TOWN COUNCIL MEETING

TOWN OF PALM BEACH

AUGUST 13, 2025

9:30 AM

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

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

AGENDA

CALL TO ORDER AND ROLL CALL

INVOCATION AND PLEDGE OF ALLEGIANCE

APPROVAL OF CONSENT AGENDA

1. 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. *[The Landmark Commission approved the Floodplain Variance. Carried 7-0.] [The Landmark Commission approved this project as presented. Carried 5-2.]*

2. ZON-25-0036 (ARC-25-0034) 3300 S OCEAN BLVD (COMBO) - SITE PLAN REVIEW The applicant, Meridian of Palm Beach Condominium (Environment Design Group), has filed an application requesting Town Council approval for multi-family dwellings Site Plan Review for modifications to an entry guard house. The Architectural Commission shall perform design review of the application. *[The Architectural Commission Recommendation: Implementation of the proposed variances will not cause a negative impact on the subject property. Carried 6-0.] [The Architectural Commission approved this project on the Consent Agenda. Carried 6-0.]*

APPROVAL OF AGENDA

ADMINISTRATION OF THE OATH

COMMENTS

3. MAYOR AND TOWN COUNCIL MEMBERS

4. PUBLIC - 3 MINUTE LIMIT

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

PUBLIC HEARINGS

5. Appeal of ARCOM - ARC-25-0035 940 N LAKE WAY

GENERAL BUSINESS

6. Discussion Regarding Construction Screening Fences 25ft or Higher

7. Review and Discussion Regarding Zoning Code Items - Quick Fixes #1-7

7.1 Quick Fix #1: Mechanical Equipment

7.2 Quick Fix #2: Nonconforming Lots

7.3 Quick Fix #3: Angle of Vision

7.4 Quick Fix #4: Residential use in Commercial Districts Default to R-C

7.5 Quick Fix #5 Appeals

7.6 Quick Fix #6 Duration of Land Use Approval & Extension of Time

7.7 Quick Fix #7 Floodplain Notice

8. Proposed Zoning Code Items - Quick Fixes Group 2

UNFINISHED BUSINESS

9. ZON-25-0018 (ARC-25-0018) 164 SEMINOLE AVE (COMBO) – VARIANCES The applicant, JPBK Properties #2, LLC (James G. Held, Manager), has filed an application requesting Town Council review and approval of two (2) variances related to the construction of a new residence and accessory structure, including (1) a variance to exceed maximum angle of vision and (2) a variance to exceed the maximum cubic content ratio permitted. The Architectural Commission (ARCOM) shall perform design review of the application. *[The Architectural Commission Recommendation: Implementation of the proposed variances will not cause a negative impact on the subject property. Carried 5-2.] [The Architectural Commission approved this project with conditions. Carried 7-0.]*

10. ZON-25-0026 (COA-25-0009) 1200 S OCEAN BLVD (COMBO) – SPECIAL EXCEPTION The applicant, Dustin Mizell with Environment Design Group, has filed an application requesting Town Council review and approval for a special exception to allow the construction of a new Padel court. The scope of work includes exterior alterations, landscape, and hardscape modifications for the landmarked property. The Landmarks Preservation Commission shall perform design review of the application. *[The Landmark Commission Recommendation: Implementation of the proposed variances will not cause a negative impact on the subject property. Carried 5-2.] [The Landmark Commission approved this project with conditions to use Option A. Carried 5-2.]*

11. ZON-25-0030 (ARC-25-0024) 124 BRAZILIAN AVE (COMBO) – VARIANCES The applicant, Gulf Stream Trust (Maura Ziska Representative, Kirchoff & Associates Architect), has filed an application requesting Town Council review and approval of four (4) variances to (1) reduce required number of garage spaces, (2&3) retain reduced west side yard setbacks at both first and second floors and (4) to reduce the required east side yard first floor setbacks for various additions and alterations. The Architectural Commission (ARCOM) shall perform design review of the application. ***This project shall***

be deferred to the October 15, 2025, Town Council meeting, pending Architectural review.

NEW BUSINESS

12. 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. *[The Landmark Commission Recommendation: Implementation of the proposed variances will not cause a negative impact on the subject property. Carried 7-0.] [The Landmark Commission approved the Floodplain Variance. Carried 7-0.] [The Landmark Commission approved this project as presented. Carried 6-1.]*

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

14. ZON-25-0037 (ARC-25-0033) 171 EL PUEBLO WAY (COMBO) – VARIANCES The applicants, Kevin Ryan & Carolyn Presly-Ryan, have filed an application requesting Town Council review and approval of two (2) variances pertaining to a deficient pool heater setback from the east property line and to exceed the maximum distance separation permitted between swimming pool equipment and the swimming pool. The Architectural Commission shall perform design review of the application. *[The Architectural Commission Recommendation: Implementation of the proposed variances will not cause a negative impact on the subject property. Carried 6-0.] [The Architectural Commission approved this project on the Consent Agenda. Carried 6-0.]*

15. 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. ***This project shall be deferred to the September 10, 2025, Town Council meeting, pending Landmarks review.***

16. ZON-25-0042 223 SUNRISE AVE PALM BEACH HOTEL, Suite C2 and C17 at 223 SUNRISE AVE—VARIANCE The applicant, Grace Family Trust and Regain MD, has filed an application requesting Town Council review and approval for a Variance to allow an office use (medical) on the first floor of the Palm Beach Hotel in the C-TS zoning district where office use is only allowed above the first floor.

17. ZON-25-0043 353 PERUVIAN AVE—SPECIAL EXCEPTION WITH SITE PLAN REVIEW AND VARIANCE The applicant, Jay and Letty Biggens, have filed an application requesting Town Council

review and approval for a (1) Special Exception with Site Plan Review for a commercial space that contains square footage greater than 3,000 SF in the C-TS district and/or (2) Special Exception with Site Plan Review for outdoor furniture “For Sale” by the applicant’s business only and not to be associated with the previously approved gourmet market that is in the same commercial plaza. Additionally, the applicant is requesting one variance to reduce the required parking for the total open air merchandise display areas.

ANY OTHER BUSINESS

ADJOURNMENT

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

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

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

TOWN OF PALM BEACH

Information for Town Council Meeting on: August 13, 2025

To: Town Council

Via: Wayne Bergman, Director of Planning, Zoning, & Building

From: Planning, Zoning, & Building Staff

Re: 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. *[The Landmark Commission approved the Floodplain Variance. Carried 7-0.] [The Landmark Commission approved this project as presented. Carried 5-2.]*

Date: 7/24/2025

ATTACHMENTS

Staff Report
Letter of Intent
Plans
HSB Form

STRATEGIC PLAN

Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Quality of Life
Community Preservation

FUNDING

No Fiscal Impact

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:	LANDSCAPE ARCHITECT:	CIVIL ENGINEER:	ATTORNEY:
KRISTIN KELLOGG SMITH KELLOGG ARCHITECTURE, INC.	BRIAN VERTESCH VERTESCH LANDSCAPE ARCHITECTURE	CHAD GRUBER GRUBER CONSULTING ENGINEERS, INC.	MAURA ZISKA KOCHMAN & ZISKA PLC

DRAWING SHEET INDEX

ARCHITECTURAL

		SCALE
CVR	SHEET INDEX AND SCOPE OF WORK	N.T.S.
SURVEY		-
SV-101	LOCATION MAP, VICINITY SITE PLAN, AND STREETSCAPE ELEVATIONS	VARIES
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.
Z-101	CUBIC CONTENT DIAGRAM AND CALCULATIONS	N.T.S.
Z-102	VARIANCE DIAGRAM FOR FINISHED FLOOR ELEVATION	N.T.S.
P-101	EXISTING CONDITION PHOTOBOARDS OF SOUTH FACADE	N.T.S.
P-102	EXISTING CONDITION PHOTOBOARDS OF WEST FACADE	N.T.S.
P-103	EXISTING CONDITION PHOTOBOARDS OF NORTH FACADE	N.T.S.
P-104	EXISTING CONDITION PHOTOBOARDS OF EAST FACADE	N.T.S.
P-201	PHOTOBOARDS OF ADJACENT PROPERTIES	1/4" = 1'-0"
P-202	PHOTOBOARDS OF ADJACENT PROPERTIES	1/4" = 1'-0"
EX-101	EXISTING FLOOR PLAN	1/4" = 1'-0"
EX-102	EXISTING SECOND FLOOR PLAN	1/4" = 1'-0"
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"
R-102	COLORED ELEVATIONS	1/4" = 1'-0"
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 •

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

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

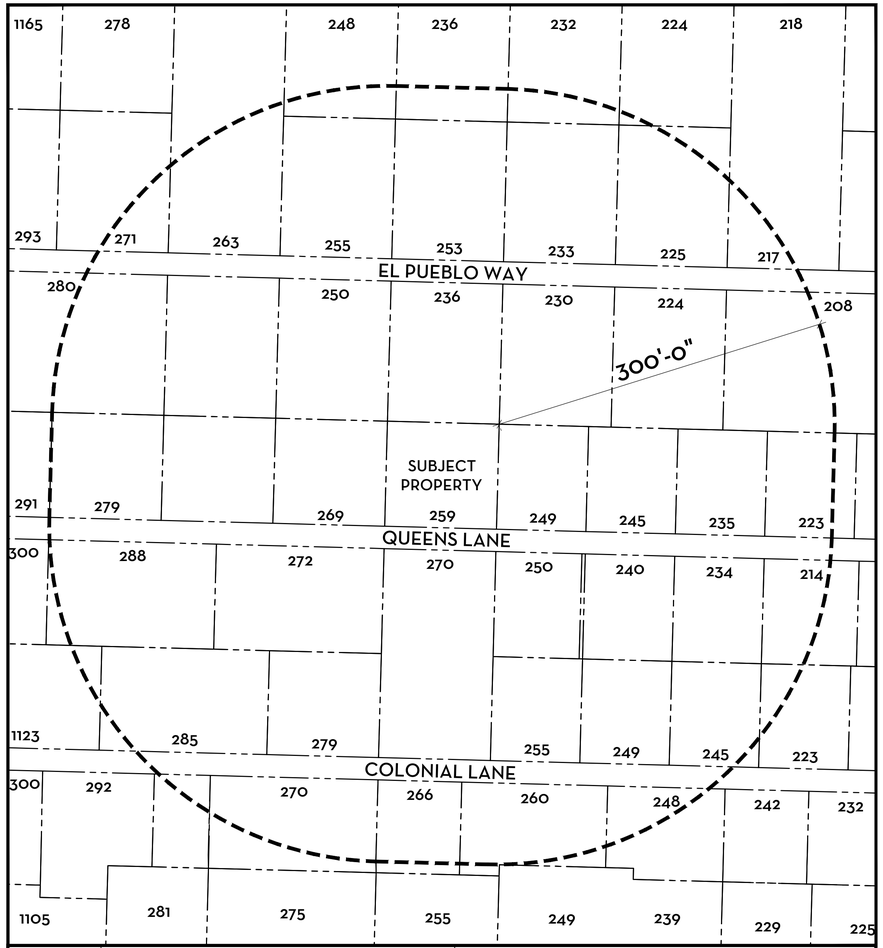
NO: 191101
DWG. BY: KHK, EMC
SHEET:

CVR



LOCATION MAP

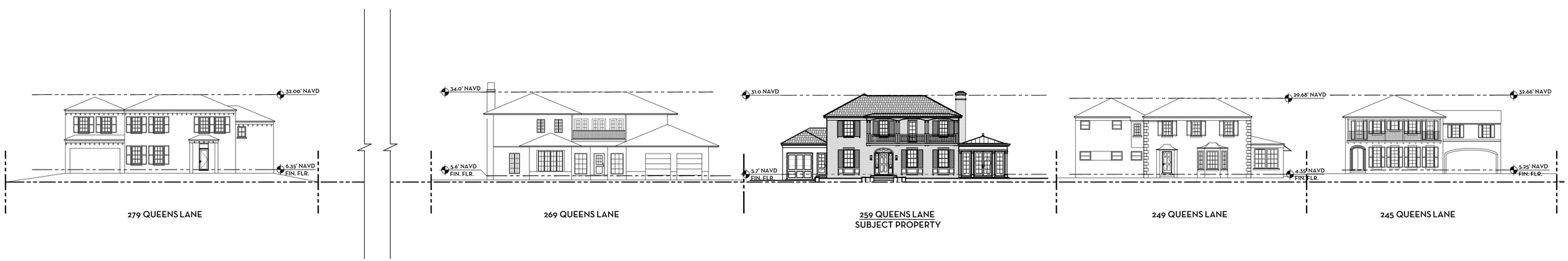
NOT TO SCALE



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:
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. 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.

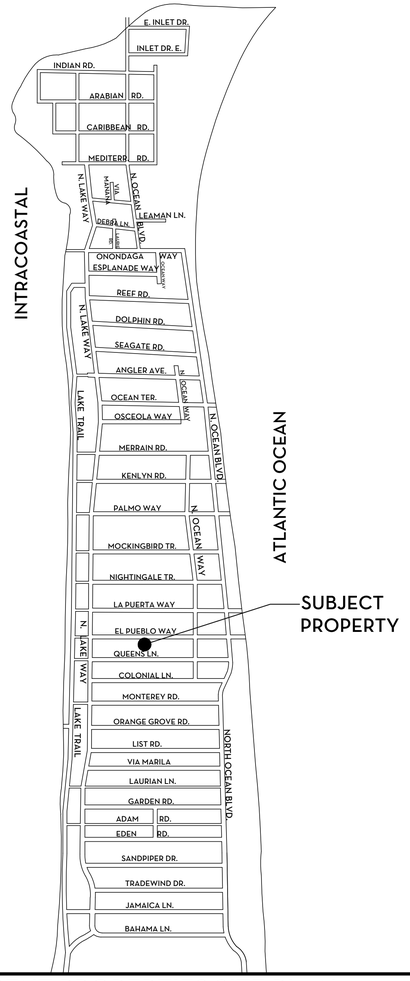
FLORIDA AAC
STATE OF FLORIDA
KRISTIN H. KELLOGG
AR98094
2025-06-26
REGISTERED ARCHITECT
NO. 26003858

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: 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 •

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.

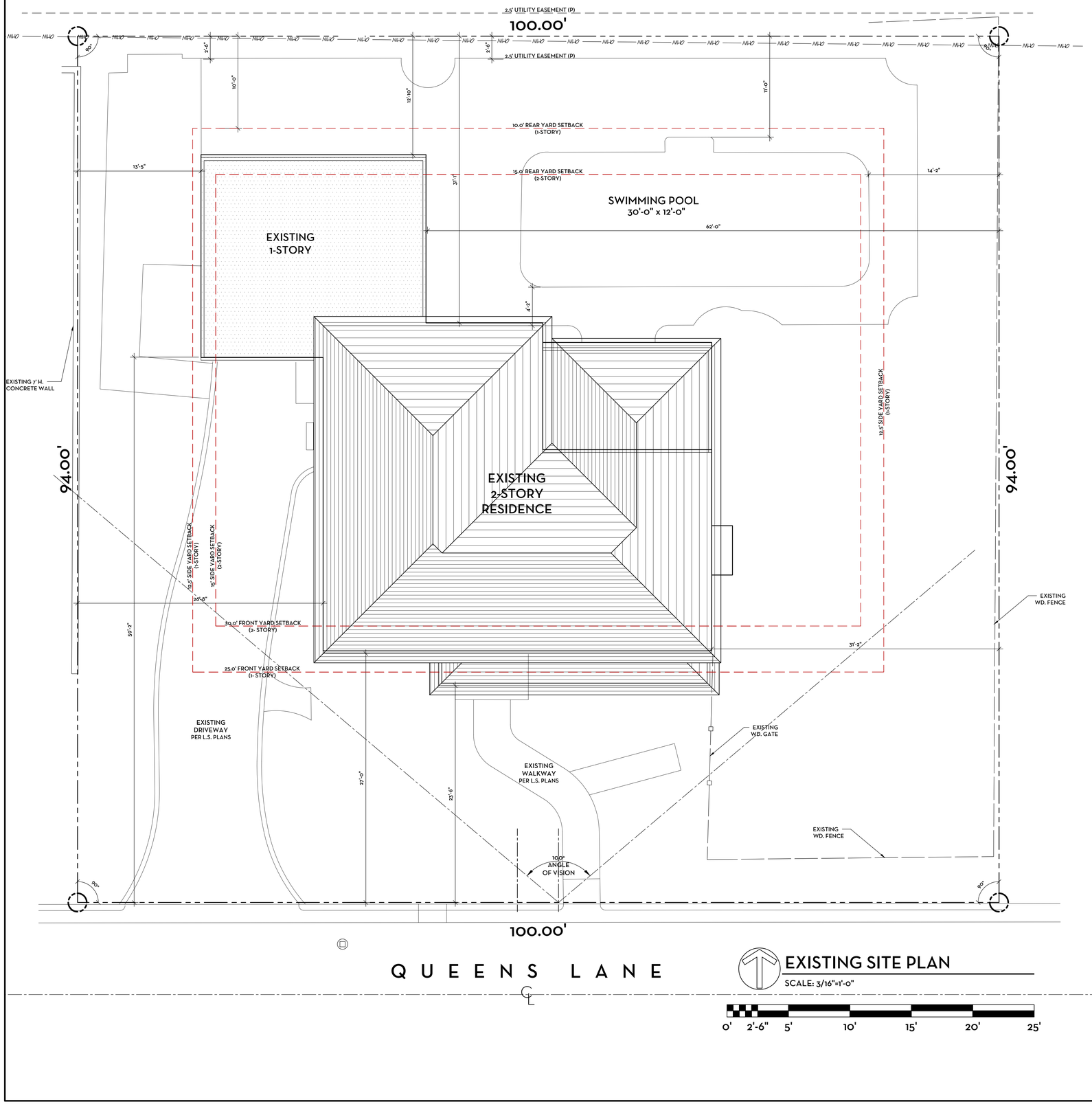
FLORIDA AAC
STATE OF FLORIDA · KRISTIN H. KELLOGG · AR98094 · REGISTERED ARCHITECT
NO. 26003858

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'

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.

ADDITIONS AND ALTERATIONS TO:
259 QUEENS LANE
PALM BEACH, FLORIDA

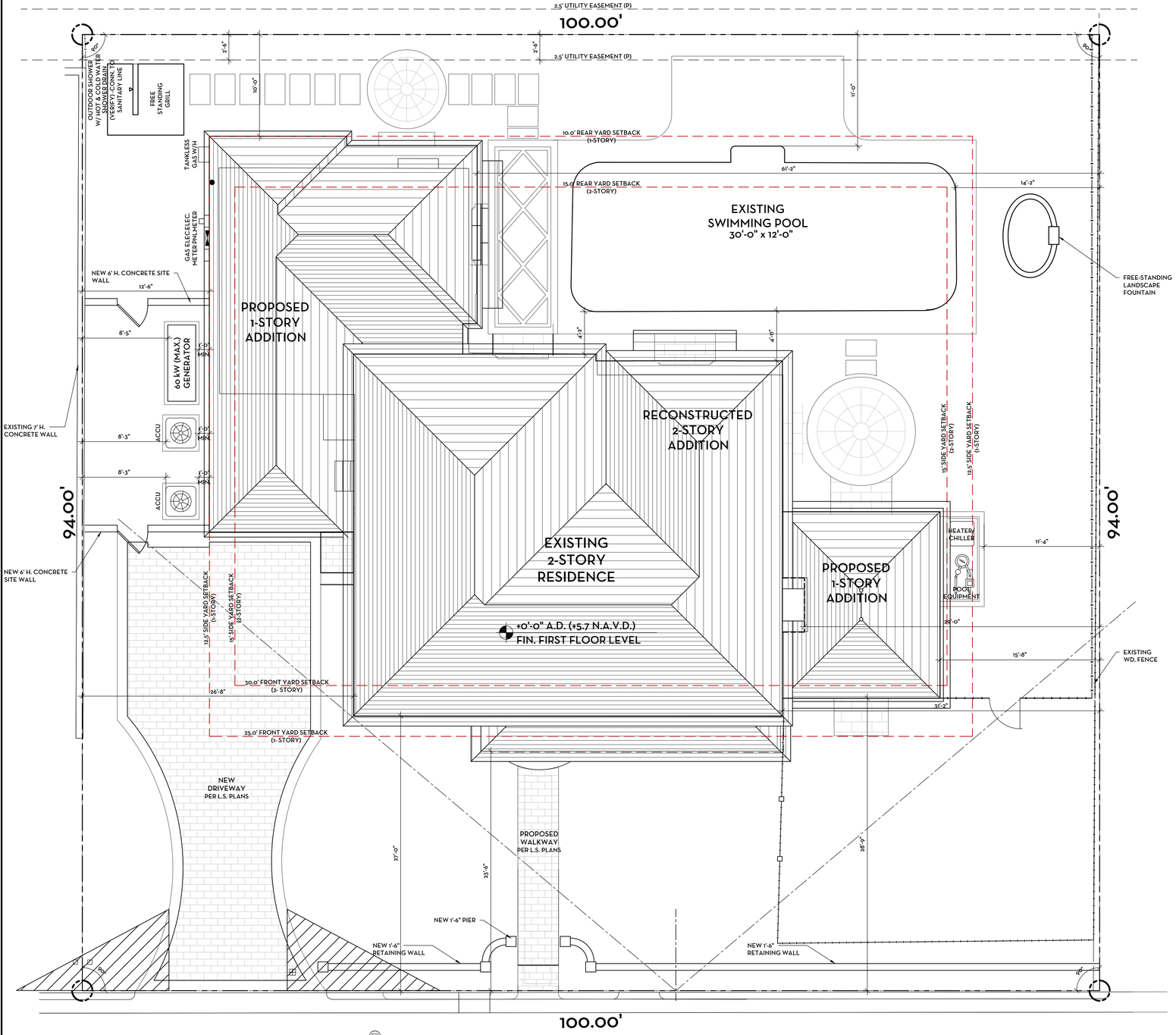
FLORIDA AAC
STATE OF FLORIDA · KRISTIN H. KELLOGG · REGISTERED ARCHITECT
AR98094
2025-06-26
NO. 26003858

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:
SP-101



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 •

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 TO BE USED ONLY IN CONNECTION WITH THIS PROJECT, AND SHALL NOT BE USED FOR ANY OTHER LOCATION. COPYRIGHT SMITH KELLOGG ARCHITECTURE, INC. ALL RIGHTS RESERVED.

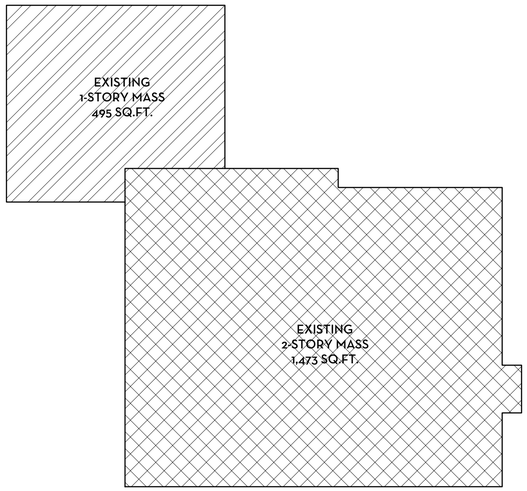
FLORIDA AAC
STATE OF FLORIDA · KRISTIN H. KELLOGG · AR0018014 · 2025-06-26 · REGISTERED ARCHITECT
NO. 26003858

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

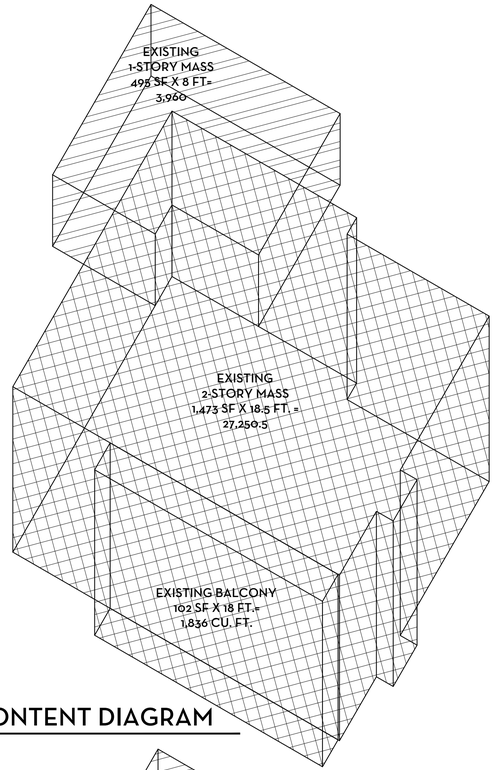
HBS-25-0006
ZON-25-0040

NO: 191101
DWG. BY: KHK, EMC
SHEET:
SP-102



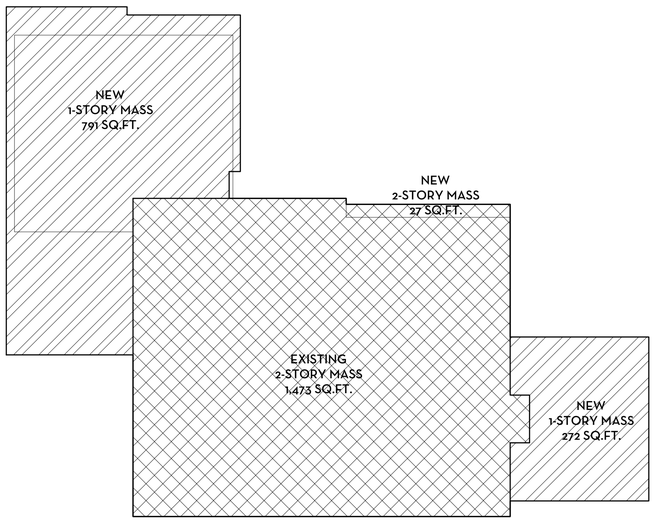
EXISTING LOT COVERAGE DIAGRAM

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



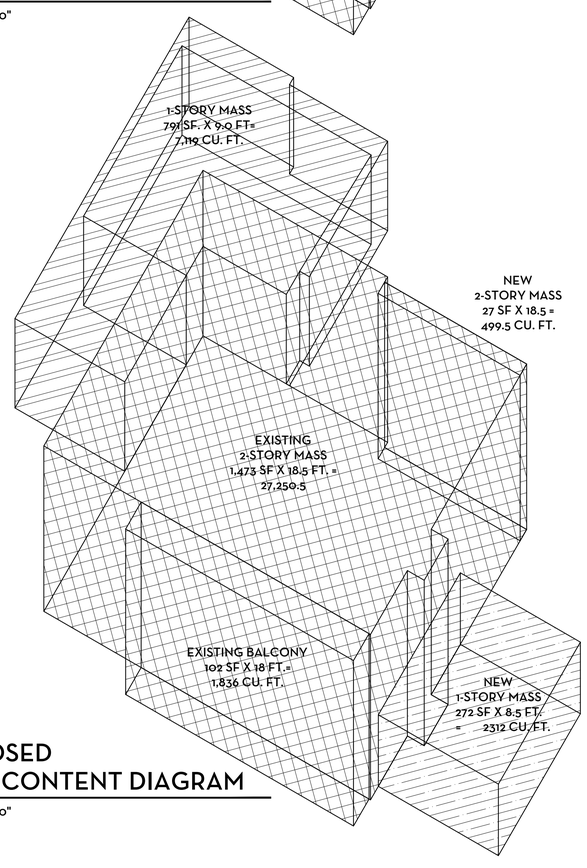
EXISTING CUBIC CONTENT DIAGRAM

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 •

THIS DRAWING IS AN INSTRUMENT OF SERVICE, AND AS SUCH SHALL REMAIN THE PROPERTY 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

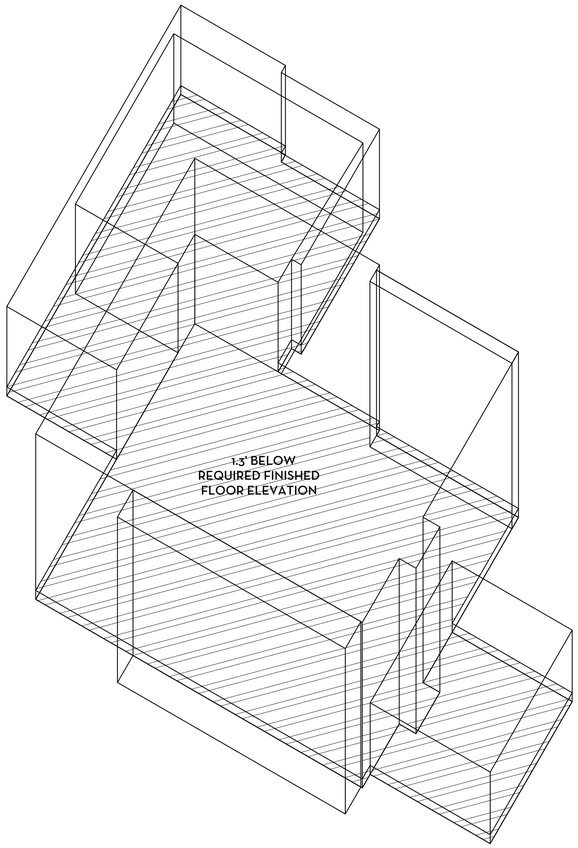
KRISTIN H. KELLOGG
REGISTERED ARCHITECT 98094

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: 191101
DWG. BY: KHK, EMC
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



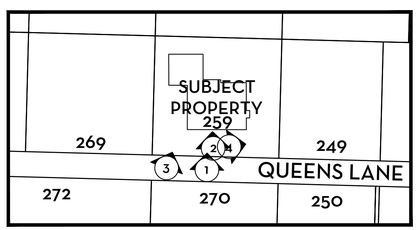
SOUTH FACADE 2



SOUTH FACADE 3



SOUTH FACADE 4



KEY PLAN

N.T.S.

259 QUEENS LANE - EXISTING CONDITIONS

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

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
2025-06-30
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:
P-101



WEST FACADE 1



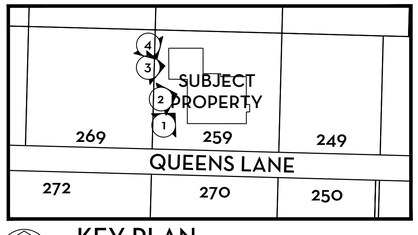
WEST FACADE 2



WEST FACADE 3



WEST FACADE 4



KEY PLAN

N.T.S.

259 QUEENS LANE - EXISTING CONDITIONS

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

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: 191101
DWG. BY: KHK, EMC
SHEET:
P-102



NORTH FACADE 1



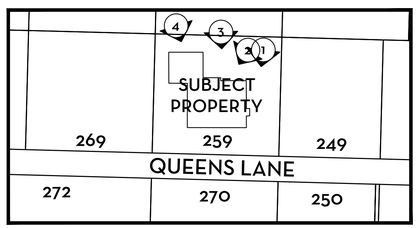
NORTH FACADE 2



NORTH FACADE 3



NORTH FACADE 4



KEY PLAN

N.T.S.

259 QUEENS LANE - EXISTING CONDITIONS

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

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: 191101
DWG. BY: KHK, EMC
SHEET:
P-103



EAST FACADE 1



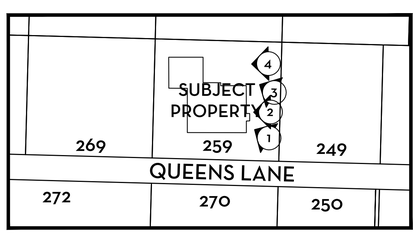
EAST FACADE 2



EAST FACADE 3



EAST FACADE 4



KEY PLAN

N.T.S.

259 QUEENS LANE - EXISTING CONDITIONS

SMITH KELLOGG ARCHITECTURE, INC.
• 202 EDMOR ROAD, WEST PALM BEACH, FLORIDA 33405 • TEL (561) 377-8787 •

ADDITIONS AND ALTERATIONS TO:
259 QUEENS LANE
PALM BEACH, FLORIDA

THIS DRAWING IS AN INSTRUMENT OF SERVICE, AND AS SUCH SHALL REMAIN THE PROPERTY 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: 191101
DWG. BY: KHK, EMC
SHEET:
P-104



269 QUEENS LANE



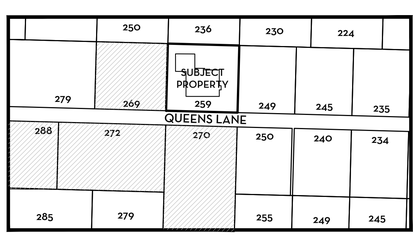
288 QUEENS LANE



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

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: 191101
DWG. BY: KHK, EMC
SHEET:
P-201



249 QUEENS LANE



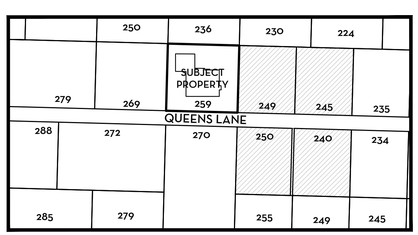
245 QUEENS LANE



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 •

THIS DRAWING IS AN INSTRUMENT OF SERVICE, AND AS SUCH SHALL REMAIN THE PROPERTY 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: 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.

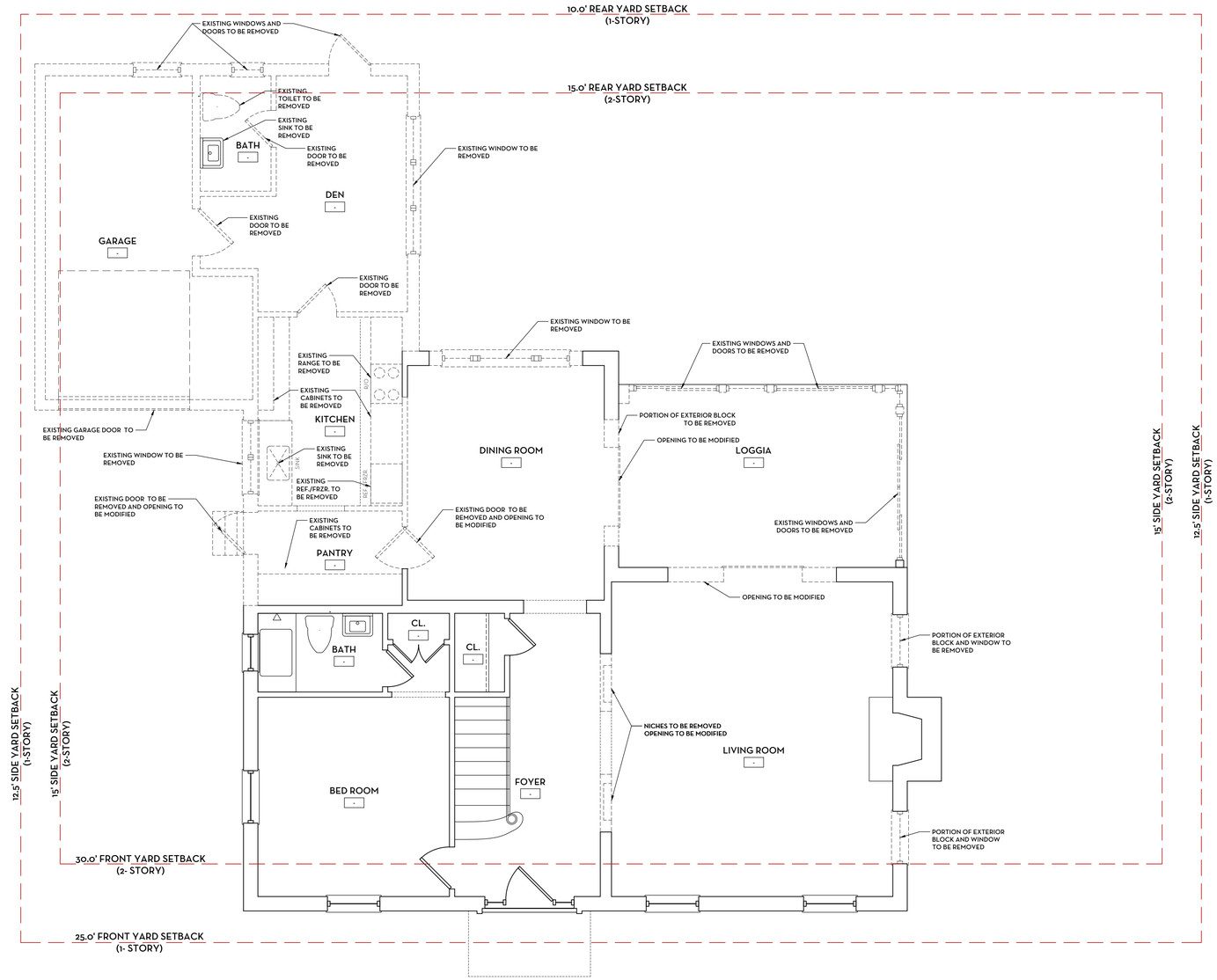
DEMOLITION:

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 · 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:
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:

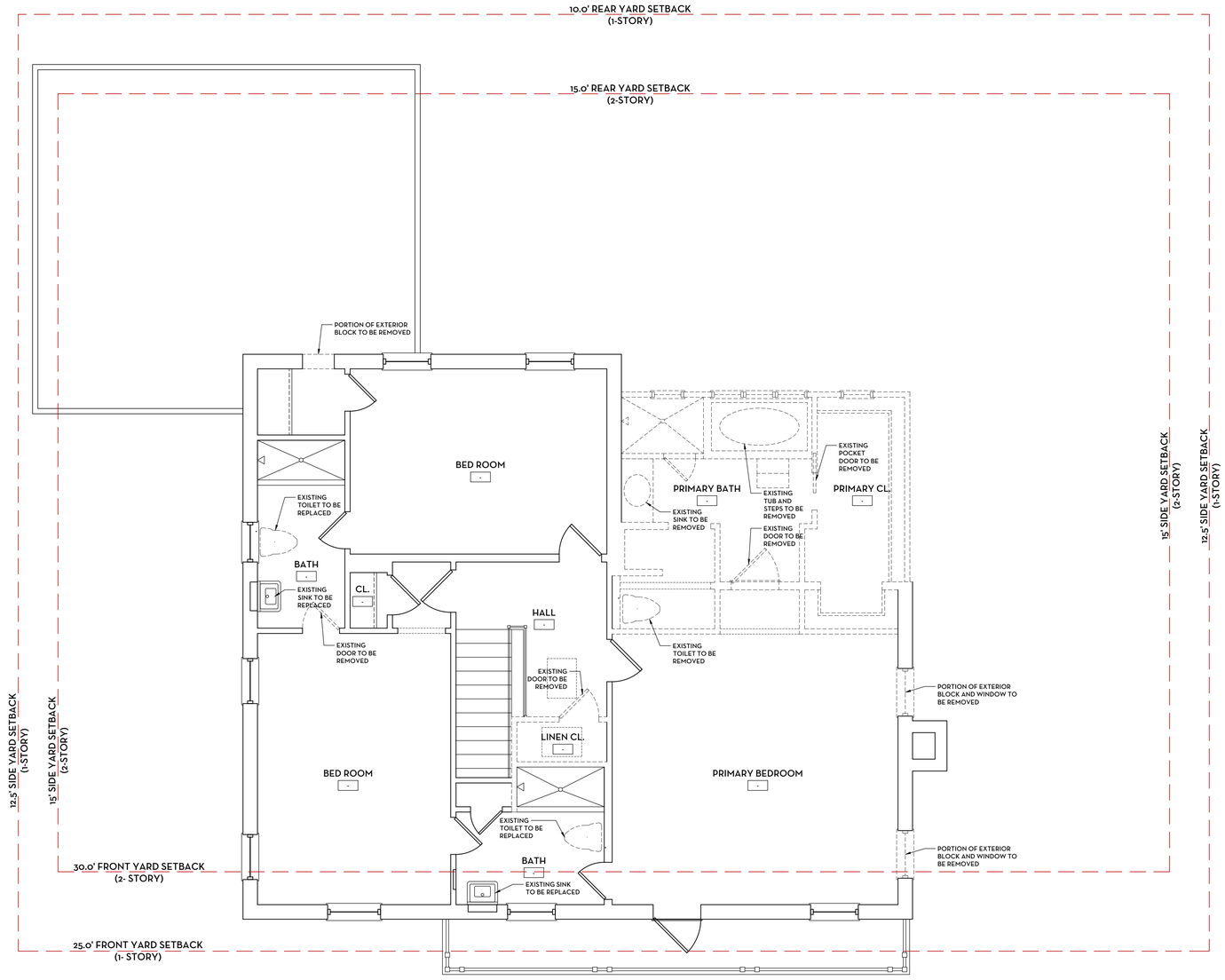
1. DEMOLISH IN AN ORDERLY AND CAREFUL MANNER AS REQUIRED TO ACCOMMODATE NEW WORK, INCLUDING THAT REQUIRED FOR CONNECTION TO THE EXISTING BUILDING. PROTECT EXISTING FOUNDATIONS AND SUPPORTING STRUCTURAL MEMBRANES.
2. REPAIR ALL DEMOLITION PERFORMED IN EXCESS OF THAT REQUIRED, AT NO COST.
3. BURNING OF 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
2025-06-26
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:

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.
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.

LEGEND:

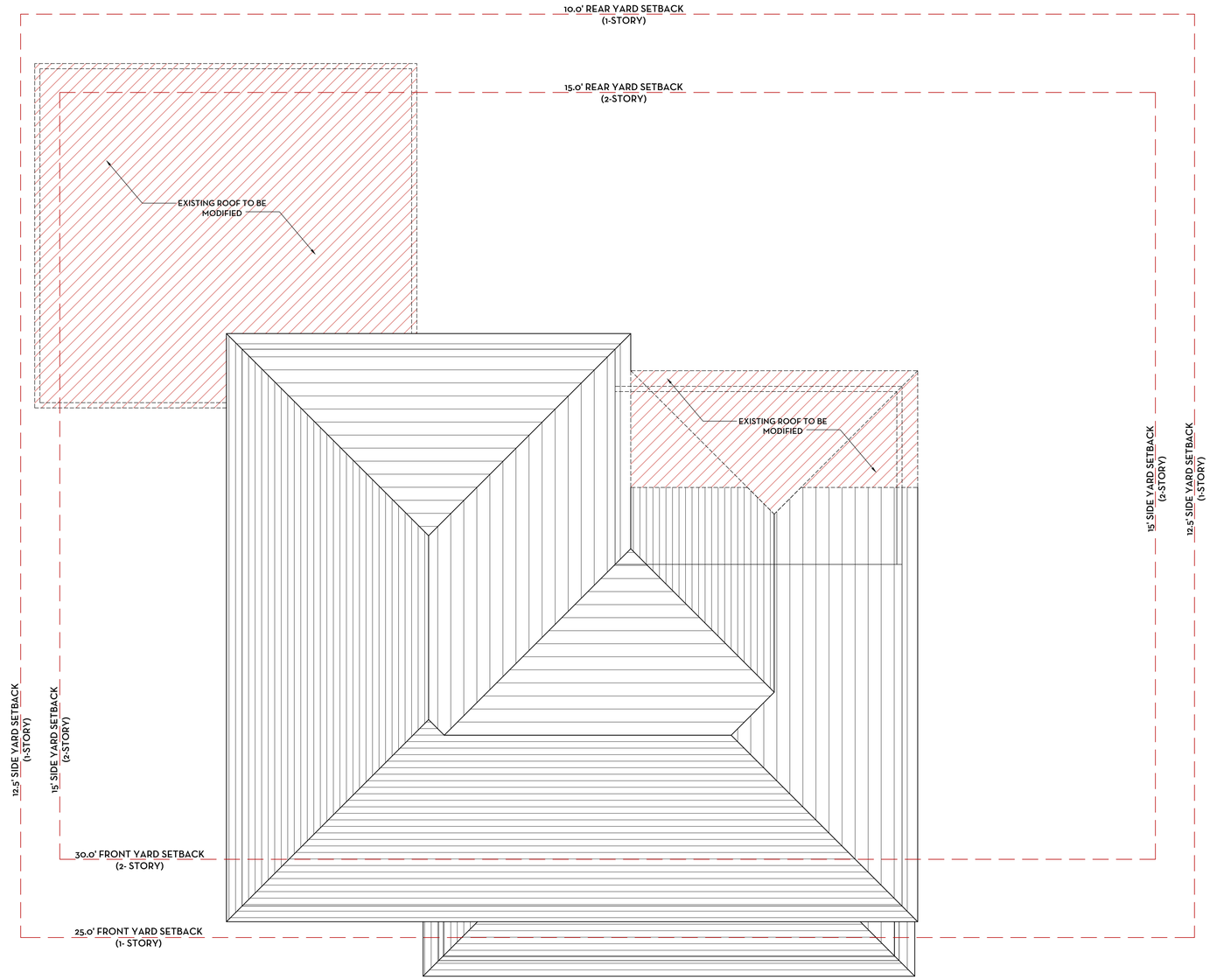
EXISTING WALLS, INTERIOR PARTITIONS, WINDOWS, DOORS, CABINETRY, APPLIANCES, FIXTURES OR FINISHES TO BE REMOVED

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

SMITH KELLOGG ARCHITECTURE, INC.
• 202 EDMOR ROAD, WEST PALM BEACH, FLORIDA 33405 • TEL (561) 377-8787 •

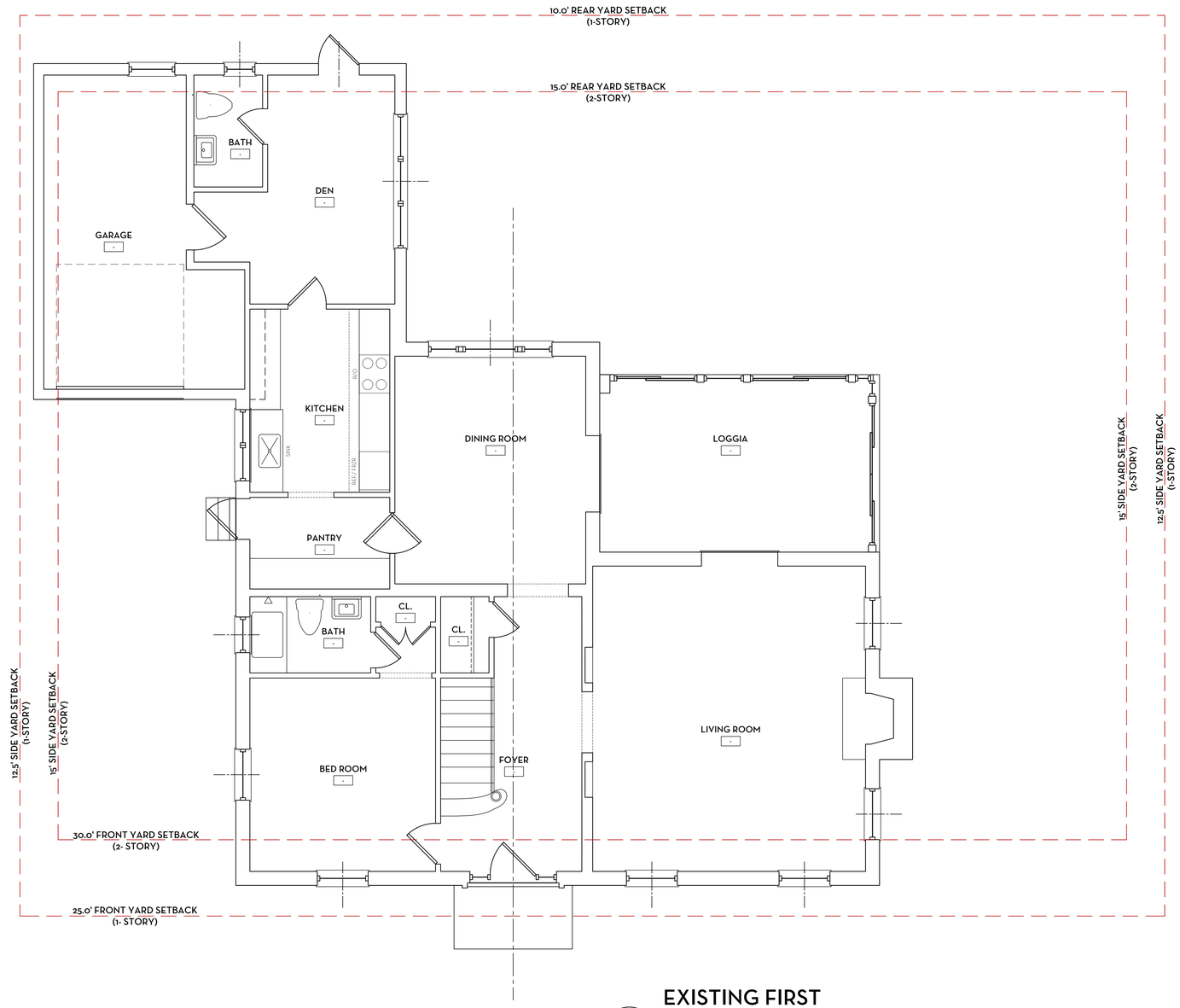
FLORIDA AAC
STATE OF FLORIDA
KRISTIN H. KELLOGG
AR98094
2025-06-26
REGISTERED ARCHITECT
NO. 26003858

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-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 •

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.

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

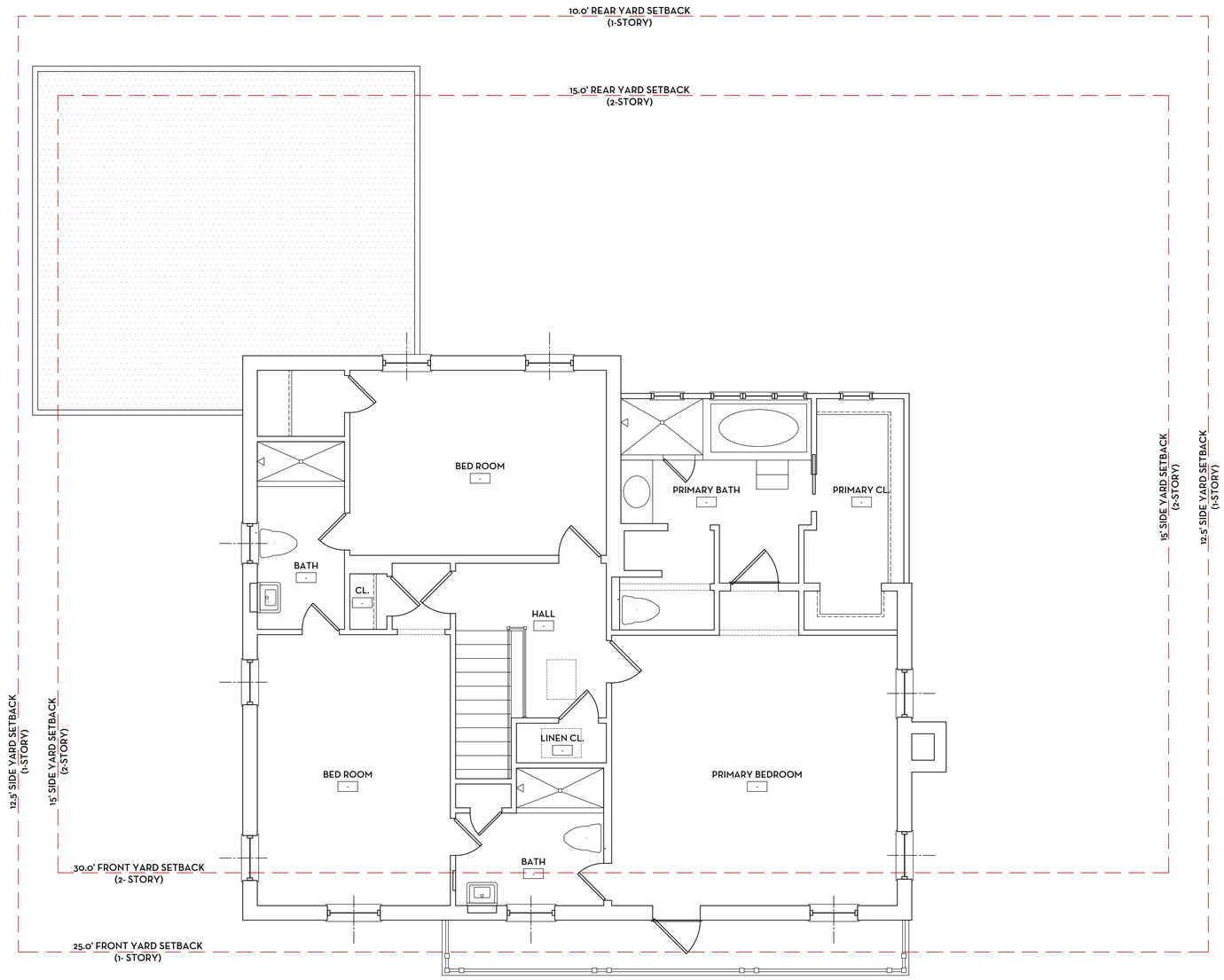
KRISTIN H. KELLOGG
REGISTERED ARCHITECT 98094

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:

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.
• 202 EDMOR ROAD, WEST PALM BEACH, FLORIDA 33405 • TEL (561) 377-8787 •

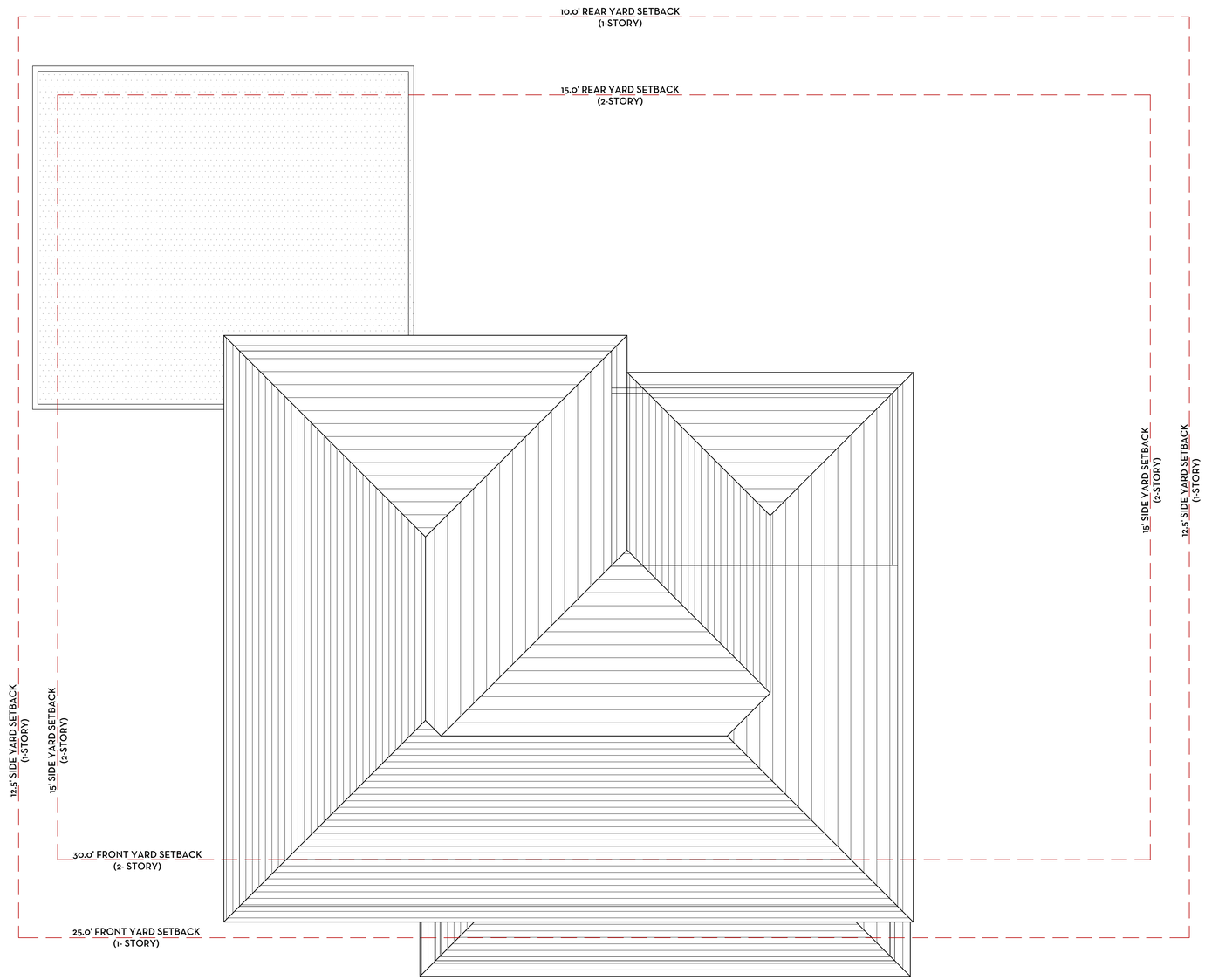
FLORIDA AAC
STATE OF FLORIDA · KRISTIN H. KELLOGG · AR98094 · 2025-06-26 · REGISTERED ARCHITECT
NO. 26003858

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-102



EXISTING ROOF 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 •

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 · 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:
EX-103

GENERAL NOTES:

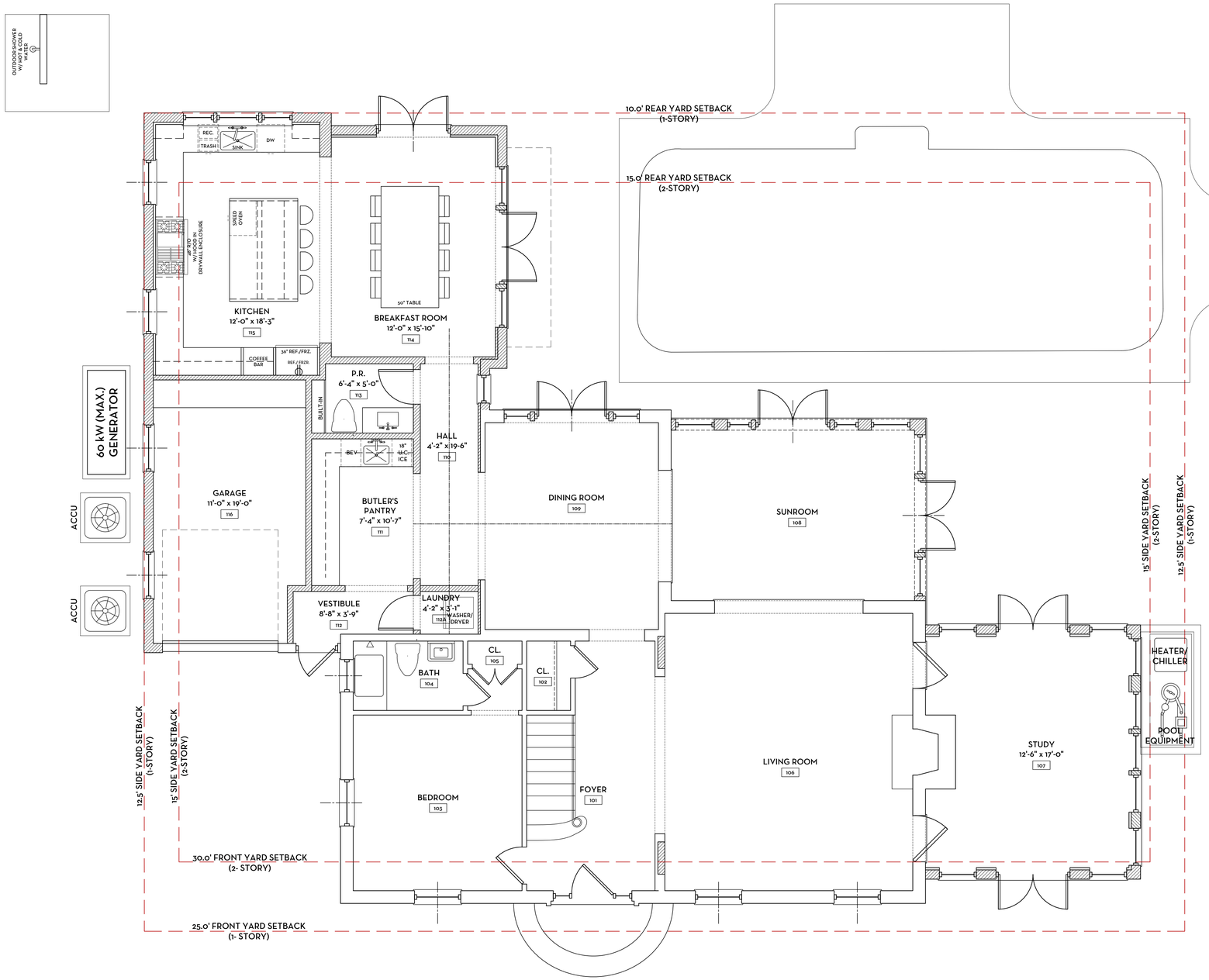
2. ALL CONSTRUCTION SHALL COMPLY W/ THE FLORIDA BUILDING CODE, RESIDENTIAL, 8TH EDITION (2023), ASCE-7-16, NFPA 70 NEC, 2017, AND ALL OTHER GOVERNING CODES.
3. CONTRACTOR SHALL VERIFY ALL EXIST. CONDITIONS AND DIMENSIONS, AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO THE COMMENCEMENT OF WORK.
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"

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 · 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:

A-101

GENERAL NOTES:

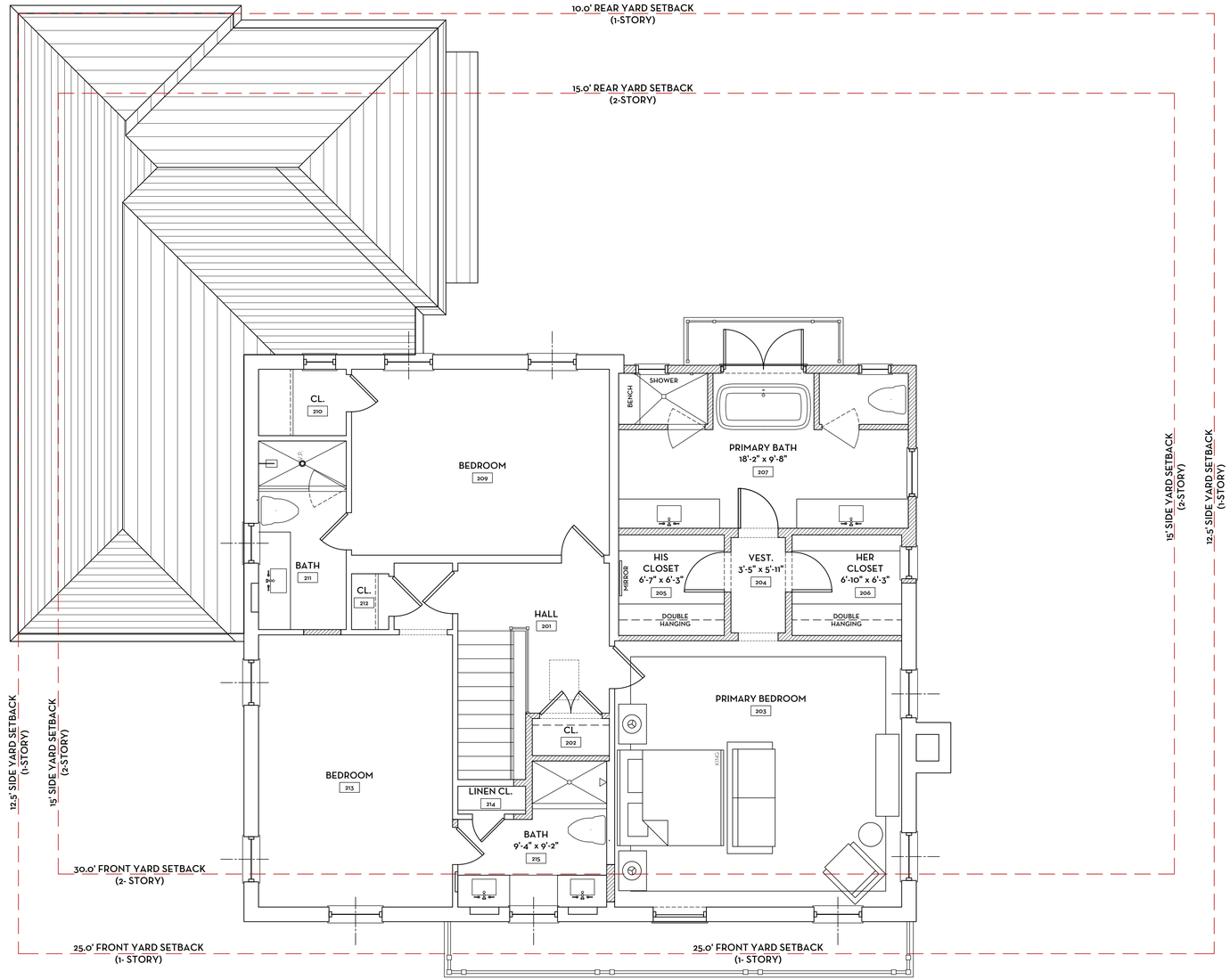
2. ALL CONSTRUCTION SHALL COMPLY W/ THE FLORIDA BUILDING CODE, RESIDENTIAL, 8TH EDITION (2023), ASCE-7-16, NFPA 70 NEC, 2017, AND ALL OTHER GOVERNING CODES.
3. CONTRACTOR SHALL VERIFY ALL EXIST. CONDITIONS AND DIMENSIONS, AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO THE COMMENCEMENT OF WORK.
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 1/2" 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 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 •

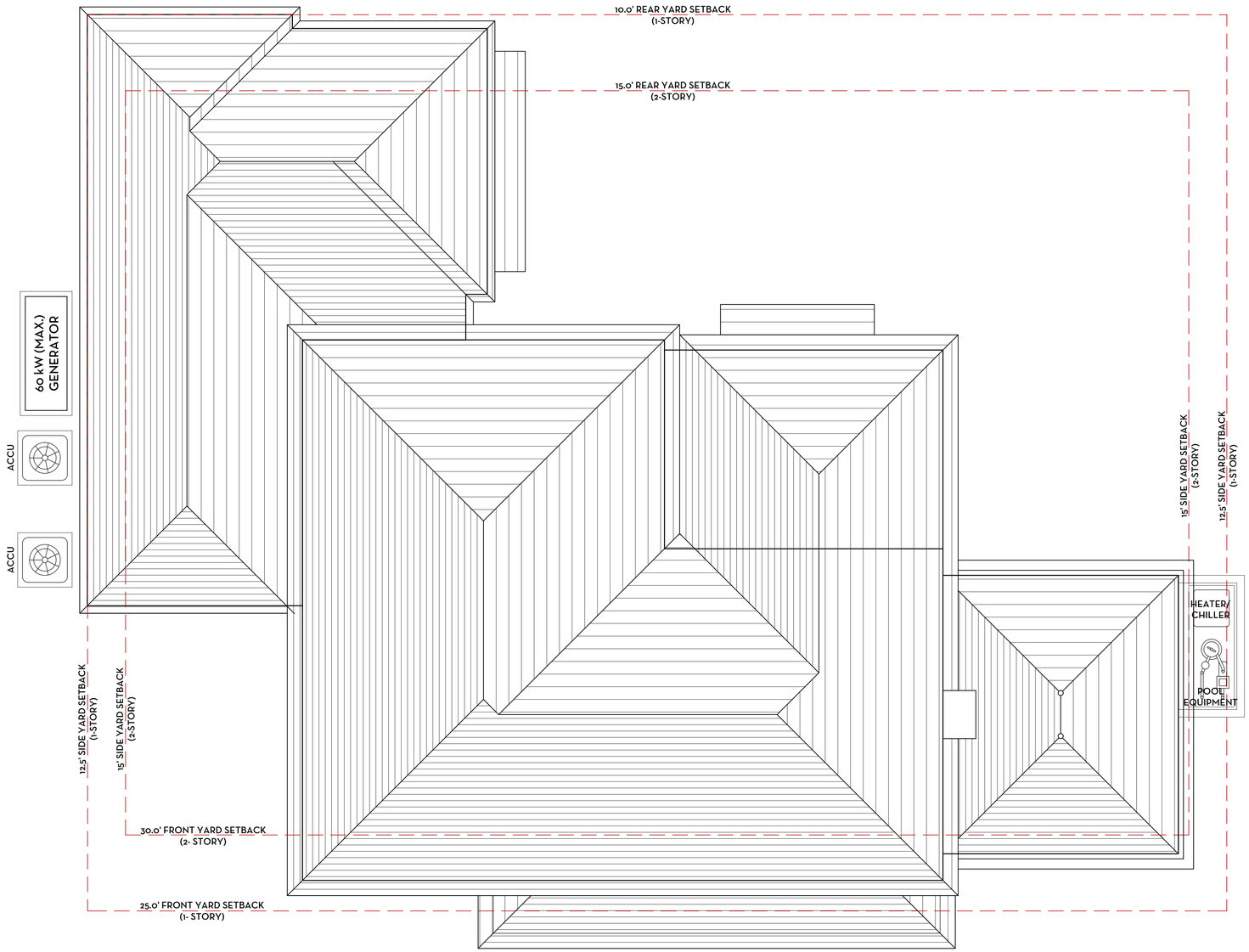
FLORIDA AAC
STATE OF FLORIDA · KRISTIN H. KELLOGG · AR98094 · 2025-06-26 · REGISTERED ARCHITECT
NO. 26003858

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-102



PROPOSED ROOF 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 •

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.

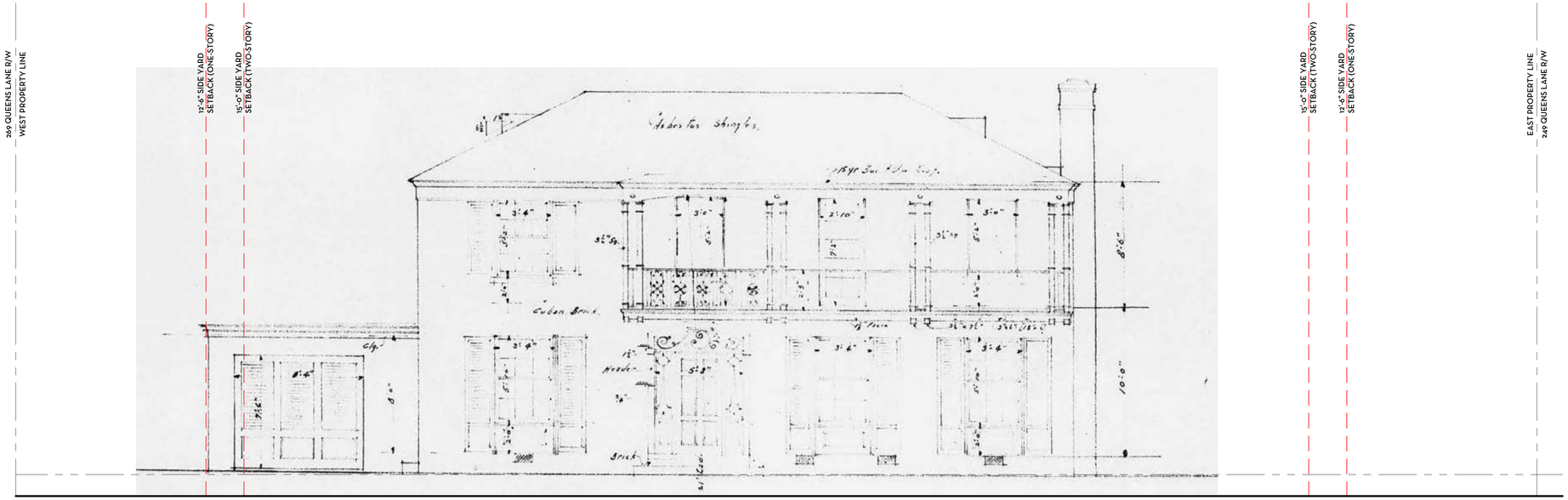
FLORIDA AAC
STATE OF FLORIDA · KRISTIN H. KELLOGG · AR98094 · 2025-06-26 · REGISTERED ARCHITECT
NO. 26003858

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

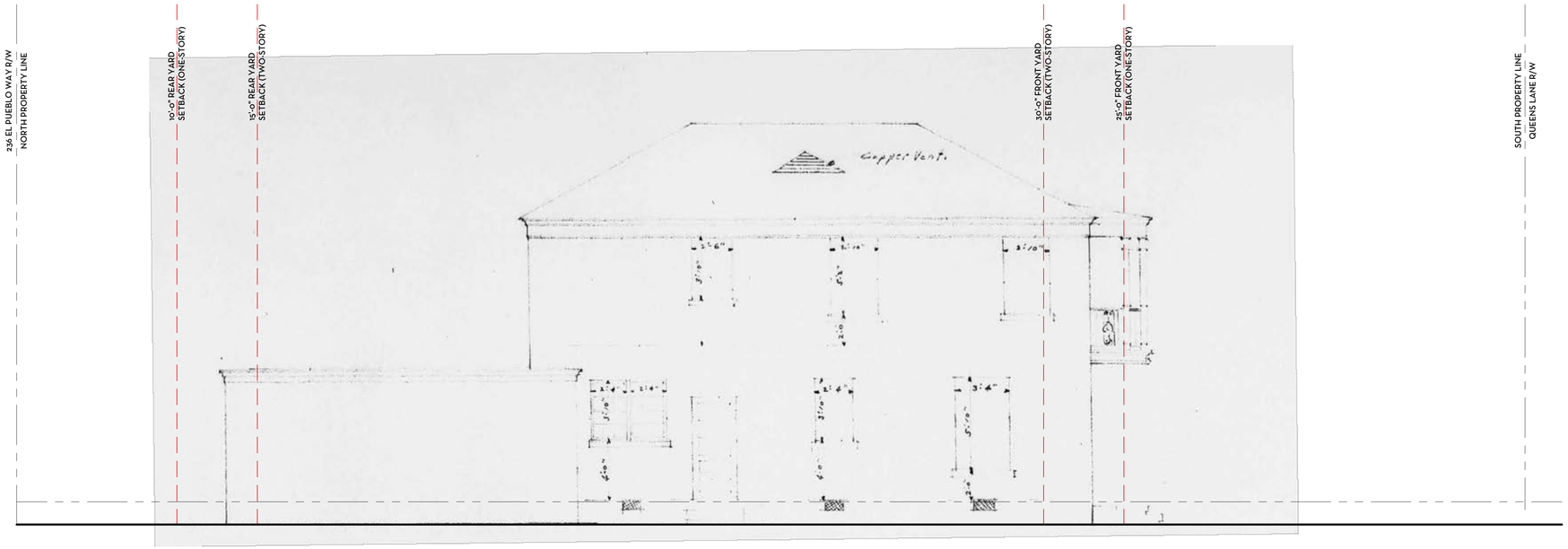
HBS-25-0006
ZON-25-0040

NO: 191101
DWG. BY: KHK, EMC
SHEET:
A-103



ORIGINAL
SOUTH ELEVATION

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



ORIGINAL
WEST ELEVATION

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

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

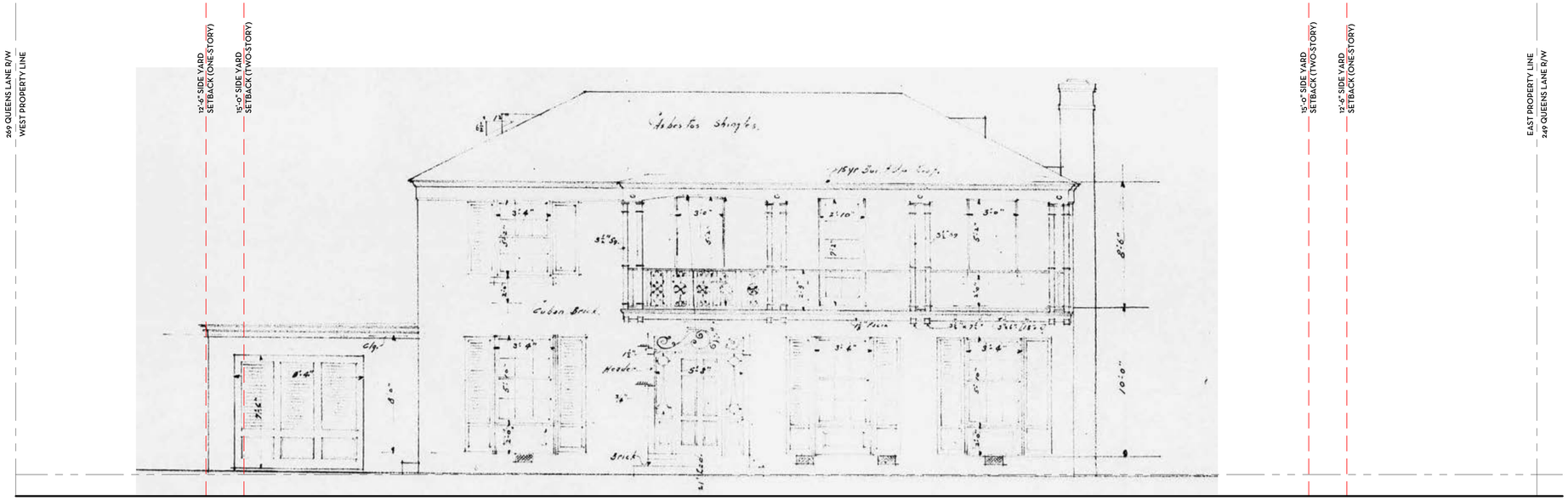
2025-06-26

NO. 26003858

KRISTIN H. KELLOGG
REGISTERED ARCHITECT 98094

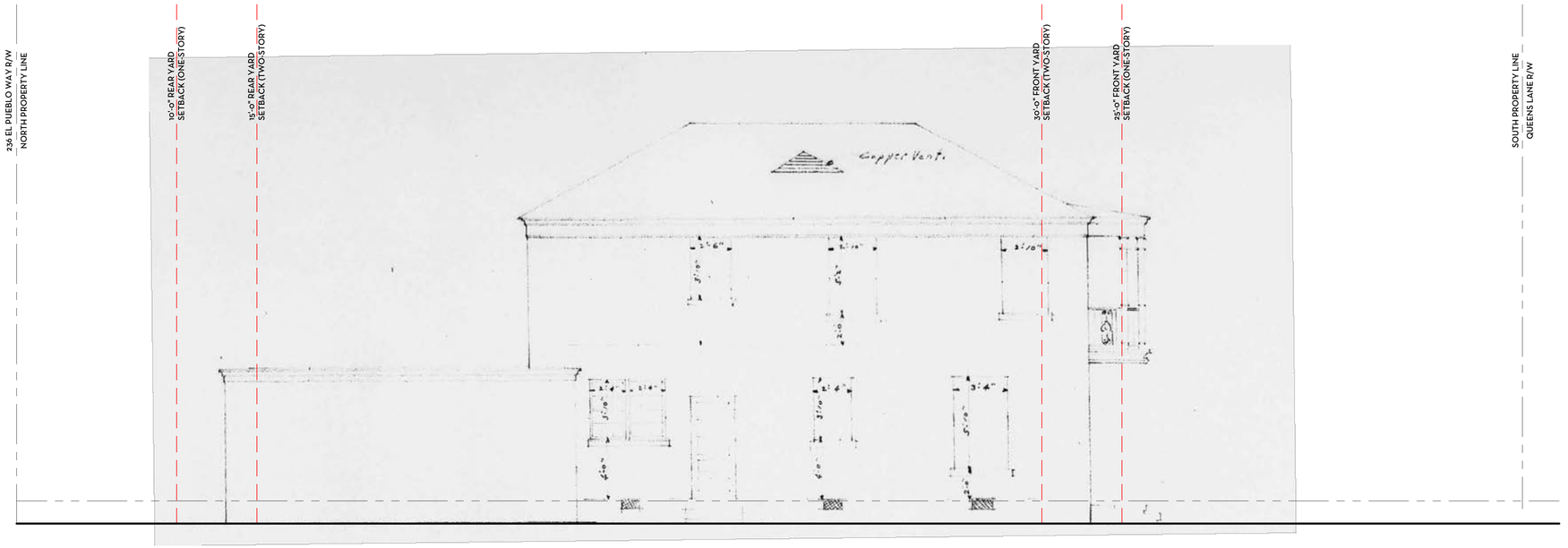
PRE-APPLICATION	2025-01-06
FIRST SUBMITTAL	2025-05-15
SECOND SUBMITTAL	2025-06-02
FINAL SUBMITTAL	2025-06-30

NO: 191101
DWG. BY: KHK, EMC
SHEET:
EX-201



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

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

NO: 191101
DWG. BY: KHK, EMC
SHEET:

EX-201



EXISTING
SOUTH ELEVATION

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



PROPOSED
SOUTH ELEVATION

SCALE: 1/4"=1'-0" FRONT 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 •

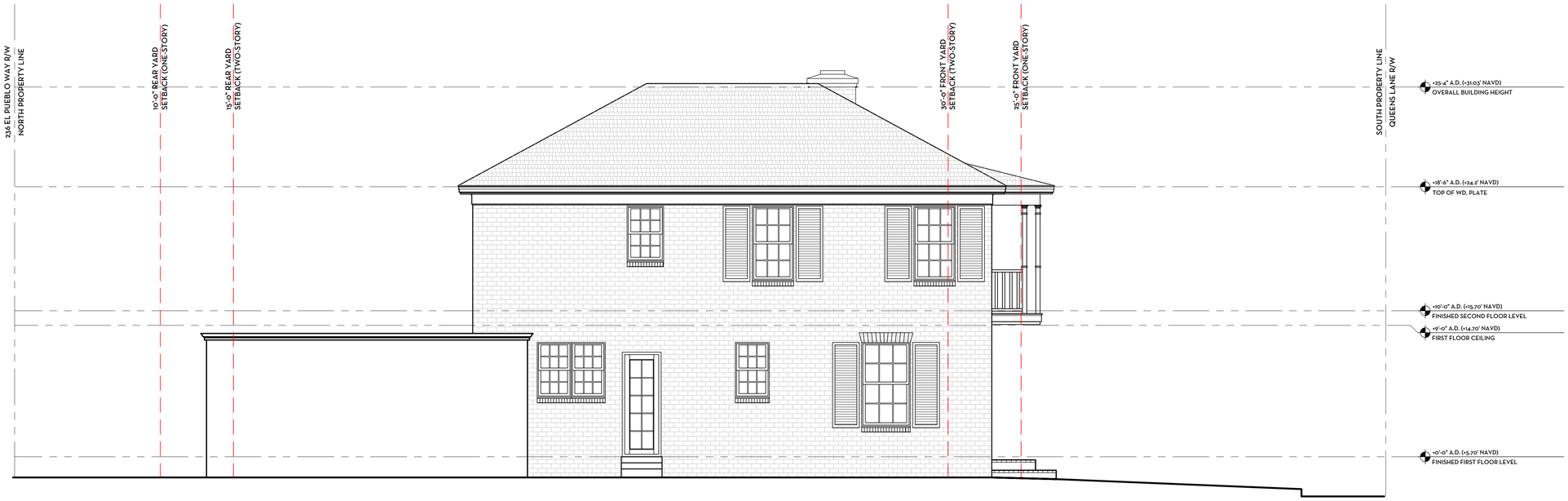
FLORIDA AAC
STATE OF FLORIDA · KRISTIN H. KELLOGG · AR98094 · 2025-06-26 · REGISTERED ARCHITECT
NO. 26003858

KRISTIN H. KELLOGG
REGISTERED ARCHITECT 98094

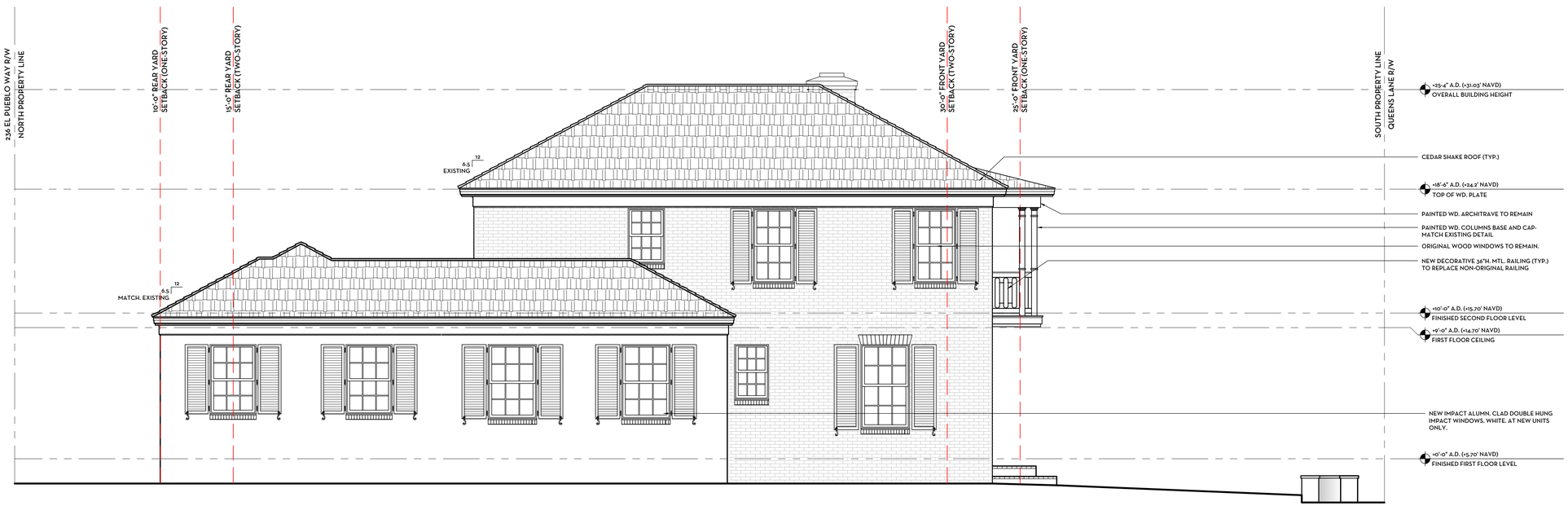
PRE-APPLICATION	2025-01-06
FIRST SUBMITTAL	2025-05-15
SECOND SUBMITTAL	2025-06-02
FINAL SUBMITTAL	2025-06-30

HBS-25-0006
ZON-25-0040

NO: 191101
DWG. BY: KHK, EMC
SHEET:
A-201



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



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

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

2025-06-26

NO. 260003858

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

NO: 191101
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:
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
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-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

SMITH KELLOGG ARCHITECTURE, INC.
• 202 EDMOR ROAD, WEST PALM BEACH, FLORIDA 33405 • TEL (561) 377-8787 •

THESE PLANS ARE THE PROPERTY OF SMITH KELLOGG ARCHITECTURE, INC. AND ARE NOT TO BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF SMITH KELLOGG ARCHITECTURE, INC.

FLORIDA AAC

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

NO: 191101
DWG. BY: KHK, EMC
SHEET:
A-204

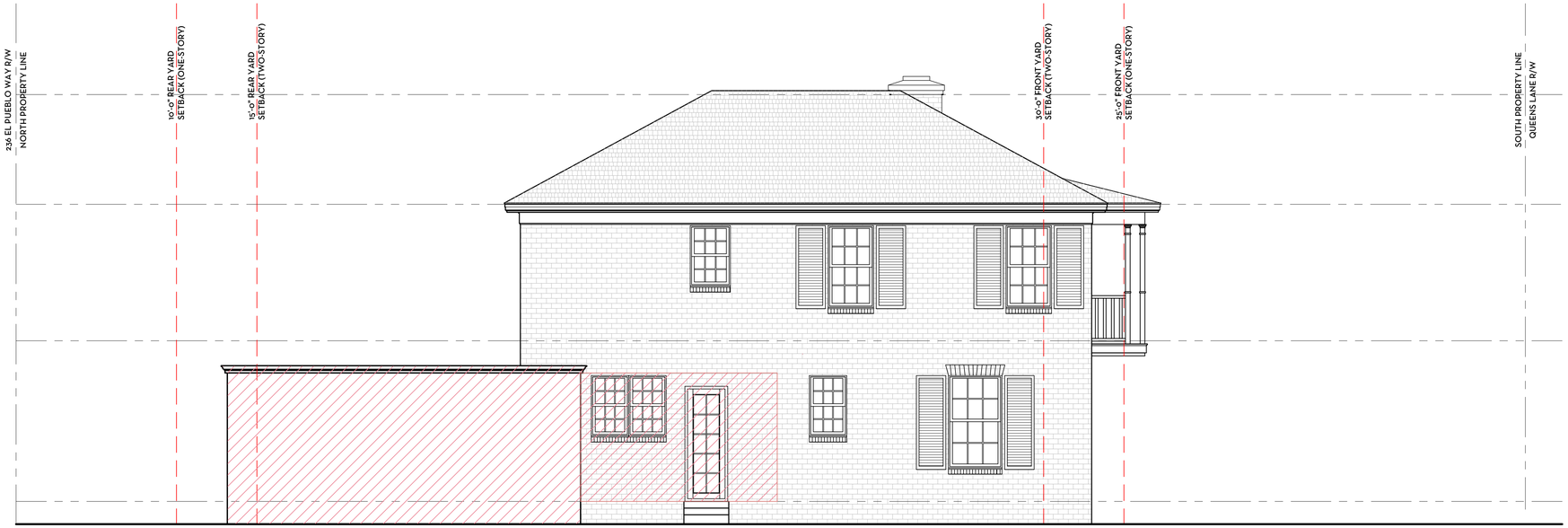


SCOPE OF EXTERIOR DEMOLITION

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

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 •

THE ARCHITECTURAL DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF SMITH KELLOGG ARCHITECTURE, INC. WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT. THE DRAWINGS AND SPECIFICATIONS ARE NOT TO BE USED BY ANY PERSON OR ENTITY FOR ANY PROJECT OTHER THAN THE PROJECT FOR WHICH THEY HAVE BEEN PREPARED, EXCEPT BY AGREEMENT IN WRITING AND APPROPRIATE COMPENSATION TO SMITH KELLOGG ARCHITECTURE, INC. THE REUSE OF THE DRAWINGS AND SPECIFICATIONS BY ANY PERSON OR ENTITY FOR ANY OTHER PROJECT, EXCEPT BY AGREEMENT IN WRITING AND APPROPRIATE COMPENSATION TO SMITH KELLOGG ARCHITECTURE, INC. SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO SMITH KELLOGG ARCHITECTURE, INC. ALL RIGHTS RESERVED UNDER FEDERAL COPYRIGHT LAWS.

FLORIDA AAC

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

NO: 191101
DWG. BY: KHK, EMC
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:
259 QUEENS LANE
PALM BEACH, FLORIDA

SMITH KELLOGG ARCHITECTURE, INC.
• 202 EDMOR ROAD, WEST PALM BEACH, FLORIDA 33405 • TEL (561) 377-8787 •

FLORIDA AAC

2025-06-26

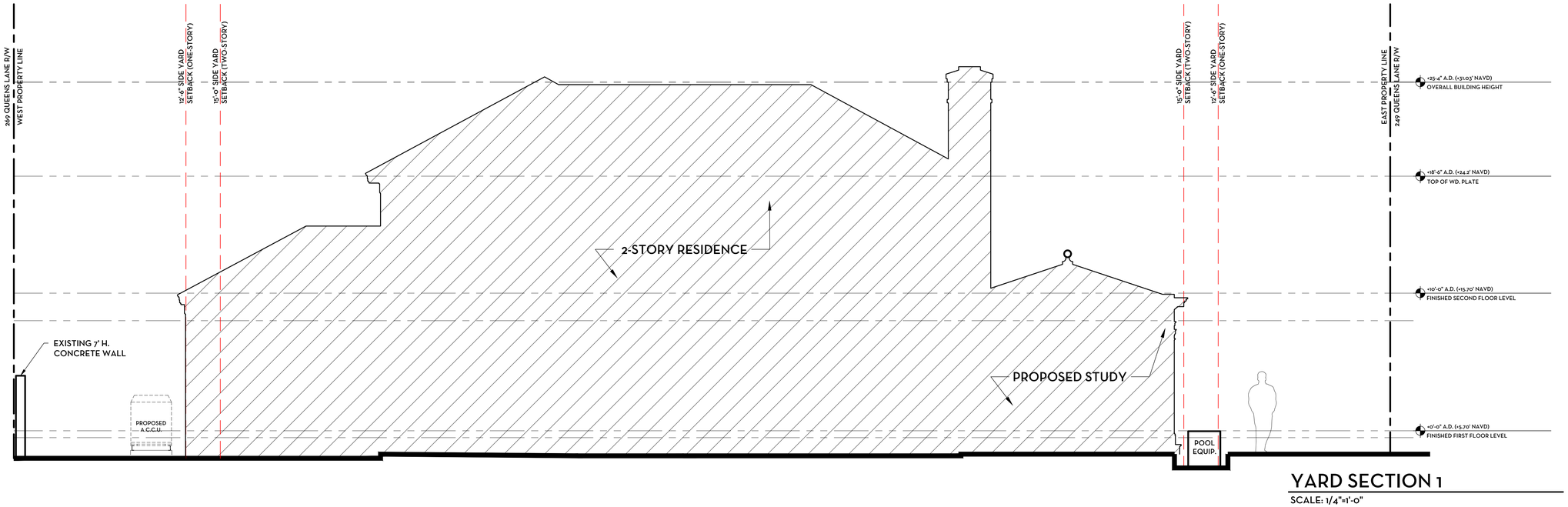
NO. 26003858

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

NO: 191101
DWG. BY: KHK, EMC
SHEET:

D-105



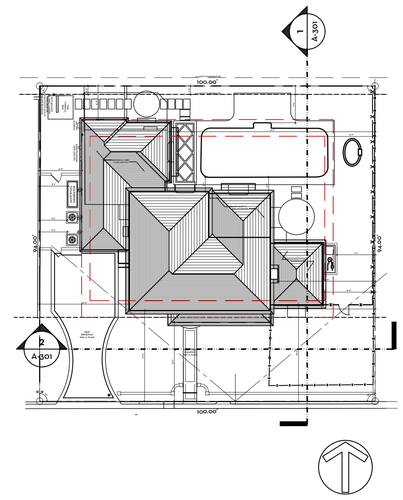
YARD SECTION 1

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



YARD SECTION 2

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

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

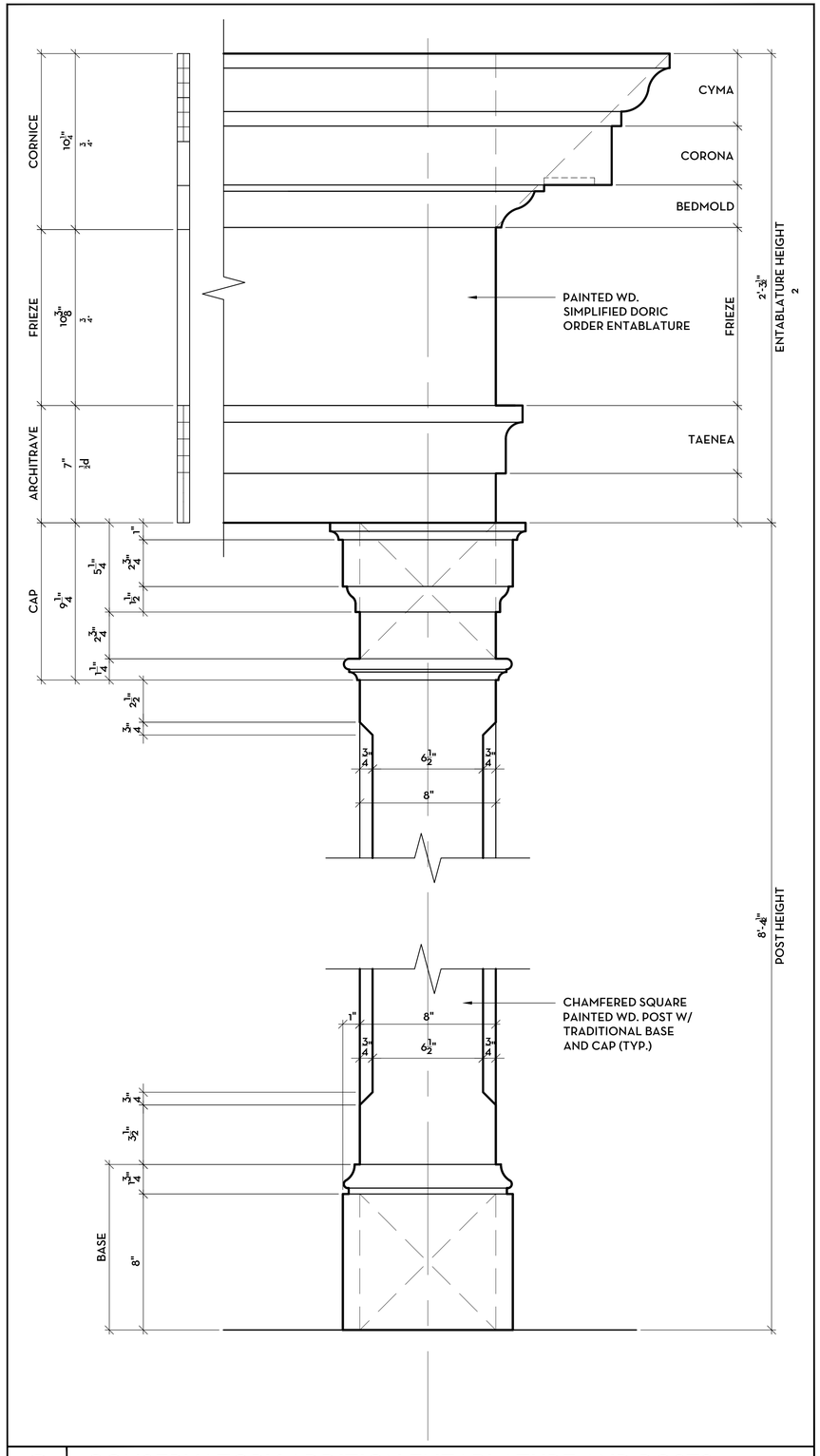
KRISTIN H. KELLOGG
REGISTERED ARCHITECT 98094

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: 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



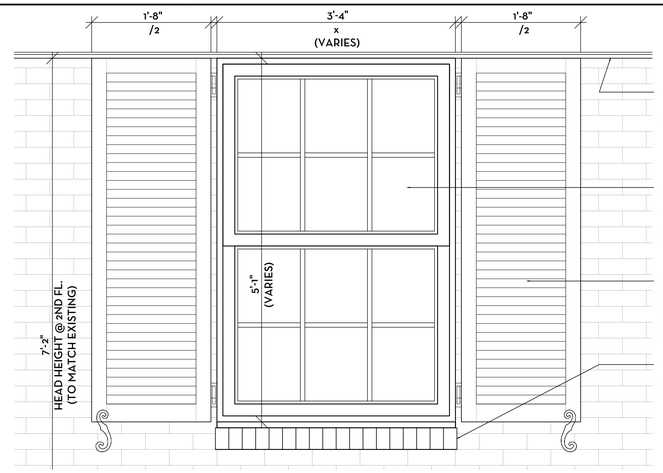
EXTERIOR TRIM, TRELLIS, SHUTTERS, WINDOWS & DOORS

BENJAMIN MOORE - CHANTILLY LACE OC-65



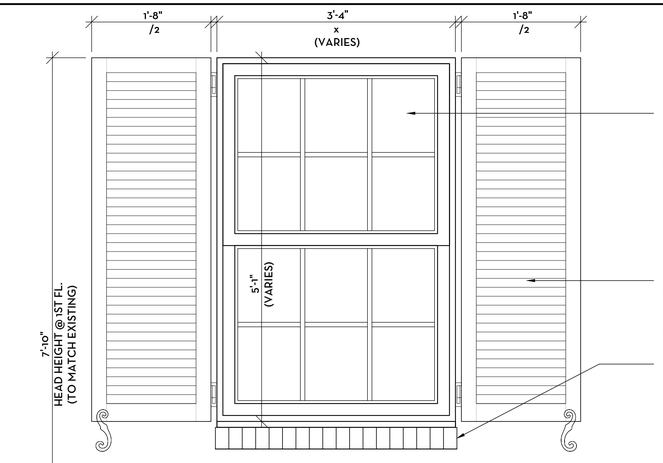
HARDSCAPE MATERIAL

NATURAL STONE
BEIGE LIMESTONE
BRUSHED FINISH



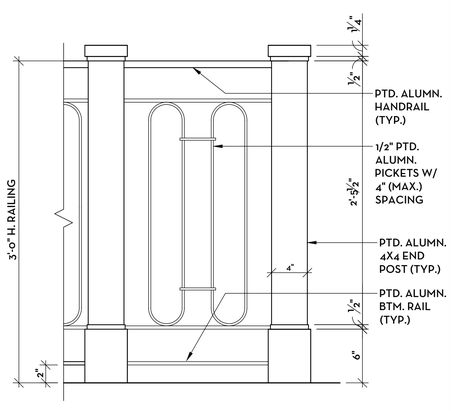
4 A-401 **TYP. SECOND FLOOR WINDOWS @ ADDITION**

SCALE: 1"=1'-0"



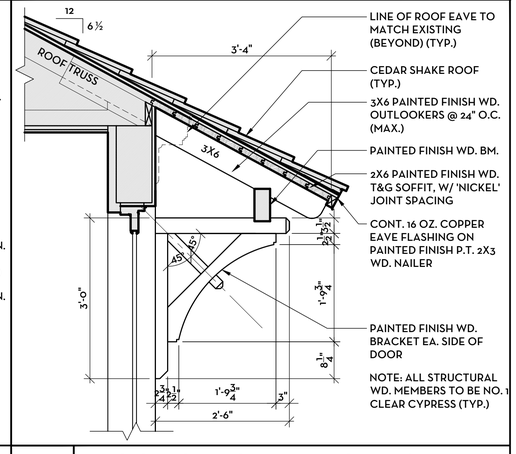
3 A-401 **TYP. FIRST FLOOR WINDOWS @ ADDITION**

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

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

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

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

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:

1. 05/05/2025 First Submittal
2. 05/30/2025 Second Submittal
3. 06/19/2025 Final Submittal
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

Final Submittal

Palm Beach, Florida

0' 5' 10' 15'

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

1/4" = 1'-0"

SHEET

Planting Elevations

IL1.1

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



EAST ELEVATION

1/4" - 1'-0"



WEST ELEVATION

1/4" = 1'-0"

0' 5' 10' 15'

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

1/4" = 1'-0"

SHEET

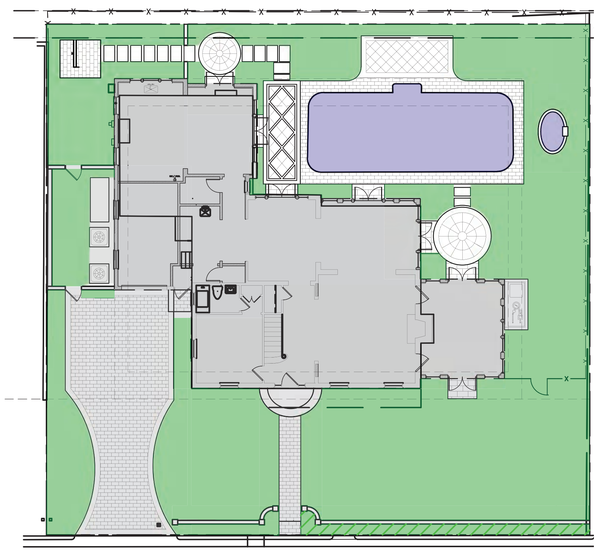
Planting Elevations

IL1.2

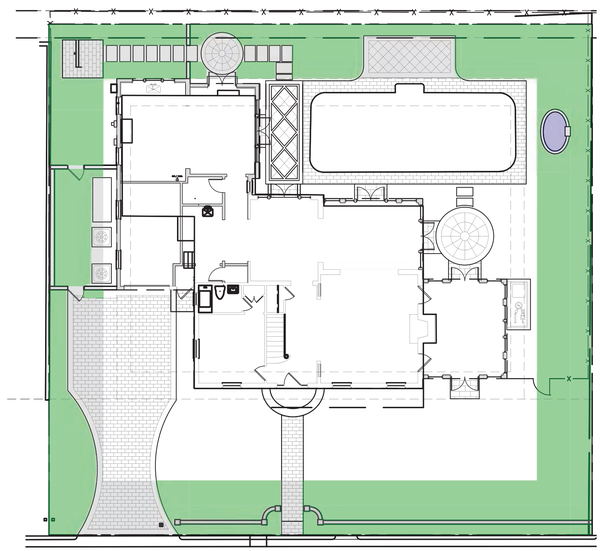
Safety is a Priority - always Call Before You Dig

811

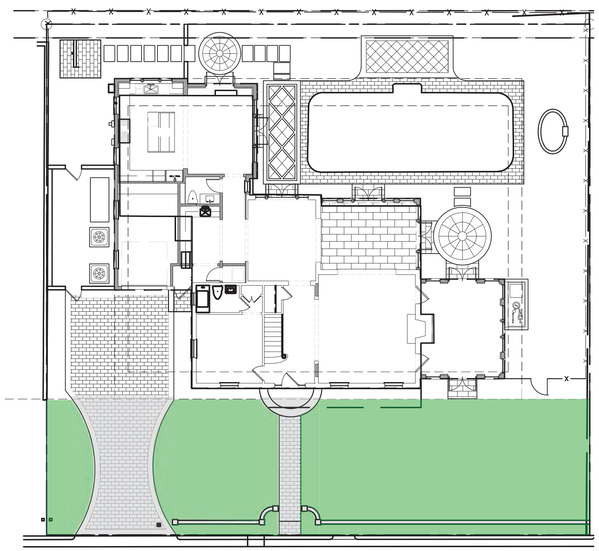
Know what's below. Call before you dig.



