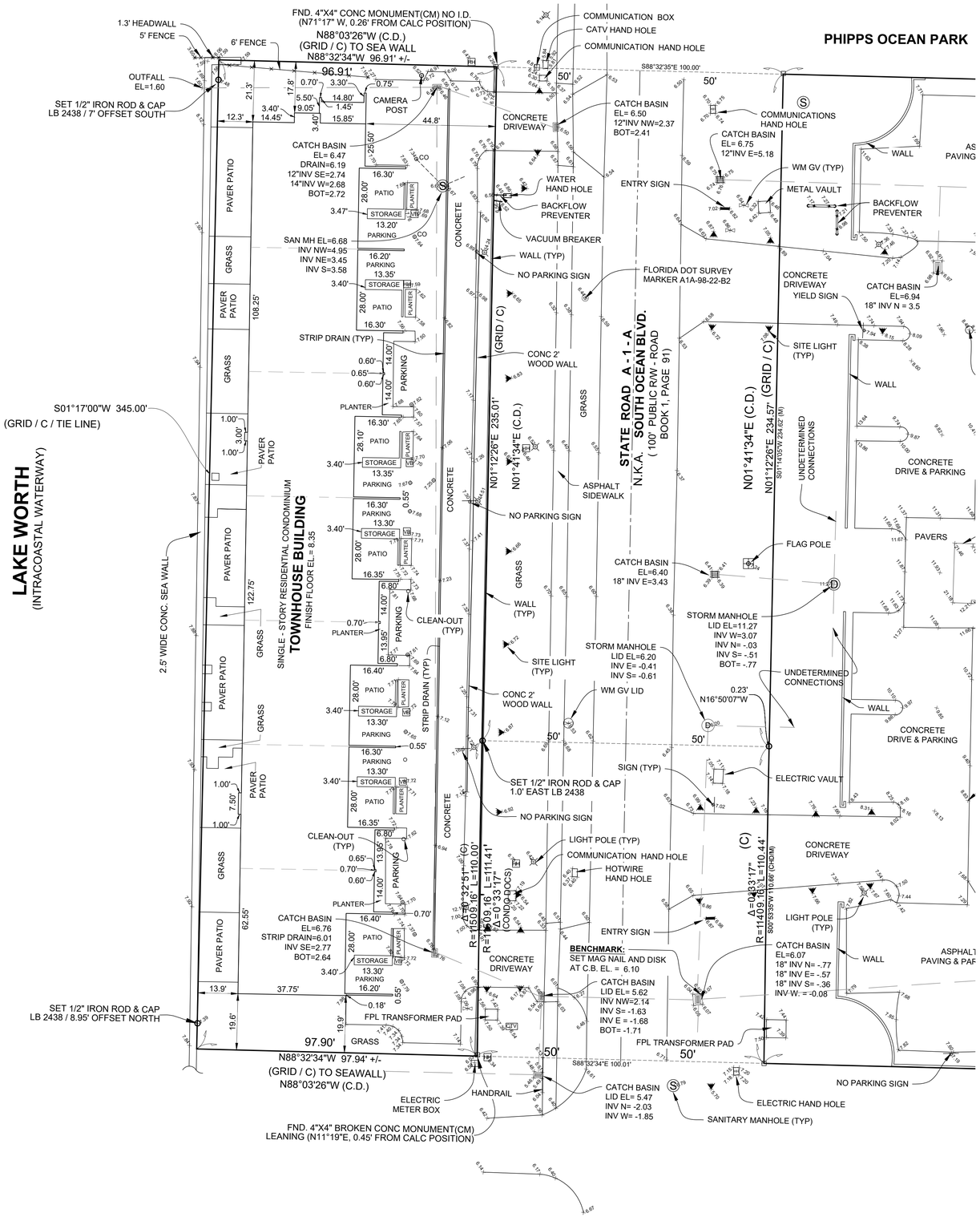

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EH	= ELECTRICAL HAND HOLE
VB	= VALVE BOX
CTV	= CABLE TV RISER

2275 SOUTH OCEAN BOULEVARD
PALM BEACH, FLORIDA

SHEET 4 OF 4

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CHECKED D.C.	PAGE		
DRAWN R.A.B./J.N	CADD FILE REEF CONDO BND-TOPO COMPOSITE	DATE JUNE, 2022	OF 4