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	
2	**Lot Area (sq. ft.):**	9,400	
3		REQUIRED	PROPOSED
4	Landscape Open Space (LOS) (Sq Ft and %)	4,230 (45%)	4,287 (46%)
5	LOS to be altered (Sq FT and %)		100%
6	Perimeter LOS (Sq Ft and %)	2,115 (50%)	2,678 (63%)
7	Front Yard LOS (Sq Ft and %)	1000 (40%)	2,002 (80%)
8	Native Trees %	30%	44.1% (15)
9	Native Shrubs & Vines %	30%	31.3% (153)
10	Native Groundcover %	30%	54% (108)

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*

259 Queens Lane

HSB-25-0006/ZON-25-0040
Final Submittal
Palm Beach, Florida

N

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

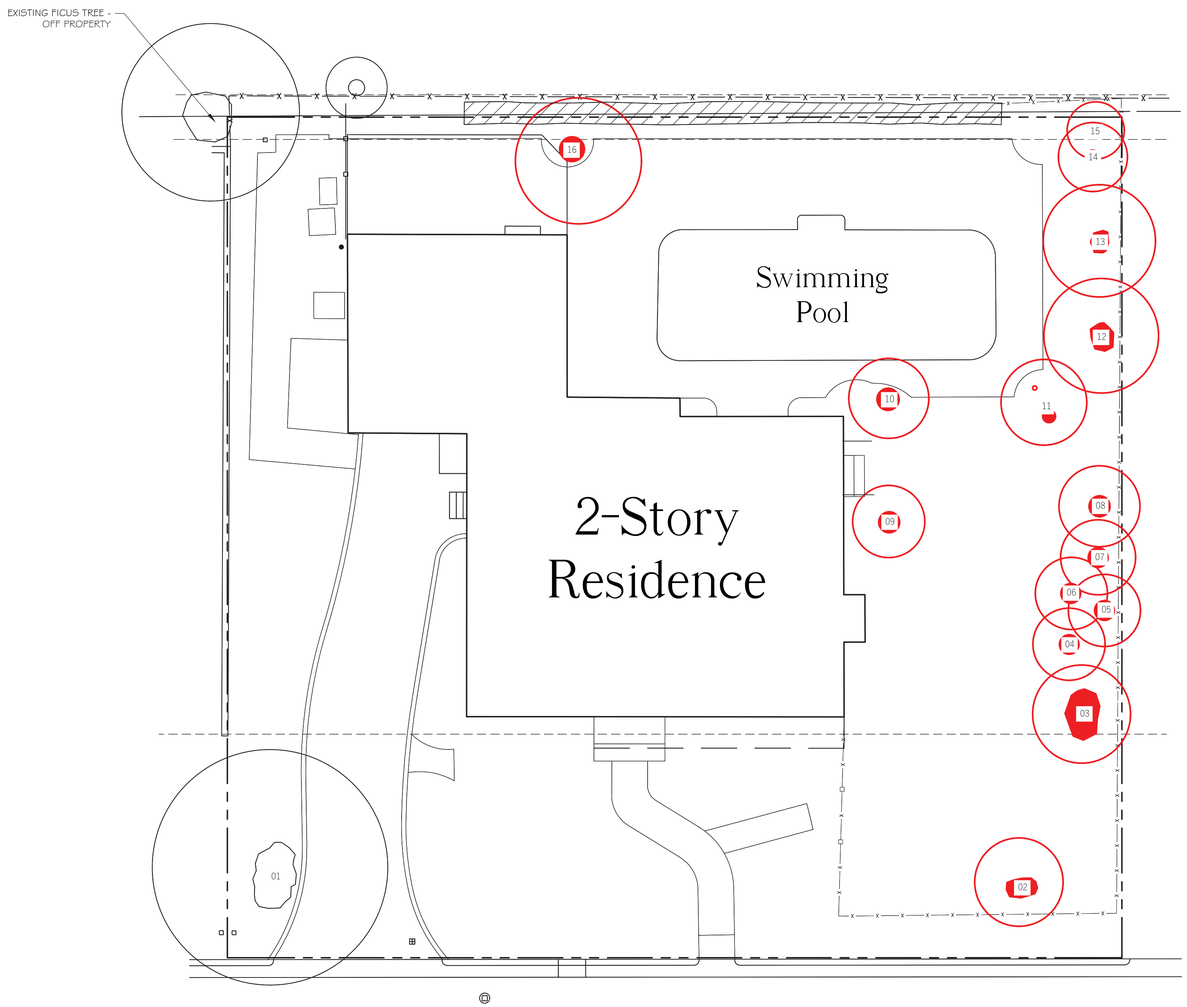
N.T.S.

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'

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

BRIAN VERTESCH LANDSCAPE ARCHITECT LA6666691 STATE OF FLORIDA

SCALE

1/8" = 1'-0"

SHEET

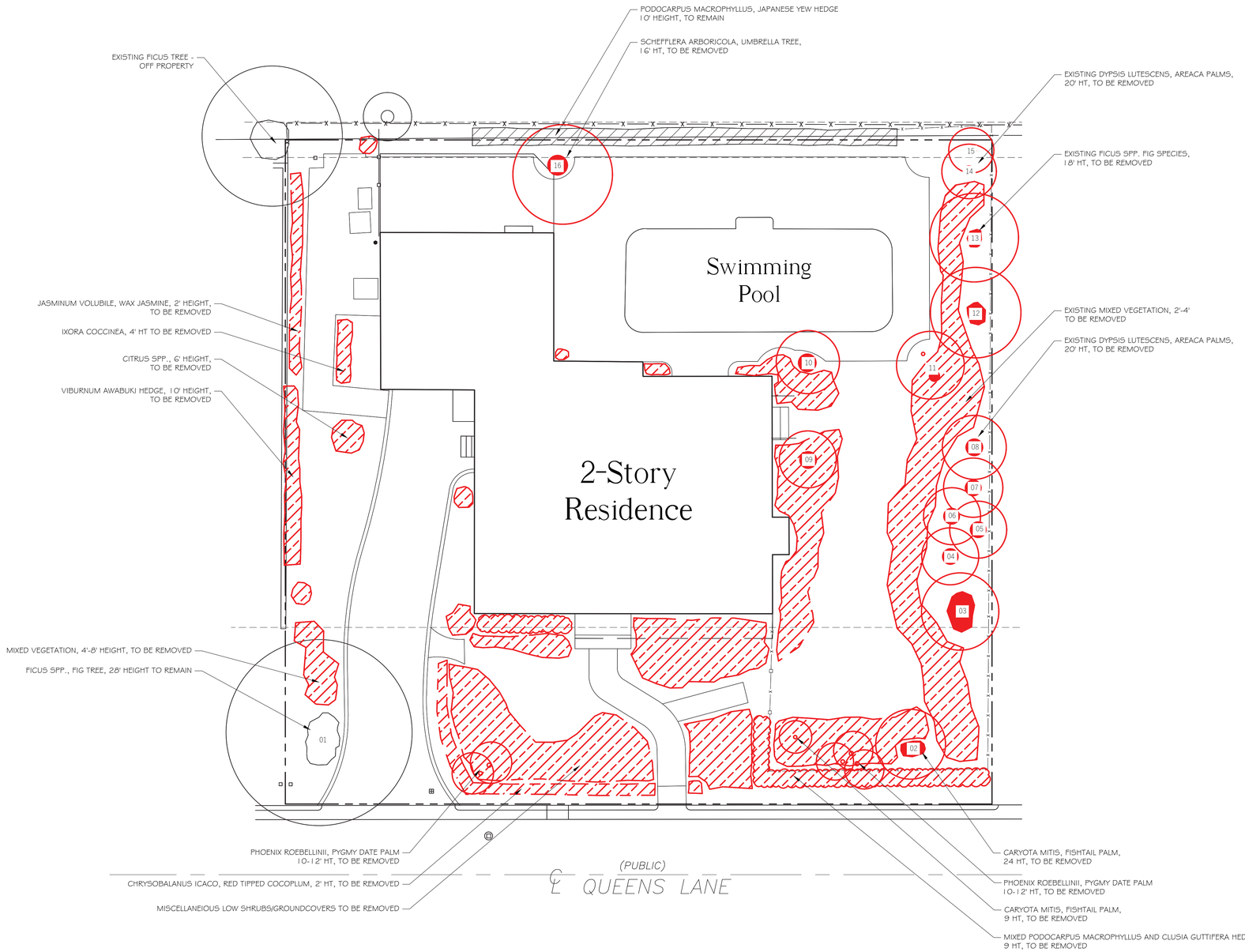
Tree Survey

EP1.0

Safety is a Priority - always Call Before You Dig

811

Know what's below. Call before you dig.

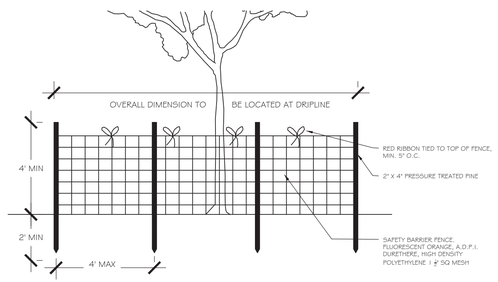


NOTES:

Plants shown in RED to be removed
Plants shown in BLACK are to remain

Existing Tree/Palm Disposition Table

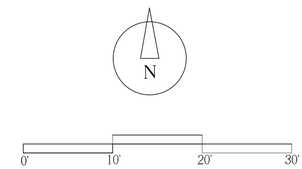
Item #	Scientific Name	Common Name	Height	Condition	Disposition
1	Ficus Spp.	Fig Species	28'	Good	Remain
2	Caryota mitis	Fishtail Palm	24'	Good	Remove
3	Dypsis lutescens	Areca Palm	20'	Fair	Remove
4	Dypsis lutescens	Areca Palm	20'	Fair	Remove
5	Dypsis lutescens	Areca Palm	20'	Fair	Remove
6	Dypsis lutescens	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

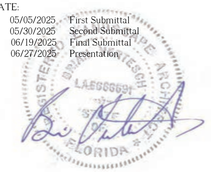
259 Queens Lane

HSB-25-0006/ZON-25-0040
Final Submittal
Palm Beach, Florida



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

1/8" = 1'-0"

SHEET

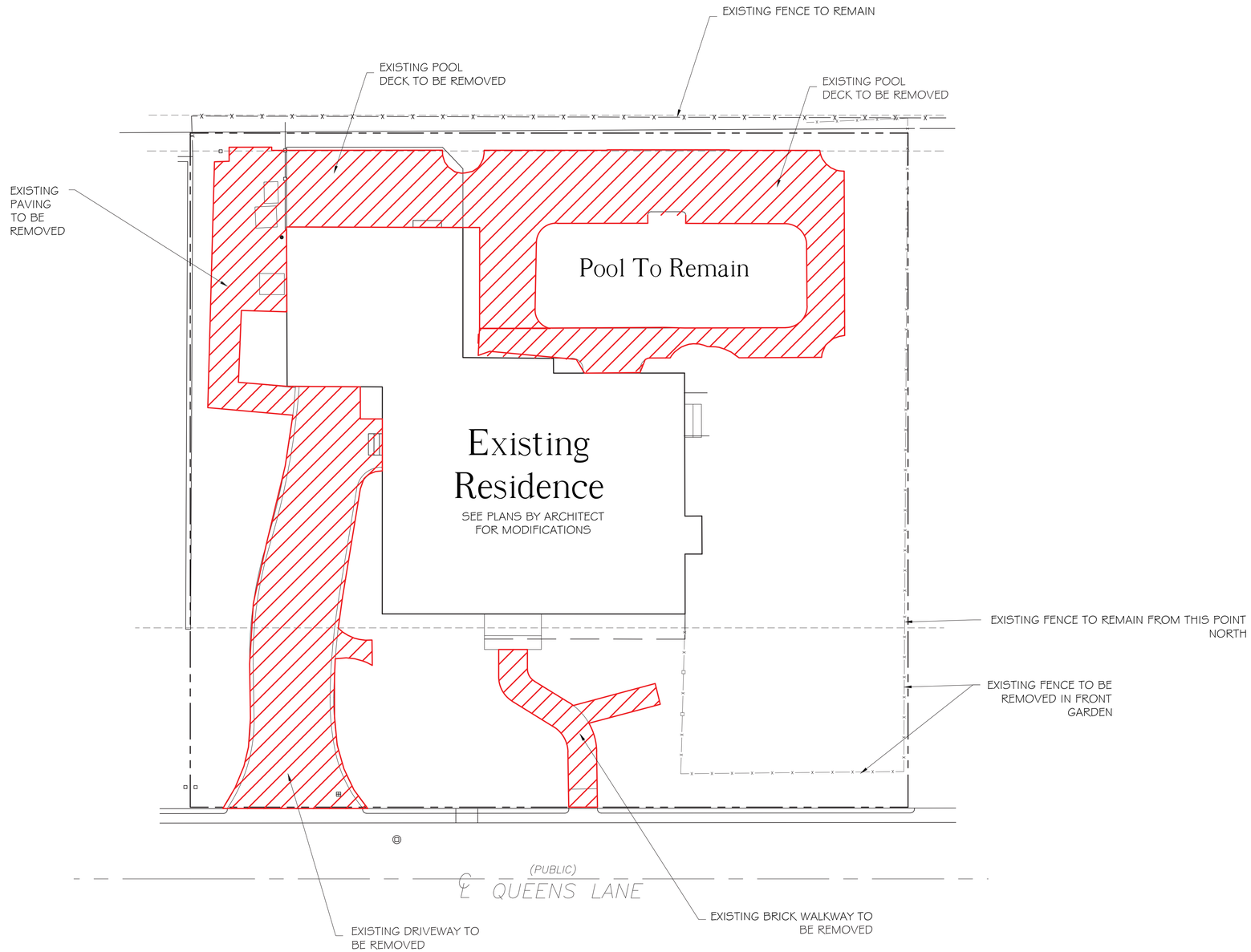
Existing Planting/
Tree Disposition Plan

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

HSB-25-0006/ZON-25-0040

Final Submittal

Palm Beach, Florida

N

0' 10' 20' 30'

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. 05/20/2025 Second Submittal
3. 06/19/2025 Final Submittal
4. 06/27/2025 Presentation

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

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

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

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		
1	**Property Address:**	259 Queens Lane	
2	**Lot Area (sq. ft.):**	9,400	
3		REQUIRED	PROPOSED
4	Landscape Open Space (LOS) (Sq Ft and %)	4,230 (45%)	4,287 (46%)
5	LOS to be altered (Sq FT and %)		100%
6	Perimeter LOS (Sq Ft and %)	2,115 (50%)	2,678 (63%)
7	Front Yard LOS (Sq Ft and %)	1000 (40%)	2,002 (80%)
8	Native Trees %	30%	44.1% (15)
9	Native Shrubs & Vines %	30%	31.3% (153)
10	Native Groundcover %	30%	54% (108)

To determine qualifying native vegetation use either:

The Institute for Regional Conservation Natives for Your Neighborhood FL Statewide Plant List

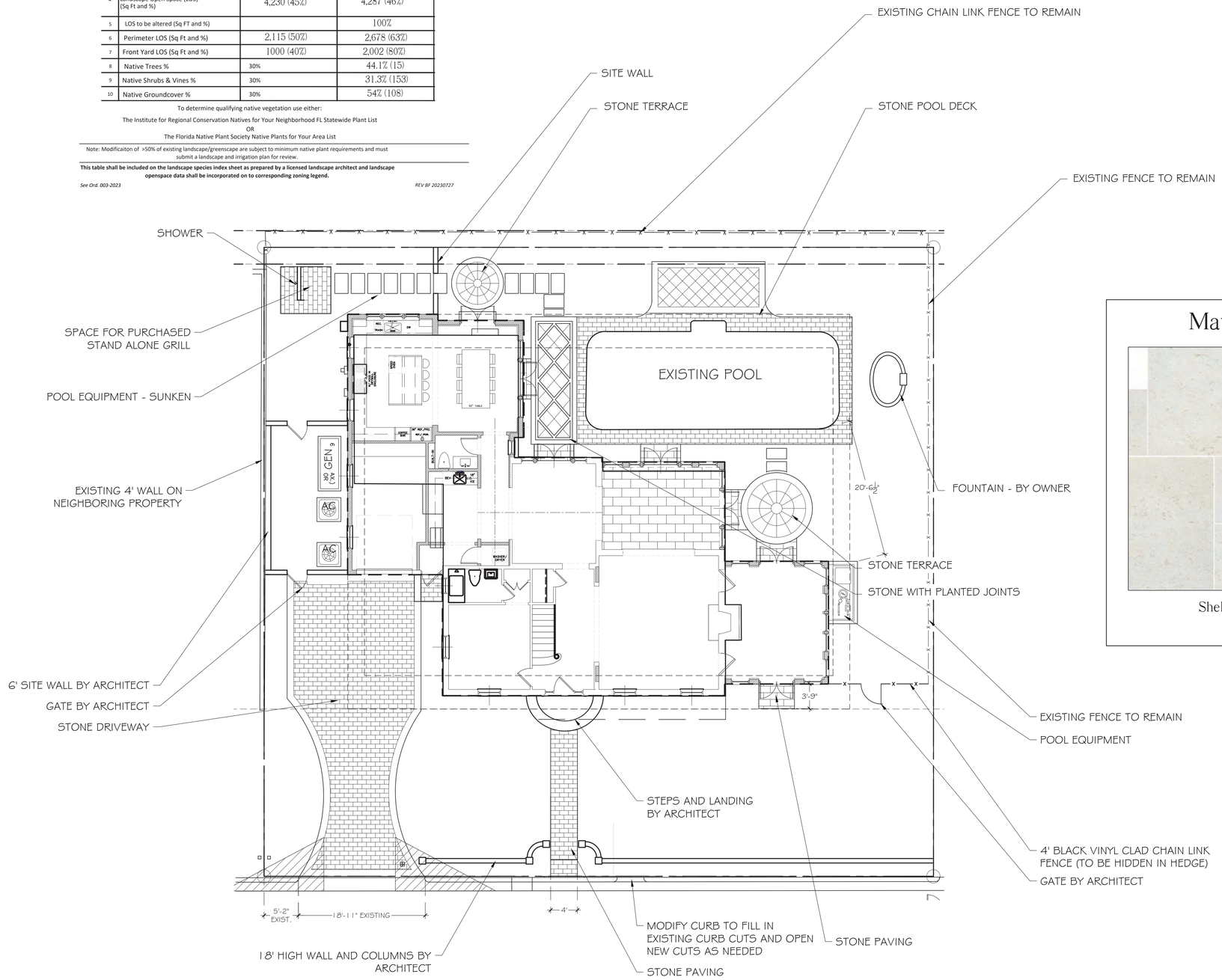
OR

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*



Materials List:



Shell Reach Limestone

259 Queens Lane

HSB-25-0006/ZON-25-0040
Final Submittal
Palm Beach, Florida

N

0' 10' 20' 30'

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

1/8" = 1'-0"

SHEET

Site Plan

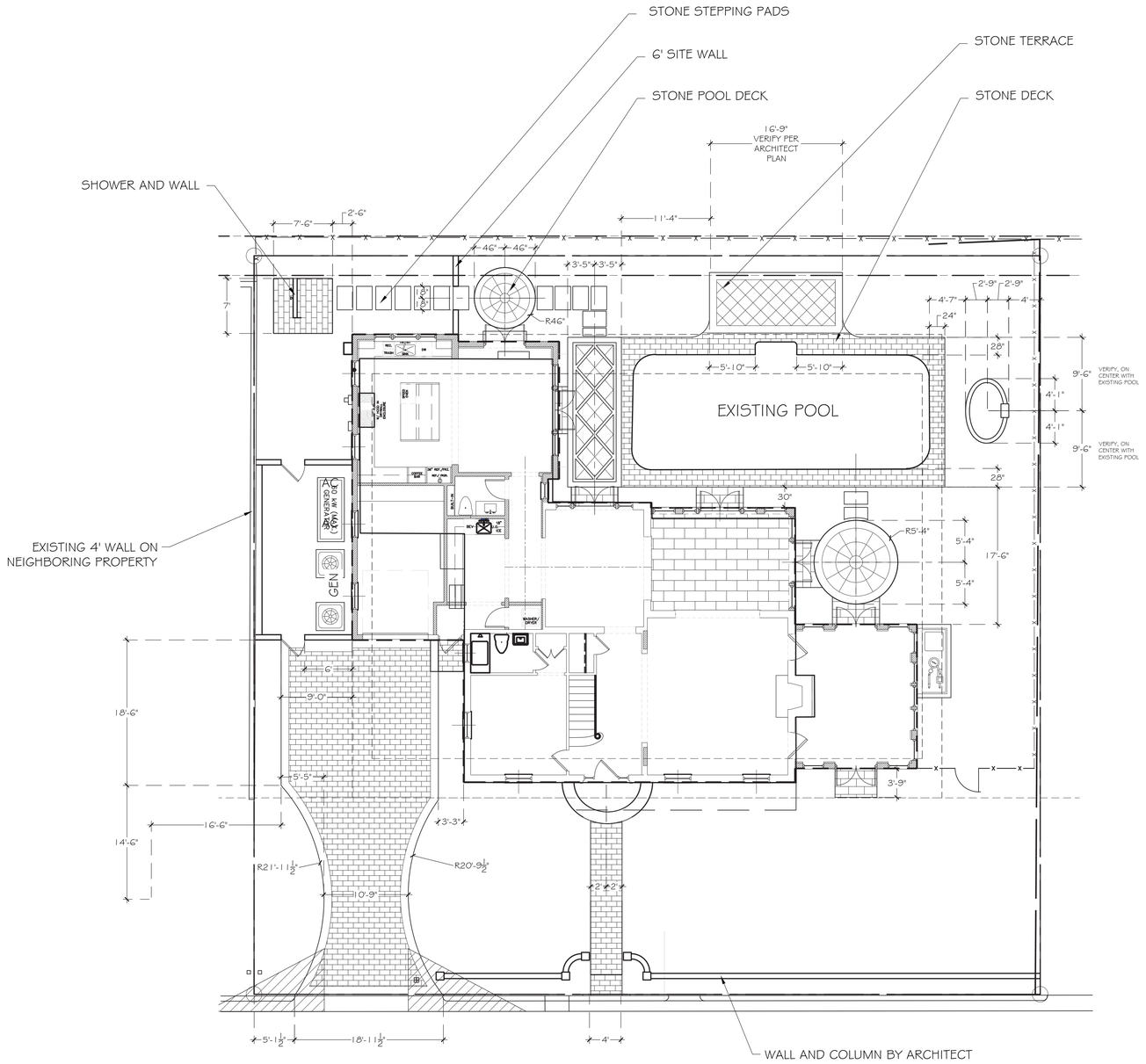
L1.1

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



Queens Lane

259 Queens Lane

HSB-25-0006/ZON-25-0040

Final Submittal

Palm Beach, Florida

N

0' 10' 20' 30'

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

1/8" = 1'-0"

SHEET

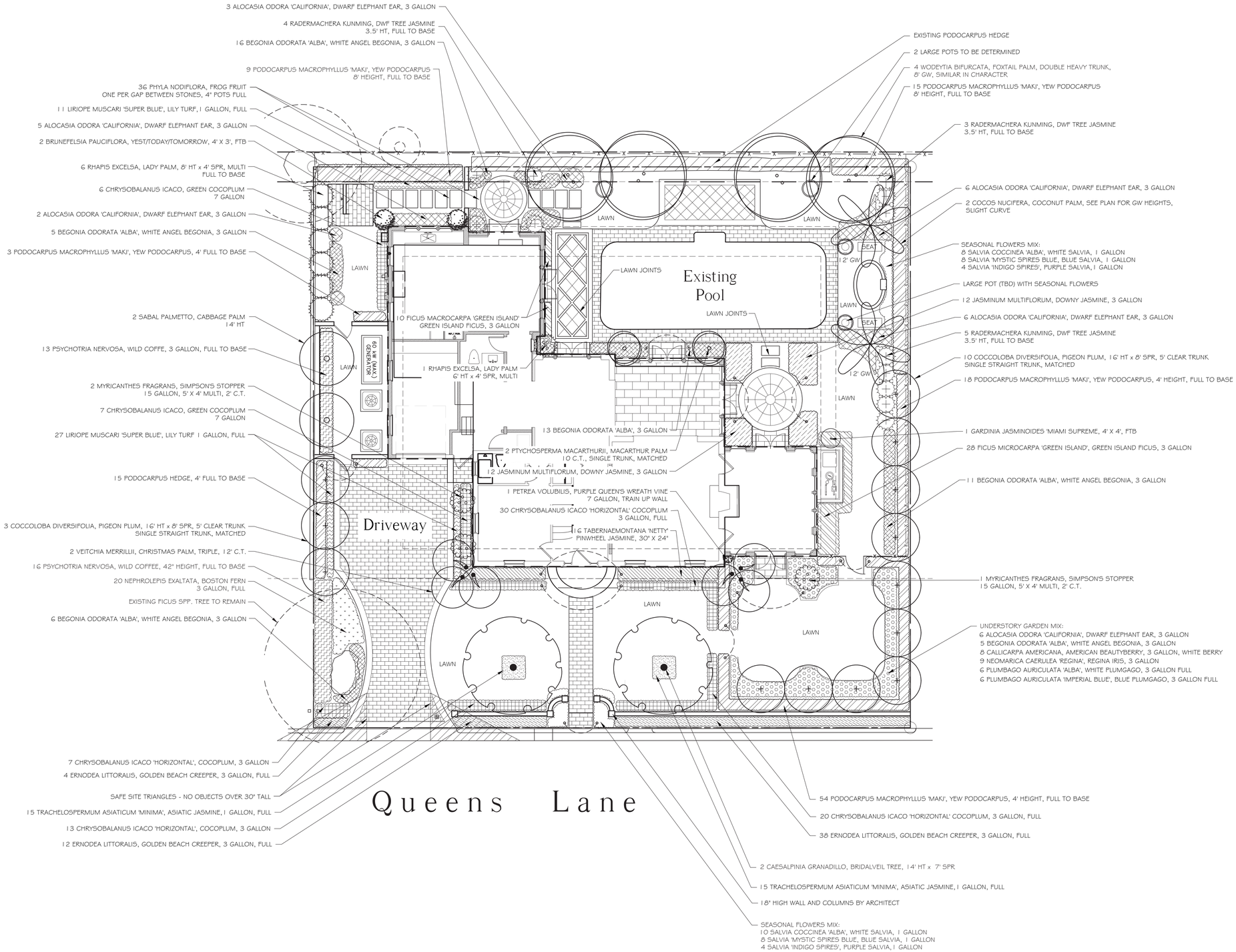
Dimension Plan

L1.2

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

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

1/8" = 1'-0"

SHEET

Planting Plan

L3.1

Safety is a Priority - always Call Before You Dig

811

Know what's below. Call before you dig.

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	
2	**Lot Area (sq. ft.):**	9,400	
3		REQUIRED	PROPOSED
4	Landscape Open Space (LOS) (Sq Ft and %)	4,230 (45%)	4,287 (46%)
5	LOS to be altered (Sq FT and %)		100%
6	Perimeter LOS (Sq Ft and %)	2,115 (50%)	2,678 (63%)
7	Front Yard LOS (Sq Ft and %)	1000 (40%)	2,002 (80%)
8	Native Trees %	30%	44.1% (15)
9	Native Shrubs & Vines %	30%	31.3% (153)
10	Native Groundcover %	30%	54% (108)

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*

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

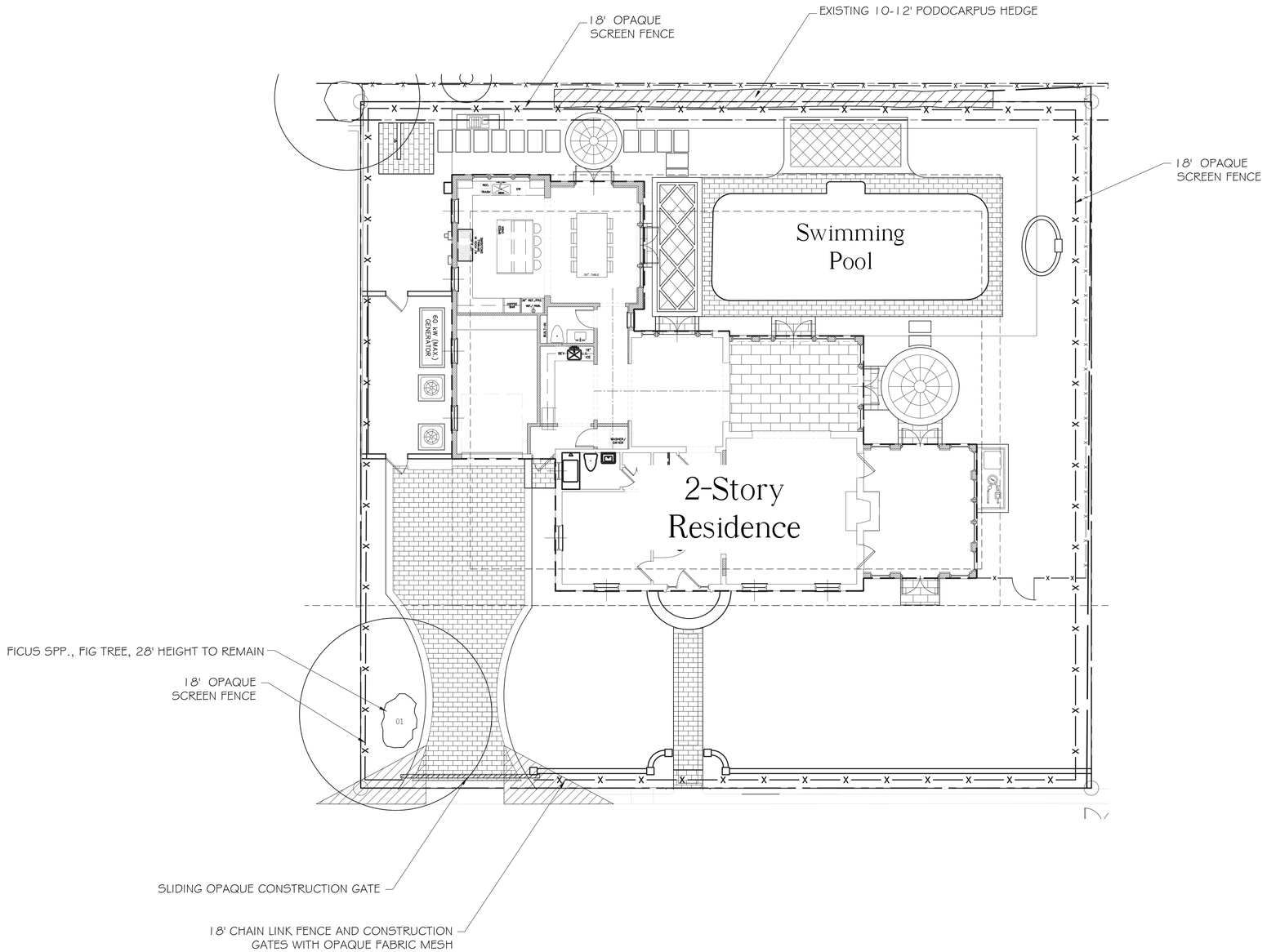
SCALE

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
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

1/8" = 1'-0"

SHEET

Construction Screening Plan

CS 1

Safety is a Priority - always Call Before You Dig

811

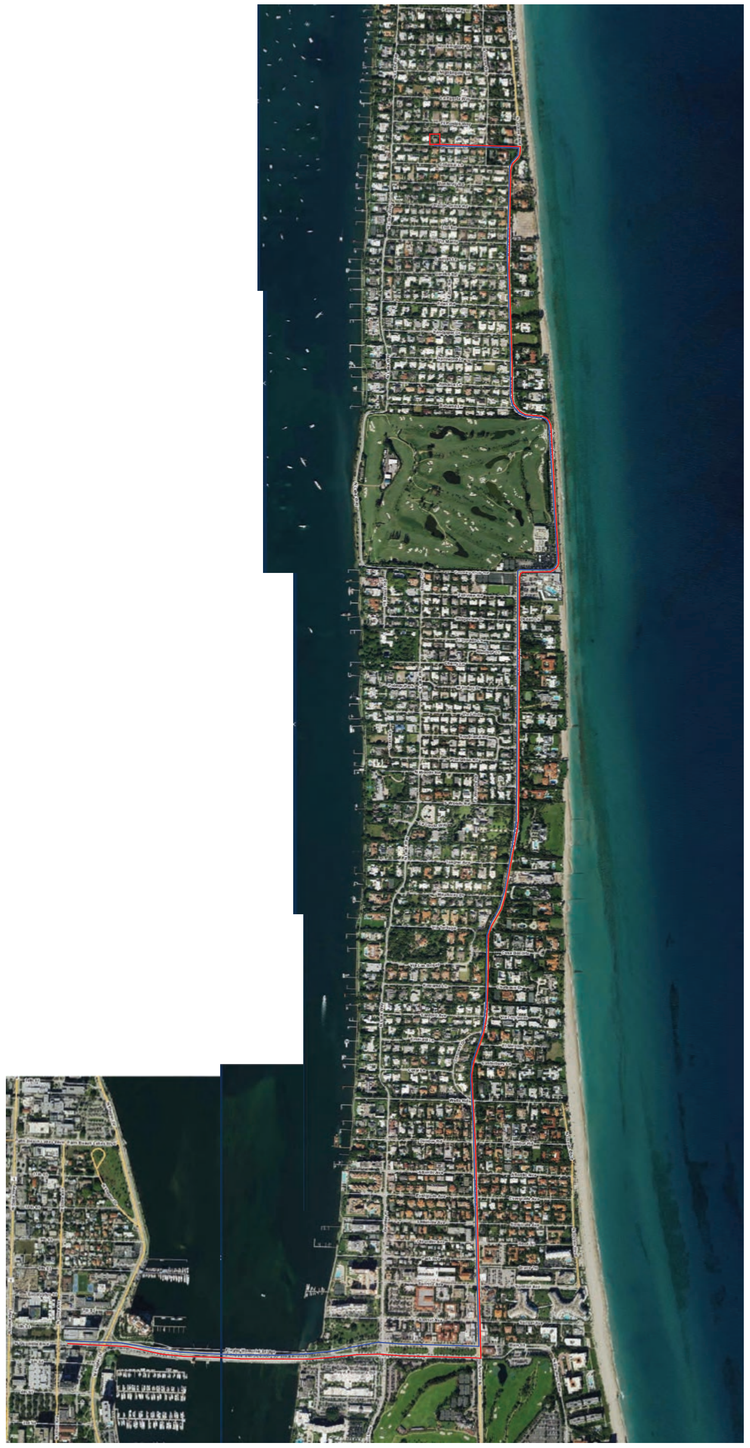
Know what's below. Call before you dig.

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

DATE:
1. 05/05/2025 First Submittal
2. 05/30/2025 Second Submittal
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.

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.

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.

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…*"

At the July 16, 2025 LPC meeting, the project was approved (5-2, BD HI). The Floodplain variance was unanimously approved.

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.

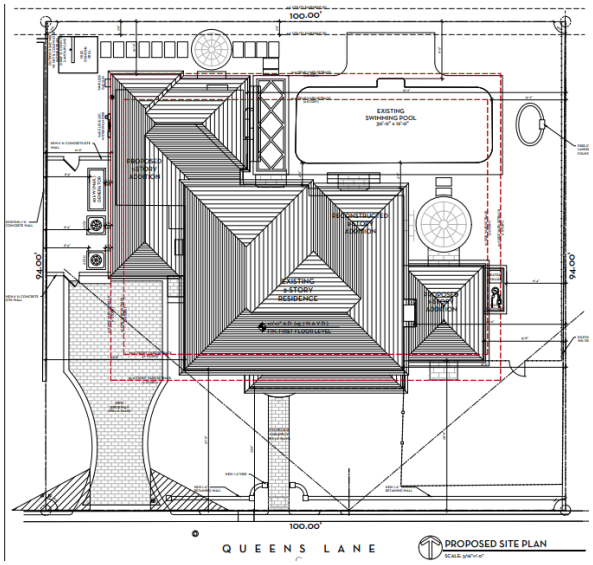
Existing:



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

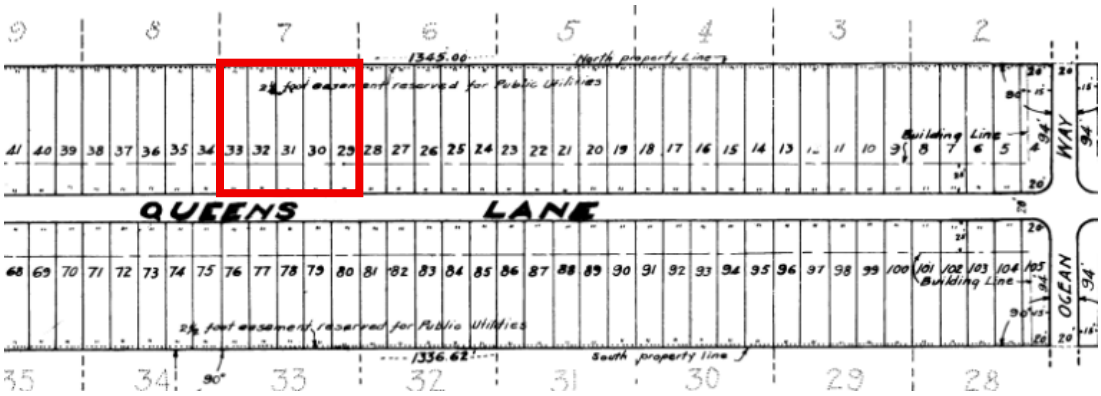
Due to a substantial improvement, a variance from the floodplain requirement from Chapter 50, Floods, is needed to avoid raising the structure. Per Section 50-114: *A variance is authorized to be issued for the repair, improvement, or rehabilitation of a historic building that is determined eligible 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

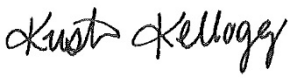
Henry Harding designed the structure which was built circa 1942. The majority of residences along Queens Lane were constructed during this time, and possess similarities in scale and massing.

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



Historically Significant Building (HSB) Designation Form
259 Queens Lane

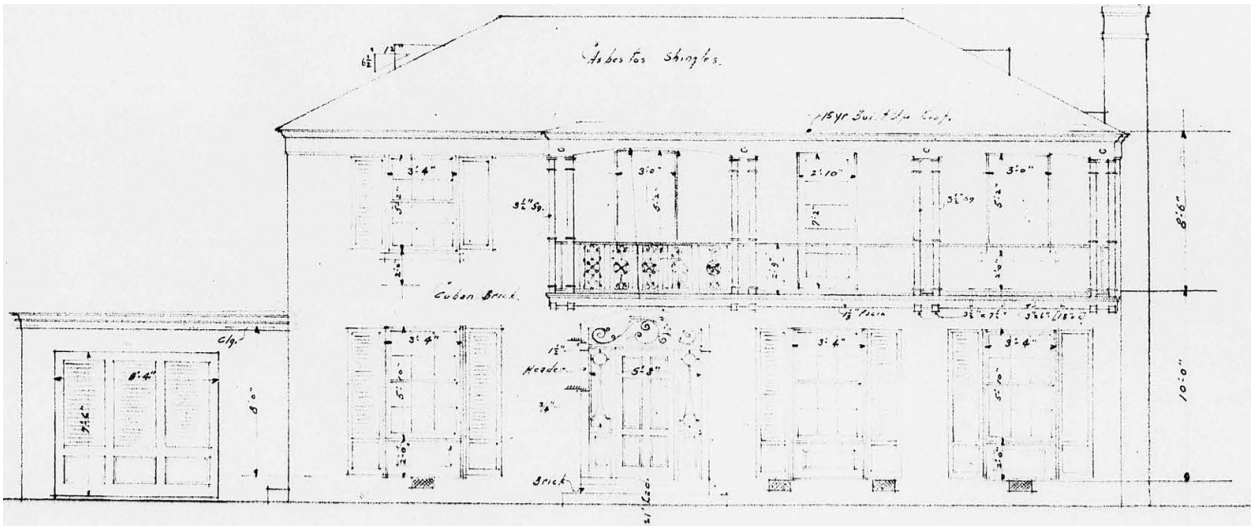
Form Produced by Town of Palm Beach Staff
May 2025

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 Town Council Meeting on: August 13, 2025

To: Town Council

Via: Wayne Bergman, Director of Planning, Zoning, & Building

From: Planning, Zoning, & Building Staff

Re: ZON-25-0036 (ARC-25-0034) 3300 S OCEAN BLVD (COMBO) - SITE PLAN REVIEW The applicant, Meridian of Palm Beach Condominium (Environment Design Group), has filed an application requesting Town Council approval for multi-family dwellings Site Plan Review for modifications to an entry guard house. The Architectural Commission shall perform design review of the application. *[The Architectural Commission Recommendation: Implementation of the proposed variances will not cause a negative impact on the subject property. Carried 6-0.] [The Architectural Commission approved this project on the Consent Agenda. Carried 6-0.]*

Date: 7/24/2025

ATTACHMENTS:
Staff Report
Letter of Intent
Plans

STRATEGIC PLAN
Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Quality of Life
Community Preservation

FUNDING
No Fiscal Impact

ENVIRONMENT DESIGN GROUP
139 North County Road Suite 20-B Palm Beach, Fl 33480
Phone 561.832.4600 Mobile 561.313.4424
Landscape Architecture
Land Planning
Landscape Management
Dustin M. Mizell, MLA RLA #6666784
Dustin@environmentdesigngroup.com

Guardhouse Addition
The Meridian - Condominium
3300 South Ocean Boulevard
Palm Beach
F L O R I D A

ARC-25-0034
ZON-25-0036
Final Submittal: 07.07.2025
Hearing Date: 07.23.2025

Scope of Work

1. Minor addition to guardhouse
   - New decorative entry pavers surrounding guardhouse
   - Enhance existing landscaping surrounding guardhouse

Sheet Index

L1.0 Existing Conditions
L1.1 Existing Conditions - Images
L2.0 Demolition Plan
L3.0 Construction Staging/Truck Logistics
L4.0 Site Plan
L4.1 Guard House Addition
L4.2 Site Calculations
L5.0 Landscape Plan/Schedule
L5.1 Landscape Rendering
L6.0 Front Entry Rendering
A1.0 Architectural Plans
Survey

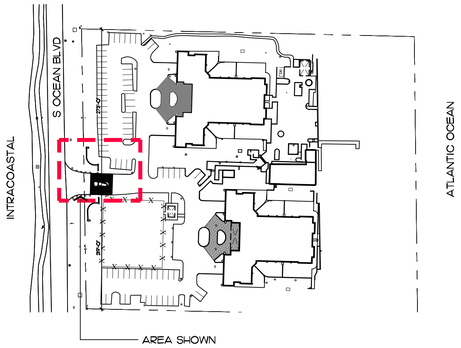
Design Team/Consultants

Landscape Architects
ENVIRONMENT DESIGN GROUP
139 NORTH COUNTY ROAD SUITE 20B
PALM BEACH, FL 33480
561.832.4600
WWW.ENVIRONMENTDESIGNGROUP.COM

Architect
RANDOLPH HANSEN
INTERPLAN INC - ARCHITECTS
9 DUNBAR ROAD
PALM BEACH GARDENS, FL 33418
561.744.0445

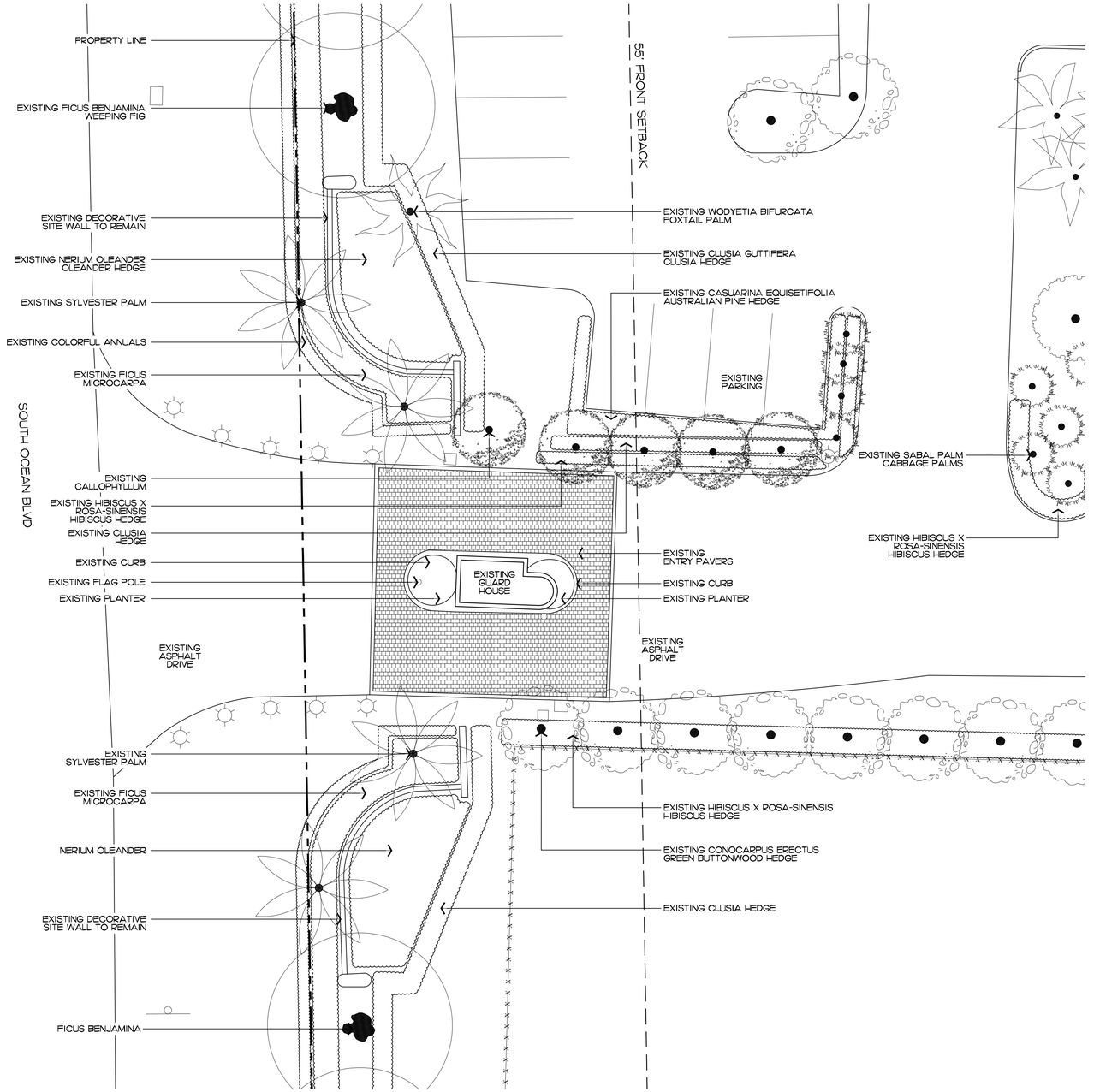
Landscape Legend

PROPERTY ADDRESS: 3300 SOUTH OCEAN BLVD - RD (1) MODERATE DENSITY RESIDENTIAL			
TOTAL LOT AREA	296,974 S.F. - 6.82 ACRES		
RD-1 MODERATE DENSITY RESIDENTIAL	REQUIRED	EXISTING	PROPOSED
LANDSCAPE OPEN SPACE	35% MIN. - 94,491 S.F.	53.01% - 157,423 S.F.	53.05% - 157,558 S.F.
LANDSCAPE OPEN SPACE TO BE ALTERED	N/A	N/A	0.07% - 214 S.F.
PERIMETER LANDSCAPE OPEN SPACE	N/A	N/A	N/A
FRONT YARD (32,525 S.F.) LANDSCAPE OPEN SPACE	35% MIN. - 11,383 S.F.	47.52% - 15,457 S.F.	47.94% - 15,592 S.F.
NATIVE TREES %	30%	N/A	100%
NATIVE SHRUBS & VINES %	30%	N/A	36%
NATIVE GROUNDCOVER %	30%	N/A	N/A
LOT COVERAGE (INCLUDING BALCONIES)	35% MAX.	17.3%	17.31%



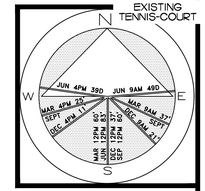
Exisiting Conditions - Image





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

The Meridian
3300 South Ocean Boulevard
Palm Beach
FLORIDA



JOB NUMBER: # 22286.00 LA
DRAWN BY: Jean Twomey
Allison Padilla
DATE: 05.05.2025
06.09.2025
07.07.2025

SHEET L1.0

ARC-25-0034
ZON-25-0036

Existing Conditions

SCALE IN FEET 0' 10' 20' 30'

COPYRIGHT: 2025
The following drawings are instruments of service to the Landscape Architect. They are not products of design. All ideas, designs, arrangements and plans indicated or represented by this/these drawings are owned by and the property of the designer, and were created, evolved and developed for use on and in connection with this project. None of such ideas, designs, arrangements or plans shall be used by or disclosed to any person, firm or corporation without the written permission of the Landscape Architect.

DISCLAIMER: 2025
Construction, as the term is generally understood, and that ENVIRONMENT DESIGN GROUP does not provide landscape architectural services during construction, including on-site monitoring, site visits, shop drawing review, design clarification, etc., the client agrees to indemnify and hold harmless ENVIRONMENT DESIGN GROUP from any liability arising from, acts or omissions in the performance of said services during construction by the client, and his/her agents, employees, or subcontractors.

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



AERIAL VIEW



STREET VIEW



NORTH / SIDE ELEVATION



SOUTH / SIDE ELEVATION



EAST / REAR ELEVATION



WEST / FRONT ELEVATION

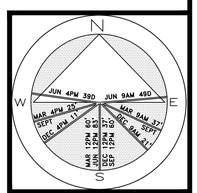
COPYRIGHT: 2025
The following drawings are instruments of service to the Landscape Architect. They are not products of design. All ideas, designs, arrangements and plans indicated or represented by this/these drawings are owned by and the property of the designer, and were created, evolved and developed for use on and in connection with this project. None of such ideas, designs, arrangements or plans shall be used by or disclosed to any person, firm or corporation without the written permission of the Landscape Architect.

DISCLAIMER: 2025
Construction, as the term is generally understood, and that ENVIRONMENT DESIGN GROUP does not provide landscape architectural services during construction, including on-site monitoring, site visits, shop drawing review, design clarification, etc., the client agrees to indemnify and hold harmless ENVIRONMENT DESIGN GROUP from any liability arising from, acts or omissions in the performance of said services during construction by the client, and his/her agents, employees, or subcontractors.

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

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

The Meridian
3300 South Ocean Boulevard
Palm Beach
FLORIDA

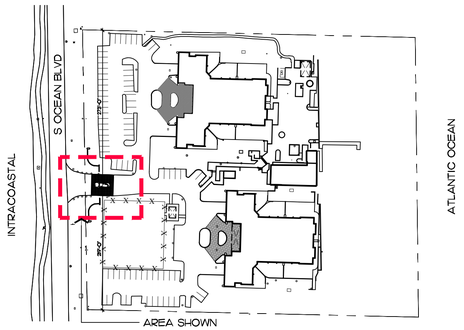


JOB NUMBER: # 22286.00 LA
DRAWN BY: Jean Twomey
DATE: 05.05.2025
06.09.2025
07.07.2025

SHEET L1.1

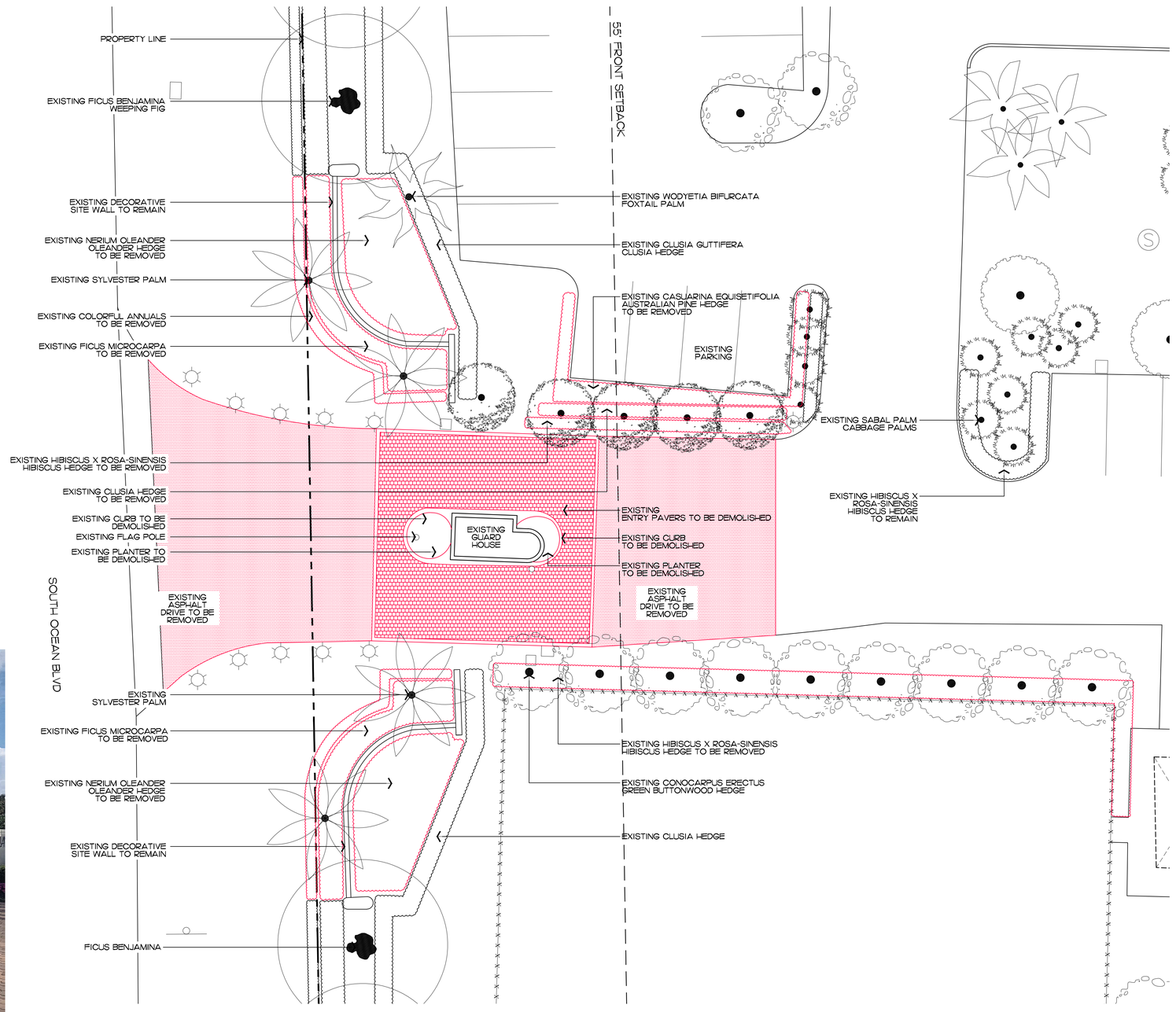
ARC-25-0034
ZON-25-0036

Existing Conditions



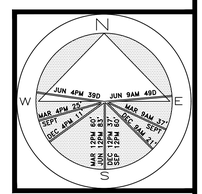
Exisiting Conditions - Image





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

The Meridian
3300 South Ocean Boulevard
Palm Beach FLORIDA



JOB NUMBER: # 22286.00 LA
DRAWN BY: Jean Twomey
Allison Padilla
DATE: 05.05.2025
06.09.2025
07.07.2025

SHEET L2.0

ARC-25-0034
ZON-25-0036

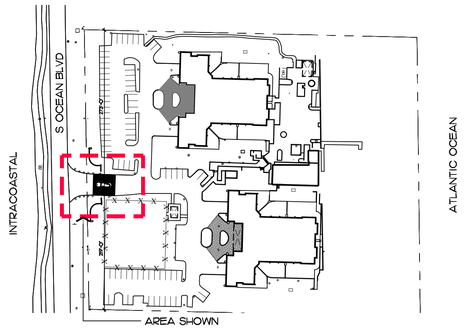
Demolition Plan/ Vegetation Action Plan

SCALE IN FEET 0' 10' 20' 30'

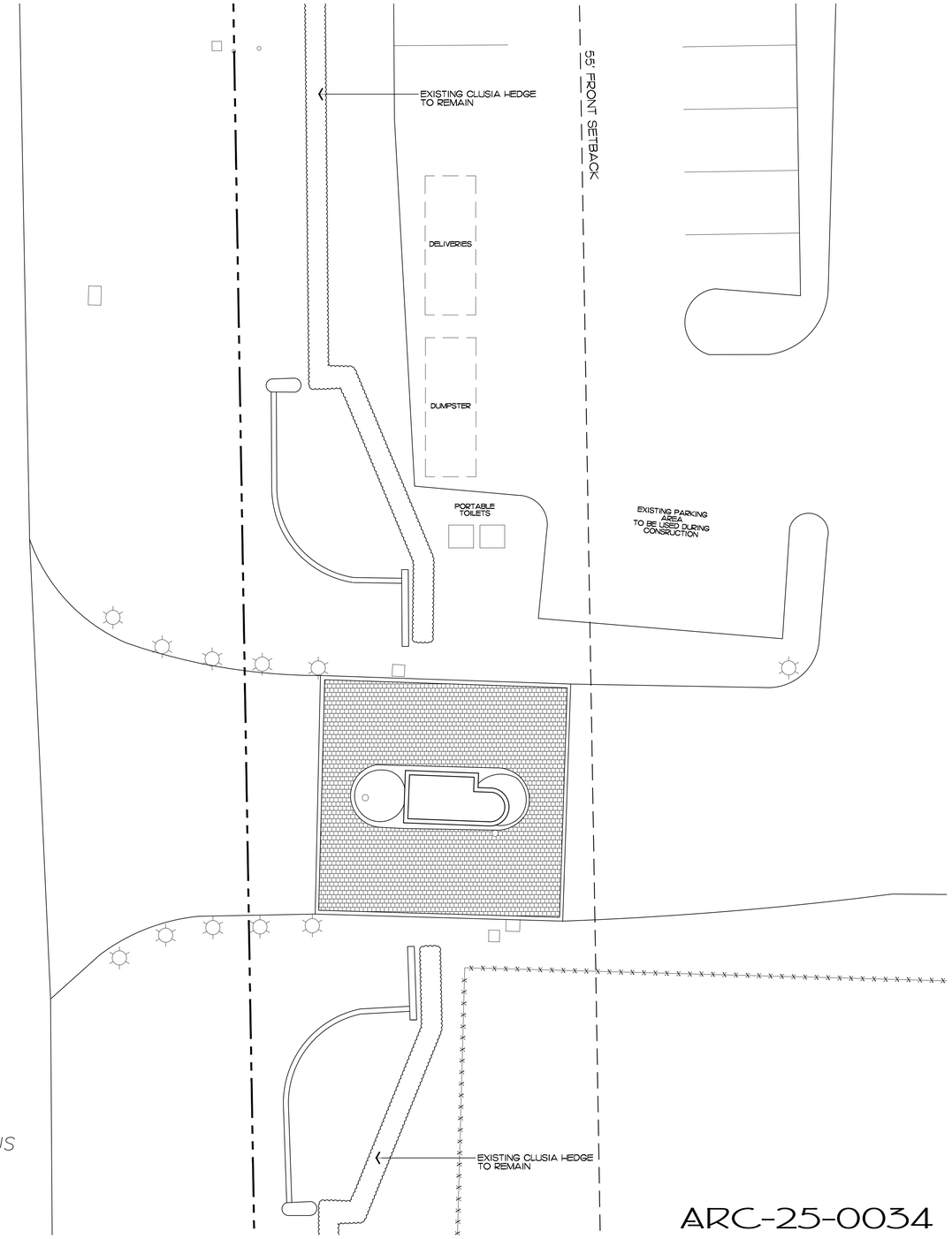
COPYRIGHT: 2025
The following drawings are instruments of service to the Landscape Architect. They are not products of design. All ideas, designs, arrangements and plans indicated or represented by this/these drawings are owned by and the property of the designer, and were created, evolved and developed for use on and in connection with this project. None of such ideas, designs, arrangements or plans shall be used by or disclosed to any person, firm or corporation without the written permission of the Landscape Architect.

DISCLAIMER: 2025
Construction, as the term is generally understood, and that ENVIRONMENT DESIGN GROUP does not provide landscape architectural services during construction, including on-site monitoring, site visits, shop drawing review, design clarification, etc., the client agrees to indemnify and hold harmless ENVIRONMENT DESIGN GROUP from any liability arising from, acts or omissions in the performance of said services during construction by the client, and his/her agents, employees, or subcontractors.

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







1 *PROPOSED TRUCK INGRESS / EGRESS ROUTES MAP*

SCHEDULE:

MONTH 1: DEMOLITION AND CLEANUP
(3 - 5 DAYS)

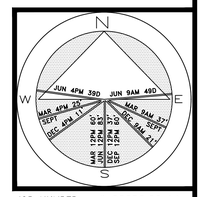
LARGEST TRUCK ->
10-15 DUMP TRUCKS FOR DEBRIS REMOVAL
TRAILER FOR EXCAVATOR / DEMOLITION
LANDSCAPE TRUCKS ->
SOD
IRRIGATION

PROPOSED INGRESS TRUCK ROUTE

PROPOSED EGRESS TRUCK ROUTE

ENVIROMENT 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

The Meridian
3300 South Ocean Boulevard
Palm Beach
FLORIDA



JOB NUMBER: # 22286.00 LA
DRAWN BY: Allison Padilla
DATE: 05.05.2025
06.09.2025
07.07.2025

ARC-25-0034
ZON-25-0036

SHEET L3.0

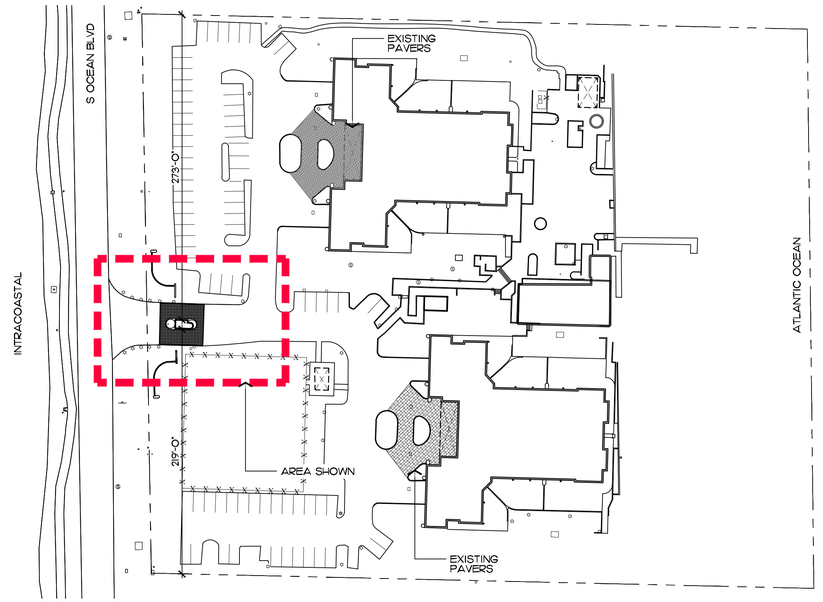
Construction Screening Staging/ Truck Logistics

SCALE IN FEET 0' 10' 20' 30'

COPYRIGHT: 2025
The following drawings are instruments of service to the Landscape Architect. They are not products of design. All ideas, designs, arrangements and plans indicated or represented by this/these drawings are owned by and the property of the designer, and were created, evolved and developed for use on and in connection with this project. None of such ideas, designs, arrangements or plans shall be used by or disclosed to any person, firm or corporation without the written permission of the Landscape Architect.

DISCLAIMER: 2025
Construction, as the term is generally understood, and that ENVIRONMENT DESIGN GROUP does not provide landscape architectural services during construction, including on-site monitoring, site visits, shop drawing review, design clarification, etc., the client agrees to indemnify and hold harmless ENVIRONMENT DESIGN GROUP from any liability arising from, acts or omissions in the performance of said services during construction by the client, and his/her agents, employees, or subcontractors.

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

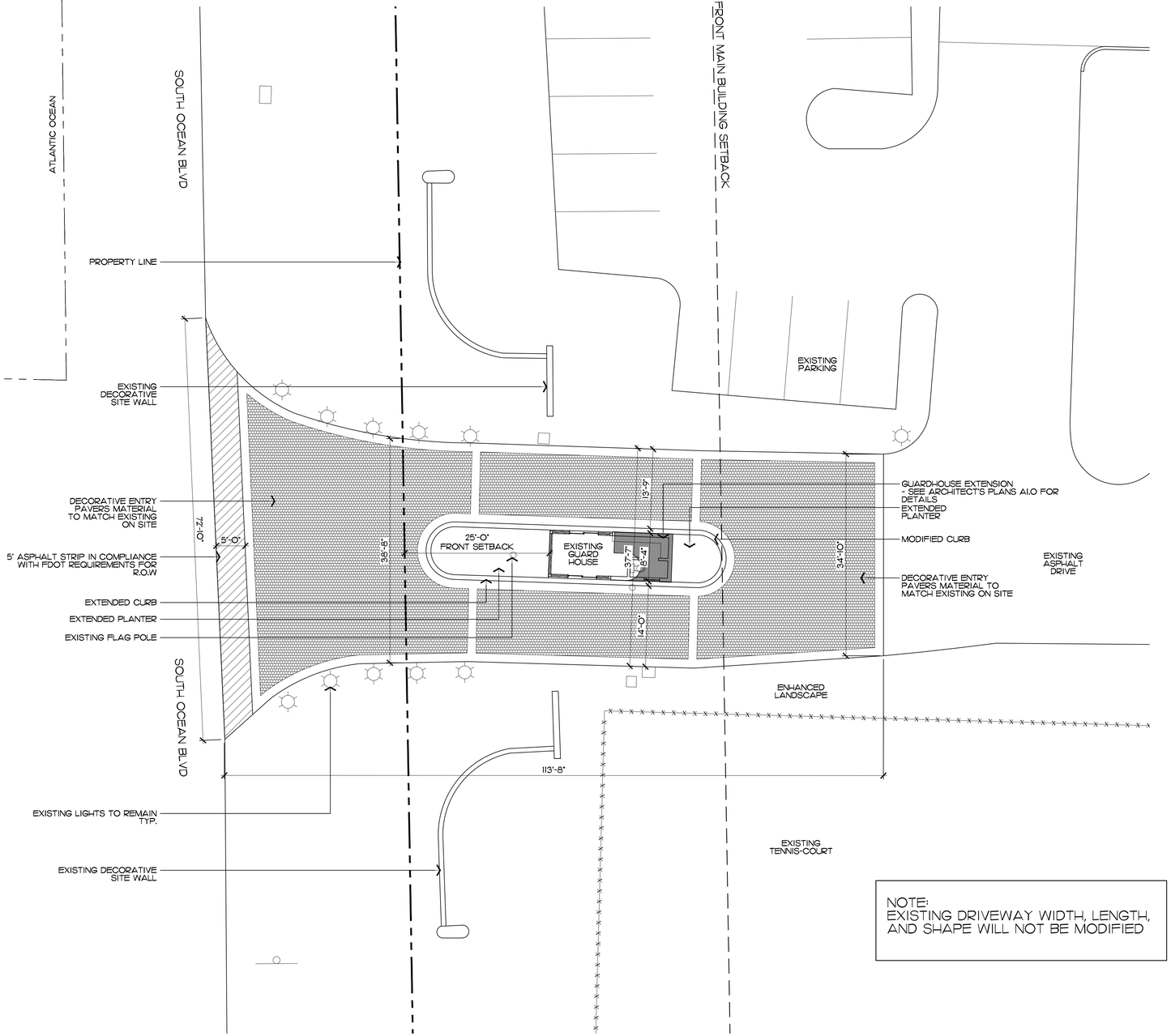


Site Plan

SCALE 1/64" = 1'



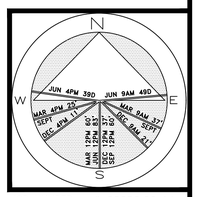
Paver Material to Match Existing on Site



NOTE:
EXISTING DRIVEWAY WIDTH, LENGTH, AND SHAPE WILL NOT BE MODIFIED

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

The Meridian
3300 South Ocean Boulevard
Palm Beach
FLORIDA



JOB NUMBER: # 22286.00 LA
DRAWN BY: Jean Twomey
Allison Padilla
DATE: 05.05.2025
06.09.2025

SHEET L4.0

ARC-25-0034
ZON-25-0036

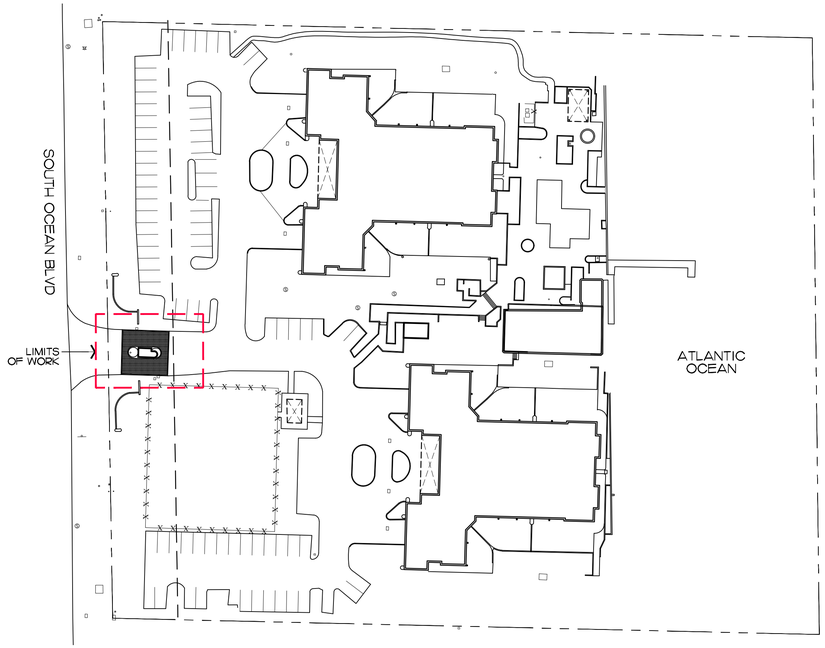
Site Plan

SCALE IN FEET 0' 10' 20' 30'

COPYRIGHT: 2025
The following drawings are instruments of service to the Landscape Architect. They are not products of design. All ideas, designs, arrangements and plans indicated or represented by this/these drawings are owned by and the property of the designer, and were created, evolved and developed for use on and in connection with this project. None of such ideas, designs, arrangements or plans shall be used by or disclosed to any person, firm or corporation without the written permission of the Landscape Architect.

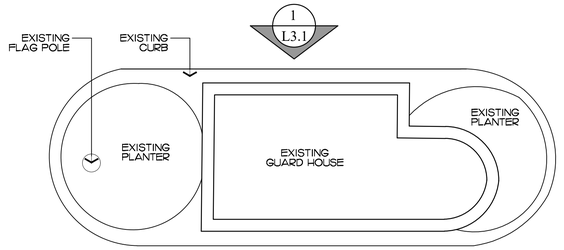
DISCLAIMER: 2025
Construction, as the term is generally understood, and that ENVIRONMENT DESIGN GROUP does not provide landscape architectural services during construction, including on-site monitoring, site visits, shop drawing review, design clarification, etc., the client agrees to indemnify and hold harmless ENVIRONMENT DESIGN GROUP from any liability arising from, acts or omissions in the performance of said services during construction by the client, and his/her agents, employees, or subcontractors.

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



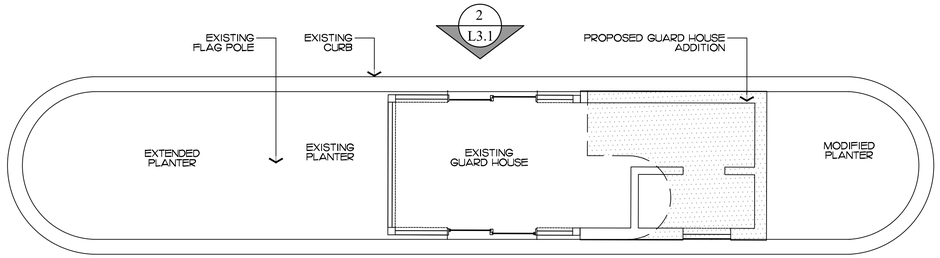
Site Plan

SCALE: 1" = 60'-0"



Existing Guardhouse - Plan

SCALE: 1" = 60'-0"



Proposed Guardhouse - Plan

SCALE: 1" = 60'-0"



1 L3.1 Existing North Elevation



2 L3.1 Proposed North Elevation

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

2025

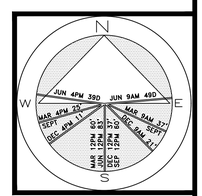
DISCLAIMER:
Construction, as the term is generally understood, and that ENVIRONMENT DESIGN GROUP does not provide landscape architectural services during construction, including on-site monitoring, site visits, shop drawing review, design clarification, etc., the client agrees to indemnify and hold harmless ENVIRONMENT DESIGN GROUP from any liability arising from, acts or omissions in the performance of said services during construction by the client, and his/her agents, employees, or subcontractors.

2025

COPYRIGHT:
The following drawings are instruments of service to the Landscape Architect. They are not products of design. All ideas, designs, arrangements and plans indicated or represented by this/these drawings are owned by and the property of the designer, and were created, evolved and developed for use on and in connection with this project. None of such ideas, designs, arrangements or plans shall be used by or disclosed to any person, firm or corporation without the written permission of the Landscape Architect.

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

The Meridian
3300 South Ocean Boulevard
Palm Beach
FLORIDA

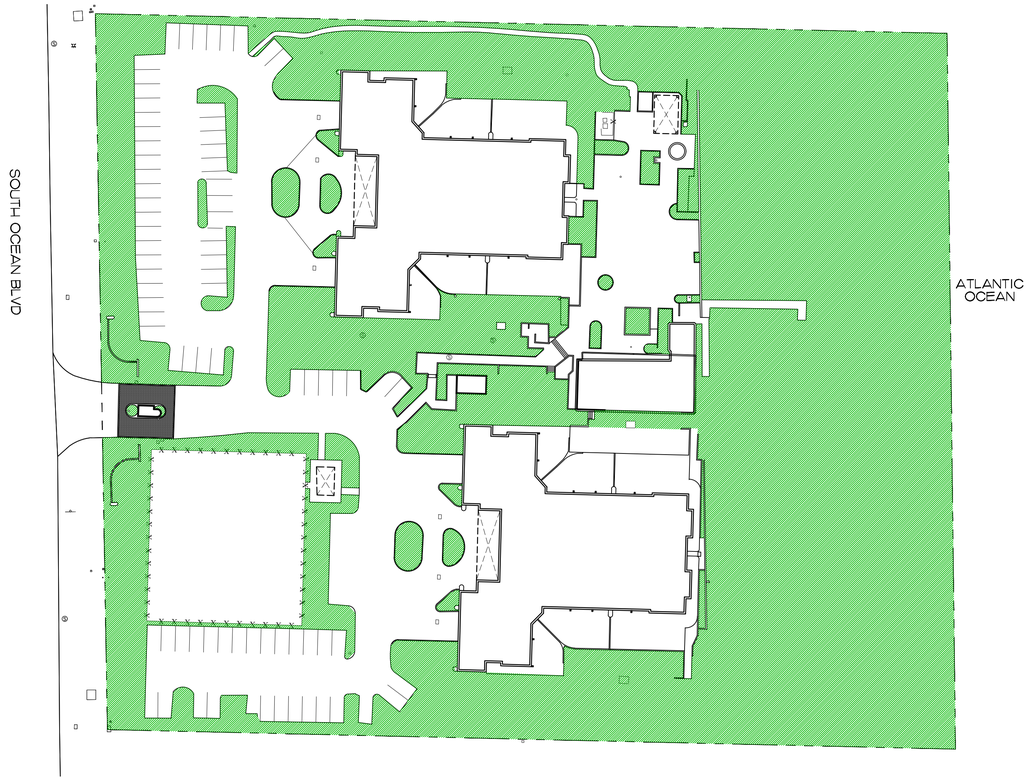


JOB NUMBER: # 22286.00 LA
DRAWN BY: Jean Twomey
Allison Padilla
DATE: 05.05.2025
06.09.2025
07.07.2025

SHEET L4.1

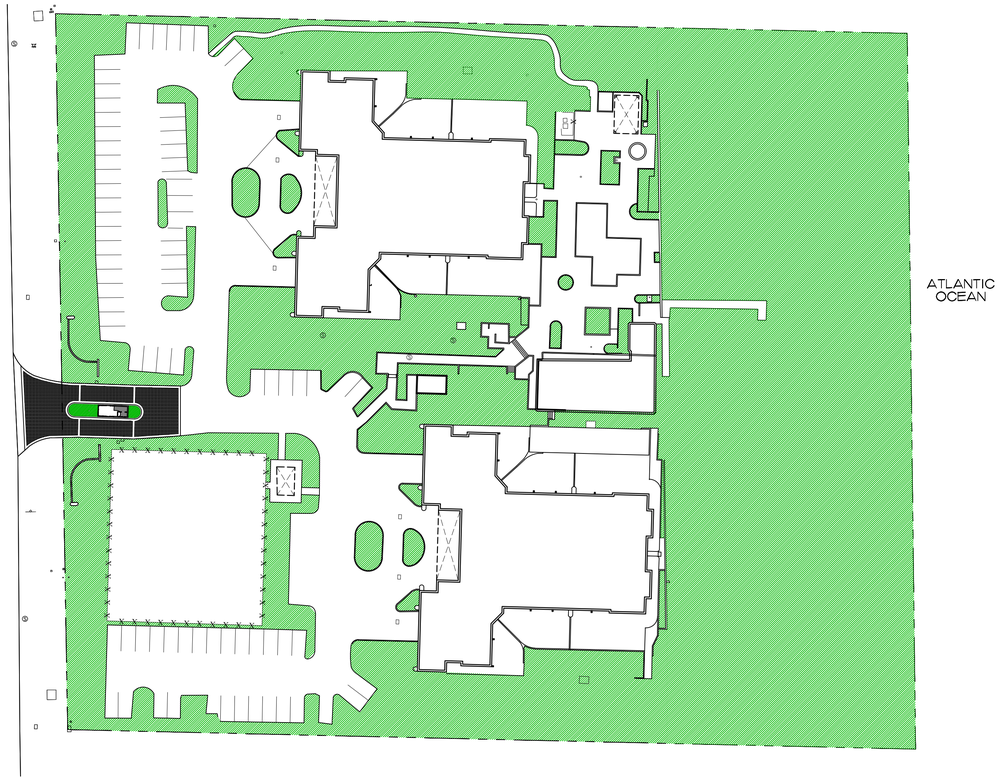
ARC-25-0034 / ZON-25-0036

Guardhouse Addition Details



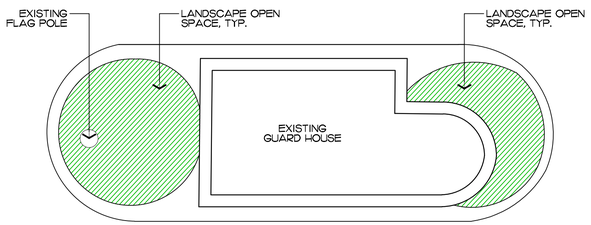
Existing Conditions

SCALE: 1" = 50'-0"



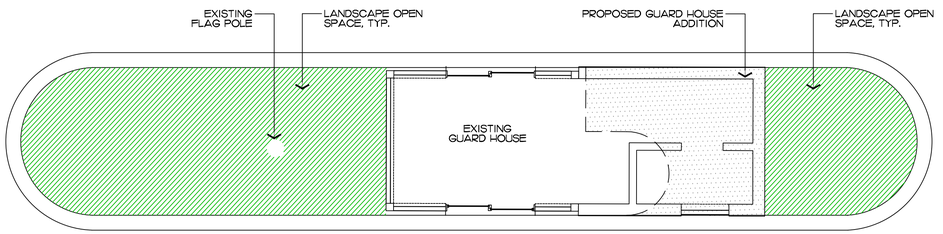
Proposed Plan

SCALE: 1" = 50'-0"



Existing Landscape Open Space to be Altered

SCALE: 1" = 60'-0"



Proposed Landscape Open Space to be Altered

SCALE: 1" = 60'-0"

Site Data

PROPERTY ADDRESS: 3300 SOUTH OCEAN BLVD - RD (1) MODERATE DENSITY RESIDENTIAL			
TOTAL LOT AREA	296,974 S.F. - 6.82 ACRES		
RD-1 MODERATE DENSITY RESIDENTIAL	REQUIRED	EXISTING	PROPOSED
LANDSCAPE OPEN SPACE	35% - 94,491 S.F.	53.01% - 157,423 S.F.	53.05% - 157,558 S.F.
LANDSCAPE OPEN SPACE TO BE ALTERED	N/A	N/A	0.07% - 214 S.F.
PERIMETER LANDSCAPE OPEN SPACE	N/A	N/A	N/A
FRONT YARD (32,525 S.F.) LANDSCAPE OPEN SPACE	35% - 11,383 S.F.	47.52% - 15,457 S.F.	47.94% - 15,592 S.F.

COPYRIGHT: 2025
The following drawings are instruments of service to the Landscape Architect. They are not products of design. All ideas, designs, arrangements and plans indicated or represented by this/these drawings are owned by and the property of the designer, and were created, evolved and developed for use on and in connection with this project. None of such ideas, designs, arrangements or plans shall be used by or disclosed to any person, firm or corporation without the written permission of the Landscape Architect.

DISCLAIMER: 2025
Construction, as the term is generally understood, and that ENVIRONMENT DESIGN GROUP does not provide landscape architectural services during construction, including on-site monitoring, site visits, shop drawing review, design clarification, etc., the client agrees to indemnify and hold harmless ENVIRONMENT DESIGN GROUP from any liability arising from, acts or omissions in the performance of said services during construction by the client, and his/her agents, employees, or subcontractors.

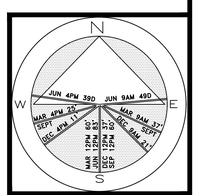
48 HOURS BEFORE DIGGING
CALL TOLL FREE
1-800-432-4770
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

ARC-25-0034
ZON-25-0036

Site Data Calculations

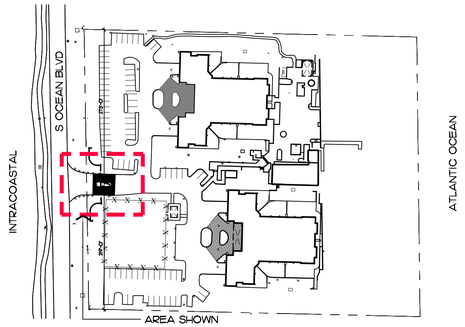
ENVIRONMENT DESIGN GROUP
139 North County Road SJ20-B Palm Beach, Fl 33480
Phone 561.832.4600 Mobile 561.313.4424
Landscape Architecture
Land Planning
Landscape Management
Dustin M. Mizell, MLA FLA #6666784
Dustin@environmentdesigngroup.com

The Meridian
3300 South Ocean Boulevard
Palm Beach
FLORIDA



JOB NUMBER: # 22286.00 LA
DRAWN BY: Jean Twomey
DATE: 05.05.2025
07.07.2025

SHEET L4.2



Trees & Palms

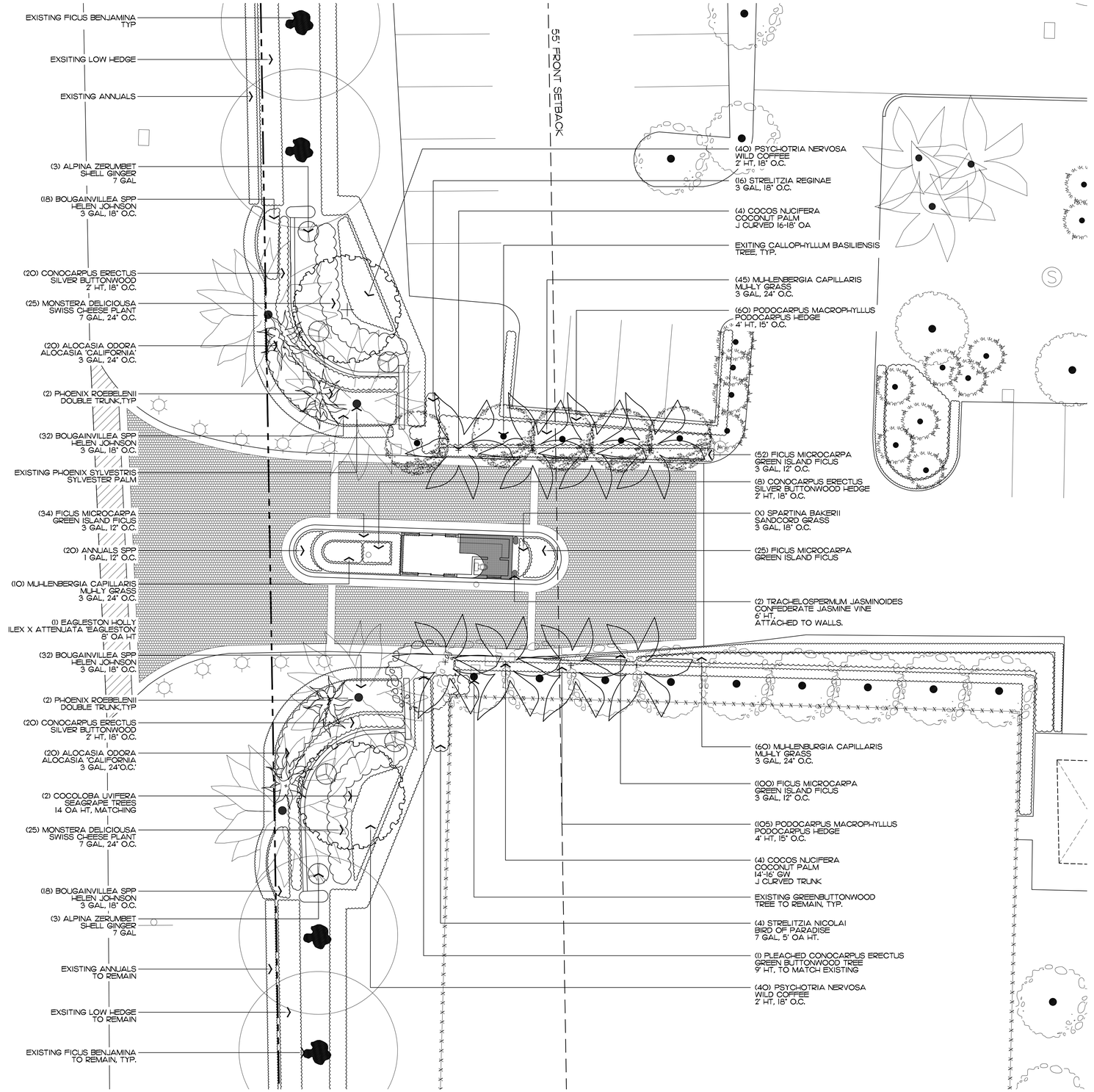
SYMBOL	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	COCCOLOBA UVIFERA SEAGRAPE TREE	2	14' OA HT, MATCHING	YES
	COCOS NUCIFERA COCONUT PALM	8	14'-16' GW 'J' CURVED TRUNK	NO
	PHOENIX ROEBELENII PYGMY DATE PALM	4	DOUBLE TRUNK, 5' HT OA	NO
	CONOCARPUS ERECTUS GREEN BUTTONWOOD	1	9' HT, TO MATCH EXISTING	YES

TOTAL:	3
NATIVE SPECIES:	3 (100%)

Shrubs

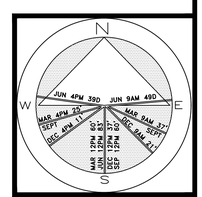
SYMBOL	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	ALPINA ZERUMBET SHELL GINGER	6	7 GAL	NO
	ALOCASIA ODORA ALOCASIA 'CALIFORNIA'	40	3 GAL, 24" O.C.	NO
	BOUGAINVILLEA SPP HELEN JOHNSON	100	3 GAL, 18" O.C.	NO
	CONOCARPUS ERECTUS SILVER BUTTONWOOD HEDGE	40	2' HT, 18" O.C.	YES
	MONSTERA DELICIOUSA SWISS CHEESE PLANT	50	7 GAL, 30" O.C.	NO
	FICUS MICROCARPA GREEN ISLAND FICUS	34	3 GAL, 12" O.C.	NO
	ANNUALS SPP. WHITE ANNUALS	20	1 GAL, 12" O.C.	NO
	CONOCARPUS ERECTUS SILVER BUTTONWOOD HEDGE	20	2' HT, 18" O.C.	YES
	PODOCARPUS MACROPHYLLUS PODOCARPUS HEDGE	165	4' HT, 15" O.C.	NO
	PSYCHOTRIA NERVOSA WILD COFFEE	80	2' HT, 18" O.C.	YES
	MUHLENBERGIA CAPILLARIS MUHLY GRASS	115	3 GAL, 24" O.C.	YES
	STRELITZIA REGINAE BIRD OF PARADISE - SMALL	16	3 GAL, 18" O.C.	NO
	STRELITZIA NICOLAI BIRD OF PARADISE - LARGE	4	7 GAL,	NO
	TRACHELOSPERMUM JASMINOIDES CONFEDERATE JASMINE	2	6' HT, ATTACHED TO WALLS	NO

TOTAL SPECIES:	692
NATIVE SPECIES:	255 (36%)



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

The Meridian
3300 South Ocean Boulevard
Palm Beach, FLORIDA



JOB NUMBER: # 22286.00 LA
DRAWN BY: Allison Padilla
DATE: 05.05.2025
06.09.2025

SHEET L5.0

COPYRIGHT: 2025
The following drawings are instruments of service to the Landscape Architect. They are not products of design. All ideas, designs, arrangements and plans indicated or represented by this/these drawings are owned by and the property of the designer, and were created, evolved and developed for use on and in connection with this project. None of such ideas, designs, arrangements or plans shall be used by or disclosed to any person, firm or corporation without the written permission of the Landscape Architect.

DISCLAIMER: 2025
Construction, as the term is generally understood, and that ENVIRONMENT DESIGN GROUP does not provide landscape architectural services during construction, including on-site monitoring, site visits, shop drawing review, design clarification, etc., the client agrees to indemnify and hold harmless ENVIRONMENT DESIGN GROUP from any liability arising from, acts or omissions in the performance of said services during construction by the client, and his/her agents, employees, or subcontractors.

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

ARC-25-0034 / ZON-25-0036

Landscape Plan//schedule

SCALE IN FEET 0' 10' 20' 30'



Limits of Work



Site Aerial

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

The Meridian
3300 South Ocean Boulevard
Palm Beach
FLORIDA

JOB NUMBER: # 22286.00 LA
DRAWN BY: Allison Padilla
DATE: 06.09.2025
07.07.2025

SHEET L5.1

ARC-25-0034
ZON-25-0036

Plan Rendering

COPYRIGHT: 2025
The following drawings are instruments of service to the Landscape Architect. They are not products of design. All ideas, designs, arrangements and plans indicated or represented by this/these drawings are owned by and the property of the designer, and were created, evolved and developed for use on and in connection with this project. None of such ideas, designs, arrangements or plans shall be used by or disclosed to any person, firm or corporation without the written permission of the Landscape Architect.

DISCLAIMER: 2025
Construction, as the term is generally understood, and that ENVIRONMENT DESIGN GROUP does not provide landscape architectural services during construction, including on-site monitoring, site visits, shop drawing review, design clarification, etc., the client agrees to indemnify and hold harmless ENVIRONMENT DESIGN GROUP from any liability arising from, acts or omissions in the performance of said services during construction by the client, and his/her agents, employees, or subcontractors.

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



Existing Front Entry



Proposed Front Entry

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

The Meridian
3300 South Ocean Boulevard
Palm Beach
FLORIDA

JOB NUMBER: # 22286.00 LA
DRAWN BY: Allison Padilla
DATE: 06.09.2025
07.07.2025

SHEET L6.0

ARC-25-0034
ZON-25-0036

Front Entrance Rendering

COPYRIGHT: 2025
The following drawings are instruments of service to the Landscape Architect. They are not products of design. All ideas, designs, arrangements and plans indicated or represented by this/these drawings are owned by and the property of the designer, and were created, evolved and developed for use on and in connection with this project. None of such ideas, designs, arrangements or plans shall be used by or disclosed to any person, firm or corporation without the written permission of the Landscape Architect.

DISCLAIMER: 2025
Construction, as the term is generally understood, and that ENVIRONMENT DESIGN GROUP does not provide landscape architectural services during construction, including on-site monitoring, site visits, shop drawing review, design clarification, etc., the client agrees to indemnify and hold harmless ENVIRONMENT DESIGN GROUP from any liability arising from, acts or omissions in the performance of said services during construction by the client, and his/her agents, employees, or subcontractors.

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

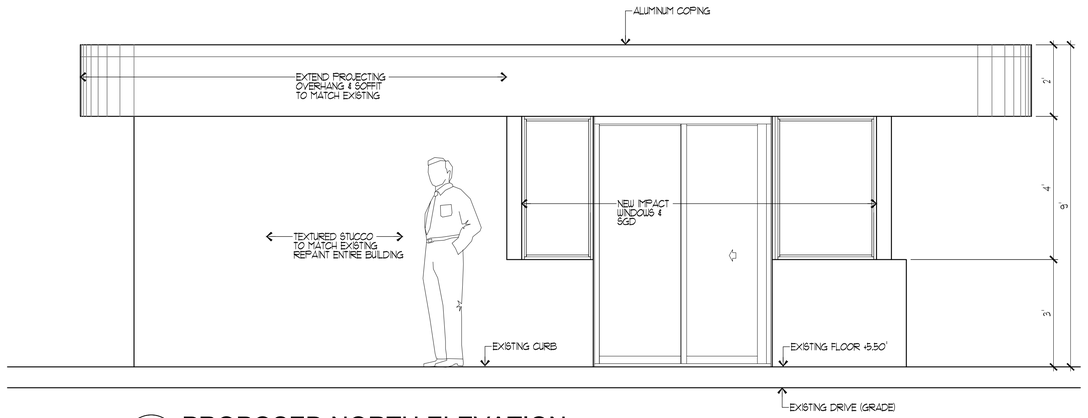


NEW WINDOWS/SLIDING GLASS DOORS TO BE IMPACT WITH WHITE POWDER COATED FRAMES AND TINITED IMPACT GLASS



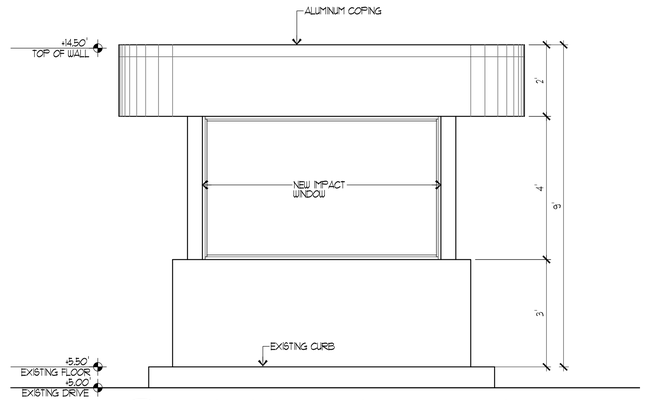
STUCCO TO MATCH EXISTING WITH PAINT TO MATCH EXISTING

MATERIALS



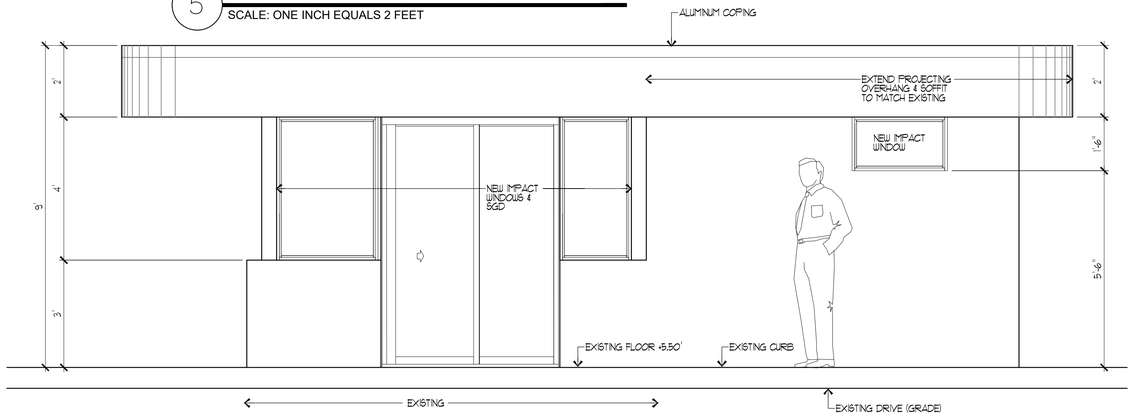
5 PROPOSED NORTH ELEVATION

SCALE: ONE INCH EQUALS 2 FEET



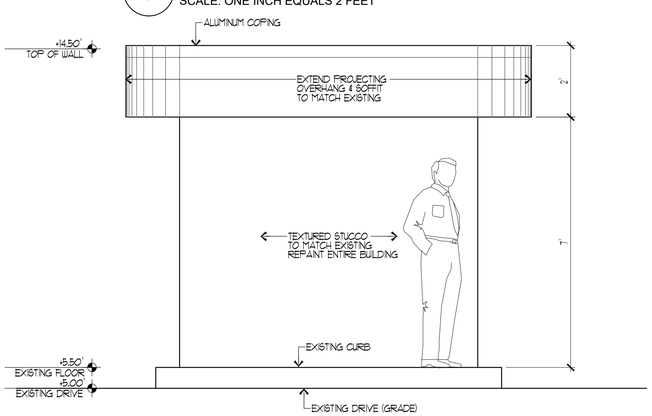
3 PROPOSED EAST ELEVATION

SCALE: ONE INCH EQUALS 2 FEET



4 PROPOSED SOUTH ELEVATION

SCALE: ONE INCH EQUALS 2 FEET



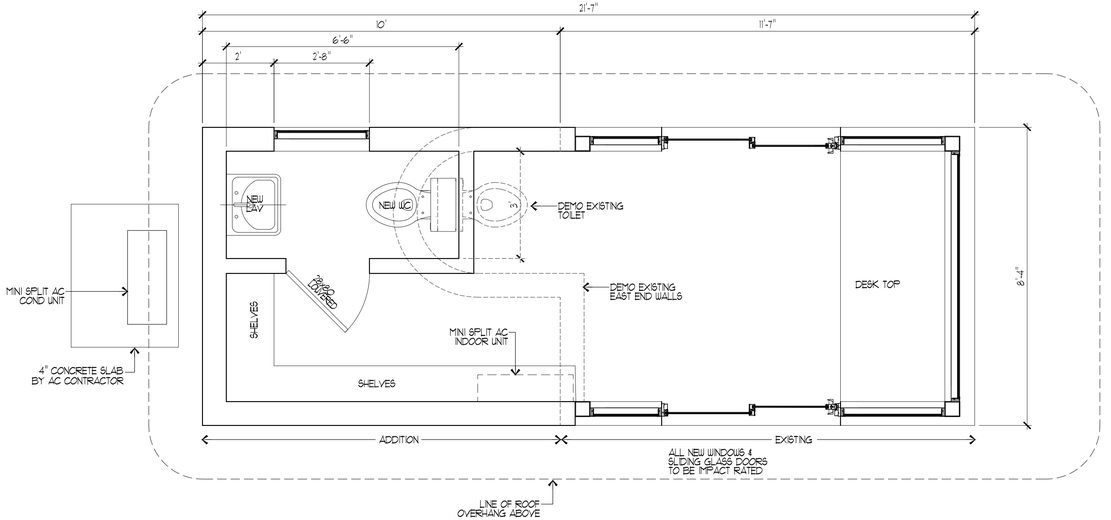
2 PROPOSED WEST ELEVATION

SCALE: ONE INCH EQUALS 2 FEET



6 EXISTING ELEVATIONS

SCALE: ONE INCH EQUALS 4 FEET



1 FLOOR PLAN

SCALE: ONE INCH EQUALS 2 FEET

INTER·PLAN INC
ARCHITECTURE PLANNING INTERIOR DESIGN RESEARCH
AR 6984
9 DUNBAR ROAD
PALM BEACH GARDENS, FL 33418
PHONE: 561 744 0445
EMAIL: architect@interplanarchitects.com

CONSULTANT

NOTES

NO	DESCRIPTION REVISIONS	DATE

PROJECT TITLE

THE MERIDIAN CONDOMINIUM GUARDHOUSE ADDITION

3300 SOUTH OCEAN BOULEVARD
PALM BEACH, FLORIDA 33480

SHEET TITLE

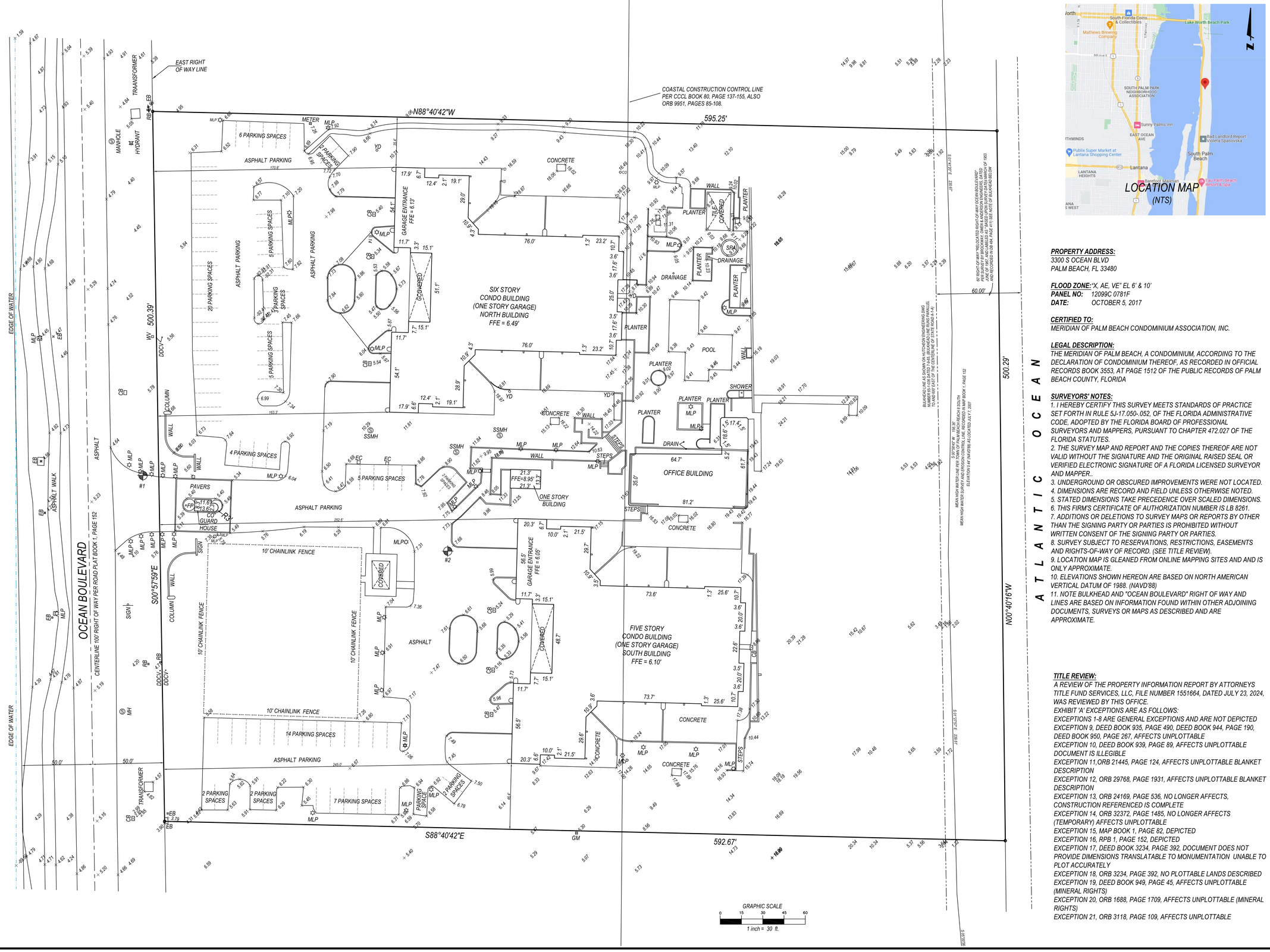
FLOOR PLAN ELEVATIONS

COPYRIGHT 2025. - INTER/PLAN. INC. - ALL RIGHTS RESERVED

SEAL

STATE OF FLORIDA
RANDOLPH C HANSEN
AR 6984
REGISTERED ARCHITECT

PHASE
DESIGN PHASE
DRAWN BY
HANSEN
CHECKED BY
HANSEN
DATE
2 JULY 2025
PROJECT NO
25480
DRAWING NO
A1



PROPERTY ADDRESS:
3300 S OCEAN BLVD
PALM BEACH, FL 33480

FLOOD ZONE: *'X, AE, VE' EL 6' & 10'*
PANEL NO: *12099C 0781F*
DATE: *OCTOBER 5, 2017*

CERTIFIED TO:
MERIDIAN OF PALM BEACH CONDOMINIUM ASSOCIATION, INC.

LEGAL DESCRIPTION:
THE MERIDIAN OF PALM BEACH, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 3553, AT PAGE 1512 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

SURVEYORS' NOTES:
1. I HEREBY CERTIFY THIS SURVEY MEETS STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17.050-.052, OF THE FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO CHAPTER 472.027 OF THE FLORIDA STATUTES.
2. THE SURVEY MAP AND REPORT AND THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR VERIFIED ELECTRONIC SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER..
3. UNDERGROUND OR OBSCURED IMPROVEMENTS WERE NOT LOCATED.
4. DIMENSIONS ARE RECORD AND FIELD UNLESS OTHERWISE NOTED.
5. STATED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
6. THIS FIRM'S CERTIFICATE OF AUTHORIZATION NUMBER IS LB 8261.
7. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
8. SURVEY SUBJECT TO RESERVATIONS, RESTRICTIONS, EASEMENTS AND RIGHTS-OF-WAY OF RECORD. (SEE TITLE REVIEW).
9. LOCATION MAP IS GLEANED FROM ONLINE MAPPING SITES AND AND IS ONLY APPROXIMATE.
10. ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988. (NAVD'88)
11. NOTE BULKHEAD AND "OCEAN BOULEVARD" RIGHT OF WAY AND LINES ARE BASED ON INFORMATION FOUND WITHIN OTHER ADJOINING DOCUMENTS, SURVEYS OR MAPS AS DESCRIBED AND ARE APPROXIMATE.

TITLE REVIEW:
A REVIEW OF THE PROPERTY INFORMATION REPORT BY ATTORNEYS TITLE FUND SERVICES, LLC, FILE NUMBER 1551664, DATED JULY 23, 2024, WAS REVIEWED BY THIS OFFICE.
EXHIBIT 'A' EXCEPTIONS ARE AS FOLLOWS:
EXCEPTIONS 1-8 ARE GENERAL EXCEPTIONS AND ARE NOT DEPICTED
EXCEPTION 9, DEED BOOK 935, PAGE 490, DEED BOOK 944, PAGE 190, DEED BOOK 950, PAGE 267, AFFECTS UNPLOTTABLE
EXCEPTION 10, DEED BOOK 939, PAGE 89, AFFECTS UNPLOTTABLE DOCUMENT IS ILLEGIBLE
EXCEPTION 11,ORB 21445, PAGE 124, AFFECTS UNPLOTTABLE BLANKET DESCRIPTION
EXCEPTION 12, ORB 29768, PAGE 1931, AFFECTS UNPLOTTABLE BLANKET DESCRIPTION
EXCEPTION 13, ORB 24169, PAGE 536, NO LONGER AFFECTS, CONSTRUCTION REFERENCED IS COMPLETE
EXCEPTION 14, ORB 32372, PAGE 1485, NO LONGER AFFECTS (TEMPORARY) AFFECTS UNPLOTTABLE
EXCEPTION 15, MAP BOOK 1, PAGE 92, DEPICTED
EXCEPTION 16, RPB 1, PAGE 152, DEPICTED
EXCEPTION 17, DEED BOOK 3234, PAGE 392, DOCUMENT DOES NOT PROVIDE DIMENSIONS TRANSLATABLE TO MONUMENTATION UNABLE TO PLOT ACCURATELY
EXCEPTION 18, ORB 3234, PAGE 392, NO PLOTTABLE LANDS DESCRIBED
EXCEPTION 19, DEED BOOK 949, PAGE 45, AFFECTS UNPLOTTABLE (MINERAL RIGHTS)
EXCEPTION 20, ORB 1688, PAGE 1709, AFFECTS UNPLOTTABLE (MINERAL RIGHTS)
EXCEPTION 21, ORB 3118, PAGE 109, AFFECTS UNPLOTTABLE

LEGEND:
CB CATCH BASING
EB ELECTRIC BOX
WM WATER METER
MLP METAL LIGHT POLE
MH MANHOLE
VB CATCH BASIN
RB RISER BOX
WV WATER VALVE
FP FLAG POLE
CO CLEANOUT
YD YARD DRAINAGE
EC ELECTRIC CHARGER
GM GAS METER
SSMH SANITARY SEWER MANHOLE

JOB#	PURPOSE		DATE
23-0362	TITLE REVIEW AND LINEWORK	JH	08-03-24
	BOUNDARY SURVEY	CD	05-30-23
	FIELD	JRJ	DRAFT

DOUGLAS WALKER LICENSED SURVEYOR AND MAPPER
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 7211
STATE OF FLORIDA
SIGNED
DOUG WALKER, PSM
DOUGLAS WALKER LICENSED SURVEYOR AND MAPPER
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 7211

BOUNDARY AND TOPOGRAPHIC SURVEY

PRINCIPAL MERIDIAN SURVEYING, Inc.
LICENSED BUSINESS No. 8261
4546 CAMBRIDGE STREET
WEST PALM BEACH, FL 33415
OFFICE 561-478-7764

ZON-25-0036 (ARC-25-0034) 3300 S OCEAN BLVD (COMBO) SITE PLAN REVIEW. The applicant, Meridian of Palm Beach Condominium (Environment Design Group), has filed an application requesting Town Council approval for multi-family dwellings Site Plan Review for modifications to an entry guard house. The Architectural Commission shall perform design review of the application.