BOUNDARY / TOPOGRAPHIC SURVEY COMPOSITE
THE REEF CONDOMINIUM

LB # 2438

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The Reef

2275 South Ocean Boulevard



DESIGNATION REPORT

November 20, 2019

Landmark Preservation Commission

Palm Beach, Florida

DESIGNATION REPORT

The Reef: 2275 South Ocean Boulevard

Table of Contents

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Report produced by Murphy Stillings, LLC

I. General Information

Location: 2275 South Ocean Boulevard
Palm Beach, Florida

Date of Construction: 1972-1974

Original Owner: Palm Beach Reef Development Company

Architect: Clifford Eugene "Gene" Lawrence

Contractor: William Passalacqua

Current Owners: Multiple Owners (Please see attached list)

Present Use: Residential Condominium Building

Current Legal Description:

> The tract of land in Section 14 of Township 44 South, Range 43 East, Palm Beach County, as bounded as follows:
> On the East by the waters of the Atlantic Ocean; on the West by the waters of Lake Worth; on the North by the North line of the South 100 feet of Lot 126, of Palm Beach Estates according to the plat thereof recorded in Book 8, Page 3, Palm Beach County Records and such line extended Westerly to the waters of Lake Worth and on the South by the South line of the North 45 feet of Lot 128 of said Palm Beach Estates, and said line extended Westerly to the waters of Lake Worth in the Town of Palm Beach, Palm Beach County, Florida, together with all riparian and littoral rights thereunto appertaining; less and except the right-of-way of State Road A-1-A.