ARC-25-0034 (ZON-25-0036) 3300 S OCEAN BLVD (COMBO). The applicant, Meridian of Palm Beach Condominium (Environment Design Group), has filed an application requesting Architectural Commission review and approval for modifications to the entry guard house with associated landscape and hardscape changes. Town Council shall review the application as it pertains to zoning relief/approval.

Property Owner: Meridian of Palm Beach Condominium
Professional: Environment Design Group

HISTORY:
The Meridian of Palm Beach was constructed in 1981 and is composed of 80 units.

At the JULY 23, 2025 ARCOM meeting, the application for a new one-story addition to an existing guardhouse was approved (7-0).

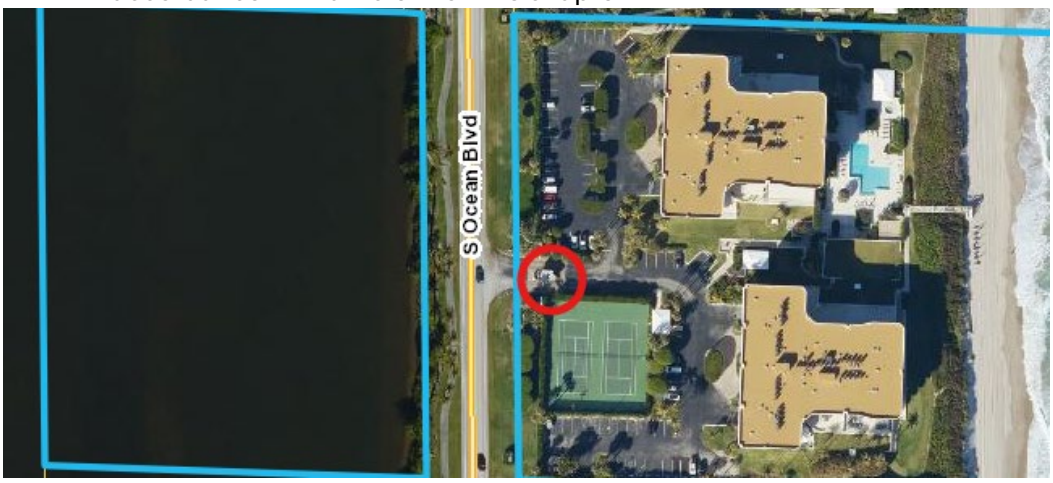
THE PROJECT:
The applicant has submitted plans, entitled "Guardhouse Addition", as prepared by Environment Design Group, uploaded July 7, 2025.

The following is the scope of work for the Project:

- Modifications to existing entry guard house.
- Replacement of entry pavers and landscape modifications.

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

- **SITE PLAN REVIEW: SEC. 134-1871:** Every application for a multifamily dwelling, hotel or timesharing use shall be subject to site plan review procedures in accordance with article III of this chapter.



Site Data			
Zoning District	RD (1)	**Future Land Use**	Moderate Density Residential
Lot Size	296,974 SF	**Lot Coverage**	Allowed: 35% Existing: 17.3%
Landscape Open Space (LOS)	Required: 35% Existing: 53.01% Proposed: 53.05%	**Front Yard Landscape Open Space (LOS)**	Required: 35% Existing: 47.52% Proposed: 47.94%

Surrounding Properties / Zoning	
North	3250 S Ocean Blvd / Condominium
South	3360 S Ocean Blvd / Condominium
East	Beachfront / Atlantic Ocean
West	S Ocean Blvd / Intracoastal Waterway

STAFF ANALYSIS:

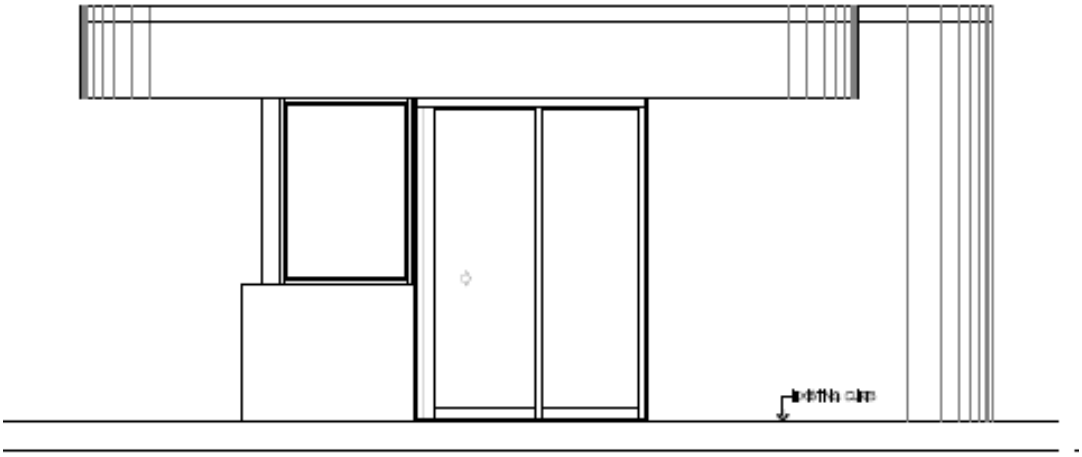


EXISTING CONDITIONS

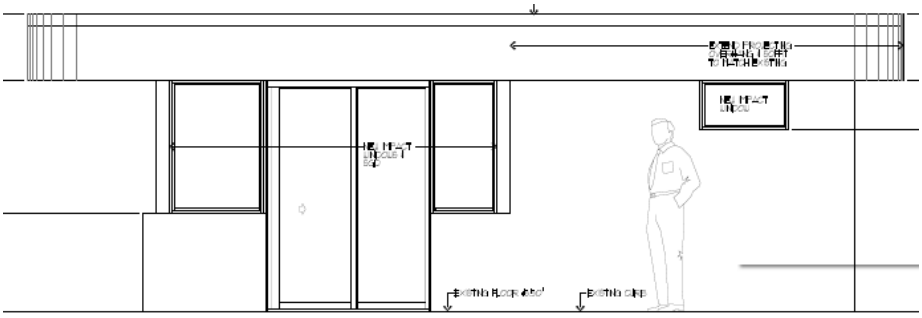


RENDERING

The application proposes an 80-square-foot addition to the west side of the existing guardhouse at the Meridian Condominium, accessed from South Ocean Boulevard. The addition will feature matching textured stucco to maintain architectural consistency. New impact-rated windows and doors are planned, along with decorative pavers and enhanced front entry landscaping to improve the overall appearance.



EXISTING ELEVATION



PROPOSED ELEVATION



SITE PLAN RENDERING

CONCLUSION:

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

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

WRB:JGM: SCP

ENVIRONMENT
DESIGN
GROUP

Land Planning
Landscape Architecture
Landscape Management

May 5, 2025

Town of Palm Beach
Planning, Zoning, & Building Department
360 S. County Road
Palm Beach, Florida 33480

ATTN: *ARCOM Staff*
Re: The Meridian Condominium
3300 South Ocean Blvd

LETTER OF INTENT
Current zoning for the project is R-D(1) MODERATE DENSITY RESIDENTIAL

The proposed changes include:

1. Minor addition (80 S.F.) to front entry guard house
   - Addition will not be on the street side of the building, view from the street-view elevation will not be modified. (Note: Architectural Drawings will be provided in the following submittal)
   - Building was built in the early 1980's and needs repair
   - Existing size no longer works for what is need to function as a guardhouse.
   - Extend existing planter (135 S.F. of hardscape removed)

2. New decorative entry pavers surrounding guardhouse.
   - Entry drive shape, size, and layout will not be modified.

3. Enhance existing landscaping surrounding guardhouse.

The attached plans reflect the above-outlined revisions.
If there are any questions regarding this project, please feel free to reach out to our office.
Thank you for your assistance.

Dustin Mizell, MLA RLA #6666784
Environment Design Group

Paramount Building
139 North County Road, Suite 20-B
Palm Beach, FL 33480
561.832.4600 phone
Dustin@environmentdesigngroup.com

KOCHMAN & ZISKA PLC

Ronald S. Kochman*
Maura A. Ziska
Alexander D. Kochman

*Also admitted in New York

Esperanté
222 Lakeview Avenue, Suite 1500
West Palm Beach, Florida 33401

Telephone: (561) 802-8960
Facsimile: (561) 802-8995

VIA EMAIL

August 1, 2025

Ms. Kelly Churney, Town Clerk
Town of Palm Beach
360 South County Road
Palm Beach, FL 33480

RE: Notice of Appeal
Property Owner: 940 N. Lake Way LLC
Arcom Review # ARC-25-0035
Property Address: 940 North Lake Way, Palm Beach, FL

Dear Ms. Churney:

On behalf of 940 N. Lake Way LLC, who is the property owner of 940 North Lake Way, this notice of appeal is filed requesting the Town Council to approve the proposed residence that was presented to the Architectural Review Commission ("Arcom") on July 23, 2025 and that was deferred for a "re-study". There were no valid reasons or legal grounds to not approve the proposed residence. The architect, Leslie Pearce, of Smith Architectural Group, presented the design and justification for granting the proposed residence.

The basis for the appeal is that Arcom deviated from the criteria set forth in Section 18-205 of the Town of Palm Beach Code by not approving the proposed residence and not reviewing the design nor giving any substantive feedback regarding the design. Instead, the commissioners mostly gave personal and biased opinions.

Based on the foregoing, the property owner respectfully requests the Town Council to approve the proposed residence that was presented to Arcom on July 23, 2025. Please place this matter on the next available Town Council agenda. Please call me if you have any questions with the foregoing. Thank you.

Sincerely yours,

Maura Ziska, Esq.

cc: Joanne O'Connor, Town Attorney
Wayne Bergman, Director, Planning Zoning & Building
James Murphy, Assistant Director, Planning Zoning & Building
Client
Jeff Smith, AIA

14. ARC-25-0035 940 N LAKE WAY. The applicant, 940 N LAKE WAY LLC (Maura Ziska, Attorney), has filed an application requesting Architectural Commission review and approval for the construction of a new, 10,000+ square foot single-family residence including basement, accessory structure and final hardscape, landscape and swimming pool improvements on a vacant lakefront parcel.

Mr. Falco provided staff comments on the project.

Several members disclosed ex parte communications.

Leslie Pearce of Smith Architectural Group presented the proposed architectural plans for the new residence. Christopher LaGuardia of LaGuardia Design Group presented the landscape and hardscape plans for the site.

Ms. Visconti asked about the height of the gatehouse and the base floor of the home. Ms. Pearce responded. Ms. Visconti also asked about the material for the balcony railings; Ms. Pearce stated they would be bronze, but could not confirm the material.

Mr. Phoenix asked about the window color and the limestone. Ms. Pearce responded.

Ms. Georgas asked about the stone on the rear terraces and the motor court. Ms. Pearce and Mr. LaGuardia responded.

Ms. Connaughton asked about the cubic content ratio; Mr. Falco stated that there are cubic content ratio exemptions for lots on the Lake Trail.

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

Ms. Catlin thought the home was beautiful, but thought it was too large, boxy, and heavy for the area of town. She did not feel the gatehouse fit into the area as well.

Ms. Visconti agreed with Ms. Catlin that the home was beautiful. However, she thought the gatehouse was too large and that more landscaping was needed on the rear of the home.

Ms. Connaughton thought the plan was too wide. She thought the home was beautiful from the cornice down, but did not favor the mansard roof. She recommended a more tropical roof and did not support the dormers. She liked the gatehouses but recommended reducing them in size. She also thought the west elevation landscaping needed some study.

Ms. Patterson agreed with the previous comments. She thought the gate seemed heavy and large. She also thought it was important to see the view of the home from the lake.

Mr. Phoenix liked the gatehouse and thought it was clever to hide the mechanical equipment. He thought the home was beautiful but needed some whimsy. He thought the lower level should seem more like a grotto.

Ms. Visconti thought the stone was too light and needed more warmth. She provided a recommendation for the hardscape.

Mr. Phoenix thought the west elevation needed a different texture and material for the lower floor.

Ms. Catlin thought the home was too massive for the location.

Mr. Sammons questioned the architectural elements' design in the proposed style, pointing out the mismatched elements like oversized sliding doors, incorrect rustication, and improperly detailed mansard roofs with slate, arguing they were inappropriate for the tropical context. He also criticized the window proportions, structural inconsistencies in the pavilions, and superficial architectural detailing.

A motion was made by Ms. Catlin and seconded by Ms. Patterson to defer the project to the meeting on September 25, 2025. The motion was carried unanimously, 7-0.

TOWN OF PALM BEACH

Information for Town Council Meeting on: August 13, 2025

To: Town Council

Via: Wayne Berman, Director of Planning, Zoning, & Building
Craig Hauschild, Civil Engineer

From: Planning, Zoning, & Building Department

Re: Discussion Regarding Construction Screening Fences 25ft or Higher

Date: 7/25/2025

ATTACHMENT:

Memorandum with attachments listed below.

- Section 18-2 - Landscaping; maintenance where used for screening
- Division 5.- Demolition; Sec. 18-1 13. - Criteria for demolition permit (3); Sec. 18-1 14. - Demolition permits (2).
- Sec. 18-351. - Maintenance of construction sites.
- Sec. 18-353. - Construction screening required.

STRATEGIC PLAN

Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Quality of Life

FUNDING

No Fiscal Impact

TOWN OF PALM BEACH

Information for Town Council Meeting on: August 13, 2025

To: Mayor and Town Council Members

From: Wayne Bergman, Director of Planning, Zoning & Building

Cc: Kirk Blouin, Town Manager & James Murphy, Asst. Director of PZB

Re: Construction Site Screening

Date: July 25, 2025

REQUEST:

Council Member Ted Cooney asked that the topic of construction site screening be discussed publicly. This discussion was originally scheduled for the July, 2025 Development Review meeting, but with Mr. Cooney's approval, was moved to the August, 2025 Development Review meeting.

DISCUSSION:

Prior to 2019, the Town did not have many regulations for the screening of construction sites. Many owners and contractors chose to install fencing around some or all of construction sites, but many projects were completely exposed to the neighbors and public right of ways. PZB staff believed that better screening of these impactful projects would help minimize the volume of neighbor complaints related to a project and staff worked with the ORS Committee, and then Town Council, to begin implementing construction site screening requirements in Chapter 18, Buildings and Building Regulations.

Construction site screening regulations can be found in Chapter 18, Sections 18-2, 18-113, 18-114, 18-351, and 18-353. Construction screening is now part of the plan set presented to the design review Commissions, Town Council, and for building permitting. Construction screening is part of the Pre-Construction Meeting agenda now mandated prior to the issuance of building permits.

Attached are the referenced code sections and an example of the Pre-Construction Meeting agenda.

Sec. 18-2. - Landscaping; maintenance where used for screening.

In any instance where hedges or other landscaping have been or are installed in the future, to provide screening for off-street parking or any other purpose, the owner of any such property is required to maintain any such hedge or other landscaping in accordance with the approved landscape plan and in the manner in which hedges and landscaping of a similar nature are required to be maintained as specified elsewhere in this Code.

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

Footnotes:
--- (2) ---
Editor's note— *Ord. No. 013-2022, § 3, adopted August 10, 2022, amended the title of Div. 5 to read as herein set out. The former Div. 5 title pertained to prohibition on demolition.*

Sec. 18-112. - Prohibition on demolition.

During the period of the year commencing on the Monday prior to Thanksgiving of each year and ending March 31 of the following year, including Good Friday, demolition of structures shall be prohibited and no permits for demolition of structures shall be issued by the Town during said periods. Demolitions of the interiors of structures are not prohibited during this time provided the demolition and the removal of debris from said demolition is completed in three days or less. Exceptions may be allowed by the town council for the demolition of accessory structures, when demolition shall be determined by the town council not to create a nuisance to surrounding properties, or in circumstances determined an emergency by the town council. In the event of an application for waiver to this prohibition on demolition, notice shall be filed with the town at least 45 days prior to the town council meeting at which such application is to be considered and notice shall be given to all property owners as listed with the property appraiser's office within 300 feet of the property lines on which the demolition is proposed to occur.

(Ord. No. 11-2015, § 1(Att.), 4-15-15; Ord. No. 05-2018, § 1, 4-10-18)

Sec. 18-113. - Criteria for demolition permit.

A demolition permit shall be granted upon the following conditions being met:

(1) The property is not designated a landmark.

(2) Reserved.

(3) That perimeter landscaping and other landscaping considered to be worthy of saving be left in place and/or preserved in a manner satisfactory to the town.

(4) If construction is not to begin within 30 days subsequent to demolition, the lot shall be completely sodded and irrigated so as to assure that the property will have a neat and clean landscaped appearance.

(5) An agreement is entered into between the property owner and the town wherein the property owner agrees, in writing, to the conditions for demolition established by the architectural commission and further agreeing that in the event of a violation of any of the conditions placed upon the granting of the demolition permit, the property owner shall pay to the town a fee of $250.00 per violation per day. In the event the property owner refuses to pay any fine as required within 15 days after a notice of violation, the town may, at its expense, correct the violation and present a bill to the owner for the cost of correction. In the event the bill is not paid within 30 days of the date of the bill, the town may place a lien against the property for the costs incurred by the town. Further, no permit to construct shall be given until the fine or lien has been satisfied.

(Ord. No. 11-2015, § 1(Att.), 4-15-15; Ord. No. 04-2019, § 1, 3-19-19; Ord. No. 013-2022, § 2, 8-10-22)

Editor's note— Formerly § 18-206

Sec. 18-114. - Demolition permits.

Each application for a complete or major demolition permit shall include the following information as required by the building official.

(1) A cash bond or irrevocable letter of credit redeemable at a Palm Beach County financial institution in an amount as established by adoption of a resolution by the town council and amended by adoption of a resolution of the town council;

(2) An approved erosion control/parking plan, construction screening plan and a truck logistics plan;

(3) A statement confirming that if reconstruction does not commence within 30 days or a reconstruction permit becomes null and void the site shall be irrigated and sodded within ten working days of demolition or default and the property maintained so as not to be in an unsightly condition;

(4) An affidavit confirming that notice to owners of all properties within 300 feet of proposed demolition has been provided no less than 14 days prior to the actual demolition, and no more than 30 days prior to the actual demolition, in substantial accordance with a form as provided by the town.

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

Editor's note— Formerly § 18-240

Secs. 18-115—18-145. - Reserved.

Footnotes:
--- (3) ---
Editor's note— *Ord. No. 28-2021, § 1, adopted January 11, 2022, set out provisions intended for use as 18-309, 18-310. For purposes of classification, and at the editor's discretion, these provisions have been included as 18-351, 18-352.*

Sec. 18-351. - Maintenance of construction sites.

Property owners and their contractors shall be responsible for the implementation, installation, and maintenance of all required demolition and construction screening, perimeter landscaping and screening, on-job toilet facilities, truck logistics and staging, and other required site matters required by this chapter (see Sections 18-2, 18-3, 18-86, 18-111, and 18-201).

Any Town-documented lack of required item(s) or lack of maintenance of the item(s) shall be a violation of this chapter and each violation will constitute one strike under the "3 Strike Rule", which is detailed in the Town Right of Way Manual, Chapter XII, Miscellaneous Provisions, Construction Parking & Construction Site Management. Compliance with the Town Right of Way Manual is mandated by Section 18-111.

(Ord. No. 28-2021, § 1, 1-11-22)

Sec. 18-352. - Noise and construction hours.

Property owners and their contractors shall be responsible for complying with the noise regulations and hours for construction work, contained in Chapter 42, Environment, Sections 42-197 through 42-199.

Each Town-documented violation of these sections will constitute one strike under the "3 Strike Rule", which is detailed in the Town Right of Way Manual, Chapter XII, Miscellaneous Provisions, Construction Parking & Construction Site Management. Compliance with the Town Right of Way Manual is mandated by Section 18-111."

(Ord. No. 28-2021, § 1, 1-11-22)

Sec. 18-353. - Construction screening required.

The provisions of this section shall apply to residential and nonresidential development as follows:

(a) "Construction site" shall mean any site upon which construction or demolition work is occurring or upon which such work has commenced but has not been completed. The provisions of this section shall apply from the time earth is disturbed or raw building materials are placed on the site until the installation of all building fixtures and final landscape are completed.

(b) All construction sites shall be secured and screened with a barrier of existing and/or new screening fence, site walls, and dense landscaping material to prevent public viewing of the construction project, unless otherwise exempted by this section. The entire construction site shall be screened except that a fence shall not be required on the side where the property abuts the Atlantic Ocean or intracoastal waterway, unless specifically requested by the director of planning, zoning and building or his designee.

(c) Temporary construction barriers shall be installed and maintained at ground level on a construction site no sooner than ten days before commencement of construction.

(d) Construction barriers that are visible from the right-of-way are subject to the following design requirements:

(1) Construction barriers shall be between six to 12 feet in height, or a height approved by either the architectural review commission or the landmark preservation commission.

(2) Fencing shall not contain barbed wire, razor wire, razor ribbon or similar features.

(3) If a chain link fence is used as part of the construction screening, it must incorporate a fabric mesh creating a minimum opacity of 90 percent. The mesh fence panel shall be securely and tightly attached to the fence to prevent dust and debris intrusion upon adjacent properties. The screening must be substantial enough to avoid rips or tears due to wind or sun.

(4) Screening fences shall be of one color, either green or black, with the entire fence consisting of the same shade of green or black.

(5) Signage, murals, graffiti and other decorative elements of any nature are prohibited on the construction barrier.

(6) Construction barriers shall be maintained in good condition at all times.

(7) The number of access points onto the construction site shall be minimized.

(e) The following activities are exempt from installing a construction barrier:

(1) Emergency repairs necessary to protect the health, safety, and welfare of the community.

(2) Construction activities that occur within an existing, completely enclosed, opaque fence or wall.

(3) Landscape improvements.

(4) Plant removal.

(5) Exterior painting or cosmetic material repairs.

(6) Street and infrastructure improvements.

(7) Any improvements that take place within the public right-of-way.

(f) All construction materials, dumpsters and portable toilets shall be placed within the area enclosed by the construction barrier; and construction sites shall be secured (gates closed) at night and on weekends when no work is being performed on the structure. The area outside the construction barrier, especially between the fence and the street pavement, must be kept clean, level, and free of any debris or construction material.

(g) Temporary construction barriers shall be built and maintained in place in accordance with the Florida Building Code for the substantial completion of the project or until their removal is approved by the director of planning, zoning and building or his designee.

(h) Prior to the installation of the construction barrier, the applicable building permits must be issued by the building division of the planning, zoning and building department. In addition, a site plan depicting the materials, location and access gates must be submitted.

(Ord. No. 016-2024, § 4, 5-14-24)

Secs. 18-354—18-400. - Reserved.

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 PRE-CONSTRUCTUION MEETING

Address: 2273 IBIS ISLE RD

Contractor: SCIAME HOMES LLC

Date: July 15, 2025 Time: 9:30 AM TO 10:30 AM

Project Description: RNEW-25-00069 - Residential new construction of a single family house

CONSTRUCTION WORKING HOURS
- Winter Hours
- Summer Hours
- Town Holiday Schedule

CONSTRUCTION SCREENING
- Screening from the road rights-of-way
- Screening from adjacent neighbors
    - Communication with neighbors
- Perimeter
    - Fence
    - Site Wall
    - Vegetation

EROSION CONTROL
- Dust Control
- Silt Fence
- Concrete Wash-Out Areas

SITE UTILIZATION PLAN
- On-site Parking Created
- Storage of Materials
- On-job Toilet Facilities
- Concrete Wash-Out Areas

TRUCK LOGISTIC PLAN AND SCHEDULE
- Truck Route
    - Use of Right-of-Way
        - Trucks greater than 30 ft in length may have difficulty navigating roadways
    - Construction parking

- Where will workers be parking?

- Construction schedule
  - Start Date _____
  - Projected Completion _____
  - Project Duration _____
  - Quarterly Updates Requested

3-STRIKE RULES
- Construction Parking, Building Site, and Fire Violations
- Use of Right-of-Way
  - Permit During Season
  - Permit During Summer Months

FLOODPLAIN REGULATIONS / FEMA 50% RULE:

SCHEDULING OF INSPECTIONS

USE OF PRIVATE PROVIDERS

ARCOM / LPC MANDATORY INSPECTIONS BY TOWN STAFF
- Slab Height
- Tie-Beam
- Max Roof Height at Truss Placement
- Final

PUBLIC WORKS PERMIT CONDITIONS
- Easement
- Undergrounding – Phase 1 South, which is complete.
- Right-of-Way Work (sewer connection, sidewalk, curb, painting, striping, signage, etc.)

OPEN DISCUSSION

TOWN OF PALM BEACH

Information for Town Council Meeting on: August 13, 2025

To: Town Council

Via: Kirk Blouin, Town Manager

From: Wayne Bergman, Director of Planning, Zoning & Building

Re: Review and Discussion Regarding Zoning Code Items - Quick Fixes #1-7

Date: 8/5/2025

ACTION TAKEN:

At today's Planning & Zoning Commission (PZC) meeting (August 5, 2025), the Commission reviewed the seven items assembled by staff and listed as "Quick Fixes". These items included:

- Mechanical Equipment
- Nonconforming Lots
- Angle of Vision
- Residential Uses in Commercial Districts
- Appeals
- Duration of Approval & Extension of Time
- Floodplain Variance Notice

Each of the above-listed items included backup in the form of a staff report and draft ordinance. Asst. Director James Murphy provided a PowerPoint presentation to the PZC on the seven items with details of the current conflicts and challenges and possible solutions.

The Planning & Zoning Commission unanimously recommended to the Town Council that these seven items be addressed as proposed by staff. The Mechanical Equipment subset item involving screening walls would return to the PZC for more discussion at the September 3, 2025, meeting.

cc: James Murphy, Assistant Director of Planning, Zoning & Building

STRATEGIC PLAN

Strategic Priorities:
Community Culture and Character, Safe and Resilient Community, Governmental Leadership and Innovation, Mobility and Transportation, Environmental Stewardship

Strategic Focus Areas:
Sound Fiscal Management
Cooperative Relationships
Quality of Life
Community Preservation
On-island Mobility
Emergency Management
Management of Environmental Threats

FUNDING
No Fiscal Impact

TOWN OF PALM BEACH

Information for Town Council Meeting on: August 13, 2025

To: Town Council

Via: Wayne Bergman, Director of Planning, Zoning, & Building
James Murphy, Assistant Director of Planning, Zoning, & Building

From: Planning, Zoning, & Building Staff

Re: Quick Fix #1: Mechanical Equipment

Date: 7/28/2025

ATTACHMENTS:
Staff Report - Quick Fix #1 Mechanical Equipment
Draft Ordinance - Quick Fix #1 Mechanical Equipment

STRATEGIC PLAN
Strategic Priorities:
Community Culture and Character, Safe and Resilient Community, Governmental Leadership and Innovation, Mobility and Transportation, Environmental Stewardship

Strategic Focus Areas:
Sound Fiscal Management
Cooperative Relationships
Quality of Life
Community Preservation
On-island Mobility
Emergency Management
Management of Environmental Threats

FUNDING
No Fiscal Impact

STAFF DIRECTIVE:

At the Town Council meeting on July 9, 2025, Planning, Zoning, and Building (PZB) staff presented items from the zoning code study for active consideration. These items are affectionately referred to as "Quick Fixes Traunch 01." The presentation was well received with six of the seven “items” to be drafted into a working draft ordinance for review. This is item number one from that group, which prompted considerable discussion by the Town Council, resulting in direction to staff to address the most pressing issues in the code section while referring the remaining items—namely, how to address equipment screening for higher-elevation flood zones—to the Planning and Zoning Commission for review and recommendations.

Staff is proposing updates to equipment regulations relating to permitted locations, setbacks, with other clarifying edits. The proposed Ordinance No. XXX-2025 amends existing zoning code regulations related to: rooftop mechanical equipment types, locations, heights, and screening requirements; street-side and street-rear yard setbacks for equipment; pool equipment (pump, filter, heater, etc.) setback and screening requirements; and generator locations. If acceptable, staff recommends that the Town Council adopt the ordinance on First Reading.

DISCUSSION:

Zoning code regulations pertaining to mechanical equipment – including air conditioners, generators, swimming pool equipment, and other equipment used to maintain and operate structures – have become overly convoluted through series of zoning code amendments over the years. The goal of “Traunch 01” of the zoning code quick fixes is to simplify the web of regulations woven over the years so that residents and their design professionals are better able to plan for equipment placement on their properties in a thoughtful and logical manner. While the broader mechanical equipment regulations may warrant a complete reorganization and rewrite, the current focus is on targeted correction to improve usability while a more comprehensive overhaul of the zoning code is studied.

Sections 2, 3, 4, & 5 of the ordinance address rooftop equipment. Currently, height and area limitations are in conflict with modern equipment design, resulting in an inevitable need for variance requests. Additionally, different types of equipment are arbitrarily assigned different height limitations, with some types of equipment totally prohibited from being placed on a roof top. In this ordinance, PZB staff proposes to standardize rooftop equipment regulations by applying uniform height limits and expanding the allowable placement area while requiring that equipment be centrally located and screened to the satisfaction of the applicable design review board.

Section 6 of the ordinance pertains to air conditioning and swimming pool and fountain equipment regulations. Proposed changes clarify existing language and align setback

and screening standards across equipment types and related code sections. The ordinance also removes the outdated requirement for a “three-sided” wall enclosure for cooling towers – a provision inadvertently retained in a previous code amendment – and eliminates arbitrary distance separation limits between pool equipment and swimming pools.

Section 7 pertains to generator regulations. The proposed ordinance language: clarifies existing code language to better reflect the intent of the section (as staff understands); adjusts street-side and street-rear yard setbacks for consistency with other equipment types; remove the prohibition of rooftop generator placement; and deletes a provision that allowed the department director to waive zoning requirements for generators over 60kW based on loosely defined criteria. modifying generator setback requirements in street-side yards and street-rear yards for consistency with other equipment types; eliminating the prohibition of generators on roof tops; and eliminating a code section which provides authority for the department director to grant a waiver for installation of a generator over 60kW in a location that is in conflict with setback and screening requirement by making findings which include (but are not limited to) “that the proposed location of the generator is not merely for the convenience or preference of the applicant”.

Town Council directed staff to address the current mechanical equipment regulations as an immediate priority, without undertaking a comprehensive rewrite at this time.

A new graphic is forthcoming that will hopefully help explain the zoning concept.

Ordinance No. XXX-2025 is ready for approval on First Reading.

WRB:JGM:BMF

ORDINANCE NO. XXX-2025

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA, AMENDING CHAPTER 134, ZONING BY AMENDING~~,~~ ARTICLE VI, DISTRICT REGULATIONS, DIVISION 2. – R-AA LARGE ESTATE RESIDENTIAL DISTRICT AT SECTION 134-796.-EXCEPTIONS TO HEIGHT LIMITATIONS; AMENDING ARTICLE VI, DISTRICT REGULATIONS,~~,~~ DIVISION 3. – R-A ESTATE RESIDENTIAL DISTRICT AT SECTION 134-846.-EXCEPTIONS TO HEIGHT LIMITATIONS; AMENDING ARTICLE VI, DISTRICT REGULATIONS,~~,~~ DIVISION 4. – R-B LOW DENSITY RESIDENTIAL DISTRICT AT SECTION 134-896.-SPECIAL EXCEPTIONS TO HEIGHT LIMITATIONS;~~,~~ AMENDING ARTICLE VIII, SUPPLEMENTARY DISTRICT REGULATIONS, DIVISION 3. – HEIGHT AND OTHER EXCEPTIONS AT SECTION 134-1607.-PERMITTED EXCEPTIONS; AND AMENDING~~,~~ ARTICLE VIII, SUPPLEMENTARY DISTRICT REGULATIONS, DIVISION 6. – STRUCTURES, SUBDIVISION II. – ACCESSORY BUILDINGS AND OTHER STRUCTURES AT SECTIONS 134-1728.-AIR CONDITIONG AND SWIMMING POOL, AND FOUNTAIN EQUIPMENT AND 134-1729.-GENERATORS TO UPDATE THE TOWN'S MECHANICAL EQUIPMENT REGULATIONS; PROVIDING FOR THE REPEAL OF ORDINANCES IN CONFLICT; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town of Palm Beach, Florida ("Town") is a duly constituted municipality having such power and authority conferred upon it by the Florida Constitution and Chapter 166, Florida Statutes; and

WHEREAS, the Town has the authority, pursuant to Article VIII, Section 2(b) of the Florida Constitution, and Chapter 166, Florida Statutes, to adopt such regulations as it deems appropriate to further the health, safety, and welfare of its residents;

WHEREAS, as an outgrowth of their ongoing study of the Town's Zoning Code, the Planning, Zoning & Building (PZB) staff presented a number of items referred to as "Quick Fixes Traunch 1" to the Town Council for consideration at its July 9, 2025 Development Review meeting;

DRAFT

WHEREAS, the PZB staff recommended the Town update the Zoning Code's mechanical equipment regulations relating to the types, locations, heights and screening requirements for rooftop mechanical equipment; street-side and street-rear yard setbacks; pool equipment (pump, filter, heater, etc.) setback and screening requirements; and generator locations; and

WHEREAS, Town Council on July 9, 2025 directed PZB staff to address the current mechanical equipment regulations as an immediate priority.

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

Section 1. The recitations set forth above are true and correct and incorporated herein as legislative findings of the Town Council.

Section 2. Chapter 134 – Zoning, Article VI. - District Regulations, Division 2. - R-AA Large Estate Residential District Sec. 134-796. - Exceptions To Height Limitations~~.~~ is hereby amended as follows:

Sec. 134-796. Exceptions to height limitations.

(a) The permitted exceptions to height limitations in sections 134-1606 and 134-1607 in the R-AA large estate residential district are skylights not exceeding three feet above the roof, air conditioning equipment ~~not exceeding four feet above the minimum building requirement for elevated stands on a roof~~, generators and similar equipment to operate and maintain a building not exceeding ~~ten~~10 feet in height above the roof, and radio and television antennas for reception purposes only. Flagpoles and chimneys may be erected to a height not to exceed 40 percent above the building height limit for this district. Flagpoles in excess of this height may be permitted by special exception on properties of greater than five acres provided the flag-pole is not in excess of 70 feet in height and is setback at least 120 feet from any lot line. However, such structures located upon the roof shall not cover in the aggregate a roof area greater than ~~ten twenty five~~ 25 percent of the ground floor area of such building or structure. Radio and television antennas, air conditioning equipment, or similar equipment to operate and maintain a building which are permitted on the roof shall be centrally located and sight screened insofar as possible, as determined by the Architectural Commission or Landmark Preservation Commission~~, as applicable~~. Solar materials shall be permitted on the roof provided said material is approved by the Architectural Commission or Landmark Preservation Commission.

(b) In the R-AA zoning district, observation towers may be constructed as an integral part of a single-family dwelling. The height of such tower may exceed the allowable building height limit and overall building height limit of the dwelling by ten feet. The area of such tower

DRAFT

shall not exceed one percent of the gross floor area of the dwelling. It is also the intent that this subsection not apply to entry facades or parapets.

***

Section 3. Chapter 134 – Zoning, Article VI. - District Regulations, Division 3. - R-A Estate Residential District, Sec. 134-846. Exceptions to height limitations~~.~~ is hereby amended as follows:

Sec. 134-846. Exceptions to height limitations.

(a) The permitted exceptions to height limitations in sections 134-1606 and 134-1607 in the R-A large estate residential district are skylights not exceeding three feet above the roof, air conditioning equipment ~~not exceeding four feet above the minimum building requirement for elevated stands on a roof~~, generators and similar equipment to operate and maintain a building not exceeding ~~ten~~10 feet above the roof, and radio and television antennas for reception purposes only. Flagpoles and chimneys may be erected to a height not to exceed 40 percent above the building height limit for this district. Flagpoles in excess of this height may be permitted by special exception on properties of greater than five acres provided the flagpole is not in excess of 70 feet in height and is setback at least 120 feet from any lot line. However, such structures located upon the roof shall not cover in the aggregate a roof area greater than ~~ten twenty five~~ 25 percent of the ground floor area of such building or structure. Radio and television antennas, air conditioning equipment, or similar equipment to operate and maintain a building which are permitted on the roof shall be centrally located and sight screened insofar as possible, as determined by the Architectural Commission or Landmark Preservation Commission~~, as applicable~~. Solar material shall be permitted on the roof provided said material is approved by the Architectural Commission or Landmark Preservation Commission.

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

***

Section 4. Chapter 134 – Zoning, Article VI. - District Regulations, Division 4. – R-B Low Density Residential District, Sec. 134-896. Special exceptions to height limitations~~.~~. is hereby amended as follows:

Sec. 134-896. ~~Special~~ e~~E~~xceptions to height limitations.

(a) The permitted exceptions to height limitations in sections 134-1606 and 134-1607 in the R-B low density district are skylights not exceeding three feet above the roof, air conditioning equipment ~~not exceeding four feet above the minimum building requirement for elevated stands on a roof~~, generators and similar equipment to operate and maintain a building not exceeding ~~ten~~10 feet above the roof, and radio and television antennas for reception purposes only. Flagpoles and chimneys may be erected to a height not to

exceed 40 percent above the building height limit for this district. Flagpoles in excess of this height may be permitted by special exception on properties of greater than five acres provided the flagpole is not in excess of 70 feet in height and is setback at least 120 feet from any lot line. However, such structures located upon the roof shall not cover in the aggregate a roof area greater than ~~ten~~ twenty-five percent of the ground floor area of such building or structure. Radio and television antennas, air conditioning equipment, or similar equipment to operate and maintain a building which are permitted on the roof shall be centrally located and sight screened insofar as possible, as determined by the Architectural Commission or Landmark Preservation commission~~, as applicable.~~. Solar ~~[material]~~ material shall be permitted on the roof provided said material is approved by the Architectural Commission or Landmark Preservation Commission.

(b) In the R-B zoning district, one architectural tower feature may be constructed as an integral part of a single-family dwelling provided that it does not exceed the allowable overall building height by five feet and is setback an additional five feet on the front, rear, side, and street side and street rear yards; and, such tower has no usable floor area. The area of such tower shall not exceed two percent of the gross floor area of the dwelling. It is the intention of this section to allow only one tower as an architectural feature on a house and not to allow habitable space in upper areas of a tower on a house in the R-B zoning district. It is also the intent that this subsection not apply to entry facades or parapets.

***

Section 5. Chapter 134 – Zoning, Article VIII. – Supplementary District Regulations, Division 3. – Height and Other Exceptions, Sec. 134-1607. –Permitted exceptions~~.~~ is hereby amended as follows:

Sec. 134-1607. Permitted exceptions.

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

(1) In all zoning districts other than R-AA~~,~~ R-A and R-B districts, structures for the housing of elevators, stairways, tanks, and skylights not exceeding ~~ten~~ ~~twenty-five~~25 percent in total area of the roof area on which they are placed, skylights not more than four feet in height above the roof; ventilating fans ~~not exceeding three feet in height above the roof or~~, generators and similar equipment to operate and maintain a building not more than ~~ten~~10 feet in height above the roof; air conditioning equipment ~~not exceeding four feet above the minimum building requirement for elevated stands on a roof~~ not more than ~~ten~~10 feet in height above the roof; generators; radio and television antennas for reception purposes only; and church steeples, flagpoles and chimneys no more than 40 percent above the height limits for the district within which they are located as prescribed by this chapter. Flagpoles in excess of this height may be permitted by special exception on properties of greater than five acres provided the flagpole is not in excess of 70 feet in height and is set back at least 120 feet from any lot line. Such structures and equipment located upon the roof area shall not cover in the aggregate a roof area greater than ~~15~~ twenty-five percent of the ground floor area of such building or structure. Radio and television antennas for reception purposes, air conditioning equipment, the housing of elevators, stairways, tanks, ventilating fans or similar equipment to operate and maintain a building which are permitted on the roof shall be centrally located and sight screened from view in so far as possible, as determined by the Architectural Commission or

DRAFT

Landmarks Preservation Commission~~, as applicable~~. Solar material shall be permitted on the roof provided said material is approved by the Architectural Commission or Landmark Preservation Commission.

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

***

Section 6. Chapter 134 – Zoning, Article VIII. – Supplementary District Regulations, Division 6. – Structures, Subdivision II. – Accessory Buildings and Other Structures, Sec. 134-1728. – Air conditioning and swimming pool, and fountain equipment~~.~~ is hereby amended as follows:

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

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

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

(2) The equipment shall have a minimum ~~20fifteen~~15-foot street~~-~~side yard and street~~-~~rear yard setback.

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

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

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

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

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

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

DRAFT

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

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

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

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

~~(2) Swimming pool heater equipment shall have a minimum ten-foot side and rear yard setback and shall in all situations be located no further than 25-feet of the swimming pool water's edge.~~

~~(3)~~(2) Swimming pool heater and pump equipment and fountain equipment (excluding filters) shall not exceed four pieces of equipment.

~~(4)~~(3) Swimming pool heater, pump and filter equipment and fountain equipment shall not exceed a maximum height of four feet above grade or the minimum flood elevation, whichever is higher.

~~(5)~~(4) All swimming pool and fountain equipment, and filter equipment, and heater equipment shall have a minimum ~~20fifteen~~15-foot street-side yard and street-rear yard setback ~~and in all situations shall be located no further than 25-feet from the water's edge of the swimming pool and/or fountain~~.

~~(6) Swimming pool and fountain pump and filter equipment, excluding swimming pool heater equipment, shall be enclosed in a pump house and shall be located no further [than] 25-[feet] from the swimming pool or fountain water's edge.~~

~~(7)~~(5) Swimming pool ~~heater~~ equipment shall be completely screened from a neighboring property and a street by a building or concrete wall as high as said equipment. Said wall cannot exceed the maximum height allowed by Code. A neighbor's existing concrete wall can satisfy said requirement provided the wall meets the height requirement to completely screen said equipment from the adjacent neighbor and the applicant enters into a recorded agreement with the town to construct said wall as provided for in the Code to meet the screening requirement should the neighbor remove their wall.

~~(8)~~(6) If the equipment and required new screening wall ~~or pump house~~ can be seen from the street, said equipment and wall shall be approved by either the Architectural Commission or Landmark Preservation Commission, whichever is applicable. Intervening landscape material shall not be considered when determining swimming pool and fountain pump, heating and filter equipment visibility.

~~(9)~~(7) Where required setbacks for principal structures are increased based on a larger lot width or depth, the swimming pool and fountain pump, filter and heating

DRAFT

pool equipment shall meet the same requirements as the standard size lots in the district it is located.

***

Section 7. Chapter 134 – Zoning, Article VIII. – Supplementary District Regulations, Division 6. – Structures, Subdivision II. – Accessory Buildings and Other Structures, Sec. 134-1729. – Generators~~.~~ is hereby amended as follows:

Sec. 134-1729. Generators.

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

(1) One ~~or a combination of more than one portable or permanent~~ generator~~s~~ with ~~combined~~ an output of not more than 60 KW ~~shall~~ may be ~~allowed provided only one generator is within the same required yard area~~ permitted within a required side yard or rear yard. Said generator~~(s)~~ shall be ~~allowed~~ setback at least five feet from a side or rear property line and at least ~~fifteen~~15 feet from a street-side or street-rear property ~~provided~~line, provided said generator meets the following requirements:

a. There is only one generator within ~~that~~ each required yard area.

b. The generator(s) shall not, at any time or for any purpose, exceed the maximum decibels allowed at the property line as set forth in section 42-228.

c. The highest point on the generator(s) shall not exceed a maximum of seven feet above the neighboring property owner's grade or zero datum as defined in the appropriate definition of building height in section 134-2.

d. The generator(s) shall be completely screened from ~~a~~the street and the neighboring ~~property owners~~ properties by a concrete wall the same height as the generator(s) (including the height of the exhaust muffler). An adjacent property owner's existing side or rear concrete wall that completely screens the generator from the neighbor adjacent to that generator can satisfy said requirement provided the wall meets the height requirement to screen the generator and the applicant enters into a recorded agreement with the town to construct said wall as provided for in the Code to meet the screening requirement should the neighbor remove their wall.

e. If the generator(s) is visible from a street or public way, its location shall be subject to approval by the Architectural Commission or Landmarks Preservation Commission, whichever is applicable. Intervening landscape material shall not be considered when determining a generator's visibility.

f. The generator's exhaust shall, as much as practically feasible, be vented upwards or directed away from neighboring properties.

g. The generator(s) shall be used only during periods of power outages or for periodic testing and necessary maintenance operation and shall not be used to sell power

DRAFT

back to a power company or for use by power customers during periods of peak demand.

h. The generator(s) shall be operated for routine testing and maintenance purposes not more than one time in any seven-day period and no test shall exceed 30 minutes. Testing of emergency generators is permitted Monday through Thursday only (excluding holidays), between the hours of 11:00 a.m. and 12:00 p.m. or 2:00 pm. and 3:00 p.m.

i. Testing may be conducted when the unit is being repaired, provided that such testing period shall not exceed 30 minutes and shall be conducted only between the hours of 10:00 a.m. and 5:00 p.m. Monday through Saturday, excluding holidays.

~~j. Generators shall not be permitted on the roof of a building.~~

(2) Temporary or permanent generators with a combined output of greater than 60 KW ~~or more~~ may be ~~temporarily~~ placed on the ground, on a stand or on a trailer provided, however, said generator(s) meets the following requirements:

a. ~~A~~The generator(s) shall meet the minimum setback requirements applicable to the~~a~~ principal structure of the subject property ~~and not more than one generator shall be within the same required setback or yard area~~. Where required setbacks for structures are increased based on building height or lot size, the setback of the generator shall be exempt from any increased setbacks.

b. The generator shall not, at any time or for any purpose, exceed the maximum decibels allowed at the property line as set forth in section 42-228.

c. If the generator exceeds an output capacity of 100 KW or the combined output capacity of multiple generators exceeds 120 KW, said generator(s) shall be subject to site plan review as defined in sections 134-326—134-330. If any individual generator output capacity exceeds 100 KW it shall be housed in an enclosed building with landscaping as approved by the Architectural Commission or Landmarks Preservation Commission, whichever is applicable.

d. If the generator exceeds 60KW and is 100KW or less, it shall be screened from view at the street and from the neighboring properties by a concrete block wall, at least the same height as the generator (including the height of the exhaust muffler). An adjacent property owner's side or rear concrete wall that completely screens the generator from the neighbor adjacent to said generator can count towards screening provided that the wall meets the height requirement to screen the generator and the applicant enters into a recorded agreement with the town to construct said wall as provided for in the Code to meet the screening requirement should the neighbor remove their wall.

e. If the generator is visible from a street or public way, its location shall be subject to approval by the Architectural Commission or Landmarks Preservation Commission, as applicable. Intervening landscape material shall not be considered when determining a generator's visibility.

f. The generator'(s) exhaust shall, as much as practically feasible, be vented upwards or directed away from neighboring properties.

g. The generator(s) shall be used only during periods of power outages, periods of power reductions resulting from the exercise of utility load control programs or for

DRAFT

periodic testing and necessary maintenance operation and shall not be used to sell power back to a power company.

h. The generator(s) shall be operated for routine testing and maintenance purposes not more than one time in any seven-day period and no test shall exceed 30 minutes. Testing of emergency generators is permitted Monday through Thursday only (excluding holidays), between the hours of 11:00 a.m. and 12:00 p.m. or 2:00 pm. and 3:00 p.m.

i. Testing may be conducted when the unit is being repaired, provided that such testing period shall not exceed 30 minutes and shall be conducted only between the hours of 10:00 a.m. and 5:00 p.m. Monday through Saturday, excluding holidays.

~~j. Generators shall not be permitted on the roof of a building.~~

~~(3) Notwithstanding subsection (a), the director or designee may grant a waiver allowing a one generator with an output capability in excess of 60KW to be located within a required side or rear yard setback, provided the applicant submits to the town a site plan and evidence or testimony substantiating each of the following conditions:~~

~~a. The output of a 60 KW or less generator is incapable of providing enough electricity for the basic necessity of occupying a building and/or protecting interiors or possessions in a building from the damaging effects of prolonged loss of power.~~

~~b. The proposed location is not merely for the convenience or preference of the applicant, but that there is no other location outside of the required setbacks that will provide for safe placement of the generator.~~

~~c. The proposed location represents the minimum intrusion into the required setback(s) necessary to safely accommodate the generator.~~

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

Section 8. Severability.

If any provision of this Ordinance or the application thereof is held invalid, such invalidity shall not affect the other provisions or applications of this Ordinance which can be given effect without the invalid provisions or applications, and to this end the provisions of this Ordinance are hereby declared severable.

Section 9. Repeal of Ordinances in Conflict.

All other ordinances of the Town of Palm Beach, Florida, or parts thereof, which conflict with this or any part of this Ordinance are hereby repealed.

Section 10. Codification.

This Ordinance shall be codified and made a part of the official Code of Ordinances of the Town of Palm Beach, Florida.

Section 11. Effective Date.

DRAFT

This Ordinance shall take effect immediately upon its passage and approval, as provided by law.

PASSED AND ADOPTED in a regular, adjourned session of the Town Council of the Town of Palm Beach, Florida, on the First Reading this _____ day of _____, 2025; and for the Second and Final Reading on this _____day of _____, 2025.

_____
Danielle H. Moore, Mayor

_____
Bobbie Lindsay, Town Council President

_____
Lewis S.W. Crampton, President Pro Tem

_____
Julie Araskog, Town Council Member

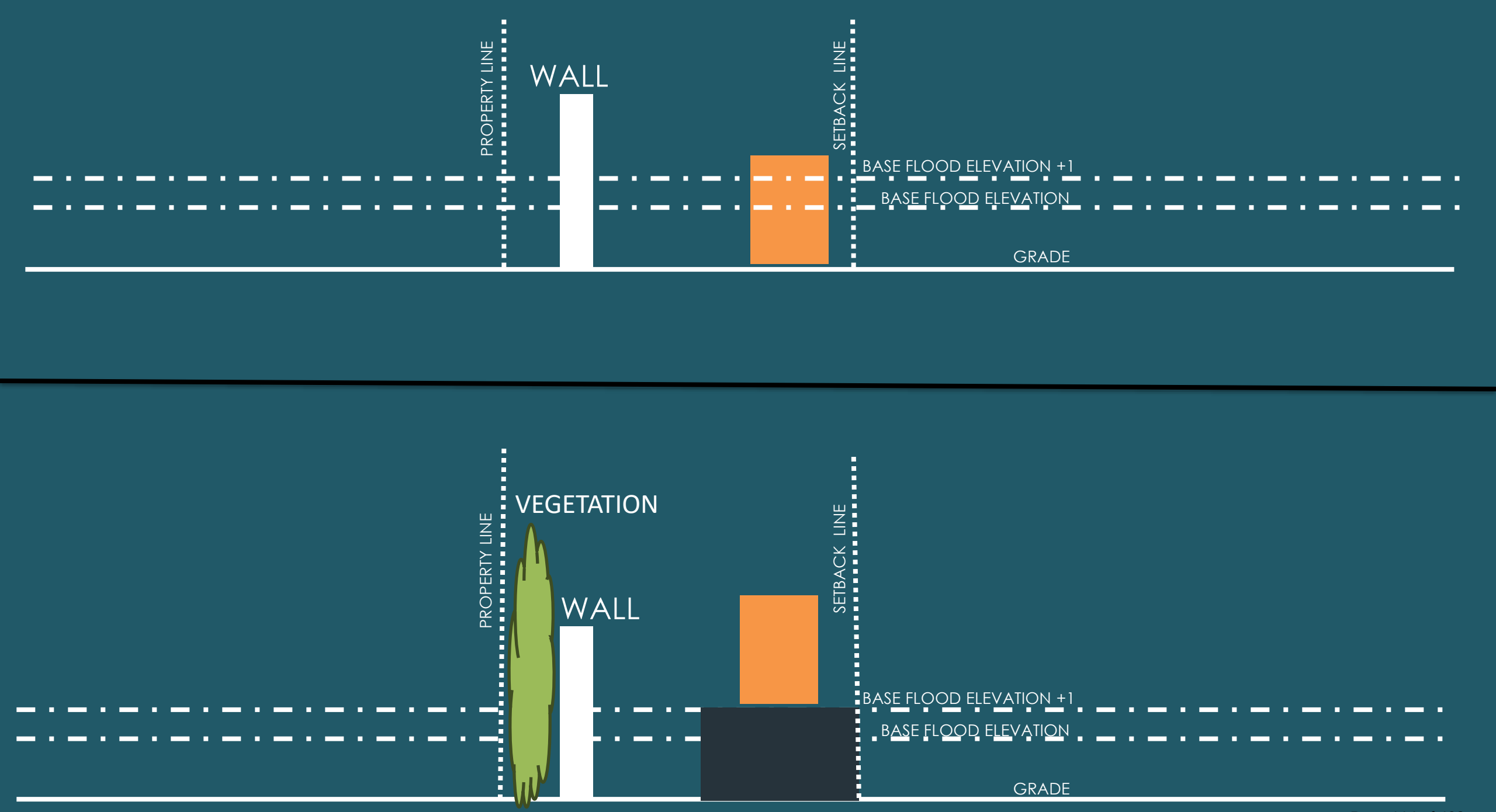
ATTEST:

_____
Bridget Moran, Town Council Member

_____
Kelly Churney, Town Clerk

_____
Edward Cooney, Town Council Member

DRAFT


PROPERTY LINE
WALL
SETBACK LINE
BASE FLOOD ELEVATION +1
BASE FLOOD ELEVATION
GRADE
PROPERTY LINE
VEGETATION
WALL
SETBACK LINE
BASE FLOOD ELEVATION +1
BASE FLOOD ELEVATION
GRADE

TOWN OF PALM BEACH

Information for Town Council Meeting on: August 13, 2025

To: Town Council

Via: Wayne Bergman, Director of Planning, Zoning, & Building
James Murphy, Assistant Director of Planning, Zoning, & Building

From: Planning, Zoning, & Building Staff

Re: Quick Fix #2: Nonconforming Lots

Date: 7/29/2025

ATTACHMENTS:
Staff Report -Quick Fix #2 Nonconforming Lots
Draft Ordinance - Quick Fix #2 Nonconforming Lots

STRATEGIC PLAN
Strategic Priorities:
Governmental Leadership and Innovation, Safe and Resilient Community, Community Culture and Character, Mobility and Transportation, Environmental Stewardship

Strategic Focus Areas:
Sound Fiscal Management
Cooperative Relationships
Emergency Management
Quality of Life
Community Preservation
On-island Mobility
Management of Environmental Threats

FUNDING
No Fiscal Impact

STAFF DIRECTIVE:

At the Town Council meeting on July 9, 2025, Planning, Zoning, and Building (PZB) staff presented items from the zoning code study for active consideration. These items are affectionately referred to as "Quick Fixes Traunch 01." The presentation was well received with six of the seven “items” to be drafted into a working draft ordinance for review. This is item number two from that group.

As you know, many of the special exceptions and/or site plan applications that come before the Town Council are required only because the lot on which development or redevelopment is to occur is a nonconforming lot. That means the lot frontage, lot dimensions, and/or lot area do not meet the current minimum regulations found in the zoning code. These applications add to the length of your agendas, create extra work for staff, and add extra time and expense for property owners. Staff would like to respectfully suggest that this step could be removed from the code for single-family development if this is the wish of the Council. These development projects will still be fully reviewed by either the Architectural or Landmarks Preservation Commissions.

DISCUSSION:

The requirements are found in Chapter 134, Sections 134-446, 134-793(b), 134-843(b) and 134-893(c). The code currently requires variances for nonconforming lots in the multi-family and commercial zoning districts, and special exceptions and site plan approvals for nonconforming lots in the single-family home zoning districts.

Staff’s suggestion is to amend the code language to simplify the process for single-family development. Presumably, the lots which are designated “nonconforming” today, were at one time conforming, or they would not have been platted or approved as part of a past subdivision. They are most often rendered “nonconforming” by the adoption of later codes, which changed the dimensional zoning requirements within the districts. **The proposed solution retains the required variance on nonconforming lots in the multi-family and commercial districts**, but changes the required special exception and/or site plan on nonconforming lots in the single-family districts to be permitted by right under the code, if the nonconforming lots still matches the metes and bounds (same size and boundaries) of the original lot OR was developed with an approved and permitted single-family dwelling in the past.

This matter was reviewed by the Planning & Zoning Commission in 2021 and again in 2023. Although the Planning & Zoning Commission supported this code change, the Town Council did not adopt the proposed ordinance at two public meetings in 2021 and at one public meeting in 2023.

Ordinance No. XXX-2025 is ready for approval on First Reading.

WRB

ORDINANCE NO. XXX-2025

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA, AMENDING CHAPTER 134, ZONING, ARTICLE IV, NONCONFORMITIES, DIVISION 4. – LAND AT SECTION 134-446; ARTICLE VI, DISTRICT REGULATIONS, DIVISION 2. - RAA, DIVISION 3.- R-A AND DIVISION 4.-R-B AT SECTIONS 134-793, 134-843 AND 134-893, RESPECTIVELY, TO SIMPLIFY THE PROCESS FOR DEVELOPMENT OF SINGLE-FAMILY DWELLINGS ON CERTAIN NONCONFORMING LOTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE REPEAL OF ORDINANCES IN CONFLICT; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA, AS FOLLOWS:

Section 1. Chapter 134, Zoning Article IV, Nonconformities, Division 4.- Land, is hereby amended as follows:

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

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

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

(c) ~~The development or redevelopment of land which does not conform to the requirements of lot dimension or lot area requirements~~ A single-family dwelling, along with ancillary accessory structures, may be developed on a nonconforming lot in the R-AA, R-A and R-B zoning districts provided that the lot contained a single-family dwelling and the lot retains the same size and configuration as when the previous single-family dwelling was constructed on the lot. ~~shall be subject to an application to the town council for special exception and/or site plan review as provided for in subsections 134-~~

DRAFT

~~793(b), 134-843(b) and 134-893(b). A special exception and/or site plan review to develop or redevelop on a lot that is deficient in lot area or dimension cannot be considered by the town council until the architectural commission has completed review of the project.~~

Section 2. Chapter 134, Zoning Article VI, District Regulations, Division 2. R-AA, is hereby amended as follows:

Sec. 134-793. Lot, yard, and area requirements—Generally.

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

Section 3. Chapter 134, Zoning Article VI, District Regulations, Division 3. R-A, is hereby amended as follows:

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

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

Section 4. Chapter 134, Zoning Article VI, District Regulations, Division 4. R.B, is hereby amended as follows:

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

(c) *Existing building lots*. A single-family structure may be constructed on any existing nonconforming lot at the time of adoption of the ordinance from which this section derives in the R-B zoning district if the lot is less than the minimum area and/or dimension required for building lots in this district; provided, said single-family dwelling meets all other Town Code requirements. ~~however, that a special exception with site plan review would be required for an unplatted lot and site plan review would be required for a platted lot. A special exception and/or site plan review to develop or~~

DRAFT

~~redevelop on a lot that is deficient in lot area or dimension cannot be considered by the town council until the architectural commission has completed review of the project.~~

***

Section 5. Severability. If any provision of this Ordinance or the application thereof is held invalid, such invalidity shall not affect the other provisions or applications of this Ordinance which can be given effect without the invalid provisions or applications, and to this end the provisions of this Ordinance are hereby declared severable.

Section 6. Repeal of Ordinances in Conflict. All other ordinances of the Town of Palm Beach, Florida, or parts thereof, which conflict with this or any part of this Ordinance are hereby repealed.

Section 7. Codification. This Ordinance shall be codified and made a part of the official Code of Ordinances of the Town of Palm Beach, Florida.

Section 8. Effective Date. This Ordinance shall take effect immediately upon its passage and approval, as provided by law.

PASSED AND ADOPTED in a regular, adjourned session of the Town Council of the Town of Palm Beach, Florida, on the First Reading this _____ day of _____, 2025; and for the Second and Final Reading on this _____day of _____, 2025.

_____
Danielle H. Moore, Mayor

_____
Bobbie Lindsay, Town Council President

_____
Lewis S.W. Crampton, President Pro Tem

_____
Julie Araskog, Town Council Member

_____
Bridget Moran, Town Council Member

ATTEST:

_____
Kelly Churney, Town Clerk

_____
Edward Cooney, Town Council Member

DRAFT

TOWN OF PALM BEACH

Information for Town Council Meeting on: August 13, 2025

To: Town Council

Via: Wayne Bergman, Director of Planning, Zoning, & Building
James Murphy, Assistant Director of Planning, Zoning, & Building

From: Planning, Zoning, & Building Staff

Re: Quick Fix #3: Angle of Vision

Date: 7/28/2025

ATTACHMENTS:
Staff Report - Quick Fix #3 Angle of Vision
Draft Ordinance - Quick Fix #3 Angle of Vision
Angle of Vision Graphic
Amended Definition of Building Angle of Vision

STRATEGIC PLAN
Strategic Priorities:
Governmental Leadership and Innovation, Safe and Resilient Community, Community Culture and Character, Mobility and Transportation, Environmental Stewardship

Strategic Focus Areas:
Sound Fiscal Management
Cooperative Relationships
Emergency Management
Quality of Life
Community Preservation
On-island Mobility
Management of Environmental Threats

FUNDING
No Fiscal Impact

STAFF DIRECTIVE:

At the Town Council meeting on July 9, 2025, Planning, Zoning, and Building (PZB) staff presented items from the zoning code study for active consideration. These items are affectionately referred to as "Quick Fixes Traunch 01." The presentation was well received with six of the seven “items” to be drafted into a working draft ordinance for review. This is item number three from that group.

Staff is proposing eliminating the angle of vision requirement for one-story buildings. The proposed Ordinance No. XXX-2025 defines the purpose of the angle of vision, how it is calculated, how it is used in site configuration, and removes the angle of vision requirement for one-story buildings. If acceptable, staff recommends that the Town Council adopt the ordinance on First Reading.

DISCUSSION:

For some time, staff and members of the design community have questioned the merit of the angle of vision. The original intent of this zoning tool was to push the peripheral front and sides of a new building back from the street and side neighboring properties. While this can be helpful for two-story buildings, the requirement does little for one-story buildings than provide the need for zoning variances. Over the past six years, 17 variance requests have been made relative to the angle of vision, all of which were approved. Just this year, 5 of these have been for one-story residences. The direction provided by Town Council for immediate consideration is the removal of its applicability for one-story residences.

Staff has defined what the angle of vision is and how it is measured. A new graphic is forthcoming that will hopefully help explain the zoning concept.

Ordinance No. XXX-2025 is ready for approval on First Reading.

WRB:JGM

ORDINANCE NO. XXX-2025

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA, AMENDING CHAPTER 134, ZONING AT ~~,~~ ARTICLE I, -IN GENERAL, BY AMENDING SECTION 134-2 DEFINITIONS; AT ARTICLE~~,~~ VI, DISTRICT REGULATIONS, DIVISION 2.- R-AA LARGE ESTATE RESIDENTIAL DISTRICT BY AMENDING SECTION 134-793; AT ARTICLE VI, DISTRICT REGULATIONS,~~,~~ DIVISION 3.- R-A ESTATE RESIDENTIAL DISTRICT BY AMENDING SECTION 134-843; AND AT ARTICLE VI, DISTRICT REGULATIONS, DIVISION 4.- R-B LOW DENSITY RESIDENTIAL DISTRICT BY AMENDING SECTION 134-893 TO DEFINE BUILDING ANGLE OF VISION AND TO REMOVE THE BUILDING ANGLE OF VISION REQUIREMENT FOR ONE-STORY BUILDINGS AND BUILDINGS ON LOTS FRONTING ON CUL-DE-SACS IN THE R-AA, R-A AND R-B RESIDENTIAL DISTRICTS,~~—~~; PROVIDING FOR THE REPEAL OF ORDINANCES IN CONFLICT; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA, AS FOLLOWS:

Section 1. The recitations set forth above are true and correct and incorporated herein as legislative findings of the Town Council.

Section 2. Chapter 134, Zoning Article I. -IN GENERAL, Section 134-2. – Definitions and rules of construction.

Building angle of vision ~~means a line drawn from the front yard property line as determined in section 134-1636(2) 50 degrees either side of a line drawn perpendicular or radial to the front yard property line~~. A triangular field defined on a site plan that generates the area in which a two-story structure may be sited in the front of a property in an effort to limit the visual mass of the building when viewed from the street. It is determined by a line drawn from the front yard property line (as determined in section 134-1636(2)) 50 degrees either side of a line drawn perpendicular or radial to the front yard property line. No portion of any individual two-story building that is not on a lot fronting on a cul-de-sac shall extend beyond a line drawn from the front property line 50 degrees either side of a line drawn perpendicular or radial to the front yard property line.

INSERT GRAPHIC HERE

***

Section 3. Chapter 134, Zoning Article VI, DISTRICT REGULATIONS, Division 2.- R-AA LARGE ESTATE RESIDENTIAL DISTRICT, is hereby amended as follows:

Sec. 134-793. Lot, yard and area requirements—Generally.

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

(6) *Building a~~A~~ngle of vision.* The base building angle of vision ~~(front setback)~~ is 100 degrees.

a. The building angle of vision shall not apply for one-story buildings.

~~a.~~b. The ~~Building~~ building angle of vision shall not apply to buildings on ~~is not applicable to~~ lots fronting on cul-de-sacs.

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

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

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

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

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

***

Section 4. Chapter 134, Zoning Article VI, DISTRICT REGULATIONS, Division 3.- R-A ESTATE RESIDENTIAL DISTRICT, is hereby amended as follows:

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

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

(6) *Building a~~A~~ngle of vision.* The base building angle of vision ~~(front setback)~~ is 100 degrees.

a. ~~a.~~The building angle of vision shall not apply for one-story buildings.

b. The building angle of vision shall not apply to buildings ~~is not applicable to~~ on lots fronting on cul-de-sacs.

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

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

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

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

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

***

Section 5. Chapter 134, Zoning Article VI, DISTRICT REGULATIONS, Division 4.- R-B LOW DENSITY RESIDENTIAL DISTRICT, is hereby amended as follows:

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

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

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

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

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

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

(6) *Building a~~A~~ngle of vision.* The base building angle of vision is 100 degrees.

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

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

a. The building angle of vision shall not apply for one-story buildings.

~~c.~~b. The b~~B~~uilding angle of vision shall not apply to buildings on ~~is not applicable to~~ lots fronting on cul-de-sacs.

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

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

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

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

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

***

Section 6. Severability.

If any provision of this Ordinance or the application thereof is held invalid, such invalidity shall not affect the other provisions or applications of this Ordinance which can be given effect without the invalid provisions or applications, and to this end the provisions of this Ordinance are hereby declared severable.

Section 7. Repeal of Ordinances in Conflict.

All other ordinances of the Town of Palm Beach, Florida, or parts thereof, which conflict with this or any part of this Ordinance are hereby repealed.

Section 8. Codification.

This Ordinance shall be codified and made a part of the official Code of Ordinances of the Town of Palm Beach, Florida.

Section 9. Effective Date.

This Ordinance shall take effect immediately upon its passage and approval, as provided by law.

PASSED AND ADOPTED in a regular, adjourned session of the Town Council of the Town of Palm Beach, Florida, on the First Reading this _____ day of _____, 2025; and for the Second and Final Reading on this _____day of _____, 2025.

_____
Danielle H. Moore, Mayor

_____
Bobbie Lindsay, Town Council President

_____
Lewis S.W. Crampton, President Pro Tem

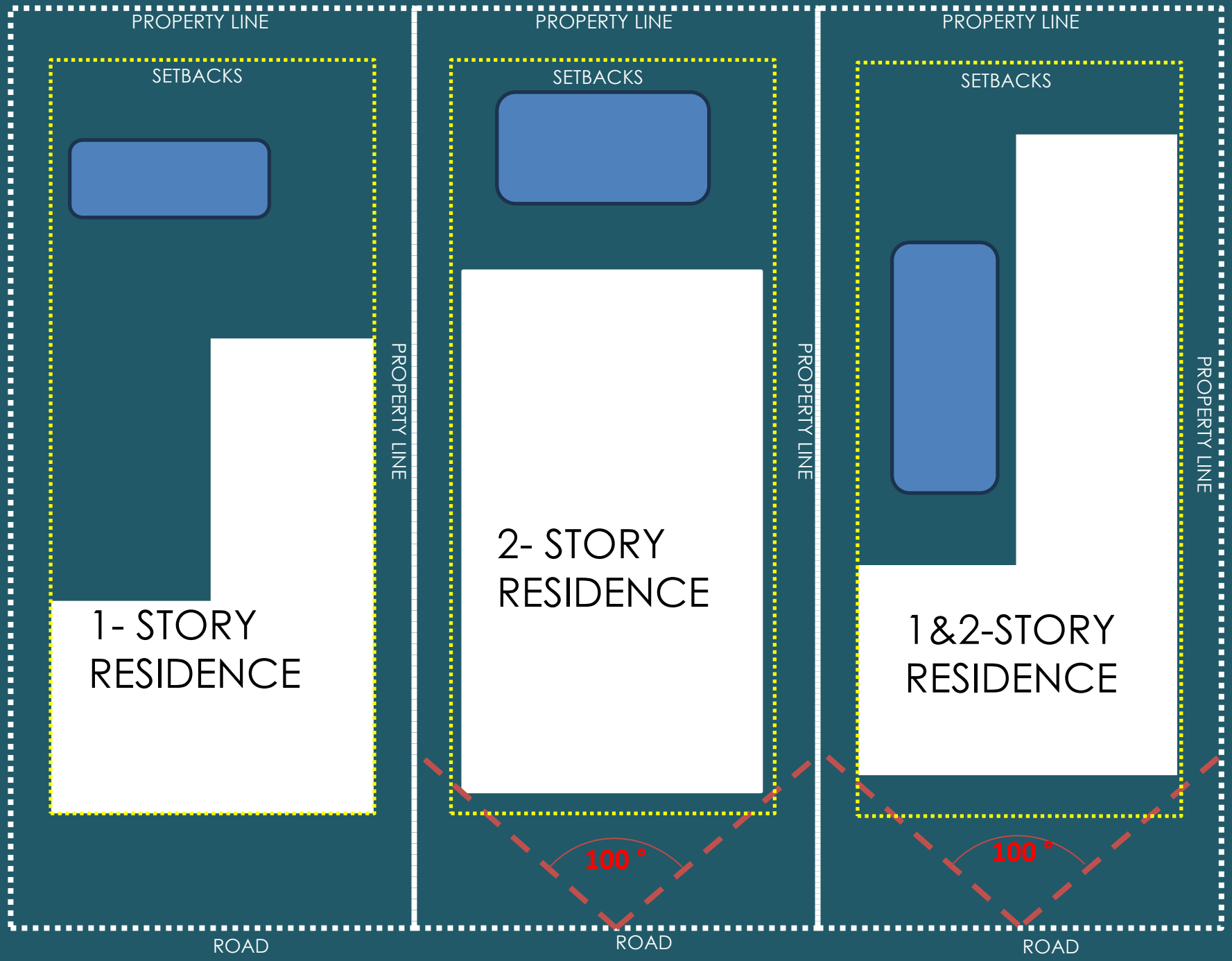
_____
Julie Araskog, Town Council Member

_____
Bridget Moran, Town Council Member

ATTEST:

_____
Kelly Churney, Town Clerk

_____
Edward Cooney, Town Council Member



ANGLE OF VISION TO BE USED FOR 2-STORY RESIDENCES AND 2-STORY RESIDENCES WITH 1-STORY ELEMENTS.

Section 2. Chapter 134, Zoning Article I. -IN GENERAL, Section 134-2. – Definitions and rules of construction.

Building angle of vision means a bulk regulation used to manage the bulk and mass of a building at or near the front setback line. The wider the house, the more it will have to a greater front setback. This technique helps to reduce the shape of the building of the building as it is perceived from the street. A triangular field defined on a site plan that generates the area in which a two-story structure may be sited in the front of a property in an effort to limit the visual mass of the building when viewed from the street. It is determined by a line drawn from the front yard property line (as determined in section 134-1636(2)) 50 degrees either side of a line drawn perpendicular or radial to the front yard property line. No portion of any individual two-story building that is not on a lot fronting on a cul-de-sac shall extend beyond a line drawn from the front property line 50 degrees either side of a line drawn perpendicular or radial to the front yard property line. The application of this technique is illustrated by graphics below: Note: Code Section will change.

TOWN OF PALM BEACH

Information for Town Council Meeting on: August 13, 2025

To: Town Council

Via: Wayne Bergman, Director of Planning, Zoning, & Building
James Murphy, Assistant Director of Planning, Zoning, & Building

From: Planning, Zoning, & Building Staff

Re: Quick Fix #4: Residential use in Commercial Districts Default to R-C

Date: 7/28/2025

ATTACHMENTS:
Staff Report - Quick Fix #4: Residential use in Commercial Districts Default to R-C
Draft Ordinance - Quick Fix #4: Residential use in Commercial Districts Default to R-C

STRATEGIC PLAN
Strategic Priorities:
Governmental Leadership and Innovation, Safe and Resilient Community, Community Culture and Character, Mobility and Transportation, Environmental Stewardship

Strategic Focus Areas:
Sound Fiscal Management
Cooperative Relationships
Emergency Management
Quality of Life
Community Preservation
On-island Mobility
Management of Environmental Threats

FUNDING
No Fiscal Impact

STAFF DIRECTIVE:

At the Town Council meeting on July 9, 2025, Planning, Zoning, and Building (PZB) staff presented items from the zoning code study for active consideration. These items are affectionately referred to as "Quick Fixes Traunch 01." The presentation was well received with six of the seven “items” to be drafted into a working draft ordinance for review. This is item number four from that group.

Staff is proposing eliminating Section 134-231 under the Special Exception review of Town Council powers, that requires when granting a Special Exception for residential use within the C-TS, C-WA or C-OPI commercial district or above the first floor in the C-TS, C-WA, or C-PC district that the residential use or residential story ***“shall conform to the lot, yard, and bulk regulations of the R-C residential district.”*** The proposed Ordinance No. XXX-2025 removes this section from the zoning code. If acceptable, staff recommends that the Town Council adopt the ordinance on First Reading.

DISCUSSION:

It is architecturally and urbanistically illogical to apply a residential-commercial (R-C) zoning district, which is intended to maintain spacious single-family residential environments, to a floor within an urban commercial building. New second-floor commercial/office buildings typically have contextual and set-back regulations, as outlined in the Worth Avenue Design Guidelines. Let the underlying commercial zoning regulations prevail regardless of the second floor's use. It is bad design and even worse zoning policy to have differing setbacks in floors of buildings based on use. Research and urban planning trends support the idea that vibrant and successful commercial streets benefit significantly from a mix of uses, particularly with residences located above ground-floor retail establishments

Ordinance No. XXX-2025 is ready for approval on First Reading.

WRB:JGM

ORDINANCE NO. XXX-2025

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA, AMENDING CHAPTER 134, ZONING, ARTICLE II, ADMINISTRATION, DIVISION 4. – SPECIAL EXCEPTIONS, VARIANCES, AND DIMENSIONAL WAIVERS, SUBDIVISION III. - SPECIAL EXCEPTIONS BY REPEALING SECTION 134-231.-RESIDENTIAL USE IN C-TS, C-WA OR C-OPI DISTRICT; ONE-FAMILY USE ABOVE FIRST FLOOR IN C-TS, C-WA OR C-PC DISTRICT AND BY RENUMBERING SECTION134-232.-PREFERRED LOCATION OF GROUP HOMES AND FOSTER CARE FACILITIES AND SECTION 134-233.-APPLICABILITY OF WORTH AVENUE DESIGN GUIDELINES IN C-WA DISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE REPEAL OF ORDINANCES IN CONFLICT; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town of Palm Beach, Florida ("Town") is a duly constituted municipality having such power and authority conferred upon it by the Florida Constitution and Chapter 166, Florida Statutes; and

WHEREAS, the Town has the authority, pursuant to Article VIII, Section 2(b) of the Florida Constitution, and Chapter 166, Florida Statutes, to adopt such regulations as it deems appropriate to further the health, safety, and welfare of its residents;

WHEREAS, Section 134-231 of the Town's Zoning Code currently requires that any residential special exception use within the Town-Serving (C-TS), Worth Avenue (C-WA), or Office, Professional and Institutional (C-OPI) commercial districts, or any one-family residential use above the first floor within the C-TS, C-WA, or Planned Center (C-PC) commercial districts "conform to the lot, yard, and bulk" requirements of the R-C Medium Density Residential District; and

WHEREAS, "[t]he purpose of the R-C medium density residential district is to maintain a generally spacious environment for residential uses," Zoning Code Sec. 134-941, and, therefore, the lot, yard, and bulk regulations of the R-C district vary from those governing urban commercial districts in the Town; and

DRAFT

WHEREAS, the Town's Planning, Zoning & Building (PZB) staff report that research and urban planning trends indicate that vibrant and successful commercial streets benefit significantly from a mix of uses, particularly with residents located above ground-floor retail establishments, and further report that the underlying commercial zoning regulations should prevail regardless of any additional residential use; and

WHEREAS, the Town's PZB staff have recommended that Section 134-231 of the Zoning Code be repealed in its entirety.

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

Section 1. The recitations set forth above are true and correct and incorporated herein as legislative findings of the Town Council.

Section 2. Chapter 134, Zoning Article II, Administration, Division 4.- Special Exceptions, Variances, And Dimensional Waivers, Subdivision III, -Special Exceptions is hereby amended by repealing Section 134-231 in its entirety as follows:

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

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

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

Section 3. Chapter 134, Zoning Article II, Administration, Division 4.- Special Exceptions, Variances, And Dimensional Waivers, Subdivision III, -Special Exceptions is hereby amended by renumbering Sections 132-232 and 134-233 as follows

Sec. 134-2312. - Preferred location of group homes and foster care facilities.

With reference to group homes and foster care facilities, locations in proximity to the town center and commercial areas are preferred because of the greater availability of goods and services, both public and private.

DRAFT

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

Sec. 134-2323. - Applicability of Worth Avenue Design Guidelines in C-WA district.

(a)Special exceptions in the C-WA district which involve special allowances pertaining to residential uses, height or coverage, as referenced in section 134-1165, shall be based upon the Worth Avenue Design Guidelines and contingent upon review and recommendation by the architectural commission.(b)The architectural commission, in order to make a positive recommendation, must make an affirmative finding that the proposed special exception is meritorious to the town because of its general appearance and adherence to the Worth Avenue Design Guidelines, published by Adley, Brisson, Engman, Inc.(c)The Worth Avenue Design Guidelines are incorporated and adopted as part of this chapter as if fully set forth in this section.

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

Secs. 134-233—Reserved.

***

Section 34. Severability.

If any provision of this Ordinance or the application thereof is held invalid, such invalidity shall not affect the other provisions or applications of this Ordinance which can be given effect without the invalid provisions or applications, and to this end the provisions of this Ordinance are hereby declared severable.

Section 54. Repeal of Ordinances in Conflict.

All other ordinances of the Town of Palm Beach, Florida, or parts thereof, which conflict with this or any part of this Ordinance are hereby repealed.

Section 56. Codification.

This Ordinance shall be codified and made a part of the official Code of Ordinances of the Town of Palm Beach, Florida.

Section 5. Effective Date.

This Ordinance shall take effect immediately upon its passage and approval, as provided by law.

DRAFT

PASSED AND ADOPTED in a regular, adjourned session of the Town Council of the Town of Palm Beach, Florida, on the First Reading this _____ day of _____, 2025; and for the Second and Final Reading on this _____day of _____, 2025.

_____
Danielle H. Moore, Mayor

_____
Bobbie Lindsay, Town Council President

_____
Lewis S.W. Crampton, President Pro Tem

_____
Julie Araskog, Town Council Member

_____
Bridget Moran, Town Council Member

ATTEST:

_____
Kelly Churney, Town Clerk

_____
Edward Cooney, Town Council Member

DRAFT

TOWN OF PALM BEACH

Information for Town Council Meeting on: August 13, 2025

To: Town Council

Via: Wayne Bergman, Director of Planning, Zoning, & Building
James Murphy, Assistant Director of Planning, Zoning, & Building

From: Planning, Zoning, & Building Staff

Re: Quick Fix #5 Appeals

Date: 7/23/2025

ATTACHMENTS:
Staff Report - Quick Fix #5 Appeals
Draft Ordinance - Quick Fix #5 Appeals

STRATEGIC PLAN
Strategic Priorities:
Governmental Leadership and Innovation, Safe and Resilient Community, Community Culture and Character, Mobility and Transportation, Environmental Stewardship

Strategic Focus Areas:
Sound Fiscal Management
Cooperative Relationships
Emergency Management
Quality of Life
Community Preservation
On-island Mobility
Management of Environmental Threats

FUNDING
No Fiscal Impact

STAFF DIRECTIVE:

At the Town Council meeting on July 9, 2025, Planning, Zoning, and Building (PZB) staff presented items from the zoning code study for active consideration. These items are affectionately referred to as "Quick Fixes Traunch 01." The presentation was well received with six of the seven “items” to be drafted into a working draft ordinance for review. This is item number five from that group.

The regulations for appeals of Arcom decisions are found in Chapter 18; the regulations for appeals of Landmark Preservation Commission decisions are found in Chapter 54; and the regulations for various appeals heard by the Town Council are found in Chapter 134. Staff would like to respectfully suggest consideration of the attached ordinance to unify the various appeal processes relating to PZB projects.

DISCUSSION:

The regulations for Arcom appeals and Landmark appeals differ from the regulations for zoning appeals. Three distinct code chapters are involved in this proposal. The goal of this “quick fix” is to provide uniformity between the various appeals, similar to what we did three years ago with the Uniform Development Review Procedures.

Arcom and Landmarks require an applicant or interested party to file an appeal within 10 days of a decision rendered by the commissions or staff. The Zoning Code requires an applicant to file an appeal within 30 days of the rendered decision. Staff has heard from residents that the 10-day period is a very tight timeline in which to file an appeal. We propose making consistent the maximum time in which to file an appeal and propose 30 days. The number of days throughout the affected sections are now “calendar” days, which will be easier to calculate and understand.

Language in Sections 18-177 and 54-41 was simplified and written to address both appeals of commission decisions and staff decisions. The term “building official” was changed throughout the sections to become “director of planning, zoning and building”. The Town Clerk is designated to receive all appeals.

The Zoning Code Appeal language was revised to uniformly address appeals of staff and appeals of the two commissions.

Ordinance No. XXX-2025 is ready for approval on First Reading.

WRB

ORDINANCE NO. XXX-2025

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA, IMPROVING THE UNIFORMITY OF THE APPEALS PROCESSES FOR DEVELOPMENT REVIEW MATTERS BY AMENDING CHAPTER 18, BUILDINGS AND BUILDING REGULATIONS, ARTICLE III, ARCHITECTURAL REVIEW, DIVISION 2, ARCHITECTURAL COMMISSION, SECTION 18-177, APPEALS AND REVIEW; BY AMENDING CHAPTER 54, HISTORICAL PRESERVATION, ARTICLE II, LANDMARKS PRESERVATION COMMISSION, SECTION 54-41; AND BY AMENDING CHAPTER 134, ZONING, ARTICLE II, ADMINISTRATION, DIVISION 3, APPEALS, SECTIONS 134-141 THROUGH 134-145 AND SECTION 134-174; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE REPEAL OF ORDINANCES IN CONFLICT; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA, AS FOLLOWS:

Section 1. Chapter 18, Buildings and Building Regulations, Article III, Architectural Review, Division 2, Architectural Commission, Section 18-177, Appeals and Review, is hereby amended as follows:

"Sec. 18-177. - Appeals and review.

An applicant or any interested party may file an appeal to the town council on any ruling by the architectural commission or the director of the planning, zoning and building department or his/her designee made pursuant to this article. The appeal shall take the form of a letter addressed to the town clerk ~~and shall be based upon the record~~. ~~In the case of an appeal from the architectural commission, the appeals shall be filed or made within ten calendar days of the date of the meeting at which the decision of the commission is rendered. In the case of an appeal from the decision of the director of planning, zoning and building, the appeal shall be filed or made within ten calendar days of the date the director of the planning, zoning and building department or his or her designee renders the decision in writing.~~ The appeal shall be filed or made within ~~ten~~ thirty (30) calendar days of the date of the rendered development order or written decision. Appeals shall set forth the alleged inconsistency or nonconformity with procedures, ~~or~~ criteria, ~~set forth in this article~~ or standards set forth in this article ~~or pursuant to this Code~~. The town council shall decide an appeal within 45 calendar days of the filing of such appeal unless an extension of time is consented to by the applicant, and such filing shall suspend any building permit issued pursuant to the ruling of the architectural commission or director of the planning, zoning and building department or his/her designee until the town council has decided the appeal. The town council may review any decision of the architectural commission or the director of the planning, zoning and building department ~~and its~~ ~~their disposition of the matter shall~~

~~be final~~. ~~In addition to appeals, the town council shall consider major projects as defined in the ARCOM Project Designation Manual at the next regularly scheduled town council meeting, subsequent to the meeting of the commission.~~ *The disposition of such matters by the town council shall be final. Appeals filed pursuant to this section shall be based on the record of the proceedings below and shall not be presented de novo. The time allotted for presentation of an appeal shall be determined by the town council president.*

In addition to appeals, the town council shall consider major projects as defined in the ARCOM Project Designation Manual at the next regularly scheduled town council meeting, subsequent to the meeting of the commission."

Section 2. Chapter 54, Historical Preservation, Article II, Landmarks Preservation Commission, Section 54-41, is hereby amended as follows:

Sec. 54-41. - Appeals and review.

The applicant or any interested party may file an appeal to the town council on any ruling by the landmark preservation commission or the ~~building official~~ director or planning, zoning and building department or his/her designee made pursuant to this chapter. The appeal shall take the form of a letter addressed to the town clerk and shall be based upon the record. The appeal shall be filed or made within ~~ten~~ thirty (30) calendar days of the date of the rendered development order or written decision. Appeals shall set forth the alleged inconsistency or nonconformity with procedures or criteria set forth in this chapter. The town council shall decide an appeal within 45 calendar days of the filing of such appeal unless an extension of time is consented to by the applicant, and such filing shall suspend any building permit issued pursuant to the ruling of the landmark preservation commission or ~~building official~~ director of the planning, zoning and building department until the town council has decided the appeal. The town council may review any decision of the landmark preservation commission or the ~~building official~~ director of planning, zoning and building department, and their disposition of the matter shall be final. Appeals filed pursuant to this section shall be based on the record of the proceedings below and shall not be presented de novo. The time allotted for presentation of an appeal shall be determined by the town council president.

Section 3. Chapter 134, Zoning, Article II, Administration, Division 3, Appeals, Sections 134-141 through 134-145 and Section 134-174, are hereby amended as follows:

"Sec. 134-141. - Town council powers.

The town council shall hear and decide appeals where it is alleged there is error in any order, requirement, decision or determination made by an administrative official in the enforcement of this chapter, the architectural commission in accordance with Chapter 18, Article III, or the landmark preservation commission in accordance with Chapter 54.

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

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

Sec. 134-143. - Persons authorized to appeal.

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

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

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

Sec. 134-145. - Hearing procedure.

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

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

(2) All appeals will be heard at regular meetings of the town council unless otherwise ordered by the town council and in accordance with sections 134-141, 134-142, 134-201, 134-226, 18-177 and 54-41.

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

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

Sec. 134-174. - Judicial remedy by circuit court.

Any person aggrieved by any decision of the town council made pursuant to this chapter, on appeal within 30 calendar days from the rendition of such decision, may appeal to the circuit court for the 15th judicial circuit for a writ of certiorari to review such decision of the town council."

***

Section 4. Severability. If any provision of this Ordinance or the application thereof is held invalid, such invalidity shall not affect the other provisions or applications of this Ordinance which can be given effect without the invalid provisions or applications, and to this end the provisions of this Ordinance are hereby declared severable.

Section 5. Repeal of Ordinances in Conflict. All other ordinances of the Town of Palm Beach, Florida, or parts thereof, which conflict with this or any part of this Ordinance are hereby repealed.

Section 6. Codification. This Ordinance shall be codified and made a part of the official Code of Ordinances of the Town of Palm Beach, Florida.

Section 7. Effective Date. This Ordinance shall take effect immediately upon its passage and approval, as provided by law.

DRAFT

PASSED AND ADOPTED in a regular, adjourned session of the Town Council of the Town of Palm Beach, Florida, on the First Reading this _____ day of _____, 2025; and for the Second and Final Reading on this _____day of _____, 2025.

_____
Danielle H. Moore, Mayor

_____
Bobbie Lindsay, Town Council President

_____
Lewis S.W. Crampton, President Pro Tem

_____
Julie Araskog, Town Council Member

_____
Bridget Moran, Town Council Member

ATTEST:

_____
Kelly Churney, Town Clerk

_____
Edward Cooney, Town Council Member

DRAFT

TOWN OF PALM BEACH

Information for Town Council Meeting on: August 13, 2025

To: Town Council

Via: Wayne Bergman, Director of Planning, Zoning, & Building
Draft Ordinance - Assistant Director of Planning, Zoning, & Building

From: Planning, Zoning, & Building Staff

Re: Quick Fix #6 Duration of Land Use Approval & Extension of Time

Date: 7/29/2025

ATTACHMENTS:
Staff Report - Quick Fix #6 Duration of Land Use Approval & Extension of Time
Draft Ordinance - Quick Fix #6 Duration of Land Use Approval & Extension of Time

STRATEGIC PLAN
Strategic Priorities:
Governmental Leadership and Innovation, Safe and Resilient Community, Community Culture and Character, Mobility and Transportation, Environmental Stewardship

Strategic Focus Areas:
Sound Fiscal Management
Cooperative Relationships
Emergency Management
Quality of Life
Community Preservation
On-island Mobility
Management of Environmental Threats

FUNDING
No Fiscal Impact

STAFF DIRECTIVE:

At the Town Council meeting on July 9, 2025, Planning, Zoning, and Building (PZB) staff presented items from the zoning code study for active consideration. These items are affectionately referred to as "Quick Fixes Traunch 01." The presentation was well received with six of the seven “items” to be drafted into a working draft ordinance for review. This is item number six from that group.

Staff is proposing to synchronize all development review approval timeframes. Currently ARCOM, LPC, and Town Council provide approval durations of varying lengths (ARCOM:12 months, LPC: 12 months, Town Council: 36 months), resulting in confusion amongst applicants having an expired approval from a design board while still having a valid approval from Town Council for items such as variances for the same project/scope of work.

The following Sections would need to be amended in the code:

- Sec. 18-203 – Duration of approval; time extension; denial of application; determination; clarification; deferral. (Architectural Review)
- Sec. 54-94 - Duration of approval; time extension; denial of application; determination; clarification; deferral. (Certificate of Appropriateness)
- Sec. 134-173 - Deferral request; denial of application; duration of approval; time extension; clarification. (Special Exceptions, Variances, and Dimensional Waivers)

The proposed Ordinance No. XXX-2025 amends these sections in the zoning code to reflect twenty-four (24) months. If acceptable, staff recommends that the Town Council adopt the ordinance on First Reading.

DISCUSSION:

In recent years construction has taken longer due to many factors including supply chain delays and the redesigning of projects as they evolve. By providing a longer and more consistent duration of development approvals for the design boards (ARCOM and LPC) and lowering the time duration of Town Council a project can progress with a consistent time schedule. Currently the two design boards allow for a twelve (12) month time frame and Town Council provides for thirty-six (36) months. Options to streamline the process could land on any timeframe but eighteen (18) or twenty-four (24) months is an often-used metric in other municipalities and the timeframe we see requested in the Town via extensions. Very minor language has also been adjusted for extensions of time and that the decision is rendered based off the development order making Town processes clearer and more consistent. The ordinance has been written utilizing a two-year time frame.

Ordinance No. XXX-2025 is ready for approval on First Reading.

WRB:JGM:FHM

ORDINANCE NO. XXX-2025

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA, AMENDING CHAPTER 18, BUILDINGS AND BUILDING REGULATIONS, ARTICLE III, -ARCHITECTURAL REVIEW, AT SECTION 18-203 DURATION OF APPROVAL;TIME EXTENSION;DENIAL OF APPLICATION; DETERMINATATATION;CLARIFICATION;DEFERRAL; AMENDING, AND CHAPTER 54, HISTORICAL PRESERVATION, ARTICLE III – CERTIFICATE OF APPROPRIATENESS, DIVISION 2-PROCEDURES AND EFFECT, AT SECTION 54-94 – DURATION OF APPROVAL;TIME EXTENSION:DENIAL OF APPLICATION; DETERMINATION: CLARIFICATION; DEFERRAL; AND AT CHAPTER 134- ZONING, DIVISION 4-SPECIAL EXCEPTIONS, VARINACES, AND DIMENSIONAL WAIVERS, SUBDIVISION 1 – IN GENERAL, AT SECTION 134-173 – DEFERRAL REQUEST TO CONFORM ALL DEVELOPMENT REVIEW APPROVAL TIMEFRAMES AT 24 MONTHS; DENIAL OF APPLICATION; DURATION OF APPROVAL; TIME EXTENSION: CLARIFIACATION; PROVIDING FOR THE REPEAL OF ORDINANCES IN CONFLICT; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA, AS FOLLOWS:

Section 1. The recitations set forth above are true and correct and incorporated herein as legislative findings of the Town Council.

Section 2. Chapter 18 - Buildings and Building Regulations, Article III. – Architectural Review, Division 3 – Procedures and Requirements **Sec. 18-203. - Duration of approval; time extension; denial of application; determination; clarification; deferral.**

(1) The applicant's approval will expire ~~12~~ 24 months from the date of the rendered development order or written decision~~meeting at which the decision was rendered~~, unless a building permit has been obtained. If the building permit expires or is voided, or if a building permit has not been issued within ~~12~~ 24 months from the date of ~~approval~~ the rendered development order or written decision, the commission approval becomes void. In the event such approval becomes void, an application for approval shall be required in the same form and manner as if submitted as a new project. The director of planning, zoning and building may, based upon demonstrated good cause, grant a 30-day administrative extension of the duration of approval.

(2) A maximum of one-time extension, for up to one year in duration from the original expiration date, from any of the requirements in subsection (]), may be granted or denied by the architectural commission for just cause. Said single time extension request shall be

DRAFT

submitted within the timeframe set forth in Chapter 18 ~~in writing~~ to the planning, zoning and building department ~~at least two weeks prior to an architectural commission meeting~~, which must occur prior to the expiration date~~, or said approval shall expire~~.

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

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

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

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

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

***

Section 3. Chapter 54 - Historical Preservation, Article III – Certificate of Appropriateness, Division 2 – Procedures and Effect, **Sec. 54-94. - Duration of approval; time extension; denial of application; determination; clarification; deferral.**

(1) The applicant's approval will expire ~~12~~ 24 months from the date of the ~~meeting at which the decision was rendered~~ rendered development order or written decision, unless a building permit has been obtained. If the building permit expires or is voided, or if a building permit has not been issued within ~~12~~ 24 months from the date of the rendered development order or written decision~~approval~~, the commission approval becomes void. In the event such approval becomes void, an application for approval shall be required in the same form and manner as if submitted as a new project. The director of planning, zoning and building may, based upon demonstrated good cause, grant a 30-day administrative extension of the duration of approval.

DRAFT

(2) A maximum of one-time extension, for up to one year in duration from the original expiration date, from any of the requirements in subsection (1), may be granted or denied by the landmarks preservation commission for just cause. Said single time extension request shall be submitted within the timeframe set forth in Chapter 18 ~~in writing~~ to the planning, zoning and building department ~~at least two weeks prior to an landmarks preservation commission meeting,~~ which must occur prior to the expiration date, ~~or said approval shall expire~~.

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

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

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

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

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

***

Section 4. Chapter 134 - Zoning, Division 4 – Special Exceptions, Variances, and Dimensional Waivers, Subdivision 1 – In General, **Sec. 134-173. - Deferral request; denial of application; duration of approval; time extension; clarification.**

DRAFT

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

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

(3) The work or use authorized under an approved variance or special exception application must be commenced within ~~36~~ 24 months from the date of the ~~town council approval thereof~~ rendered development order or written decision, and if not so commenced the special exception or variance shall be null and void. Commencement shall be considered at the issuance of a building permit for the work related to the application or a business tax receipt if no building permit is required. In addition, all authorized work under the building permit for said approved special exception or variance must be completed within the timeframe set forth in Chapter 18 of this Code or said special exception or variance shall expire.

(4) A request for a time extension from any of the requirements in subsection (3) may be granted or denied by the town council for just cause. Said time extension request shall be submitted in writing to the planning, zoning and building department at least one month prior to the expiration date or said special exception or variance approval shall expire.

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

***

Section 5. Severability.

DRAFT

If any provision of this Ordinance or the application thereof is held invalid, such invalidity shall not affect the other provisions or applications of this Ordinance which can be given effect without the invalid provisions or applications, and to this end the provisions of this Ordinance are hereby declared severable.

Section 6. Repeal of Ordinances in Conflict.

All other ordinances of the Town of Palm Beach, Florida, or parts thereof, which conflict with this or any part of this Ordinance are hereby repealed.

Section 7. Codification.

This Ordinance shall be codified and made a part of the official Code of Ordinances of the Town of Palm Beach, Florida.

Section 8. Effective Date.

This Ordinance shall take effect immediately upon its passage and approval, as provided by law.

PASSED AND ADOPTED in a regular, adjourned session of the Town Council of the Town of Palm Beach, Florida, on the First Reading this _____ day of _____, 2025; and for the Second and Final Reading on this _____day of _____, 2025.

_____ _____

Danielle H. Moore, Mayor Bobbie Lindsay, Town Council President

_____

Lewis S.W. Crampton, President Pro Tem

_____

Julie Araskog, Town Council Member

_____

ATTEST: Bridget Moran, Town Council Member

_____ _____

Kelly Churney, Town Clerk Edward Cooney, Town Council Member

DRAFT

DRAFT

TOWN OF PALM BEACH

Information for Town Council Meeting on: August 13, 2025

To: Town Council

Via: Wayne Bergman, Director of Planning, Zoning, & Building
James Murphy, Assistant Director of Planning, Zoning, & Building

From: Planning, Zoning, & Building Staff

Re: Quick Fix #7 Floodplain Notice

Date: 7/25/2025

ATTACHMENTS:
Staff Report - Quick Fix #7 Floodplain Notice
Draft Ordinance - Quick Fix #7 Floodplain Notice

STRATEGIC PLAN
Strategic Priorities:
Governmental Leadership and Innovation, Safe and Resilient Community, Community Culture and Character, Mobility and Transportation, Environmental Stewardship

Strategic Focus Areas:
Sound Fiscal Management
Cooperative Relationships
Emergency Management
Quality of Life
Community Preservation
On-island Mobility
Management of Environmental Threats

FUNDING
No Fiscal Impact

STAFF DIRECTIVE:

At the Town Council meeting on July 9, 2025, Planning, Zoning, and Building (PZB) staff presented items from the zoning code study for active consideration. These items are affectionately referred to as "Quick Fixes Traunch 01." The presentation was well received with six of the seven “items” to be drafted into a working draft ordinance for review. This is item number seven from that group.

Staff is proposing eliminating the notice requirements for floodplain variances that are approved by the Landmarks Preservation Commission (LPC). This change would apply only to projects that have already received the necessary LPC approvals for any new construction, addition, and/or exterior alterations. Ordinance No. XXX-2025 proposes exempting floodplain variance from newspaper advertisements, mailed notices, and on-site posting requirements. If acceptable, staff recommends that the Town Council adopt the ordinance on First Reading.

DISCUSSION:

During the permitting stage, projects initially not anticipated to exceed the substantial improvement threshold may discover that a floodplain variance is required. This is necessary to avoid elevating residential structures or adding floodproofing for commercial properties.

Under the current process, notice requirements can delay the LPC review by one to two months. Since floodplain variances are a valuable tool for preserving historic structures (Landmarked and Historically Significant Buildings), and are essential to maintaining the Town’s streetscapes, streamlining the review process is both practical and beneficial.

Ordinance No. XXX-2025 is ready for approval on First Reading.

WRB/JGM/AF/FHM

ORDINANCE NO. XXX-2025

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA, AMENDING CHAPTER 54, HISTORIC PRESERVATION, ARTICLE III, CERTIFICATE OF APPROPRIATENESS, DIVISION 2, PROCEDURES AND EFFECT, AT SECTION 54-93, UNIFORM DEVELOPMENT REVIEW PROCEDURES, TO CHANGE THE NOTICE REQUIREMENTS FOR CERTAIN FLOODPLAIN VARIANCE REQUESTS; PROVIDING FOR THE REPEAL OF ORDINANCES IN CONFLICT; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

NOW THEREFORE BE IT ORDAINED by the Town Council of the Town of Palm Beach, Palm Beach County, Florida, as follows:

Section 1. The recitations set forth above are true and correct and incorporated herein as legislative findings of the Town Council.

Section 2. Chapter 54, HISTORIC PRESERVATION, ARTICLE III, CERTIFICATE OF APPROPRIATENESS, DIVISION 2, PROCEDURES AND EFFECT, Section 54-93, Uniform development review procedures.

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

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

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

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

DRAFT

(d) *Floodplain variances.* For floodplain variance requestss that do not involve any new construction, additions, or exterior alterations or floodplain variance requests that involve new construction or additionsconstruction, additions, or exterior alterations that wereis otherwise approved by the Landmarks Preservation Commission, the notice requirements of subsections (a), (b), and (c) of this section are not applicable.

***

Section 6. Severability. If any provision of this Ordinance or the application thereof is held invalid, such invalidity shall not affect the other provisions or applications of this Ordinance which can be given effect without the invalid provisions or applications, and to this end the provisions of this Ordinance are hereby declared severable.

Section 7. Repeal of Ordinances in Conflict. All other ordinances of the Town of Palm Beach, Florida, or parts thereof, which conflict with this or any part of this Ordinance are hereby repealed.

Section 8. Codification. This Ordinance shall be codified and made a part of the official Code of Ordinances of the Town of Palm Beach, Florida.

Section 9. Effective Date. This Ordinance shall take effect immediately upon its passage and approval, as provided by law.

DRAFT

Signatures on Next Page

PASSED AND ADOPTED in a regular, adjourned session of the Town Council of the Town of Palm Beach, Florida, on the First Reading this _____ day of _____, 2025; and for the Second and Final Reading on this _____day of _____, 2025.

_____
Danielle H. Moore, Mayor

_____
Bobbie Lindsay, Town Council President

_____
Lewis S.W. Crampton, President Pro Tem

_____
Julie Araskog, Town Council Member

_____
Bridget Moran, Town Council Member

ATTEST:

_____
Kelly Churney, Town Clerk

_____
Edward Cooney, Town Council Member

DRAFT

TOWN OF PALM BEACH

Information for Town Council Meeting on: August 13, 2025

To: Town Council

Via: Wayne Bergman, Director of Planning, Zoning & Building
James Murphy, Assistant Director of Planning, Zoning & Building

From: Planning, Zoning & Building Staff

Re: Proposed Zoning Code Items - Quick Fixes Group 2

Date: 7/30/2025

There will be no attachments for this item. A presentation will be provided by the staff.

STRATEGIC PLAN

Strategic Priorities:
Governmental Leadership and Innovation, Safe and Resilient Community, Community Culture and Character, Mobility and Transportation, Environmental Stewardship

Strategic Focus Areas:
Sound Fiscal Management
Cooperative Relationships
Emergency Management
Quality of Life
Community Preservation
On-island Mobility
Management of Environmental Threats

FUNDING

No Fiscal Impact

TOWN OF PALM BEACH

Information for Town Council Meeting on: August 13, 2025

To: Town Council

Via: Wayne Bergman, Director of Planning, Zoning, & Building

From: Planning, Zoning, & Building Staff

Re: ZON-25-0018 (ARC-25-0018) 164 SEMINOLE AVE (COMBO) – VARIANCES
The applicant, JPBK Properties #2, LLC (James G. Held, Manager), has filed an application requesting Town Council review and approval of two (2) variances related to the construction of a new residence and accessory structure, including (1) a variance to exceed maximum angle of vision and (2) a variance to exceed the maximum cubic content ratio permitted. The Architectural Commission (ARCOM) shall perform design review of the application. *[The Architectural Commission Recommendation: Implementation of the proposed variances will not cause a negative impact on the subject property. Carried 5-2.] [The Architectural Commission approved this project with conditions. Carried 7-0.]*

Date: 7/24/2025

ATTACHMENTS
Staff Report
Letter of Intent
Plans

STRATEGIC PLAN
Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Community Preservation
Quality of Life

FUNDING
No Fiscal Impact

ARCHITECT

DANIEL KAHAN
SMITH AND MOORE ARCHITECTS, INC
1500 SOUTH OLIVE AVENUE
WEST PALM BEACH, FLORIDA 33401
(561) 835-1888

LANDSCAPE ARCHITECT

KEITH WILLIAMS
NIEVERA WILLIAMS DESIGN
223 SUNSET AVENUE, SUITE #150
PALM BEACH, FLORIDA 33480
(561) 659-2820

CIVIL ENGINEER

CHAD GRUBER
GRUBER CONSULTING ENGINEERS
247 MERCER AVENUE
WEST PALM BEACH, FLORIDA 33401
(561) 312-2041

SURVEYING

CRAIG WALLACE
WALLACE SURVEYING CORP.
5553 VILLAGE BOULEVARD
WEST PALM BEACH, FLORIDA 33407
(561) 640-4551

ARC: 25 - 0018

ARCOM HEARING 07/23/2025

ZON: 25 - 0018

DEFERRAL RESUBMITTAL - 07/07/2025

07/23/2025 ARCOM

SCOPE OF WORK:

- NEW 2-STORY RESIDENCE, LANDSCAPE, HARDSCAPE AND POOL. THE HOUSE HAS BEEN DESIGNED IN A TRADITIONAL PALM BEACH MEDITERRANEAN REVIVAL STYLE.
- 2 VARIANCE REQUESTS:
  1. SEC. 134-893(b)(6)(b): VARIANCE REQUEST FOR AN ANGLE OF VISION OF 111 DEGREES IN LIEU OF 108 DEGREES MAXIMUM ALLOWED.
  2. SEC. 134-893(b)(13)(2): VARIANCE REQUEST FOR A CUBIC CONTENT RATIO OF 4.475 IN LIEU OF 3.978 MAXIMUM ALLOWED.

164 SEMINOLE AVE, PALM BEACH, FL

SHEET INDEX

COVER & SURVEY		SCALE
A-0.00	COVER.	N/A
---------	SURVEY.	N/A

CIVIL		SCALE
C-2	SITE GRADING & DRAINAGE PLAN.	1/8"

ARCHITECTURAL		SCALE
P-1.00	CONTEXT PHOTOS	NA
P-2.00	CONTEXT PHOTOS	NA
P-3.00	CONTEXT PHOTOS	NA
SV-1.00	CONTEXT AND LOCATION MAP	1/32"
SV-2.00	RADIUS AND LOCATION MAP	VARIES
SV-3.00	AERIAL 3D	NTS
SV-4.00	STREETSCAPE ELEVATION	1/16"
SP-1.00	SITE PLAN	3/16"
SP-1.01	ANGLE OF VISION DIAGRAM	3/16"

ARCHITECTURAL		SCALE
SP-1.02	LOT COVERAGE DIAGRAM	3/16"
SP-1.03	PROPOSED CUBIC CONTENT	VARIES
SP-1.04	YARD SECTION DIAGRAMS	1/2"
A-ZL	ZONING LEGEND	N/A
FP-1.00	FIRST FLOOR PLAN	3/16"
FP-2.00	SECOND FLOOR PLAN	3/16"
FP-3.00	ROOF PLAN	3/16"
EL-1.00	ELEVATIONS	1/4"
EL-2.00	ELEVATIONS	1/4"
EL-2.01	ELEVATIONS	1/4"
EL-3.00	ELEVATIONS	1/4"
EL-3.01	ELEVATIONS	1/4"
EL-4.00	ELEVATIONS	1/4"
EL-4.01	ELEVATIONS	1/4"
EL-5.00	ELEVATIONS	1/2"
EL-5.01	ELEVATIONS	1/2"
EL-6.00	ELEVATIONS	1/8"
EL-7.00	ELEVATIONS	1 -1/2"
DT-1.00	DETAILS	VARIES
DT-2.00	DETAILS	VARIES
DT-3.00	DETAILS	VARIES
DT-4.00	DETAILS	VARIES
DT-5.00	DETAILS	VARIES
DT-6.00	DETAILS	VARIES
DT-7.00	DETAILS	VARIES
GATES	FRONT ENTRY & DRIVEWAY GATES	1"
R-1.00	RENDERINGS	N/A

LANDSCAPE		SCALE
EX	EXISTING CONDITIONS	
CSP	CONSTRUCTION SCREENING PLAN	
L0	SITE PLAN RENDERING	
EL-1	LANDSCAPE ELEVATIONS	
EL-2	LANDSCAPE ELEVATIONS	
EL-3	LANDSCAPE ELEVATIONS	
EL-4	LANDSCAPE ELEVATIONS	
L1	HARDSCAPE PLAN	
L2	MATERIALS	
LP1	LANDSCAPE PLAN	
LP2	PLANT LIST DETAILS	
D1	SITE WALL AND GENERATOR DETAIL	
D2	OPEN SPACE DIAGRAM	

REVISIONS TO SUIT TOWN COMMENTS:

- DIFFERENTIATION BETWEEN THE PRIMARY (WEST) MASS AND SECONDARY (EAST) MASS
- REVISIONS TO WINDOW PROPORTIONS AND CONFIGURATIONS
- REDUCTION IN THE INTERSTITIAL FLOOR SPACE
- INCREASED HEIGHT OF CHIMNEYS
- HALF TIMBERING PROPORTIONS INCREASED
- PROPORTIONS OF EXPOSED TIMBER FRAMING REDUCED
- CABANA PLATE HEIGHT LOWERED

S·M

NEW RESIDENCE FOR
164 SEMINOLE AVE
PALM BEACH, FL 33480

SMITH AND MOORE ARCHITECTS, INC.
1500 SOUTH OLIVE AVENUE WEST PALM BEACH, FLORIDA 33401 • TEL (561) 835-1888 FAX (561) 832-7015 •

THIS DRAWING IS AN INSTRUMENT OF SERVICE, AND AS SUCH SHALL REMAIN THE PROPERTY OF SMITH AND MOORE ARCHITECTS, INC. IT IS PROTECTED BY COPYRIGHT LAWS AND SHALL NOT BE USED FOR ANY OTHER WORK EXCEPT WITH THE WRITTEN AGREEMENT OF SMITH AND MOORE ARCHITECTS, INC. ALL RIGHTS RESERVED

FLORIDA AAC

NO. 001285

HAROLD J. SMITH
REGISTERED ARCHITECT 8742

JONATHAN C. MOORE
REGISTERED ARCHITECT 13541

PETER G. PAPADOPOULOS
REGISTERED ARCHITECT 92952

DANIEL KAHAN
REGISTERED ARCHITECT 94757

PRE-APP MEETING 2025-03-17

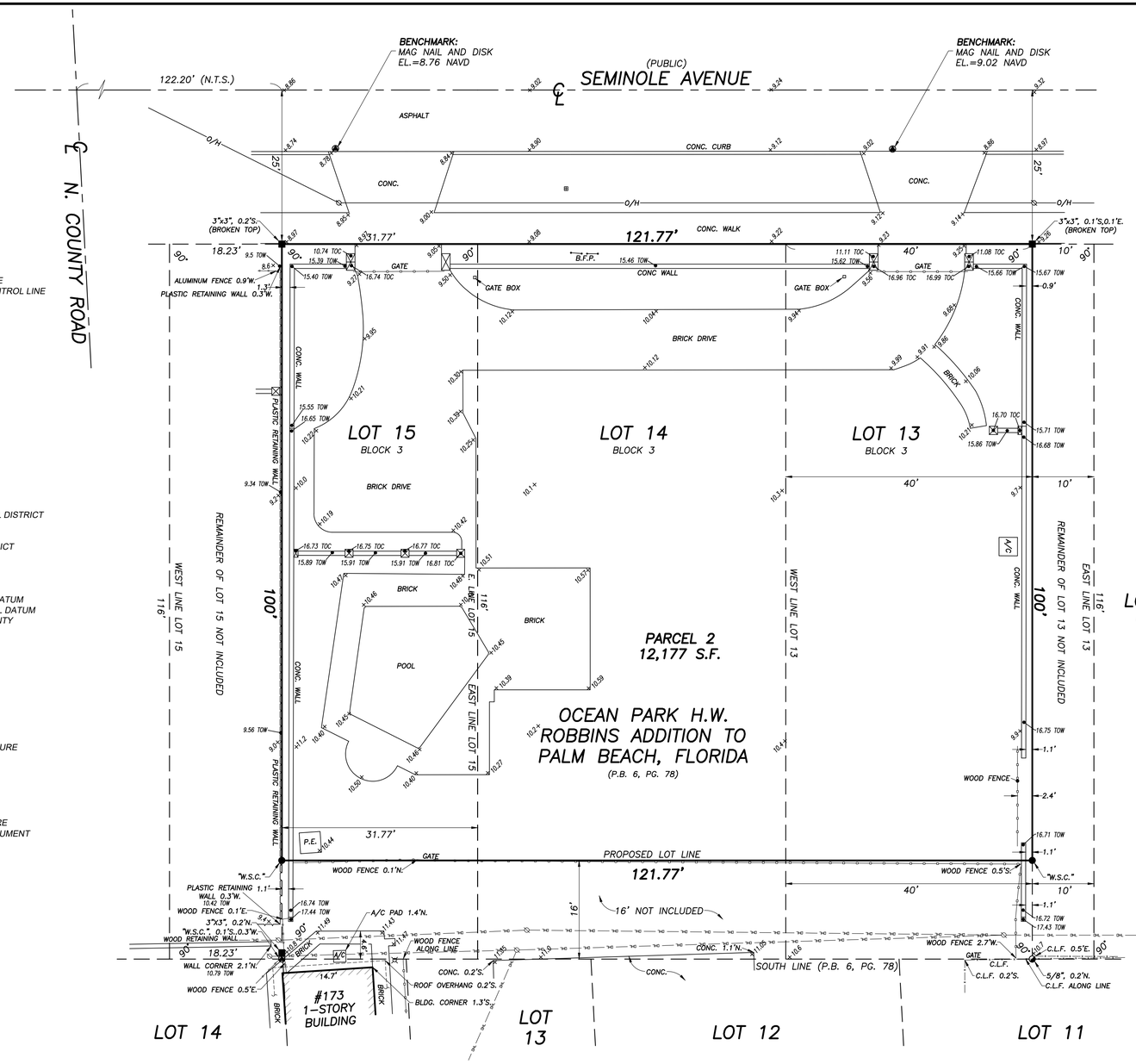
ZON - 25 - 0018

NO: -
DWG. BY: DK / LG
SHEET:

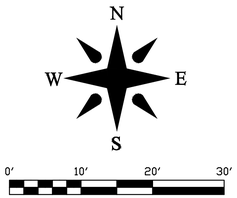
ARC - 25 - 0018

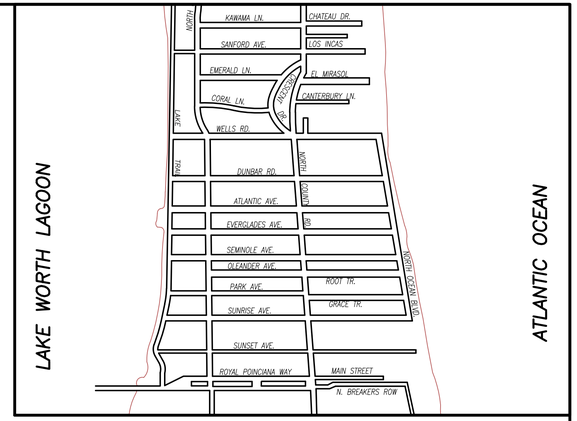
LEGEND

A	= ARC LENGTH
A/C	= AIR CONDITIONING
A.E.	= ACCESS EASEMENT
A.K.A.	= ALSO KNOWN AS
B.F.P.	= BACKFLOW PREVENTER
BLDG.	= BUILDING
B.M.	= BENCHMARK
B.O.C.	= BACK OF CURB
B.O.W.	= BACK OF WALK
(C)	= CALCULATED
CATV	= CABLE ANTENNA TELEVISION
C.B.	= CHORD BEARING
C.B.S.	= CONCRETE BLOCK STRUCTURE
C.C.C.L.	= COASTAL CONSTRUCTION CONTROL LINE
CH	= CHORD
C.L.F.	= CHAIN LINK FENCE
CLR.	= CLEAR
C.O.	= CLEAN-OUT
CONC.	= CONCRETE
(D)	= DESCRIPTION DATUM
D.B.	= DEED BOOK
D.E.	= DRAINAGE EASEMENT
D.H.	= DRILL HOLE
D/W	= DRIVEWAY
EL.	= ELEVATION
ENC.	= ENCROACHMENT
E.O.P	= EDGE OF PAVEMENT
E.O.W.	= EDGE OF WATER
F.F.	= FINISH FLOOR
FND.	= FOUND
FTN	= FOUNTAIN
G.M.	= GAS METER
G.V.	= GAS VALVE
INV.	= INVERT
I.T.W.C.D.	= INDIAN TRAIL WATER CONTROL DISTRICT
L.A.E.	= LIMITED ACCESS EASEMENT
L.B.	= LICENSE BOARD
L.W.D.D.	= LAKE WORTH DRAINAGE DISTRICT
(M)	= FIELD MEASUREMENT
M.H.	= MANHOLE
M.H.W.L.	= MEAN HIGH WATER LINE
M.L.W.L.	= MEAN LOW WATER LINE
N.A.V.D.	= NORTH AMERICAN VERTICAL DATUM
N.G.V.D.	= NATIONAL GEODETIC VERTICAL DATUM
N.P.B.C.I.D.	= NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
N.T.S.	= NOT TO SCALE
O.A.	= OVERALL
O.D.	= OUTSIDE DIAMETER
O/H	= OVERHEAD UTILITY LINE
O.R.B.	= OFFICIAL RECORD BOOK
O/S	= OFFSET
(P)	= PLAT DATUM
P.B.	= PLAT BOOK
P.B.C.	= PALM BEACH COUNTY
P.C.	= POINT OF CURVATURE
P.C.C.	= POINT OF COMPOUND CURVATURE
P.E.	= POOL EQUIPMENT
PG.	= PAGE
P.I.	= POINT OF INTERSECTION
P/O	= PART OF
P.O.B.	= POINT OF BEGINNING
P.O.C.	= POINT OF COMMENCEMENT
P.R.C.	= POINT OF REVERSE CURVATURE
P.R.M.	= PERMANENT REFERENCE MONUMENT
PROP.	= PROPOSED
P.T.	= POINT OF TANGENCY
PVM'T	= PAVEMENT
(R)	= RADIAL
R	= RADIUS
RGE.	= RANGE
R.P.B.	= ROAD PLAT BOOK
R/W	= RIGHT OF WAY
(S)	= SURVEY DATUM
S.B.	= SETBACK
SEC.	= SECTION
S/D	= SUBDIVISION
S.F.	= SQUARE FEET
S.F.W.M.D.	= SOUTH FLORIDA WATER MANAGEMENT DISTRICT
S.I.R.W.C.D.	= SOUTH INDIAN RIVER WATER CONTROL DISTRICT
S.R.	= STATE ROAD
STA.	= STATION
STY.	= STORY
S/W	= SIDEWALK
T.O.B.	= TOP OF BANK
T.O.W.	= TOP OF WALL ELEVATION
TWP.	= TOWNSHIP
TYP.	= TYPICAL
U/C	= UNDER CONSTRUCTION
U.E.	= UTILITY EASEMENT
U.R.	= UNRECORDED
W.C.	= WITNESS CORNER
W.M.E.	= WATER MANAGEMENT EASEMENT
W.M.M.E.	= WATER MANAGEMENT MAINTENANCE EASEMENT
W.M.T.	= WATER MANAGEMENT TRACT
℄	= BASELINE
℄	= CENTERLINE
△	= CENTRAL ANGLE/DELTA
■	= CONCRETE MONUMENT FOUND (AS NOTED)
□	= CONCRETE MONUMENT SET (LB #4569)
●	= ROD & CAP FOUND (AS NOTED)
○	= 5/8" ROD & CAP SET (LB #4569)
⊙	= IRON PIPE FOUND (AS NOTED)
◒	= IRON ROD FOUND (AS NOTED)
▲	= NAIL FOUND
◉	= NAIL & DISK FOUND (AS NOTED)
⊚	= MAG NAIL & DISK SET (LB #4569)
℉	= PROPERTY LINE
⌀/⌀	= UTILITY POLE
⍜	= FIRE HYDRANT
⊞	= WATER METER
⋈	= WATER VALVE
⍜	= LIGHT POLE



ROOTS SUBDIVISION
(P.B. 1, PG. 22)





VICINITY SKETCH N.T.S.

BOUNDARY SURVEY FOR:
JPBK PROPERTIES #2 LLC

This survey is made specifically and only for the following party for the purpose of an Arcom Submittal on the surveyed property.

JPBK Properties #2 LLC

The undersigned surveyor assumes no responsibility or liability for any other purpose or to any other party other than stated above.

PROPERTY ADDRESS:
164 Seminole Avenue
Palm Beach, FL 33480

LEGAL DESCRIPTION:
PARCEL 2:
The West 40 feet of Lot 13, Lot 14 and the East 31.77 feet of Lot 15, Block 3, ***OCEAN PARK H.W. ROBBINS ADDITION TO PALM BEACH, FLORIDA,*** *according to the map or plat thereof as recorded in Plat Book 6, Page 78, Public Records of Palm Beach County, Florida,* ***LESS AND EXCEPT*** *the South 16' thereof.*

FLOOD ZONE:
This property is located in Flood Zone X, according to F.I.R.M. (Flood Insurance Rate Map) No. 12099C 0581G, dated 12/20/2024.

NOTES:
1. *All information regarding record easements, adjoiners, and other documents that might affect the quality of title to tract shown hereon was gained from policy number OXFL-08584070, issued by Old Republic National Title Insurance Company, dated July 25, 2017. This office has made no search of the Public Records.*
2. *Elevations shown hereon, if any, are in feet and decimal parts thereof and are based on NAVD-88. The expected accuracy of the elevations shown hereon is 0.03' for the hard surface elevations (shown thus x 0.00) and 0.1' (shown thus x 0.0) for the soft surface elevations. Elevations shown hereon are U.S. survey feet unless otherwise noted.*
3. *Description furnished by client or client's agent.*
4. *Unless presented in digital form with electronic seal and electronic signature this survey must bear the signature and the original raised seal of a Florida licensed surveyor or mapper this drawing, sketch, plat or map is for informational purposes only and is not valid.*
5. *This survey cannot be transferred or assigned without the specific written permission of Wallace Surveying Corporation. Certificate of Authorization Number LB8598.*
6. *Except as shown, underground and overhead improvements are not located. Underground foundations not located.*
7. *The survey sketch shown hereon does not necessarily contain all of the information obtained or developed by the undersigned surveyor in his field work, office work or research.*
8. *No responsibility is assumed by this surveyor for the construction of improvements, from building ties shown on this survey.*
9. *Revisions shown hereon do not represent a "survey update" unless otherwise noted.*
10. *All dates shown within the revisions block hereon are for interoffice filing use only and in no way affect the date of the field survey stated herein.*
11. *In some instances, graphic representations have been exaggerated to more clearly illustrate the relationships between physical improvements and/or lot lines. In all cases, dimensions shown shall control the location of the improvements over scaled positions.*
12. *It is a violation of Rule 5J-17 of the Florida Administrative Code to alter this survey without the express prior written consent of the Surveyor. Additions and/or deletions made to the face of this survey will make this survey invalid.*
13. *The ownership of fences, perimeter walls and/or hedges shown hereon are not known and thus are not listed as encroachments. Fences, hedges and/or perimeter walls are shown in their relative position to the boundary.*
14. *The expected horizontal accuracy of the information shown hereon is +/- 0.10'.*

TITLE POLICY REVIEW

CLIENT:	164 SEMINOLE AVENUE LLC	POLICY NO. : OXFL-08584070	DATE: JULY 25, 2017			
REVIEWED BY:	CRAIG L. WALLACE	JOB NO. : 17-1439				
B2 ITEM NO.	**DOCUMENT**	**DESCRIPTION**	**AFFECTS AND PLOTTED**	**AFFECTS AND NOT PLOTTABLE**	**DOES NOT AFFECT**	**NOT A SURVEY MATTER**
1 TO 3	N/A	Standard Exceptions (As to Parcels 1 and 2)				•
4	PB 1, PG 22	Plat of ROOTS SUBDIVISION (Parcel 1)	•			
5	DB 22, PG 119	Right-of-way granted to West Palm Beach Telephone Company (Parcel 1)	NOT SUPPLIED			
6	PB 6, PG 78	Plat of OCEAN PARK H.W. ROBBINS ADDITION TO PALM BEACH (Parcel 2)	•			
7	DB 493, PG 492	Covenants, conditions and restrictions (Parcel 2)	NOT SUPPLIED			
8	ORB 11521, PG 260	Unity of Title (Parcels 1 and 2)		•		
9	ORB 11382, PG 123	Agreement (Parcels 1 and 2)Exhibit "A" (site plan) missing from record document)		•		
10	ORB 10985, PG 1115	Declaration of Covenants (Parcels 1 and 2)(sprinkler connection)				•

CERTIFICATION:
I HEREBY ATTEST *that the survey shown hereon conforms to the Standards of Practice set forth by the Florida Board of Professional Surveyors and Mappers adopted in Rule 5J-17, Florida Administrative Code pursuant to Section 472.027, Florida Statutes, effective September 1, 1981.*

DATE OF LAST FIELD SURVEY: 04/24/2025

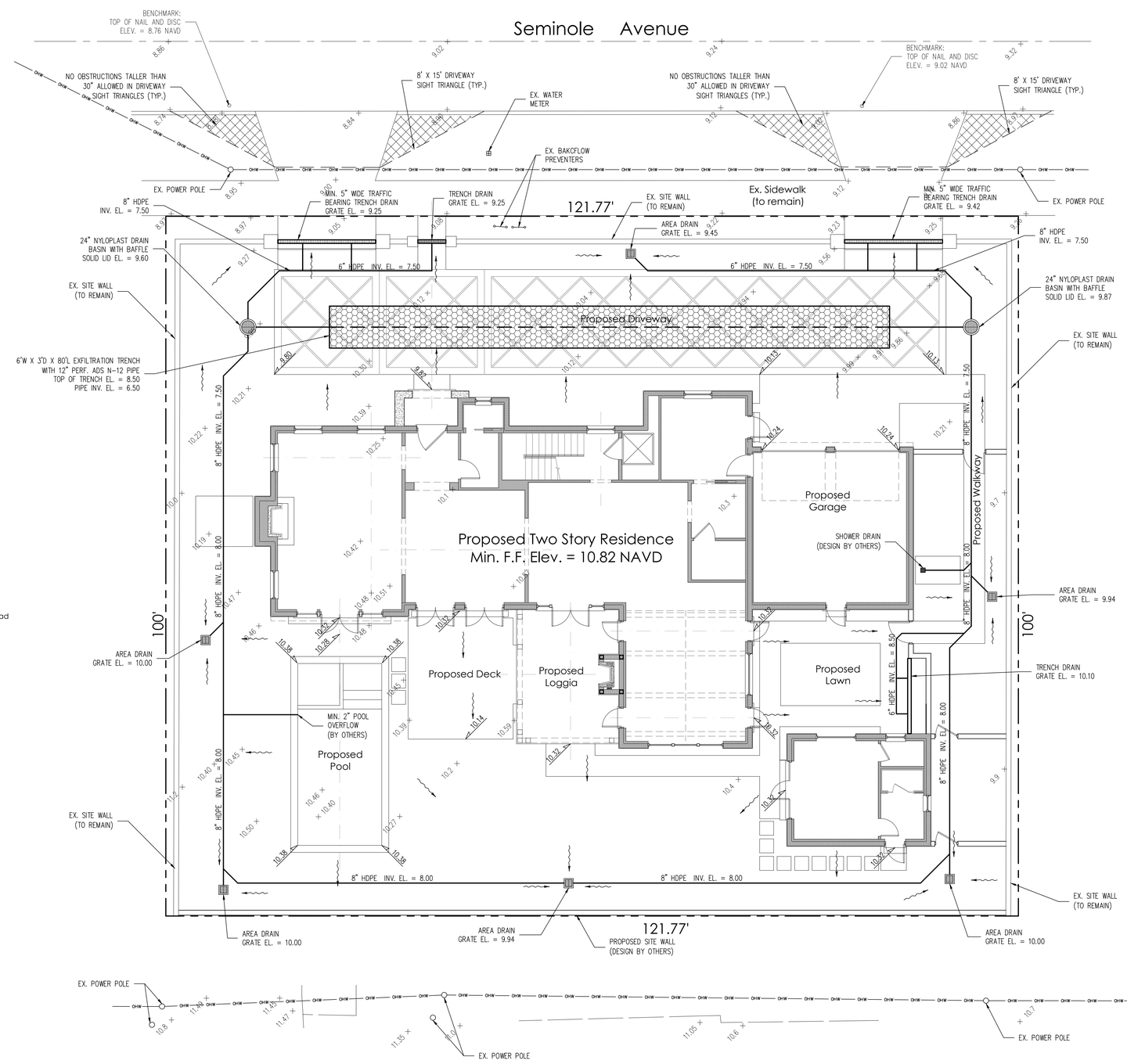
James G. Peden, Jr.
Professional Surveyor and Mapper
Florida Certificate No. 6122

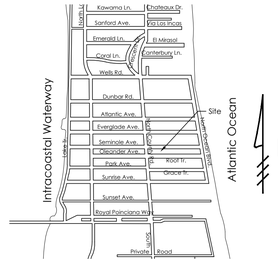
REVISIONS
04/24/25; SURVEY TIE-IN, & UPDATE; B.M./B.M.; 240298-SE-1; PB333/72
06/18/22 SURVEY AND TIE-IN UPDATE WITH SPOT ELEVATIONS B.M./M.B. 17-1439.4 PB333/36
09/26/19 SURVEY AND TIE-IN UPDATE L.E./M.B. 17-1439.2 PB280/64

BOUNDARY SURVEY FOR:
JPBK PROPERTIES #2 LLC

WALLACE SURVEYING
A DIVISION OF LANDTEC CONSTRUCTION SURVEYING, LLC, LB #8598
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-4551

FIELD: B.M.	JOB NO.: 240298	F.B. PB249	PG. 29
OFFICE: S.W.	DATE: 07/28/23	DWG. NO. 240298-SE-1	
CK'D: C.W.	REF: 17-1439-9.DWG	SHEET 1	OF 1





Location Map
N.T.S.

STORMWATER RETENTION CALCULATIONS

A. SITE INFORMATION

Total Property Area = 12,177 sq.ft.

Drainage Area Impervious Surface = 6,697 sq.ft.

Drainage Area Pervious Surface = 5,480 sq.ft.*

*Minimum required without a variance

B. ESTIMATED STORMWATER RETENTION VOLUME

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

Impervious Surface Runoff Volume:
1.0 x 2 in/hr x 6,697 sq.ft. x 1 ft./12 in. = 1,116 cu.ft.

Pervious Runoff Volume:
0.2 x 2 in/hr x 5,480 sq.ft. x 1 ft./12 in. = 183 cu.ft.

Total Volume to be Retained = 1,299 cu.ft.

C. PROPOSED EXFILTRATION TRENCH SIZING

L	=	Total Length of Trench Provided	=	80	ft
W	=	Trench Width	=	6	ft
K	=	Hydraulic Conductivity	=	0.00005	cfs/sq.ft./ft. of head
H2	=	Depth to Water Table	=	6.00	ft
DU	=	Un-Saturated Trench Depth	=	3.00	ft
DS	=	Saturated Trench Depth	=	0.00	ft
V	=	Volume Treated	=	1,641	cu.ft.

Notes:

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

Legend

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

N

0 4 8 16 32

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

Plan Background from Site Plan by
Smith and Moore Architects
Received 5/12/25

ARC-25-0018

© 2025 Gruber Consulting Engineers, Inc.

GRUBER CONSULTING ENGINEERS
2475 Mercer Avenue, Suite 305
West Palm Beach, FL 33401
561.312.2041
office@gruberengineers.com

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

Contractor is responsible for obtaining location of existing utilities prior to commencement of construction activities.

Site Grading & Drainage Plan For:

PROPOSED RESIDENCE

164 Seminole Avenue
Palm Beach, Florida

PROJECT INFORMATION:

Project No.	2019-0101
Issue Date	06/05/2025
Scale	1/8" = 1'-0"

REVISIONS:

1	
2	
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	

CHAD M. GRUBER
FLORIDA P.E. NO. 57466

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

SHEET NUMBER:

C-1



190 N COUNTY RD



176 SEMINOLE AVE



164 SEMINOLE AVE





150 SEMINOLE AVE



146 SEMINOLE AVE



144 SEMINOLE AVE

S·M

SMITH AND MOORE ARCHITECTS, INC.
• 1500 SOUTH OLIVE AVENUE WEST PALM BEACH, FLORIDA 33401 • TEL (561) 835-1888 FAX (561) 832-7015 •

NEW RESIDENCE FOR
164 SEMINOLE AVE
PALM BEACH, FL 33480

THE DRAWINGS & ALL REVISIONS THE PROPERTY OF SMITH AND MOORE ARCHITECTS, P.A. AND SHALL NOT BE USED FOR ANY OTHER LOCATION, EXCEPT WITH SMITH AND MOORE ARCHITECTS, P.A.'S WRITTEN PERMISSION. THE DRAWINGS & ALL REVISIONS THE PROPERTY OF SMITH AND MOORE ARCHITECTS, P.A. AND SHALL NOT BE USED FOR ANY OTHER LOCATION, EXCEPT WITH SMITH AND MOORE ARCHITECTS, P.A.'S WRITTEN PERMISSION. © COPYRIGHT SMITH AND MOORE ARCHITECTS, INC. ALL RIGHTS RESERVED

FLORIDA AAC

NO. 001285

HAROLD J. SMITH
REGISTERED ARCHITECT 8742

JONATHAN C. MOORE
REGISTERED ARCHITECT 13541

PETER G. PAPADOPOULOS
REGISTERED ARCHITECT 92952

DANIEL KAHAN
REGISTERED ARCHITECT 94757

PRE-APP MEETING 2025-03-17

ZON - 25 - 0018

ARC - 25 - 0018

NO: -
DWG. BY: DK / LG
SHEET:
P-1.00



132 SEMINOLE AVE



122 SEMINOLE AVE



200 N OCEAN BLVD





201 SEMINOLE AVE



165 SEMINOLE AVE



151 SEMINOLE AVE

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 RESIDENCE FOR
164 SEMINOLE AVE
PALM BEACH, FL 33480

FLORIDA AAC
NO. 001285

HAROLD J. SMITH
REGISTERED ARCHITECT 8742

JONATHAN C. MOORE
REGISTERED ARCHITECT 13541

PETER G. PAPADOPOULOS
REGISTERED ARCHITECT 92952

DANIEL KAHAN
REGISTERED ARCHITECT 94757

PRE-APP MEETING 2025-03-17

ZON - 25 - 0018

NO: -
DWG. BY: DK / LG
SHEET:
P-2.00

ARC - 25 - 0018

THE DRAWINGS AS INSTRUMENTS OF SERVICE, ARE AND SHALL REMAIN THE PROPERTY OF SMITH AND MOORE ARCHITECTS, P.A. WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT. THE DRAWINGS ARE NOT TO BE USED BY THE OWNER OR OTHERS ON EXTENSIONS OF THIS PROJECT OR ON ANY OTHER PROJECT WITHOUT THE WRITTEN AGREEMENT OF SMITH AND MOORE ARCHITECTS, P.A. • VISUAL CONTACT WITH THESE DRAWINGS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS. © COPYRIGHT SMITH AND MOORE ARCHITECTS, P.A. ALL RIGHTS RESERVED



143 SEMINOLE AVE



135 SEMINOLE AVE



129 SEMINOLE AVE





125 SEMINOLE AVE



101 SEMINOLE AVE

S·M

NEW RESIDENCE FOR
164 SEMINOLE AVE
PALM BEACH, FL 33480

SMITH AND MOORE ARCHITECTS, INC.
• 1500 SOUTH OLIVE AVENUE WEST PALM BEACH, FLORIDA 33401 • TEL (561) 835-1888 FAX (561) 832-7015 •

THIS DRAWING IS AN INSTRUMENT OF SERVICE, AND AS SUCH SHALL REMAIN THE PROPERTY OF SMITH AND MOORE ARCHITECTS, AND SHALL NOT BE USED FOR ANY OTHER LOCATION, EXCEPT WITH THE WRITTEN AGREEMENT WITH SMITH AND MOORE ARCHITECTS, INC. ALL RIGHTS RESERVED

FLORIDA AAC

NO. 001285

HAROLD J. SMITH
REGISTERED ARCHITECT 8742

JONATHAN C. MOORE
REGISTERED ARCHITECT 13541

PETER G. PAPADOPOULOS
REGISTERED ARCHITECT 92952

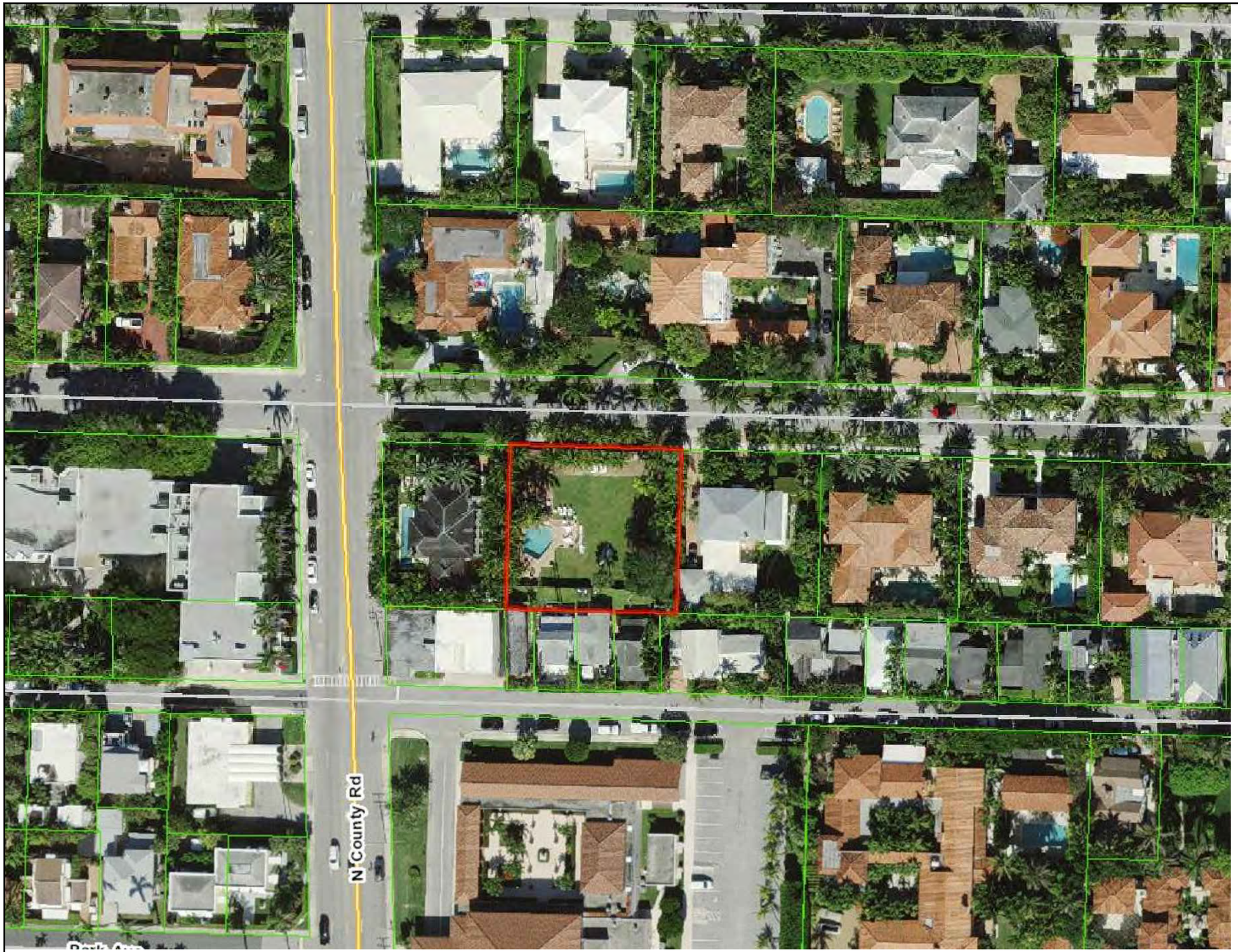
DANIEL KAHAN
REGISTERED ARCHITECT 94757

PRE-APP MEETING 2025-03-17

ZON - 25 - 0018

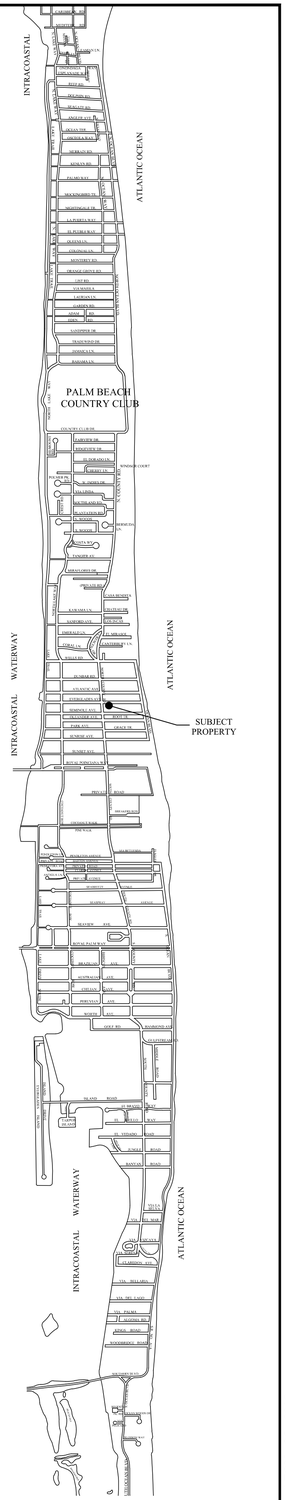
NO: -
DWG. BY: DK / LG
SHEET:
P-3.00

ARC - 25 - 0018



CONTEXT MAP

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



LOCATION MAP

SCALE: NTS

S·M

NEW RESIDENCE FOR
164 SEMINOLE AVE
PALM BEACH, FL 33480

SMITH AND MOORE ARCHITECTS, INC.
• 1500 SOUTH OLIVE AVENUE WEST PALM BEACH, FLORIDA 33401 • TEL (561) 835-1888 FAX (561) 832-7015 •

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND IS PROPERTY OF SMITH AND MOORE ARCHITECTS, INC. ALL RIGHTS RESERVED. ANY AND ALL IDEAS, DESIGNS, AND ARRANGEMENTS REPRESENTED THEREIN ARE OWNED BY AND ARE THE PROPERTY OF SMITH AND MOORE ARCHITECTS, INC. AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE PROJECT. ANY SHALL NOT BE USED FOR ANY OTHER LOCATION. COPYRIGHT SMITH AND MOORE ARCHITECTS, INC. ALL RIGHTS RESERVED

FLORIDA AAC

NO. 001285

HAROLD J. SMITH
REGISTERED ARCHITECT 8742

JONATHAN C. MOORE
REGISTERED ARCHITECT 13541

PETER G. PAPADOPOULOS
REGISTERED ARCHITECT 92952

DANIEL KAHAN
REGISTERED ARCHITECT 94757

PRE-APP MEETING 2025-03-17

ZON - 25 - 0018

NO: -
DWG. BY: DK / LG
SHEET:

ARC - 25 - 0018

SV-1.00

EVERGLADE AVE

NORTH COUNTY ROAD

SEMINOLE AVE

ROOT TRAIL

RAIL

NORTH COUNTY RC

218 200 215 209 201

170 166 158 144 136 130 165 163 160 151 143 135

190 215 211

176 150 146 144 132 183 171 169 167 165 155 153 151 149 147 145 137 131 127

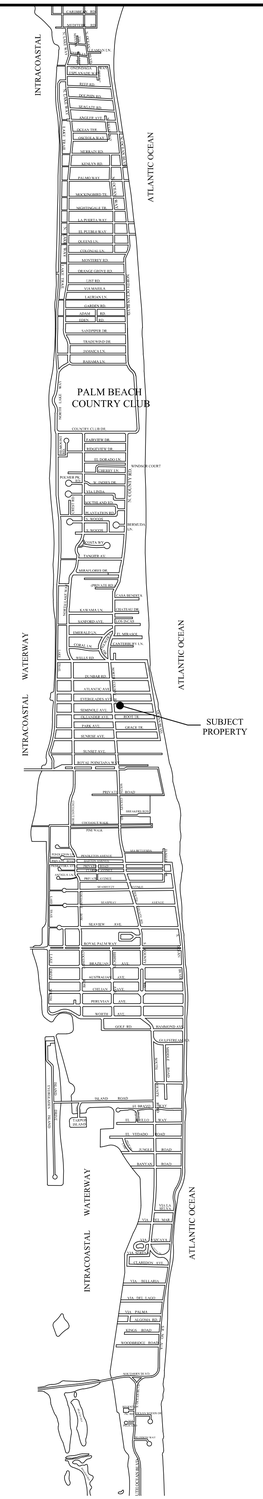
16 212 210 235 1 213 7 6 172

151 138 126

PREVIOUSLY PROPOSED

RADIUS MAP

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



LOCATION MAP

SCALE: NTS

S·M

NEW RESIDENCE FOR
164 SEMINOLE AVE
PALM BEACH, FL 33480

SMITH AND MOORE ARCHITECTS, INC.
• 1500 SOUTH OLIVE AVENUE WEST PALM BEACH, FLORIDA 33401 • TEL (561) 835-1888 FAX (561) 832-7015 •

THE DRAWINGS AND THE PROPERTY OF SMITH AND MOORE ARCHITECTS, INC. ON EXECUTION WITHOUT LIMITATION, COPYRIGHT SMITH AND MOORE ARCHITECTS, INC. ALL RIGHTS RESERVED
This drawing is an instrument of service and is and shall remain the property of Smith and Moore Architects, Inc. and may not be used in any way without the written consent of Smith and Moore Architects, Inc. All rights reserved. Unauthorized use of this drawing without the express written consent of Smith and Moore Architects, Inc. is prohibited. The drawings are for use on and in connection with this project and shall not be used for any other location. Copyright Smith and Moore Architects, Inc. All rights reserved.

FLORIDA AAC

NO. 001285

HAROLD J. SMITH
REGISTERED ARCHITECT 8742

JONATHAN C. MOORE
REGISTERED ARCHITECT 13541

PETER G. PAPADOPOULOS
REGISTERED ARCHITECT 92952

DANIEL KAHAN
REGISTERED ARCHITECT 94757

PRE-APP MEETING	2025-03-17

ZON - 25 - 0018

ARC - 25 - 0018

NO: -
DWG. BY: DK / LG
SHEET:

SV-2.00



CURRENTLY PROPOSED

RADIUS MAP

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

LOCATION MAP

SCALE: NTS

S·M

NEW RESIDENCE FOR
164 SEMINOLE AVE
PALM BEACH, FL 33480

SMITH AND MOORE ARCHITECTS, INC.
• 1500 SOUTH OLIVE AVENUE WEST PALM BEACH, FLORIDA 33401 • TEL (561) 835-1888 FAX (561) 832-7015 •

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND IS AND SHALL REMAIN THE PROPERTY OF SMITH AND MOORE ARCHITECTS, P.A. AND SMITH AND MOORE ARCHITECTS, INC. ALL RIGHTS RESERVED. WITH THIS PROJECT AND SHALL NOT BE USED FOR ANY OTHER LOCATION. COPYRIGHT SMITH AND MOORE ARCHITECTS, INC. ALL RIGHTS RESERVED

FLORIDA AAC

NO. 001285

HAROLD J. SMITH
REGISTERED ARCHITECT 8742

JONATHAN C. MOORE
REGISTERED ARCHITECT 13541

PETER G. PAPADOPOULOS
REGISTERED ARCHITECT 92952

DANIEL KAHAN
REGISTERED ARCHITECT 94757

PRE-APP MEETING	2025-03-17

ZON - 25 - 0018

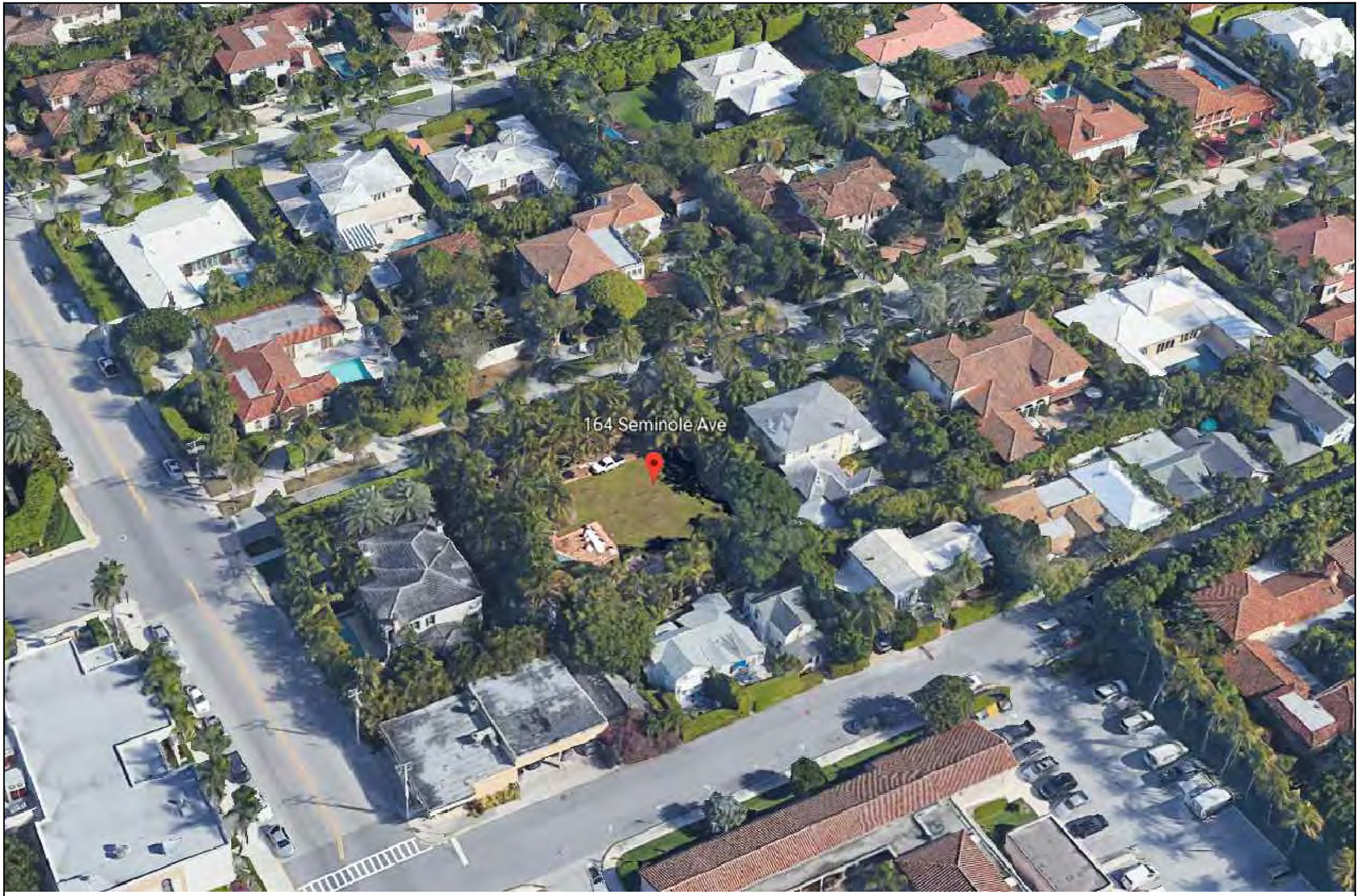
ARC - 25 - 0018

NO: -

DWG. BY: DK / LG

SHEET:

SV-2.00



AERIAL 3D

SCALE: NTS

S·M

NEW RESIDENCE FOR
164 SEMINOLE AVE
PALM BEACH, FL 33480

SMITH AND MOORE ARCHITECTS, INC.
1500 SOUTH OLIVE AVENUE WEST PALM BEACH, FLORIDA 33401 • TEL (561) 835-1888 FAX (561) 832-7015 •

This drawing is an instrument of service and is property of SMITH AND MOORE ARCHITECTS, Inc. All rights reserved in connection with this project. Any use, publication or reproduction without the express written consent of SMITH AND MOORE ARCHITECTS, Inc. is prohibited. The drawings & the ideas & designs incorporated herein, as an instrument of service, are and shall remain the property of SMITH AND MOORE ARCHITECTS, Inc. and shall not be used for any other location, extension, addition or project except by agreement in writing with SMITH AND MOORE ARCHITECTS, Inc. All rights reserved.

FLORIDA AAC

NO. 001285

HAROLD J. SMITH
REGISTERED ARCHITECT 8742

JONATHAN C. MOORE
REGISTERED ARCHITECT 13541

PETER G. PAPADOPOULOS
REGISTERED ARCHITECT 92952

DANIEL KAHAN
REGISTERED ARCHITECT 94757

PRE-APP MEETING	2025-03-17

ZON - 25 - 0018

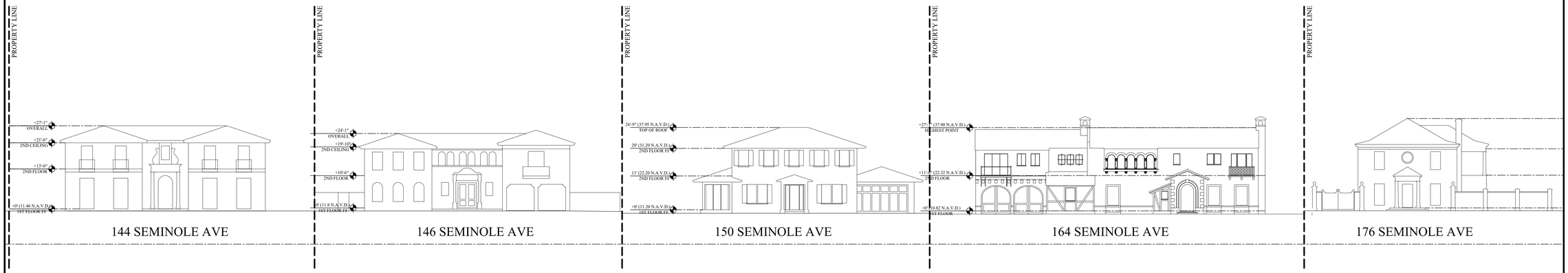
ARC - 25 - 0018

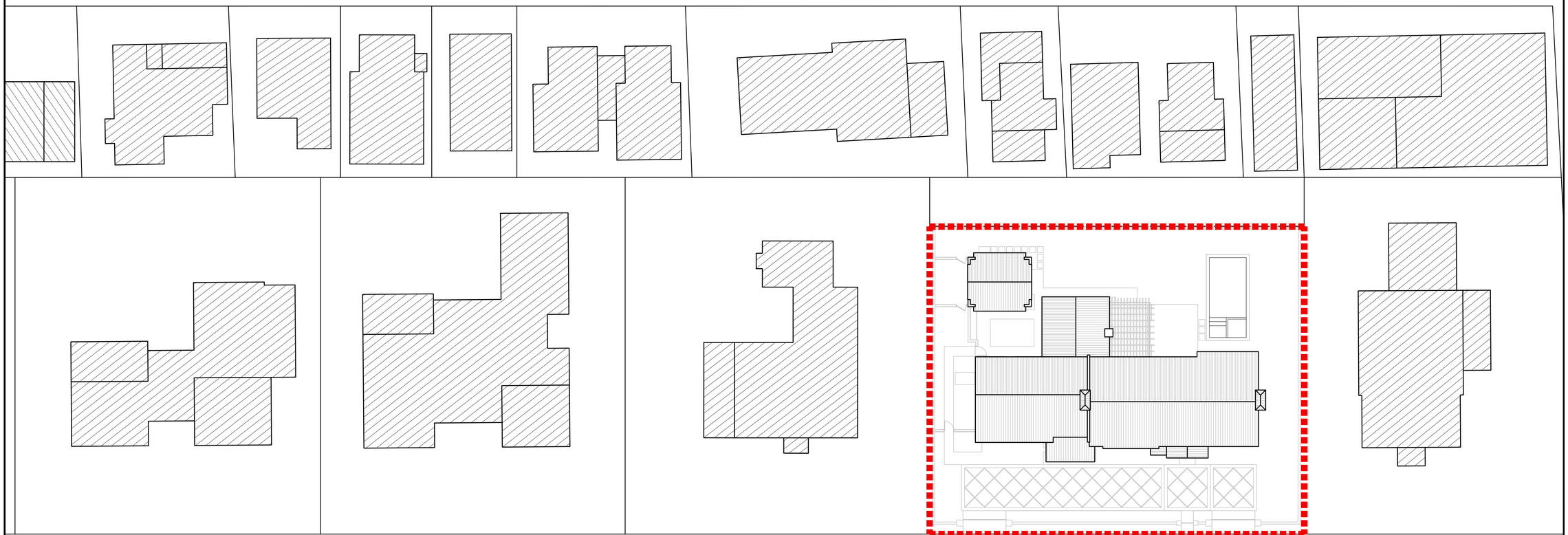
NO: -

DWG. BY: DK / LG

SHEET:

SV-3.00





PREVIOUSLY PROPOSED

STREETSCAPE ELEVATION

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

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 RESIDENCE FOR
164 SEMINOLE AVE
PALM BEACH, FL 33480

This drawing is an instrument of service, and is property of Smith and Moore Architects, Inc. as created for use on this project, and with this project only. All rights reserved. The property of Smith and Moore Architects, Inc. and shall not be used for any other location, extension, and modification without the written permission of Smith and Moore Architects, Inc. ALL RIGHTS RESERVED

FLORIDA AAC

NO. 001285

HAROLD J. SMITH
REGISTERED ARCHITECT 8742

JONATHAN C. MOORE
REGISTERED ARCHITECT 13541

PETER G. PAPADOPOULOS
REGISTERED ARCHITECT 92952

DANIEL KAHAN
REGISTERED ARCHITECT 94757

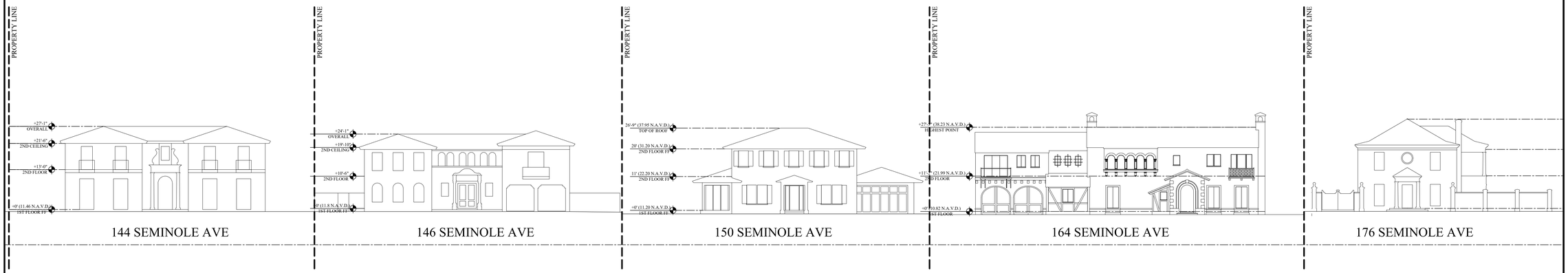
PRE-APP MEETING	2025-03-17

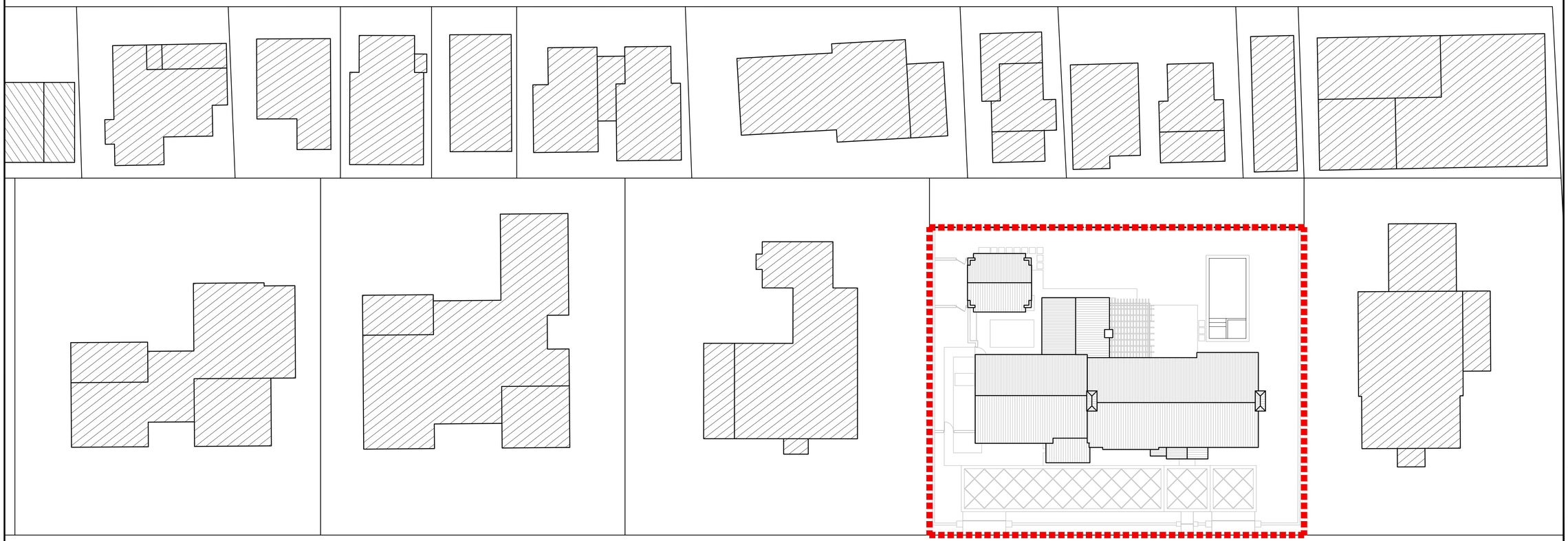
ZON - 25 - 0018

ARC - 25 - 0018

NO: -
DWG. BY: DK / LG
SHEET:

SV-4.00





CURRENTLY PROPOSED

STREETSCAPE ELEVATION

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

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 RESIDENCE FOR
164 SEMINOLE AVE
PALM BEACH, FL 33480

THIS DRAWING IS AN INSTRUMENT OF SERVICE, AND AS SUCH, REMAINS THE PROPERTY OF SMITH AND MOORE ARCHITECTS, INC. ALL RIGHTS RESERVED. WITH THIS PROJECT, AND SHALL NOT BE USED FOR ANY OTHER LOCATION. COPYRIGHT SMITH AND MOORE ARCHITECTS, INC. ALL RIGHTS RESERVED

FLORIDA AAC

NO. 001285

HAROLD J. SMITH
REGISTERED ARCHITECT 8742

JONATHAN C. MOORE
REGISTERED ARCHITECT 13541

PETER G. PAPADOPOULOS
REGISTERED ARCHITECT 92952

DANIEL KAHAN
REGISTERED ARCHITECT 94757

PRE-APP MEETING	2025-03-17

ZON - 25 - 0018

ARC - 25 - 0018

NO: -

DWG. BY: DK / LG

SHEET:

SV-4.00

PROPOSED NEW SITEWALL

+14.75 T.O.W.

10'-0" SETBACK

5'-0" SETBACK

60 KW GEN.

EQ. YARD

1-STORY

+0'-0" A.D. (+10.82' N.A.V.D.)
TOP OF SLAB

1-STORY

+0'-0" A.D. (+10.82' N.A.V.D.)
TOP OF SLAB

POOL

12'-6" SETBACK (1ST)

15'-0" SETBACK (2ND)

+13.82 T.O.W.

13'-1 1/2" SETBACK

10'-0" POOL EQ. SETBACK

11'-0 1/2" SETBACK

2-STORY

+11'-6" A.D. (+22.32' N.A.V.D.)
TOP OF SLAB 2ND FLOOR

5'-0"

A/C EQ.

CONDENSER

CONDENSER

POOL & A/C EQ.

EXISTING SITE WALL TO REMAIN

EXISTING SITE WALL TO REMAIN

NEW DRIVEWAY GATES (UPDATING EXISTING GATES)

NEW DRIVEWAY GATES (UPDATING EXISTING GATES)

111°

25'-0" SETBACK (1ST)

30'-0" SETBACK (2ND)

MODIFYING EXISTING CURB CUT

9' X 18' VEHICULAR LOADING SPACE

9' X 18' VEHICULAR LOADING SPACE

PREVIOUSLY PROPOSED
SITE PLAN

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

S·M

NEW RESIDENCE FOR
164 SEMINOLE AVE
PALM BEACH, FL 33480

SMITH AND MOORE ARCHITECTS, INC.
1500 SOUTH OLIVE AVENUE WEST PALM BEACH, FLORIDA 33401 • TEL (561) 835-1888 FAX (561) 832-7015 •

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND IS PROPERTY OF SMITH AND MOORE ARCHITECTS, INC. AS PROTECTED THE DRAWING IS FOR USE IN CONNECTION WITH THIS PROJECT AND SHALL NOT BE USED FOR ANY OTHER LOCATION. COPYRIGHT SMITH AND MOORE ARCHITECTS, INC. ALL RIGHTS RESERVED

FLORIDA AAC

NO. 001285

HAROLD J. SMITH
REGISTERED ARCHITECT 8742

JONATHAN C. MOORE
REGISTERED ARCHITECT 13541

PETER G. PAPADOPOULOS
REGISTERED ARCHITECT 92952

DANIEL KAHAN
REGISTERED ARCHITECT 94757

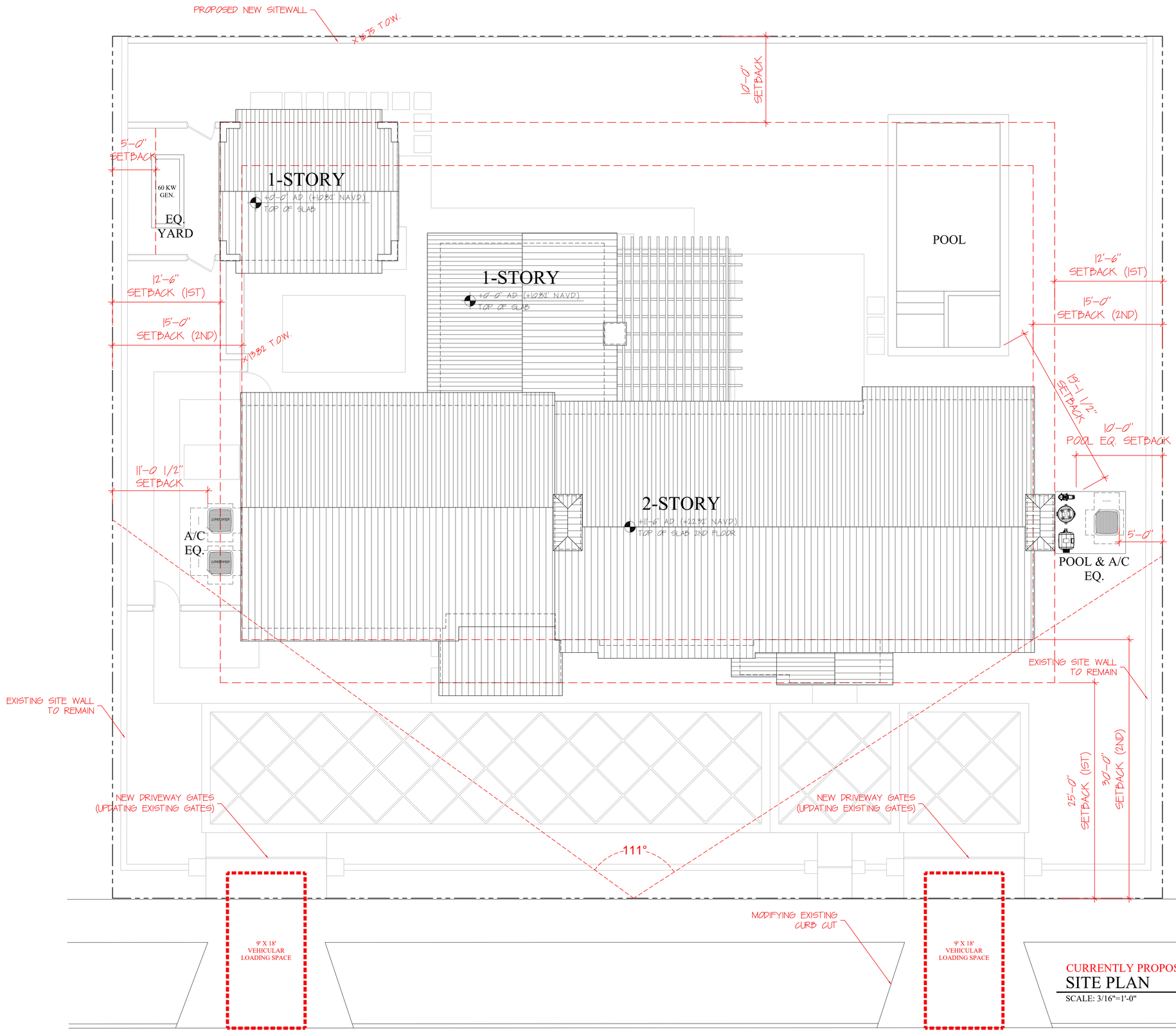
PRE-APP MEETING	2025-03-17

ZON - 25 - 0018

ARC - 25 - 0018

NO: -
DWG. BY: DK / LG
SHEET:

SP-1.00



CURRENTLY PROPOSED

SITE PLAN

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

S·M

NEW RESIDENCE FOR
164 SEMINOLE AVE
PALM BEACH, FL 33480

SMITH AND MOORE ARCHITECTS, INC.
1500 SOUTH OLIVE AVENUE WEST PALM BEACH, FLORIDA 33401 • TEL (561) 835-1888 FAX (561) 832-7015 •

THIS DRAWING IS AN INSTRUMENT OF SERVICE, AND IS PROPERTY OF HAROLD J. SMITH AND MOORE ARCHITECTS, P.A. AND JONATHAN C. MOORE ARCHITECTS, P.A. AND SHALL NOT BE USED FOR ANY PROJECT OTHER THAN THIS PROJECT, AND SHALL NOT BE USED FOR ANY OTHER LOCATION. COPYRIGHT SMITH AND MOORE ARCHITECTS, INC. ALL RIGHTS RESERVED

FLORIDA AAC
NO. 001285

HAROLD J. SMITH
REGISTERED ARCHITECT 8742

JONATHAN C. MOORE
REGISTERED ARCHITECT 13541

PETER G. PAPADOPOULOS
REGISTERED ARCHITECT 92952

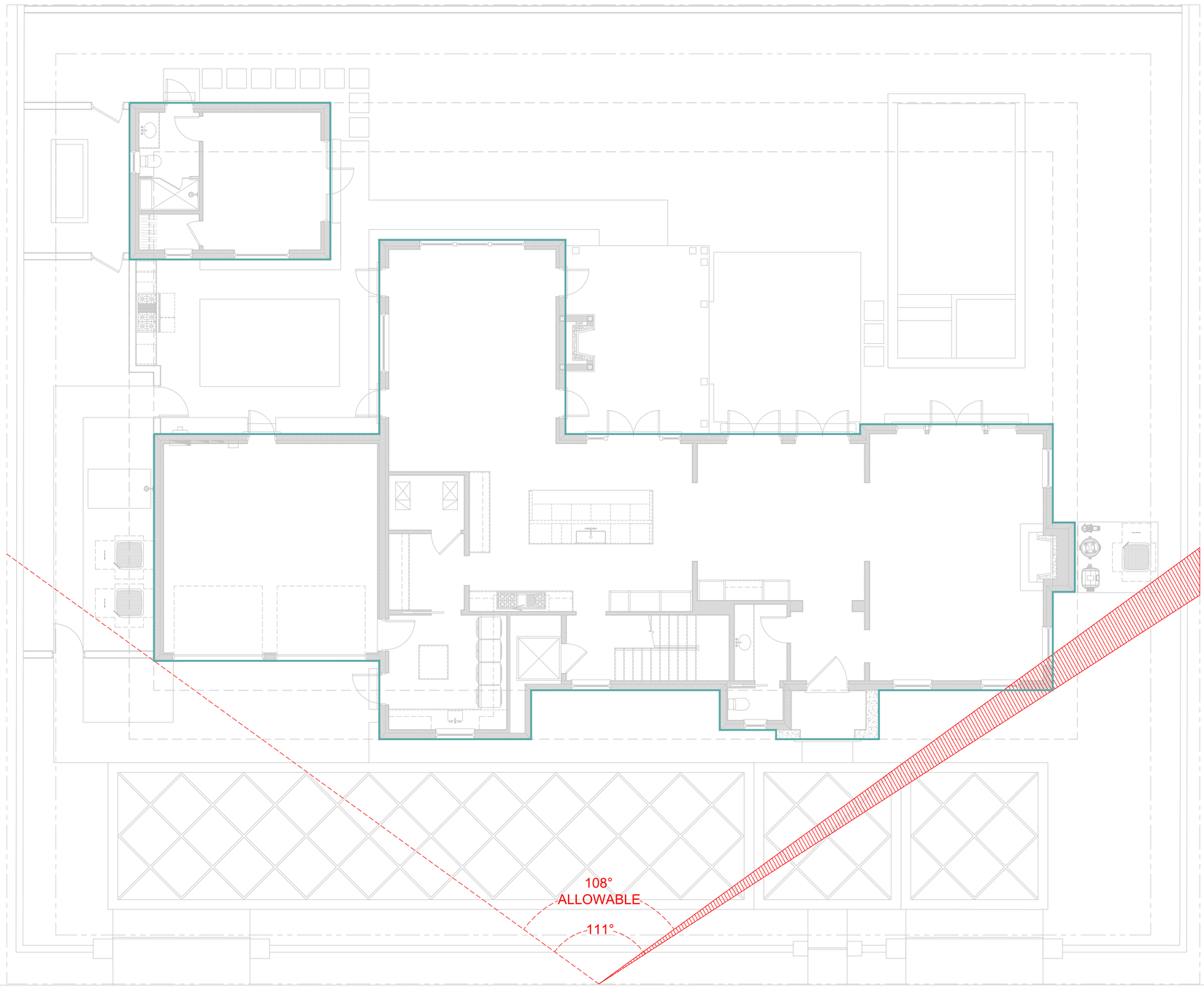
DANIEL KAHAN
REGISTERED ARCHITECT 94757

PRE-APP MEETING	2025-03-17

ZON - 25 - 0018

ARC - 25 - 0018

NO: -
DWG. BY: DK / LG
SHEET:
SP-1.00



PREVIOUSLY PROPOSED

ANGLE OF VISION VARIANCE DIAGRAM

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

S·M

NEW RESIDENCE FOR
164 SEMINOLE AVE
PALM BEACH, FL 33480

SMITH AND MOORE ARCHITECTS, INC.
• 1500 SOUTH OLIVE AVENUE WEST PALM BEACH, FLORIDA 33401 • TEL (561) 835-1888 FAX (561) 832-7015 •

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND AS SUCH SHALL REMAIN THE PROPERTY OF SMITH AND MOORE ARCHITECTS, INC. AND SHALL NOT BE USED FOR ANY OTHER LOCATION WITHOUT WRITTEN PERMISSION OF SMITH AND MOORE ARCHITECTS, INC. ALL RIGHTS RESERVED

FLORIDA AAC

NO. 001285

HAROLD J. SMITH
REGISTERED ARCHITECT 8742

JONATHAN C. MOORE
REGISTERED ARCHITECT 13541

PETER G. PAPADOPOULOS
REGISTERED ARCHITECT 92952

DANIEL KAHAN
REGISTERED ARCHITECT 94757

PRE-APP MEETING	2025-03-17

ZON - 25 - 0018

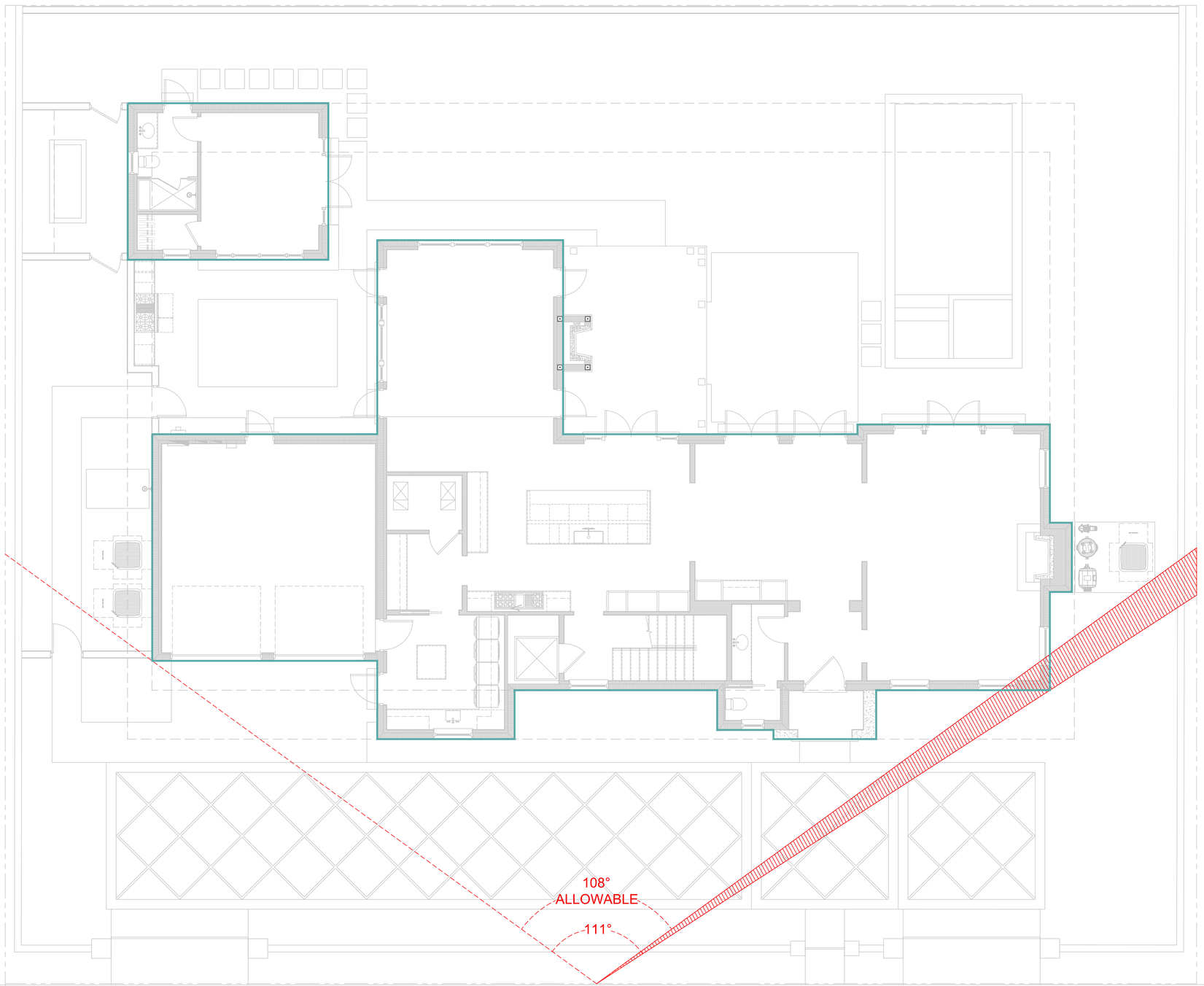
ARC - 25 - 0018

NO: -

DWG. BY: DK / LG

SHEET:

SP-1.01



CURRENTLY PROPOSED

ANGLE OF VISION VARIANCE DIAGRAM

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

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 RESIDENCE FOR
164 SEMINOLE AVE
PALM BEACH, FL 33480

FLORIDA AAC

NO. 001285

HAROLD J. SMITH
REGISTERED ARCHITECT 8742

JONATHAN C. MOORE
REGISTERED ARCHITECT 13541

PETER G. PAPADOPOULOS
REGISTERED ARCHITECT 92952

DANIEL KAHAN
REGISTERED ARCHITECT 94757

PRE-APP MEETING	2025-03-17

ZON - 25 - 0018

ARC - 25 - 0018

NO: -
DWG. BY: DK / LG
SHEET:

SP-1.01

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND AS SUCH SHALL REMAIN THE PROPERTY OF SMITH AND MOORE ARCHITECTS, INC. AND SHALL NOT BE USED FOR ANY OTHER LOCATION. COPYRIGHT SMITH AND MOORE ARCHITECTS, INC. ALL RIGHTS RESERVED



LOT SIZE
12,177 sf

ALLOWABLE LOT COVERAGE
30% = 3,653 sf

PROPOSED LOT COVERAGE
25.71% = 3,130.5 sf

PREVIOUSLY PROPOSED

LOT COVERAGE DIAGRAM

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

S·M

NEW RESIDENCE FOR
164 SEMINOLE AVE
PALM BEACH, FL 33480

SMITH AND MOORE ARCHITECTS, INC.
• 1500 SOUTH OLIVE AVENUE WEST PALM BEACH, FLORIDA 33401 • TEL (561) 835-1888 FAX (561) 832-7015 •

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND IS NOT TO BE USED FOR ANY PROJECT OTHER THAN THE ONE SPECIFIED HEREIN WITHOUT THE EXPRESS WRITTEN CONSENT OF SMITH AND MOORE ARCHITECTS, INC. ALL RIGHTS RESERVED

FLORIDA AAC

NO. 001285

HAROLD J. SMITH
REGISTERED ARCHITECT 8742

JONATHAN C. MOORE
REGISTERED ARCHITECT 13541

PETER G. PAPADOPOULOS
REGISTERED ARCHITECT 92952

DANIEL KAHAN
REGISTERED ARCHITECT 94757

PRE-APP MEETING	2025-03-17

ZON - 25 - 0018

ARC - 25 - 0018

NO: -
DWG. BY: DK / LG
SHEET:
SP-1.02



LOT SIZE
12,177 sf

ALLOWABLE LOT COVERAGE
30% = 3,653 sf

PREVIOUSLY PROPOSED LOT COVERAGE
25.71% = 3,130.5 sf

CURRENTLY PROPOSED LOT COVERAGE
25.71% = 3,123.3 sf

CURRENTLY PROPOSED
LOT COVERAGE DIAGRAM
SCALE: 3/16"=1'-0"

S·M

NEW RESIDENCE FOR
164 SEMINOLE AVE
PALM BEACH, FL 33480

SMITH AND MOORE ARCHITECTS, INC.
1500 SOUTH OLIVE AVENUE WEST PALM BEACH, FLORIDA 33401 • TEL (561) 835-1888 FAX (561) 832-7015 •

THE DRAWINGS AS AN INSTRUMENT OF SERVICE, ARE AND SHALL REMAIN THE PROPERTY OF SMITH AND MOORE ARCHITECTS, P.A. AND SMITH AND MOORE ARCHITECTS, INC. AND SHALL NOT BE USED FOR ANY PROJECT AND SHALL NOT BE USED FOR ANY OTHER LOCATION, EXCEPT WITH THE EXPRESS WRITTEN PERMISSION OF SMITH AND MOORE ARCHITECTS, INC. ALL RIGHTS RESERVED

FLORIDA AAC
NO. 001285

HAROLD J. SMITH
REGISTERED ARCHITECT 8742

JONATHAN C. MOORE
REGISTERED ARCHITECT 13541

PETER G. PAPADOPOULOS
REGISTERED ARCHITECT 92952

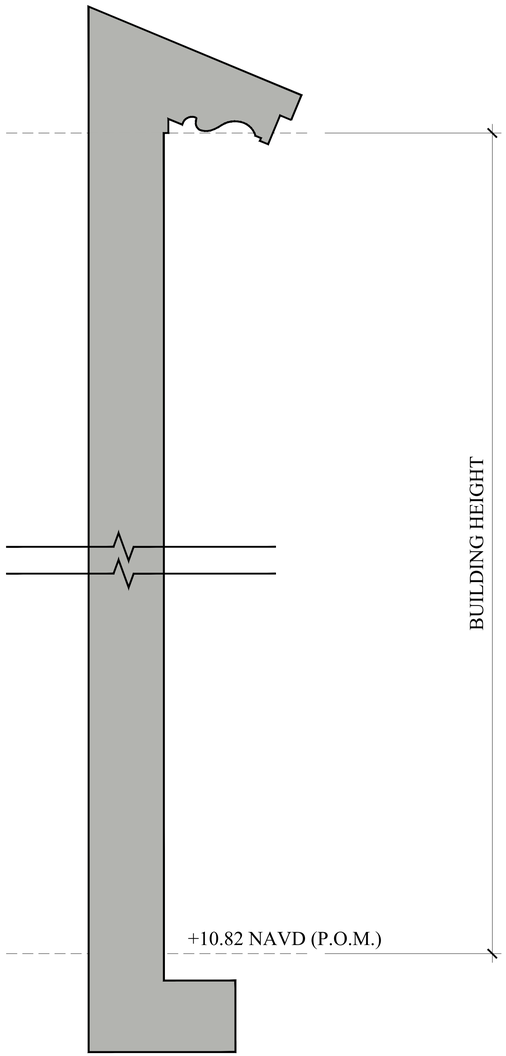
DANIEL KAHAN
REGISTERED ARCHITECT 94757

PRE-APP MEETING 2025-03-17

ZON - 25 - 0018

ARC - 25 - 0018

NO: -
DWG. BY: DK / LG
SHEET:
SP-1.02



SEC. 134-2. - DEFINITIONS AND RULES OF CONSTRUCTION

THE HEIGHT OF THE OUTSIDE EXTERIOR WALL IS MEASURED FROM THE POINT OF MEASUREMENT TO THE POINT AT WHICH THE OUTSIDE WALL MEETS THE HORIZONTAL EAVE OF THE ROOF OR THE BOTTOM OF A PARAPET WALL. THE LOWEST HABITABLE FINISHED FLOOR SHALL BE AT OR ABOVE THE POINT OF MEASUREMENT APPLICABLE TO THE SUBJECT LOT.

164 Seminole Ave

Lot Area	**12,177**
Allowable Cubic Content	**48,442.907**

3.978 . = Max. Cubic Content
4.48 . =Cubic Content calcul

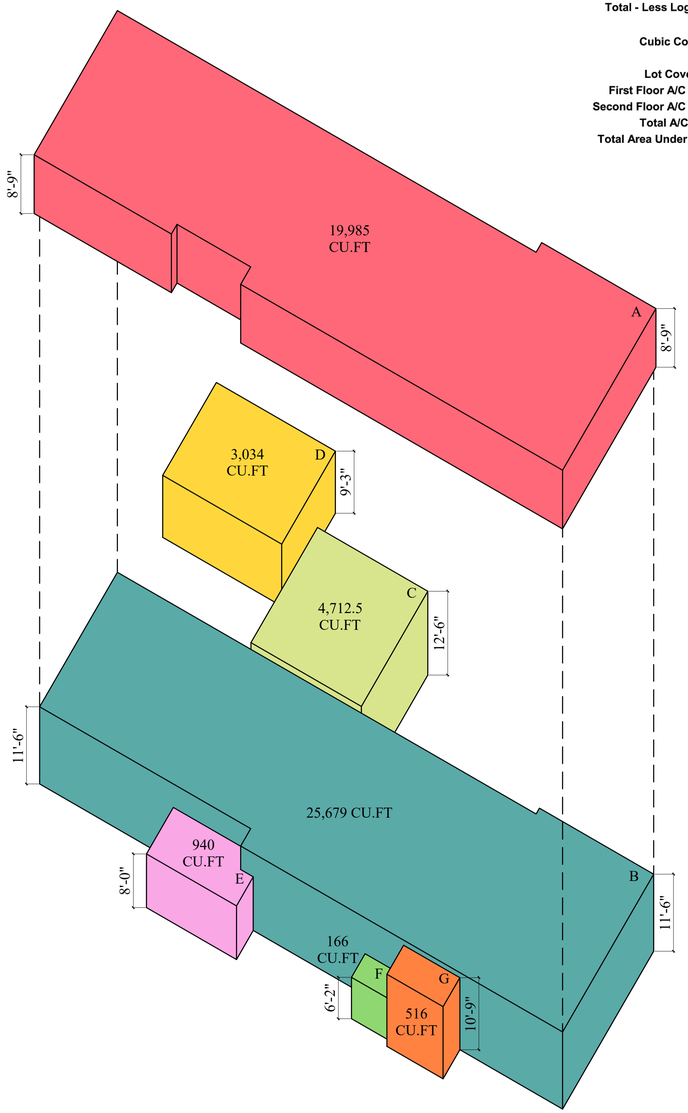
	Area	Height	Cubic Cont.
A 2nd Floor	2,284.00	8 3/4	19,985.00
B 1st Floor Main	2,233.00	11 1/2	25,679.50
C 1-Story Family	377.00	12 1/2	4,712.50
D 1-Story Office	328.00	9 1/4	3,034.00
E 1-Story Laundry	117.50	8	940.00
F 1-Story Powder	27.00	6 1/7	166.05
G Covered Entry	48.00	10 3/4	516.00
H Open Trellis (Not counted CCR / Lot C.)	276.00	9	2,484.00
Total			55,033.05

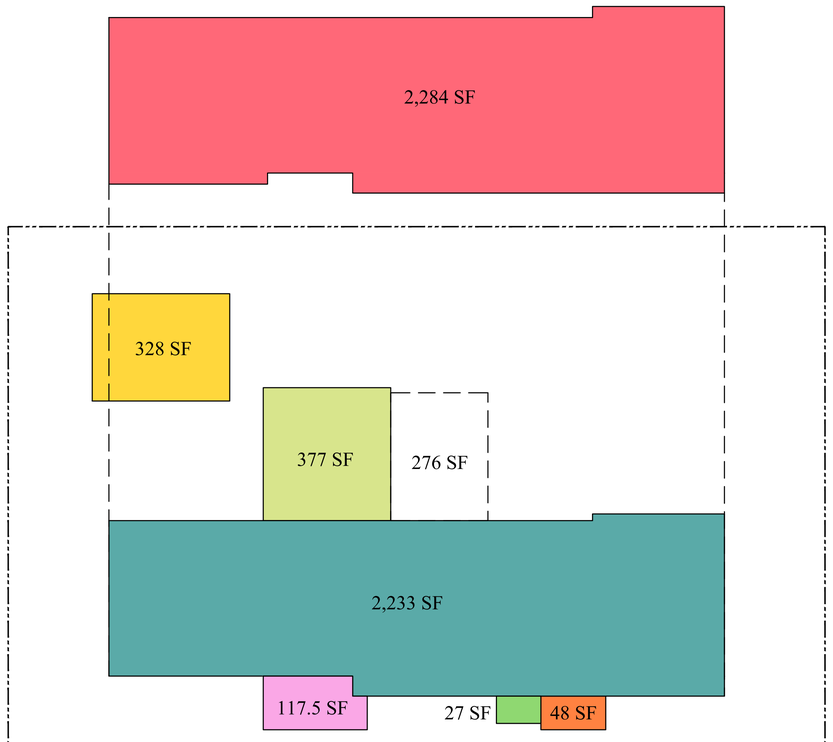
516.00 . = Total Loggia's

Less Loggia / Entry (5% max. allowable)

Total - Less Loggia's	54,517.05
Cubic Content	**4.477**
Lot Coverage	**3130.500**
First Floor A/C Total	**3082.500**
Second Floor A/C Total	**2284.000**
Total A/C Area	**5366.500**
Total Area Under Roof	**5414.500**

2,422.15 . = 5% of Cubic Conten





ALLOWABLE TRELLIS SQUARE FOOTAGE
3% OF 12,177 SF LOT AREA = 365.3 SF
TOTAL PROPOSED TRELLIS = 276 SF

PREVIOUSLY PROPOSED
PROPOSED CUBIC CONTENT RATIO
SCALE: 3/32"=1'-0"

S·M
SMITH AND MOORE ARCHITECTS, INC.
1500 SOUTH OLIVE AVENUE WEST PALM BEACH, FLORIDA 33401 • TEL (561) 835-1888 FAX (561) 832-7015 •
THIS DRAWING IS AN INSTRUMENT OF SERVICE, AND IS PROPERTY OF SMITH AND MOORE ARCHITECTS, INC. ALL RIGHTS RESERVED. THIS DRAWING IS FOR USE IN CONNECTION WITH THIS PROJECT AND SHALL NOT BE USED FOR ANY OTHER LOCATION. COPYRIGHT SMITH AND MOORE ARCHITECTS, INC. ALL RIGHTS RESERVED

NEW RESIDENCE FOR
164 SEMINOLE AVE
PALM BEACH, FL 33480

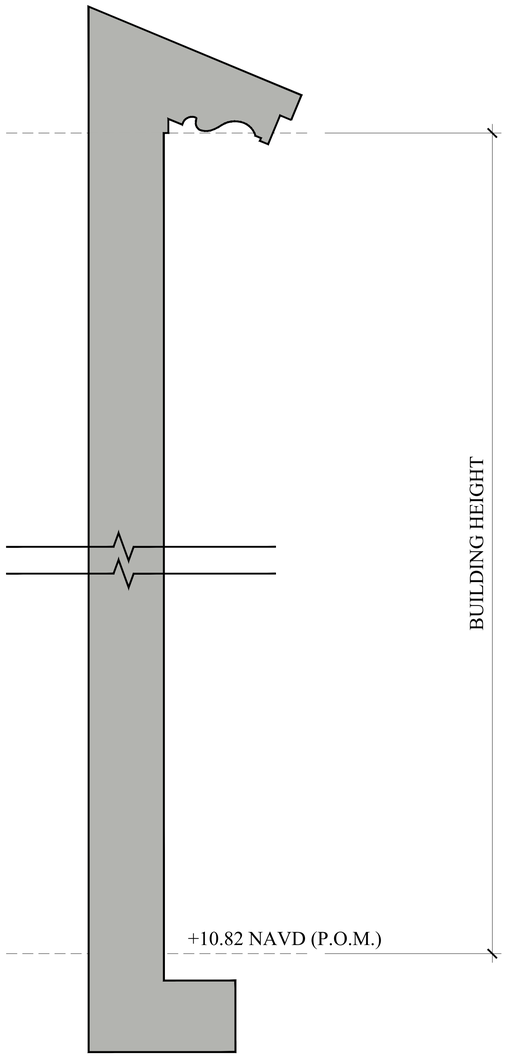
FLORIDA AAC
NO. 001285

HAROLD J. SMITH
REGISTERED ARCHITECT 8742
JONATHAN C. MOORE
REGISTERED ARCHITECT 13541
PETER G. PAPADOPOULOS
REGISTERED ARCHITECT 92952
DANIEL KAHAN
REGISTERED ARCHITECT 94757

PRE-APP MEETING 2025-03-17

ZON - 25 - 0018
ARC - 25 - 0018

NO: -
DWG. BY: DK / LG
SHEET:
SP-1.03



164 Seminole Ave

Lot Area	**12,177**	3.978 . = Max. Cubic Content Allowed
Allowable Cubic Content	**48,442.907**	4.47 . =Cubic Content calculation

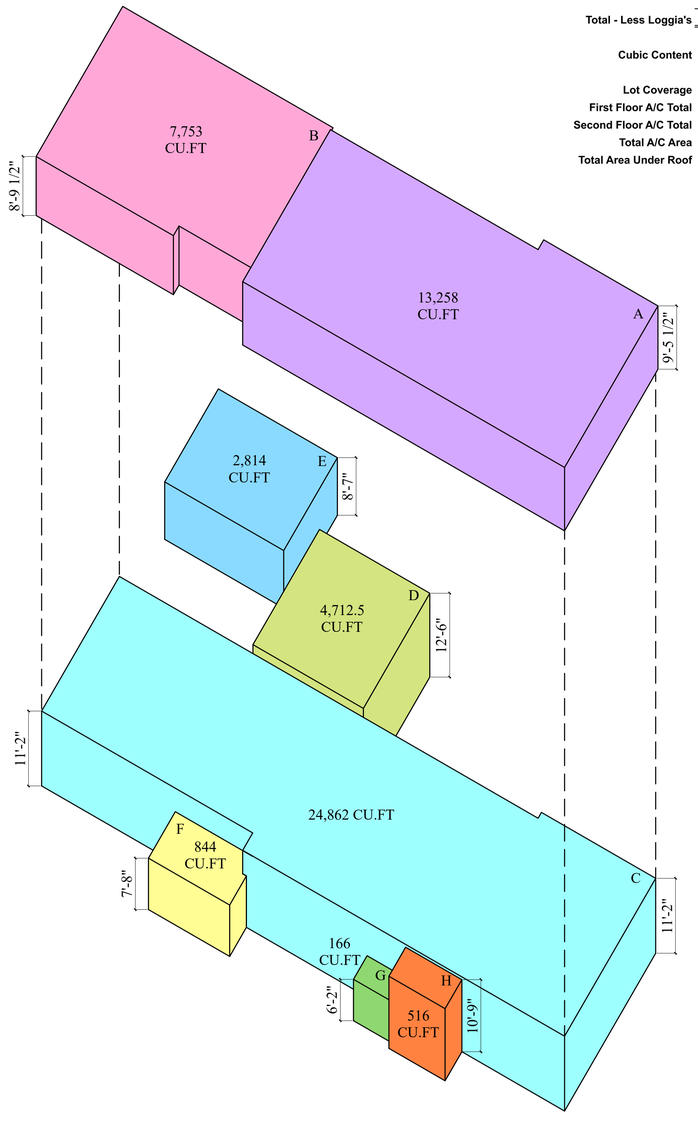
		Area	Height	Cubic Cont.
A	2nd Floor West Wing	1,403.00	9 4/9	13,258.35
B	2nd Floor East Wing	881.00	8 4/5	7,752.80
C	1st Floor Main	2,233.00	11 1/6	24,942.61
D	1-Story Family	377.00	12 1/2	4,712.50
E	1-Story Office	328.00	8 4/7	2,814.24
F	1-Story Laundry	110.30	7 2/3	844.90
G	1-Story Powder	27.00	6 1/7	166.05
H	Covered Entry	48.00	10 3/4	516.00
I	Open Trellis (Not counted CCR / Lot C.)	276.00	9	2,484.00
	Total			55,007.45

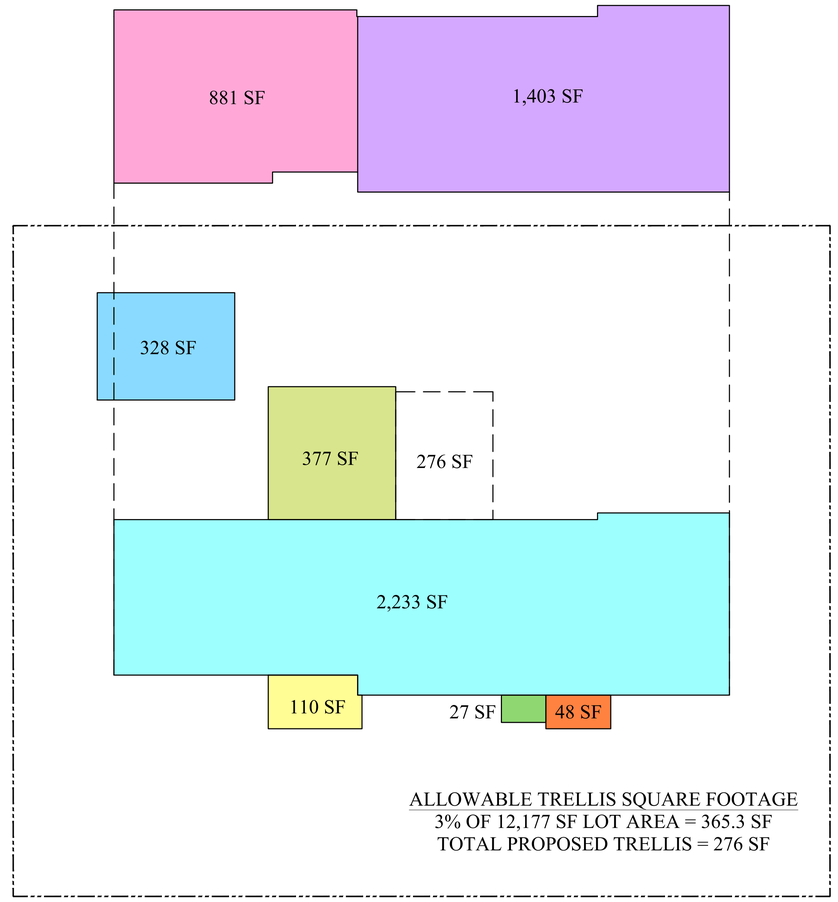
516.00 . = Total Loggia's

Less Loggia / Entry (5% max. allowable)

Total - Less Loggia's	54,491.45
Cubic Content	**4.475**
Lot Coverage	**3123.300**
First Floor A/C Total	**3075.300**
Second Floor A/C Total	**1403.000**
Total A/C Area	**4478.300**
Total Area Under Roof	**5407.300**

2,422.15 . = 5% of Cubic Content





ALLOWABLE TRELLIS SQUARE FOOTAGE
3% OF 12,177 SF LOT AREA = 365.3 SF
TOTAL PROPOSED TRELLIS = 276 SF

SEC. 134-2. - DEFINITIONS AND RULES OF CONSTRUCTION

THE HEIGHT OF THE OUTSIDE EXTERIOR WALL IS MEASURED FROM THE POINT OF MEASUREMENT TO THE POINT AT WHICH THE OUTSIDE WALL MEETS THE HORIZONTAL EAVE OF THE ROOF OR THE BOTTOM OF A PARAPET WALL. THE LOWEST HABITABLE FINISHED FLOOR SHALL BE AT OR ABOVE THE POINT OF MEASUREMENT APPLICABLE TO THE SUBJECT LOT.

CURRENTLY PROPOSED
CUBIC CONTENT RATIO
SCALE: 3/32"=1'-0"

S·M

SMITH AND MOORE ARCHITECTS, INC.
1500 SOUTH OLIVE AVENUE WEST PALM BEACH, FLORIDA 33401 • TEL (561) 835-1888 FAX (561) 832-7015 •

THE BOARDS & ALL REVISIONS OF ARCHITECTURAL DESIGN AND MORE ARCHITECTS, INC. AND ARE AND SHALL REMAIN THE PROPERTY OF SAID AND MORE ARCHITECTS, INC. AND SHALL NOT BE USED IN WHOLE OR IN PART FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF SMITH AND MORE ARCHITECTS, INC. ALL RIGHTS RESERVED

NEW RESIDENCE FOR
164 SEMINOLE AVE
PALM BEACH, FL 33480

FLORIDA AAC
NO. 001285

HAROLD J. SMITH
REGISTERED ARCHITECT 8742

JONATHAN C. MOORE
REGISTERED ARCHITECT 13541

PETER G. PAPADOPOULOS
REGISTERED ARCHITECT 92952

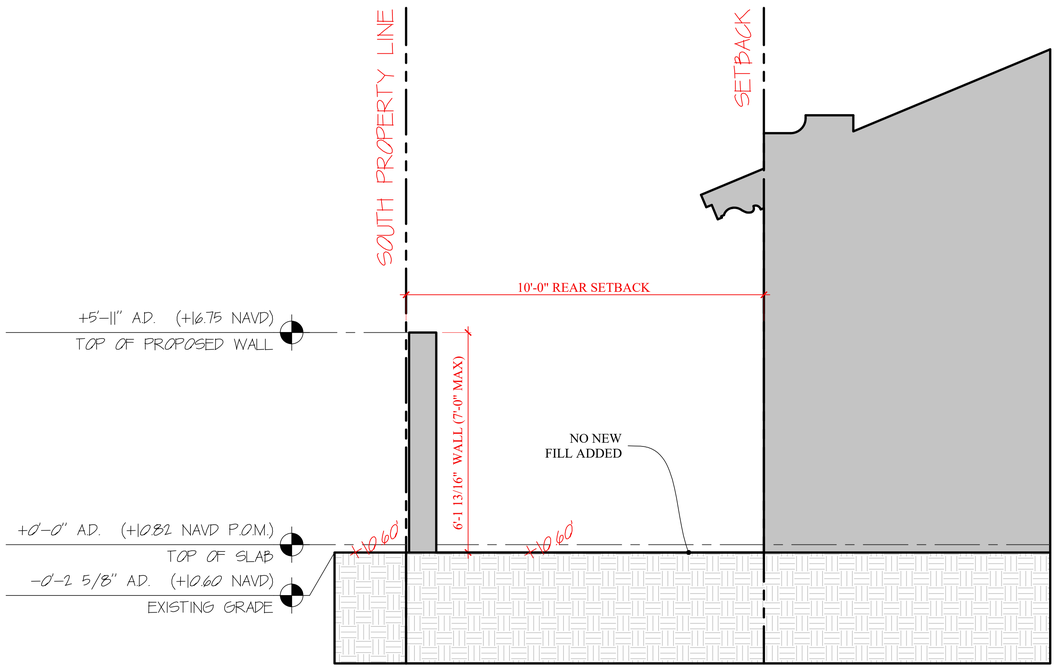
DANIEL KAHAN
REGISTERED ARCHITECT 94757

PRE-APP MEETING 2025-03-17

ZON - 25 - 0018

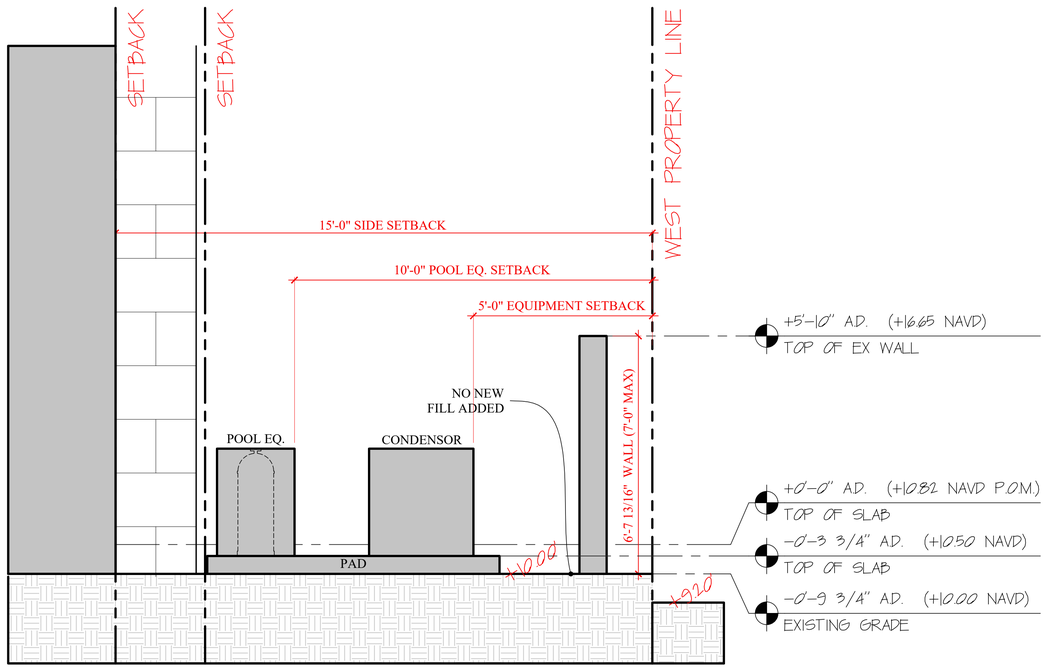
NO: -
DWG. BY: DK / LG
SHEET:
SP-1.03

ARC - 25 - 0018



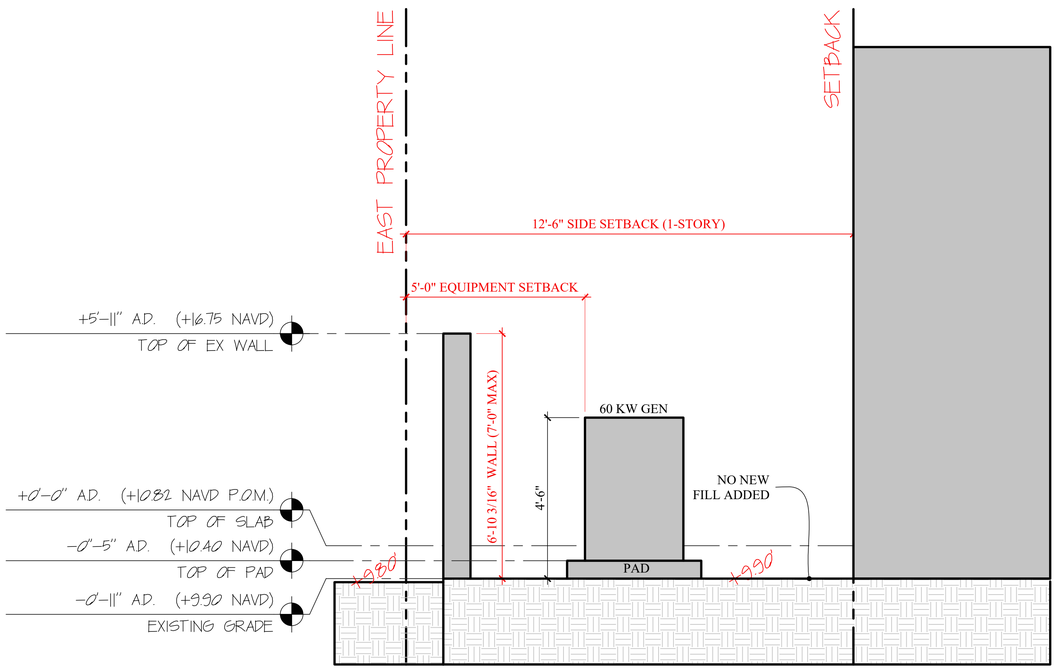
SOUTH YARD SECTION

SCALE: 1/2" = 1'-0"



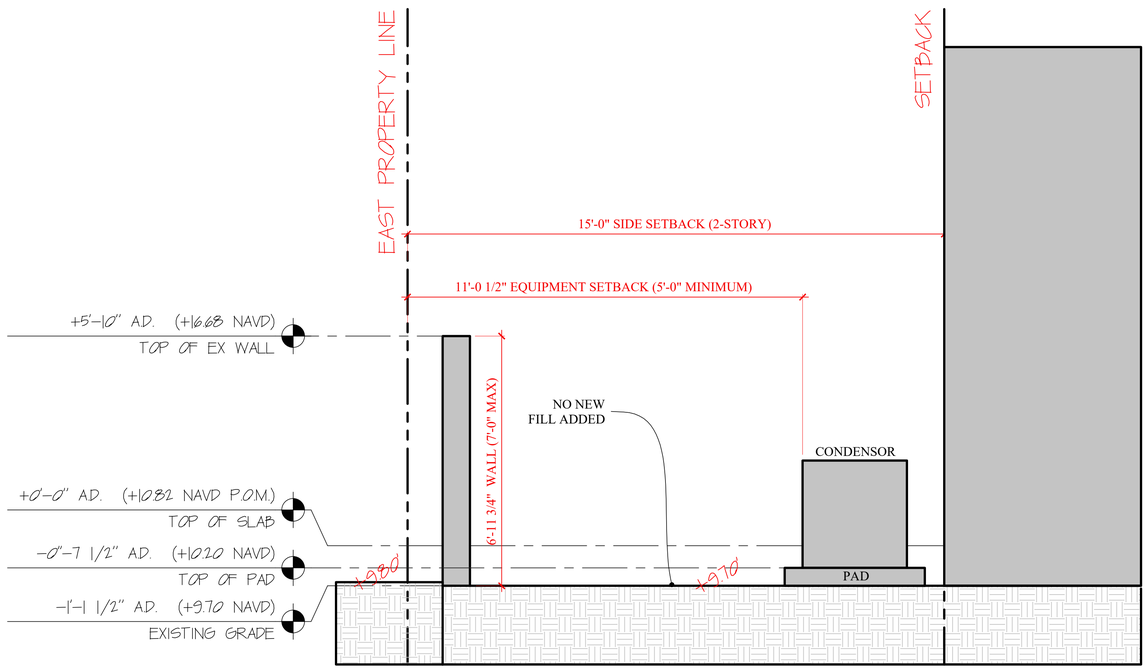
WEST YARD SECTION

SCALE: 1/2" = 1'-0"



EAST YARD SECTION (GENERATOR)

SCALE: 1/2" = 1'-0"



EAST YARD SECTION (A/C UNITS)

SCALE: 1/2" = 1'-0"

S·M

NEW RESIDENCE FOR
164 SEMINOLE AVE
PALM BEACH, FL 33480

SMITH AND MOORE ARCHITECTS, INC.
• 1500 SOUTH OLIVE AVENUE WEST PALM BEACH, FLORIDA 33401 • TEL (561) 835-1888 FAX (561) 832-7015 •

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND IS AND SHALL REMAIN THE PROPERTY OF SMITH AND MOORE ARCHITECTS. NO REPRODUCTION OR PUBLICATION OF THIS DRAWING IN WHOLE OR IN PART, OR USE OF THE SAME WITHOUT THE WRITTEN CONSENT OF SMITH AND MOORE ARCHITECTS, INC. IS PROHIBITED. THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF SERVICE, ARE AND SHALL REMAIN THE PROPERTY OF SMITH AND MOORE ARCHITECTS, INC. ALL RIGHTS RESERVED. THIS PLAN, WHEN TAKEN TO PERMIT, BID AND CONSTRUCTION, SHALL NOT BE USED FOR ANY OTHER LOCATION. COPYRIGHT SMITH AND MOORE ARCHITECTS, INC. ALL RIGHTS RESERVED

FLORIDA AAC

NO. 001285

HAROLD J. SMITH
REGISTERED ARCHITECT 8742

JONATHAN C. MOORE
REGISTERED ARCHITECT 13541

PETER G. PAPADOPOULOS
REGISTERED ARCHITECT 92952

DANIEL KAHAN
REGISTERED ARCHITECT 94757

PRE-APP MEETING 2025-03-17

ZON - 25 - 0018

ARC - 25 - 0018

NO: -
DWG. BY: DK / LG
SHEET:

SP-1.04

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:**	164 SEMINOLE AVE		
2	**Zoning District:**	R-B LOW DENSITY RESIDENTIAL		
3	**Lot Area (sq. ft.):**	12,177 SF		
4	**Lot Width (W) & Depth (D) (ft.):**	121.77' (W) X 100.0' (D)		
5	**Structure Type:** (Single-Family, Multi-Family, Comm., Other)	NEW 2-STORY MAIN HOUSE WITH 1-STORY CABANA		
6	**FEMA Flood Zone Designation:**	FLOOD ZONE X		
7	**Zero Datum for point of meas. (NAVD)**	+10.82 NAVD		
8	**Crown of Road (COR) (NAVD)**	+9.32 NAVD		
9		REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq Ft and %)	30% (3,653 SF)	N/A	25.71% (3,130.5 SF)
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc)	N/A	N/A	5,275 SF
12	*Front Yard Setback (Ft.)	25-0" (1ST) / 30'-0" (2ND)	N/A	25-0" (1ST) / 30'-0" (2ND)
13	* Side Yard Setback (1st Story) (Ft.)	12'-6"	N/A	15'-0" (W) , 12'-6" (E)
14	* Side Yard Setback (2nd Story) (Ft.)	15'-0"	N/A	15'-0" (EAST/WEST)
15	*Rear Yard Setback (Ft.)	10'-0"	N/A	10'-0"
16	Angle of Vision (Deg.)	100+8 = 108 DEGREES	N/A	111 DEGREES
17	Building Height (Ft.)	22'-0" (2-STORY)	N/A	20'-6" (+31.32 NAVD)
18	Overall Building Height (Ft.)	30'-0" MAX	N/A	27'-1" ROOF (+37.90 NAVD)
19	Cubic Content Ratio (CCR) (R-B ONLY)	48,442.9 CF (3.978)	N/A	54,517.05 CF (4.47)
20	** Max. Fill Added to Site (Ft.)	9"	N/A	0"
21	Finished Floor Elev. (FFE)(NAVD)	+10.82 NAVD	N/A	+10.82 NAVD
22	Base Flood Elevation (BFE)(NAVD)	FLOOD ZONE X	N/A	FLOOD ZONE X
23	Landscape Open Space (LOS) (Sq Ft and %)	5,480 SF (45%)	N/A	5,520 SF (45.3%)
24	Perimeter LOS (Sq Ft and %)	2,740 SF (50%)	N/A	3,287 SF (81.4%)
25	Front Yard LOS (Sq Ft and %)	1,217.6 SF (40%)	N/A	1,255 SF (41.2%)
26	*** Native Plant Species %	*Please refer to TOPB Landscape Legend.*		

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

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

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

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

REV BF 20230626

PREVIOUSLY PROPOSED
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:**	164 SEMINOLE AVE		
2	**Zoning District:**	R-B LOW DENSITY RESIDENTIAL		
3	**Lot Area (sq. ft.):**	12,177 SF		
4	**Lot Width (W) & Depth (D) (ft.):**	121.77' (W) X 100.0' (D)		
5	**Structure Type:** (Single-Family, Multi-Family, Comm., Other)	NEW 2-STORY MAIN HOUSE WITH 1-STORY CABANA		
6	**FEMA Flood Zone Designation:**	FLOOD ZONE X		
7	**Zero Datum for point of meas. (NAVD)**	+10.82 NAVD		
8	**Crown of Road (COR) (NAVD)**	+9.32 NAVD		
9		REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq Ft and %)	30% (3,653 SF)	N/A	25.71% (3,123.3 SF)
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc)	N/A	N/A	5,267.8 SF
12	*Front Yard Setback (Ft.)	25-0" (1ST) / 30'-0" (2ND)	N/A	25-0" (1ST) / 30'-0" (2ND)
13	* Side Yard Setback (1st Story) (Ft.)	12'-6"	N/A	15'-0" (W) , 12'-6" (E)
14	* Side Yard Setback (2nd Story) (Ft.)	15'-0"	N/A	15'-0" (EAST/WEST)
15	*Rear Yard Setback (Ft.)	10'-0"	N/A	10'-0"
16	Angle of Vision (Deg.)	100+8 = 108 DEGREES	N/A	111 DEGREES
17	Building Height (Ft.)	22'-0" (2-STORY)	N/A	20'-10" (+31.65 NAVD)
18	Overall Building Height (Ft.)	30'-0" MAX	N/A	27'-5" ROOF (+38.23 NAVD)
19	Cubic Content Ratio (CCR) (R-B ONLY)	48,442.9 CF (3.978)	N/A	54,491.45 CF (4.475)
20	** Max. Fill Added to Site (Ft.)	9"	N/A	0"
21	Finished Floor Elev. (FFE)(NAVD)	+10.82 NAVD	N/A	+10.82 NAVD
22	Base Flood Elevation (BFE)(NAVD)	FLOOD ZONE X	N/A	FLOOD ZONE X
23	Landscape Open Space (LOS) (Sq Ft and %)	5,480 SF (45%)	N/A	5,520 SF (45.3%)
24	Perimeter LOS (Sq Ft and %)	2,740 SF (50%)	N/A	3,287 SF (81.4%)
25	Front Yard LOS (Sq Ft and %)	1,217.6 SF (40%)	N/A	1,255 SF (41.2%)
26	*** Native Plant Species %	*Please refer to TOPB Landscape Legend.*		

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

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

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

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

REV BF 20230626

CURRENTLY PROPOSED
ZONING LEGEND

S·M

SMITH AND MOORE ARCHITECTS, INC.
• 1500 SOUTH OLIVE AVENUE WEST PALM BEACH, FLORIDA 33401 • TEL (561) 835-1888 FAX (561) 832-7015 •

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND SHALL REMAIN THE PROPERTY OF SMITH AND MOORE ARCHITECTS, INC. ALL RIGHTS RESERVED. THIS DRAWING IS NOT TO BE USED FOR ANY PURPOSE OR ON ANY PROJECT OTHER THAN THE PROJECT AND WITH THE EXPRESS WRITTEN PERMISSION OF SMITH AND MOORE ARCHITECTS, INC. ALL RIGHTS RESERVED. THIS DRAWING IS AN INSTRUMENT OF SERVICE AND SHALL REMAIN THE PROPERTY OF SMITH AND MOORE ARCHITECTS, INC. ALL RIGHTS RESERVED. THIS DRAWING IS NOT TO BE USED FOR ANY PURPOSE OR ON ANY PROJECT OTHER THAN THE PROJECT AND WITH THE EXPRESS WRITTEN PERMISSION OF SMITH AND MOORE ARCHITECTS, INC. ALL RIGHTS RESERVED.