List of Owners and Parcel Control Numbers

101A Elena Merjanian, Trust: 50-43-44-14-01-003-1010

101N & 108N John & Jane Shalam: 50-43-44-14-01-002-1010

101S Rebeca L. Owen Trust: 50-43-44-14-01-002-1010

102A Barbara h. Stark: 50-43-44-14-01-003-1020

102N John & Jane Shalam: 50-43-44-14-01-001-1020

102S Mary Jo Joyce: 50-43-44-14-01-002-1020

103A Barry Lowenthal & John McCusker: 50-43-44-14-01-003-1030

103N Daniel P. Desimone & Alan R. Sternberg: 50-43-44-14-01-001-1030

103S Steven L. Cicatelli & Peter Lannan 50-43-44-14-01-002-1030

104A Mary Rosoff: 50-43-44-14-01-003-1040

104N Scott K. Sanders & Peter S. Wilson: 50-43-44-14-01-001-1040

104S Marlene Frada Borey: 50-43-44-14-01-002-1040

105A Victoria & Hedy Jarras Trust: 50-43-44-14-01-003-1050

105N Barry Blumberg & Sarah Gaulak: 50-43-44-14-01-001-1050

105S Jay A. & Lorraine J. Fleischman: 50-43-44-14-01-002-1050

106A Taylor Wilson: 50-43-44-14-01-003-1060

106N Peter S. Marx: 50-43-44-14-01-003-1060

106S Geraldine Polinger Family Trust: 50-43-44-14-01-002-1060

107A Kathleen E & Stephen L. Levinson: 50-43-44-14-01-003-1070

107N Michael J. & Pamela T. Davies: 50-43-44-14-01-001-1070

107S Lisa Lazurus: 50-43-44-14-01-002-1070

108A Deborah O. Day & Raul G. Viera: 50-43-44-14-01-003-1080

108S Raymond J. Wean, III & Suzanne C. Wean: 50-43-44-14—01-002-1080

109A Reef Condominium Association, Inc.: 50-43-44-14-01-003-1090

201A John L. Jarema & Mark Walter: 50-43-44-14-01-003-2010

201N John R. & Sandra Blair Trust: 50-43-44-14-01-001-2010

201S Barbara E. Toll: 50-43-44-14-01-002-2010

202A Winter Evans & Claudio A. Guidi: 50-43-44-14-01-003-2020

202N: Thomas W. Shaffer: 50-43-44-14-01-001-2020

202S Suzanne C. Wean: 50-43-44-14-01-002-2020

203A: Robert L. Copley: 50-43-44-14-01-003-2030

203N Melvin & Lisa Katz: 50-43-44-14-01-001-2030

203S Marvin Yontef: 50-43-44-14-01-002-2030

204A Pala Z. Mostoller Trust: 50-43-44-14-01-003-2040

204N Jay Allen Renfeld: 50-43-44-14-01-001-2040

204S & 205S: Joan Genser: 50-43-44-14-01-002-2040

205A Steven S. Stolman & Richard Wilkie: 50-43-44-14-01-003-2050

205N Katherine M. Shenaman: 50-43-44-14-01-001-2050

206A Philip A. Nardone, Jr. & Scott E. Peltier: 50-43-44-14-01-003-2060

206N Harjas Chatwal & Maria L. Mezzomo: 50-43-44-14-01-001-2060

206S BRC Associates LLC: 50-43-44-14-01-002-2060

207A Nathan N. Gold & Abram Majtlis: 50-43-44-14-01-003-2070

207N Carole Moran: 50-43-44-14-01-001-2070

207S BRC Associates LLC: 50-43-44-14-01-002-2070

208A Steven S. Stolman & Richard A.Wilkie: 50-43-44-14-01-003-2080

208N Janet R. Matthews: 50-43-44-14-01-001-2080

208S BRC Associates LLC: 50-43-44-14-01-002-2080

209A Pala Z. Mostoller Trust: 50-43-44-14-01-003-2090

301A Meryl Ann Metz: 50-43-44-14-01-003-3010

301N Douglas T. & Elizabeth L. Osborne Trust 50-43-44-14-01-001-3010

301S & 302S Carla B. Herwitz 50-43-44-14-01-002-3010

302A Sharon Bush: 50-43-44-14-01-003-3020

302N Kellie M. Hudson: 50-43-44-14-01-001-3020

303A Dorita H. Normile: 50-43-44-01-003-3030

303N Howard G. & Sarah H. Slavit 50-43-44-14-01-001-3030

303S Charles Landle Trust: 50-43-44-14-01-002-3030

304A In-Law Pad LLC: 50-43-44-14-01-003-3040

304N Sarah B. Newton: 50-43-44-14-01-001-3040

304S Thomas A. & Barbara J. Palacorolla: 50-43-44-14-01-002-3040

305A Richard B. Reading: 50-43-44-14-01-003-3050

305N Barbara A. Hussey: 50-43-44-14-01-001-3050

305S & 306S Andrea M. Weiss: 50-43-44-14-01-002-3050

306A Harriett Eckstein: 50-43-44-14-01-003-3060

306N Summers & Varga Family Trust & George E. Mueller, Jr. Trust & Julit K. Muller Trust: 50-43-44-14-01-001-3060

307A Bittan Ninette Ricca: 50-43-44-14-01-003-3070

307N Jennifer Ruys Trust & Ted Sith Trust: 50-43-44-14-01-001-3070

307S & 308S Ladove Community Property Trust & Lawrence & Linda A. Ladove Trust: 50-43-44-14-01-002-3070