NEW RESIDENCE FOR
164 SEMINOLE AVE
PALM BEACH, FL 33480

FLORIDA AAC
NO. 001285

HAROLD J. SMITH
REGISTERED ARCHITECT 8742

JONATHAN C. MOORE
REGISTERED ARCHITECT 13541

PETER G. PAPADOPOULOS
REGISTERED ARCHITECT 92952

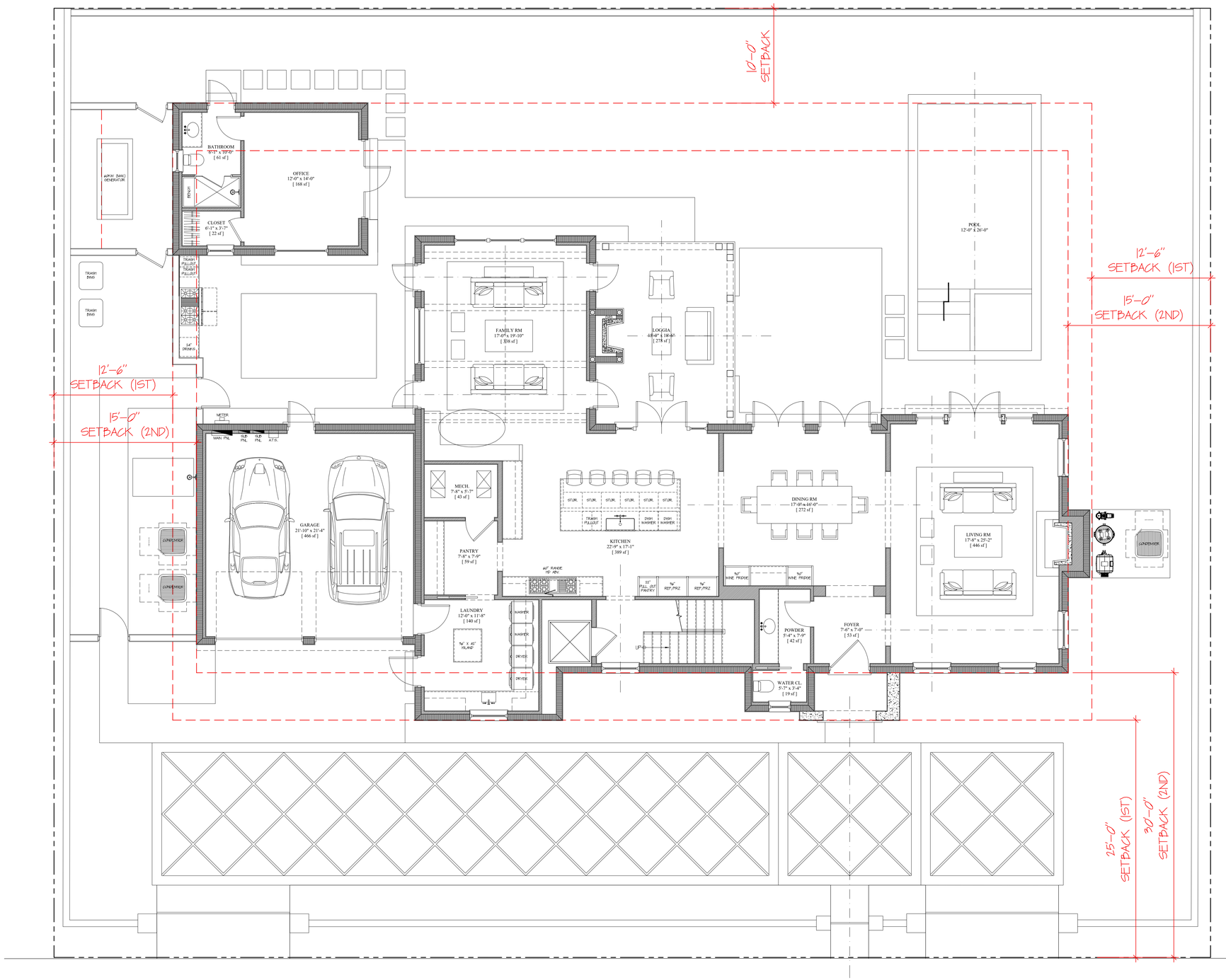
DANIEL KAHAN
REGISTERED ARCHITECT 94757

PRE-APP MEETING 2025-03-17

ZON - 25 - 0018

ARC - 25 - 0018

NO: -
DWG. BY: DK / LG
SHEET:
A-ZL



PREVIOUSLY PROPOSED

FIRST FLOOR PLAN

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

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 RESIDENCE FOR
164 SEMINOLE AVE
PALM BEACH, FL 33480

THESE PLANS & SPECIFICATIONS, AS INSTRUMENTS OF SERVICE, ARE AND SHALL REMAIN THE PROPERTY OF SMITH AND MOORE ARCHITECTS, INC. AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF SMITH AND MOORE ARCHITECTS, INC. ALL RIGHTS RESERVED

FLORIDA AAC

NO. 001285

HAROLD J. SMITH
REGISTERED ARCHITECT 8742

JONATHAN C. MOORE
REGISTERED ARCHITECT 13541

PETER G. PAPADOPOULOS
REGISTERED ARCHITECT 92952

DANIEL KAHAN
REGISTERED ARCHITECT 94757

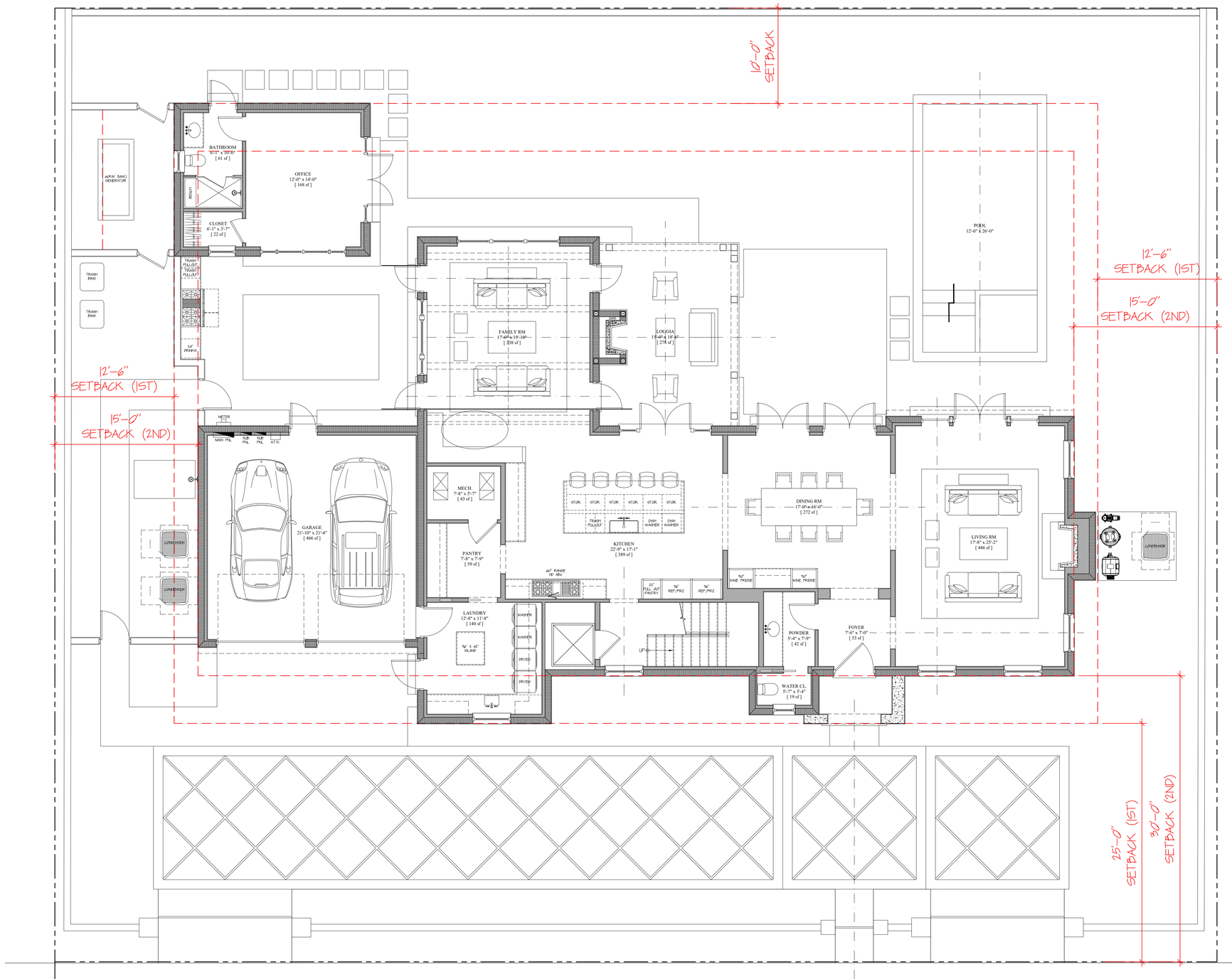
PRE-APP MEETING	2025-03-17

ZON - 25 - 0018

ARC - 25 - 0018

NO: -
DWG. BY: DK / LG
SHEET:

FP-1.00



CURRENTLY PROPOSED

FIRST FLOOR PLAN

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

S·M

SMITH AND MOORE ARCHITECTS, INC.
• 1500 SOUTH OLIVE AVENUE WEST PALM BEACH, FLORIDA 33401 • TEL (561) 835-1888 FAX (561) 832-7015 •

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND IS PROPERTY OF SMITH AND MOORE ARCHITECTS, P.A. AND IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY PURPOSE OTHER THAN THE SPECIFIC PROJECT FOR WHICH IT WAS PREPARED AND DELIVERED. NO OTHER USE, REUSE, OR ALTERATION OF THIS DRAWING IS PERMITTED WITHOUT THE WRITTEN AUTHORIZATION OF SMITH AND MOORE ARCHITECTS, P.A. • PUBLISHED THIS DRAWING IS FOR USE IN JURISDICTION WITH THIS PROJECT AND SHALL NOT BE USED FOR ANY OTHER LOCATION. COPYRIGHT SMITH AND MOORE ARCHITECTS, INC. ALL RIGHTS RESERVED

NEW RESIDENCE FOR
164 SEMINOLE AVE
PALM BEACH, FL 33480

FLORIDA AAC

NO. 001285

HAROLD J. SMITH
REGISTERED ARCHITECT 8742

JONATHAN C. MOORE
REGISTERED ARCHITECT 13541

PETER G. PAPADOPOULOS
REGISTERED ARCHITECT 92952

DANIEL KAHAN
REGISTERED ARCHITECT 94757

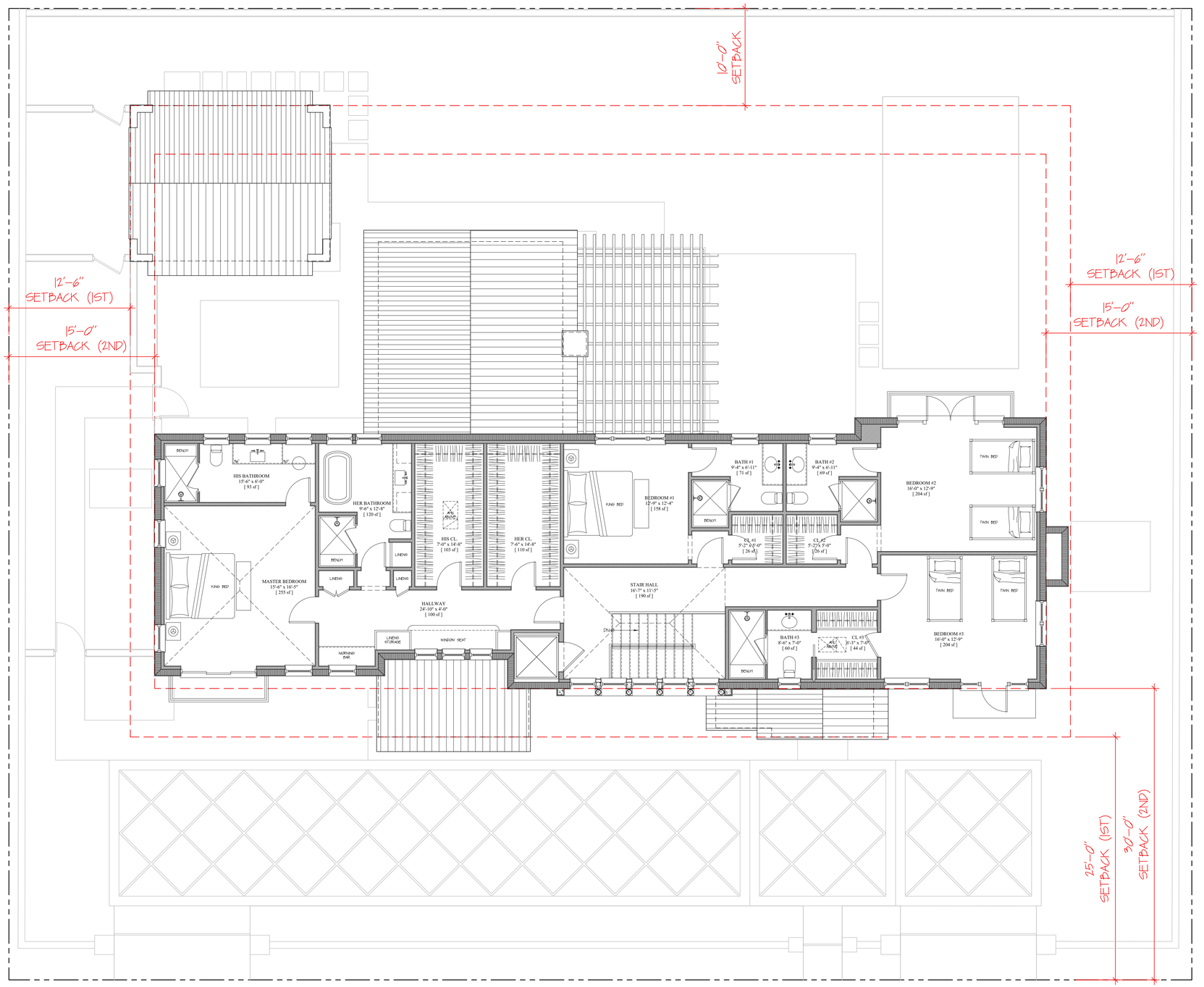
PRE-APP MEETING	2025-03-17

ZON - 25 - 0018

ARC - 25 - 0018

NO: -
DWG. BY: DK / LG
SHEET:

FP-1.00



PREVIOUSLY PROPOSED

SECOND FLOOR PLAN

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

S·M

NEW RESIDENCE FOR
164 SEMINOLE AVE
PALM BEACH, FL 33480

SMITH AND MOORE ARCHITECTS, INC.
1500 SOUTH OLIVE AVENUE WEST PALM BEACH, FLORIDA 33401 • TEL (561) 835-1888 FAX (561) 832-7015 •

THE DRAWINGS & SPECIFICATIONS, INC. ALL RIGHTS RESERVED

FLORIDA AAC

NO. 001285

HAROLD J. SMITH
REGISTERED ARCHITECT 8742

JONATHAN C. MOORE
REGISTERED ARCHITECT 13541

PETER G. PAPADOPOULOS
REGISTERED ARCHITECT 92952

DANIEL KAHAN
REGISTERED ARCHITECT 94757

PRE-APP MEETING	2025-03-17

ZON - 25 - 0018

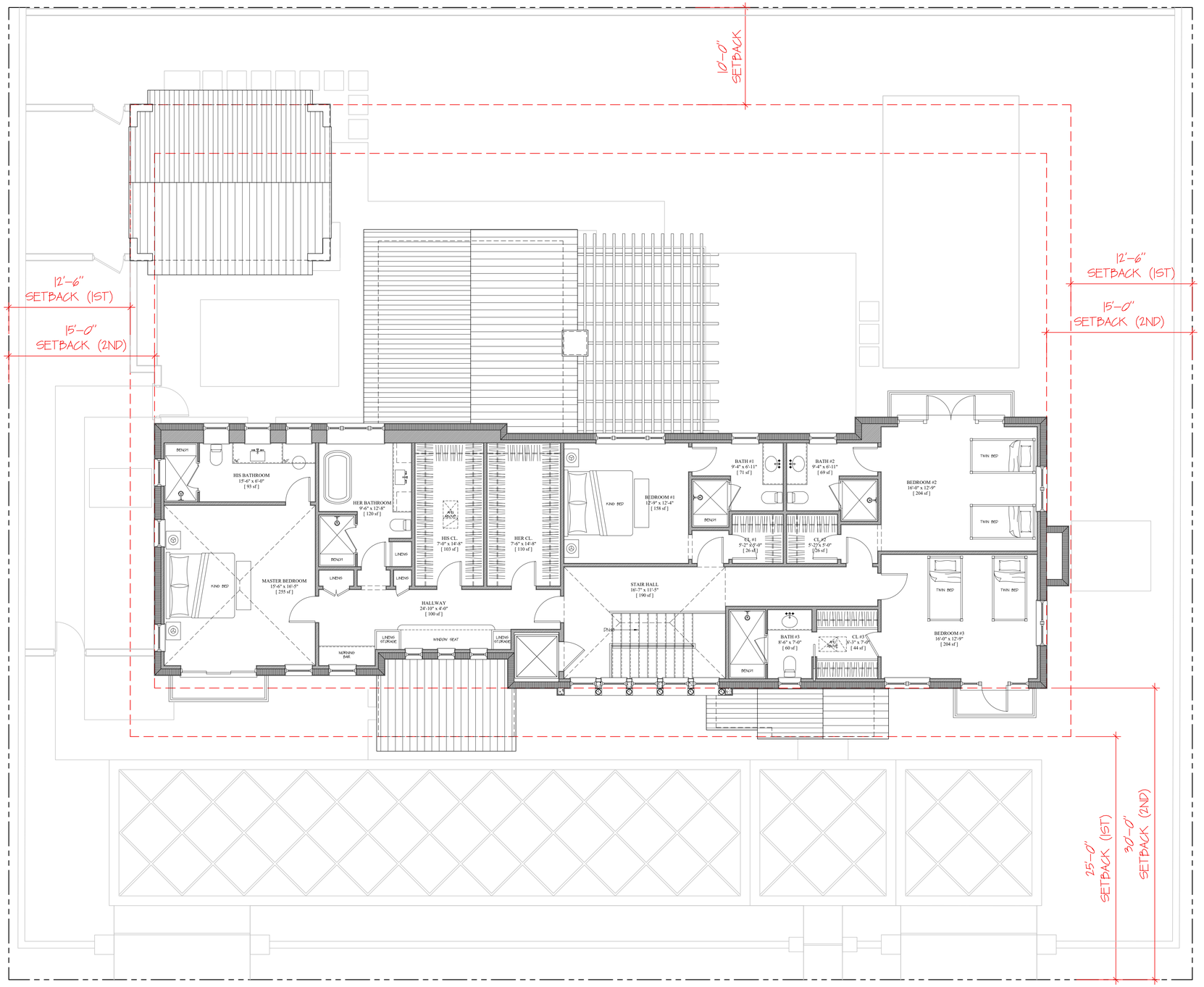
ARC - 25 - 0018

NO: -

DWG. BY: DK / LG

SHEET:

FP-2.00



CURRENTLY PROPOSED

SECOND FLOOR PLAN

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

S·M

SMITH AND MOORE ARCHITECTS, INC.

1500 SOUTH OLIVE AVENUE WEST PALM BEACH, FLORIDA 33401 • TEL (561) 835-1888 FAX (561) 832-7015 •

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND MUST BE RETURNED UPON REQUEST. IT IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY PURPOSE OR PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF SMITH AND MOORE ARCHITECTS, INC. ALL RIGHTS RESERVED. THIS DRAWING IS PROTECTED UNDER FEDERAL COPYRIGHT LAWS AND IS NOT TO BE USED IN ANY MANNER WITHOUT THE EXPRESS WRITTEN PERMISSION OF SMITH AND MOORE ARCHITECTS, INC. ALL RIGHTS RESERVED.

NEW RESIDENCE FOR
164 SEMINOLE AVE
PALM BEACH, FL 33480

FLORIDA AAC

NO. 001285

HAROLD J. SMITH
REGISTERED ARCHITECT 8742

JONATHAN C. MOORE
REGISTERED ARCHITECT 13541

PETER G. PAPADOPOULOS
REGISTERED ARCHITECT 92952

DANIEL KAHAN
REGISTERED ARCHITECT 94757

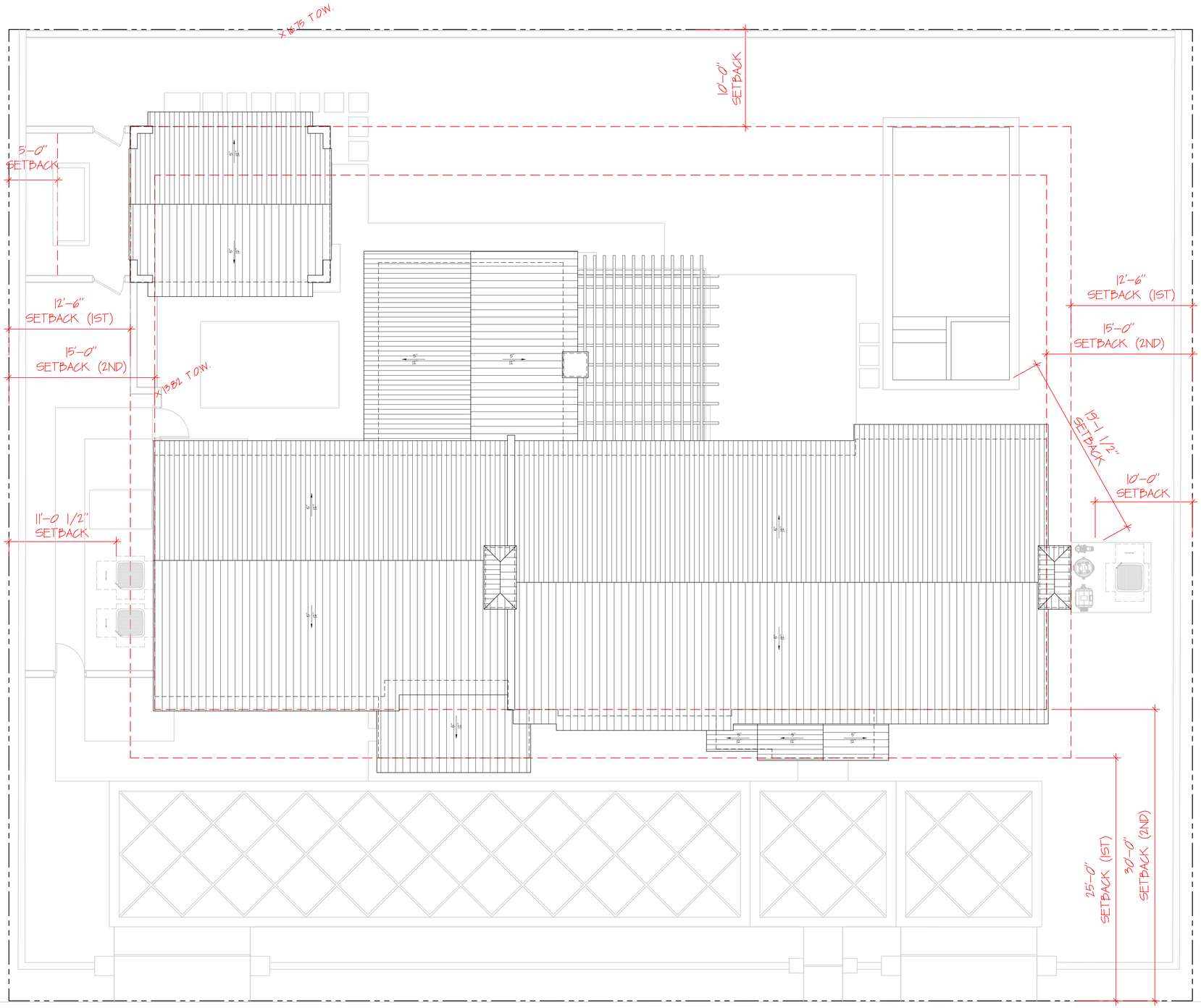
PRE-APP MEETING 2025-03-17

ZON - 25 - 0018

NO: -
DWG. BY: DK / LG
SHEET:

ARC - 25 - 0018

FP-2.00



PREVIOUSLY PROPOSED

ROOF PLAN

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

S·M

NEW RESIDENCE FOR
164 SEMINOLE AVE
PALM BEACH, FL 33480

SMITH AND MOORE ARCHITECTS, INC.
• 1500 SOUTH OLIVE AVENUE WEST PALM BEACH, FLORIDA 33401 • TEL (561) 835-1888 FAX (561) 832-7015 •

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND IS AND SHALL REMAIN THE PROPERTY OF SMITH AND MOORE ARCHITECTS, INC. AND SHALL NOT BE USED FOR ANY OTHER LOCATION WITHOUT WRITTEN PERMISSION OF SMITH AND MOORE ARCHITECTS, INC. © PROTECTED THE BERNE & UCC IN JURISDICTIONS WITH THIS PROJECT. ALL RIGHTS RESERVED

FLORIDA AAC

NO. 001285

HAROLD J. SMITH
REGISTERED ARCHITECT 8742

JONATHAN C. MOORE
REGISTERED ARCHITECT 13541

PETER G. PAPADOPOULOS
REGISTERED ARCHITECT 92952

DANIEL KAHAN
REGISTERED ARCHITECT 94757

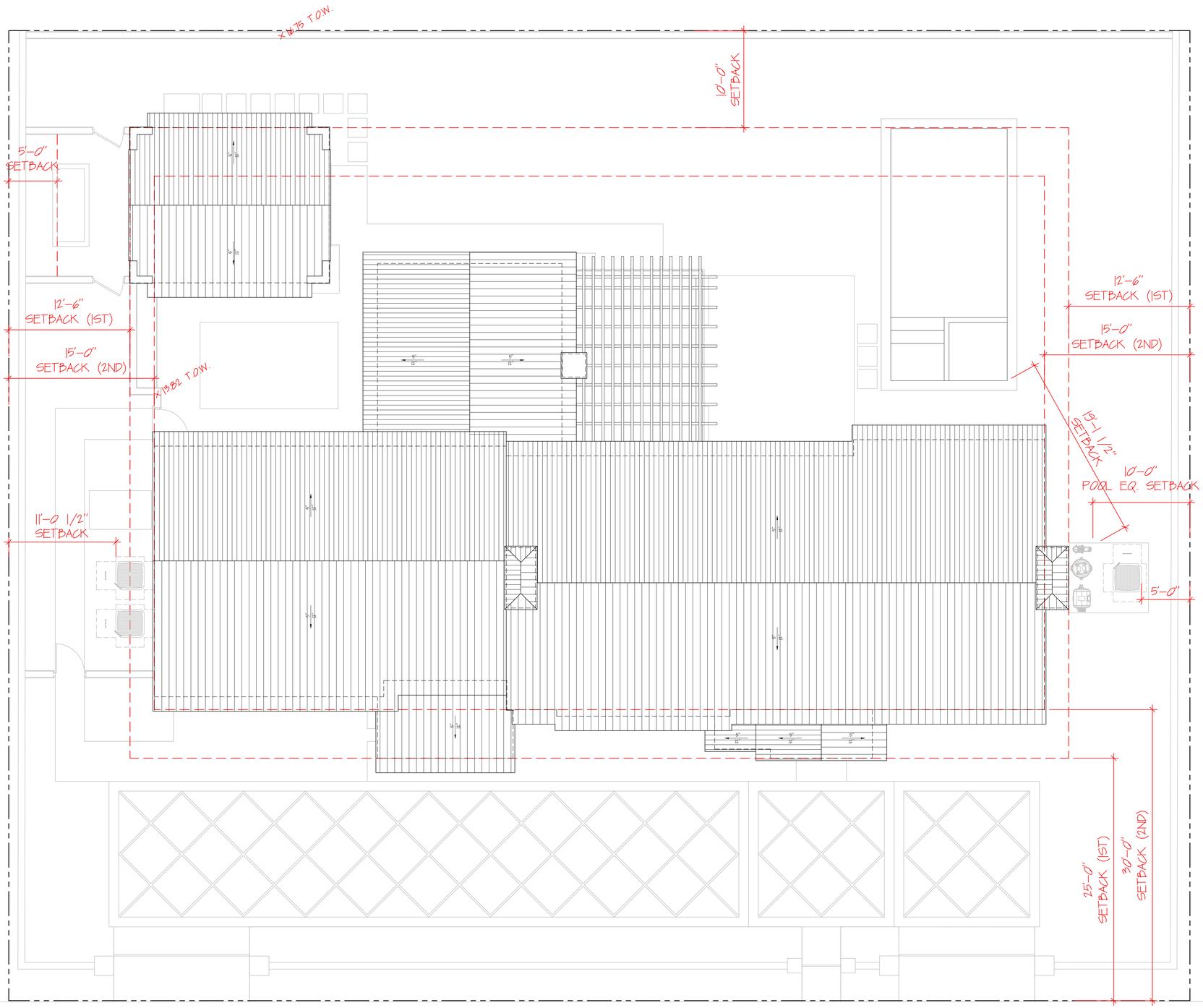
PRE-APP MEETING	2025-03-17

ZON - 25 - 0018

ARC - 25 - 0018

NO: -
DWG. BY: DK / LG
SHEET:

FP-3.00



CURRENTLY PROPOSED

ROOF PLAN

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

S·M

NEW RESIDENCE FOR
164 SEMINOLE AVE
PALM BEACH, FL 33480

SMITH AND MOORE ARCHITECTS, INC.
• 1500 SOUTH OLIVE AVENUE WEST PALM BEACH, FLORIDA 33401 • TEL (561) 835-1888 FAX (561) 832-7015 •

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND SHALL REMAIN THE PROPERTY OF SMITH AND MOORE ARCHITECTS, INC. AS AN INSTRUMENT OF SERVICE IN RESPECT TO THE PROJECT AND SHALL NOT BE USED FOR ANY OTHER LOCATION. COPYRIGHT SMITH AND MOORE ARCHITECTS, INC. ALL RIGHTS RESERVED

FLORIDA AAC

NO. 001285

HAROLD J. SMITH
REGISTERED ARCHITECT 8742

JONATHAN C. MOORE
REGISTERED ARCHITECT 13541

PETER G. PAPADOPOULOS
REGISTERED ARCHITECT 92952

DANIEL KAHAN
REGISTERED ARCHITECT 94757

PRE-APP MEETING	2025-03-17

ZON - 25 - 0018

ARC - 25 - 0018

NO: -
DWG. BY: DK / LG
SHEET:
FP-3.00



PREVIOUSLY PROPOSED
NORTH (FRONT) ELEVATION

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



CURRENTLY PROPOSED
NORTH (FRONT) ELEVATION

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

S·M

NEW RESIDENCE FOR
164 SEMINOLE AVE
PALM BEACH, FL 33480

SMITH AND MOORE ARCHITECTS, INC.
• 1500 SOUTH OLIVE AVENUE WEST PALM BEACH, FLORIDA 33401 • TEL (561) 835-1888 FAX (561) 832-7015 •

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND IS AND SHALL REMAIN THE PROPERTY OF SMITH AND MOORE ARCHITECTS. ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHT, IN THIS PROJECT AND WORK SHALL NOT BE USED FOR ANY OTHER LOCATION. COPYRIGHT SMITH AND MOORE ARCHITECTS, INC. ALL RIGHTS RESERVED.

FLORIDA AAC

NO. 001285

HAROLD J. SMITH
REGISTERED ARCHITECT 8742

JONATHAN C. MOORE
REGISTERED ARCHITECT 13541

PETER G. PAPADOPOULOS
REGISTERED ARCHITECT 92952

DANIEL KAHAN
REGISTERED ARCHITECT 94757

PRE-APP MEETING	2025-03-17

ZON - 25 - 0018

NO: -
DWG. BY: DK / LG
SHEET:

ARC - 25 - 0018

EL-1.00



PREVIOUSLY PROPOSED

WEST ELEVATION

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



CURRENTLY PROPOSED

WEST ELEVATION

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

S·M

NEW RESIDENCE FOR
164 SEMINOLE AVE
PALM BEACH, FL 33480

SMITH AND MOORE ARCHITECTS, INC.
• 1500 SOUTH OLIVE AVENUE WEST PALM BEACH, FLORIDA 33401 • TEL (561) 835-1888 FAX (561) 832-7015 •

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND AS SUCH SHALL REMAIN THE PROPERTY OF SMITH AND MOORE ARCHITECTS, P.A. AND SMITH AND MOORE ARCHITECTS, P.A. RESERVES THE RIGHTS TO THIS DRAWING IN THE EVENT OF PUBLICATION. THIS DRAWING IS NOT TO BE USED IN CONNECTION WITH THIS PROJECT AND SHALL NOT BE USED FOR ANY OTHER LOCATION. COPYRIGHT SMITH AND MOORE ARCHITECTS, P.A. ALL RIGHTS RESERVED

FLORIDA AAC

NO. 001285

HAROLD J. SMITH
REGISTERED ARCHITECT 8742

JONATHAN C. MOORE
REGISTERED ARCHITECT 13541

PETER G. PAPADOPOULOS
REGISTERED ARCHITECT 92952

DANIEL KAHAN
REGISTERED ARCHITECT 94757

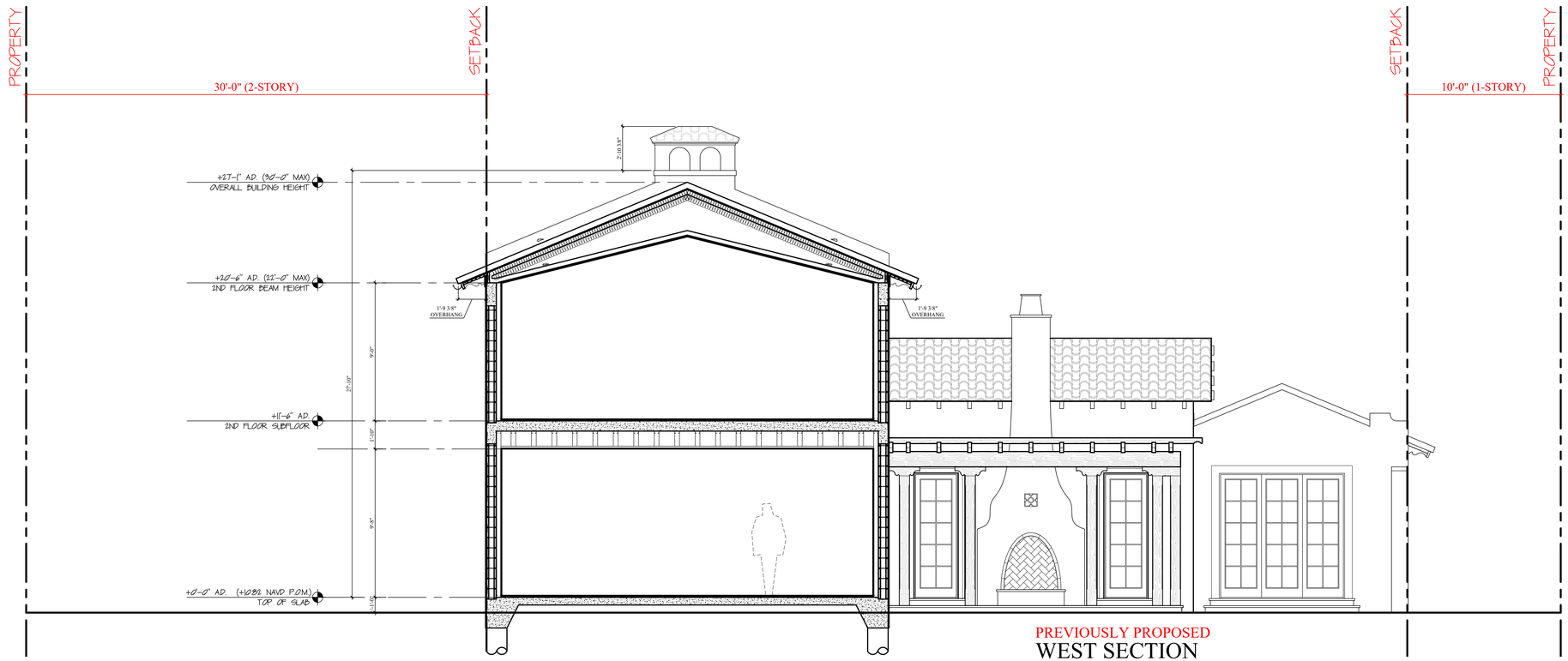
PRE-APP MEETING	2025-03-17

ZON - 25 - 0018

NO: -
DWG. BY: DK / LG
SHEET:

ARC - 25 - 0018

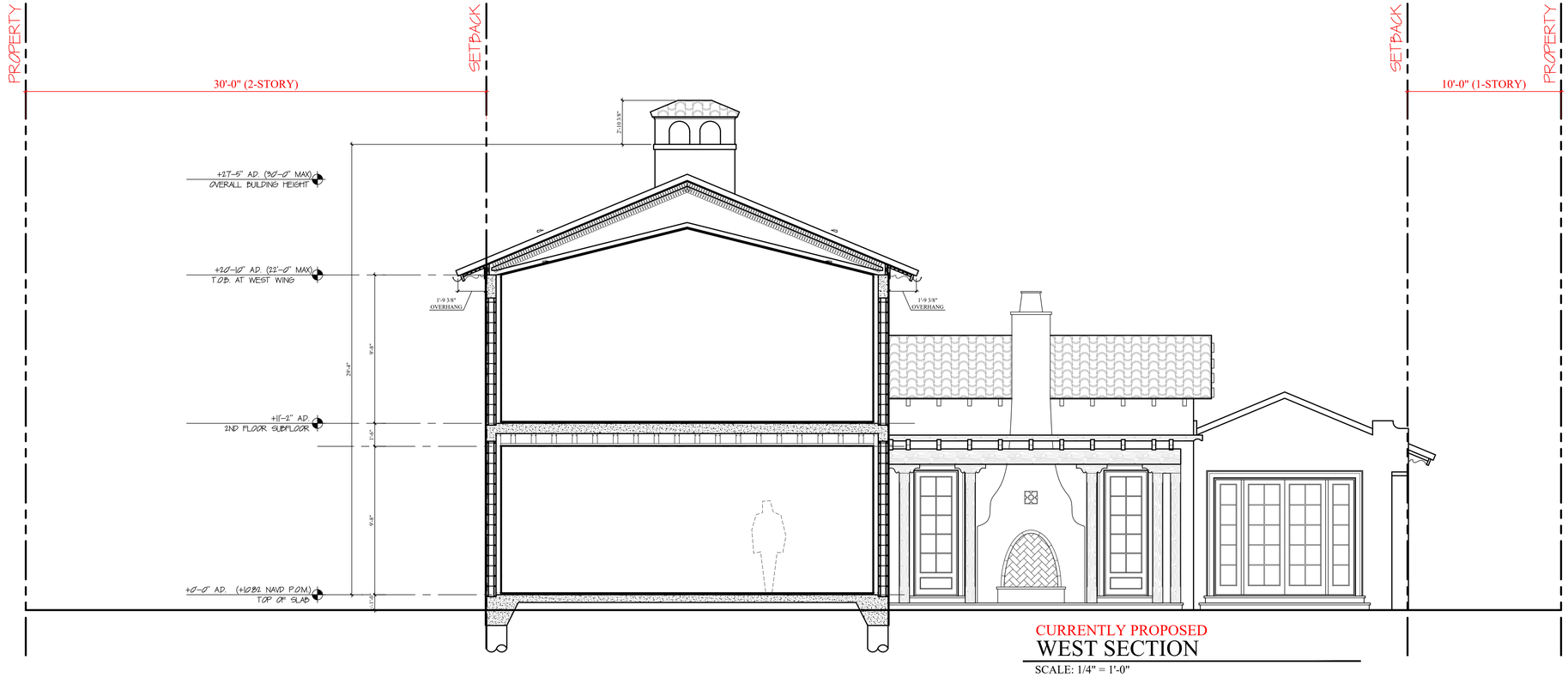
EL-2.00



PREVIOUSLY PROPOSED

WEST SECTION

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



CURRENTLY PROPOSED

WEST SECTION

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

S·M

NEW RESIDENCE FOR
164 SEMINOLE AVE
PALM BEACH, FL 33480

SMITH AND MOORE ARCHITECTS, INC.
• 1500 SOUTH OLIVE AVENUE WEST PALM BEACH, FLORIDA 33401 • TEL (561) 835-1888 FAX (561) 832-7015 •

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND IS AND SHALL REMAIN THE PROPERTY OF SMITH AND MOORE ARCHITECTS. ALL RIGHTS RESERVED. THIS DRAWING IS NOT TO BE USED IN CONNECTION WITH THIS PROJECT AND SHALL NOT BE USED FOR ANY OTHER LOCATION. COPYRIGHT SMITH AND MOORE ARCHITECTS, INC. ALL RIGHTS RESERVED

FLORIDA AAC

NO. 001285

HAROLD J. SMITH
REGISTERED ARCHITECT 8742

JONATHAN C. MOORE
REGISTERED ARCHITECT 13541

PETER G. PAPADOPOULOS
REGISTERED ARCHITECT 92952

DANIEL KAHAN
REGISTERED ARCHITECT 94757

PRE-APP MEETING	2025-03-17

ZON - 25 - 0018

NO: -
DWG. BY: DK / LG
SHEET:

ARC - 25 - 0018

EL-2.01



PREVIOUSLY PROPOSED

SOUTH (REAR) ELEVATION

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



CURRENTLY PROPOSED

SOUTH (REAR) ELEVATION

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

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 RESIDENCE FOR
164 SEMINOLE AVE
PALM BEACH, FL 33480

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND AS SUCH SHALL REMAIN THE PROPERTY OF SMITH AND MOORE ARCHITECTS PA. AND SMITH AND MOORE ARCHITECTS PA. SHALL RETAIN THE COMMON LAW STATUTORY AND OTHER RESERVED RIGHTS INCLUDING THE COPYRIGHT THEREIN. THIS DRAWING IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY PURPOSE OR PROJECT OTHER THAN THE SPECIFIC PROJECT AND SITE FOR WHICH IT WAS PREPARED AND DELIVERED BY SMITH AND MOORE ARCHITECTS PA. AND SHALL NOT BE USED FOR ANY OTHER LOCATION. COPYRIGHT SMITH AND MOORE ARCHITECTS, INC. ALL RIGHTS RESERVED

FLORIDA AAC

NO. 001285

HAROLD J. SMITH
REGISTERED ARCHITECT 8742

JONATHAN C. MOORE
REGISTERED ARCHITECT 13541

PETER G. PAPADOPOULOS
REGISTERED ARCHITECT 92952

DANIEL KAHAN
REGISTERED ARCHITECT 94757

PRE-APP MEETING	2025-03-17

ZON - 25 - 0018

NO: -
DWG. BY: DK / LG
SHEET:

ARC - 25 - 0018

EL-3.00



PREVIOUSLY PROPOSED

SOUTH (REAR) SECTION

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



CURRENTLY PROPOSED

SOUTH (REAR) SECTION

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

S·M

NEW RESIDENCE FOR
164 SEMINOLE AVE
PALM BEACH, FL 33480

SMITH AND MOORE ARCHITECTS, INC.
• 1500 SOUTH OLIVE AVENUE WEST PALM BEACH, FLORIDA 33401 • TEL (561) 835-1888 FAX (561) 832-7015 •

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND IS AND SHALL REMAIN THE PROPERTY OF SMITH AND MOORE ARCHITECTS, P.A. AND SMITH AND MOORE ARCHITECTS, INC. AND SHALL NOT BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT AND SHALL NOT BE USED FOR ANY OTHER LOCATION. COPYRIGHT SMITH AND MOORE ARCHITECTS, INC. ALL RIGHTS RESERVED

FLORIDA AAC

NO. 001285

HAROLD J. SMITH
REGISTERED ARCHITECT 8742

JONATHAN C. MOORE
REGISTERED ARCHITECT 13541

PETER G. PAPADOPOULOS
REGISTERED ARCHITECT 92952

DANIEL KAHAN
REGISTERED ARCHITECT 94757

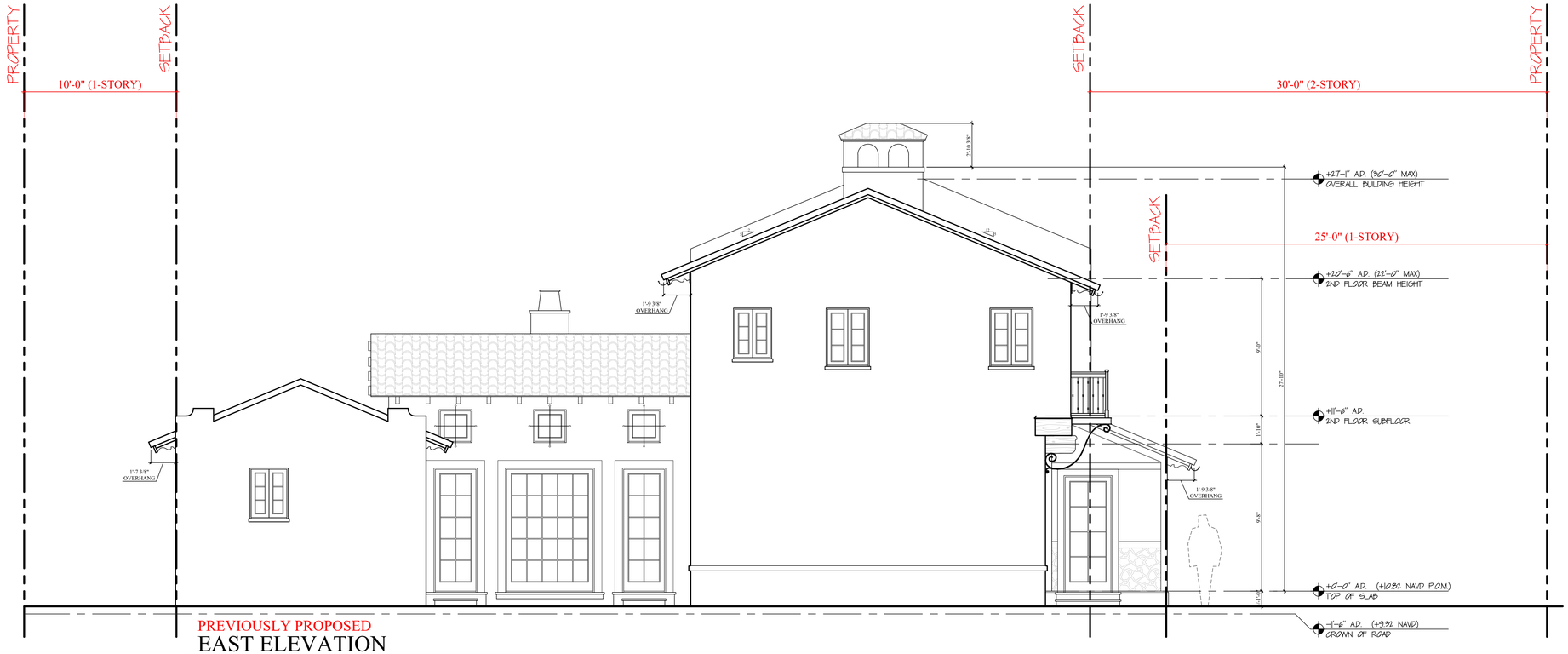
PRE-APP MEETING	2025-03-17

ZON - 25 - 0018

NO: -
DWG. BY: DK / LG
SHEET:

ARC - 25 - 0018

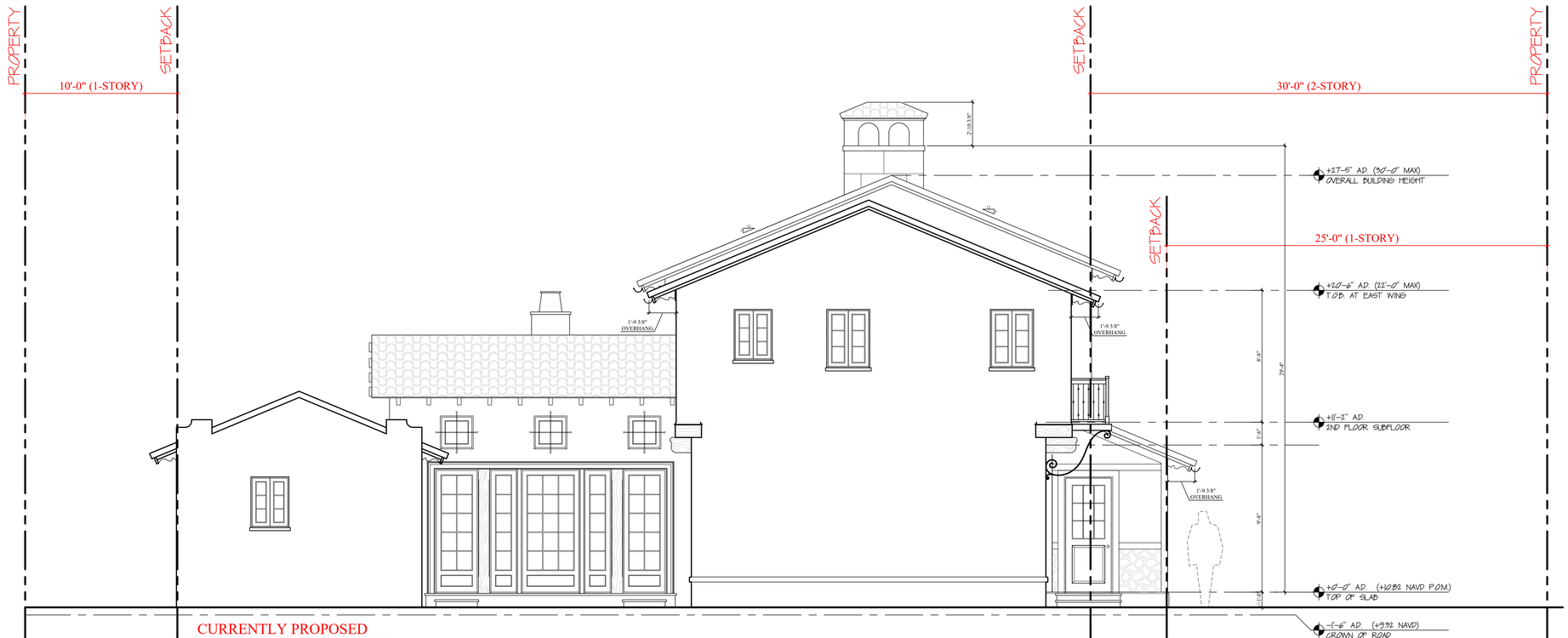
EL-3.01



PREVIOUSLY PROPOSED

EAST ELEVATION

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



CURRENTLY PROPOSED

EAST ELEVATION

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

S·M

SMITH AND MOORE ARCHITECTS, INC.
• 1500 SOUTH OLIVE AVENUE WEST PALM BEACH, FLORIDA 33401 • TEL (561) 835-1888 FAX (561) 832-7015 •

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND IS AND SHALL REMAIN THE PROPERTY OF SMITH AND MOORE ARCHITECTS. ALL RIGHTS RESERVED. THIS DRAWING IS NOT TO BE USED IN CONNECTION WITH THIS PROJECT AND SHALL NOT BE USED FOR ANY OTHER LOCATION. COPYRIGHT SMITH AND MOORE ARCHITECTS, INC. ALL RIGHTS RESERVED

NEW RESIDENCE FOR
164 SEMINOLE AVE
PALM BEACH, FL 33480

FLORIDA AAC

NO. 001285

HAROLD J. SMITH
REGISTERED ARCHITECT 8742

JONATHAN C. MOORE
REGISTERED ARCHITECT 13541

PETER G. PAPADOPOULOS
REGISTERED ARCHITECT 92952

DANIEL KAHAN
REGISTERED ARCHITECT 94757

PRE-APP MEETING	2025-03-17

ZON - 25 - 0018

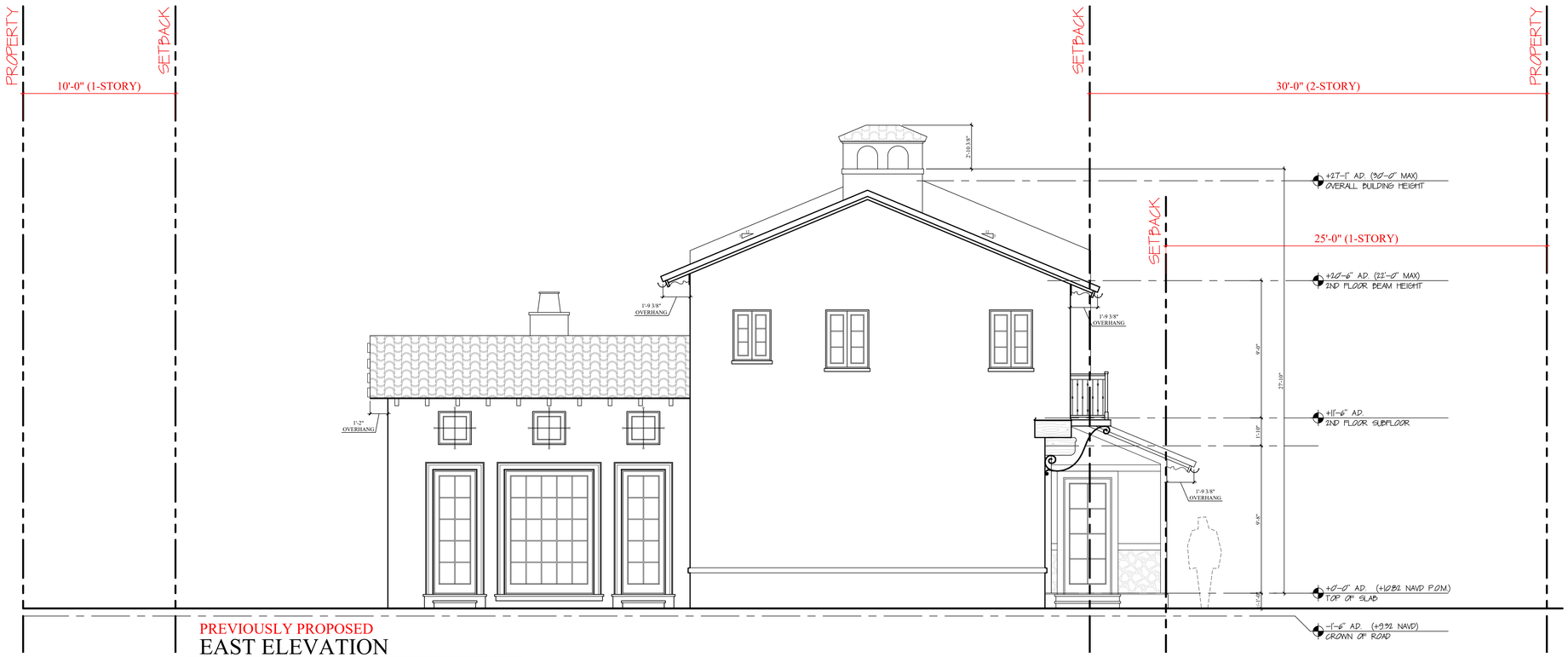
ARC - 25 - 0018

NO: -

DWG. BY: DK / LG

SHEET:

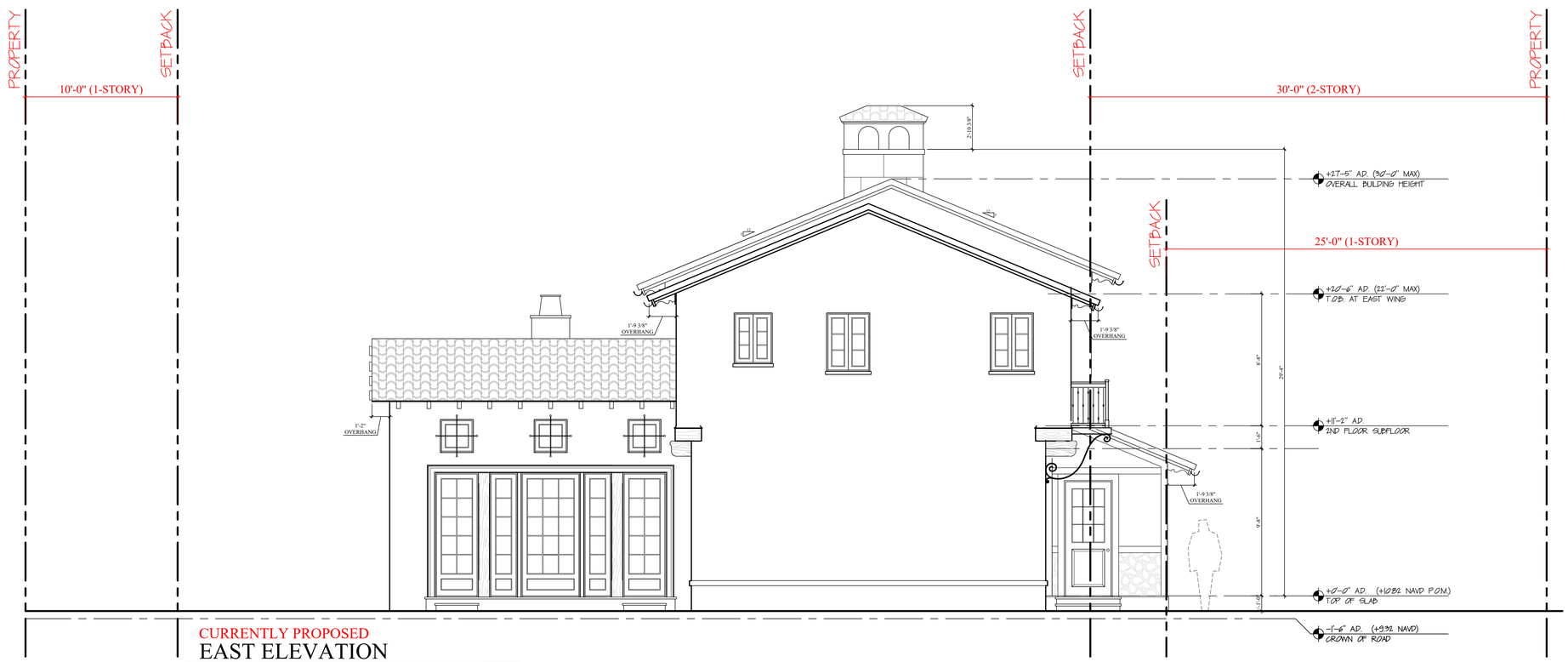
EL-4.00



PREVIOUSLY PROPOSED

EAST ELEVATION

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



CURRENTLY PROPOSED

EAST ELEVATION

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

S·M

NEW RESIDENCE FOR
164 SEMINOLE AVE
PALM BEACH, FL 33480

SMITH AND MOORE ARCHITECTS, INC.
• 1500 SOUTH OLIVE AVENUE WEST PALM BEACH, FLORIDA 33401 • TEL (561) 835-1888 FAX (561) 832-7015 •

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND AS SUCH SHALL REMAIN THE PROPERTY OF SMITH AND MOORE ARCHITECTS, P.A. WHETHER THE PROJECT FOR WHICH IT WAS PREPARED IS EXECUTED OR NOT. IT IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT AND SHALL NOT BE LOANED, COPIED OR USED FOR ANY OTHER LOCATION. COPYRIGHT SMITH AND MOORE ARCHITECTS, P.A. ALL RIGHTS RESERVED

FLORIDA AAC

NO. 001285

HAROLD J. SMITH
REGISTERED ARCHITECT 8742

JONATHAN C. MOORE
REGISTERED ARCHITECT 13541

PETER G. PAPADOPOULOS
REGISTERED ARCHITECT 92952

DANIEL KAHAN
REGISTERED ARCHITECT 94757

PRE-APP MEETING	2025-03-17

ZON - 25 - 0018

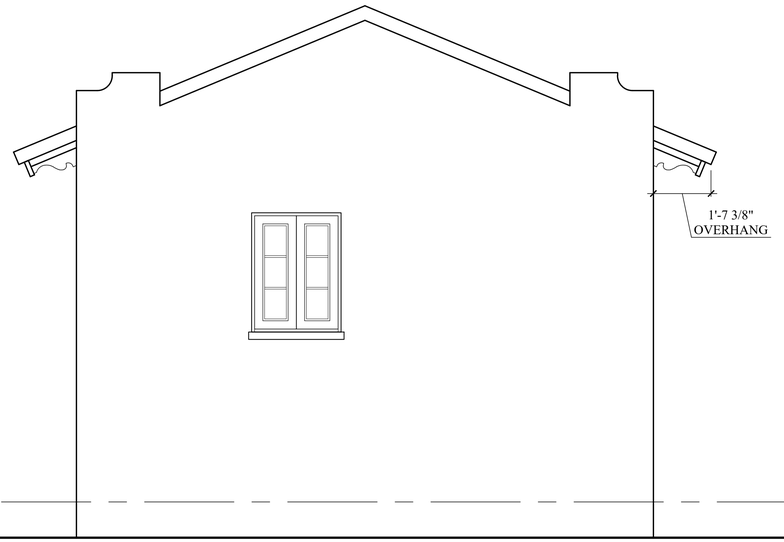
ARC - 25 - 0018

NO: -

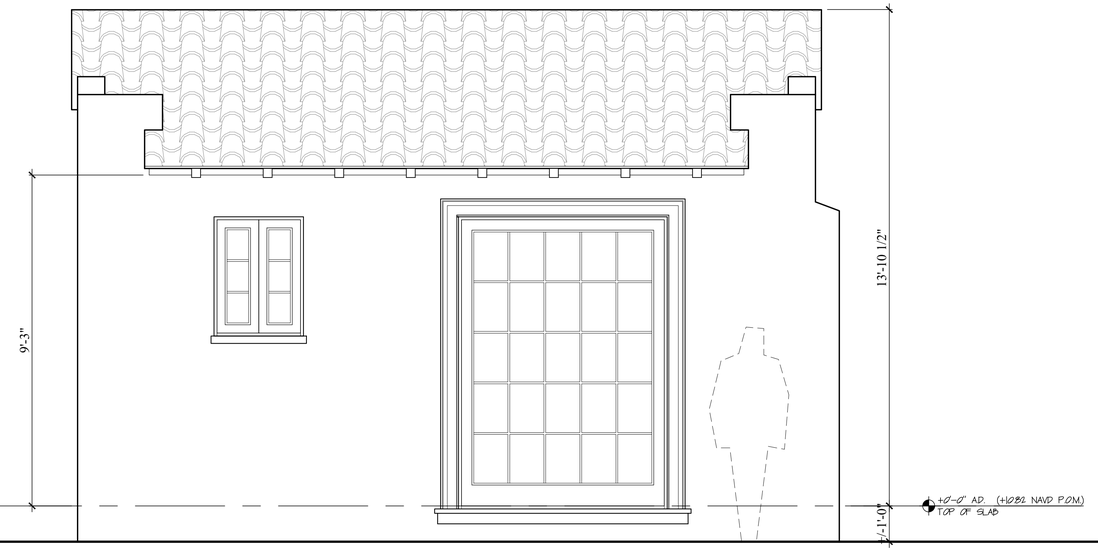
DWG. BY: DK / LG

SHEET:

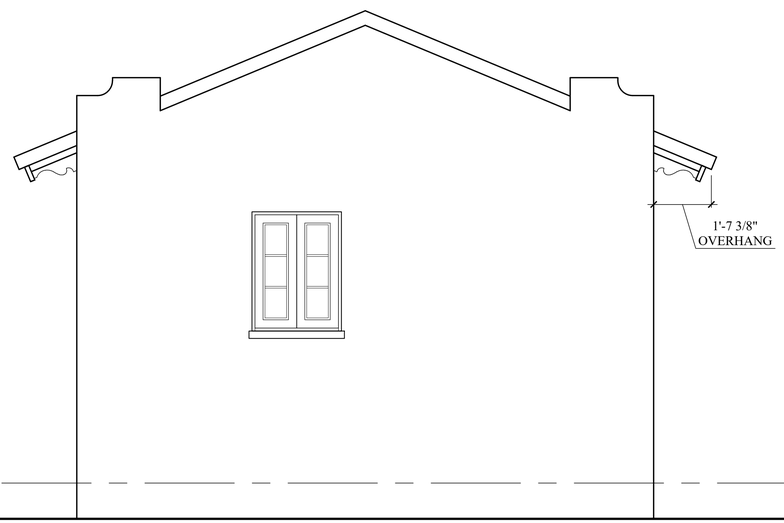
EL-4.01



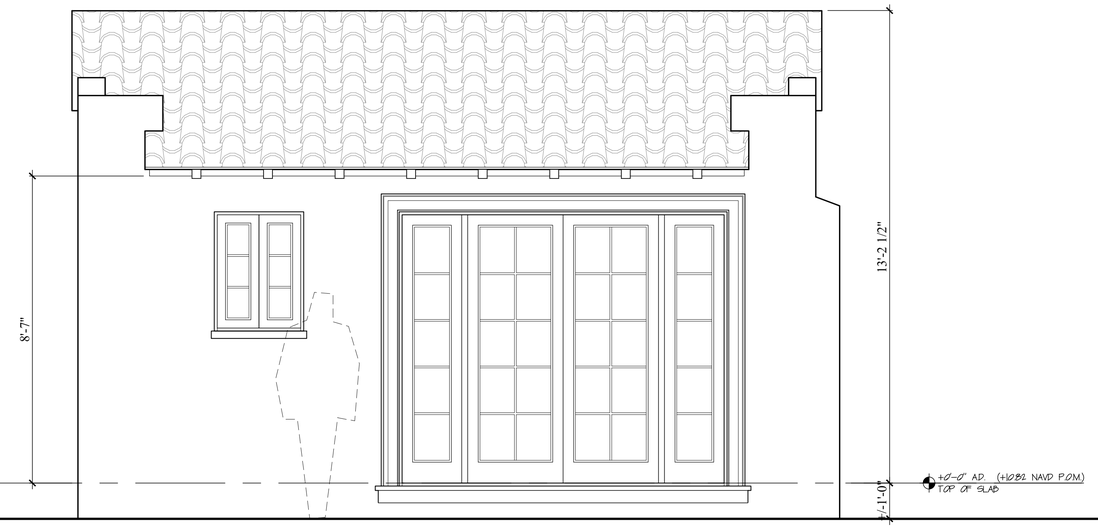
PREVIOUSLY PROPOSED
EAST ELEVATION
SCALE: 1/2" = 1'-0"



PREVIOUSLY PROPOSED
NORTH ELEVATION
SCALE: 1/2" = 1'-0"



CURRENTLY PROPOSED
EAST ELEVATION
SCALE: 1/2" = 1'-0"



CURRENTLY PROPOSED
NORTH ELEVATION
SCALE: 1/2" = 1'-0"

S·M

NEW RESIDENCE FOR
164 SEMINOLE AVE
PALM BEACH, FL 33480

SMITH AND MOORE ARCHITECTS, INC.
• 1500 SOUTH OLIVE AVENUE WEST PALM BEACH, FLORIDA 33401 • TEL (561) 835-1888 FAX (561) 832-7015 •

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND IS AND SHALL REMAIN THE PROPERTY OF SMITH AND MOORE ARCHITECTS, P.A. WHETHER THE PROJECT FOR WHICH IT WAS PREPARED IS EXECUTED OR NOT. IT IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT AND SHALL NOT BE LOANED, COPIED OR DISCLOSED TO ANY UNAUTHORIZED PERSON WITHOUT THE WRITTEN CONSENT OF SMITH AND MOORE ARCHITECTS, P.A. © COPYRIGHT SMITH AND MOORE ARCHITECTS, INC. ALL RIGHTS RESERVED

FLORIDA AAC
NO. 001285

HAROLD J. SMITH
REGISTERED ARCHITECT 8742

JONATHAN C. MOORE
REGISTERED ARCHITECT 13541

PETER G. PAPADOPOULOS
REGISTERED ARCHITECT 92952

DANIEL KAHAN
REGISTERED ARCHITECT 94757

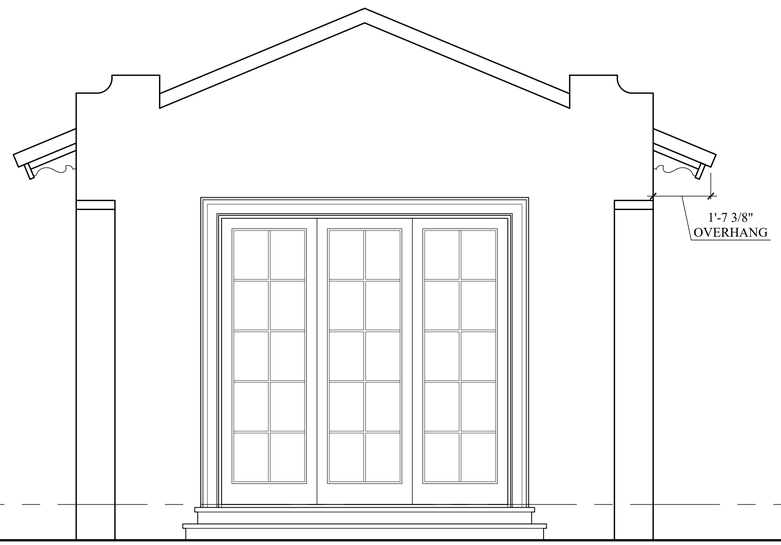
PRE-APP MEETING	2025-03-17

ZON - 25 - 0018

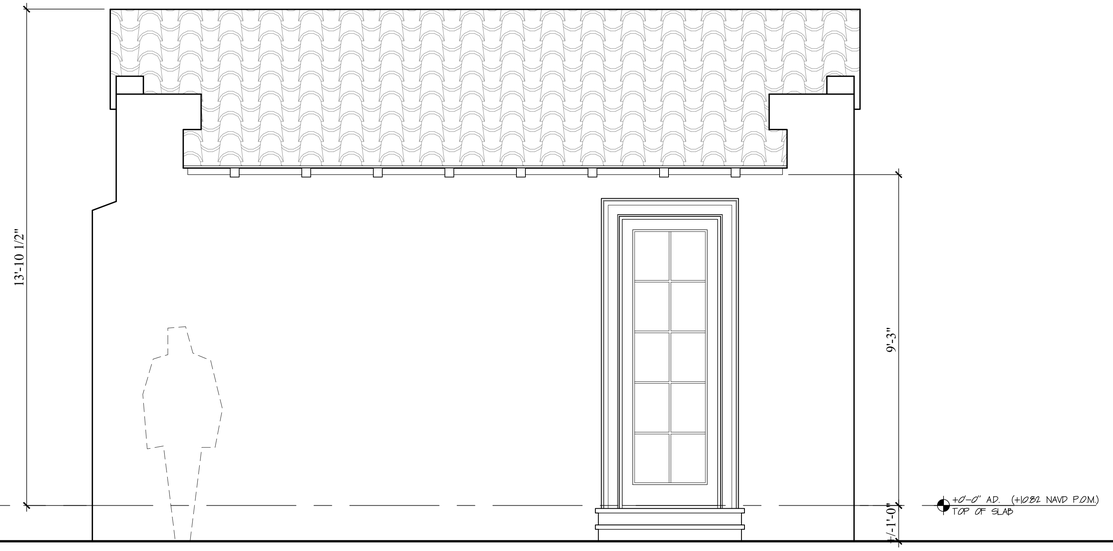
NO: -
DWG. BY: DK / LG
SHEET:

ARC - 25 - 0018

EL-5.00



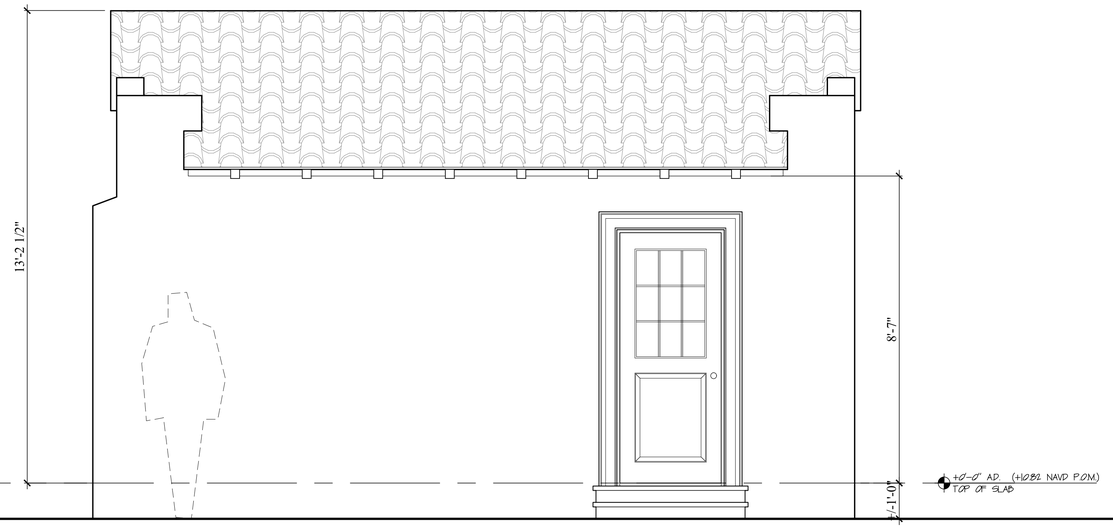
PREVIOUSLY PROPOSED
WEST ELEVATION
SCALE: 1/2" = 1'-0"



PREVIOUSLY PROPOSED
SOUTH ELEVATION
SCALE: 1/2" = 1'-0"



CURRENTLY PROPOSED
WEST ELEVATION
SCALE: 1/2" = 1'-0"



CURRENTLY PROPOSED
SOUTH ELEVATION
SCALE: 1/2" = 1'-0"

S·M

NEW RESIDENCE FOR
164 SEMINOLE AVE
PALM BEACH, FL 33480

SMITH AND MOORE ARCHITECTS, INC.
• 1500 SOUTH OLIVE AVENUE WEST PALM BEACH, FLORIDA 33401 • TEL (561) 835-1888 FAX (561) 832-7015 •

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND AS SUCH SHALL REMAIN THE PROPERTY OF SMITH AND MOORE ARCHITECTS, P.A. AND SMITH AND MOORE ARCHITECTS, P.A. SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHT. SMITH AND MOORE ARCHITECTS, INC. ALL RIGHTS RESERVED. THIS DRAWING IS FOR USE IN CONNECTION WITH THIS PROJECT AND SHALL NOT BE USED FOR ANY OTHER LOCATION. COPYRIGHT SMITH AND MOORE ARCHITECTS, P.A. AND SMITH AND MOORE ARCHITECTS, INC. ALL RIGHTS RESERVED

FLORIDA AAC

NO. 001285

HAROLD J. SMITH
REGISTERED ARCHITECT 8742

JONATHAN C. MOORE
REGISTERED ARCHITECT 13541

PETER G. PAPADOPOULOS
REGISTERED ARCHITECT 92952

DANIEL KAHAN
REGISTERED ARCHITECT 94757

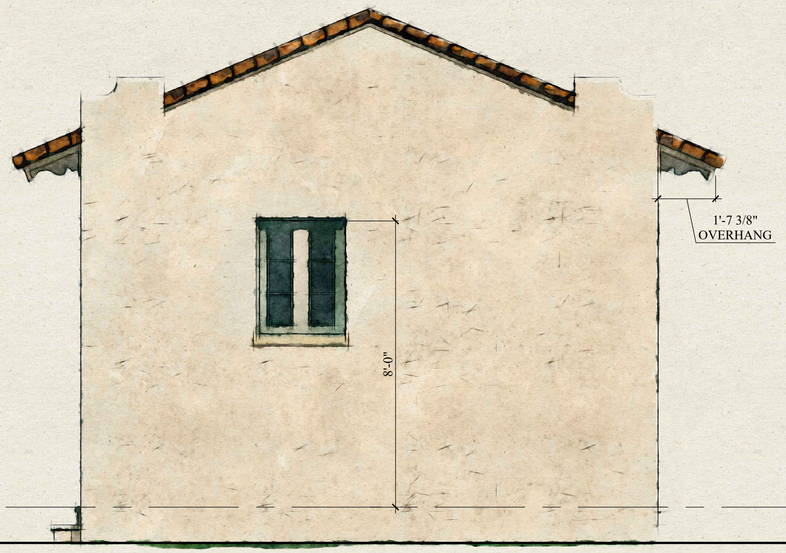
PRE-APP MEETING	2025-03-17

ZON - 25 - 0018

ARC - 25 - 0018

NO: -
DWG. BY: DK / LG
SHEET:

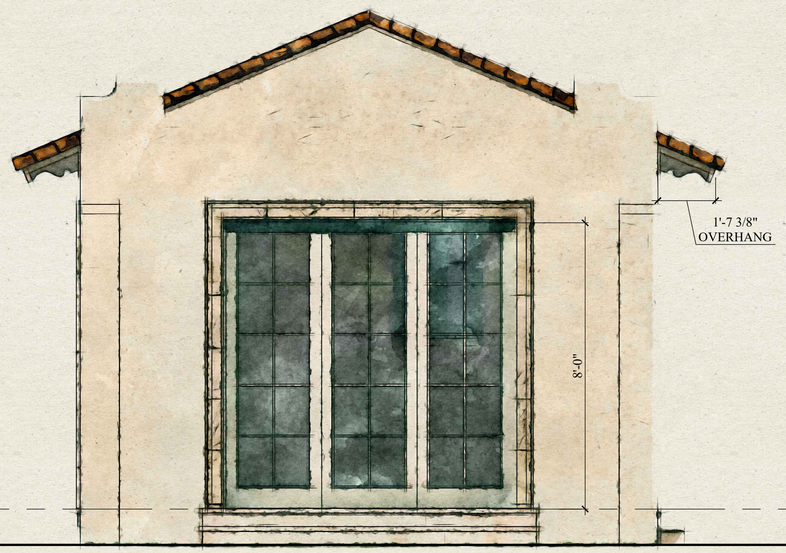
EL-5.01



PREVIOUSLY PROPOSED
EAST ELEVATION
SCALE: 1/2" = 1'-0"



PREVIOUSLY PROPOSED
NORTH ELEVATION
SCALE: 1/2" = 1'-0"



PREVIOUSLY PROPOSED
WEST ELEVATION
SCALE: 1/2" = 1'-0"



PREVIOUSLY PROPOSED
SOUTH ELEVATION
SCALE: 1/2" = 1'-0"

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 RESIDENCE FOR
164 SEMINOLE AVE
PALM BEACH, FL 33480

This drawing is an instrument of service and is and shall remain the property of Smith and Moore Architects. No reproduction may be made without the prior written consent of Smith and Moore Architects, P.A. and any unauthorized use will be at the user's sole risk without liability to Smith and Moore Architects. Visual contact with these plans shall constitute prima facie evidence of the acceptance of these restrictions. © COPYRIGHT SMITH AND MOORE ARCHITECTS, P.A. ALL RIGHTS RESERVED

FLORIDA AAC

NO. 001285

HAROLD J. SMITH
REGISTERED ARCHITECT 8742

JONATHAN C. MOORE
REGISTERED ARCHITECT 13541

PETER G. PAPADOPOULOS
REGISTERED ARCHITECT 92952

DANIEL KAHAN
REGISTERED ARCHITECT 94757

PRE-APP MEETING	2025-03-17

ZON - 25 - 0018

NO: -
DWG. BY: DK / LG
SHEET:

ARC - 25 - 0018

EL-5.01



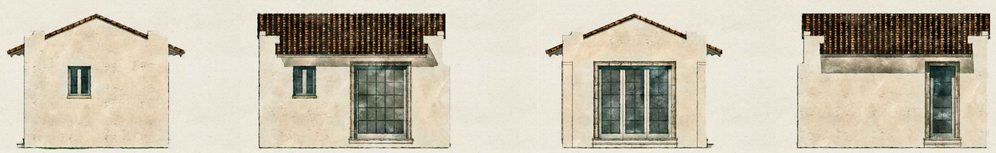
PREVIOUSLY PROPOSED
NORTH ELEVATION
SCALE: 1/8" = 1'-0"



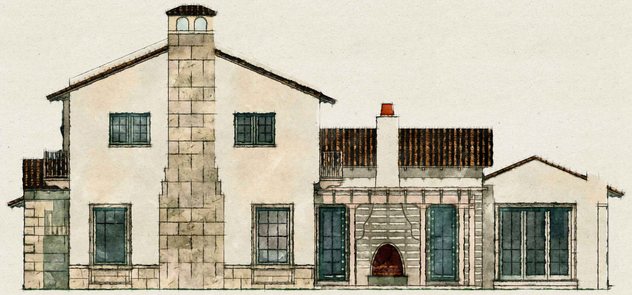
PREVIOUSLY PROPOSED
SOUTH ELEVATION (FULL)
SCALE: 1/8" = 1'-0"



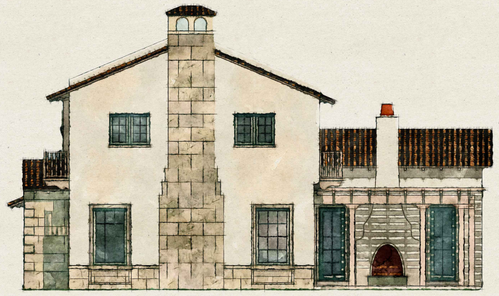
PREVIOUSLY PROPOSED
SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



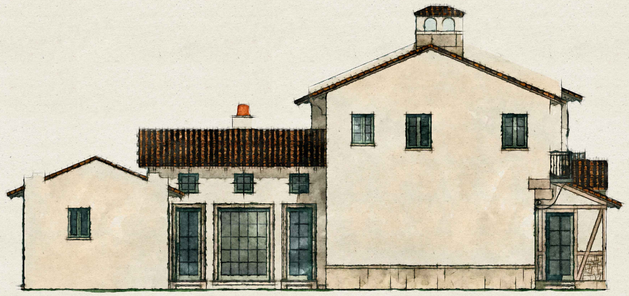
PREVIOUSLY PROPOSED
OFFICE ELEVATIONS
SCALE: 1/8" = 1'-0"



PREVIOUSLY PROPOSED
WEST ELEVATION (FULL)
SCALE: 1/8" = 1'-0"



PREVIOUSLY PROPOSED
WEST ELEVATION
SCALE: 1/8" = 1'-0"



PREVIOUSLY PROPOSED
EAST ELEVATION (FULL)
SCALE: 1/8" = 1'-0"



PREVIOUSLY PROPOSED
EAST ELEVATION
SCALE: 1/8" = 1'-0"

S·M

NEW RESIDENCE FOR
164 SEMINOLE AVE
PALM BEACH, FL 33480

SMITH AND MOORE ARCHITECTS, INC.
• 1500 SOUTH OLIVE AVENUE WEST PALM BEACH, FLORIDA 33401 • TEL (561) 835-1888 FAX (561) 832-7015 •

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND IS AND SHALL REMAIN THE PROPERTY OF SMITH AND MOORE ARCHITECTS. ALL COMMON LAW STATUTORY AND OTHER RESERVED RIGHTS INCLUDING COPYRIGHT ARE RESERVED. THIS DRAWING IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY PURPOSE OR PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF SMITH AND MOORE ARCHITECTS, INC. © COPYRIGHT SMITH AND MOORE ARCHITECTS, INC. ALL RIGHTS RESERVED

FLORIDA AAC

NO. 001285

HAROLD J. SMITH
REGISTERED ARCHITECT 8742

JONATHAN C. MOORE
REGISTERED ARCHITECT 13541

PETER G. PAPADOPOULOS
REGISTERED ARCHITECT 92952

DANIEL KAHAN
REGISTERED ARCHITECT 94757

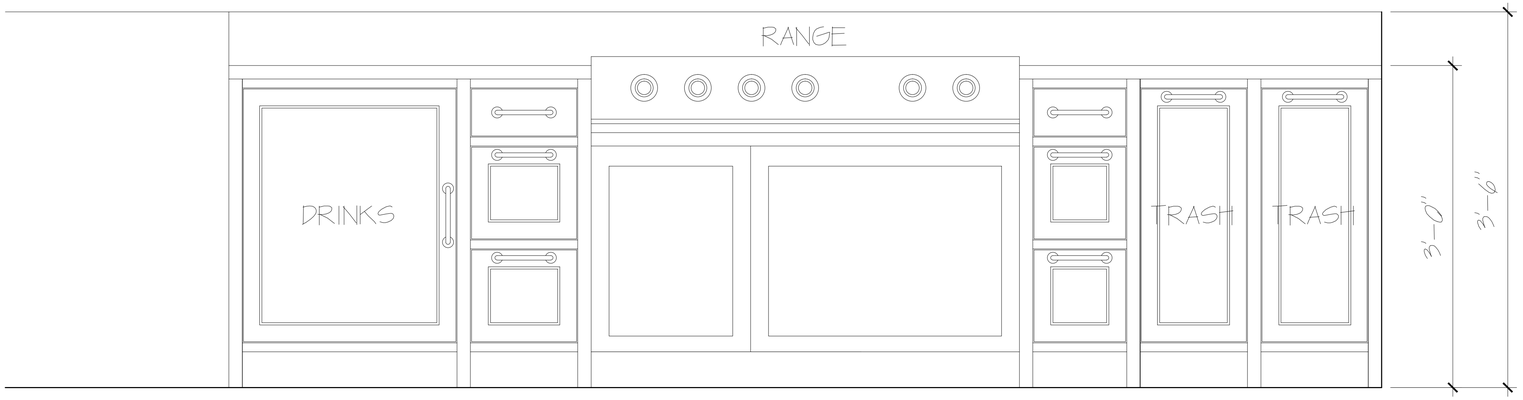
PRE-APP MEETING	2025-03-17

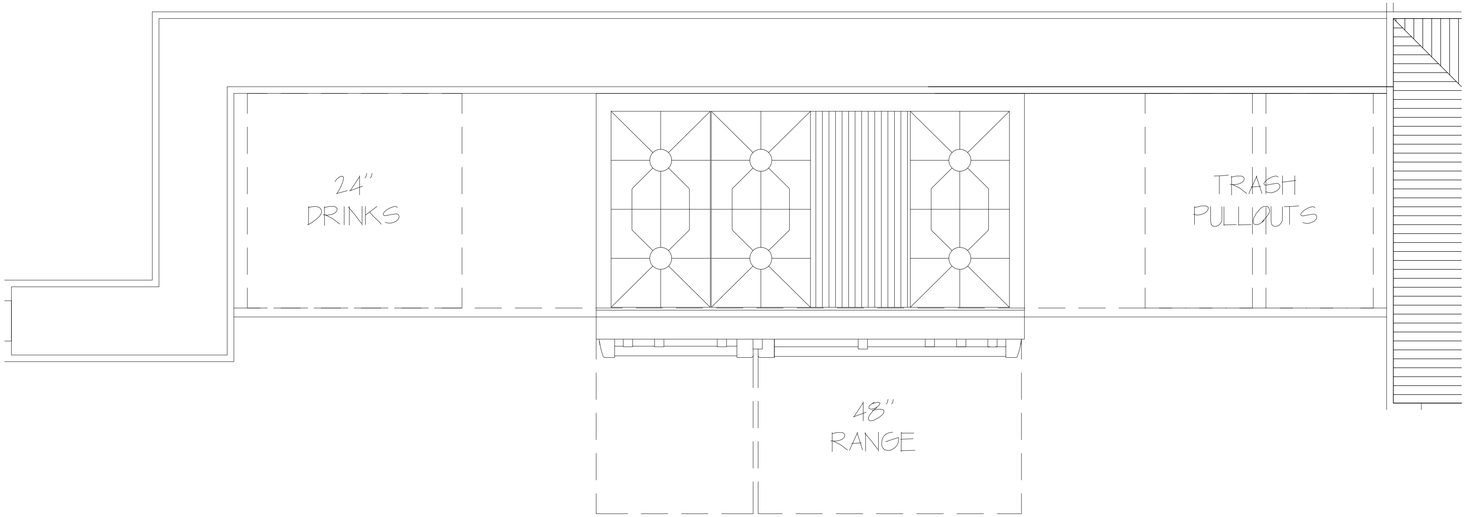
ZON - 25 - 0018

NO: -
DWG. BY: DK / LG
SHEET:

ARC - 25 - 0018

EL-6.00





OUTDOOR KITCHEN

SCALE: 1 -1/2" = 1'-0"

S·M

NEW RESIDENCE FOR
164 SEMINOLE AVE
PALM BEACH, FL 33480

SMITH AND MOORE ARCHITECTS, INC.
• 1500 SOUTH OLIVE AVENUE WEST PALM BEACH, FLORIDA 33401 • TEL (561) 835-1888 FAX (561) 832-7015 •

This drawing is an instrument of service and is property of smith and moore architects, inc. All rights reserved.
Neither all or any part of it may be used for any other location without smith and moore architects, inc.'s written consent.

FLORIDA AAC

NO. 001285

HAROLD J. SMITH
REGISTERED ARCHITECT 8742

JONATHAN C. MOORE
REGISTERED ARCHITECT 13541

PETER G. PAPADOPOULOS
REGISTERED ARCHITECT 92952

DANIEL KAHAN
REGISTERED ARCHITECT 94757

PRE-APP MEETING	2025-03-17

ZON - 25 - 0018

ARC - 25 - 0018

NO: -
DWG. BY: DK / LG
SHEET:

EL-7.00



DETAIL - MATERIAL CALLOUTS

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

PREVIOUSLY PROPOSED

S·M

NEW RESIDENCE FOR
164 SEMINOLE AVE
PALM BEACH, FL 33480

SMITH AND MOORE ARCHITECTS, INC.
• 1500 SOUTH OLIVE AVENUE WEST PALM BEACH, FLORIDA 33401 • TEL (561) 835-1888 FAX (561) 832-7015 •

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND AS SUCH SHALL REMAIN THE PROPERTY OF SMITH AND MOORE ARCHITECTS, INC. AND SHALL NOT BE USED FOR ANY OTHER LOCATION WITHOUT WRITTEN PERMISSION OF SMITH AND MOORE ARCHITECTS, INC. ALL RIGHTS RESERVED

FLORIDA AAC

NO. 001285

HAROLD J. SMITH
REGISTERED ARCHITECT 8742

JONATHAN C. MOORE
REGISTERED ARCHITECT 13541

PETER G. PAPADOPOULOS
REGISTERED ARCHITECT 92952

DANIEL KAHAN
REGISTERED ARCHITECT 94757

PRE-APP MEETING	2025-03-17

ZON - 25 - 0018

ARC - 25 - 0018

NO: -

DWG. BY: DK / LG

SHEET:

DT-1.00

VARIEGATED CLAY
BARREL TILE ROOF

POWDER COATED ALUMINUM DOORS
AND WINDOWS. COLOR SELECTION
BENJAMIN MOORE GRENADA
VILLA 690.

TWISTED CAST IRON BALCONY

CYPRESS FLOOR BEAM

SOLID CYPRESS BRACKETS

CAST IRON SCROLL BRACKETS

PAINTED WOOD ARCHED PANEL
INSERT GARAGE DOORS

CONTINUOUS CORAL STONE PLINTH
AND WATER TABLE



CURRENTLY PROPOSED
DETAIL - MATERIAL CALLOUTS
SCALE: 3/4" = 1'-0"

S·M

SMITH AND MOORE ARCHITECTS, INC.
• 1500 SOUTH OLIVE AVENUE WEST PALM BEACH, FLORIDA 33401 • TEL (561) 835-1888 FAX (561) 832-7015 •

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND AS SUCH SHALL REMAIN THE PROPERTY OF SMITH AND MOORE ARCHITECTS, INC. AND SHALL NOT BE USED FOR ANY OTHER LOCATION. COPYRIGHT SMITH AND MOORE ARCHITECTS, INC. ALL RIGHTS RESERVED

NEW RESIDENCE FOR
164 SEMINOLE AVE
PALM BEACH, FL 33480

FLORIDA AAC
NO. 001285

HAROLD J. SMITH
REGISTERED ARCHITECT 8742

JONATHAN C. MOORE
REGISTERED ARCHITECT 13541

PETER G. PAPADOPOULOS
REGISTERED ARCHITECT 92952

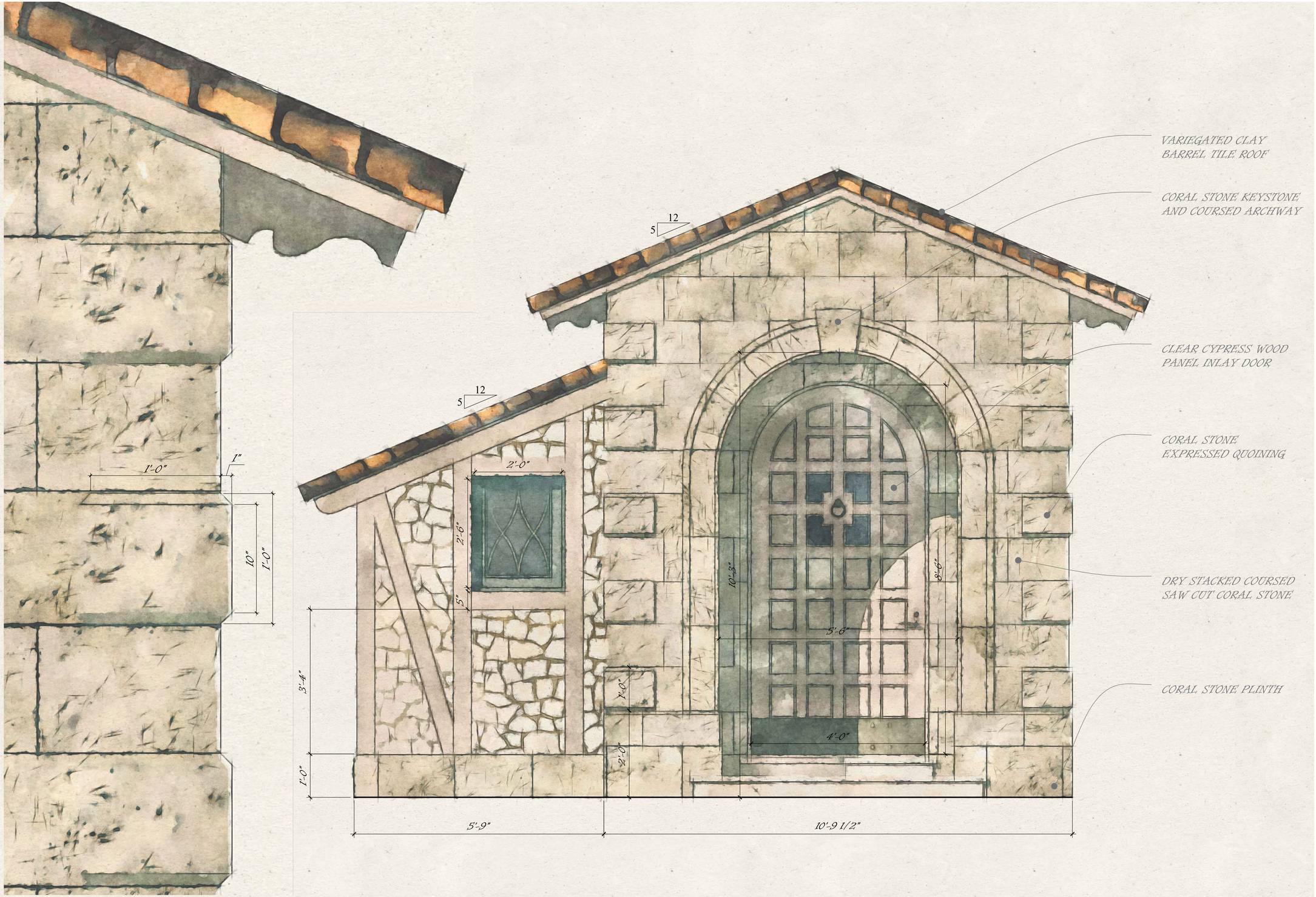
DANIEL KAHAN
REGISTERED ARCHITECT 94757

PRE-APP MEETING 2025-03-17

ZON - 25 - 0018

ARC - 25 - 0018

NO: -
DWG. BY: DK / LG
SHEET:
DT-1.00



DETAIL - ENTRY EAVE

SCALE: 3" = 1'-0"

DETAIL - COVERED ENTRY

SCALE: 1" = 1'-0"

S·M

NEW RESIDENCE FOR
164 SEMINOLE AVE
PALM BEACH, FL 33480

SMITH AND MOORE ARCHITECTS, INC.
• 1500 SOUTH OLIVE AVENUE WEST PALM BEACH, FLORIDA 33401 • TEL (561) 835-1888 FAX (561) 832-7015 •

THIS DRAWING IS AN INSTRUMENT OF SERVICE, AND AS SUCH SHALL REMAIN THE PROPERTY OF SMITH AND MOORE ARCHITECTS, INC. AND IS PROTECTED UNDER COPYRIGHT LAWS. ALL RIGHTS RESERVED. THIS DRAWING OR ANY PORTION THEREOF SHALL NOT BE USED FOR ANY OTHER LOCATION, EXTENSION OF THE PROJECT, OR WITH THE PROJECT, AND SHALL NOT BE USED FOR ANY OTHER LOCATION, EXTENSION OF THE PROJECT, OR WITH

FLORIDA AAC

NO. 001285

HAROLD J. SMITH
REGISTERED ARCHITECT 8742

JONATHAN C. MOORE
REGISTERED ARCHITECT 13541

PETER G. PAPADOPOULOS
REGISTERED ARCHITECT 92952

DANIEL KAHAN
REGISTERED ARCHITECT 94757

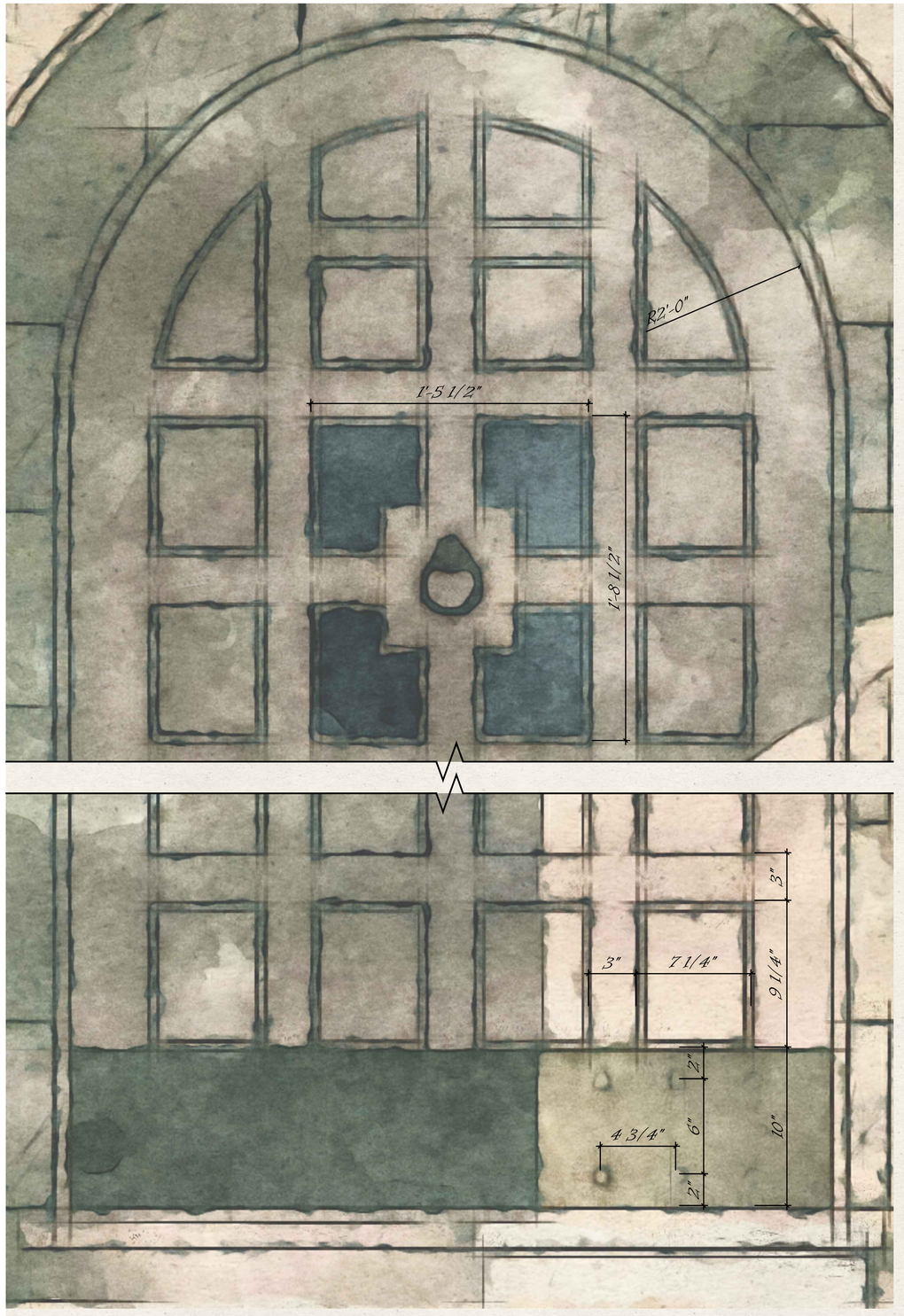
PRE-APP MEETING	2025-03-17

ZON - 25 - 0018

ARC - 25 - 0018

NO: -
DWG. BY: DK / LG
SHEET:

DT-2.00



DETAIL - ENTRY DOOR

SCALE: 3" = 1'-0"









DETAIL - ENTRY COMPARISONS

SCALE: 1" = 1'-0"

S·M

NEW RESIDENCE FOR
164 SEMINOLE AVE
PALM BEACH, FL 33480

SMITH AND MOORE ARCHITECTS, INC.
1500 SOUTH OLIVE AVENUE WEST PALM BEACH, FLORIDA 33401 • TEL (561) 835-1888 FAX (561) 832-7015 •

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND SHALL REMAIN THE PROPERTY OF SMITH AND MOORE ARCHITECTS, INC. AND SHALL NOT BE USED FOR ANY OTHER LOCATION. COPYRIGHT SMITH AND MOORE ARCHITECTS, INC. ALL RIGHTS RESERVED.
THIS DRAWING IS AN INSTRUMENT OF SERVICE AND SHALL REMAIN THE PROPERTY OF SMITH AND MOORE ARCHITECTS, INC. AND SHALL NOT BE USED FOR ANY OTHER LOCATION. COPYRIGHT SMITH AND MOORE ARCHITECTS, INC. ALL RIGHTS RESERVED.