308A Neal A. Schott: 50-43-44-14-01-003-3080

308N Amalfi Associates: 50-43-44-14-01-001-3080

309A Florence M. Faul: 50-43-44-14-01-003-3090

Townhouses

T 1 Susan S. Channing: 50-43-44-14-01-004-0010

T 2 Myles Family Trust & Laurie J. Goldhar Trust 50-43-44-14-01-004-0020

T 3 Peter Cromarty 50-43-44-14-01-004-0030

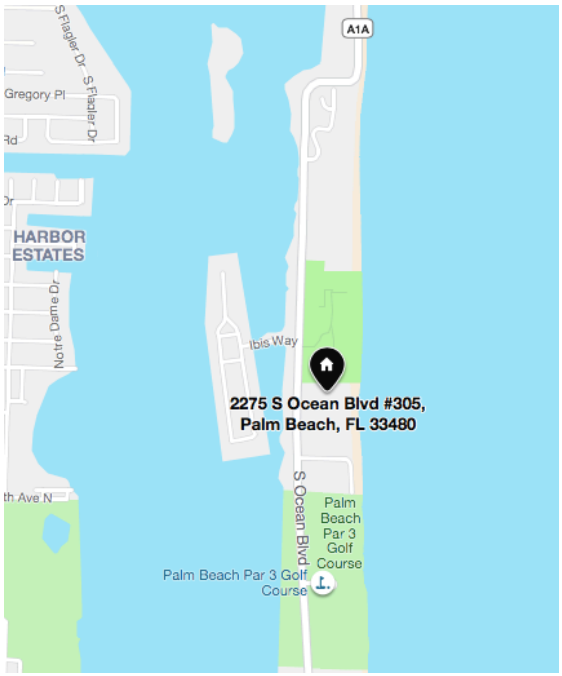
T 4 Joni C. Sherman & Alan J. Statman 50-43-44-14-01-004-0040

T 5 Miles A. Coon 50-43-44-14-01-004-0050

T 6 Candee Weitzman 50-43-44-14-01-004-0060

T 7 Mario F. Nievera 50-43-44-14-01-004-0070

II. Location Map





III. Architectural Information

The Reef Condominium, located at 2275 South Ocean Boulevard, was designed in the Modern architectural style by prominent Palm Beach architect Eugene Lawrence in 1972 and constructed by William Passalaqua Builders from 1972-1974. The Reef's design and site plan takes advantage of its location along the ocean and lake with three buildings positioned in a U-shape around a central swimming pool that leads to the ocean, and seven townhouses on the west side of South Ocean Boulevard along the Intracoastal Waterway.



The Modern architectural style originated at the beginning of the 20th century and became prominent after World War II. The style embraced the use of modern materials and building techniques, followed the principal that form should follow function, and was defined by clean lines, simple shapes and unornamented facades.

Lawrence's all white Modern design for The Reef's oceanfront buildings is characterized by its play of vertical and horizontal elements. Modern sloping buttresses rise toward the sky and are traversed by cantilevered horizontal balconies. The buttresses taper as they rise and meet the roofline with subtle curves. The buildings are constructed of steel and reinforced concrete surfaced with smooth stucco and flat roofs.



The three multi-unit buildings are known as the North Building, the South Building, and the center building is the Atrium Building. The Atrium Building features the main entrance, lobby and a central atrium with curvilinear planters and fountain. The main entrance features a large rectangular cantilevered entry overhang that is supported by rectangular posts. The overhang shelters stairs that lead to the lobby, and circular planters are located on each side of the stairs. A large opening with multiple fixed windows is centrally located on the west façade to provide light into the lobby.



Atrium Building & Main Entrance



Atrium

The lower level of the three buildings feature pool cabanas and storage areas and the condominium units are located on the upper three floors. As in many Modern architectural designs, the simplicity of The Reef's exterior accentuates the gracefulness of Lawrence's design with the sloping buttresses and cantilevered balconies being the principal design features of the structures. The exterior fenestration is primarily comprised of glass doors, some with accordion shutters, which provide access to the balconies with simple metal railings.



North Building and Pool



South Building & Pool

Across South Ocean Boulevard to the west are a series of seven townhouses. These units feature views to the west of the Intracoastal Waterway and Ibis Isle. Each townhouse features a garden and a carport on the east façade and terraces on the west façade. The townhouses are surfaced with stucco and horizontal siding. The roofs are angled and feature clerestory windows looking to the east.



Example of East Façade of a Townhouse Unit



Example of a Townhouse Unit Carport



Example of West Façade of a Townhouse Unit

The Reef Condominium Association and the condominium owners have recognized the importance of The Reef's design and have been working to preserve and maintain the property's significant architectural features. Over the years there have been alterations primarily to the interior of the units and to the windows and doors but the overall design of the exterior of the structures has been maintained and the property's historic and architectural integrity has been preserved.

IV. Historical Information

Prior to World War II, Palm Beach was most renowned as a resort town where the wealthy came to spend the winter season. There were grand estates built by some of the richest people in America as well as upper middle class neighborhoods, attractive commercial corridors and luxury hotels. Following the War, Palm Beach flourished and grew exponentially. A controversial zoning law passed by Town Council in 1947 led to dramatic growth in much of mid-town Palm Beach. Royal Park and Floral Park were two of the earliest subdivisions in Palm Beach where many of the oldest frame cottages and bungalows existed.[1] Prior to 1947, these subdivisions had mostly exclusive residential zone A classification. The new law changed much of the land in these subdivisions to zone C classification permitting hotels and apartments. At the same time, the Town Council raised the housing density in the stretch of land starting at Sloan's Curve and running south to Palm Beach's southern border, which included the land where The Reef was constructed. All of this rezoning created a building boom that endured for decades.

The first major building constructed south of Sloan's Curve in Palm Beach following the rezoning was The Ambassador Hotel built in 1947 by winter resident and Cleveland developer Charles Bernstein. The hotel was a success and became "a mecca for a discriminating clientele." Sander Weinstock, nephew of Charles Bernstein, purchased the Ambassador Hotel in 1953 and moved to Palm Beach. There was little development in the 1950s, however, the Phipps family was attracted to the South End for development and platted the Ibis Isles subdivision on the former Penner Island on the west side of South Ocean Boulevard. Town officials worked out a deal with the Phipps family that resulted in the town getting the land across South Ocean Boulevard for what today is Phipps Ocean Park.[2]

By the 1960s, many developers became attracted to this area south of Sloan's Curve, as it was mostly undeveloped ocean and lakefront land. Prior to the hurricane of 1947, State Road A1A (South Ocean Boulevard) was located along the ocean. However, the hurricane washed out the road so from Manalapan's Vanderbilt Curve to Palm Beach's Sloan's Curve, A1A was relocated toward the lake side. During this time there was also the addition of lakefront landfills

[1] In 1908, the Palm Beach Improvement Company platted and began developing a 168-acre tract from the lake

[2] Carlton Varney. "Ibis Isle has Colorful History and a Name Inspired by a Bird." Palm Beach Daily News, March 16, 2017.

on the west side of A1A creating greater buildable lots on both sides of the road. Developers began to see this great opportunity and began building condominium buildings along the ocean and lake south of Sloan's curve. By the end of the 1960s, nineteen condominiums had been constructed between Sloan's Curve and the Town of South Palm Beach.[3] The Palm Beach Par Three Golf Course opened in 1961 and the increased development and population growth in the South End created the need for a third fire station which opened next to Phipps Park in 1964. Development was booming and during the 1970s twenty-one more condominiums were constructed between Sloan's Curve and the Town of South Palm Beach and fourteen more in the 1980s. In just three decades more than fifty condominiums were constructed along this three-and-one-half mile ocean to lake narrow strip, ever changing the South End Palm Beach landscape.