FLORIDA AAC

NO. 001285

HAROLD J. SMITH
REGISTERED ARCHITECT 8742

JONATHAN C. MOORE
REGISTERED ARCHITECT 13541

PETER G. PAPADOPOULOS
REGISTERED ARCHITECT 92952

DANIEL KAHAN
REGISTERED ARCHITECT 94757

PRE-APP MEETING 2025-03-17

ZON - 25 - 0018

NO: -
DWG. BY: DK / LG
SHEET:

DT-3.00

ARC - 25 - 0018



PREVIOUSLY PROPOSED

DETAIL - CLERESTORY

SCALE: 1-1/2" = 1'-0"

S·M

NEW RESIDENCE FOR
164 SEMINOLE AVE
PALM BEACH, FL 33480

SMITH AND MOORE ARCHITECTS, INC.
• 1500 SOUTH OLIVE AVENUE WEST PALM BEACH, FLORIDA 33401 • TEL (561) 835-1888 FAX (561) 832-7015 •

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND IS PROPERTY OF SMITH AND MOORE ARCHITECTS, INC. ALL RIGHTS RESERVED. EXCEPT AS OTHERWISE AGREED IN WRITING BY SMITH AND MOORE ARCHITECTS, INC., THIS DRAWING IS NOT TO BE USED FOR ANY PURPOSE OTHER THAN THE PROJECT FOR WHICH IT WAS PREPARED AND IS NOT TO BE LOANED, COPIED OR DISCLOSED TO ANY UNAUTHORIZED PERSON OR ENTITY WITHOUT THE WRITTEN CONSENT OF SMITH AND MOORE ARCHITECTS, INC. ALL RIGHTS RESERVED. THIS DRAWING IS NOT TO BE USED FOR ANY PURPOSE OTHER THAN THE PROJECT AND SHALL NOT BE USED FOR ANY OTHER LOCATION. COPYRIGHT SMITH AND MOORE ARCHITECTS, INC. ALL RIGHTS RESERVED

FLORIDA AAC

NO. 001285

HAROLD J. SMITH
REGISTERED ARCHITECT 8742

JONATHAN C. MOORE
REGISTERED ARCHITECT 13541

PETER G. PAPADOPOULOS
REGISTERED ARCHITECT 92952

DANIEL KAHAN
REGISTERED ARCHITECT 94757

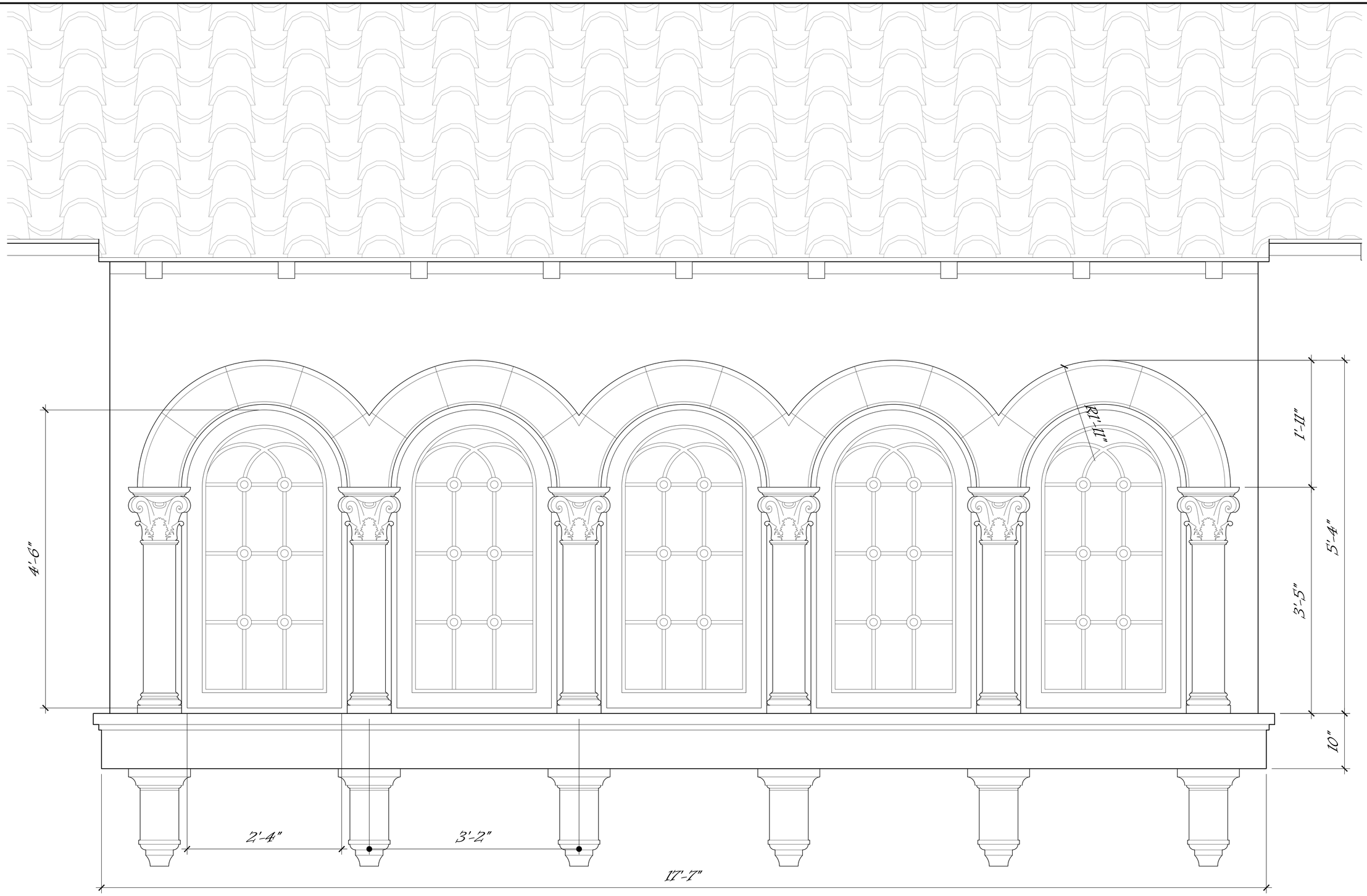
PRE-APP MEETING	2025-03-17

ZON - 25 - 0018

ARC - 25 - 0018

NO: -
DWG. BY: DK / LG
SHEET:

DT-4.00



CURRENTLY PROPOSED
DETAIL - CLERESTORY
SCALE: 1-1/2" = 1'-0"

S·M

NEW RESIDENCE FOR
164 SEMINOLE AVE
PALM BEACH, FL 33480

SMITH AND MOORE ARCHITECTS, INC.
• 1500 SOUTH OLIVE AVENUE WEST PALM BEACH, FLORIDA 33401 • TEL (561) 835-1888 FAX (561) 832-7015 •

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND IS AND SHALL REMAIN THE PROPERTY OF SMITH AND MOORE ARCHITECTS, INC. AND SHALL NOT BE USED FOR ANY OTHER LOCATION, EXCEPT WITH THE WRITTEN CONSENT OF SMITH AND MOORE ARCHITECTS, INC. ALL RIGHTS RESERVED

FLORIDA AAC
NO. 001285

HAROLD J. SMITH
REGISTERED ARCHITECT 8742

JONATHAN C. MOORE
REGISTERED ARCHITECT 13541

PETER G. PAPADOPOULOS
REGISTERED ARCHITECT 92952

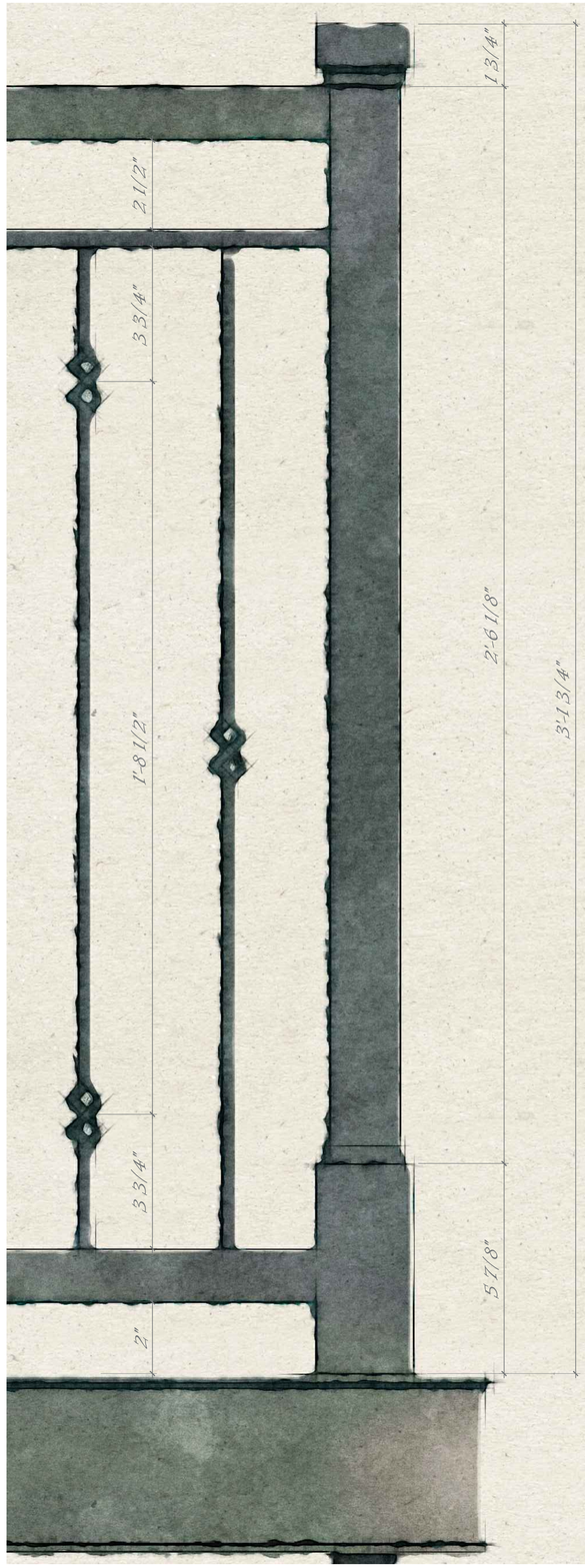
DANIEL KAHAN
REGISTERED ARCHITECT 94757

PRE-APP MEETING 2025-03-17

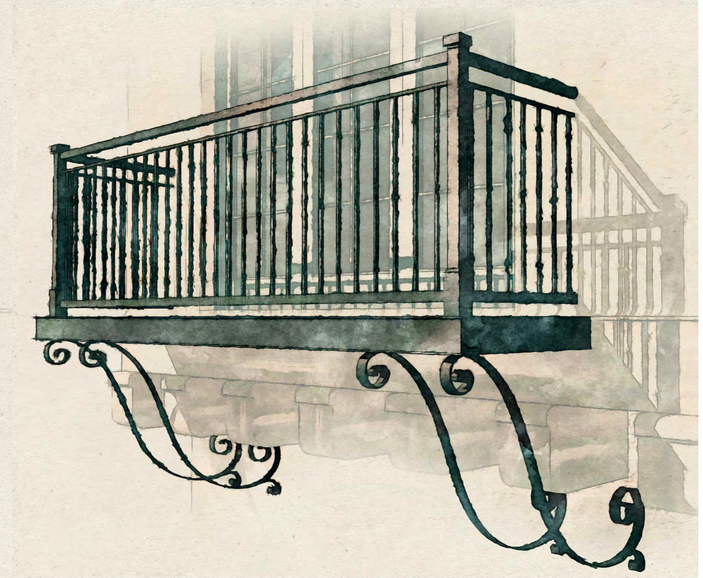
ZON - 25 - 0018

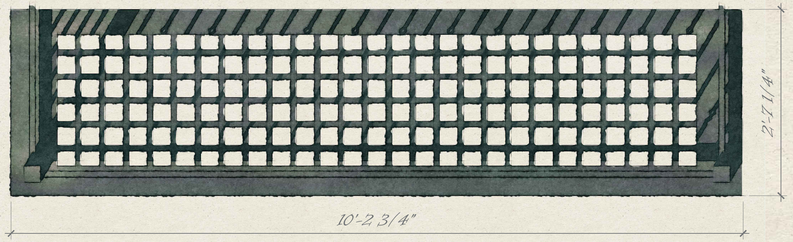
ARC - 25 - 0018

NO: -
DWG. BY: DK / LG
SHEET:
DT-4.00









"A profound design process eventually makes the patron, the architect, and every occasional visitor in the building a slightly better human being." - John Hejduk

DETAIL - BALCONY & RAILING

SCALE: VARIES

S·M

NEW RESIDENCE FOR
164 SEMINOLE AVE
PALM BEACH, FL 33480

SMITH AND MOORE ARCHITECTS, INC.
• 1500 SOUTH OLIVE AVENUE WEST PALM BEACH, FLORIDA 33401 • TEL (561) 835-1888 FAX (561) 832-7015 •

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND AS SUCH REMAINS THE PROPERTY OF SMITH AND MOORE ARCHITECTS, INC. AND SHALL NOT BE USED FOR ANY OTHER LOCATION WITHOUT WRITTEN PERMISSION OF SMITH AND MOORE ARCHITECTS, INC. ALL RIGHTS RESERVED

FLORIDA AAC

NO. 001285

HAROLD J. SMITH
REGISTERED ARCHITECT 8742

JONATHAN C. MOORE
REGISTERED ARCHITECT 13541

PETER G. PAPADOPOULOS
REGISTERED ARCHITECT 92952

DANIEL KAHAN
REGISTERED ARCHITECT 94757

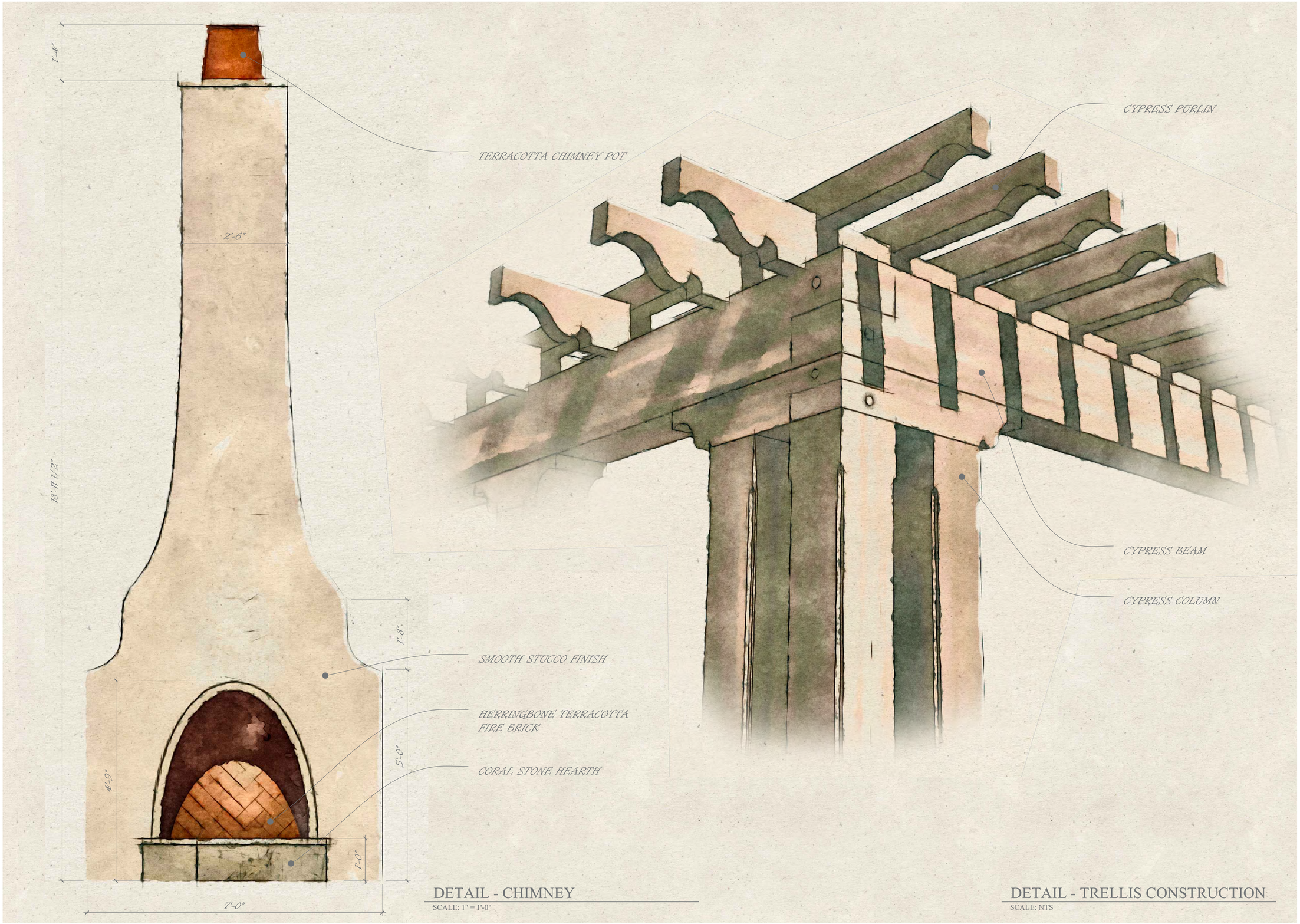
PRE-APP MEETING	2025-03-17

ZON - 25 - 0018

NO: -
DWG. BY: DK / LG
SHEET:

ARC - 25 - 0018

DT-5.00



DETAIL - CHIMNEY

SCALE: 1" = 1'-0"

DETAIL - TRELLIS CONSTRUCTION

SCALE: NTS

S·M

NEW RESIDENCE FOR
164 SEMINOLE AVE
PALM BEACH, FL 33480

SMITH AND MOORE ARCHITECTS, INC.
1500 SOUTH OLIVE AVENUE WEST PALM BEACH, FLORIDA 33401 • TEL (561) 835-1888 FAX (561) 832-7015 •

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND AS SUCH SHALL REMAIN THE PROPERTY OF SMITH AND MOORE ARCHITECTS, INC. AND SHALL NOT BE USED FOR ANY OTHER LOCATION WITHOUT WRITTEN CONSENT OF SMITH AND MOORE ARCHITECTS, INC. ALL RIGHTS RESERVED

FLORIDA AAC

NO. 001285

HAROLD J. SMITH
REGISTERED ARCHITECT 8742

JONATHAN C. MOORE
REGISTERED ARCHITECT 13541

PETER G. PAPADOPOULOS
REGISTERED ARCHITECT 92952

DANIEL KAHAN
REGISTERED ARCHITECT 94757

PRE-APP MEETING	2025-03-17

ZON - 25 - 0018

ARC - 25 - 0018

NO: -

DWG. BY: DK / LG

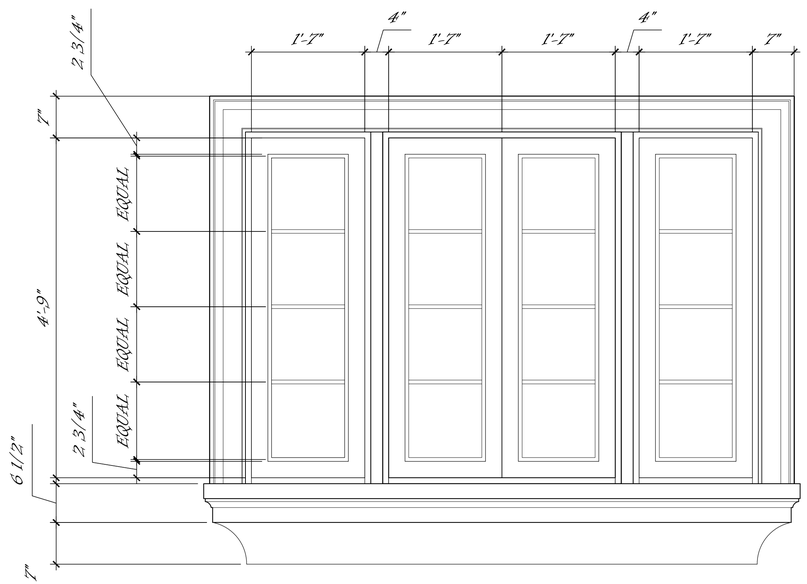
SHEET:

DT-6.00



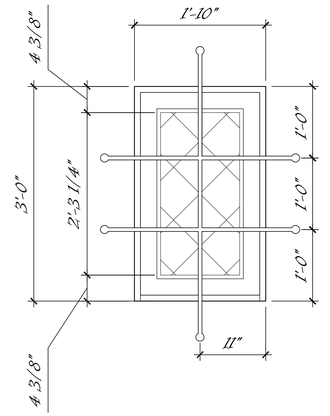
DETAIL - FAMILY RM WINDOWS AND DOORS

SCALE: 1" = 1'-0"



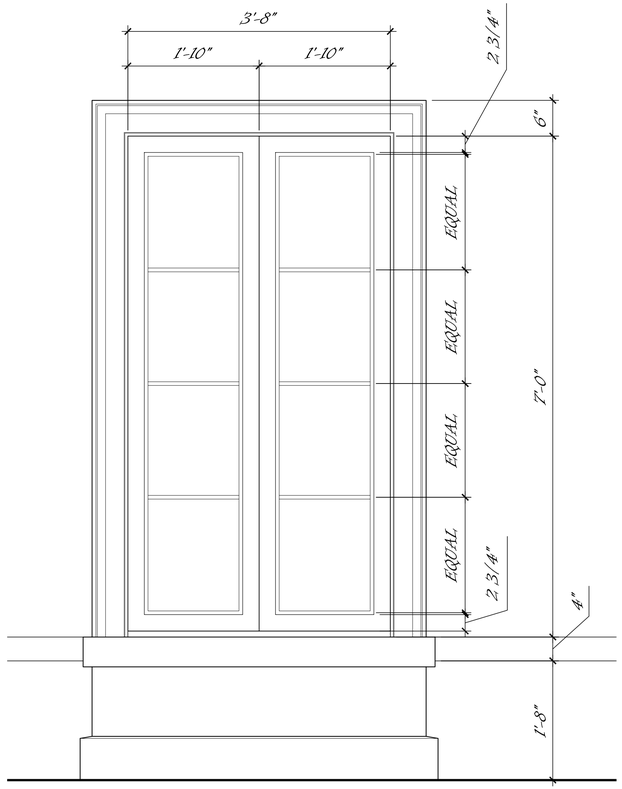
DETAIL - BEDROOM #1 WINDOW

SCALE: 1" = 1'-0"



DETAIL - TYP. HALLWAY WINDOW

SCALE: 1" = 1'-0"



DETAIL - TYP. DOUBLE CASEMENT

SCALE: 1" = 1'-0"

S·M

NEW RESIDENCE FOR
164 SEMINOLE AVE
PALM BEACH, FL 33480

SMITH AND MOORE ARCHITECTS, INC.
1500 SOUTH OLIVE AVENUE WEST PALM BEACH, FLORIDA 33401 • TEL (561) 835-1888 FAX (561) 832-7015

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND IS AND SHALL REMAIN THE PROPERTY OF SMITH AND MOORE ARCHITECTS, INC. AS SUCH SHALL EXHIBIT THE STATUTORY AND COMMON LAW PROTECTIONS AFFORDED TO SUCH PROPERTY. ALL COPYRIGHTS AND OTHER PROPERTY RIGHTS ARE RESERVED BY SMITH AND MOORE ARCHITECTS, INC. WITH THIS PROJECT, ANY SHALL NOT BE USED FOR ANY OTHER LOCATION, EXCEPT SMITH AND MOORE ARCHITECTS, INC. ALL RIGHTS RESERVED

FLORIDA AAC

NO. 001285

HAROLD J. SMITH
REGISTERED ARCHITECT 8742

JONATHAN C. MOORE
REGISTERED ARCHITECT 13541

PETER G. PAPADOPOULOS
REGISTERED ARCHITECT 92952

DANIEL KAHAN
REGISTERED ARCHITECT 94757

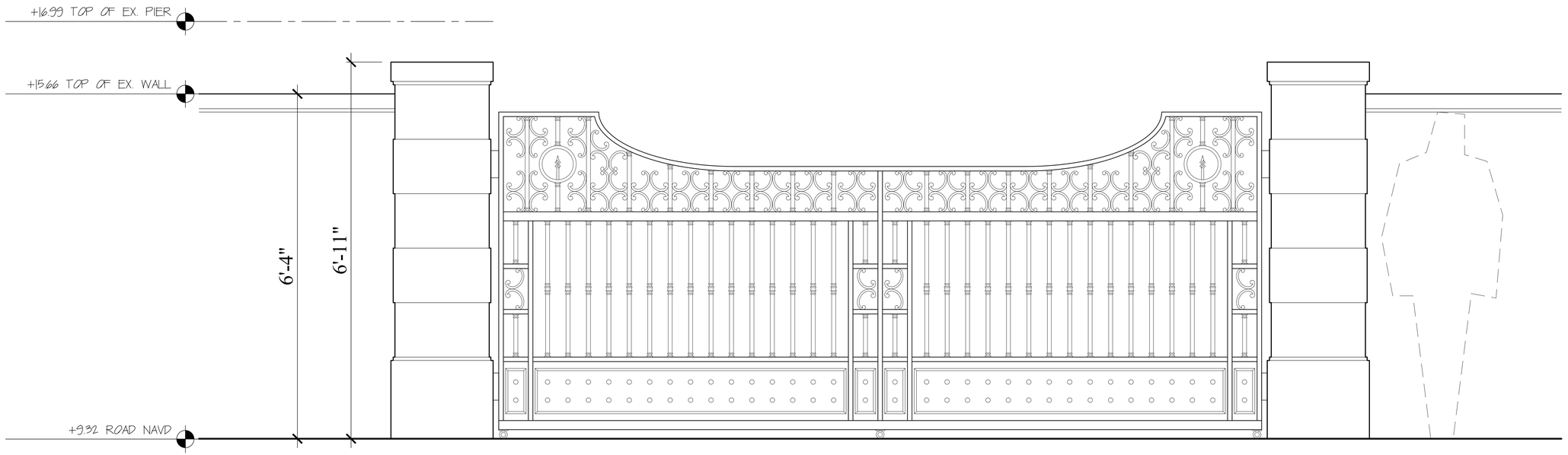
PRE-APP MEETING	2025-03-17

ZON - 25 - 0018

NO: -
DWG. BY: DK / LG
SHEET:

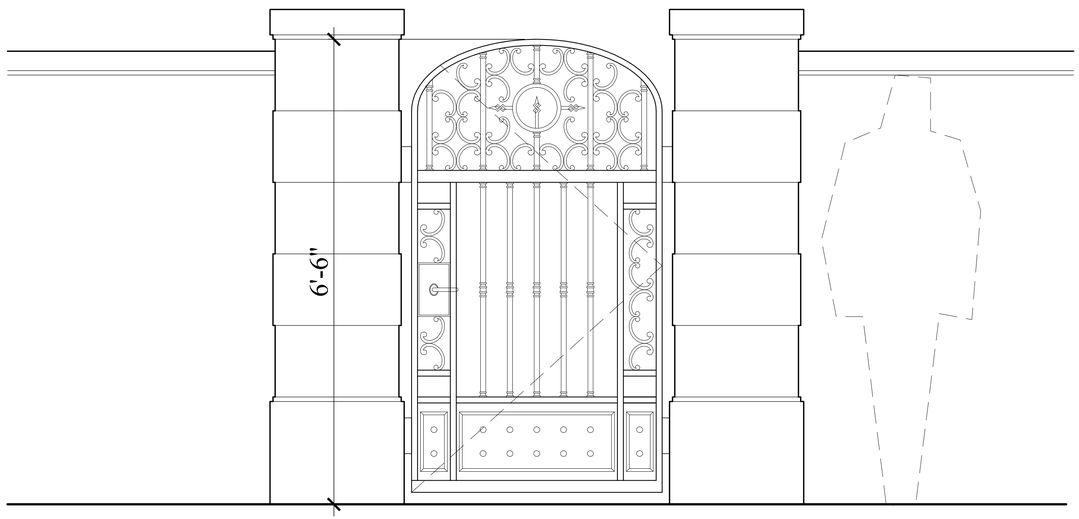
ARC - 25 - 0018

DT-7.00



DRIVEWAY GATES

SCALE: 1" = 1'-0"



FRONT ENTRY GATE

SCALE: 1" = 1'-0"

S·M

NEW RESIDENCE FOR
164 SEMINOLE AVE
PALM BEACH, FL 33480

SMITH AND MOORE ARCHITECTS, INC.
• 1500 SOUTH OLIVE AVENUE WEST PALM BEACH, FLORIDA 33401 • TEL (561) 835-1888 FAX (561) 832-7015 •

This drawing is an instrument of service and is property of smith and moore architects, inc. It is protected by the federal laws of the U.S.A. and may not be used in part or whole without written consent of smith and moore architects, inc. All rights reserved.

FLORIDA AAC

NO. 001285

HAROLD J. SMITH
REGISTERED ARCHITECT 8742

JONATHAN C. MOORE
REGISTERED ARCHITECT 13541

PETER G. PAPADOPOULOS
REGISTERED ARCHITECT 92952

DANIEL KAHAN
REGISTERED ARCHITECT 94757

PRE-APP MEETING	2025-03-17

ZON - 25 - 0018

NO: -
DWG. BY: DK / LG
SHEET:

ARC - 25 - 0018

GATES



PREVIOUSLY PROPOSED
VIEW FROM NORTHEAST

S·M

NEW RESIDENCE FOR
164 SEMINOLE AVE
PALM BEACH, FL 33480

SMITH AND MOORE ARCHITECTS, INC.
• 1500 SOUTH OLIVE AVENUE WEST PALM BEACH, FLORIDA 33401 • TEL (561) 835-1888 FAX (561) 832-7015 •

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND AS SUCH SHALL REMAIN THE PROPERTY OF SMITH AND MOORE ARCHITECTS, INC. AND IS PROTECTED UNDER COPYRIGHT LAWS. ALL RIGHTS RESERVED. USE OF THIS DRAWING IN ANY MANNER WITHOUT THE EXPRESS WRITTEN CONSENT OF SMITH AND MOORE ARCHITECTS, INC. IS PROHIBITED. THIS DRAWING OR ANY PART THEREOF MAY NOT BE USED FOR ANY OTHER LOCATION, EXTENSION OF THIS PROJECT, AND SHALL NOT BE USED FOR ANY OTHER LOCATION. COPYRIGHT SMITH AND MOORE ARCHITECTS, INC. ALL RIGHTS RESERVED

FLORIDA AAC

NO. 001285

HAROLD J. SMITH
REGISTERED ARCHITECT 8742

JONATHAN C. MOORE
REGISTERED ARCHITECT 13541

PETER G. PAPADOPOULOS
REGISTERED ARCHITECT 92952

DANIEL KAHAN
REGISTERED ARCHITECT 94757

PRE-APP MEETING	2025-03-17

ZON - 25 - 0018

NO: -
DWG. BY: DK / LG
SHEET:

ARC - 25 - 0018

R-1.00



PREVIOUSLY PROPOSED
VIEW FROM NORTHWEST

S·M

NEW RESIDENCE FOR
164 SEMINOLE AVE
PALM BEACH, FL 33480

SMITH AND MOORE ARCHITECTS, INC.
• 1500 SOUTH OLIVE AVENUE WEST PALM BEACH, FLORIDA 33401 • TEL (561) 835-1888 FAX (561) 832-7015 •

This drawing is an instrument of service and is property of SMITH AND MOORE ARCHITECTS, INC. All rights reserved. The drawings & the ideas incorporated herein, as an instrument of service, are and shall remain the property of SMITH AND MOORE ARCHITECTS, INC. ALL RIGHTS RESERVED. The use of this drawing & the ideas incorporated herein, in connection with any other project or extension to this project, except by agreement in writing with SMITH AND MOORE ARCHITECTS, INC. ALL RIGHTS RESERVED. This drawing is an instrument of service and is property of SMITH AND MOORE ARCHITECTS, INC. All rights reserved. The drawings & the ideas incorporated herein, as an instrument of service, are and shall remain the property of SMITH AND MOORE ARCHITECTS, INC. ALL RIGHTS RESERVED. The use of this drawing & the ideas incorporated herein, in connection with any other project or extension to this project, except by agreement in writing with SMITH AND MOORE ARCHITECTS, INC. ALL RIGHTS RESERVED.

FLORIDA AAC

NO. 001285

HAROLD J. SMITH
REGISTERED ARCHITECT 8742

JONATHAN C. MOORE
REGISTERED ARCHITECT 13541

PETER G. PAPADOPOULOS
REGISTERED ARCHITECT 92952

DANIEL KAHAN
REGISTERED ARCHITECT 94757

PRE-APP MEETING	2025-03-17

ZON - 25 - 0018

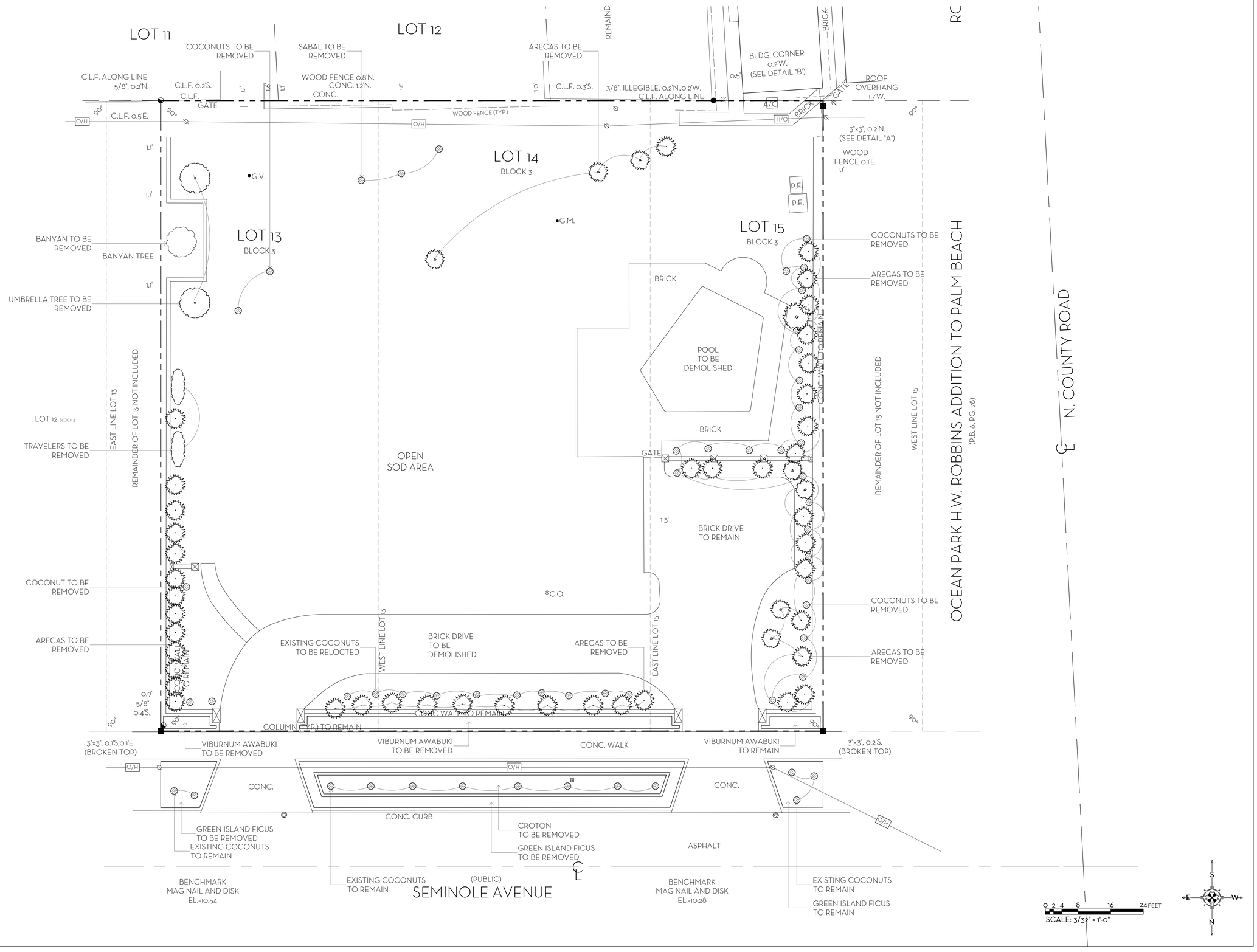
ARC - 25 - 0018

NO: -
DWG. BY: DK / LG
SHEET:

R-2.00







MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

EXISTING CONDITIONS

164 SEMINOLE AVEUNE

PALM BEACH, FL.

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

090 MAY 2025 - SECOND SUBMITTAL

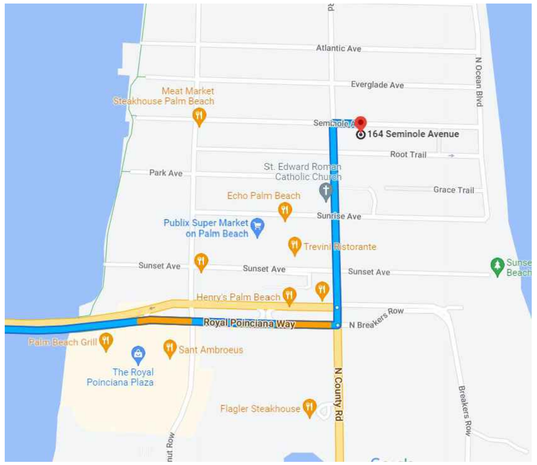
NIEVERA WILLIAMS
DESIGN

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

NIEVERAWILLIAMS.COM

COA - 030 - 2019

EX



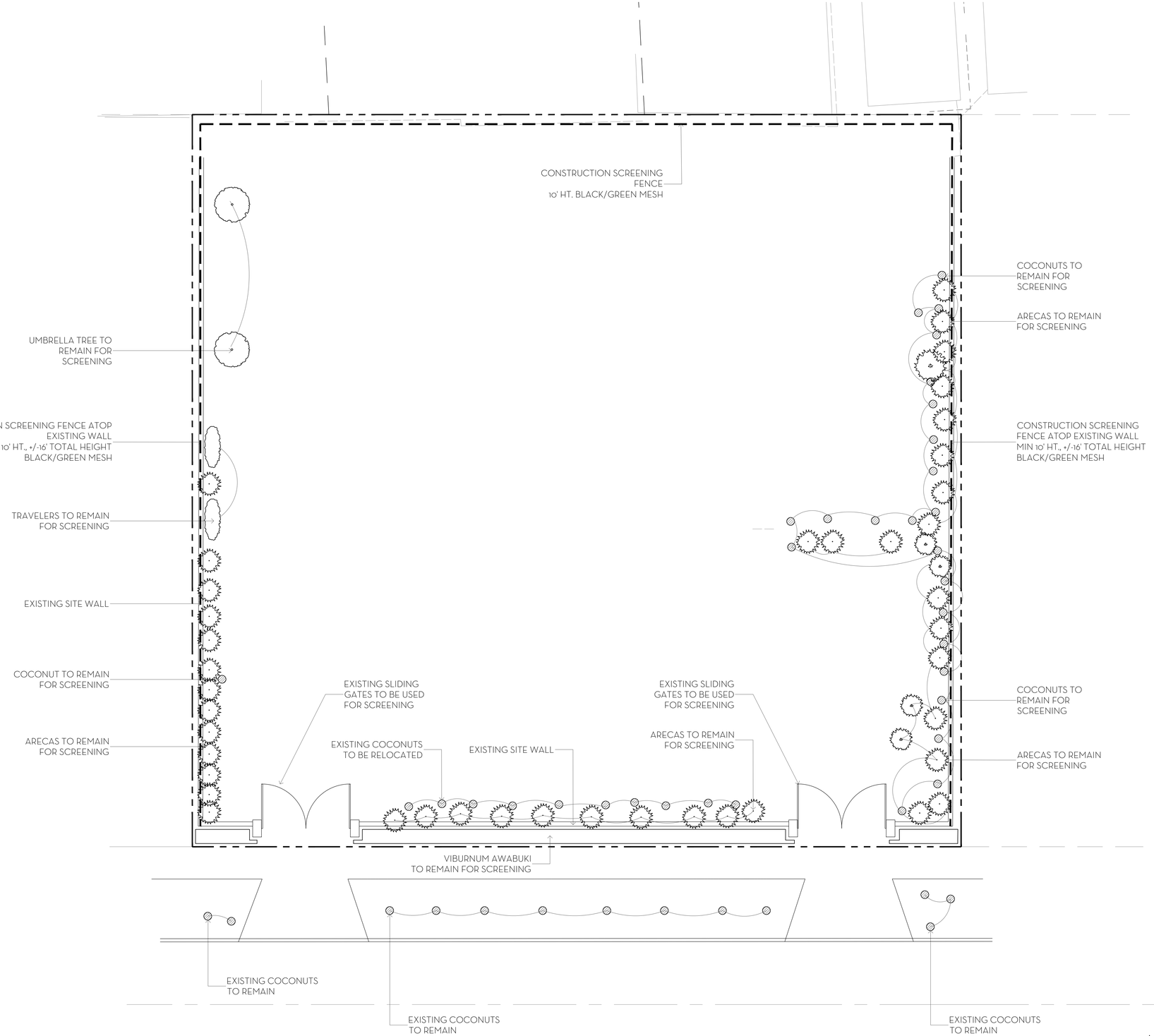
TRUCK LOGISTICS

-MAXIMUM SIZE TRUCK THAT CAN TRAVERSE THE STREET TO ACCESS THE PROPERTY - 30 FEET

-BEST ROUTE TO THE PROPERTY - USE ROYAL POINCIANA WAY, ALONG NORTH COUNTY RD., MAKE RIGHT AT SEMINOLE AVENUE.

-MAXIMUM NUMBER OF TRUCK TRIPS TO THE PROPERTY (ESTIMATED) - 80 DEMOLITION, FILL, STEEL, CONCRETE, BLOCK, WINDOWS, DOORS, TRUSSES, ROOF SHEATHING, A/C UNITS, CABINETS, FLOOR TILE, PAVERS, LANDSCAPE, ETC.)

NOTE: ALL SCREENING TO ENSURE 100% COVERAGE FROM NEIGHBORING SECOND FLOOR WINDOWS AND FROM R.O.W.



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

S E W N

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

CONSTRUCTION SCREENING PLAN

164 SEMINOLE AVEUNE

PALM BEACH, FL.

090 MAY 2025 - SECOND SUBMITTAL

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

NIEVERA WILLIAMS
DESIGN

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

NIEVERAWILLIAMS.COM

COA - 030 - 2019

CSP



PREVIOUSLY PRESENTED

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

N

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

SITE PLAN

164 SEMINOLE AVEUNE

PALM BEACH, FLORIDA

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

09 MAY 2025- SECOND SUBMITTAL

NIEVERA WILLIAMS
DESIGN

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

NIEVERAWILLIAMS.COM

ARC-25-0018
ZON-25-0018



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

0 1 4 8 16 FEET

S E W N

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

SITE PLAN

164 SEMINOLE AVEUNE

PALM BEACH, FLORIDA

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

07 JULY 2025-DROP OFF

NIEVERA WILLIAMS
DESIGN

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

NIEVERAWILLIAMS.COM

Lo

ARC-25-0018
ZON-25-0018



1
D1 SITE WALL AND GENERATOR DETAIL
SCALE: 1" = 1'-0"

PREVIOUSLY PRESENTED

S
E W
N

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

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

SITE WALL AND GENERATOR DETAIL

164 SEMINOLE AVEUNE

PALM BEACH, FLORIDA

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

09 MAY 2025: SECOND SUBMITTAL

NIEVERA WILLIAMS
DESIGN

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

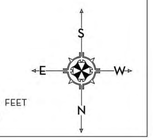
NIEVERAWILLIAMS.COM

EL1

ARC-25-0018
ZON-25-0018



1 / D1 SITE WALL AND GENERATOR DETAIL
SCALE: 1" = 1'-0"



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

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

SITE WALL AND GENERATOR DETAIL
164 SEMINOLE AVEUNE
PALM BEACH, FLORIDA

07 JULY 2025-DROP OFF

NIEVERA WILLIAMS
DESIGN

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

NIEVERAWILLIAMS.COM

EL1

ARC-25-0018
ZON-25-0018



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

PREVIOUSLY PRESENTED

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

S E W N

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

ELEVATION
164 SEMINOLE AVEUNE
PALM BEACH, FLORIDA

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

14 APRIL 2025- SECOND SUBMITTAL

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



1 / D1 SITE WALL AND GENERATOR DETAIL
SCALE: 1" = 1'-0"

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

S
E W
N

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

SITE WALL AND GENERATOR DETAIL

164 SEMINOLE AVEUNE

PALM BEACH, FLORIDA

07 JULY 2025-DROP OFF

SCALE: 1/4" = 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

EL2

ARC-25-0018
ZON-25-0018



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

PREVIOUSLY PRESENTED

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

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

164 SEMINOLE AVEUNE

ELEVATION

PALM BEACH, FLORIDA

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

14 APRIL 2025- SECOND SUBMITTAL

NIEVERA WILLIAMS
DESIGN

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

NIEVERAWILLIAMS.COM

EL3



1 / D1 SITE WALL AND GENERATOR DETAIL
SCALE: 1" = 1'-0"

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

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

SITE WALL AND GENERATOR DETAIL

164 SEMINOLE AVEUNE

PALM BEACH, FLORIDA

07 JULY 2025-DROP OFF

NIEVERA WILLIAMS
DESIGN

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

NIEVERAWILLIAMS.COM

EL3

ARC-25-0018
ZON-25-0018



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

PREVIOUSLY PRESENTED

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

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

ELEVATION

164 SEMINOLE AVEUNE

PALM BEACH, FLORIDA

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

14 APRIL 2025- SECOND SUBMITTAL

NIEVERA WILLIAMS
DESIGN

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

NIEVERAWILLIAMS.COM

EL4



1 / D1 SITE WALL AND GENERATOR DETAIL
SCALE: 1" = 1'-0"

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

S
E W
N

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

SITE WALL AND GENERATOR DETAIL
164 SEMINOLE AVEUNE
PALM BEACH, FLORIDA

07 JULY 2025-DROP OFF

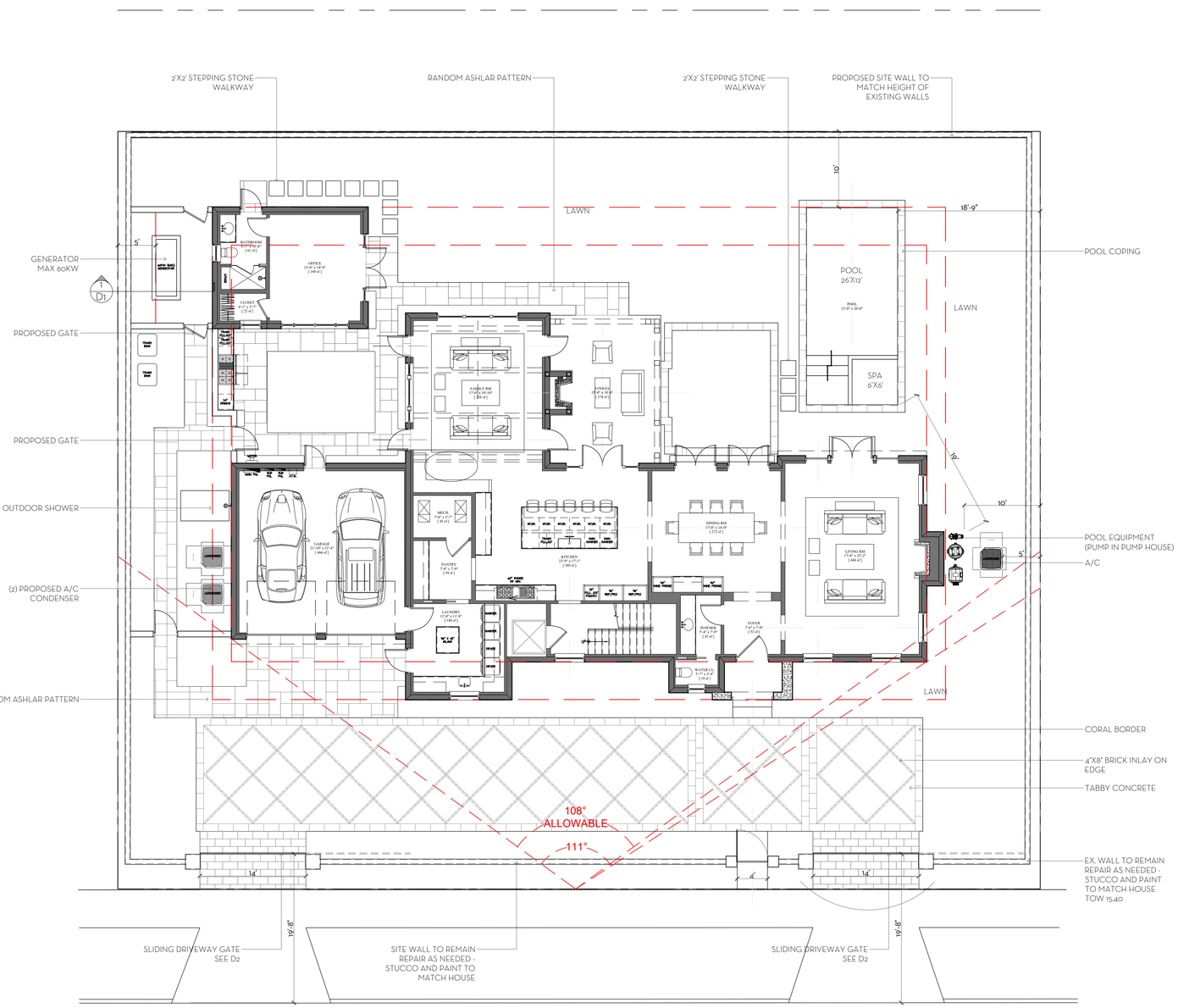
NIEVERA WILLIAMS
DESIGN

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

NIEVERAWILLIAMS.COM

EL4

ARC-25-0018
ZON-25-0018



OVERALL R-B SITE CALCULATIONS:

SITE AREA =	12,177	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	5,480	SQ FT	45%
PROPOSED =	5,520	SQ FT	45.3%

FRONT SETBACK SITE CALCULATIONS:

25' SETBACK AREA =	3,044	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	1,217.6	SQ FT	40%
PROPOSED =	1,255	SQ FT	41.2%

10' PERIMETER SITE CALCULATIONS:

PERIMETER AREA =	4,035	SQ FT	
MINIMUM LANDSCAPE:			
(50% OF 5,480 SF) = 2,740 REQUIRED			
PROPOSED =	3,287	SQ FT	81.4%

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

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

HARDSCAPE PLAN
164 SEMINOLE AVEUNE
PALM BEACH, FLORIDA

07 JULY 2025-DROP OFF

NIEVERA WILLIAMS
DESIGN

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

NIEVERAWILLIAMS.COM

L1

ARC-25-0018
ZON-25-0018



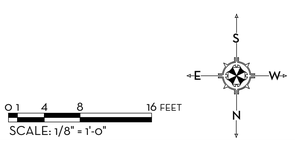
TABBY CONCRETE



BRICK INLAY



CORAL BORDER



0 1 4 8 16 FEET

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

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

SCALE: NTS

MATERIALS

164 SEMINOLE AVEUNE

PALM BEACH, FLORIDA

07 JULY 2025-DROP OFF

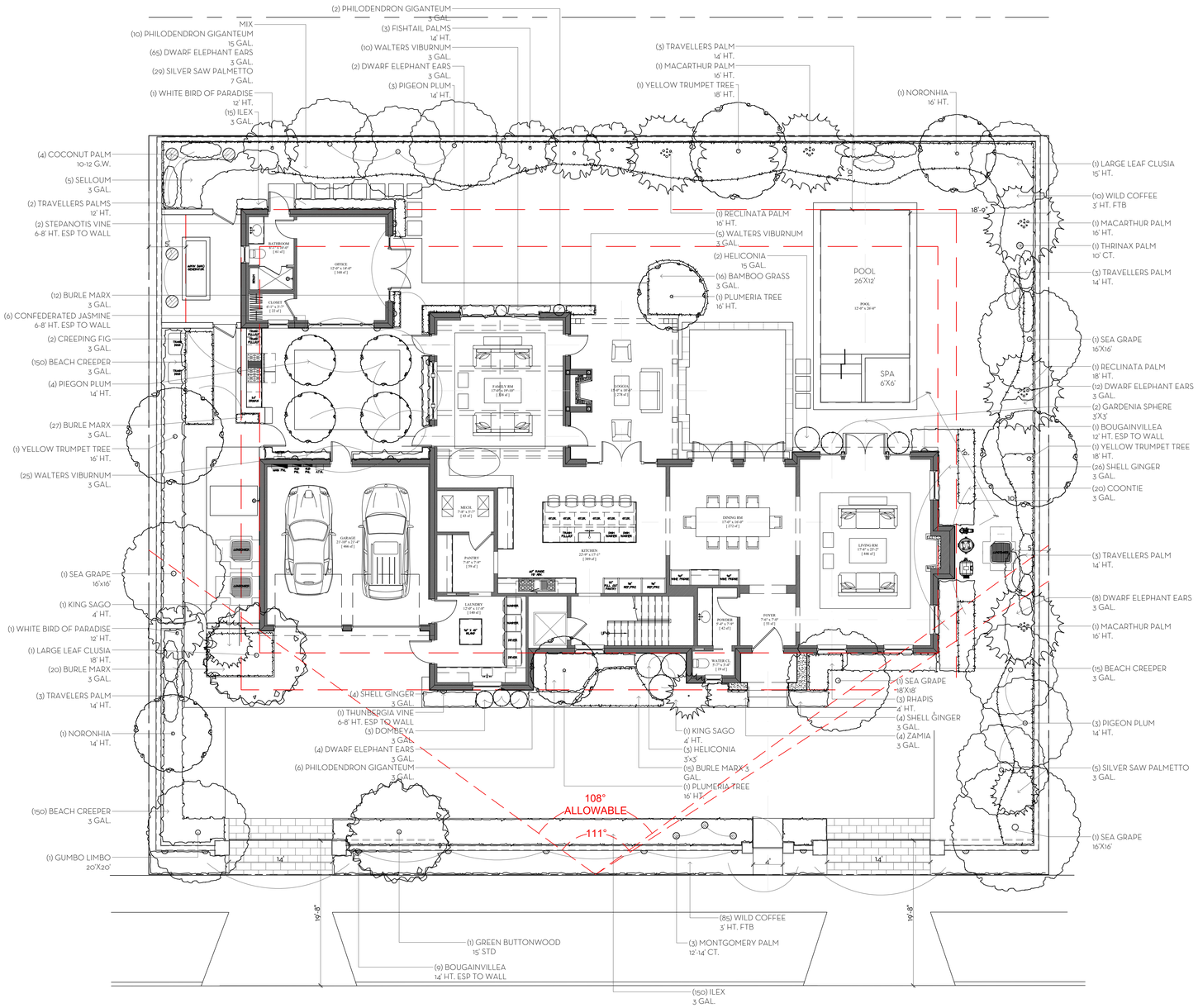
NIEVERA WILLIAMS
DESIGN

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

NIEVERAWILLIAMS.COM

L2

ARC-25-0018
ZON-25-0018



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

S E W N

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

LANDSCAPE PLAN
164 SEMINOLE AVEUNE
PALM BEACH, FLORIDA

07 JULY 2025-DROP OFF

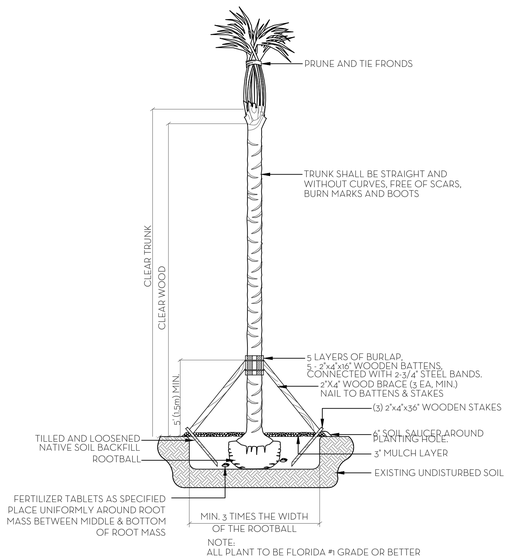
NIEVERA WILLIAMS
DESIGN

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

NIEVERAWILLIAMS.COM

LP1

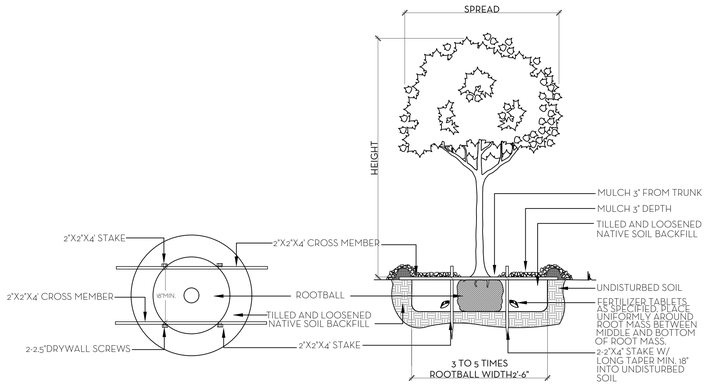
ARC-25-0018
ZON-25-0018



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

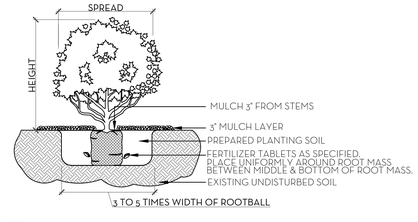
PALM PLANTING DETAIL
N.T.S.

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.



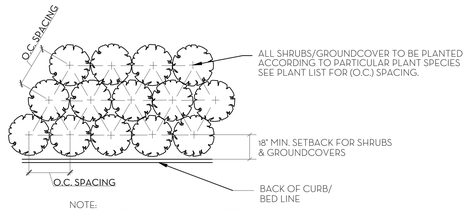
NOTE:
ALL PLANT TO BE FLORIDA #1 GRADE OR BETTER

TREE PLANTING DETAIL
N.T.S.



NOTE:
ALL MATERIAL TO BE FLORIDA #1 OR BETTER

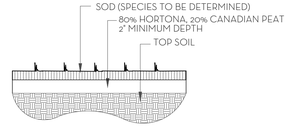
SHRUB & GROUNDCOVER PLANTING DETAIL
N.T.S.



NOTE:
ALL PLANT TO BE FLORIDA #1 OR BETTER

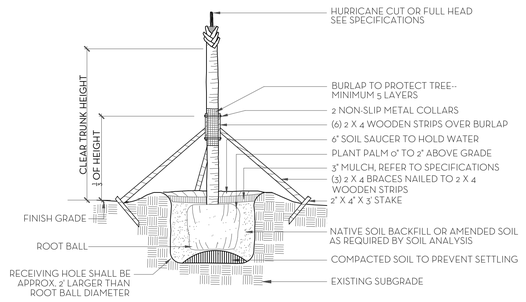
PLANT SPACING DETAIL
N.T.S.

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



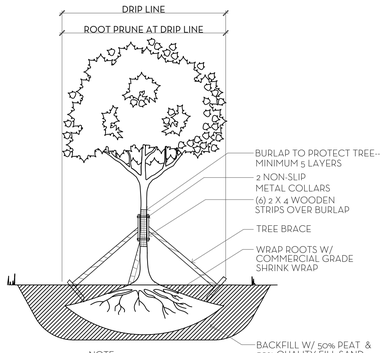
SOD PLANTING DETAIL
N.T.S.

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



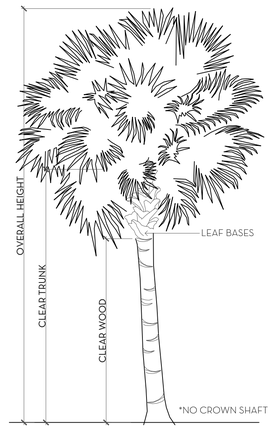
NOTES: STAKING & GUYING REQUIRED FOR PALMS, IF NECESSARY, OR AS DIRECTED BY THE LANDSCAPE ARCHITECT. ALL PLANT TO BE FLORIDA #1 OR BETTER

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



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

TREE ROOT PRUNING DETAIL
N.T.S.



PALM SPECIFICATION DETAIL
N.T.S.

FERTILIZATION

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

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

NIEVERA WILLIAMS DESIGN

164 Seminole

June 07, 2025

Landscape Material Schedule

Item No.	Common Name	Botanical Name	Quantity	Specification	Native	Covered Area (sf)
1	**TREES**					
2	Seagrape	Coccoloba uvifera	1	18'x18'	*	
3	Seagrape	Cocccoloba uvifera	3	16'X16'	*	
4	Gumbo Limbo	Bursera simaruba	1	20'x20'	*	
5	Green Buttonwood	Conocarpus erectus	1	15' STD	*	
6	Plumeria	Plumeria rubra	2	16' HT.		
7	Yellow Trumpet Tree	Tabebuia argentea	1	16' HT.		
8	Yellow Trumpet Tree	Tabebuia argentea	2	18' HT.		
9	Noronhia Tree	Noronhia emarginata	2	16' HT.		
10	Large Leaf Clusia	Clusia rosea	1	18' HT.	*	
11	Large Leaf Clusia	Clusia rosea	1	15' HT.	*	
12	Pigeon Plum	Coccoloba diversifolia	10	14' HT.	*	
13			25		72%	
14	**PALMS**					
15	Coconut Palm	Cocos nucifera	4	10'-12' GW.		
16	Macarthur Palm	Ptychosperma macarthurii	3	16' HT.		
17	Travelers Palm	Ravenala madagasacriensis	14	14' HT.		
18	Montgomery Palm	Veitchia arecina	3	12-'14' CT.		
19	Thrinax Palm	Thrinax Radiata	1	10' CT.		
20	Lady Palm	Rhapis excelsa	3	4' HT.		
21	King Sago	Cycas revoluta	2	4' HT.		
22	Date Palm Hybrid	Phoenix reclinata x roebeleniii	3	16' HT.		
23	White Bird of Paradise	Strelitzia nicolai	1	12' HT.		
24	Fishtail Palms	Caryota mitis	3	14' HT		
25						
26	**SHRUB/VINE**					
27	Bougainvillea Vine	Bougainvillea ssp	1	12' HT. ESP TO WALL		
28	Bougainvillea Vine	Bougainvillea ssp	9	14' HT. ESP TO WALL		
29	Wild Coffee	Psychotria ligustrifolia	95	3' HT. FTB	*	
30	Shell Ginger	Alpinia zerumbet	34	3 GAL.		
31	Heliconia	Heliconia hirsuta	5	3'x3'		
32	Golden Beach Creeper	Ernodea littoralis	315	3 GAL.	*	
33	Dwarf Elephant Ear	Alocasia - dwarf	32	3 GAL.		
34	Coontie	Zamia integrifolia	24	3 GAL.	*	
35	Creeping Fig	Ficus repens	2	3 GAL.		
36	Stephanotis	Stephanotis floribunda	2	6-8' HT. ESP TO WALL		
37	Selloum	PhilodendronsSelloum	5	3 GAL.		
38	Bamboo Grass	Pogonatherum saccharoideum	16	3 GAL.		
39	Philodendron Burle marx	Burle marx	74	3 GAL.		
40	Confederate Jamine	Trachelospermum asiaticum	6	6-8' HT. ESP. TO WALL		
41	Philodendron giganteum	Philodendron giganteum	18	3 GAL.		
42	Thunbergia Vine	Thunbergia grandiflora	1	6-8' HT. ESP. TO WALL		
43	Gardenia	Gardenia jasminoides 'miami supreme'	2	3'x3'		
44	Dombeya	Dombeya x 'seminole'	3	3'x3'		
45	Walter's Viburnum	Viburnum obovatum	6	3 GAL.	*	
46	Silver Saw Palmetto	Serenoa repens	5	3 GAL.	*	
47	Silver Saw Palmetto	Serenoa repens	29	7 GAL.	*	
48			684		69%	
49	**GROUNDCOVERS**					
50	Ilex	Ilex vomitoria	164	3 Gal.	*	246
51					100%	
52						
53						

Line #	Landscape Legend		
1	**Property Address:**	164 Seminole Ave.	
2	**Lot Area (sq. ft.):**	12,177 sq ft	
3		REQUIRED	PROPOSED
4	ndscape Open Space (LOS) (Sq Ft and %)	5,480 sq ft (45%)	5,520 sq ft (45.3%)
5	LOS to be altered (Sq FT and %)	N/A	N/A
6	Perimeter LOS (Sq Ft and %)	2,740 sq ft (50%)	3,287 sq ft (81.4%)
7	Front Yard LOS (Sq Ft and %)	1,217.6 sq ft (40%)	1,255 sq ft (41.2%)
8	Native Trees %	30% (number of trees)	71%
9	Native Shrubs & Vines %	30% (number of shrubs & vines)	69%
10	Native Groundcover %	30% (groundcover area)	100%

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

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

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

See Ord. 003-2023 *REV BF 20230727*

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

PLANT LIST AND DETAILS

164 SEMINOLE AVEUNE

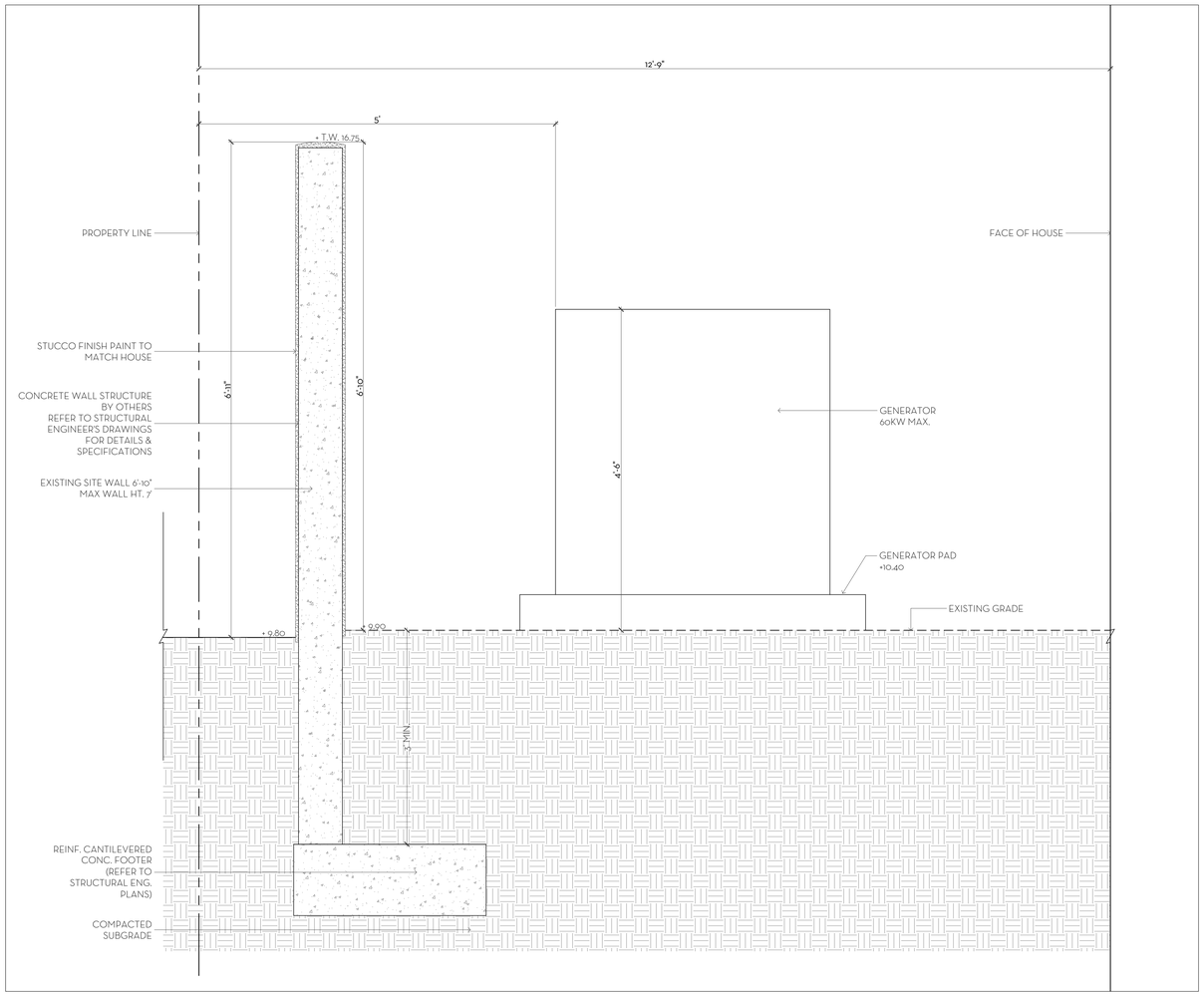
PALM BEACH, FLORIDA

07 JULY 2025-DROP OFF

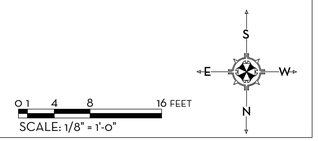
NIEVERA WILLIAMS DESIGN
625 N. Flagler Drive
Suite 502
West Palm Beach, FL 33401
P: 561-659-2820
F: 561-659-2113
NIEVERAWILLIAMS.COM

LP2

ARC-25-0018
ZON-25-0018



1/D1 SITE WALL AND GENERATOR DETAIL
SCALE: 1" = 1'-0"



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

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

SITE WALL AND GENERATOR DETAIL

164 SEMINOLE AVEUNE

PALM BEACH, FLORIDA

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

07 JULY 2025-DROP OFF

NIEVERA WILLIAMS
DESIGN

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

NIEVERAWILLIAMS.COM

D1

ARC-25-0018
ZON-25-0018

Line #	Landscape Legend		
1	**Property Address:**	164 Seminole Ave.	
2	**Lot Area (sq. ft.):**	12,177 sq ft	
3		REQUIRED	PROPOSED
4	Landscape Open Space (LOS) (Sq Ft and %)	5,480 sq ft (45%)	5,520 sq ft (45.3%)
5	LOS to be altered (Sq FT and %)	N/A	N/A
6	Perimeter LOS (Sq Ft and %)	2,740 sq ft (50%)	3,287 sq ft (81.4%)
7	Front Yard LOS (Sq Ft and %)	1,217.6 sq ft (40%)	1,255 sq ft (41.2%)
8	Native Trees %	30% (number of trees)	65%
9	Native Shrubs & Vines %	30% (number of shrubs & vines)	53%
10	Native Groundcover %	30% (groundcover area)	N/A

To determine qualifying native vegetation use either :

the Institute for Regional Conservation Natives for Your Neighborhood FL Statewide Plant List

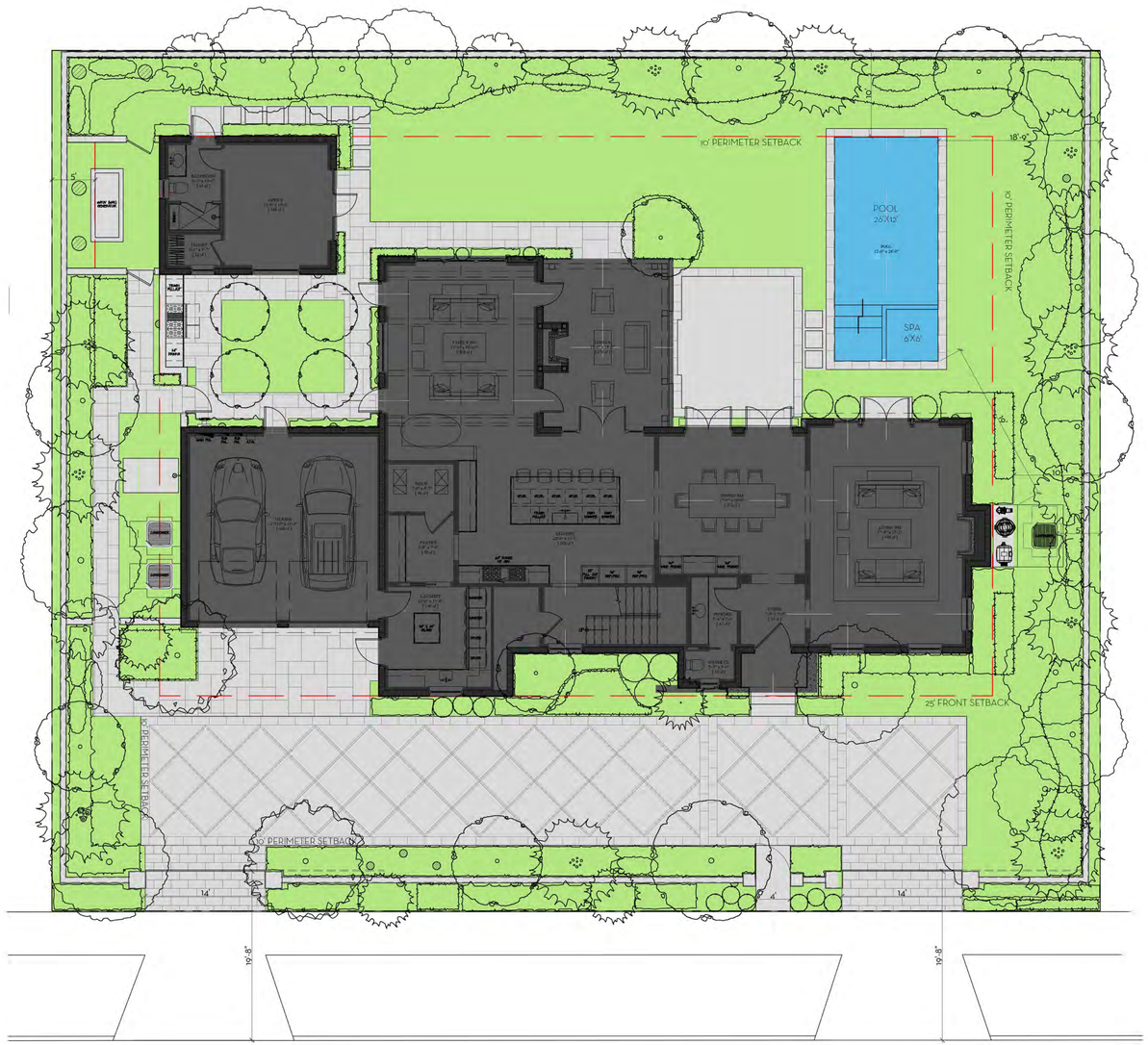
OR

the Florida Native Plant Society Native Plants for Your Area List

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

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

See Grd. 003-2023 *REV BF 20230727*



LEGEND
OPEN SPACE
HARDSCAPE
BUILDING/STRUCTURE
WATER

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

S E W N

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

OPEN SPACE DIAGRAM

164 SEMINOLE AVEUNE

PALM BEACH, FLORIDA

09 MAY 2025- SECOND SUBMITTAL

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

NIEVERA WILLIAMS
DESIGN

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

NIEVERAWILLIAMS.COM

OS1

ARC-25-0018
ZON-25-0018

ZON-25-0018 (ARC-25-0018) 164 SEMINOLE AVE (COMBO) – VARIANCES. The applicant, JPBK Properties #2, LLC (James G. Held, Manager), has filed an application requesting town council review and approval of two (2) variances related to the construction of a new residence and accessory structure, including (1) a variance to exceed maximum angle of vision and (2) a variance to exceed the maximum cubic content ratio permitted. The Architectural Commission shall perform design review of the application.

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

Applicant:	JPBK PROPERTIES #2 LLC (Jim Held & Kenn Karakul)
Architecture:	Smith & Moore Architects, Inc. (Daniel Kahan)
Landscape:	Nievera Williams Design (Mario F. Nievera)
Legal:	Maura Ziska, Esq.

HISTORY:
The application was originally heard at the June 2025 ARCOM hearing, and was well received by the commission, and was approved with a condition that part of the massing be reduced for compliance with CCR (to eliminate the need for the CCR variance requested). The motion passed, however, the item was reopened at the end of the ARCOM hearing for reconsideration of the approval and condition. A motion was made and passed to defer the application for further study.

At the JULY 23, 2025 ARCOM meeting, the application for a new two-story residence was approved (7-0) with conditions to be reviewed at an administrative level. Additionally, the commission made a positive motion (7-0) that the proposed variances would not negatively impact the architecture.

THE PROJECT:
The applicant has submitted plans, entitled “NEW RESIDENCE FOR 164 SEMINOLE AVE”, as prepared by Smith & Moore Architects, uploaded July 07, 2025.

The following is the scope of work for the Project:

- New two-story residence.
- Final hardscape, landscape and swimming pool.

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

- VARIANCE 1: Sec. 134-893(b)(6)b.: A variance for an angle of vision of 111° in lieu of the 108° maximum angle of vision permitted.

- VARIANCE 2: Sec. 134-893(b)(13)2.: A variance for a Cubic Content Ratio of 4.47 in lieu of the 3.98 maximum CCR permitted.

Site Data			
Zoning District	R-B	**Future Land Use**	SINGLE-FAMILY
Lot Size	12,177 SF	**Crown of Road**	+9.32' NAVD
Lot Depth	100'	**Lot Width**	121.77'
Lot Coverage	Permitted: 30% (3653 SF) Prev. Prop.: 25.7% (3131 SF) Prop: 25.7% (3123 SF)	**Enclosed Square Footage**	Prev. Proposed: 5,275 SF Proposed: 5267.8 SF
Cubic Content Ratio (CCR)	Maximum: 3.99 Prev. Proposed: 4.47 Proposed: 4.47 ***Variance Requested***	**Angle of Vision**	Maximum: 108° Proposed: 111° ***Variance Requested***
Finished Floor Elevation	+10.82' NAVD	**FEMA Flood Zone**	ZONE X
Maximum Fill	Permitted: 0.75' Proposed: 0.00'	**Zero Datum**	+10.82' NAVD
Overall Landscape Open Space	Required: 45% Proposed: 45.3%	**Front Yard Landscape Open Space**	Required: 40% Proposed: 41.2%

**** Variance Required.***

Surrounding Properties / Zoning	
North	165 & 163 Seminole Ave | Residences / R-B
South	173 Root Trail | Residence / R-B
East	150 Seminole Ave | Residence / R-B
West	176 Seminole Ave | Residence / R-B

STAFF ANALYSIS:

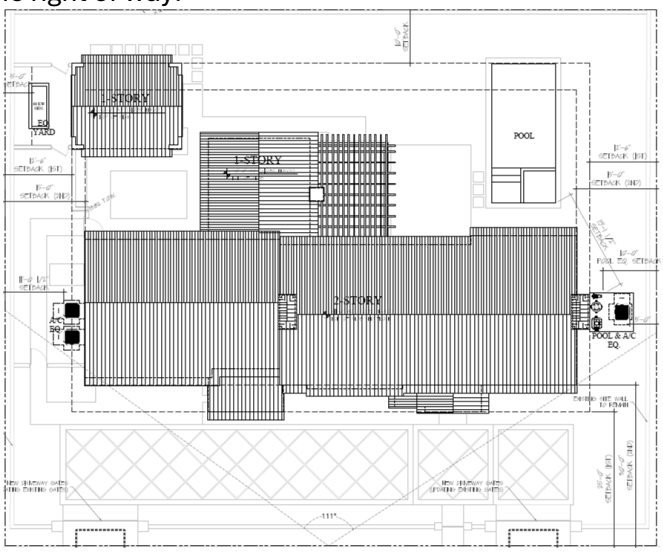


Rendering of Proposed Landscape and Residence.

The applicant is proposing the construction of a new two-story residence with final hardscape, landscape, and swimming pool on a vacant parcel of land which is compliant with the minimum lot width, depth, and area requirements of the zoning district. A preliminary review of the project indicates that the application, as proposed, is inconsistent with the Town zoning code and requires two (2) variances as proposed.

The subject property is located on the south side of Seminole Ave, the second parcel east of North County Road. The proposed residence is a primarily two-story structure that spans the width of the parcel to the two-story setback lines in a rectangular shape. There is a small one-story projection at the rear just east of center of the main massing. Additionally, there is a detached one-story cabana structure at the south-east corner. The architectural style is Mediterranean Revival featuring a variegated clay barrel tile roof, cast iron balcony railing, cypress beams and brackets, arched painted wood garage doors, and divided lite casement windows. The entry includes a projecting front facing gable niche clad in saw cut coral stone and an arched pecky cypress door. The house is sited with the majority of the structural improvements towards the front of the parcel within the buildable lot area, giving space between the residence and the nearby cottages on Root Trail. The application as proposed, however, requires two variance requests, explained in further detail below.

The application was originally reviewed at the June 2025 ARCOM hearing and was very well received by the commission. The application was approved with a condition that part of the massing be reduced to eliminate the need for the CCR variance. The motion passed; however, a motion was made to reconsider the application at the end of the ARCOM meeting. During the reconsideration, a motion was made to defer the application with a list of items to be addressed for final review and approval by the commission. The applicant resubmitted plans in response to the concerns raised. The modifications include better differentiation between the primary (west) massing and secondary (east) massing, revisions to window proportions and configurations. Reductions in the interstitial floor space, increased height of chimneys, increased proportions of half timbering, reduction in proportions of exposed timber framing, and a reduction in the height of the cabana ceiling plate. The landscape plan was also reduced as requested by the commission, allowing for better glimpses of the architecture from the right of way.



Proposed Site Plan.



Currently Proposed North (Front) Elevation.



Currently Proposed Rear (South) Elevation.

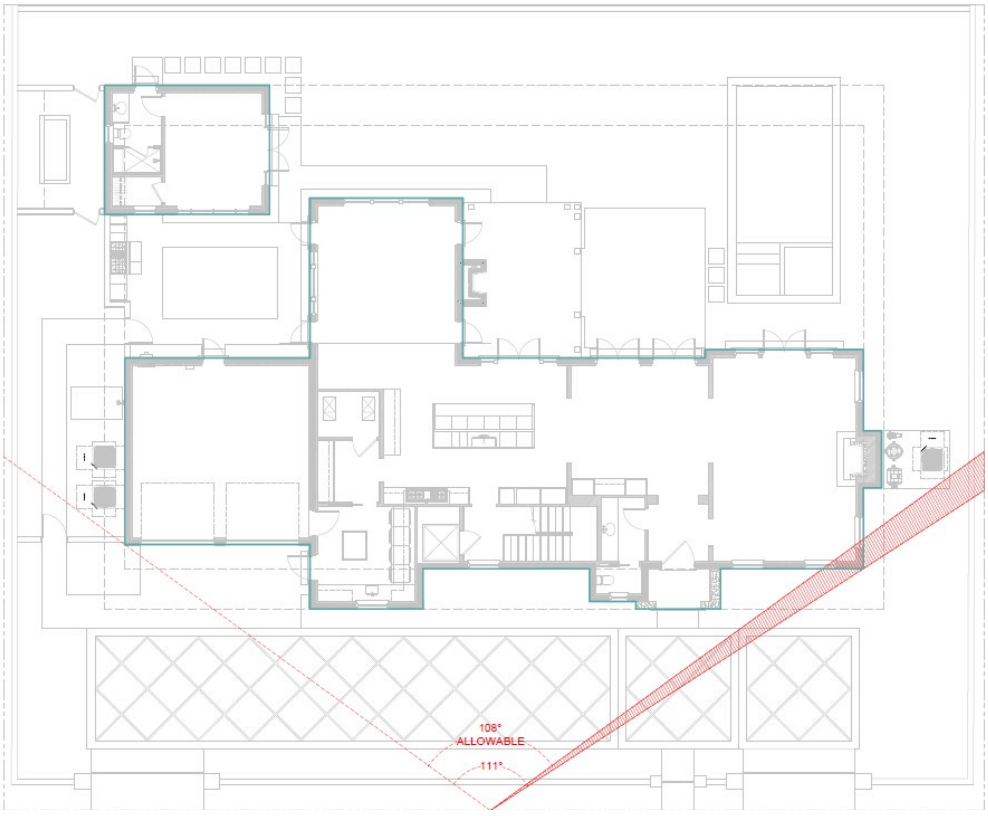


Currently Proposed Landscape Plan Renderings.

VARIANCE REQUESTS

As previously noted, the application requires two (2) variances as designed. Staff will note that the lot configuration meets or exceeds the minimum dimensions required for the R-B zoning district and therefore cannot support the variance requests. It would appear that with minor modifications, a zoning compliant design could be achieved while still attaining the overall intended program. The resubmitted set of plans does little to address either request.

The first variance request is to exceed the maximum angle of vision. The intent of the angle of vision requirement is to reduce the effect of massing on the street by limiting the width of a structure as it approaches the front of the parcel. The permitted angle of vision is driven in part by lot width, with an increase in the angle as the lot size increases, up to a maximum degree. In this case, the lot width is just over 121 feet. Which results in a permitted angle of vision of 108°. The applicant is proposing an angle of vision measurement of 111°, exceeding the allowable maximum. This request could be eliminated by shifting the structure slightly south or by slightly reducing the width of the structure, or a combination of these.

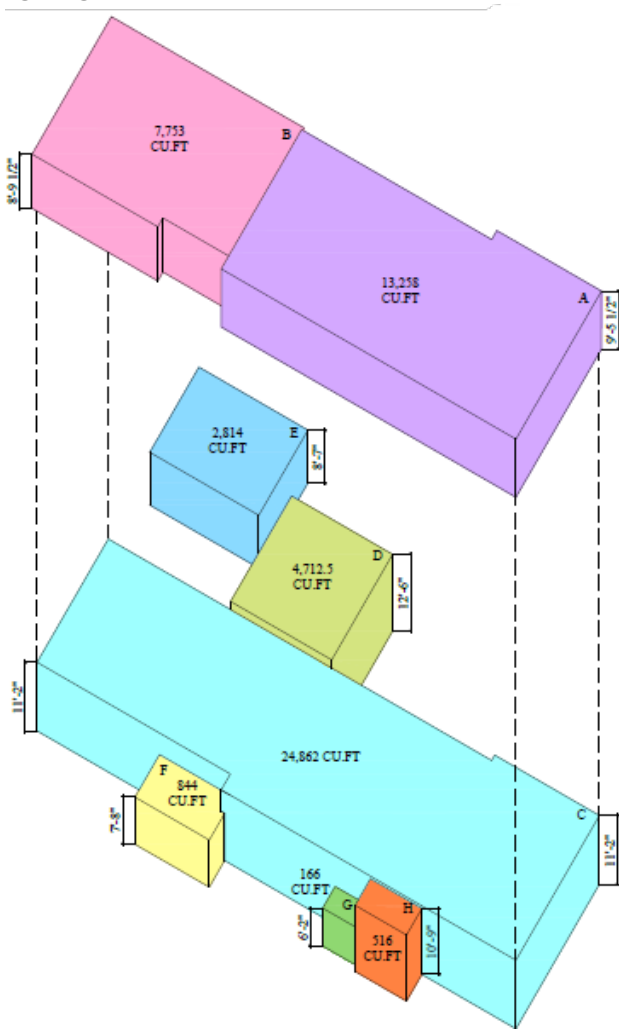


Angle of Vision Variance Diagram.

The second variance request pertains to the cubic content ratio (CCR). The cubic content ratio regulation controls for the mass of a structure relative to the lot area and is site specific for parcels in the R-B zoning district. It is calculated using the cubic footage of the length, width, and height of all structures divided by lot area to produce the resulting ratio, with some unenclosed structures eligible for reduction up to a certain cubic footage. In this application, the lot size is approximately 12,200 square feet. Using the calculation provided in the zoning code, the maximum CCR for this site is 3.98, or 48,556 cubic feet. The

applicant is proposing a CCR of 4.47 which is 54,517 cubic feet; this is 0.49 (5,961 cubic feet) over the maximum permitted.

The design of the structure features varying building heights at different parts of the proposed structures. For example, not all of the first-floor features have the same building height. The applicant could reduce the cubic content by studying a reduction in height of some or all of the house features, which would allow the proposed square footage to be maintained. If maintaining the ceiling heights is critical for the applicant, a reduction in building footprint/square footage would also result in a reduced CCR. Alternatively, a combination of these methods would reduce the cubic content without severely impacting the footprint or building heights.



Cubic Content Axonometric Diagram.

Code Section	Required	Proposed	Variance
VARIANCE 1 Sec. 134-893(b)(6)b.	Maximum 108° Angle of Vision	111° Angle of Vision	**+3°**
VARIANCE 2: Sec.134-893(b)(13)2	Maximum 3.98 CCR (48,556 CF)	4.47 CCR (54,517 CF)	**+0.49 CCR (+5,961 CF)**

CONCLUSION:

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

(1) for final determination of approval or denial of the variance(s) 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:BMF

SMITH AND MOORE ARCHITECTS, INC.

Harold Smith · Jonathan Moore · Peter Papadopoulos · Daniel Kahan

Re: 164 Seminole Avenue,
Palm Beach, FL 33480

July 07, 2025

LETTER OF INTENT (LOI)
ARC-25-0018
ZON-25-0018

PROPOSED TWO-STORY HOUSE ON VACANT R-B PARCEL

Please find for review the attached drawings for our project at 164 Seminole Avenue in the R-B Zoning District of Palm Beach. The proposal is for the construction of a new two-story house on a currently vacant lot. Zoning relief is being sought for Cubic Content Ratio and Angle of Vision. We believe the proposal is in accordance with the following guidelines:

ARCHITECTURAL REVIEW IN ACCORDANCE WITH SECTION 18-205 AND 18-206:

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

1. The plan for this proposed residence is in conformity with good taste and design and in general contributes to the image of the town and neighborhood as a place of beauty, spaciousness, balance, charm and high quality.
2. The plan for the proposed building or structure is reasonably protected against external and internal noise and other factors that would tend to make the environment less desirable.
    a. The plans show that major entertaining spaces are centrally located on the site placing these spaces far as possible from neighboring properties.
    b. The pool area is located at the rear of the residence.
    c. The proposed generator and AC equipment are located in a walled enclosure to the South and East of the property adjacent to the cabana structure. The pool equipment is located inward of the required setback to alleviate noise for the western neighbor.
3. The proposed building exterior design and appearance is not of inferior quality such as to cause the nature of the local environment to materially depreciate in appearance value.
4. The proposed residence is in harmony with the proposed developments on land in the general area and with the compressive plan for the town.
5. The proposed residence is not excessively similar to any other structure existing or within 200 feet of the proposed site in respect to one or more of the following features of the exterior design and appearance:

    a. This proposal does not have apparently visible identical front or side elevations.

1500 South Olive Avenue · West Palm Beach, Florida 33401
Telephone (561) 835-1888 · Fax (561) 832-7015
www.smithmoorearchitects.com · Florida AAC No. 001285

   b. This proposal does not have substantially identical size and arrangement of either doors, windows, porticos or other opening or breaks in the elevation facing the street, including reverse arrangement.
   c. We do not have other significant identical features of design such as, but not limited to, material roof line and height of other design elements.
6. The proposed residence is not excessively dissimilar in relation to any other structures existing or within 200 feet of the proposed site in respect to one or more of the following features:
   a. Height of building or height of roof.
   b. Other significant design features including, but not limited to, materials or quality of architectural design.
   c. Architectural compatibility.
   d. Arrangements of components of the structure.
   e. Appearance of mass from the street or from any perspective visible to the public or adjoining property owners.
   f. Diversity of design that is complimentary with the size and massing of adjacent properties.
   g. Design features that will avoid the appearance of mass through improper proportions.
   h. Design elements that protect the privacy of a neighboring property.
7. The proposed addition or accessory structure is subservient in style and massing to the principal or main structure. This is not applicable; however, the design keeps the garage wing subservient to the principal mass.
8. The proposed residence is appropriate in relation to the established character of other structures in the immediate area or neighboring areas in respect to significant design features such as material or quality or architectural design as viewed from any public or private way (except alleys).
9. The proposed development is in conformity with the standards of this code and other applicable ordinances insofar as the location and appearance of the buildings and structures are involved. The proposed design meets the zoning code without requiring variances.
10. The projects' location and design adequately protect unique site characteristics such as those related to scenic views, rock outcroppings, natural vistas, waterways and similar features. The proposed residence does not negatively impact any existing natural features.

Sec. 18-206. - Criteria for demolition permit.

Not applicable

VARIANCE REQUESTS

Variance 1: Sec. 134-893(b)(6)(b): Variance request for an Angle of Vision of 111 degrees in lieu of 108 degrees maximum allowed.

Variance 2: Sec. 134-893(b)(13)(2) Variance Request for a Cubic Content Ratio of 4.475 in lieu of 3.978 maximum allowed.

1)The special condition relative to the subject property is that the rear 16 feet of the original parcel was deeded to the rear of the cottages on Root Trail to have a landscape buffer/back yard. As such, although the subject property is 100 feet deep, it essentially has a larger back yard of greenspace.
2)The applicant was not the cause of the above special conditions of the property as the change in the lot line and area occurred prior to the applicant's offer to purchase the property.

3)The granting of the variances will not confer on the applicant a special privilege that is denied to the neighboring properties as the angle of vision is derived from the design and is a minimal request and the CCR request is justified because of the 2000 SF of additional greenspace in the rear of the property.
4)The hardship, which runs with the land, is that the subject property had an additional 2000 SF in the rear that was given to the 4 Root Trail cottages so they could have a back yard (previously the Root Trail cottages had a zero rear yard setback). This justifies the two minimal variance requests as the rear greenspace buffer will not be developed and the applicant should benefit from the use of that area in lot calculations.
5)The variances requested are the minimum necessary to make reasonable use of the land considering the proposed design of the residence and the change of the lot area by gifting land to the Root Trail cottages that are historic.
6)The granting of the variances will not be injurious to the neighborhood as the design and scale of the proposed residence is in keeping with the scale and streetscape of the neighborhood.

VARIANCE NARRATIVE

The 2 variances requested, an increased Angle of Vision and Cubic Content Ratio, are a result of the last portion of the parcel being given to the rear of the historic cottages on Root Trail - the original parcel was 116’ deep from North to South. The intent of sectioning off the rear 16’ of the parcel was to provide a landscape buffer between the existing cottages and the new 2-story construction, since the cottages had no ability to provide a reasonable landscape buffer on the North edge with the previous lot boundary. Because R-B zoning requires a 10’ rear setback, this new buffer would allow for a building separation of at least 26’ (16’ +10’) between the cottages and the new construction (instead of only 10’). In order to not render the landscape buffer moot, the design was pushed as far North as possible and squeezed to the sides.

In order to satisfy the elements of good architectural design and proportion, the North facade and second story have been pushed forward while maintaining a certain width and height to still appear beautiful from the street, mimicking similar historic palm beach houses in its design and façade composition. As a result, the building could not be compliant with code-required AOV and CCR. It is important to note that the CCR would be compliant if the original lot size had been maintained. However, because the area that has been deeded to the cottages will remain open space to preserve the light and air of the rear yards, the practical effect is the same. Given this context, we feel neither of the 2 variance requests is unreasonable and are both minimal.

Sincerely,



Daniel Kahan

Principal Architect

1500 South Olive Avenue · West Palm Beach, Florida 33401
Telephone (561) 835-1888 · Fax (561) 832-7015
www.smithmoorearchitects.com · Florida AAC No. 001285

TOWN OF PALM BEACH

Information for Town Council Meeting on: August 13, 2025

To: Town Council

Via: Wayne Bergman, Director of Planning, Zoning, & Building

From: Planning, Zoning, & Building Staff

Re: 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. *[The Landmark Commission Recommendation: Implementation of the proposed variances will not cause a negative impact on the subject property. Carried 5-2.] [The Landmark Commission approved this project with conditions to use Option A. Carried 5-2.]*

Date: 7/24/2025

ATTACHMENTS

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

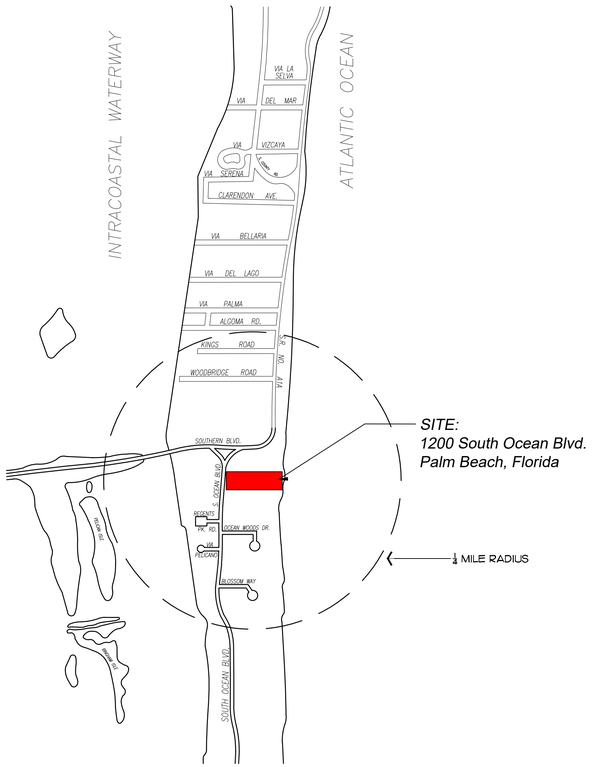
Scope of Work

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

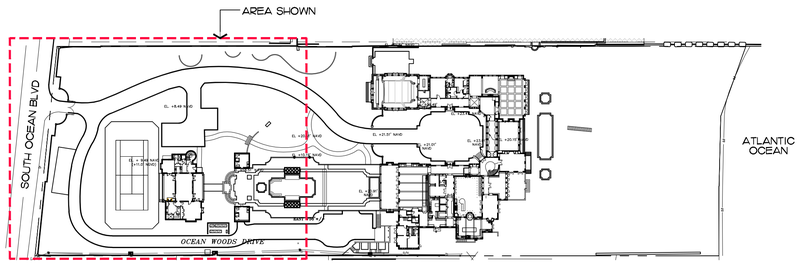
Landscape Architects
ENVIRONMENT DESIGN GROUP
139 NORTH COUNTY ROAD SUITE 20B
PALM BEACH, FL 33480
561.832.4600
WWW.ENVIRONMENTDESIGNGROUP.COM

Deferral Summary

COMMISSIONERS REQUESTED THAT ALTERNATIVE LOCATIONS FOR THE PROPOSED PADEL COURT WERE STUDIED

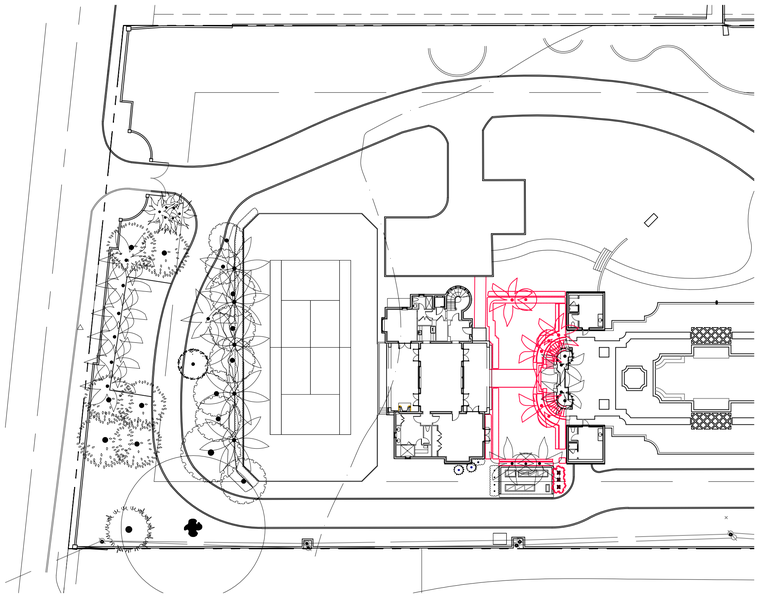
COMMENTS WERE ADDRESSED IN THE FOLLOWING SHEETS:

- 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

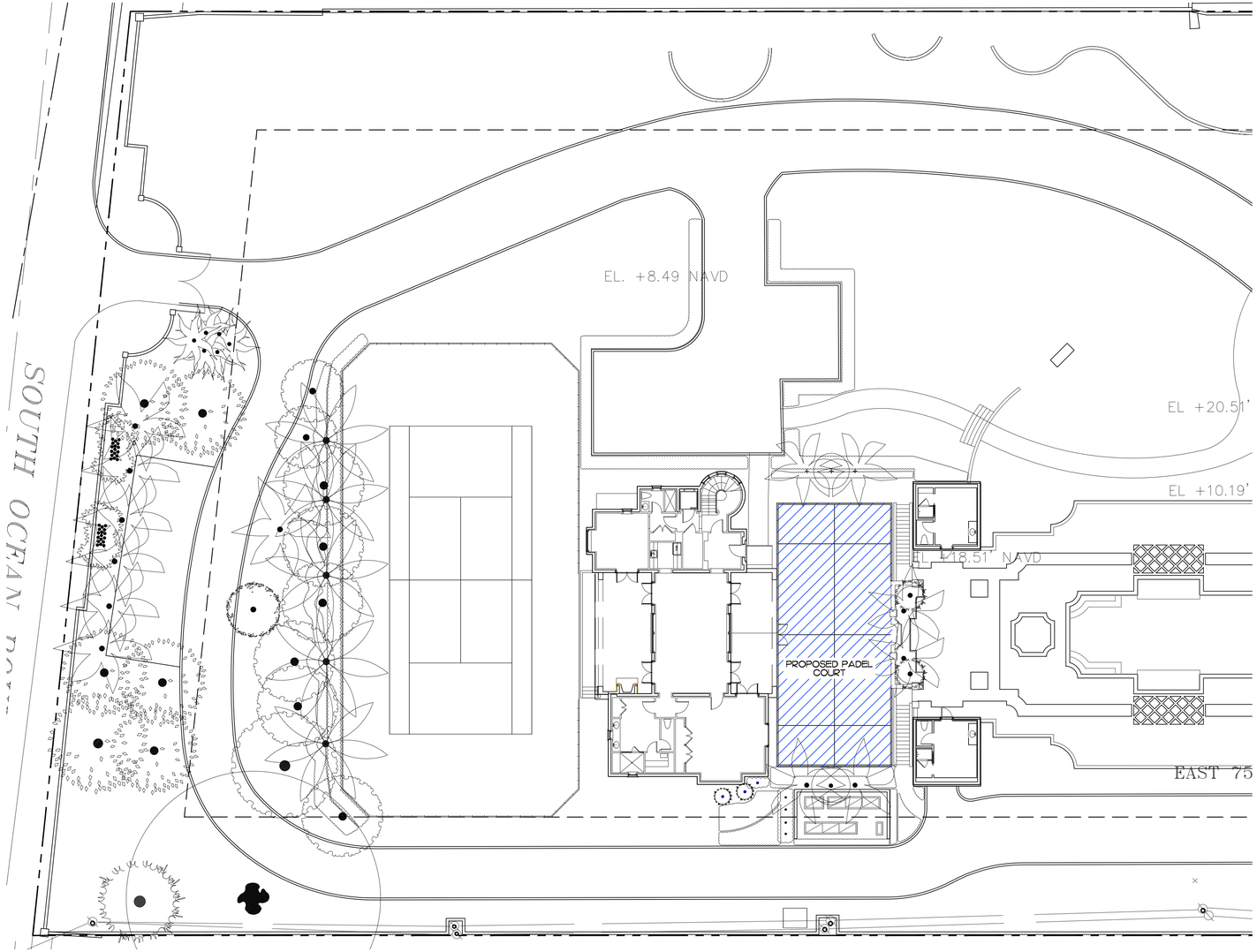


Key Map

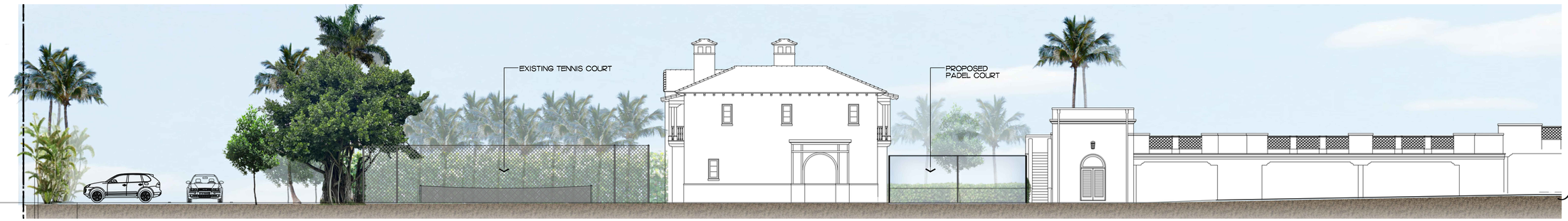
SCALE: 1" = 80'-0"



Padel Court Demolition Option A



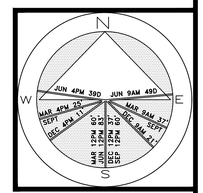
Padel Court Layout Option A



Option A Elevation Rendering

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: 06.26.2025

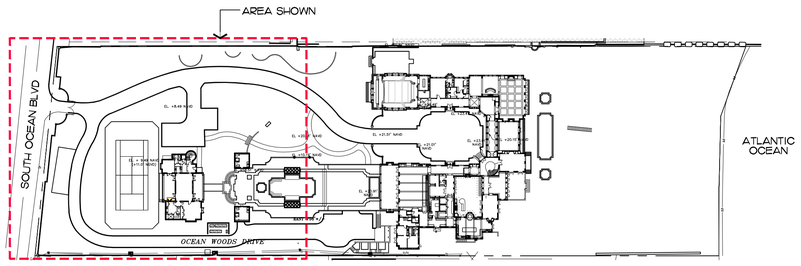
SHEET L8.1

COPYRIGHT: 2025
The following drawings are instruments of service to the Landscape Architect. They are not products of design. All ideas, designs, arrangements and plans indicated or represented by this/these drawings are owned by and the property of the designer, and were created, evolved and developed for use on and in connection with this project. None of such ideas, designs, arrangements or plans shall be used by or disclosed to any person, firm or corporation without the written permission of the Landscape Architect.