This fervor of development did not please everyone in Palm Beach. According to historian and journalist Augustus Mayhew, the Palm Beach establishment saw the town as an enclave for the few while developers saw Palm Beach as a metropolis for the many. With a change in its members, the 1970 Town Council tightened building codes and zoning restrictions to reduce the town's population density.[4] By March 1970, the town had curbed high rises, setting a five-story limit on apartments and three-story commercial usage.[5]

These limits did not deter developers in the South End of Palm Beach. In April of 1972, Sanders Weinstock, one of the Town's biggest developers, purchased an oceanfront property with 345 feet of beachfront from Michael Susik and Herbert Theile for approximately $640,000 with intentions to build The Reef Condominium. Weinstock organized the Palm Beach Reef Development Company, Inc. with David R. Jacobson as President, himself as Vice-President and Elsie Rose as secretary. He also hired prominent architect Eugene Lawrence to design the Reef's three 3-story buildings on his oceanfront

[3] Nine of these condominiums were built on Ibis Isle in the late 1960s. They are low-rise condominiums developed as the French Villas each with a French name.

[4] Augustus Mayhew, "High-rise Palm Beach: Changes in Altitude." Palm Beach Daily News, January 20, 2019.

[5] Ibid. In response to the decades of high-rise residential and commercial development, the Town's 1969 and 1970 council elections proved revolutionary. While it had always been considered impolite to challenge incumbents, George Matthews won a council seat opposing nine-time Councilman John Cushman. The following year, Robert Grace and "Deedy" Matrix were elected. Their incumbent opponents had appeared lax in protecting the town against over development. Matthews, Grace and Matrix kept their pledge to scale Palm Beach back to sea level.

property. William Passalaqua Builders of Cleveland and Pompano Beach were hired as the contractors for the project.

The first building permit taken out for the project dated August 17, 1972 was for construction of an ocean bulkhead. One month later, on September 27, 1972, Building Permit # 98772 was taken out by William Passalaqua Builders to construct a multi-family complex of buildings with three separate buildings each three-stories high with 24 units in each of the two east buildings and 26 units in the west building known as the Atrium Building. The Reef Condominium complex was to be built in a U-shape with a swimming pool in the middle with stairs leading to the ocean beach. The approximate cost of the project was listed as $3,100,000. The land purchased for The Reef condominium project included property across the street on the west side of South Ocean Boulevard fronting Lake Worth (Intracoastal Waterway). In October of 1972, William Passalacqua Builders took out a permit for seven townhouse units on this west property with Eugene Lawrence as the architect. The estimated cost was $240,000. With the permits in place, site work and construction commenced on The Reef before the end of 1972.



Gene Lawrence During Construction of the Reef

Real estate advertisements for The Reef listed the property as a prestigious luxury condominium with the most modern style and amenities. The units were large and the density was significantly less than allowed by the zoning code. Architecturally the buildings were stunning modern designs with cantilevered

balconies and pristine ocean views that attracted discerning clientele. Lawrence was a hands-on architect who visited the site often to check on its progress. Construction stayed on target and Certificates of Approval and Occupancy were issued by the Town's Building Inspection Department in July and August of 1974.[6]

From the time The Reef was constructed to the present day it has been one of the most fashionable apartment buildings along Palm Beach's South Ocean Boulevard. According to resident and fashion designer Steven Stolman, "Ever since The Reef welcomed its first owners in 1974, it's attracted an eclectic crowd. Only a handful of original owners remain along with a good amount of 'legacy owners' – the children and grandchildren of original 'Reefers.' But a snapshot of The Reef's four and a half decades also reads like a Who's Who of artsy achievers and even a few boldfaced names."[7] When asked what is it about this discreet cluster of low lying buildings that have historically attracted such a smart crowd, interior designer and resident Simon Doonan responded, "The Reef is a paradox. Homey and welcoming, but also reeking of style and glamour." The Reef's board president Bram Majtlis added, "It is just so architecturally appealing and magnificently preserved." Due to its exceptional modern architectural design along with initiatives to preserve and protect the buildings, The Reef continues to attract an eclectic and cultured group of owners.

V. Architect Biography

Clifford Eugene "Gene" Lawrence, Jr.

Clifford Eugene "Gene" Lawrence, Jr. was a talented, acclaimed and prolific Palm Beach architect with many premier residential and commercial buildings spanning the time period from the 1960s to 2013.

A native of North Florida, Gene Lawrence graduated cum laude from the University of Florida's College of Architecture and Fine Arts in 1957 and then

[6] The center west building known as the Atrium Building received its Certificate of Approval and Occupancy July 19, 1974, followed by the south building on August 9, 1974 and the north building on August 12, 1974.

[7] According to the article, the Who's Who of artsy achievers and boldfaced names included actress Stockard Channing, landscape architect Mario Nievara, fashionistas Ninette Ricca and Richard Lambertson, Broadway press agent Peter Cromarty, Esquire magazine alum Stephen Jacoby, ad execs Tom Shaffer and Barry Lowenthal and socialite Sharon Bush.

served in the Navy's Civil Engineering Corps before coming to Palm Beach.[8] After moving to Palm Beach he worked with various architectural and engineering firms in Florida before opening his private practice, The Lawrence Group Architects, in 1965 in an office at 205 Worth Avenue. He continued working in that building for 47 years until his retirement in 2013.

In Palm Beach, Gene Lawrence served on the Architectural Review Commission, the Planning and Zoning Commission and the Code Enforcement Board using his expertise in architecture and construction for a total of 36 years. He also volunteered as a director of the Palm Beach Civic Association and as a board member of the Palm Beach Chamber of Commerce. He was also very involved as a President, Board Member and Foundation Board Member of the Graham Eckes Palm Beach Academy.

Thousands of condominium homes in Palm Beach are in buildings designed by Lawrence. In addition to The Reef, his work includes the residential buildings at Sloan's Curve, the Sun and Surf, L'Ermitage of Palm Beach, Parc Regent, Sutton Place, Ambassador South, The Cove, The Regency of Palm Beach, Il Lugano and the Bellaria. Lawrence's firm also redesigned the Palm Beach Biltmore as part of the former hotel's conversion into luxury condominiums.[9]

Lawrence as well designed many prominent Palm Beach commercial buildings, including 150 Worth Avenue (The Esplanade), Neiman Marcus, Salvatore Ferragamo, Cartier, Trillion, Café L'Europe and the Palm Beach Park Centre office building at 440 Royal Palm Way. The spring 2013 issue of Worth Avenue magazine named Lawrence among the eight most important designers in the Town's history.[10]

Much of Lawrence's work is contemporary, but in a 2013 interview he stated he was never a "signature architect" with a single definitive style. Instead, he said his approach was to have the building fit the owner and what the situation dictates, and that has meant that he worked in many styles, including Mediterranean Revival, Modern and British Colonial.[11] Accepting challenging

[8] Lawrence enlisted in the Navy to serve in the Officer's Candidate school. In 1958 he was assigned to the Navy's civil engineering corps as an assistant officer in charge of construction. In this position he worked in several Southeast Asian countries like Vietnam, Laos, Thailand and Cambodia.
[9] William Kelly. "Longtime architect retires: Lawrence shaped look of island." Palm Beach Daily News, April 7, 2013.
[10] Ibid
[11] Ibid

jobs and taking risks earned The Lawrence Group a reputation of innovative designers.

Lawrence worked in Palm Beach during a major growth spurt in the town. His firm expanded seven times in the first three years and at one time more than 40 staff members worked in Palm Beach and satellite offices in Miami and Stuart. Lawrence's projects exceeded several billion dollars and reached as far as Mexico, California, New Jersey, North Carolina, New Mexico and Puerto Rico. He later decided to downsize and narrow his focus to Palm Beach. Palm Beach Daily News and Palm Beach Post articles described how Lawrence shaped the look of the Island and made Palm Beach a better place through his architectural designs, preservation projects and as volunteer on Town boards, while always being the epitome of a Southern gentleman. Eugene Lawrence passed away on November 2, 2013 at the age of 79.