DISCLAIMER: 2025
Construction, as the term is generally understood, and that ENVIRONMENT DESIGN GROUP does not provide landscape architectural services during construction, including on-site monitoring, site visits, shop drawing review, design clarification, etc., the client agrees to indemnify and hold harmless ENVIRONMENT DESIGN GROUP from any liability arising from, acts or omissions in the performance of said services during construction by the client, and his/her agents, employees, or subcontractors.

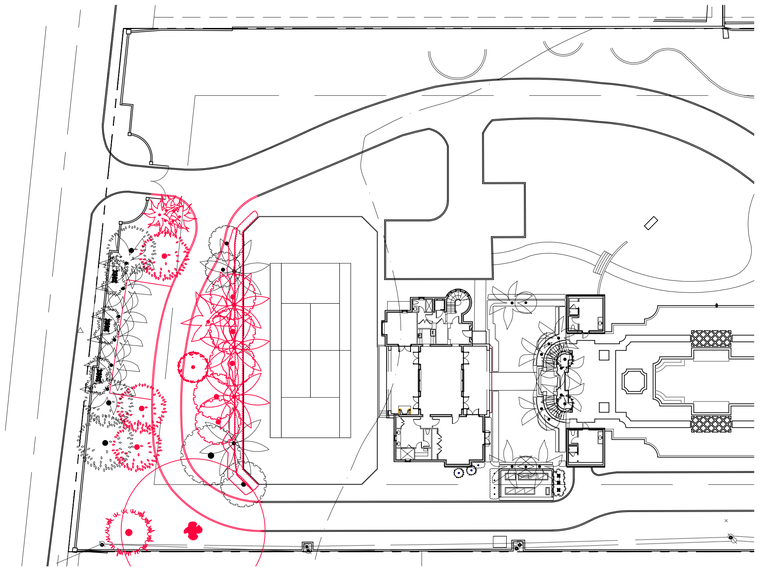
48 HOURS BEFORE DIGGING
CALL TOLL FREE
1-800-432-4770
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

Padel Court Location - A

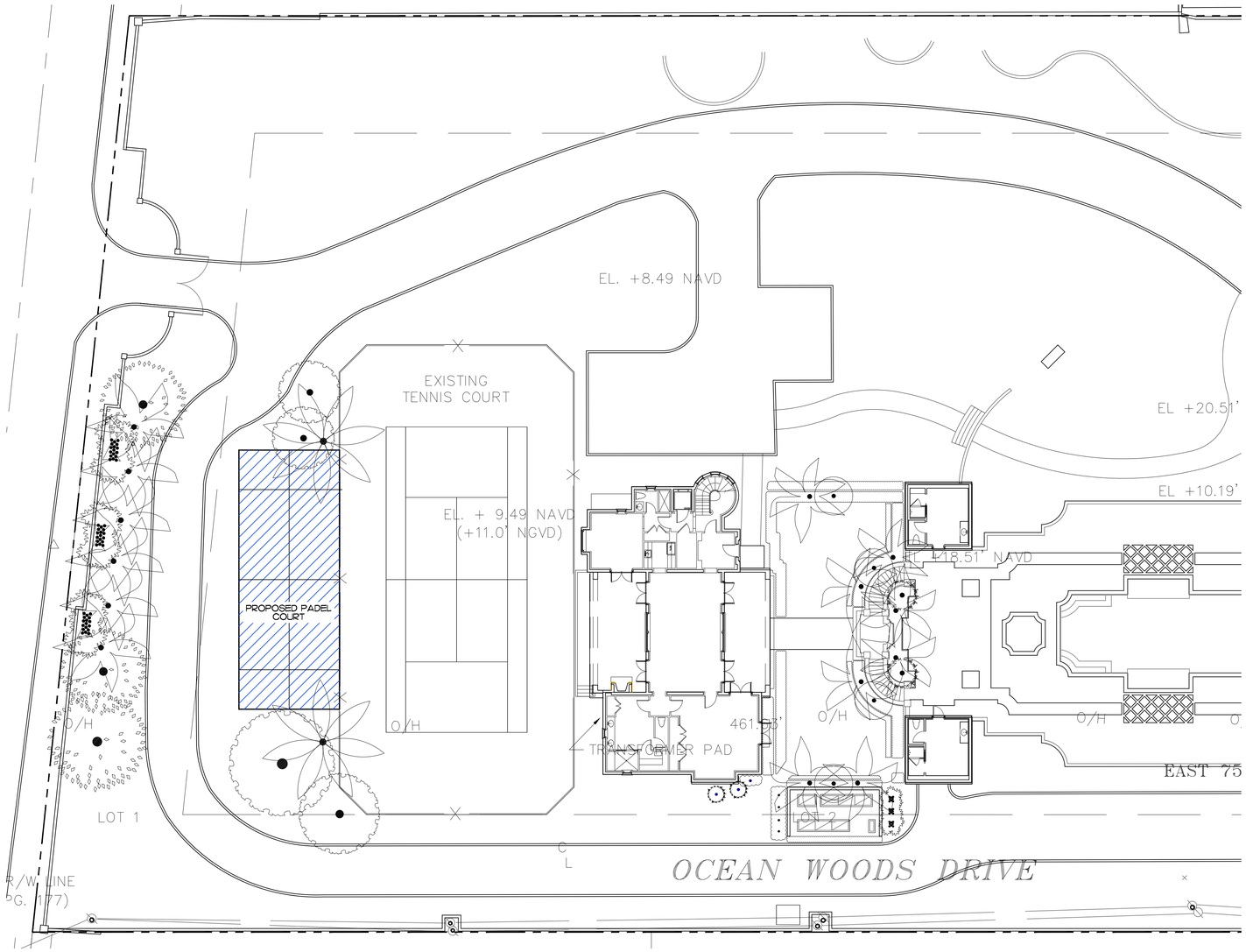


Key Map

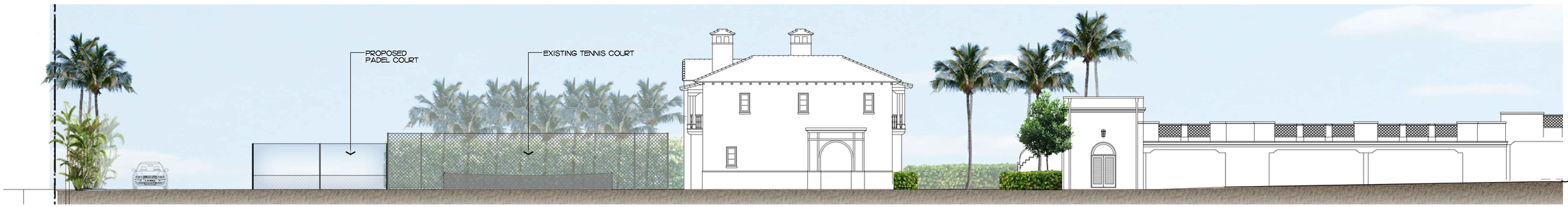
SCALE: 1" = 80'-0"



Padel Court Demolition Option A



Padel Court Layout Option C



Option C Elevation Rendering

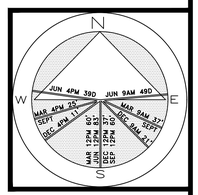
COPYRIGHT: 2025
The following drawings are instruments of service to the Landscape Architect. They are not products of design. All ideas, designs, arrangements and plans indicated or represented by this/these drawings are owned by and the property of the designer, and were created, evolved and developed for use on and in connection with this project. None of such ideas, designs, arrangements or plans shall be used by or disclosed to any person, firm or corporation without the written permission of the Landscape Architect.

DISCLAIMER: 2025
Construction, as the term is generally understood, and that ENVIRONMENT DESIGN GROUP does not provide landscape architectural services during construction, including on-site monitoring, site visits, shop drawing review, design clarification, etc., the client agrees to indemnify and hold harmless ENVIRONMENT DESIGN GROUP from any liability arising from, acts or omissions in the performance of said services during construction by the client, and his/her agents, employees, or subcontractors.

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

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

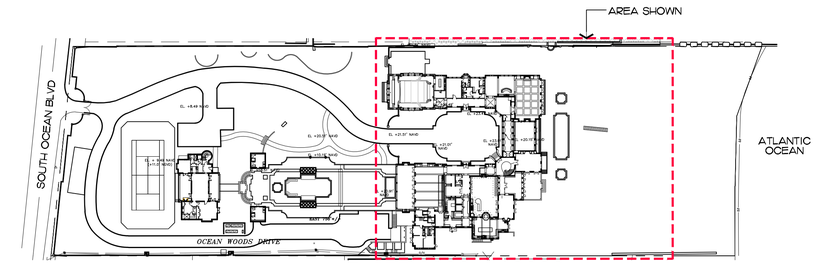
LA BELLUCIA
1200 S. Ocean Blvd.
Town of Palm Beach
FLORIDA



JOB NUMBER: # 25025.00 LA
DRAWN BY: Allison Padilla
DATE: 06.26.2025

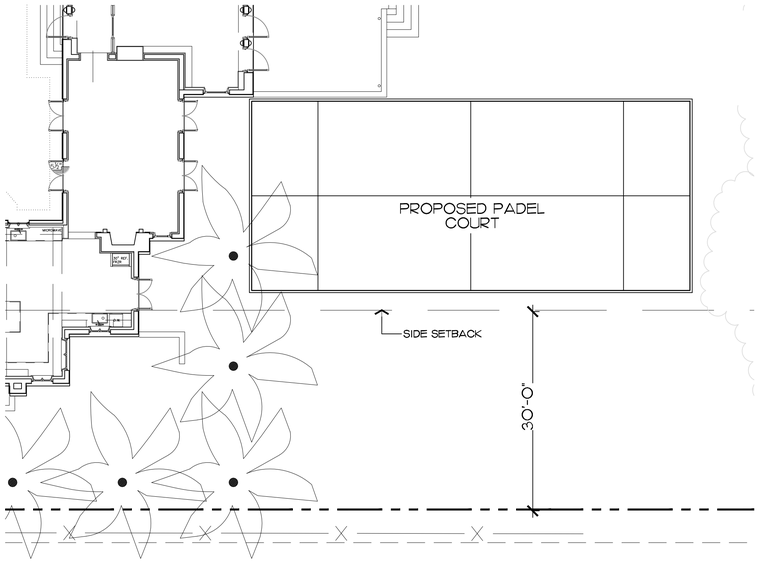
SHEET L8.2

Padel Court Location - B

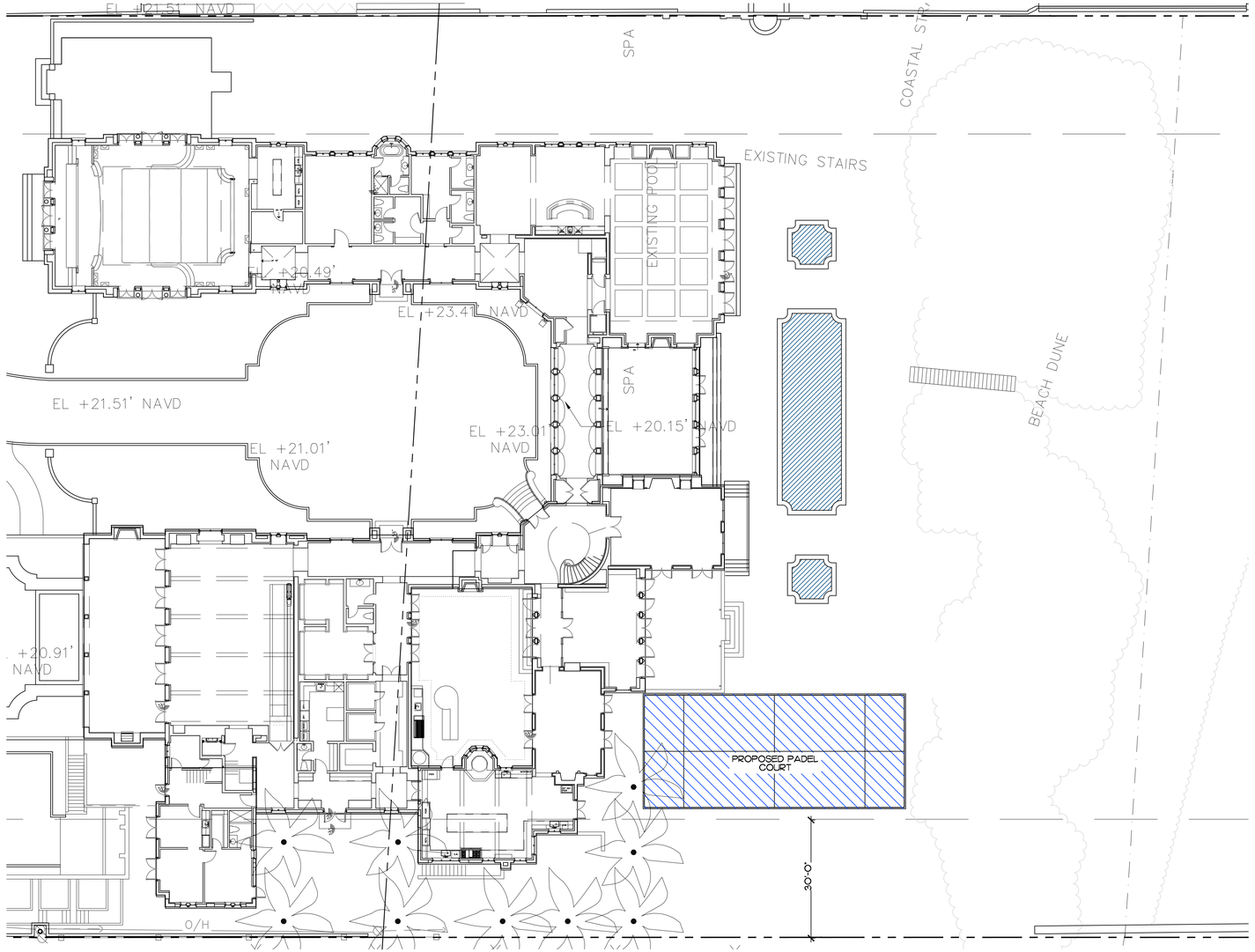


Key Map

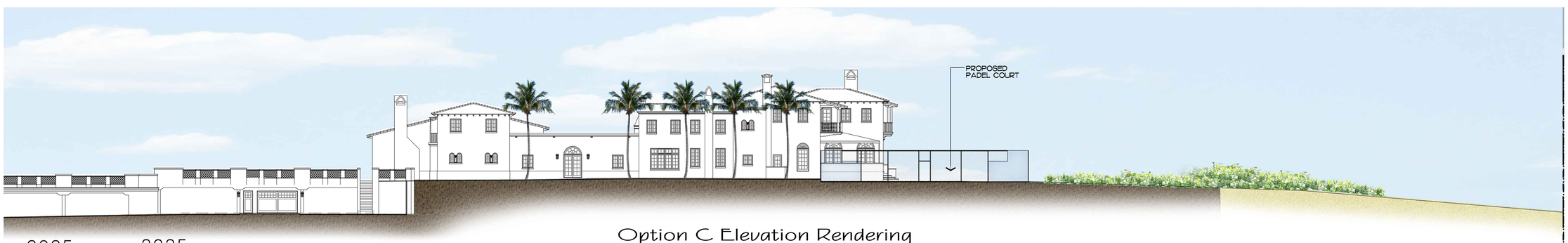
SCALE: 1" = 80'-0"



Padel Court Option C -Setback Exhibit



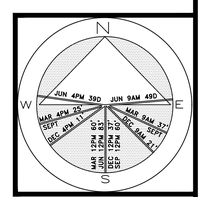
Padel Court Layout Option C



Option C Elevation Rendering

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: 06.26.2025

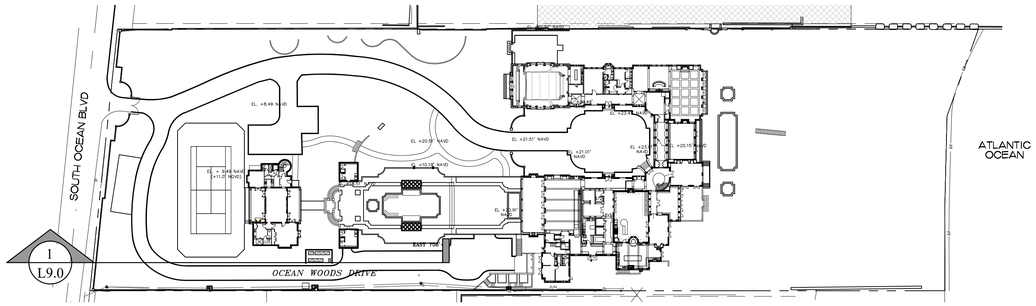
SHEET L8.3

COPYRIGHT: 2025
The following drawings are instruments of service to the Landscape Architect. They are not products of design. All ideas, designs, arrangements and plans indicated or represented by this/these drawings are owned by and the property of the designer, and were created, evolved and developed for use on and in connection with this project. None of such ideas, designs, arrangements or plans shall be used by or disclosed to any person, firm or corporation without the written permission of the Landscape Architect.

DISCLAIMER: 2025
Construction, as the term is generally understood, and that ENVIRONMENT DESIGN GROUP does not provide landscape architectural services during construction, including on-site monitoring, site visits, shop drawing review, design clarification, etc., the client agrees to indemnify and hold harmless ENVIRONMENT DESIGN GROUP from any liability arising from, acts or omissions in the performance of said services during construction by the client, and his/her agents, employees, or subcontractors.

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

Padel Court Location - C



1
L9.0

Key Map



1
L9.0

Option A South Elevation

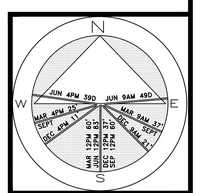


1
L9.0

Option A South Elevation With Planting

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: 06.26.2025

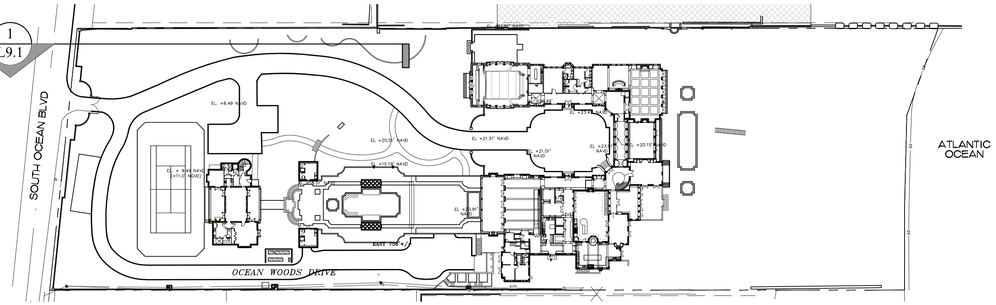
SHEET L9.0

COPYRIGHT: 2025
The following drawings are instruments of service to the Landscape Architect. They are not products of design. All ideas, designs, arrangements and plans indicated or represented by this/these drawings are owned by and the property of the designer, and were created, evolved and developed for use on and in connection with this project. None of such ideas, designs, arrangements or plans shall be used by or disclosed to any person, firm or corporation without the written permission of the Landscape Architect.

DISCLAIMER: 2025
Construction, as the term is generally understood, and that ENVIRONMENT DESIGN GROUP does not provide landscape architectural services during construction, including on-site monitoring, site visits, shop drawing review, design clarification, etc., the client agrees to indemnify and hold harmless ENVIRONMENT DESIGN GROUP from any liability arising from, acts or omissions in the performance of said services during construction by the client, and his/her agents, employees, or subcontractors.

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

South Elevation Renderings



1
L9.1

Key Map



1
L9.1

Option A North Elevation

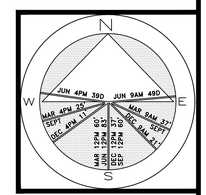


1
L9.1

Option A North Elevation With Planting

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: 06.26.2025

SHEET L9.1

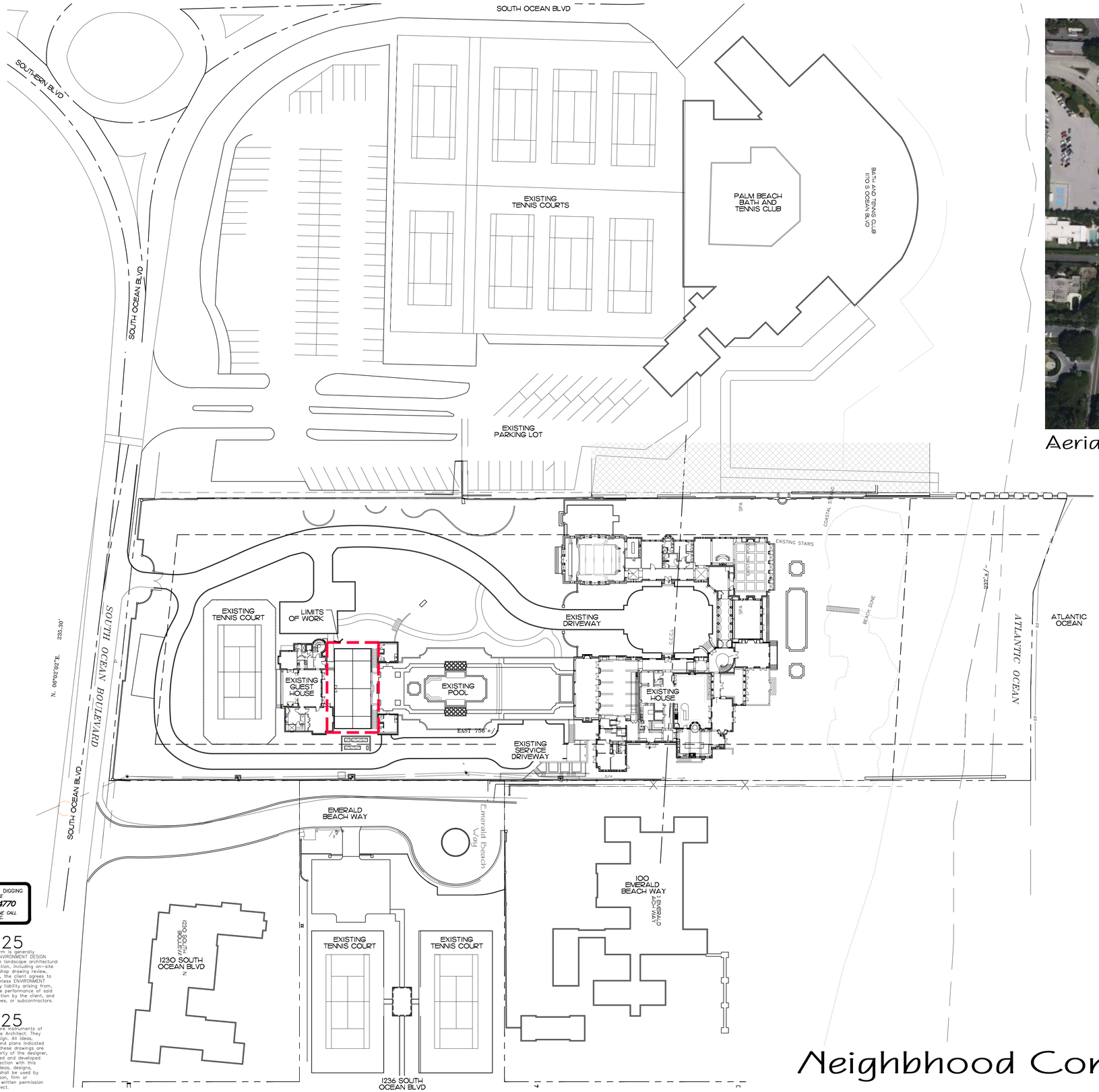
COPYRIGHT: 2025
The following drawings are instruments of service to the Landscape Architect. They are not products of design. All ideas, designs, arrangements and plans indicated or represented by this/these drawings are owned by and the property of the designer, and were created, evolved and developed for use on and in connection with this project. None of such ideas, designs, arrangements or plans shall be used by or disclosed to any person, firm or corporation without the written permission of the Landscape Architect.

DISCLAIMER: 2025
Construction, as the term is generally understood, and that ENVIRONMENT DESIGN GROUP does not provide landscape architectural services during construction, including on-site monitoring, site visits, shop drawing review, design clarification, etc., the client agrees to indemnify and hold harmless ENVIRONMENT DESIGN GROUP from any liability arising from, acts or omissions in the performance of said services during construction by the client, and his/her agents, employees, or subcontractors.

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

North Elevation Renderings

Previous Submittal



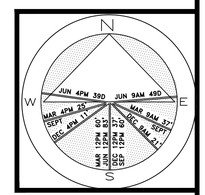


Aerial View

LIMITS OF WORK

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 RLA #6666784
Dustin@environmentdesigngroup.com

LA BELLUCIA
1200 S. Ocean Blvd.
Town of Palm Beach
FLORIDA



JOB NUMBER: # 25025.00 LA
DRAWN BY: Allison Padilla
Jean Twomey
DATE: 03.06.2025

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

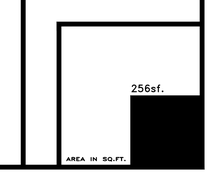
DISCLAIMER: 2025
Construction, as the term is generally understood, and that ENVIRONMENT DESIGN GROUP does not provide landscape architectural services during construction, including on-site monitoring, site visits, shop drawing review, design clarification, etc., the client agrees to indemnify and hold harmless ENVIRONMENT DESIGN GROUP from any liability arising from, acts or omissions in the performance of said services during construction by the client, and his/her agents, employees, or subcontractors.

COPYRIGHT: 2025
The following drawings are instruments of service to the Landscape Architect. They are not products of design. All ideas, designs, arrangements and plans indicated or represented by this/these drawings are owned by and the property of the designer, and were created, evolved and developed for use on and in connection with this project. None of such ideas, designs, arrangements or plans shall be used by or disclosed to any person, firm or corporation without the written permission of the Landscape Architect.

Neighbhood Context Plan

SCALE IN FEET 0' 40' 80' 120'

SHEET L1.0

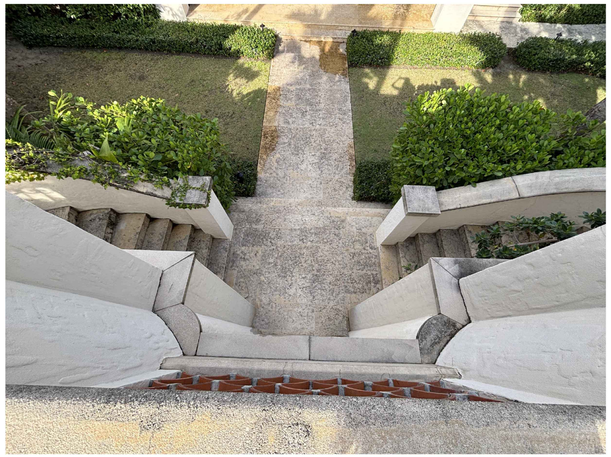




Existing East Side



Existing North Buffer



Existing Top View



Existing Northeast Corner



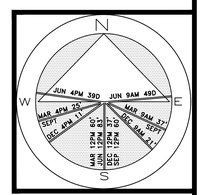
Existing Northeast Corner



Existing Southest Side

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: Alex Bugrii
DATE: 03.18.2025

SHEET L1.1

COPYRIGHT: 2025
The following drawings are instruments of service to the Landscape Architect. They are not products of design. All ideas, designs, arrangements and plans indicated or represented by this/these drawings are owned by and the property of the designer, and were created, evolved and developed for use on and in connection with this project. None of such ideas, designs, arrangements or plans shall be used by or disclosed to any person, firm or corporation without the written permission of the Landscape Architect.

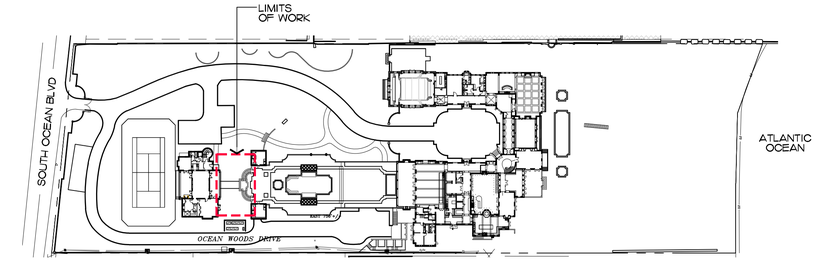
DISCLAIMER: 2025
Construction, as the term is generally understood, and that ENVIRONMENT DESIGN GROUP does not provide landscape architectural services during construction, including on-site monitoring, site visits, shop drawing review, design clarification, etc., the client agrees to indemnify and hold harmless ENVIRONMENT DESIGN GROUP from any liability arising from, acts or omissions in the performance of said services during construction by the client, and his/her agents, employees, or subcontractors.

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

Existing Courtyard Photos - Limits of Work

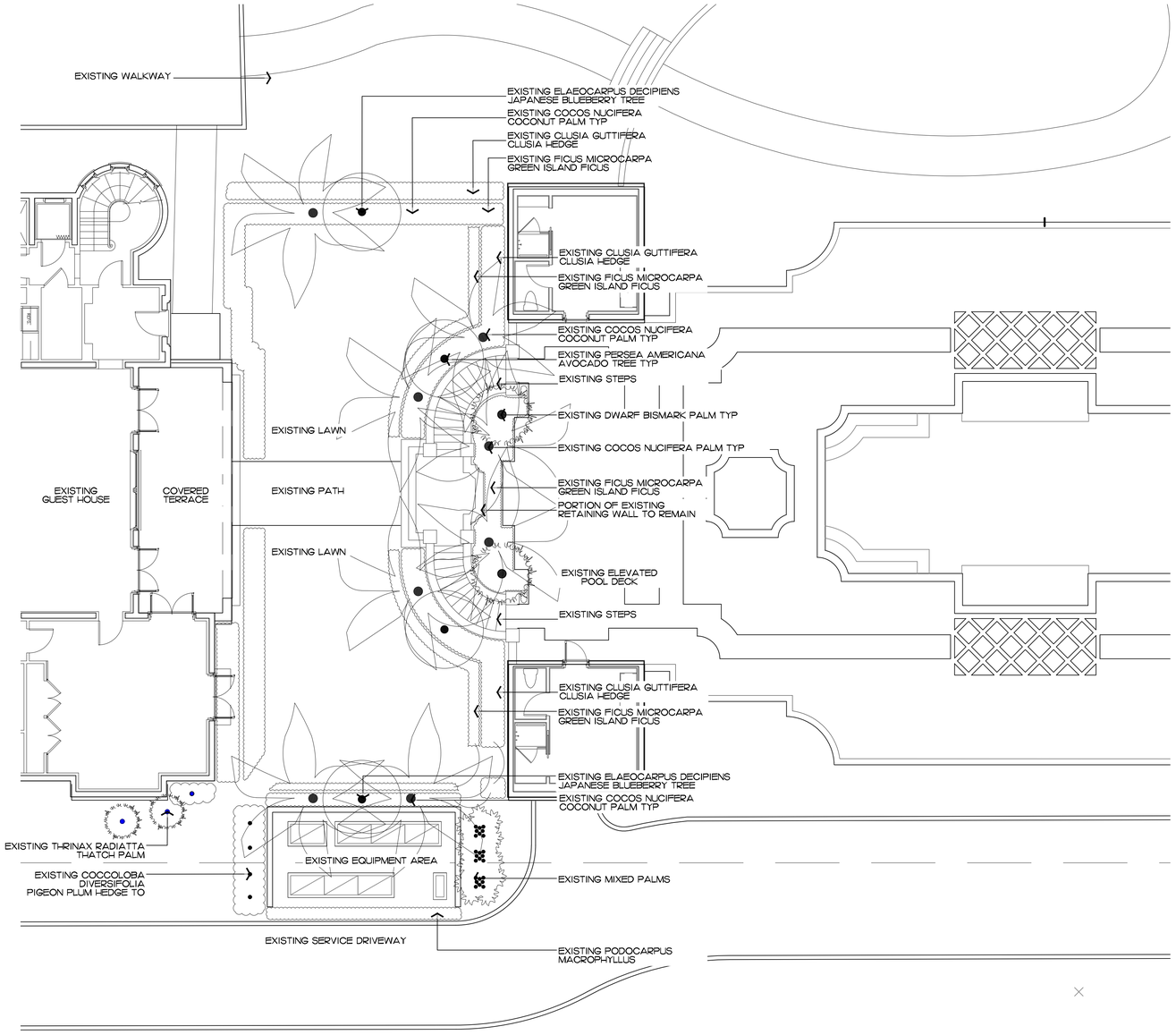
SCALE IN FEET: NTS





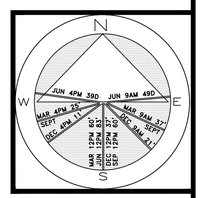
Key Map

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 RLA #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 L2.0

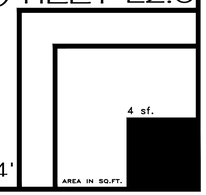
COPYRIGHT: 2025
The following drawings are instruments of service to the Landscape Architect. They are not products of design. All ideas, designs, arrangements and plans indicated or represented by this/these drawings are owned by and the property of the designer, and were created, evolved and developed for use on and in connection with this project. None of such ideas, designs, arrangements or plans shall be used by or disclosed to any person, firm or corporation without the written permission of the Landscape Architect.

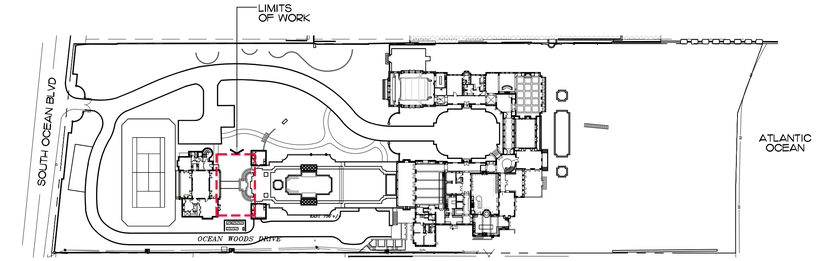
DISCLAIMER: 2025
Construction, as the term is generally understood, and that ENVIRONMENT DESIGN GROUP does not provide landscape architectural services during construction, including on-site monitoring, site visits, shop drawing review, design clarification, etc., the client agrees to indemnify and hold harmless ENVIRONMENT DESIGN GROUP from any liability arising from, acts or omissions in the performance of said services during construction by the client, and his/her agents, employees, or subcontractors.

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

Existing Vegetation Inventory

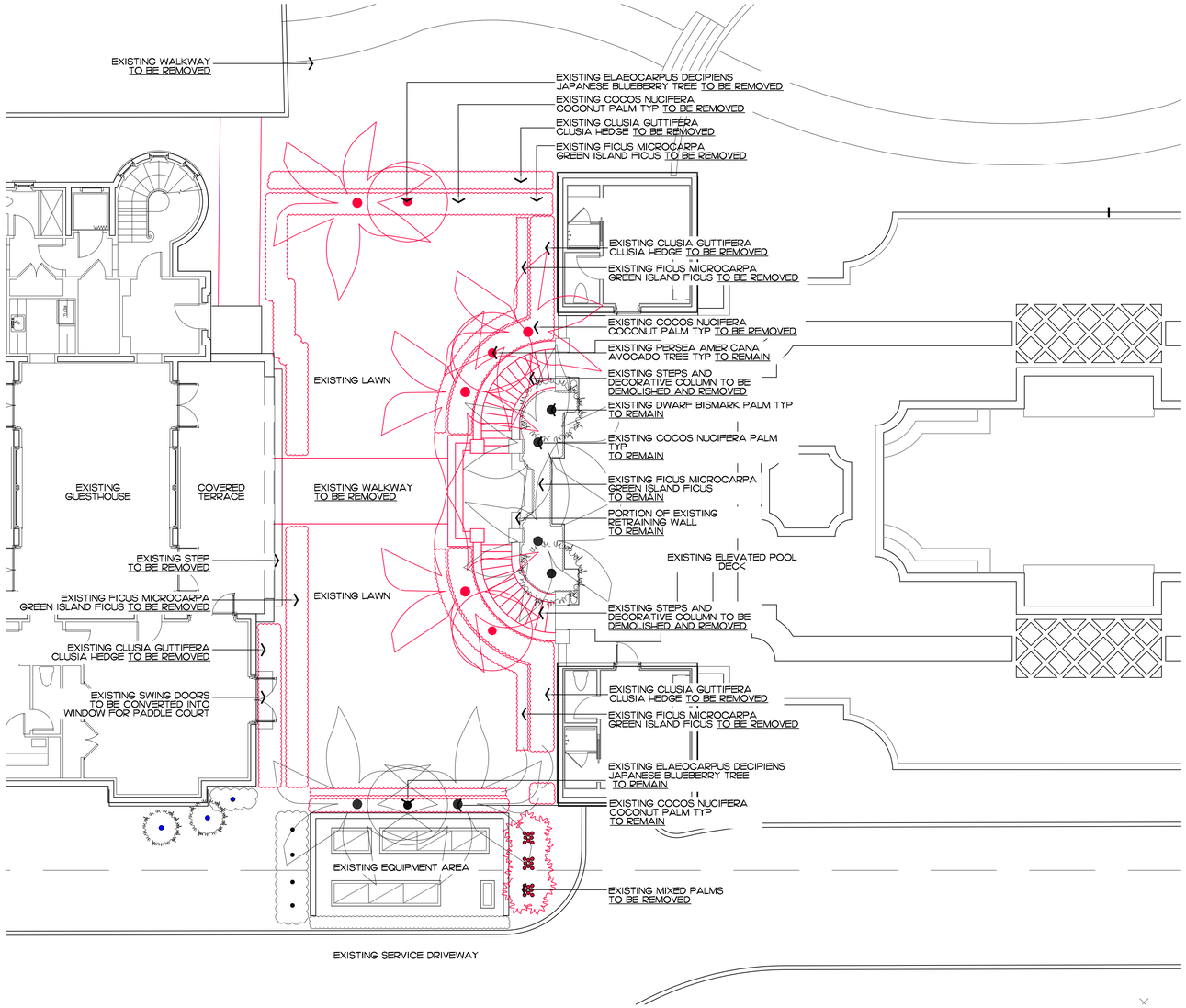
SCALE IN FEET 0' 8' 16' 24'





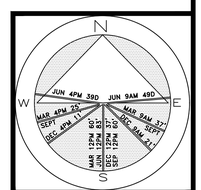
Key Map

SCALE: 1" = 80'-0"



ENVIRONMENT
DESIGN
GROUP
139 North County Road SR20-B Palm Beach, Fl 33480
Phone: 561.832.4600 Mobile 561.313.4424
Landscape Architecture
Land Planning
Landscape Management
Dustin M. Mizell, MLA RLA #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 L3.0

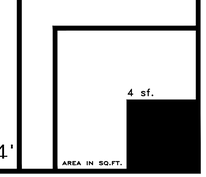
COPYRIGHT: 2025
The following drawings are instruments of service to the Landscape Architect. They are not products of design. All ideas, designs, arrangements and plans indicated or represented by this/these drawings are owned by and the property of the designer, and were created, evolved and developed for use on and in connection with this project. None of such ideas, designs, arrangements or plans shall be used by or disclosed to any person, firm or corporation without the written permission of the Landscape Architect.

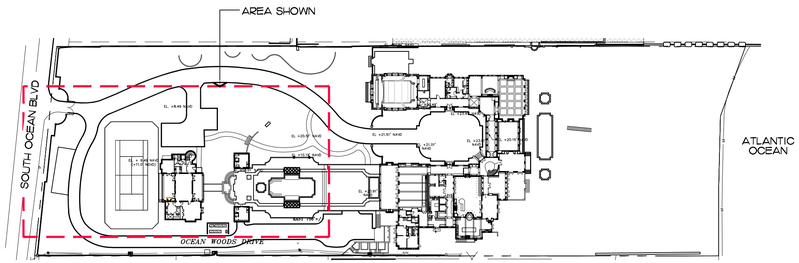
DISCLAIMER: 2025
Construction, as the term is generally understood, and that ENVIRONMENT DESIGN GROUP does not provide landscape architectural services during construction, including on-site monitoring, site visits, shop drawing review, design clarification, etc., the client agrees to indemnify and hold harmless ENVIRONMENT DESIGN GROUP from any liability arising from, acts or omissions in the performance of said services during construction by the client, and his/her agents, employees, or subcontractors.

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

Demolition and Vegetation Action Plan

SCALE IN FEET 0' 8' 16' 24'



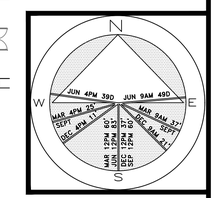


Key Map

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

COPYRIGHT: 2025
The following drawings are instruments of service to the Landscape Architect. They are not products of design. All ideas, designs, arrangements and plans indicated or represented by this/these drawings are owned by and the property of the designer, and were created, evolved and developed for use on and in connection with this project. None of such ideas, designs, arrangements or plans shall be used by or disclosed to any person, firm or corporation without the written permission of the Landscape Architect.

DISCLAIMER: 2025
Construction, as the term is generally understood, and that ENVIRONMENT DESIGN GROUP does not provide landscape architectural services during construction, including on-site monitoring, site visits, shop drawing review, design clarification, etc., the client agrees to indemnify and hold harmless ENVIRONMENT DESIGN GROUP from any liability arising from, acts or omissions in the performance of said services during construction by the client, and his/her agents, employees, or subcontractors.

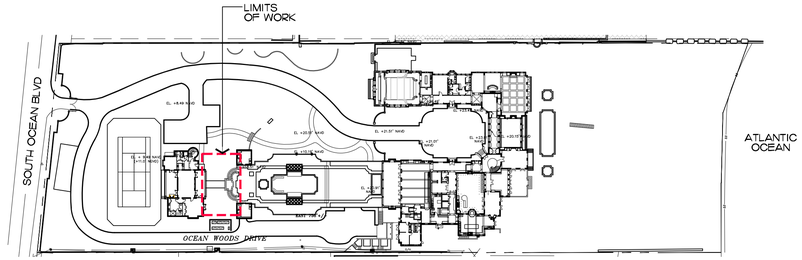
48 HOURS BEFORE DIGGING
CALL TOLL FREE
1-800-432-4770
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

Overall Site Plan

SCALE IN FEET 0' 8' 16' 24'

SHEET L4.0

4 sf.
AREA IN SQ.FT.



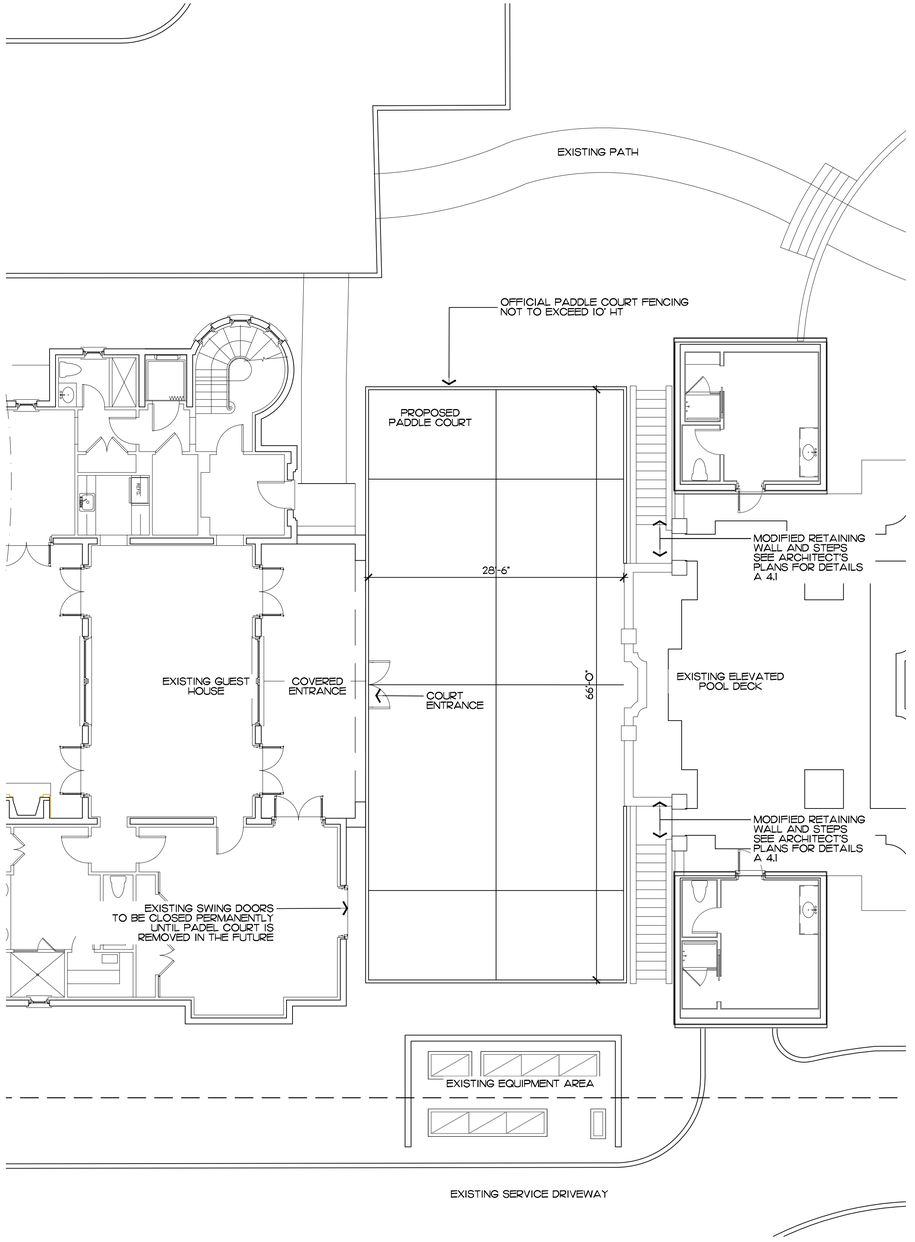
Key Map

SCALE: 1" = 80'-0"

Materials

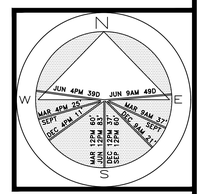


PROPOSED PADEL COURT
OFFICIAL FENCE ENCLOSURE NOT TO EXCEED 10'-0" HT.



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: Alex Bugrii
DATE: 03.18.2025

SHEET L4.1

Site Plan

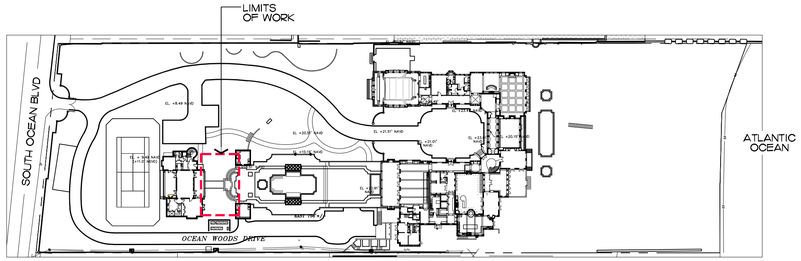
SCALE IN FEET 0' 8' 16' 24'

AREA IN SQ.FT.

COPYRIGHT: 2025
The following drawings are instruments of service to the Landscape Architect. They are not products of design. All ideas, designs, arrangements and plans indicated or represented by this/these drawings are owned by and the property of the designer, and were created, evolved and developed for use on and in connection with this project. None of such ideas, designs, arrangements or plans shall be used by or disclosed to any person, firm or corporation without the written permission of the Landscape Architect.

DISCLAIMER: 2025
Construction, as the term is generally understood, and that ENVIRONMENT DESIGN GROUP does not provide landscape architectural services during construction, including on-site monitoring, site visits, shop drawing review, design clarification, etc., the client agrees to indemnify and hold harmless ENVIRONMENT DESIGN GROUP from any liability arising from, acts or omissions in the performance of said services during construction by the client, and his/her agents, employees, or subcontractors.

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



Key Map

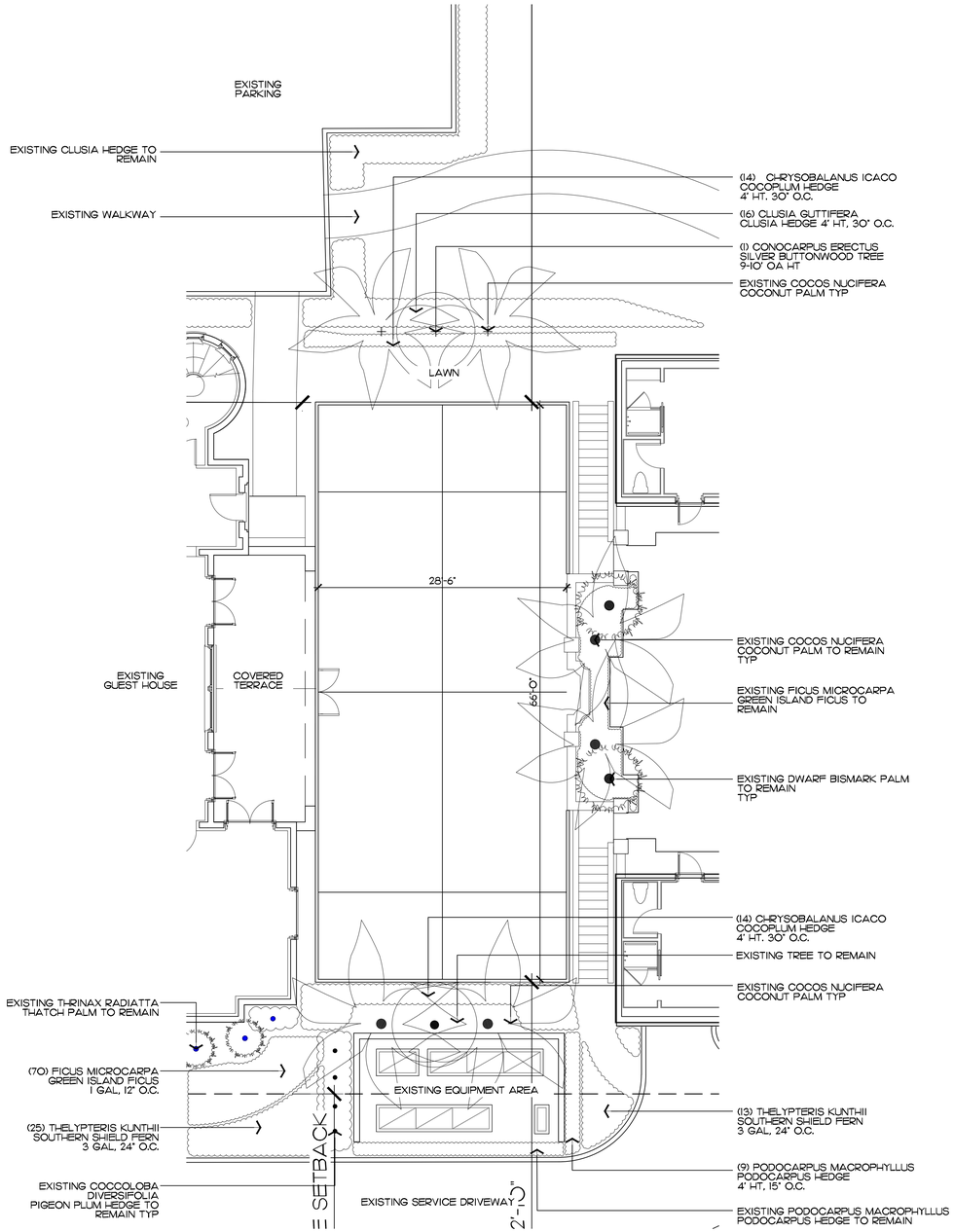
SCALE: 1" = 80'-0"

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%)		

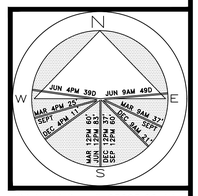
Shrubs

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%)		



ENVIROMENT 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: Alex Bugrii
DATE: 03.18.2025

SHEET L5.0

Landscape Plan

SCALE IN FEET 0' 8' 16' 24'

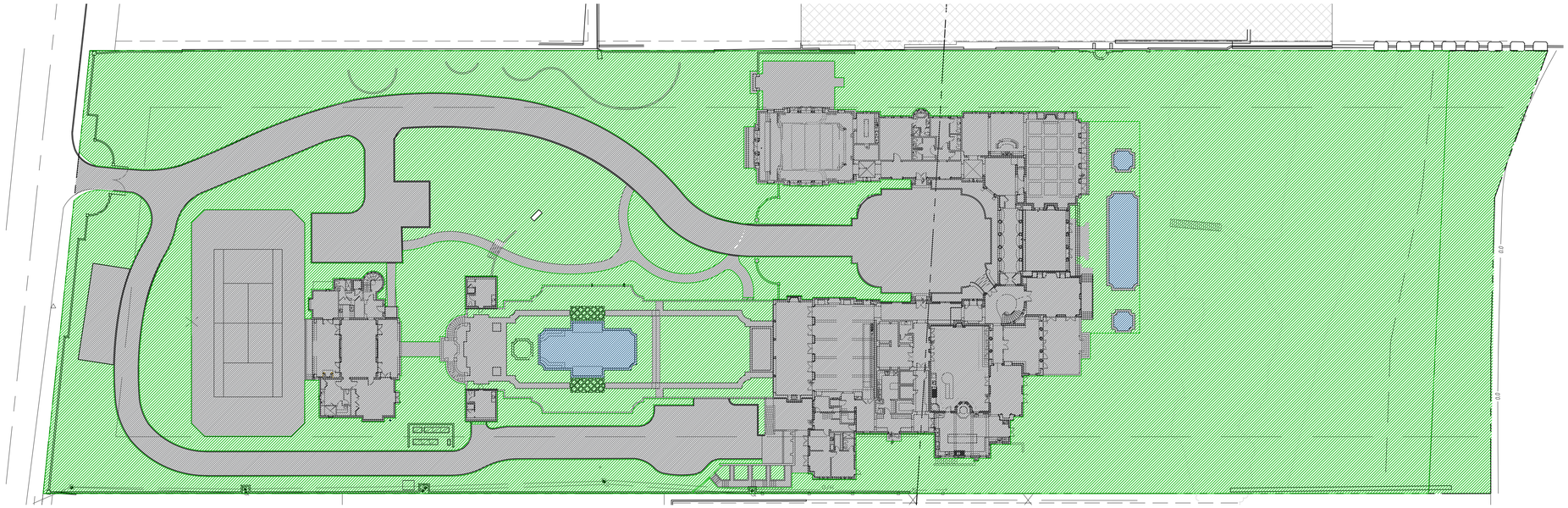
4 sf.

AREA IN SQ.FT.

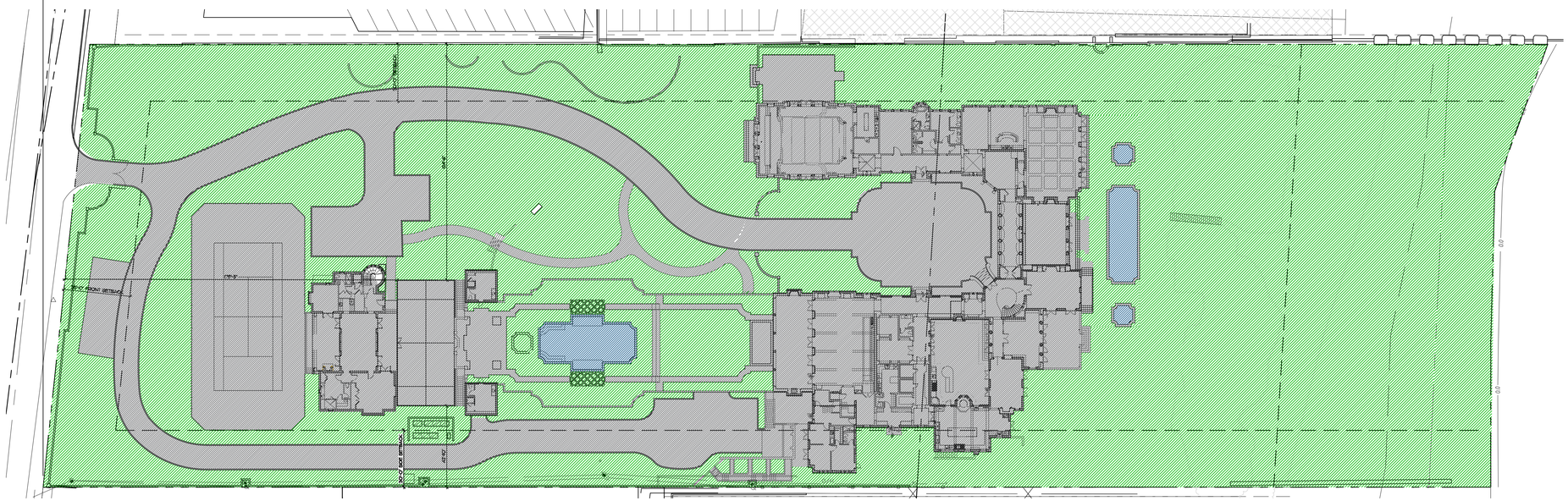
COPYRIGHT: 2025
The following drawings are instruments of service to the Landscape Architect. They are not products of design. All ideas, designs, arrangements and plans indicated or represented by this/these drawings are owned by and the property of the designer, and were created, evolved and developed for use on and in connection with this project. None of such ideas, designs, arrangements or plans shall be used by or disclosed to any person, firm or corporation without the written permission of the Landscape Architect.

DISCLAIMER: 2025
Construction, as the term is generally understood, and that ENVIRONMENT DESIGN GROUP does not provide landscape architectural services during construction, including on-site monitoring, site visits, shop drawing review, design clarification, etc., the client agrees to indemnify and hold harmless ENVIRONMENT DESIGN GROUP from any liability arising from, acts or omissions in the performance of said services during construction by the client, and his/her agents, employees, or subcontractors.

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



Existing Lot Coverage Graphic



Proposed Lot Coverage Graphic

Legend

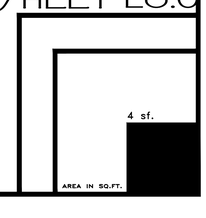
- IMPERVIOUS AREA (HOUSE/STRUCTURE)
- IMPERVIOUS AREA (HARDSCAPE)
- IMPERVIOUS AREA (WATER)
- PERVIOUS AREA / OPEN SPACE

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%

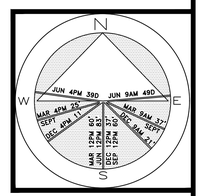
Open Space Diagram

SCALE IN FEET 1/32" = 1'



ENVIRONMENT DESIGN GROUP
139 North County Road SR20-B Palm Beach, Fl 33480
Phone: 561.832.4600 Mobile 561.313.4424
Landscape Architecture
Land Planning
Landscape Management
Dustin M. Mizell, MLA RLA #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 L6.0

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

DISCLAIMER: 2025
Construction, as the term is generally understood, and that ENVIRONMENT DESIGN GROUP does not provide landscape architectural services during construction, including on-site monitoring, site visits, shop drawing review, design clarification, etc., the client agrees to indemnify and hold harmless ENVIRONMENT DESIGN GROUP from any liability arising from, acts or omissions in the performance of said services during construction by the client, and his/her agents, employees, or subcontractors.

COPYRIGHT: 2025
The following drawings are instruments of service to the Landscape Architect. They are not products of design. All ideas, designs, arrangements and plans indicated or represented by this/these drawings are owned by and the property of the designer, and were created, evolved and developed for use on and in connection with this project. None of such ideas, designs, arrangements or plans shall be used by or disclosed to any person, firm or corporation without the written permission of the Landscape Architect.

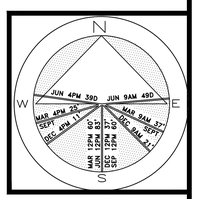
ENVIRONMENT DESIGN GROUP
139 North County Road SR20-B Palm Beach, Fl 33480
Phone 561.832.4600 Mobile 561.313.4424
Landscape Architecture
Land Planning
Landscape Management
Dustin M. Mizell, MLA RLA #6666784
Dustin@environmentdesigngroup.com

LA BELLUCIA
1200 S. Ocean Blvd.
Town of Palm Beach
FLORIDA



Padel Court Plan Rendering





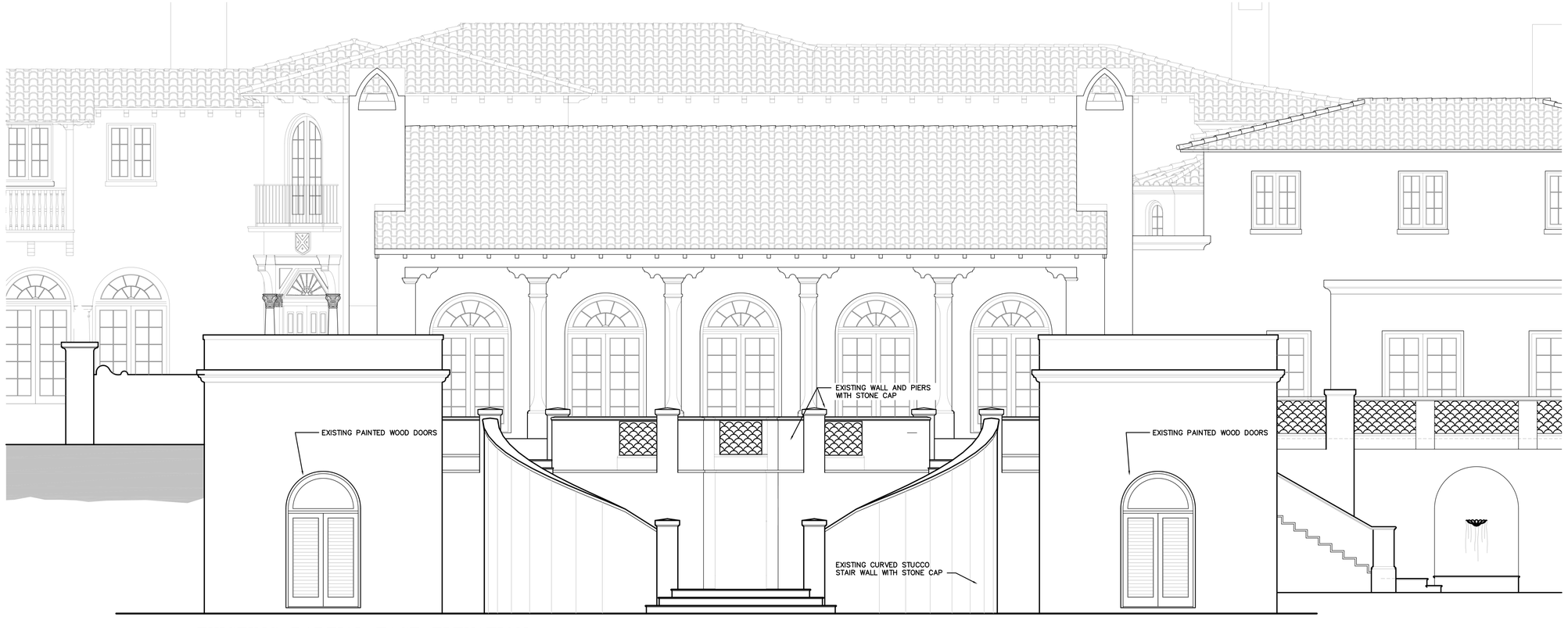
JOB NUMBER: # 25025.00 LA
DRAWN BY: Allison Padilla
Jean Twomey
DATE: 03.06.2025

Padel Court Rendering NTS

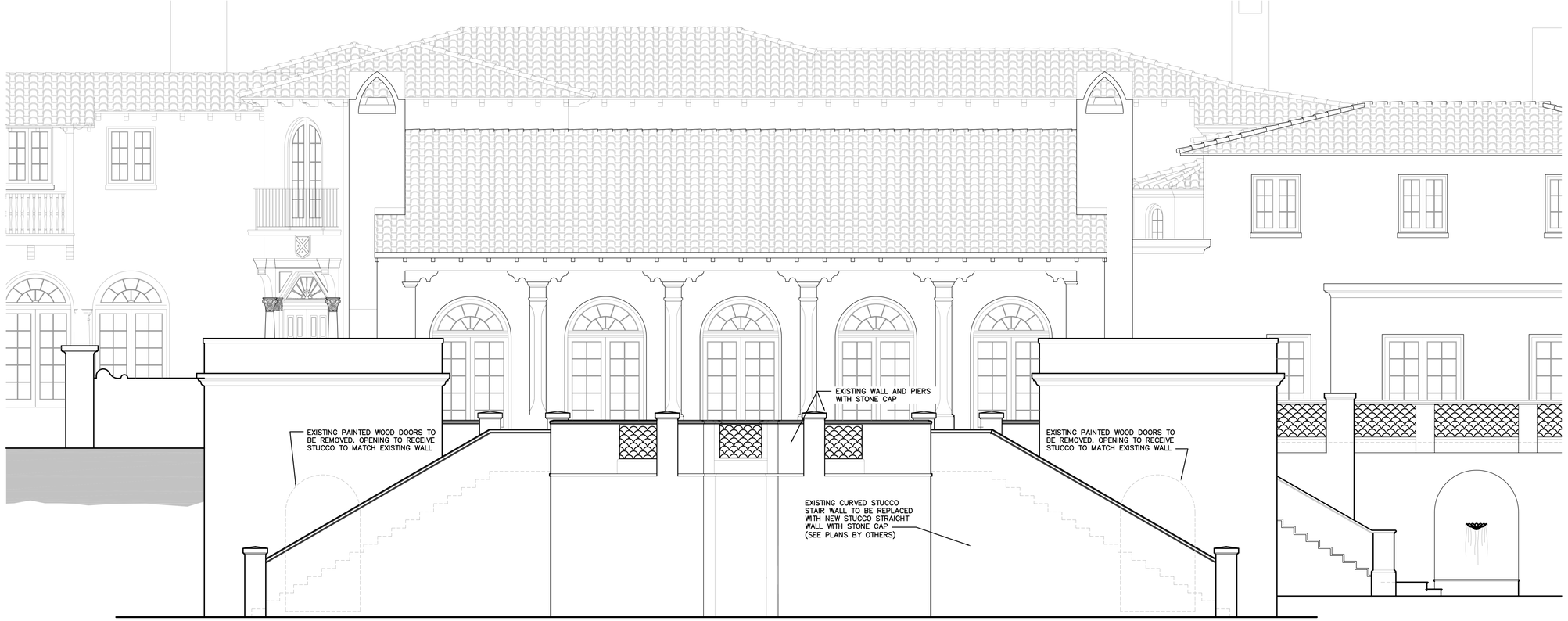
COPYRIGHT: 2025
The following drawings are instruments of service to the Landscape Architect. They are not products of design. All ideas, designs, arrangements and plans indicated or represented by this/these drawings are owned by and the property of the designer, and were created, evolved and developed for use on and in connection with this project. None of such ideas, designs, arrangements or plans shall be used by or disclosed to any person, firm or corporation without the written permission of the Landscape Architect.

DISCLAIMER: 2025
Construction, as the term is generally understood, and that ENVIRONMENT DESIGN GROUP does not provide landscape architectural services during construction, including on-site monitoring, site visits, shop drawing review, design clarification, etc., the client agrees to indemnify and hold harmless ENVIRONMENT DESIGN GROUP from any liability arising from, acts or omissions in the performance of said services during construction by the client, and his/her agents, employees, or subcontractors.

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



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

CHK. DRWN.
MM

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

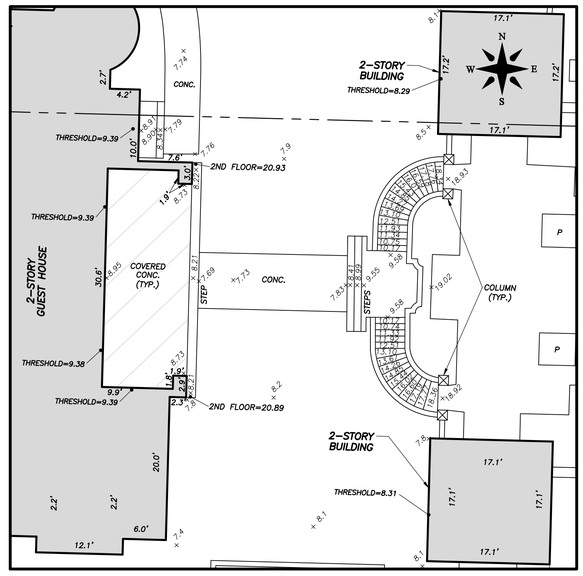
The undersigned surveyor assumes no responsibility or liability for any other purpose or to any other party other than stated above.

PROPERTY ADDRESS:
1200 S. Ocean Boulevard
Palm Beach, FL 33480

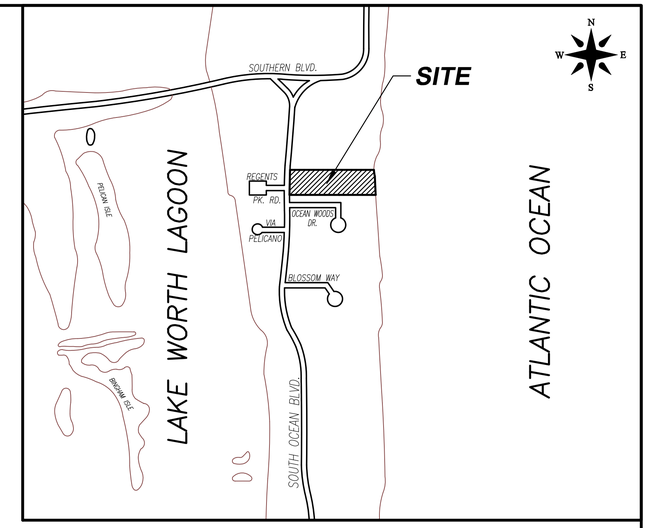
LEGAL DESCRIPTION:
The South 135 feet of Government Lot 2, Section 35, Township 43 South, Range 43 East, lying East of County Road, and the North 99 feet of Government Lot 1, Section 2, Township 44 South, Range 43 East, lying East of County Road (said County Road being also knows as State Road A1A and as Ocean Boulevard), in Palm Beach County, Florida.

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)
℗	= PROPERTY LINE
⊘ ⊘	= UTILITY POLE
⊘	= FIRE HYDRANT
⊞	= WATER METER
⋈	= WATER VALVE
⊗	= LIGHT POLE



DETAIL
SCALE: 1"=10'



VICINITY SKETCH
(NOT TO SCALE)

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.*

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

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:

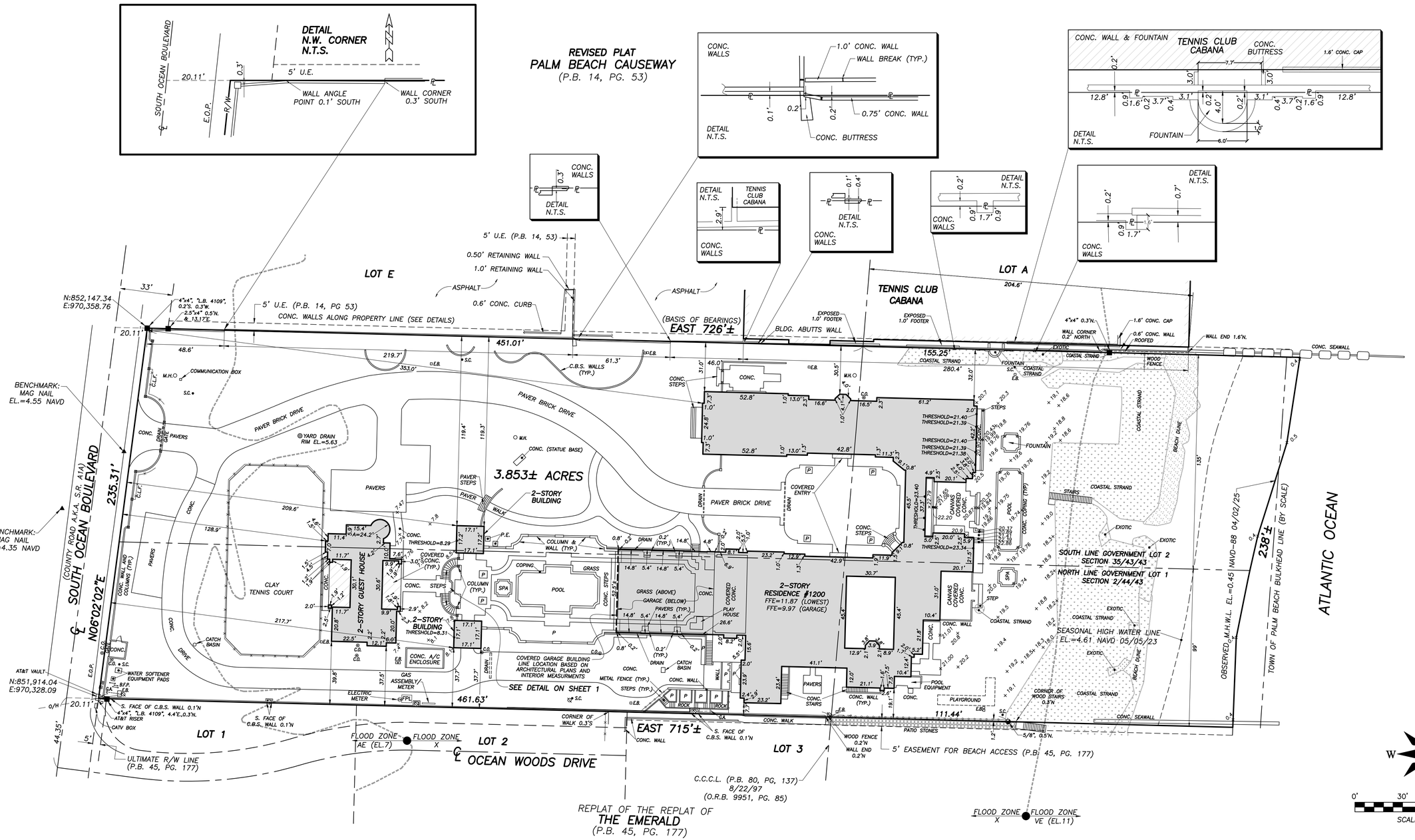
04/02/25 SURVEY AND TIE-IN UPDATE WITH SPOT ELEVATIONS E.G./S.W. 240231 BOOK5/22
05/05/23 SURVEY AND TIE-IN UPDATE WITH 62B REQUIREMENTS J.D./S.W. 00-1049.57 WP200/64
04/26/21 SURVEY AND TIE-IN UPDATE WITH 62B REQUIREMENTS L.E./M.B. 00-1049.55 PB311/33
12/17/20 SURVEY AND TIE-IN UPDATE J.O./M.B. 00-1049.53 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 PB122/7
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	

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.

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.

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.

At the July 16, 2025 LPC meeting, the project was approved –OPTION A (5-2, AI, HI).

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:

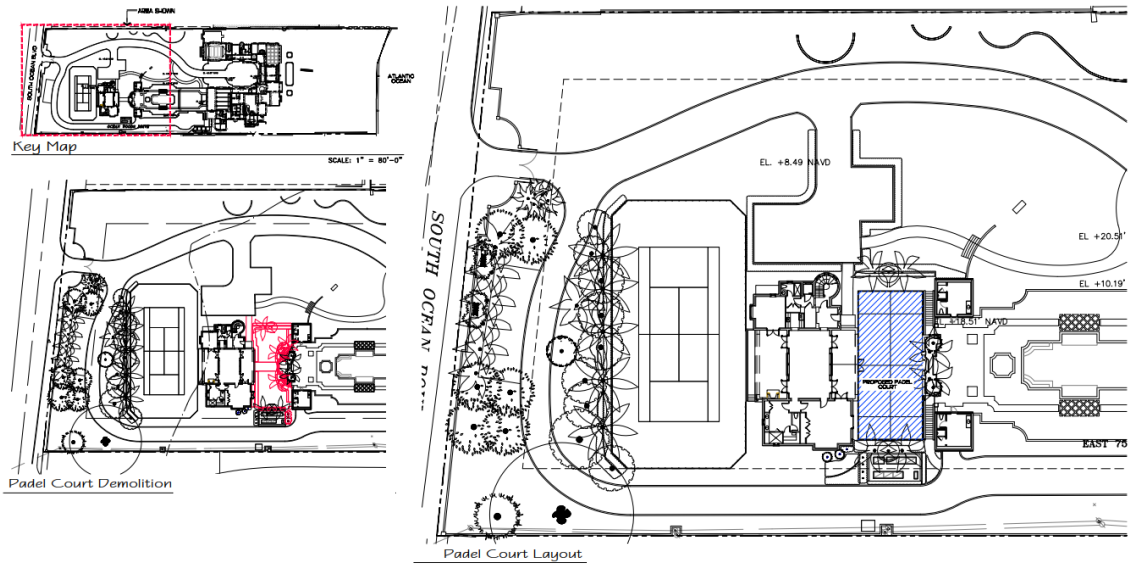
Option A (Previously Proposed): The proposed changes will take place west of the existing guest house, within an open lawn area with steps. To accommodate the new padel court, existing landscaping, hardscape, and steps will be removed.

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.

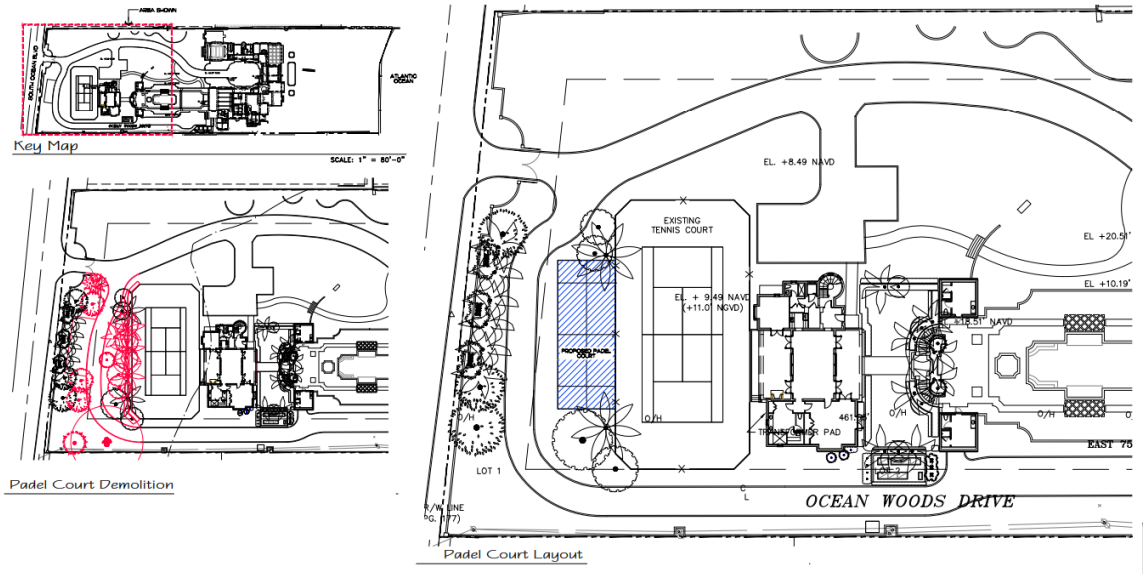
Option A Plans.



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.

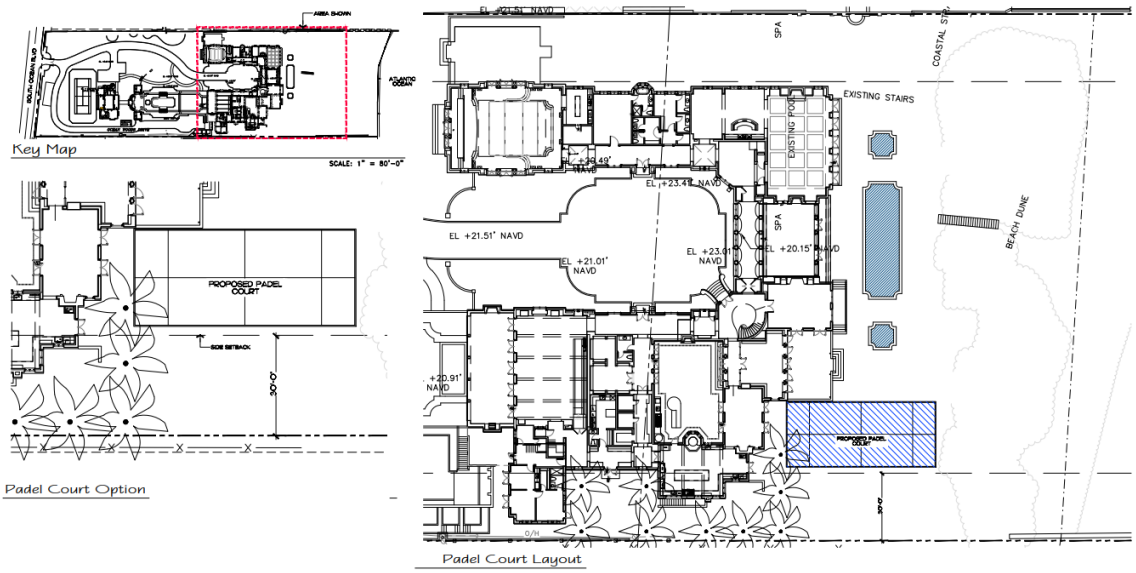
Option B Plans.



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

"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 = =

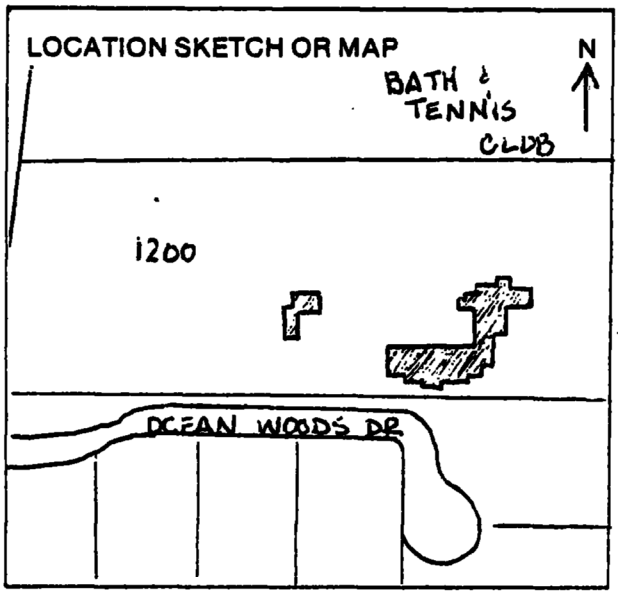
Map Reference (Incl. scale & date) USGS Palm Beach 7.5 MIN 1:24,000 1946 (photorevised 1967) 809 = =

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



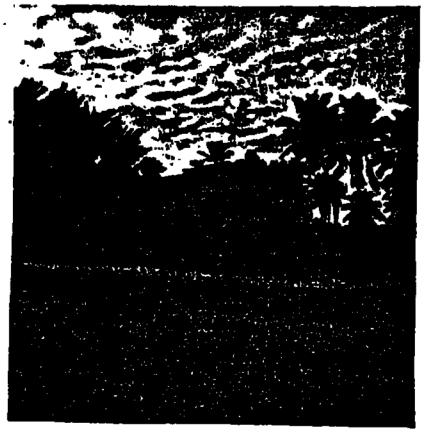
CONTINUATION SHEET

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==





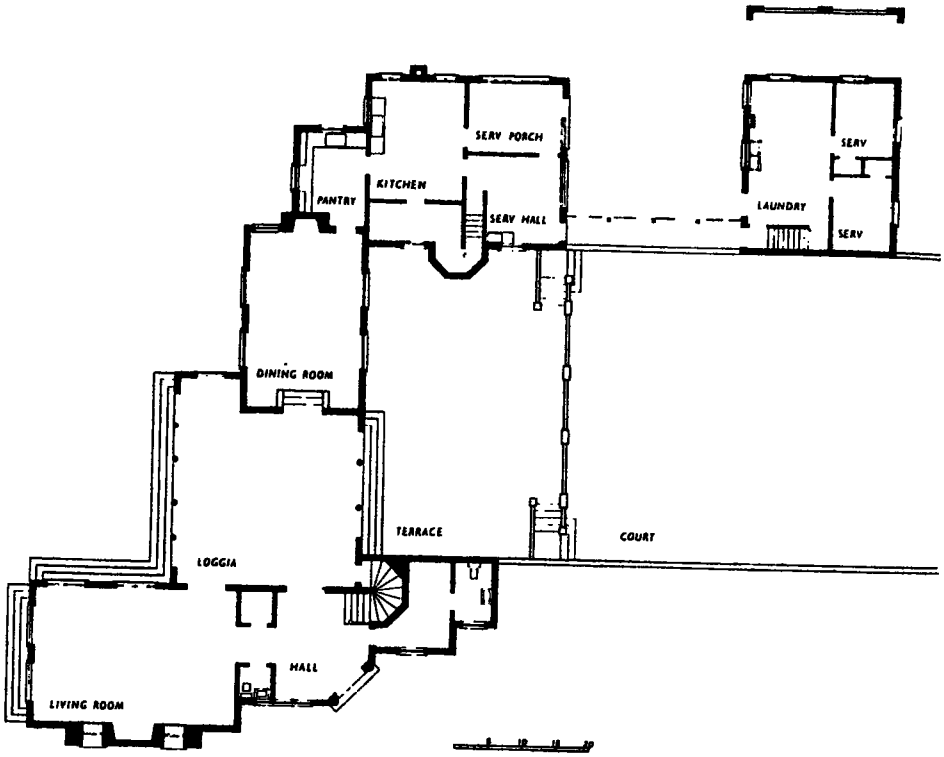


36. La Bellucia, Willey Lyon Kingsley house, Palm Beach, 1920, ocean facade.

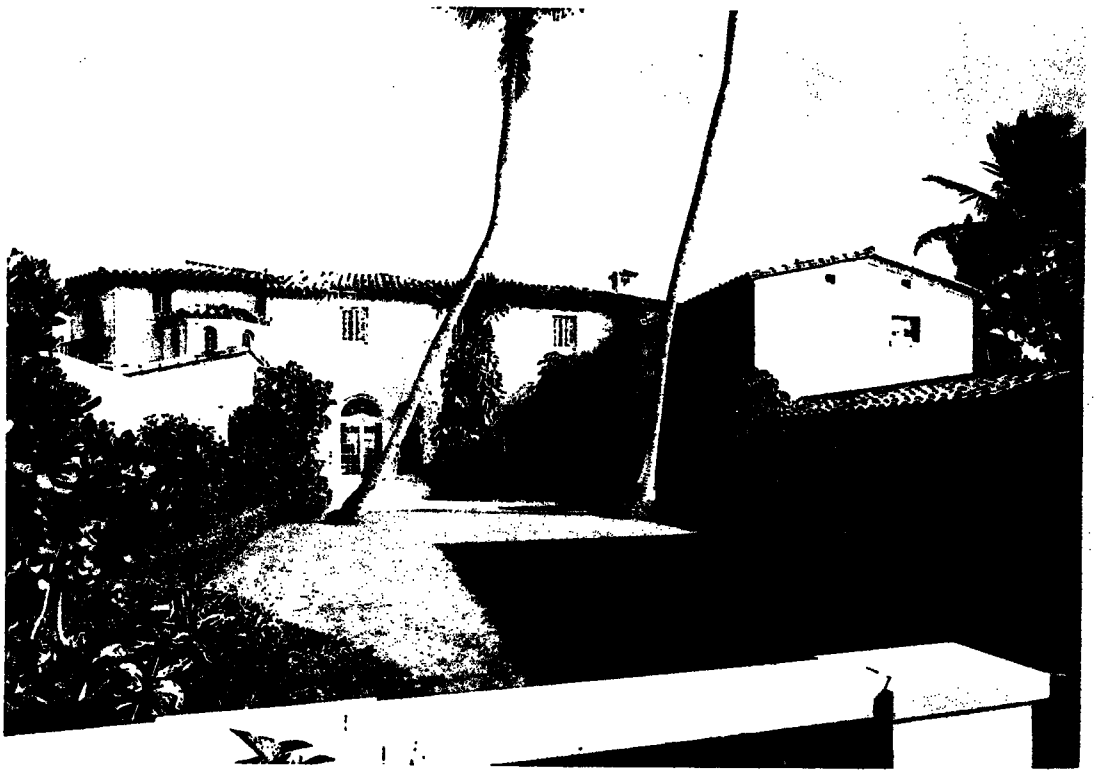
37. La Bellucia, entry.



From: Curl, Mizner's Florida
1984



40. La Bellucia, plan.



38. La Bellucia, patio.





1200 S. d. Blvd.

TOWN OF PALM BEACH

Information for Town Council Meeting on: August 13, 2025

To: Town Council

Via: Wayne Bergman, Director of Planning, Zoning, & Building

From: Planning, Zoning, & Building Staff

Re: 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. *[The Landmark Commission Recommendation: Implementation of the proposed variances will not cause a negative impact on the subject property. Carried 7-0.] [The Landmark Commission approved the Floodplain Variance. Carried 7-0.] [The Landmark Commission approved this project as presented. Carried 6-1.]*

Date: 7/24/2025

ATTACHMENTS

Staff Report
Letter of Intent
Plans
Designation Report

STRATEGIC PLAN

Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Quality of Life
Community Preservation

FUNDING

No Funding
No Fiscal Impact

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



DOCUMENT ISSUE:	ISSUED TO:
05/05/25 DRC PRE-APP SUBMITTAL	TOWN OF PALM BEACH
05/15/25 DRC FIRST SUBMITTAL	TOWN OF PALM BEACH
06/02/25 DRC SECOND SUBMITTAL	TOWN OF PALM BEACH
06/30/25 DRC FINAL SUBMITTAL	TOWN OF PALM BEACH

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

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
TITLE SHEET

DATE	SHEET NO
JUNE 30, 2025	A-000
SCALE: 1/4" = 1'-0"	
BY: KC	

FAIRFAX & SAMMONS
NEW YORK ~ PALM BEACH
FAIRFAX, SAMMONS & PARTNERS, LLC.
814 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

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

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

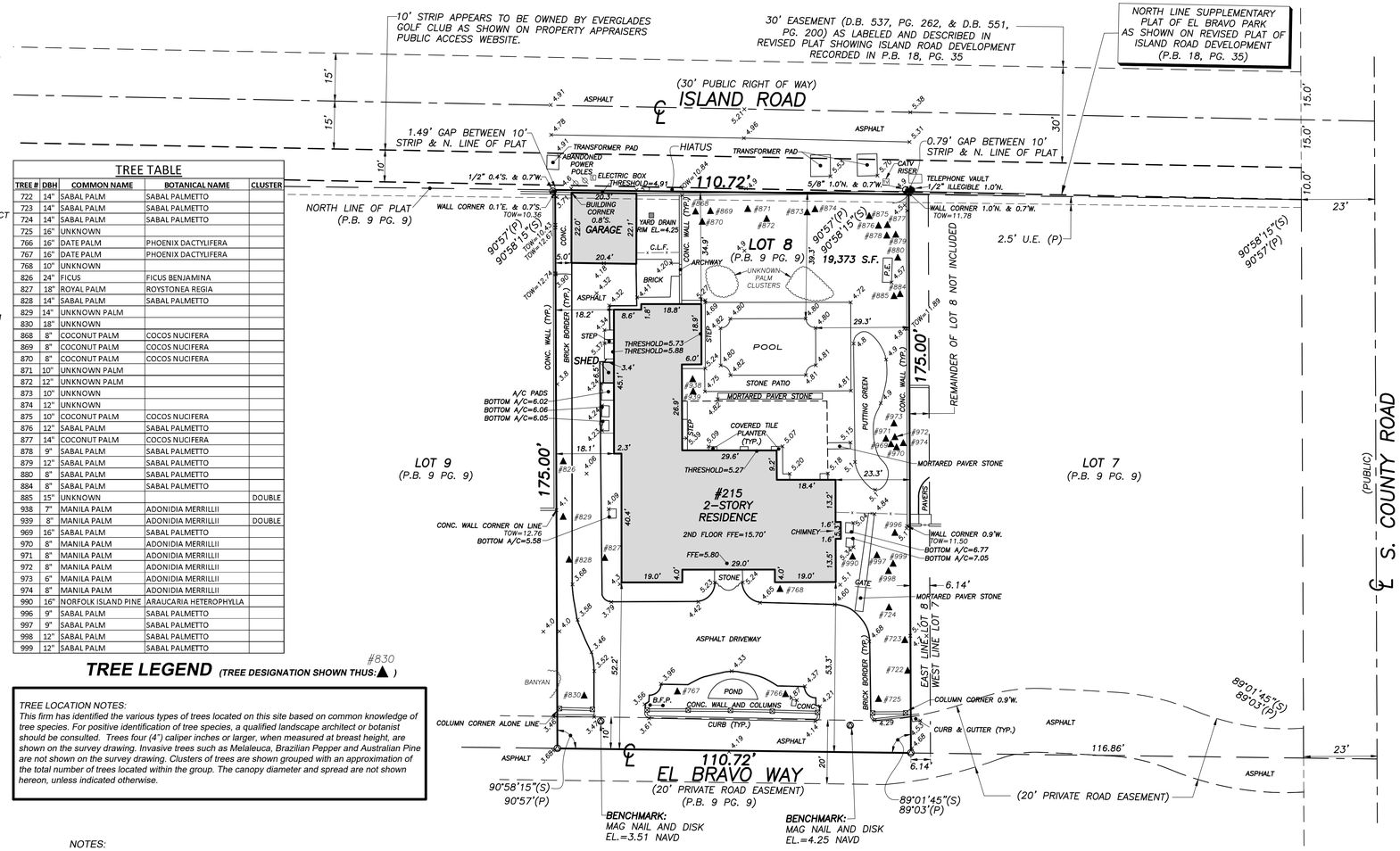
A	= ARC LENGTH
A/C	= AIR CONDITIONING
A.E.	= ACCESS EASEMENT
A.K.A.	= ALSO KNOWN AS
ASPH.	= ASPHALT
B.F.P.	= BACKFLOW PREVENTOR
BLDG.	= BUILDING
B.M.	= BENCHMARK
B.O.C.	= BACK OF CURB
BTM	= BOTTOM
(C)	= CALCULATED
CATV	= CABLE ANTENNA TELEVISION
C.B.	= CHORD BEARING
C.B.S.	= CONCRETE BLOCK STRUCTURE
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)
℄	= 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

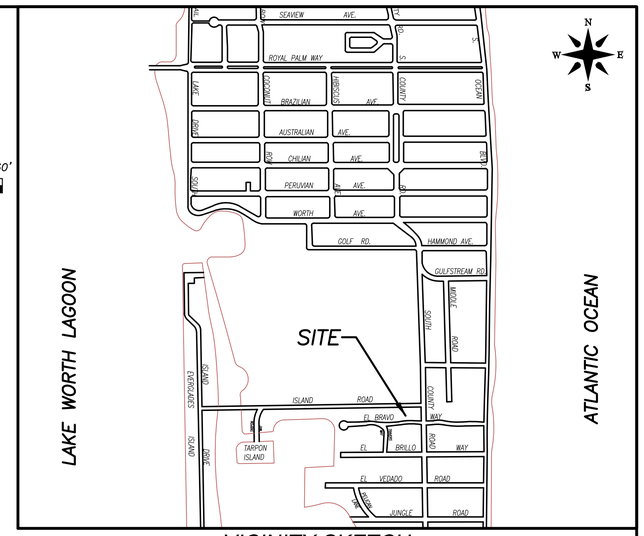
TREE #	DBH	COMMON NAME	BOTANICAL NAME	CLUSTER
722	14"	SABAL PALM	SABAL PALMETTO	
723	14"	SABAL PALM	SABAL PALMETTO	
724	14"	SABAL PALM	SABAL PALMETTO	
725	16"	UNKNOWN		
766	16"	DATE PALM	PHOENIX DACTYLIFERA	
767	16"	DATE PALM	PHOENIX DACTYLIFERA	
768	10"	UNKNOWN		
826	24"	FICUS	FICUS BENJAMINA	
827	18"	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 PLOTTABLE**	**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:

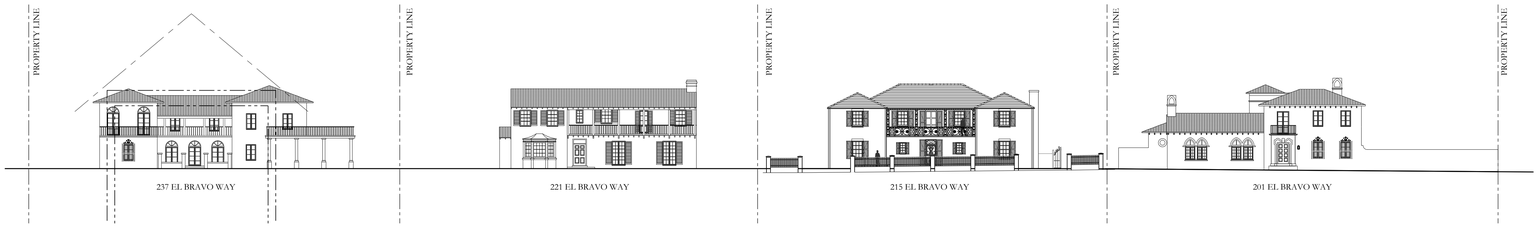
05/06/25 RESPOND TO COMMENTS S.W.

ALTA/NSPS LAND TITLE & BOUNDARY SURVEY FOR:

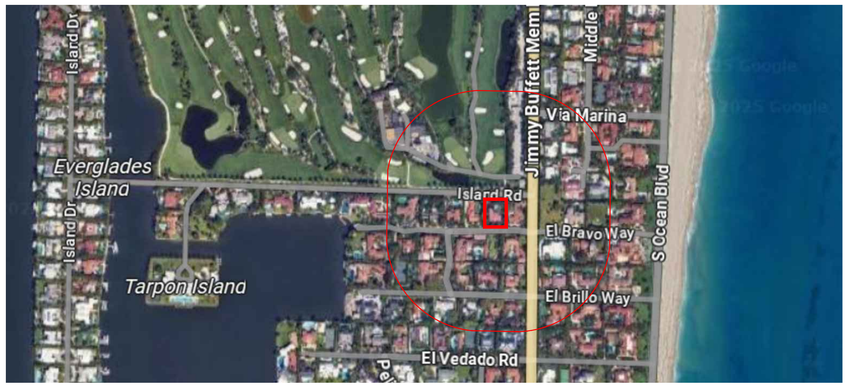
MAURA ZISKA, AS TRUSTEE OF THE 215 EL BRAVO TRUST DATED MARCH 31, 2025

WALLACE SURVEYING CORP, LICENSED BUSINESS # 8598
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-4551

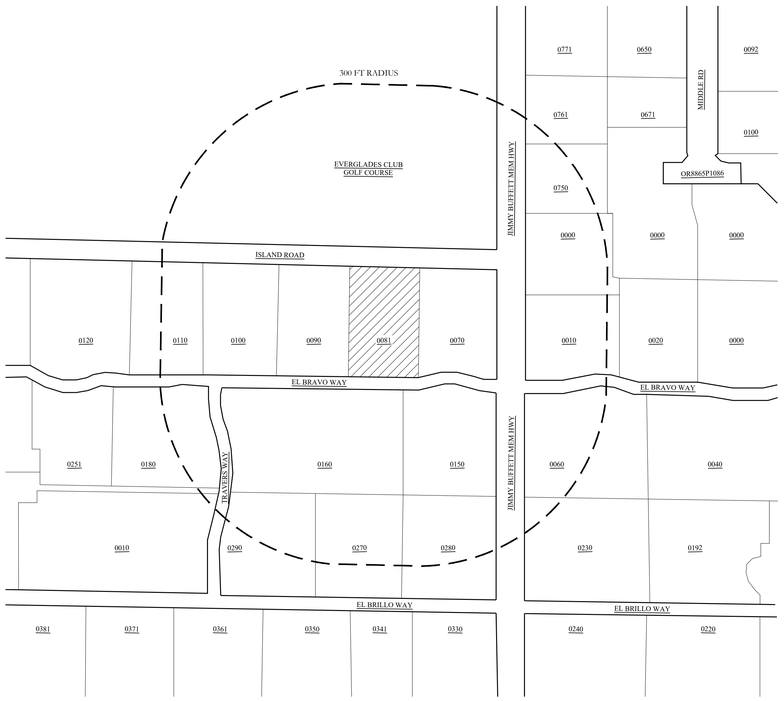
FIELD: B.M.	JOB No.: 238326	F.B. PB PG. 23	
OFFICE: S.W.	DATE: 03/26/25	DWG. No.: 238326	
C'K'D.: W.N.	REF.: 238326.DWG	SHEET: 1 OF 1	



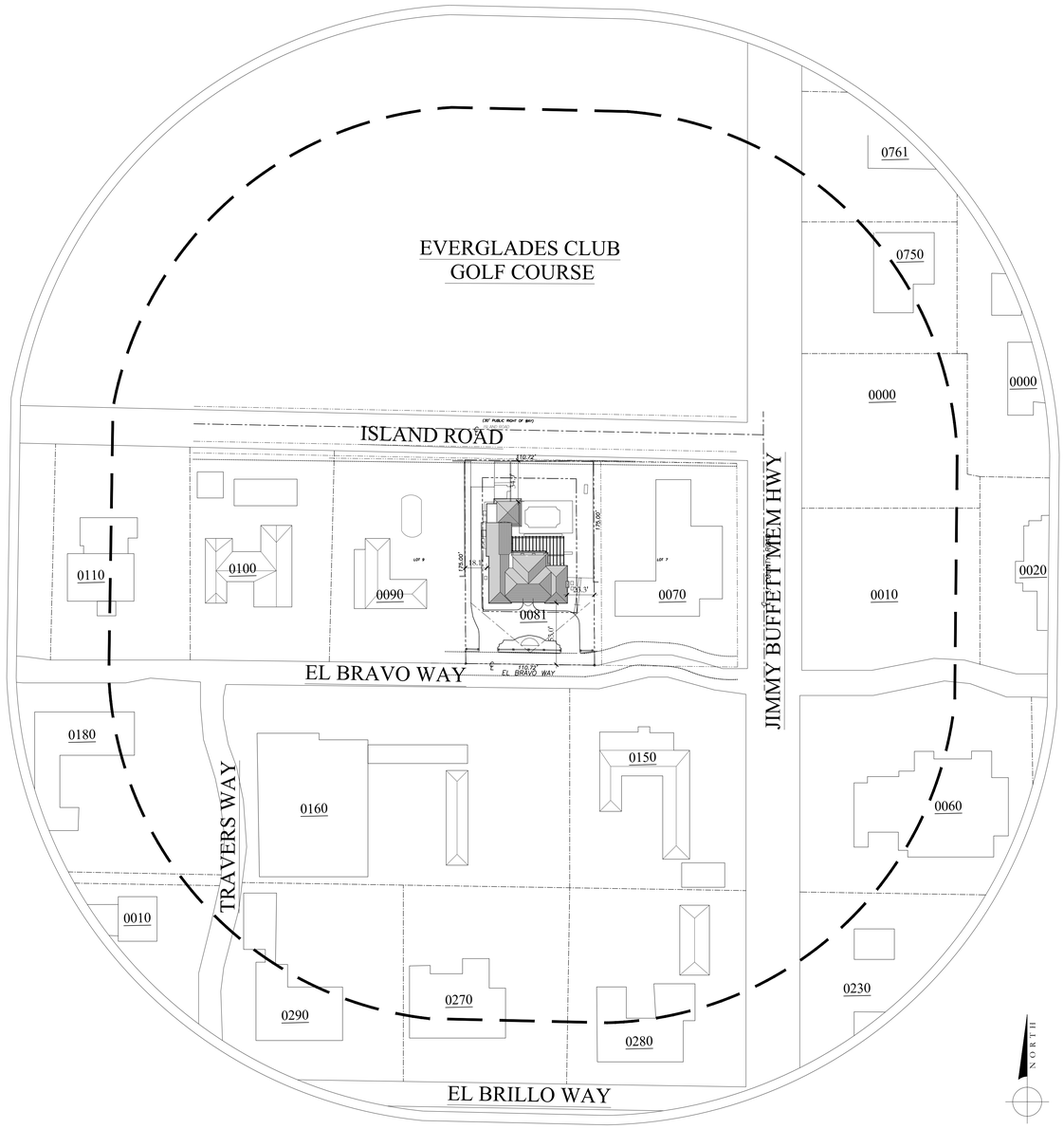
1 PROPOSED EL BRAVO WAY STREETSCAPE ELEVATION, FACING SOUTH
1"=20'-0"



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

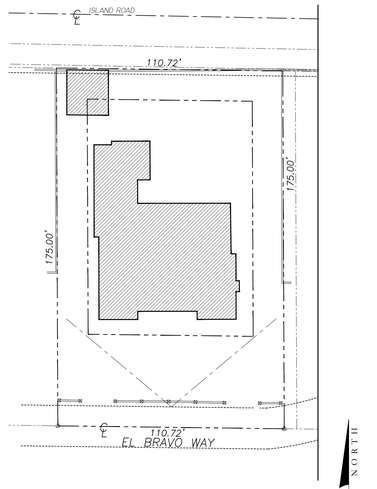
215 EL BRAVO WAY
PALM BEACH, FL 33480

SHEET TITLE
LOCATION VICINITY MAP

DATE: JUNE 30, 2025	SHEET NO: G-001
SCALE: AS NOTED	
BY: KC	

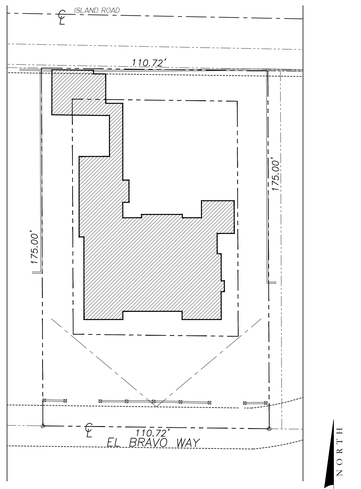
FAIRFAX & SAMMONS
NEW YORK • PALM BEACH
FAIRFAX, SAMMONS & PARTNERS, LLC.
214 BRAZILIAN AVENUE, PALM BEACH 33480
TELEPHONE (561) 805-5551
FAIRFAXANDSAMMONS.COM
LICENSE NO. AA26000648

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



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

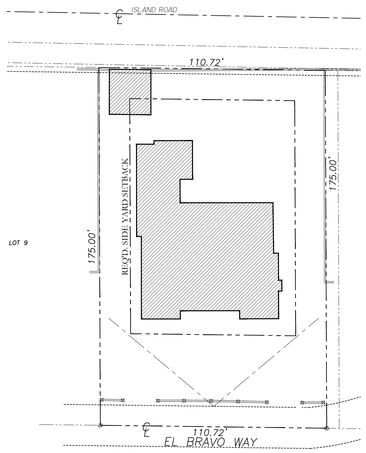
215 EL BRAVO WAY
PALM BEACH, FL 33480

SHEET TITLE
ZONING LEGEND &
LOT COVERAGE DIAGRAMS

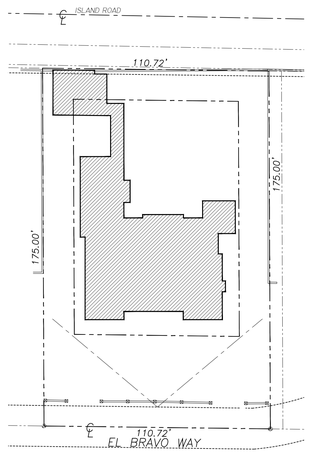
DATE: JUNE 30, 2025	SHEET NO: G-002
SCALE: AS NOTED	
BY: KC	

FAIRFAX & SAMMONS
NEW YORK - PALM BEACH
FAIRFAX, SAMMONS & PARTNERS, LLC.
214 BRAZILIAN AVENUE, PALM BEACH 33480
TELEPHONE (561) 805-8581
FAIRFAXANDSAMMONS.COM
LICENSE NO. AA26000648

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.