A Letter to the Editor of the Palm Beach Daily News titled "Architect Leaves Inspiring Legacy" from Lewis Katz published November 10, 2013 speaks to Lawrence's character, dedication to architecture and his relationship to The Reef:

> *"At Wednesday's celebration of Gene Lawrence's life and achievements, Mayor Gail Coniglio astutely noted that Gene will be missed not only by his friends who knew him well, but also by those who met Gene just a few times in their lives.*
>
> *I am part of the latter group since I met Gene only once, shortly before his passing.*
>
> *This past September, I invited Gene to The Reef condominium, one of the many buildings he designed in Palm Beach, to get his opinion on a renovation project. Gene came along with his wife, Linda, even though he wasn't feeling his best. However, he was pleased to help the board of The Reef and said that he had a special feeling for our building.*
>
> *A couple of weeks later, Gene called and told me he had a proposal to present and we set a meeting for October 24th. The day before the meeting his wife called to let me know her husband had been admitted to the hospital so he, unfortunately, wouldn't be able to make our meeting. On Wednesday, right after Gene's memorial ceremony, Linda made sure she found me before greeting many of those who came to pay their respects. She was hugging a yellow manila folder containing Gene's proposal: she gave it to me and said, "this is his last work." And then gave me a hug.*

Thank you Gene for your dedication to The Reef in your last few weeks when you were ailing and thanks to you Linda for delivering his proposal. I am very grateful and feel privileged to have met you both. People like you make our town great."

VI. Statement of Significance

The Reef condominium and townhouses are distinctive for their novel Modern architecture designed by prominent Palm Beach architect Eugene Lawrence. The buildings are also significant as representing the vast development of Palm Beach's South End but standing out as a luxury condominium community that attracts eclectic and cultured owners who appreciate the authentic design and preservation of the buildings.

VII. Criteria for Designation

Section 54-161 of the Town of Palm Beach Landmarks Preservation Ordinance outlines the criteria for designation of a landmark or landmark site and suggests that at least one criterion must be met to justify the designation. Listed below are criteria, which relate to this property and justification for designation:

(1) "Exemplifies or reflects the broad cultural, political, economic or social history of the nation, state, county or town."

The Reef was built during the immense growth of Palm Beach's South End starting at Sloan's Curve and running three-and-a-half miles to the north border of the Town of South Palm Beach. From 1960 – 1990 more than fifty condominiums were built in this stretch between the ocean and the lake. The Reef condominium and townhouses are a luxury development established by Sander Weinstock and due to the high-quality ocean and lake view units, low density, and superb architecture it continues to attract diverse and cultured owners.

(3) "Embodies distinguishing characteristics of an architectural type or is a specimen inherently valuable for the study of a period, style, method of construction or use of indigenous materials or craftsmanship."

The Reef embodies distinguishing characteristics of the Modern architectural style as interpreted by prominent Palm Beach architect Eugene Lawrence. The elegant Modern design features clean lines, simple shapes, and unornamented facades. The Reef's angled sloping building supports and cantilevered

balconies embrace the use of modern materials and building techniques in a design that pursues the Modern architecture principal of "form follows function".

(4) "Is representative of the notable work of a master builder, designer or architect whose individual ability has been recognized or has influenced his age."

The Reef is an excellent representation of design work of Eugene Lawrence. Lawrence was a very important and prolific architect in Palm Beach from the 1960s through 2013. He designed many condominium buildings in the South End and Midtown Palm Beach that have stood the test of time and are sought after dwellings. His designs were innovative and provided the most modern designs and conveniences for the time. The Reef was known to be one of his favorite designs.

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