A EXISTING LOT COVERAGE
1"= 30'-0"
LOT AREA: 18,259 S.F.
BUILDING AREA: 4,873 S.F. (26.69%)



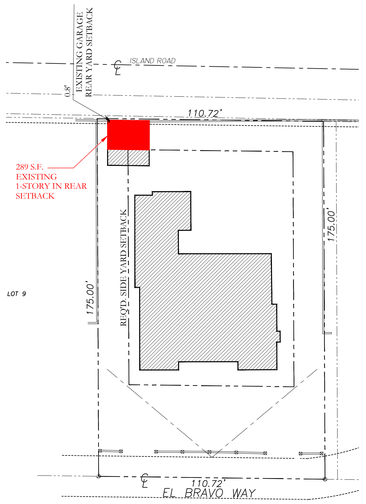
B PROPOSED LOT COVERAGE
1"= 30'-0"
LOT AREA: 18,259 S.F.
BUILDING AREA: 4,871 S.F. (26.68%)

1 VARIANCE #1: LOT COVERAGE
1"= 30'-0"

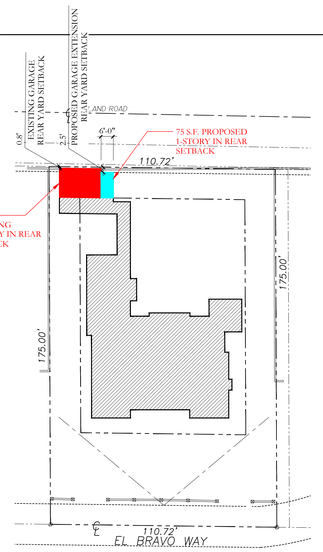
VARIANCE #1:

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.).

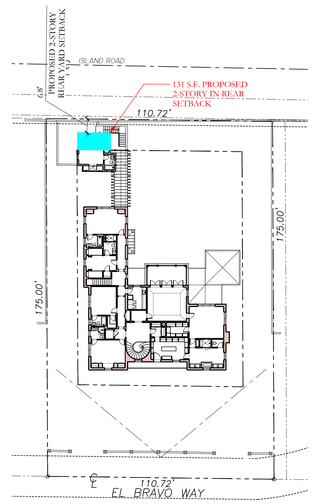




A EXISTING LOT COVERAGE
1"= 30'-0"



B PROPOSED LOT COVERAGE
1"= 30'-0"

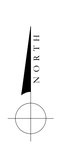


C PROPOSED 2ND FLOOR PLAN
1"= 30'-0"

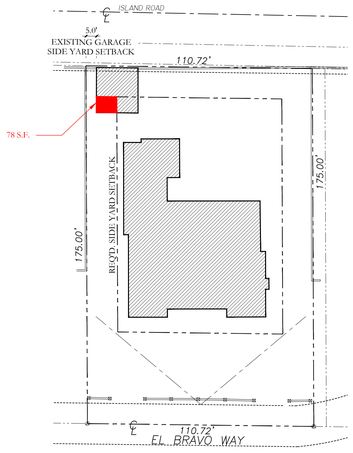
2 VARIANCE #2: REAR YARD SETBACK
1"= 30'-0"

VARIANCE #2:

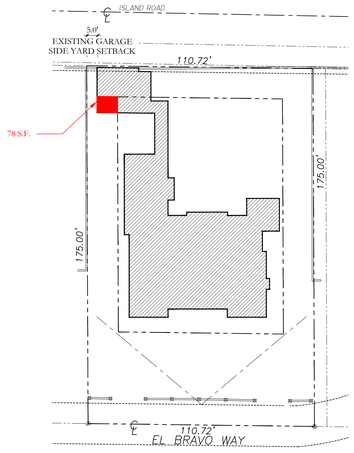
SEC. 134-843(a)(9): VARIANCE REQUEST TO MAINTAIN THE EXISTING REAR (NORTH) YARD SETBACK AT EXISTING PORTION OF GARAGE OF 0.8', AND PROPOSED EXTENSION OF GARAGE OF 2.5' IN LIEU OF THE 15'-0" REQUIRED.



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

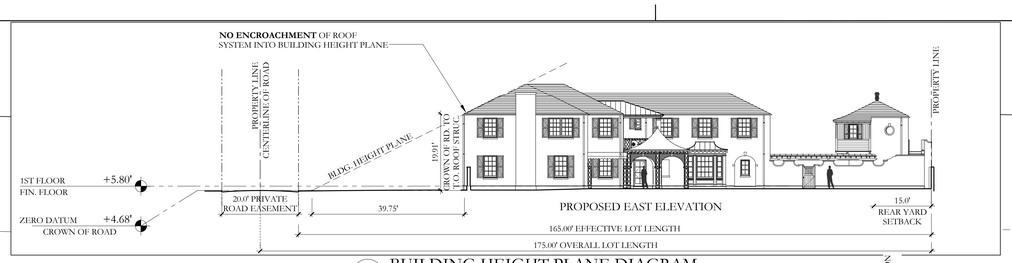
SCALE
AS NOTED

BY
KC

SHEET NO
G-002a

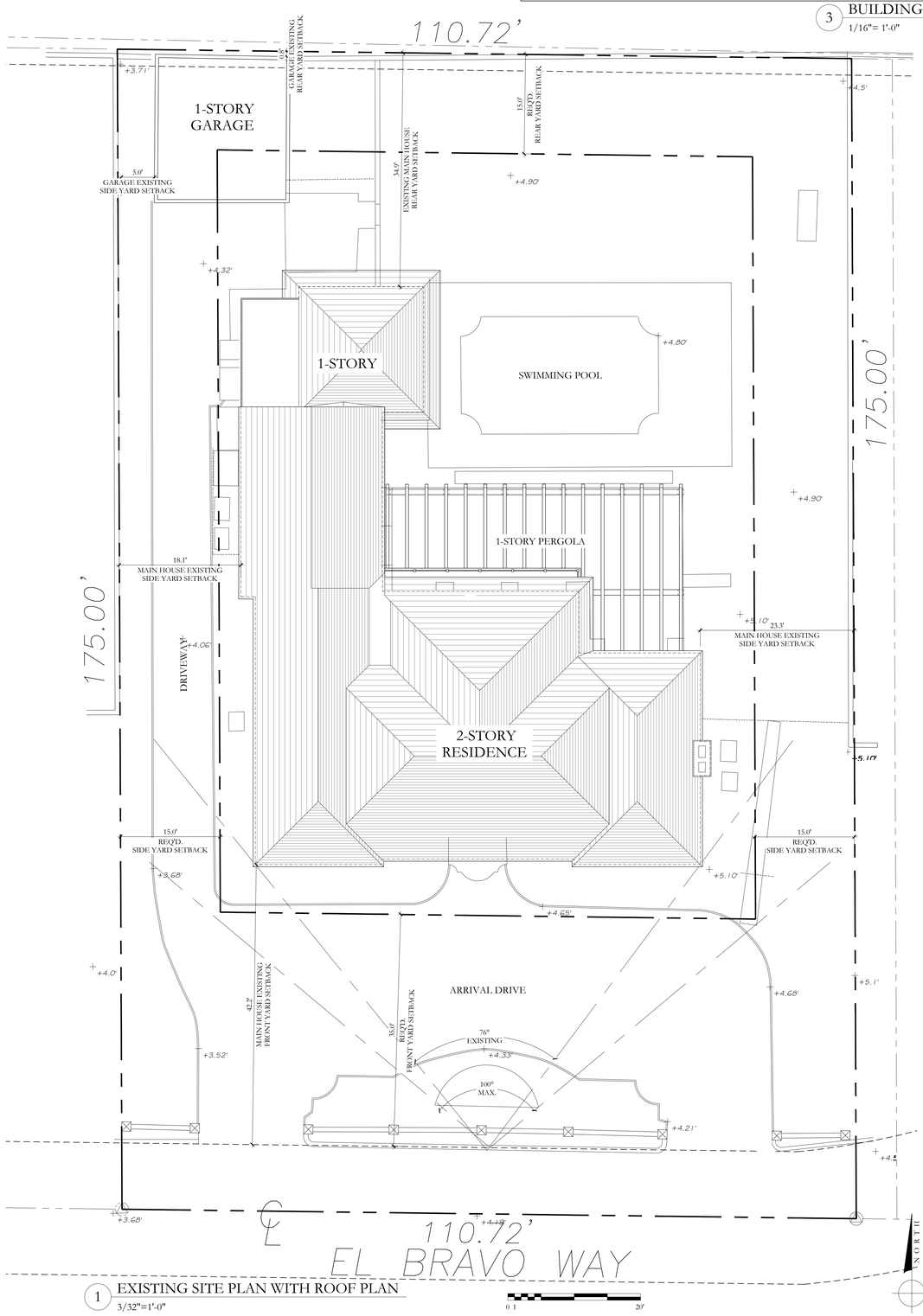
FAIRFAX & SAMMONS
NEW YORK - PALM BEACH
FAIRFAX, SAMMONS & PARTNERS, LLC.
214 BRAZILIAN AVENUE, PALM BEACH 33480
TELEPHONE (561) 805- 8681
FAIRFAXANDSAMMONS.COM
LICENSE NO. AA26000648

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.

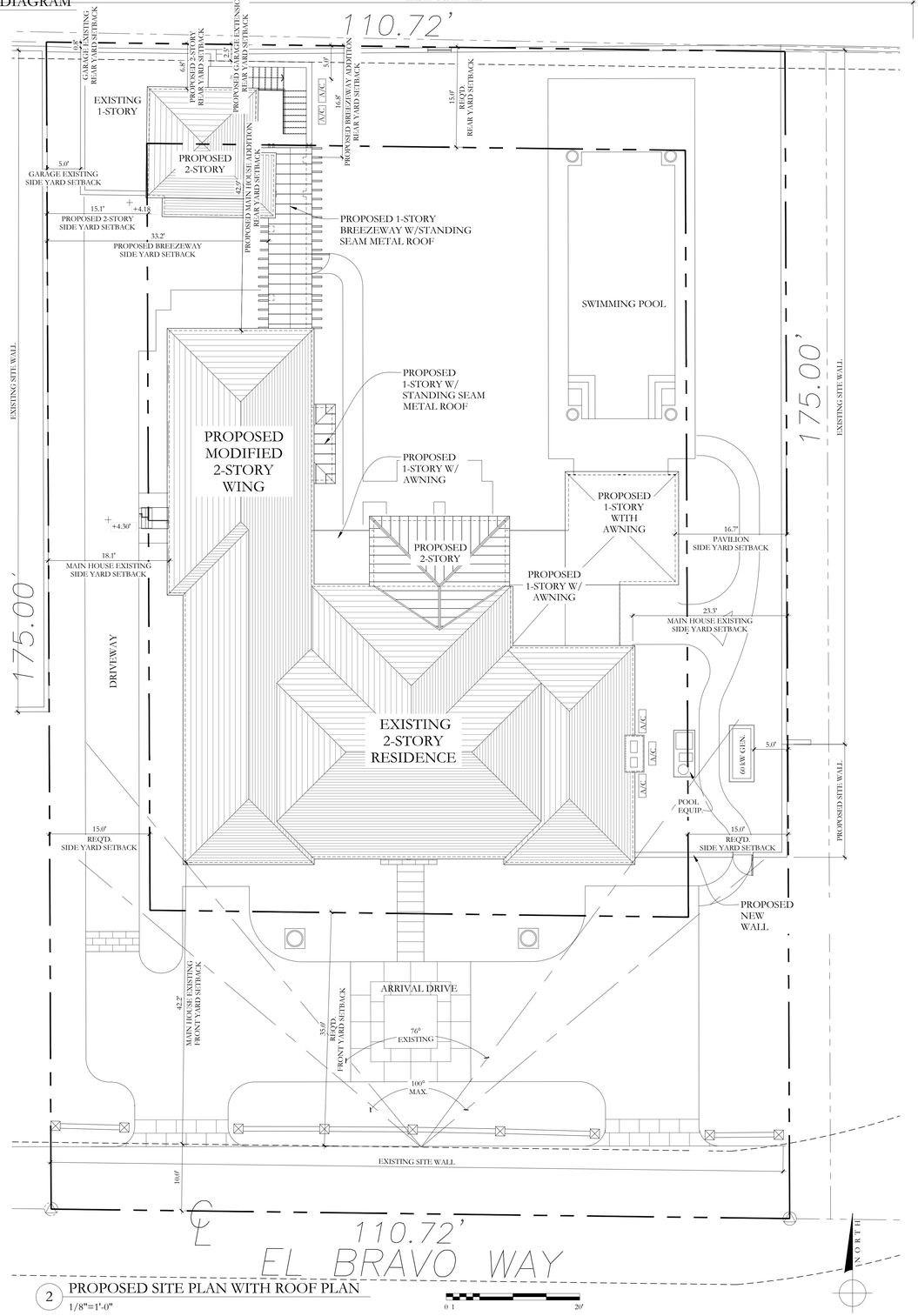


3 BUILDING HEIGHT PLANE DIAGRAM
1/16"= 1'-0"

(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	

FAIRFAX & SAMMONS
NEW YORK • PALM BEACH
FAIRFAX, SAMMONS & PARTNERS, LLC.
214 BRAZILIAN AVENUE, PALM BEACH 33480
TELEPHONE (561) 808-8881
FAIRFAXANDSAMMONS.COM
LICENSE NO. AA26000648

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

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*

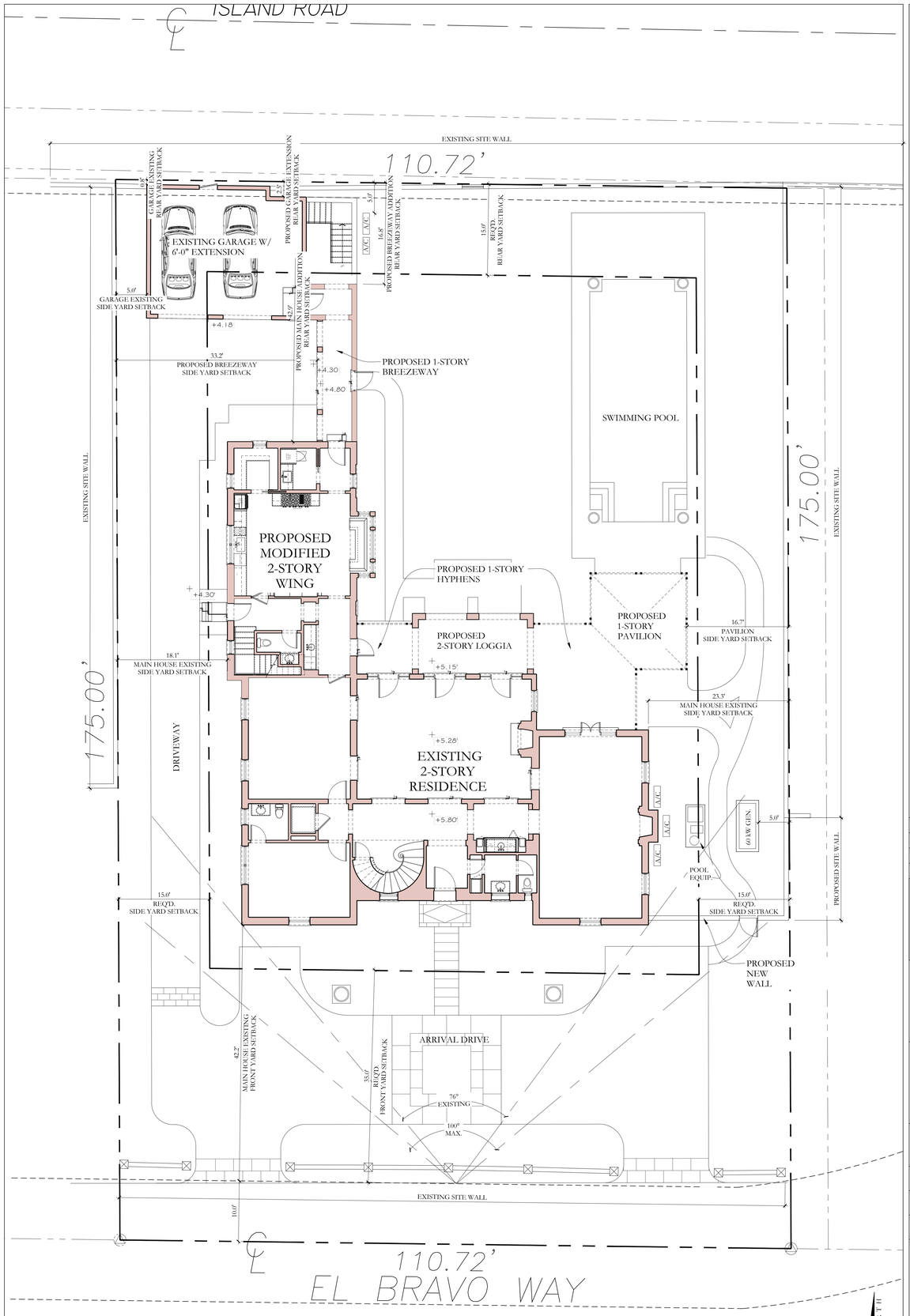
TOTAL AREA: 8,146 FT²

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"

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
PROPOSED SITE PLAN W/ FLOOR PLAN & AREA CALCS.

DATE: JUNE 30, 2025	SHEET NO: G-004
SCALE: AS NOTED	
BY: KC	

FAIRFAX & SAMMONS
NEW YORK - PALM BEACH
FAIRFAX, SAMMONS & PARTNERS, LLC.
214 BRAZILIAN AVENUE, PALM BEACH 33480
TELEPHONE (561) 805-8591
FAIRFAXANDSAMMONS.COM
LICENSE NO. AA26000648

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



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



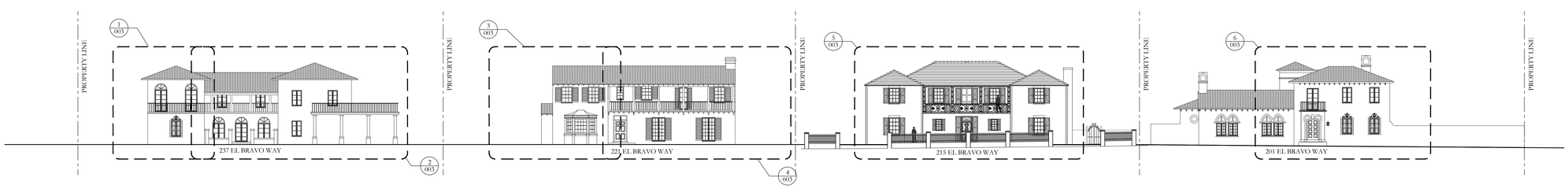
4 221 EL BRAVO WAY : STREETSCAPE PHOTO, LOOKING NORTH



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	

FAIRFAX & SAMMONS
NEW YORK - PALM BEACH
FAIRFAX, SAMMONS & PARTNERS, LLC.
214 BRAZILIAN AVENUE, PALM BEACH 33480
TELEPHONE (561) 905-5991
FAIRFAXANDSAMMONS.COM
LICENSE NO. AA26000246

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



A



B



C



D

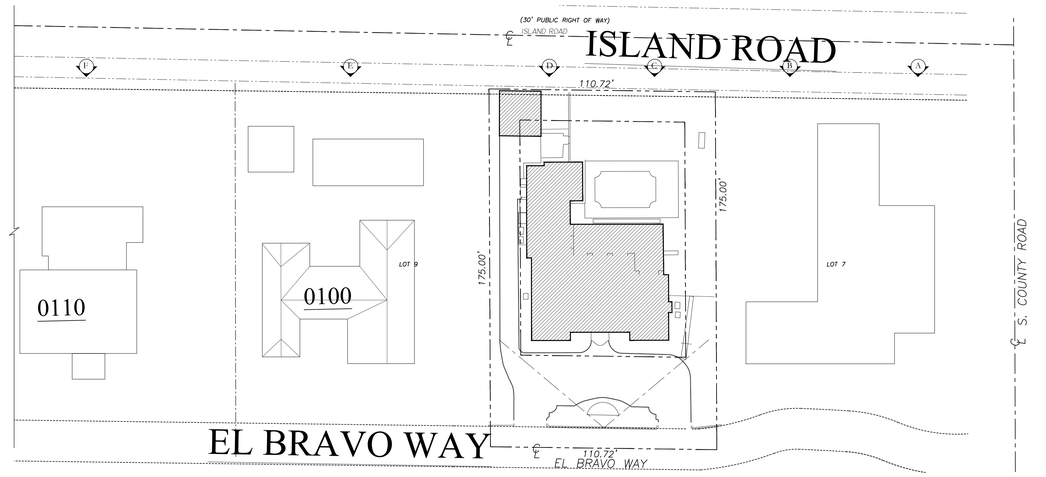


E



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	

FAIRFAX & SAMMONS
NEW YORK - PALM BEACH
FAIRFAX, SAMMONS & PARTNERS, LLC.
214 BRAZILIAN AVENUE, PALM BEACH 33480
TELEPHONE (561) 905-5981
FAIRFAXANDSAMMONS.COM
LICENSE NO. AA26000845

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



A



B



C



D

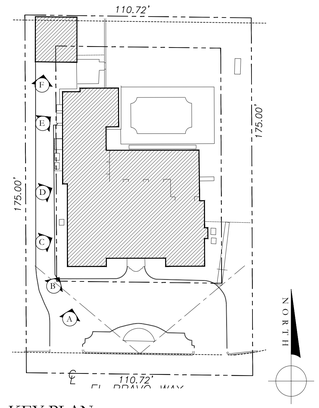


E



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

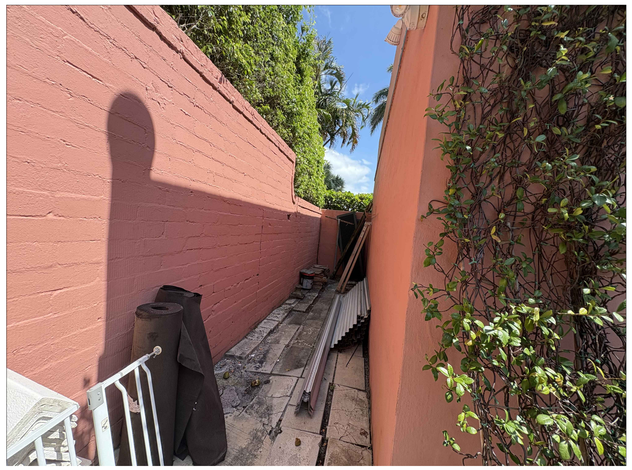
215 EL BRAVO WAY
PALM BEACH, FL 33480

SHEET TITLE
EXISTING CONDITIONS
SITE PHOTOS

DATE: JUNE 30, 2025	SHEET NO: EX-402
SCALE: N.T.S.	
BY: KC	

FAIRFAX & SAMMONS
NEW YORK - PALM BEACH
FAIRFAX, SAMMONS & PARTNERS, LLC.
214 BRAZILIAN AVENUE, PALM BEACH 33480
TELEPHONE (561) 805-8501
FAIRFAXANDSAMMONS.COM
LICENSE NO. AA26000648

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



A



B



C



D

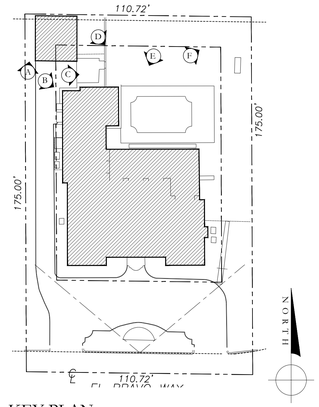


E



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	

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

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

NOTE: ELEVATIONS REFERENCED TO NAVD SURVEY ELEVATIONS



A



B



C



D

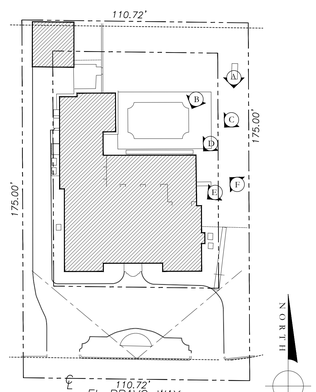


E



F

1 SITE PHOTOS OF EXISTING CONDITIONS



2 KEY PLAN

1"=30'-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 CONDITIONS
SITE PHOTOS

DATE: JUNE 30, 2025	SHEET NO: EX-404
SCALE: N.T.S.	
BY: KC	

FAIRFAX & SAMMONS
NEW YORK - PALM BEACH
FAIRFAX, SAMMONS & PARTNERS, LLC.
214 BRAZILIAN AVENUE, PALM BEACH 33480
TELEPHONE (561) 905-5991
FAIRFAXANDSAMMONS.COM
LICENSE NO. AA26000246

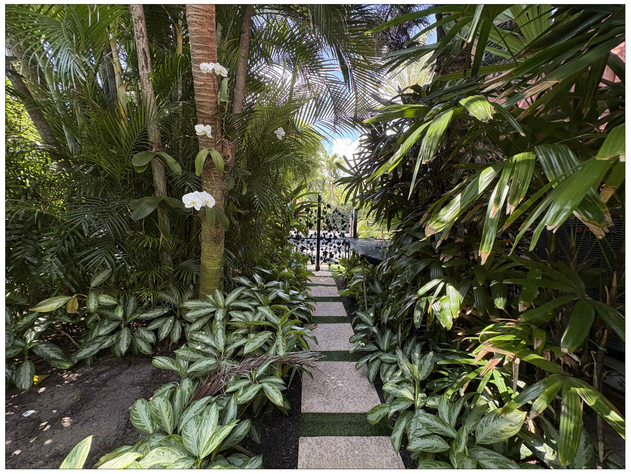
DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS PREPARED BY THE ARCHITECT ARE THE INSTRUMENTS OF THE ARCHITECT'S SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT, WHETHER OR NOT THE PROJECT FOR WHICH THEY ARE INTENDED IS CONSTRUCTED OR NOT. THE ARCHITECT'S DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS 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.



A



B



C



D

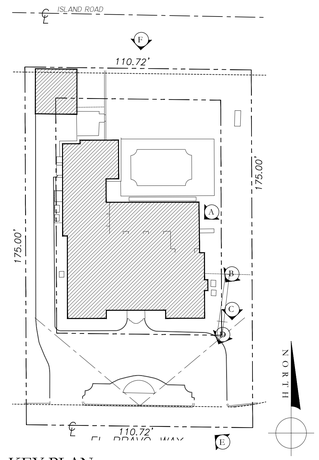


E



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

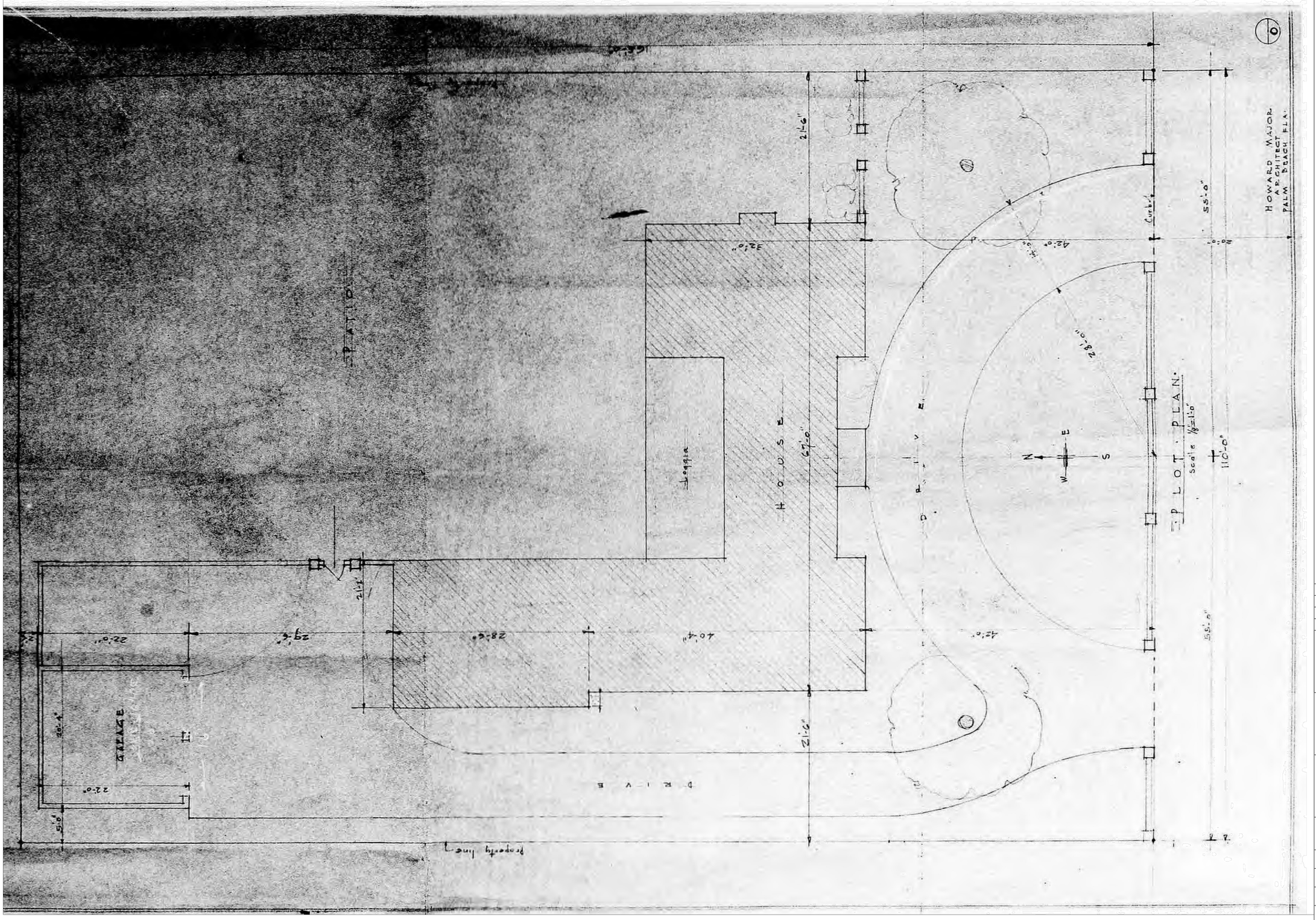
215 EL BRAVO WAY
PALM BEACH, FL 33480

SHEET TITLE
EXISTING CONDITIONS
SITE PHOTOS

DATE: JUNE 30, 2025	SHEET NO: EX-405
SCALE: N.T.S.	
BY: KC	

FAIRFAX & SAMMONS
NEW YORK - PALM BEACH
FAIRFAX, SAMMONS & PARTNERS, LLC.
214 BRAZILIAN AVENUE, PALM BEACH 33480
TELEPHONE (561) 805- 8681
FAIRFAXANDSAMMONS.COM
LICENSE NO. AA26000846

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.



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

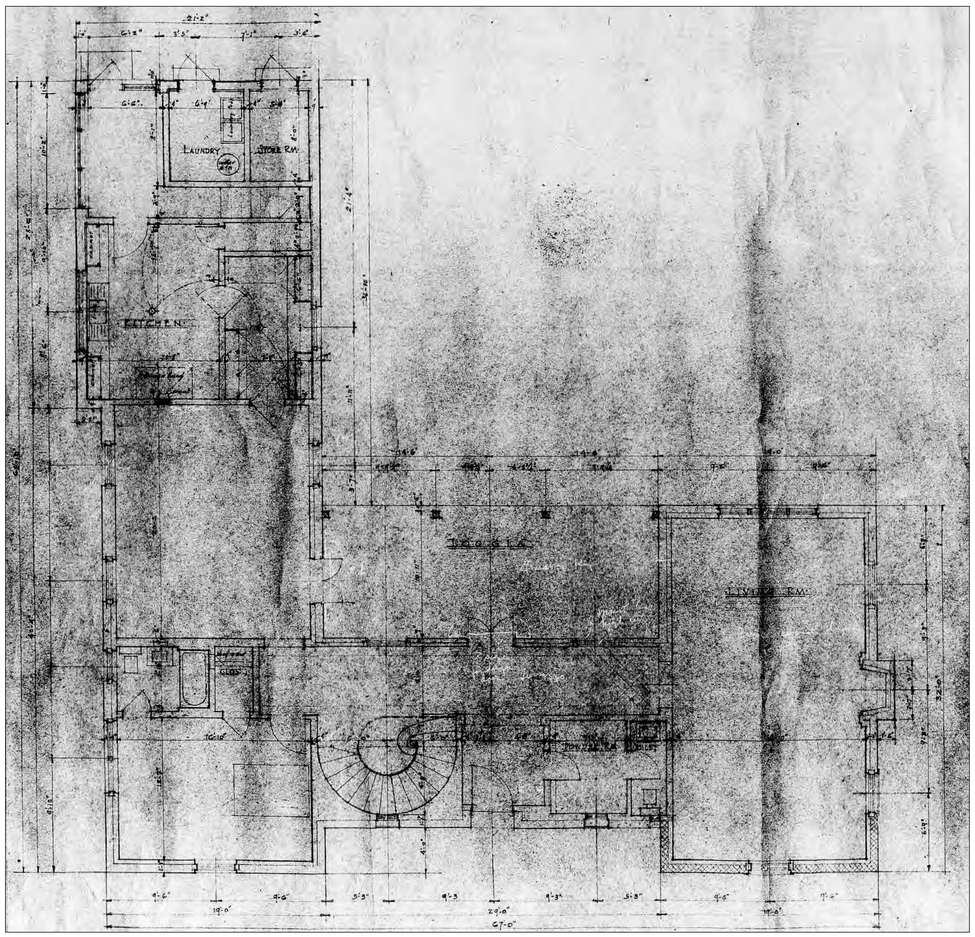
215 EL BRAVO WAY
PALM BEACH, FL 33480

SHEET TITLE
HISTORIC DOCUMENTATION: SITE PLAN

DATE: JUNE 30, 2025	SHEET NO: HD-100
SCALE: 3/16" = 1'-0"	
BY: KC, NSR	

FAIRFAX & SAMMONS
NEW YORK – PALM BEACH
FAIRFAX, SAMMONS & PARTNERS, LLC.
214 BRAZILIAN AVENUE, PALM BEACH 33480
TELEPHONE (561) 805- 8681
FAIRFAXANDSAMMONS.COM
LICENSE NO. AA26000648

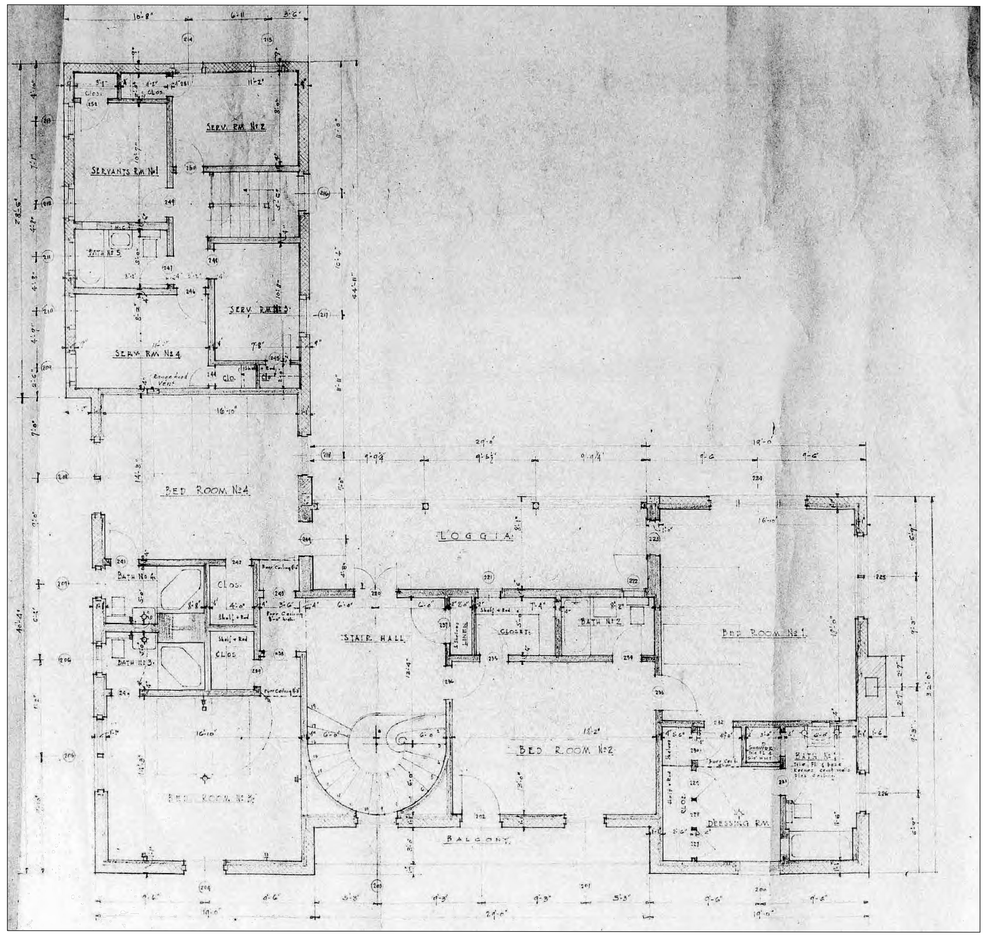
DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS PREPARED BY THE ARCHITECT ARE THE INSTRUMENTS OF THE ARCHITECT'S SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT, WHETHER OR NOT THE PROJECT FOR WHICH THEY ARE INTENDED IS CONSTRUCTED OR NOT. THE ARCHITECT'S DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS 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.



1 HISTORIC DOCUMENTATION OF FIRST FLOOR PLAN: HOWARD MAJOR ARCHITECT

3/32"=1'-0"

NORTH



2 HISTORIC DOCUMENTATION OF SECOND FLOOR PLAN: HOWARD MAJOR ARCHITECT

3/32"=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

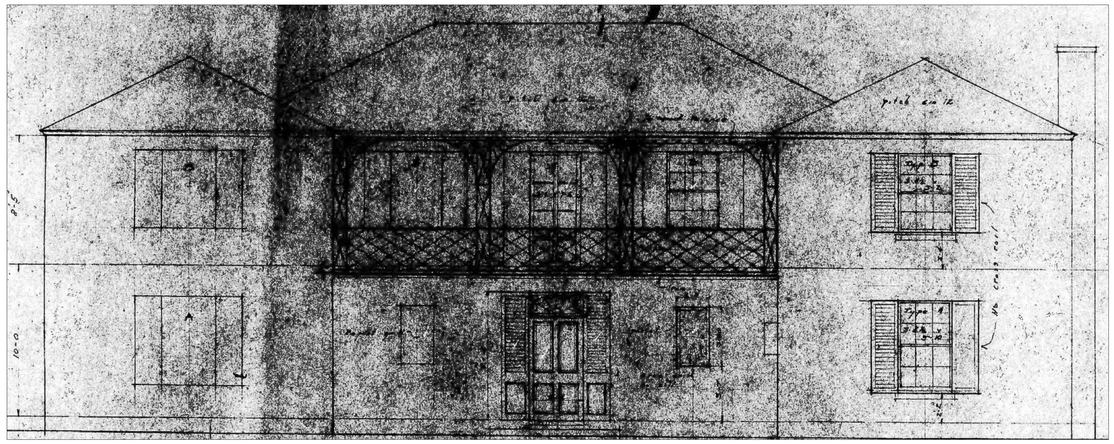
215 EL BRAVO WAY
PALM BEACH, FL 33480

SHEET TITLE
HISTORIC DOCUMENTATION: PLANS

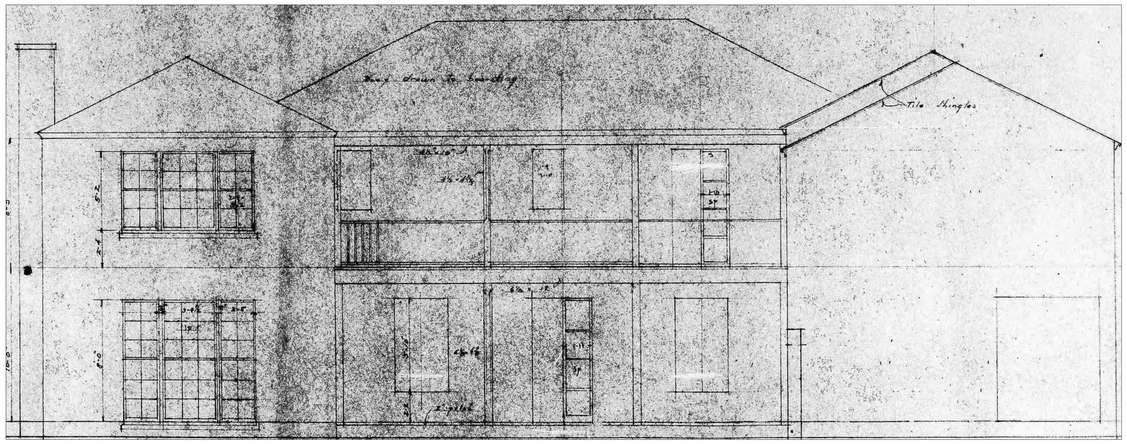
DATE: JUNE 30, 2025	SHEET NO: HD-101
SCALE: 3/32" = 1'-0"	
BY: KC, NSR	

FAIRFAX & SAMMONS
NEW YORK – PALM BEACH
FAIRFAX, SAMMONS & PARTNERS, LLC.
214 BRAZILIAN AVENUE, PALM BEACH 33480
TELEPHONE (561) 805-8591
FAIRFAXANDSAMMONS.COM
LICENSE NO. AA26000648

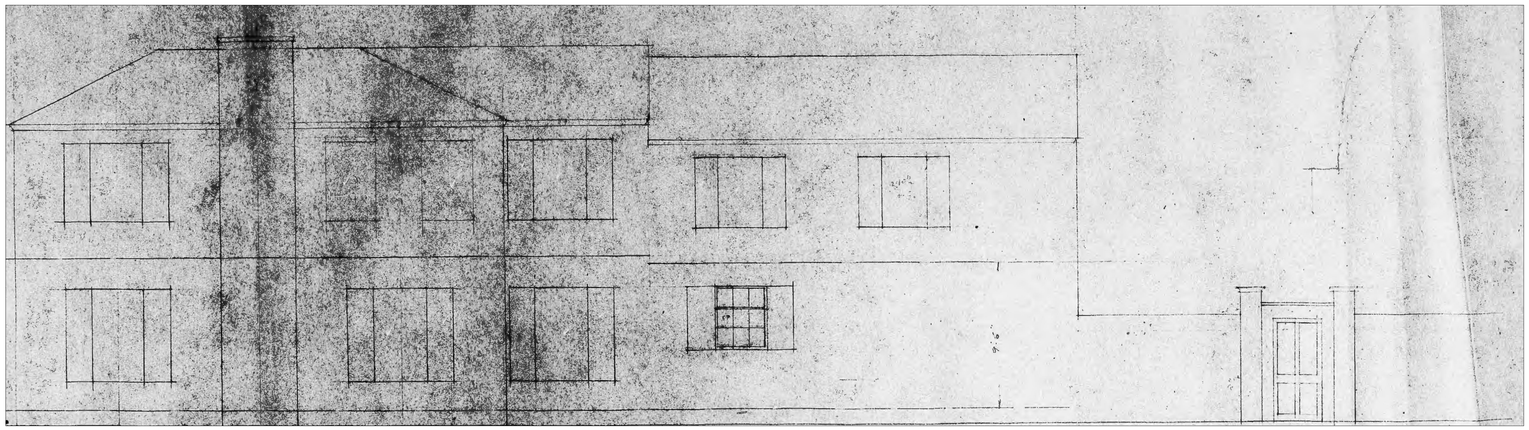
DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS PREPARED BY THE ARCHITECT ARE THE INSTRUMENTS OF THE ARCHITECT'S SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT, WHETHER OR NOT THE PROJECT FOR WHICH THEY ARE INTENDED IS CONSTRUCTED OR NOT. THE ARCHITECT'S DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS 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



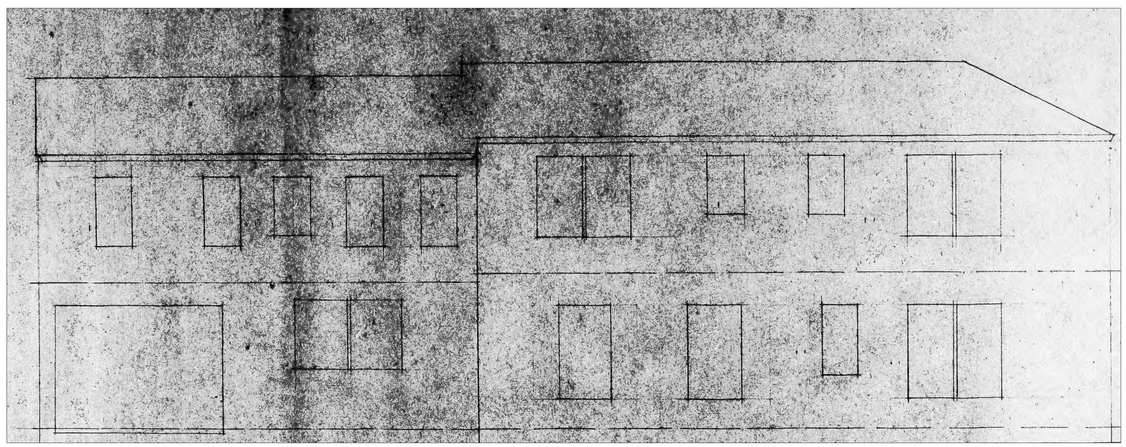
1 HISTORIC DOCUMENTATION OF SOUTH ELEVATION: HOWARD MAJOR ARCHITECT
1/8"=1'-0"



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
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

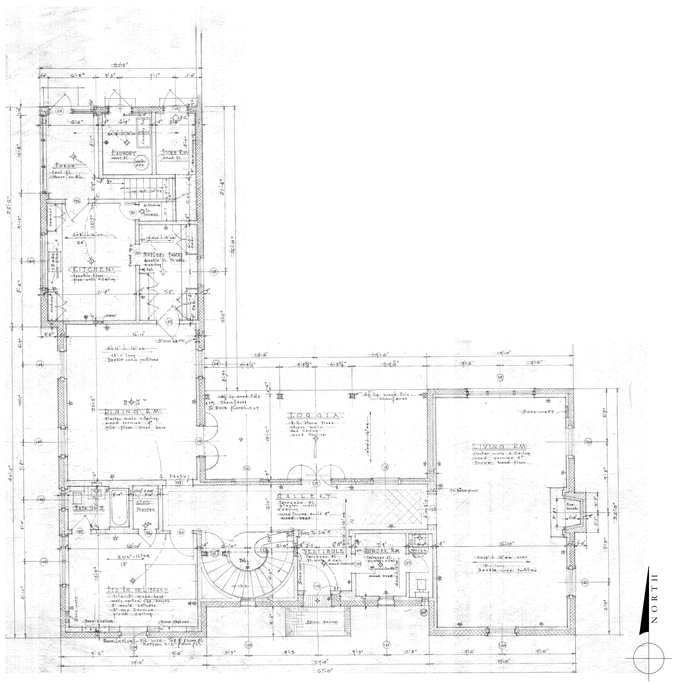
215 EL BRAVO WAY
PALM BEACH, FL 33480

SHEET TITLE
HISTORIC DOCUMENTATION: ELEVATIONS

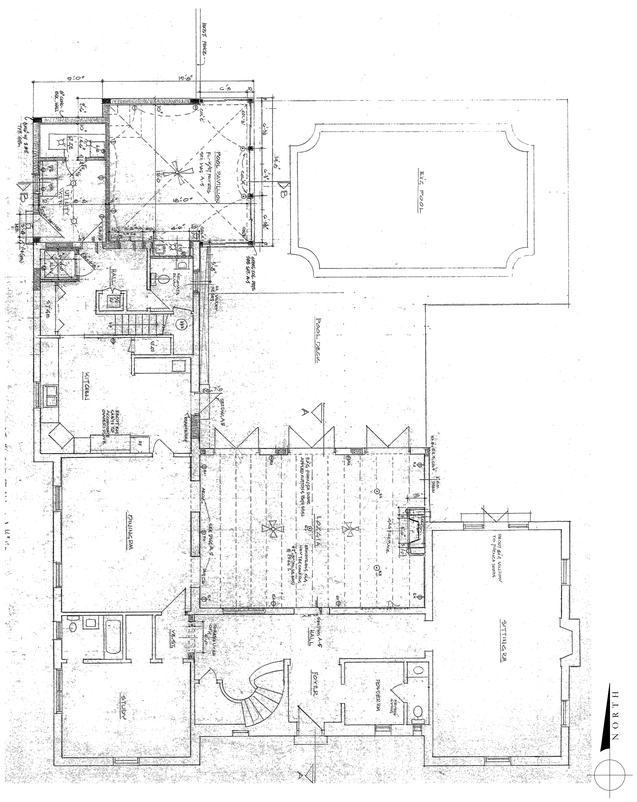
DATE: JUNE 30, 2025	SHEET NO: HD-102
SCALE: N.T.S.	
BY: KC, NSR	

FAIRFAX & SAMMONS
NEW YORK - PALM BEACH
FAIRFAX, SAMMONS & PARTNERS, LLC.
214 BRAZILIAN AVENUE, PALM BEACH 33480
TELEPHONE (561) 805-5551
FAIRFAXANDSAMMONS.COM
LICENSE NO. AA26000548

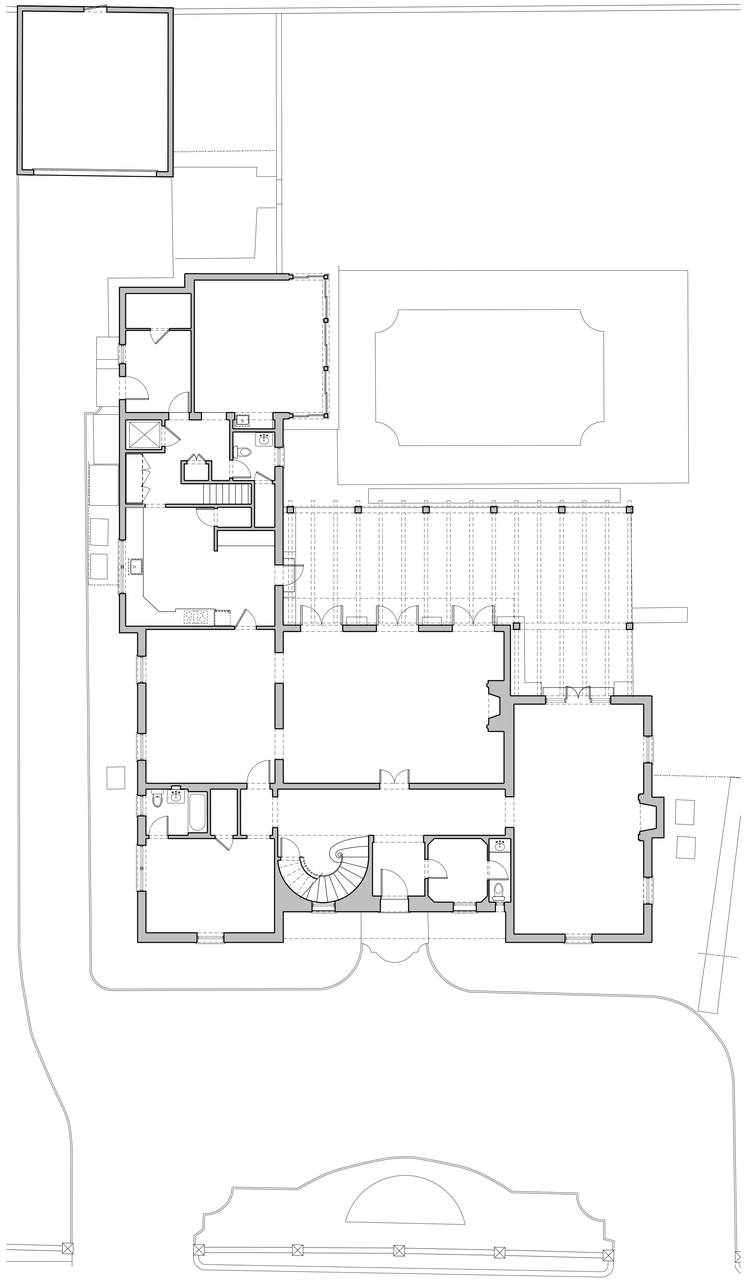
DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS PREPARED BY THE ARCHITECT ARE THE INSTRUMENTS OF THE ARCHITECT'S SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT, WHETHER OR NOT THE PROJECT FOR WHICH THEY ARE INTENDED IS CONSTRUCTED OR NOT. THE ARCHITECT'S DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS 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



1 HISTORIC DOCUMENTATION OF FIRST FLOOR PLAN: HOWARD MAJOR ARCHITECT
1/8"=1'-0"

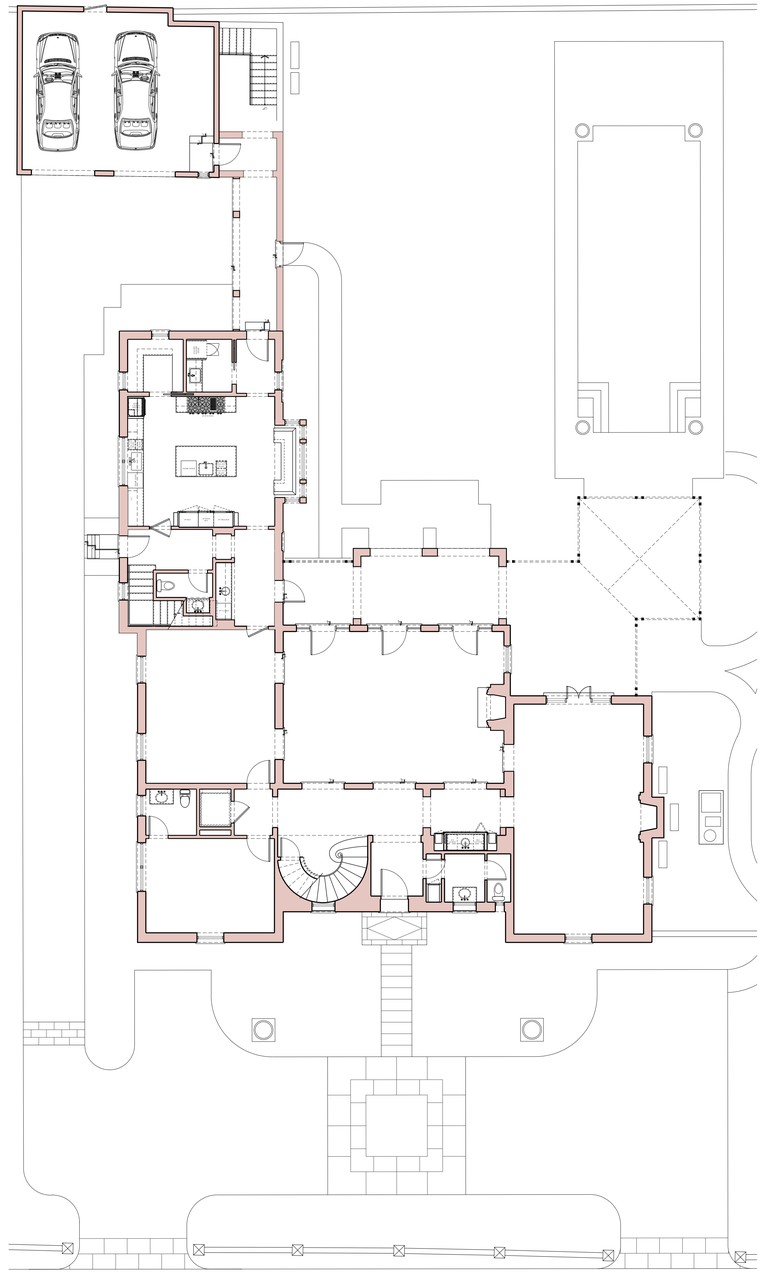


2 HISTORIC DOCUMENTATION OF FIRST FLOOR PLAN: ANGELO POBLETE ARCHITECT (1992)
1/8"=1'-0"



3 EXISTING FIRST FLOOR PLAN
1/8"=1'-0"

NORTH



4 PROPOSED FIRST FLOOR PLAN
1/8"=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

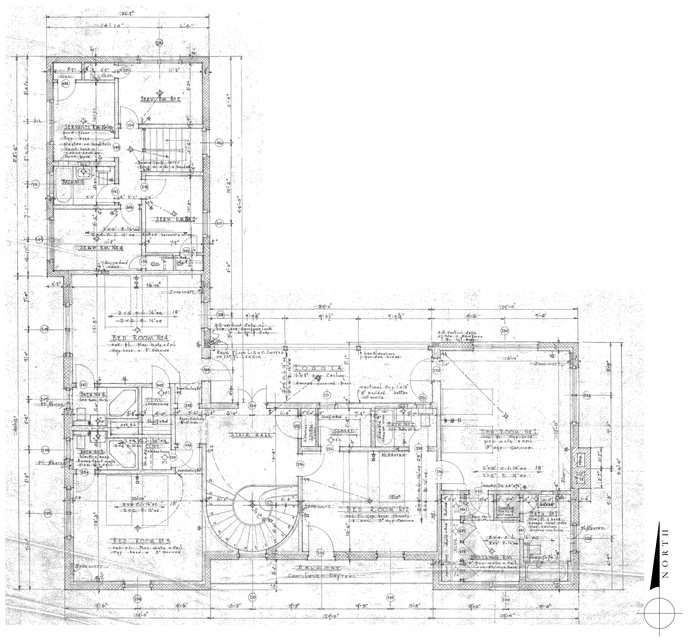
215 EL BRAVO WAY
PALM BEACH, FL 33480

SHEET TITLE
HISTORIC DOCUMENTATION: FIRST FLOOR PLANS

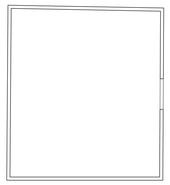
DATE: JUNE 30, 2025	SHEET NO: HD-103
SCALE: 1/8" = 1'-0"	
BY: KC	

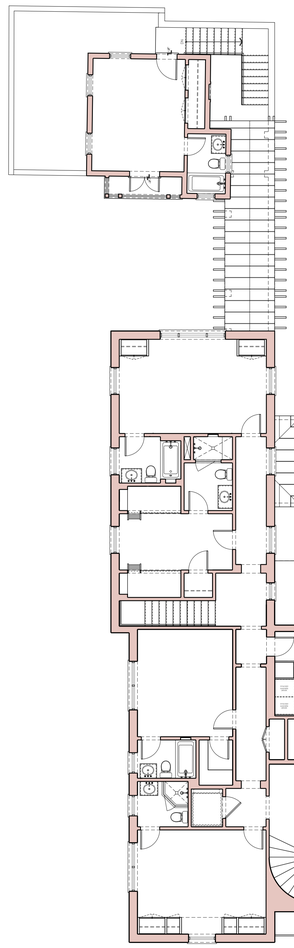
FAIRFAX & SAMMONS
NEW YORK - PALM BEACH
FAIRFAX, SAMMONS & PARTNERS, LLC.
214 BRAZILIAN AVENUE, PALM BEACH 33480
TELEPHONE (561) 808- 8881
FAIRFAXANDSAMMONS.COM
LICENSE NO. AA26000648

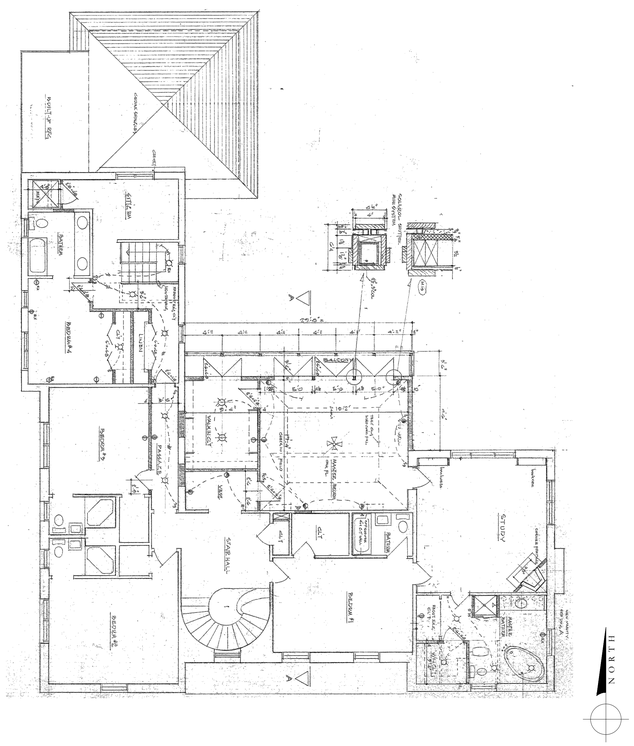
DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS PREPARED BY THE ARCHITECT ARE THE INSTRUMENTS OF THE ARCHITECT'S SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT, WHETHER OR NOT THE PROJECT FOR WHICH THEY ARE INTENDED IS CONSTRUCTED OR NOT. THE ARCHITECT'S DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS 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



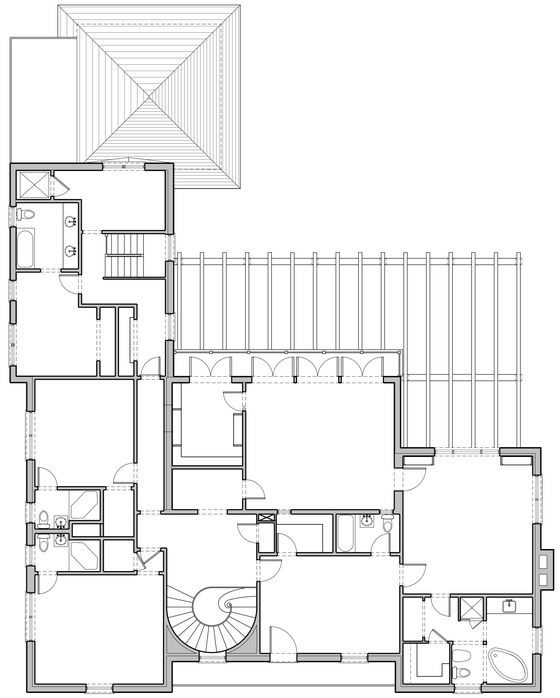
1 HISTORIC DOCUMENTATION OF SECOND FLOOR PLAN: HOWARD MAJOR ARCHITECT
1/8"=1'-0"



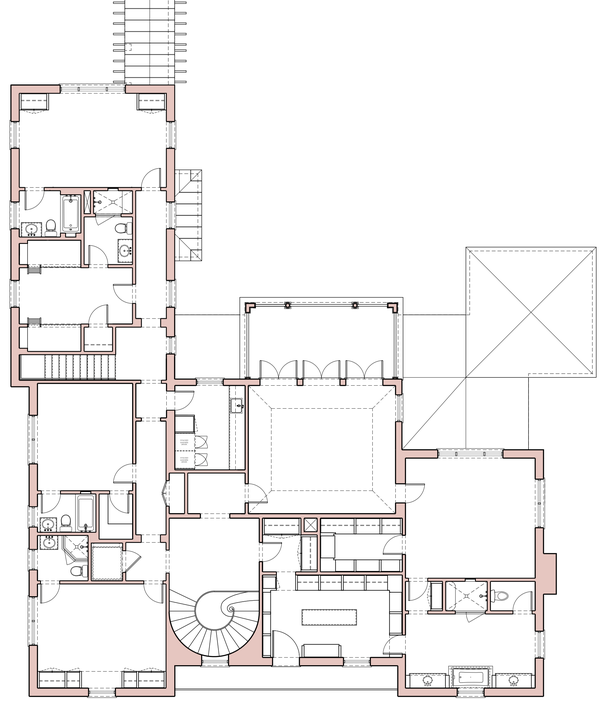




2 HISTORIC DOCUMENTATION OF SECOND FLOOR PLAN: ANGELO POBLETE ARCHITECT
1/8"=1'-0"



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

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

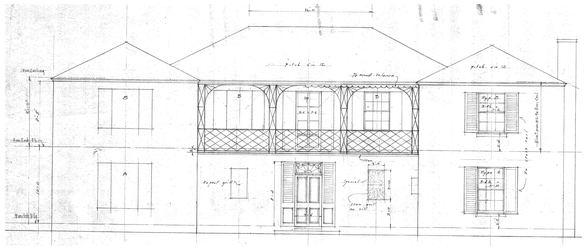
215 EL BRAVO WAY
PALM BEACH, FL 33480

SHEET TITLE
HISTORIC DOCUMENTATION: SECOND FLOOR PLANS

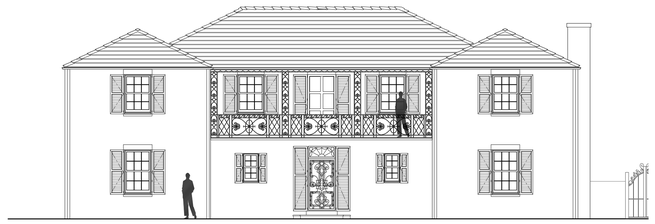
DATE: JUNE 30, 2025	SHEET NO: HD-104
SCALE: 1/8" = 1'-0"	
BY: KC	

FAIRFAX & SAMMONS
NEW YORK ~ PALM BEACH
FAIRFAX, SAMMONS & PARTNERS, LLC.
214 BRAZILIAN AVENUE, PALM BEACH 33480
TELEPHONE (561) 805- 8681
FAIRFAXANDSAMMONS.COM
LICENSE NO. AA26000846

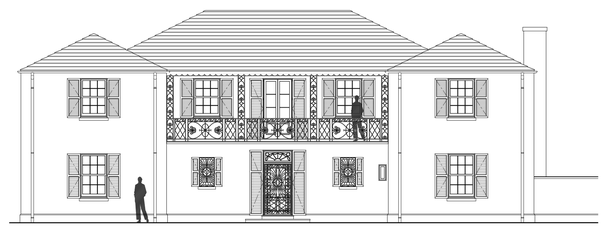
DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS PREPARED BY THE ARCHITECT ARE THE INSTRUMENTS OF THE ARCHITECT'S SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT, WHETHER OR NOT THE PROJECT FOR WHICH THEY ARE INTENDED IS CONSTRUCTED OR NOT. THE ARCHITECT'S DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS 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.



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

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: SOUTH ELEVATIONS

DATE
JUNE 30, 2025

SCALE
1/8"=1'-0"

BY
KC

SHEET NO
HD-110

FAIRFAX & SAMMONS
NEW YORK - PALM BEACH

FAIRFAX, SAMMONS & PARTNERS, LLC.
214 BRAZILIAN AVENUE, PALM BEACH 33480
TELEPHONE (561) 805-5581
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

NOTE: ELEVATIONS REFERENCED TO NAVD SURVEY ELEVATIONS



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"

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

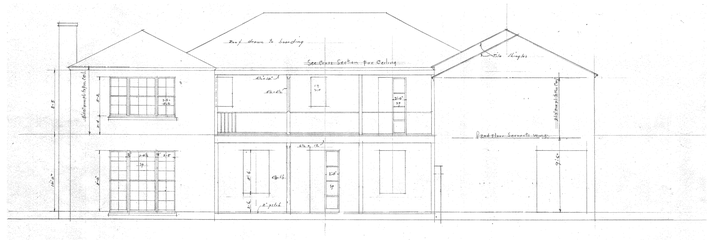
SHEET NO
HD-111

FAIRFAX & SAMMONS
NEW YORK - PALM BEACH

FAIRFAX, SAMMONS & PARTNERS, LLC.
214 BRAZILIAN AVENUE, PALM BEACH 33480
TELEPHONE (561) 805-8581
FAIRFAXANDSAMMONS.COM
LICENSE NO. AA26000846

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.



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
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: NORTH ELEVATIONS

DATE
JUNE 30, 2025

SCALE
1/8"=1'-0"

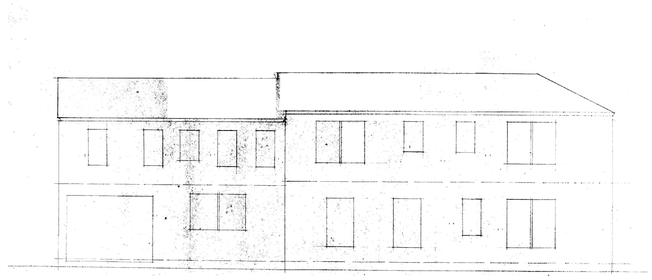
BY
KC

SHEET NO
HD-112

FAIRFAX & SAMMONS
NEW YORK ~ PALM BEACH
FAIRFAX, SAMMONS & PARTNERS, LLC.
214 BRAZILIAN AVENUE, PALM BEACH 33480
TELEPHONE (561) 805- 8581
FAIRFAXANDSAMMONS.COM
LICENSE NO. AA26000846

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.

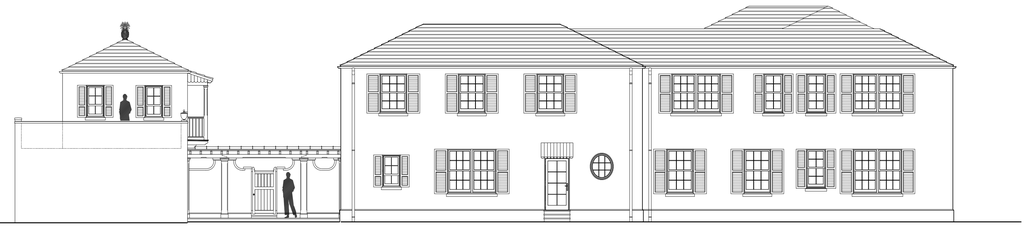
© 2024 FAIRFAX & SAMMONS ARCHITECTS PC.



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
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: WEST ELEVATIONS

DATE
JUNE 30, 2025

SCALE
1/8"=1'-0"

BY
KC

SHEET NO
HD-113

FAIRFAX & SAMMONS
NEW YORK - PALM BEACH
FAIRFAX, SAMMONS & PARTNERS, LLC.
214 BRAZILIAN AVENUE, PALM BEACH 33480
TELEPHONE (561) 805-8581
FAIRFAXANDSAMMONS.COM
LICENSE NO. AA26000246

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

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

19'-0"

STUDY

BATH

CLOSET

VESTIBULE

DINING

KITCHEN

ELEVATOR

UTILITY

STORAGE

HALL

STO.

BATH

POOL PAVILION

8'-6¼"

13'-7⅜"

5'-2⅝"

29'-0"

FOYER

HALL

LIVING ROOM

POWDER RM.

LOGGIA

POOL

42'-1¼"

19'-1"

SITTING ROOM

SETBACK LINE

13'-7¾"

5'-3½"

13'-2¾"

24'-8⅜"

11'-5⅛"

18'-11¼"

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

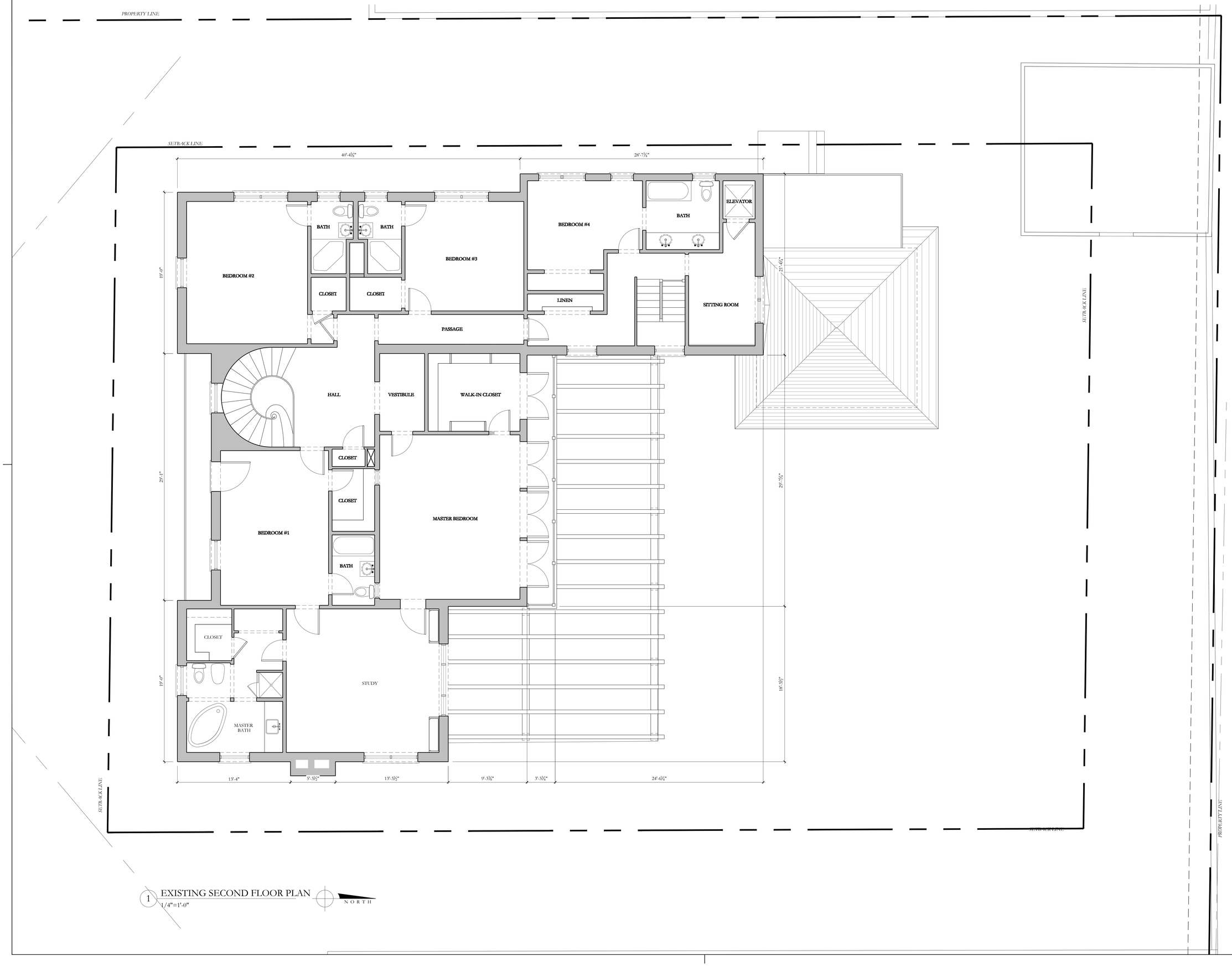
SHEET TITLE
EXISTING
FIRST FLOOR PLAN

DATE	SHEET NO
JUNE 30, 2025	EX-100
SCALE 1/4"=1'-0"	
BY KC	

FAIRFAX & SAMMONS
NEW YORK – PALM BEACH

FAIRFAX, SAMMONS & PARTNERS, LLC.
214 BRAZILIAN AVENUE, PALM BEACH 33480
TELEPHONE (561) 805- 8591
FAIRFAXANDSAMMONS.COM
LICENSE NO. AA26000648

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



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

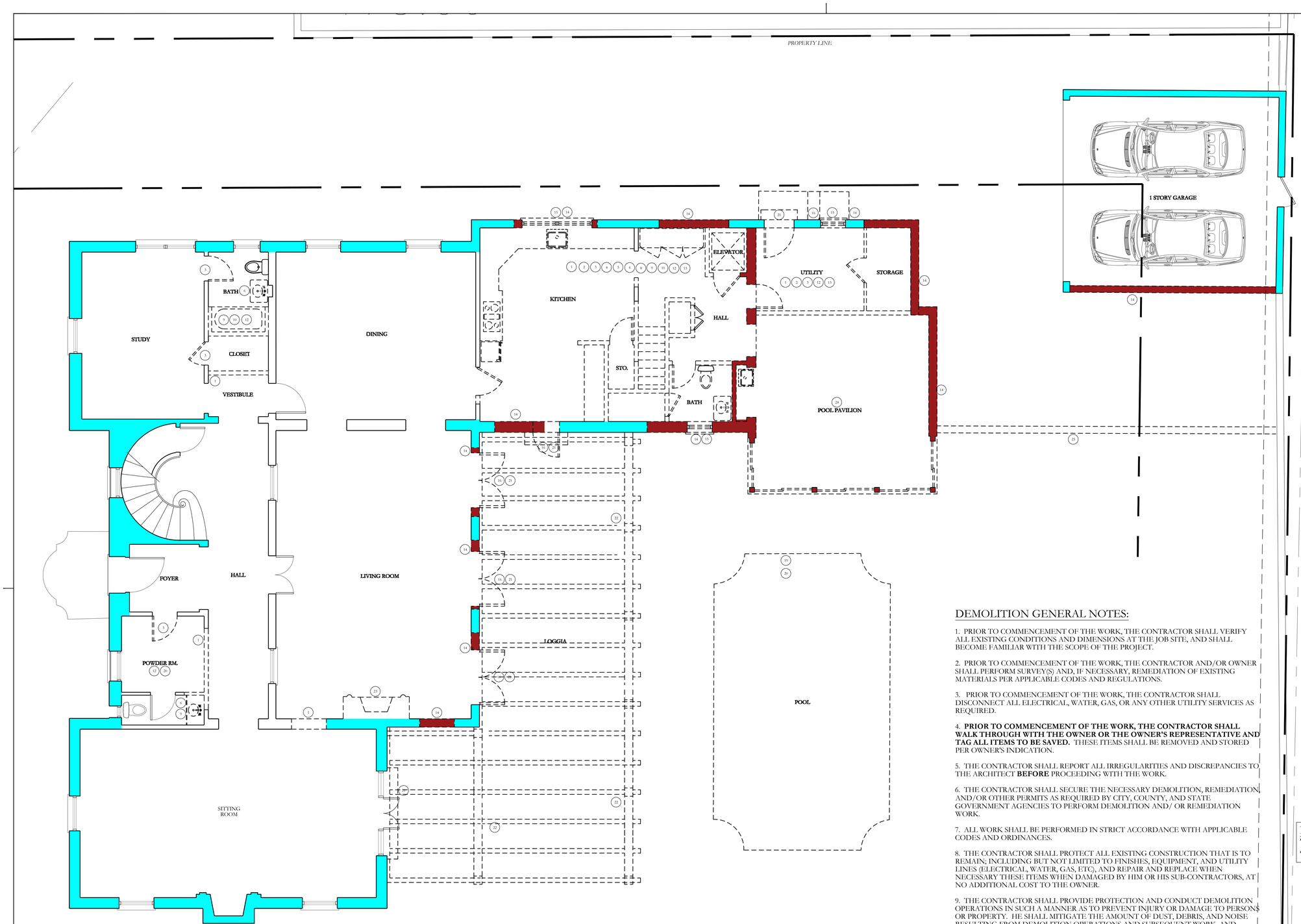
SCALE
1/4"=1'-0"

BY
SPB/KC

SHEET NO
EX-101

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

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



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

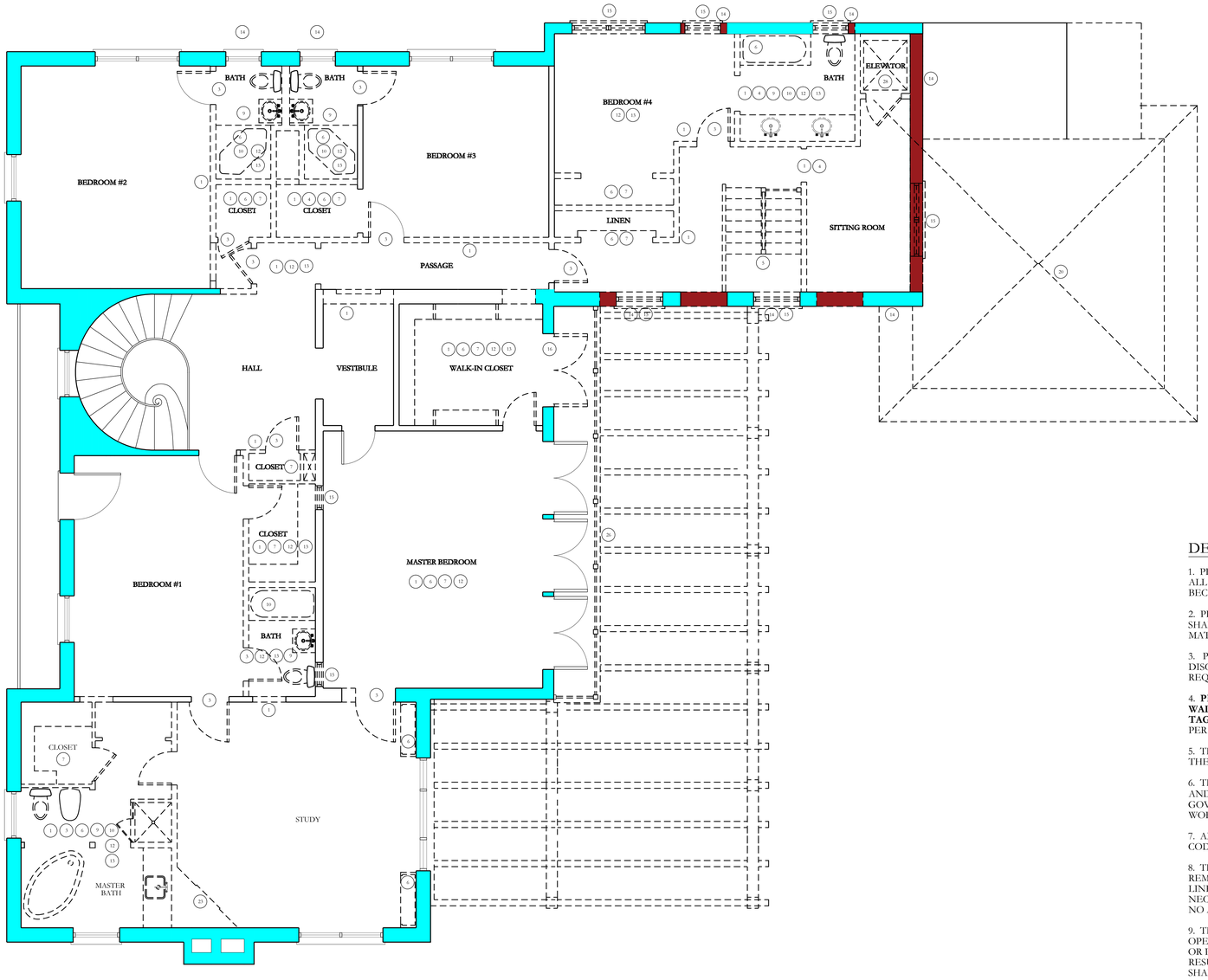
215 EL BRAVO WAY
PALM BEACH, FL 33480

SHEET TITLE
FIRST FLOOR MATERIALS REMOVAL PLAN

DATE: JUNE 30, 2025
SCALE: 1/4"=1'-0"
BY: SPB/KC
SHEET NO: D-100

FAIRFAX & SAMMONS
NEW YORK – PALM BEACH
FAIRFAX, SAMMONS & PARTNERS, LLC.
214 BRAZILIAN AVENUE, PALM BEACH 33480
TELEPHONE (561) 805-8881
FAIRFAXANDSAMMONS.COM
LICENSE NO. AA26000646

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



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.

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.

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
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

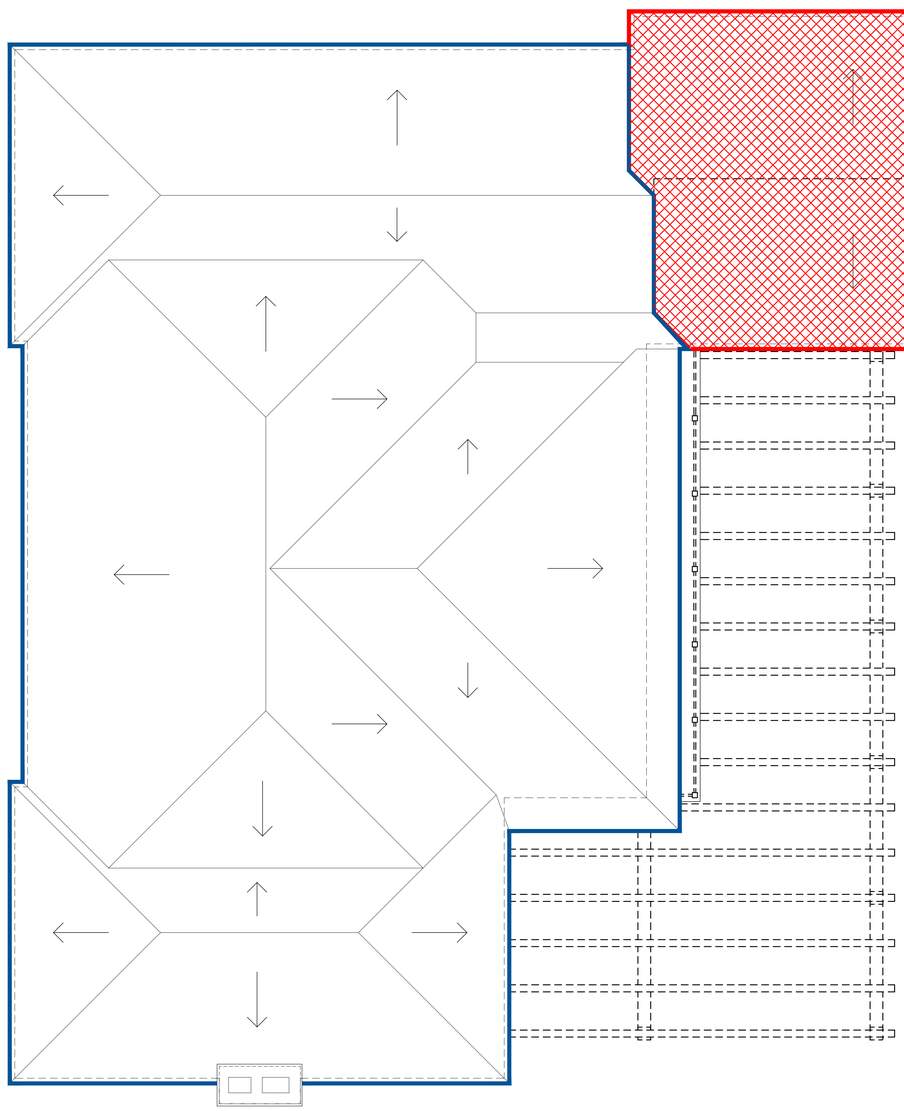
SHEET TITLE
SECOND FLOOR MATERIALS REMOVAL PLAN

DATE	SHEET NO
JUNE 30, 2025	D-101
SCALE: 1/4"=1'-0"	
BY: SPB/KC	

FAIRFAX & SAMMONS
NEW YORK • PALM BEACH
FAIRFAX, SAMMONS & PARTNERS, LLC.
214 BRAZILIAN AVENUE, PALM BEACH 33480
TELEPHONE (561) 805-8881
FAIRFAXANDSAMMONS.COM
LICENSE NO. AA26000546

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

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

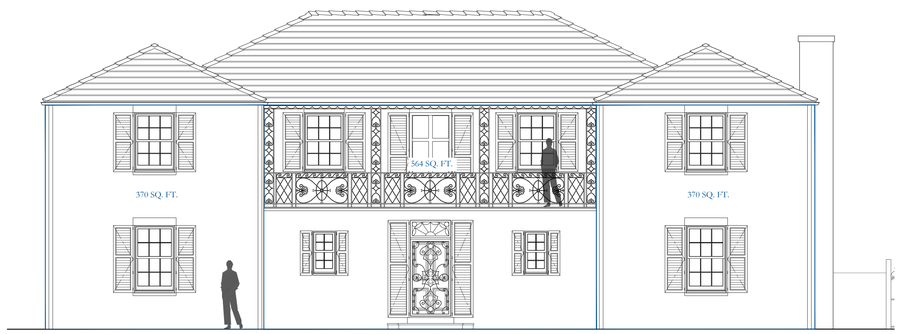
215 EL BRAVO WAY
PALM BEACH, FL 33480

SHEET TITLE
SECOND FLOOR MATERIALS REMOVAL PLAN

DATE	SHEET NO
JUNE 30, 2025	D-101
SCALE: 1/4"=1'-0"	
BY: SPB/KC	

FAIRFAX & SAMMONS
NEW YORK – PALM BEACH
FAIRFAX, SAMMONS & PARTNERS, LLC.
214 BRAZILIAN AVENUE, PALM BEACH 33480
TELEPHONE (561) 805-8591
FAIRFAXANDSAMMONS.COM
LICENSE NO. AA26000648

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



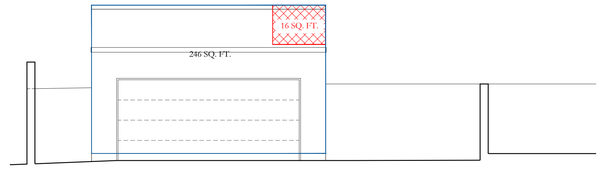
1 PROPOSED DEMOLITION OF EXISTING MAIN HOUSE SOUTH ELEVATION(NO CHANGE)
3/16"=1'-0"

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"

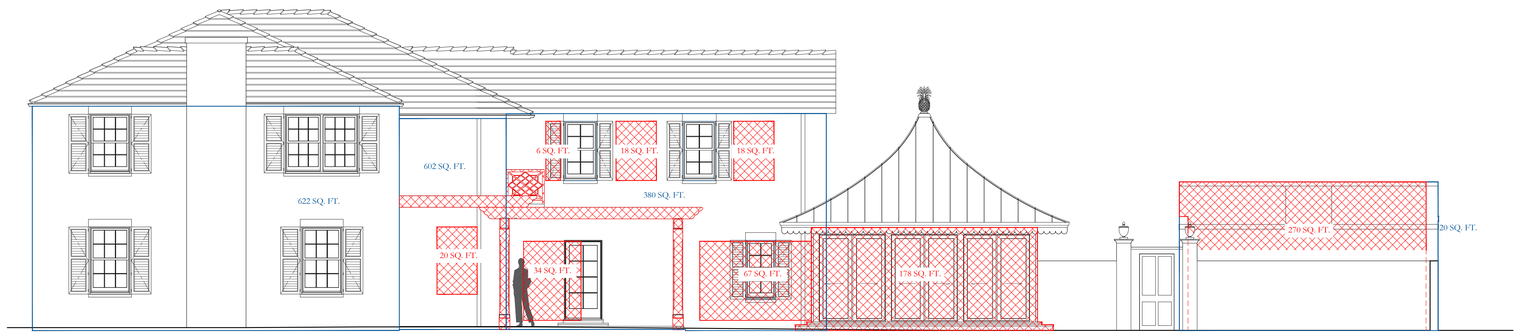
DEMOLITION KEY:

EXISTING EXTERIOR WALL TO REMAIN

EXISTING EXTERIOR WALL TO BE REMOVED

GENERAL NOTES:

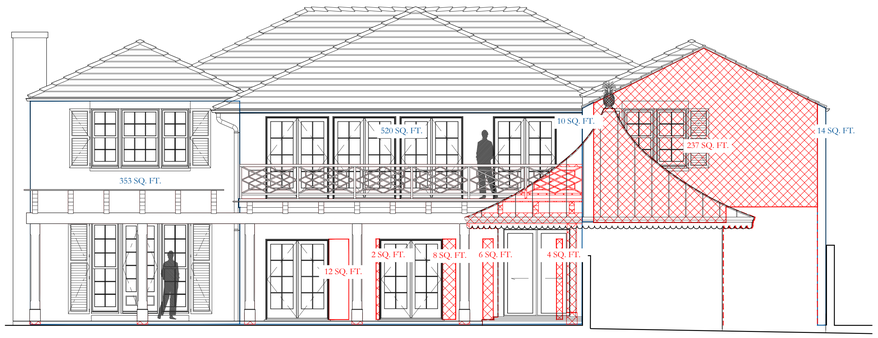
-SEE ROOF DEMOLITION PLAN (SHEET D-102) FOR PROPOSED ROOF AREAS TO BE DEMOLISHED
-ALL AREAS ARE APPROXIMATE



2 PROPOSED DEMOLITION OF EXISTING MAIN HOUSE EAST ELEVATION
3/16"=1'-0"

MAIN HOUSE EAST ELEVATION DEMOLITION CALCULATIONS:

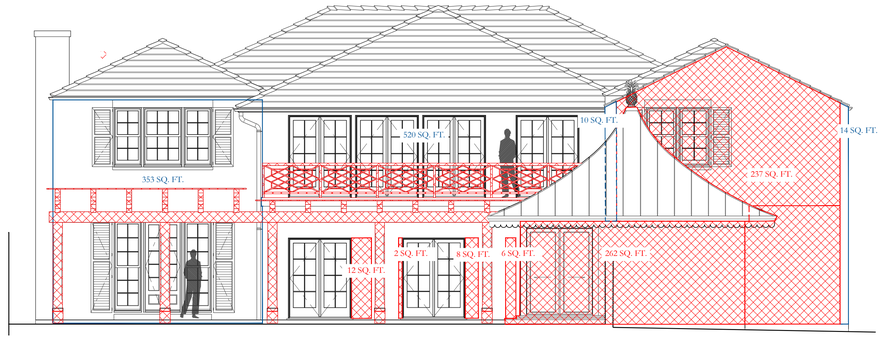
TOTAL EXTERIOR WALL AREA TO REMAIN:	1,172 SQ. FT.
TOTAL EXISTING WALL AREA TO BE DEMOLISHED:	611 SQ. FT.
TOTAL EXISTING WALL AREA:	1,783 SQ. FT.
PERCENTAGE OF EXISTING WALL AREA TO BE DEMOLISHED:	34 %



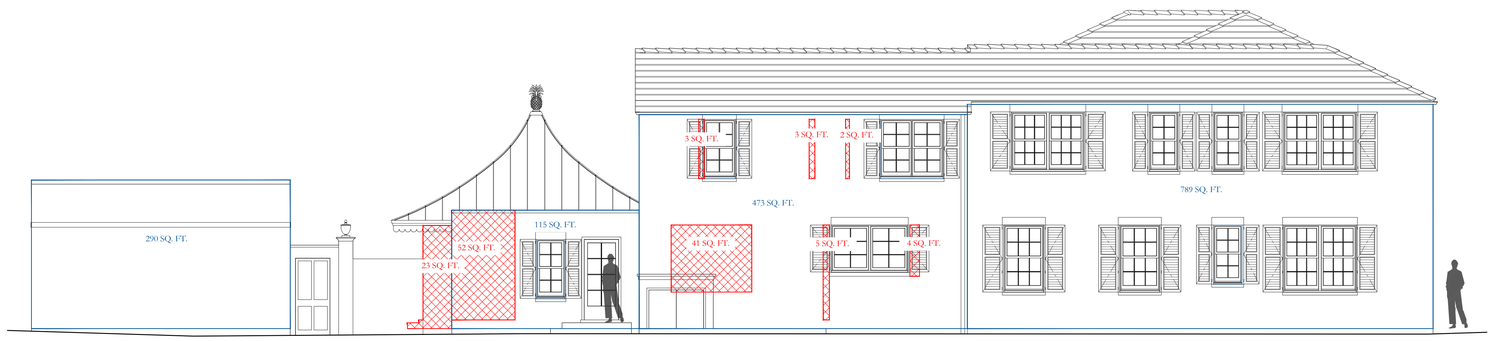
3 PROPOSED DEMOLITION OF EXISTING MAIN HOUSE NORTH ELEVATION
3/16"=1'-0"

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

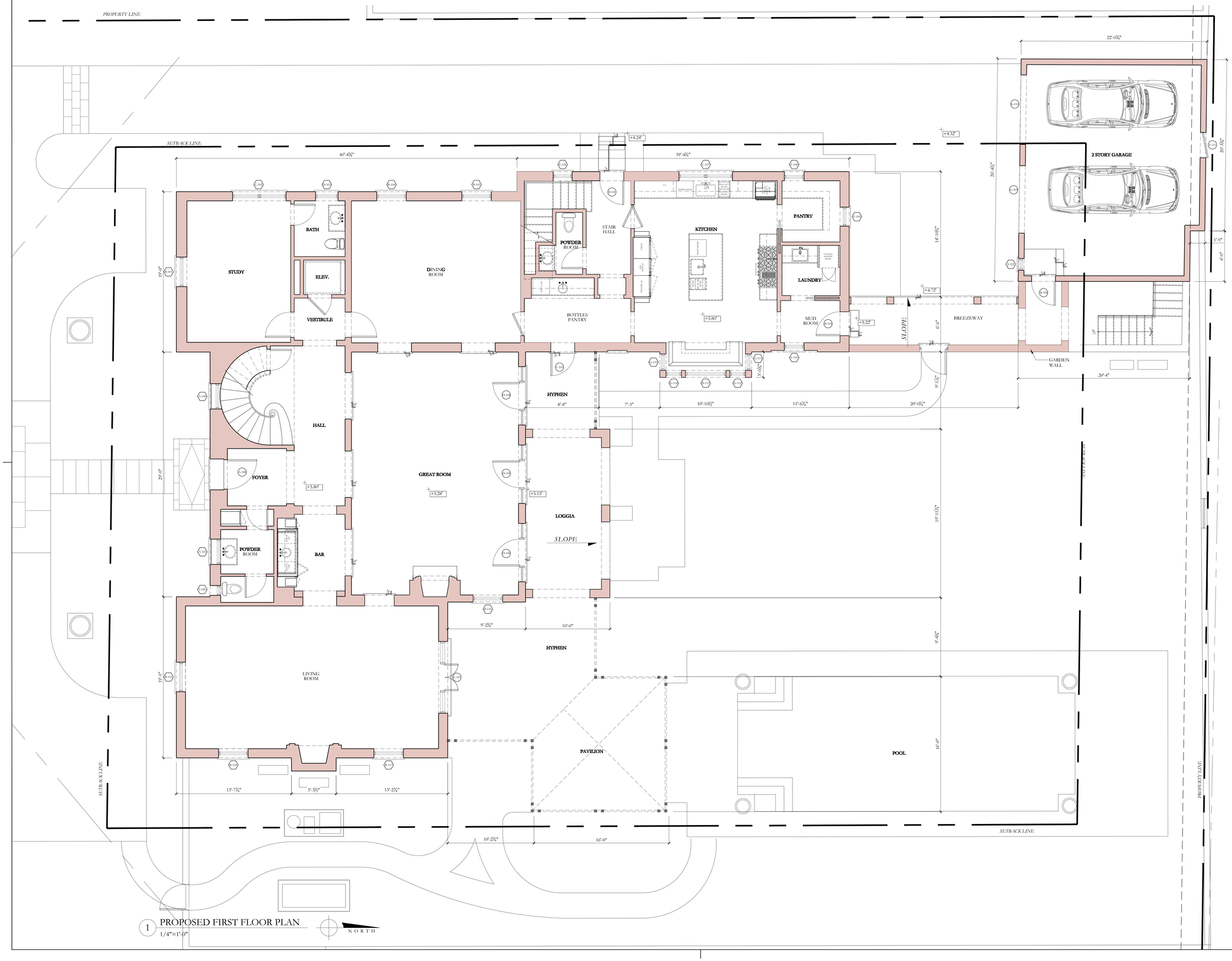
215 EL BRAVO WAY
PALM BEACH, FL 33480

SHEET TITLE
DEMOLITION / MATERIALS REMOVAL - ELEVATIONS

DATE: JUNE 30, 2025	SHEET NO: D-103
SCALE: 3/16" = 1'-0"	
BY: KC,SPB	

FAIRFAX & SAMMONS
NEW YORK - PALM BEACH
FAIRFAX, SAMMONS & PARTNERS, LLC.
214 BRAZILIAN AVENUE, PALM BEACH 33480
TELEPHONE (561) 805-8881
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



1 PROPOSED FIRST 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
FIRST FLOOR PLAN

DATE: JUNE 30, 2025	SHEET NO: A-100
SCALE: 1/4"=1'-0"	
BY: KC	

FAIRFAX & SAMMONS
NEW YORK • PALM BEACH
FAIRFAX, SAMMONS & PARTNERS, LLC.
214 BRAZILIAN AVENUE, PALM BEACH 33480
TELEPHONE (561) 805- 8881
FAIRFAXANDSAMMONS.COM
LICENSE NO. AA26000648

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

NOTE: ELEVATIONS REFERENCED TO NAVD SURVEY ELEVATIONS

PROPERTY LINE

SETBACK LINE

40'-4⅝"

39'-4¼"

19'-0"

20'-1"

BEDROOM 1

BATH 1

BATH 2

ELEV.

CLOSET

VEST.

BEDROOM 2

HALL

VEST.

STAIR HALL

BEDROOM 3

BATH 4

BATH 3

BEDROOM 4

HALL

21'-4½"

HALL

M. VEST.

LAUNDRY

VEST.

HERS DRESSING

HIS DRESSING

SITTING ROOM

+15.70' (N.A.V.D.)

2ND FL. FIN. FL.

TERRACE

29'-5½"

VEST.

MASTER BATH

SHOWER

W/C

MASTER BEDROOM

19'-0"

18'-5½"

13'-4"

5'-3½"

13'-6½"

9'-2⅝"

10'-6½"

28'-6"

TERRACE

16'-0"

18'-0½"

PORCH

BEDROOM

BATH

CLOSET

DN

9'-4½"

SETBACK LINE

SETBACK LINE

SETBACK LINE

1 PROPOSED SECOND 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
PROPOSED SECOND FLOOR PLAN

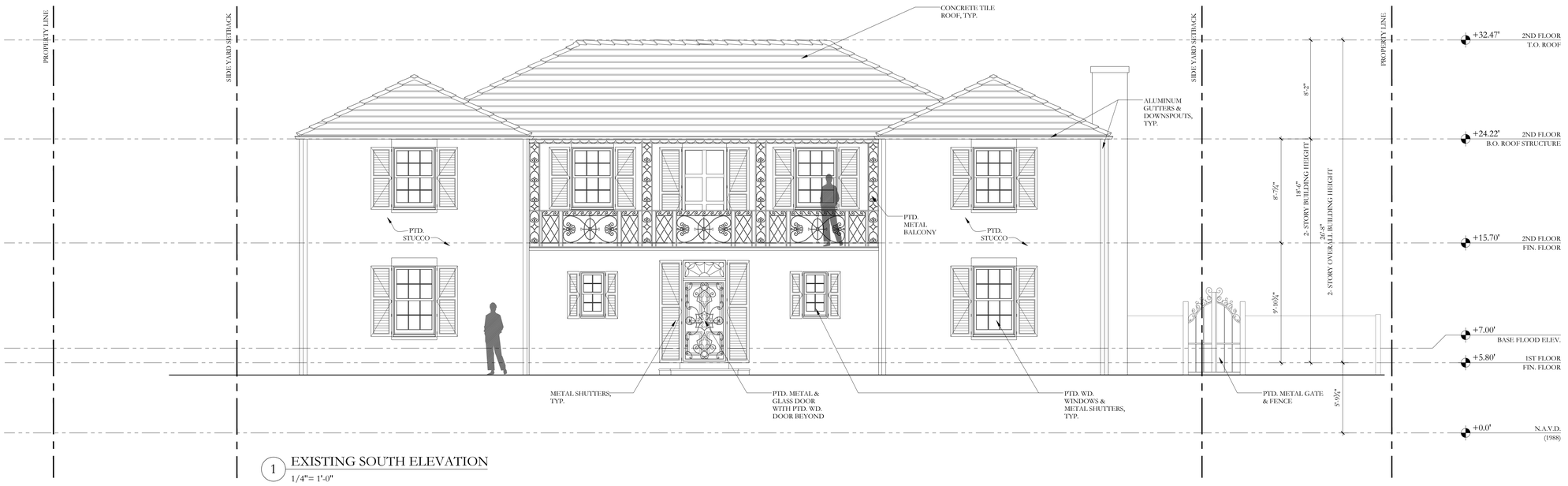
DATE	SHEET NO
JUNE 30, 2025	A-101
SCALE: 1/4"=1'-0"	
BY: KC	

FAIRFAX & SAMMONS
NEW YORK - PALM BEACH

FAIRFAX, SAMMONS & PARTNERS, LLC.
214 BRAZILIAN AVENUE, PALM BEACH 33480
TELEPHONE (561) 805- 8681
FAIRFAXANDSAMMONS.COM
LICENSE NO. AA26000648

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.



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
SCALE: 1/4"=1'-0"
BY: KC,SPB
SHEET NO: A-110

FAIRFAX & SAMMONS
NEW YORK – PALM BEACH
FAIRFAX, SAMMONS & PARTNERS, LLC.
214 BRAZILIAN AVENUE, PALM BEACH 33480
TELEPHONE (561) 805-8681
FAIRFAXANDSAMMONS.COM
LICENSE NO. AA26000648

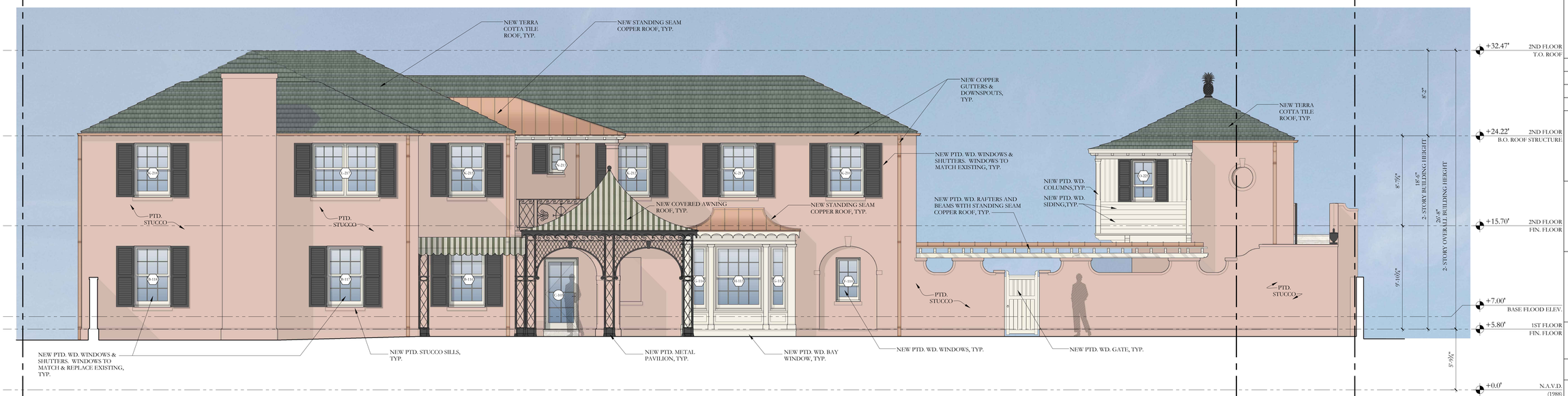
DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS PREPARED BY THE ARCHITECT ARE THE INSTRUMENTS OF THE ARCHITECT'S SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT, WHETHER OR NOT THE PROJECT FOR WHICH THEY ARE INTENDED IS CONSTRUCTED OR NOT. THE ARCHITECT'S DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS 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.

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

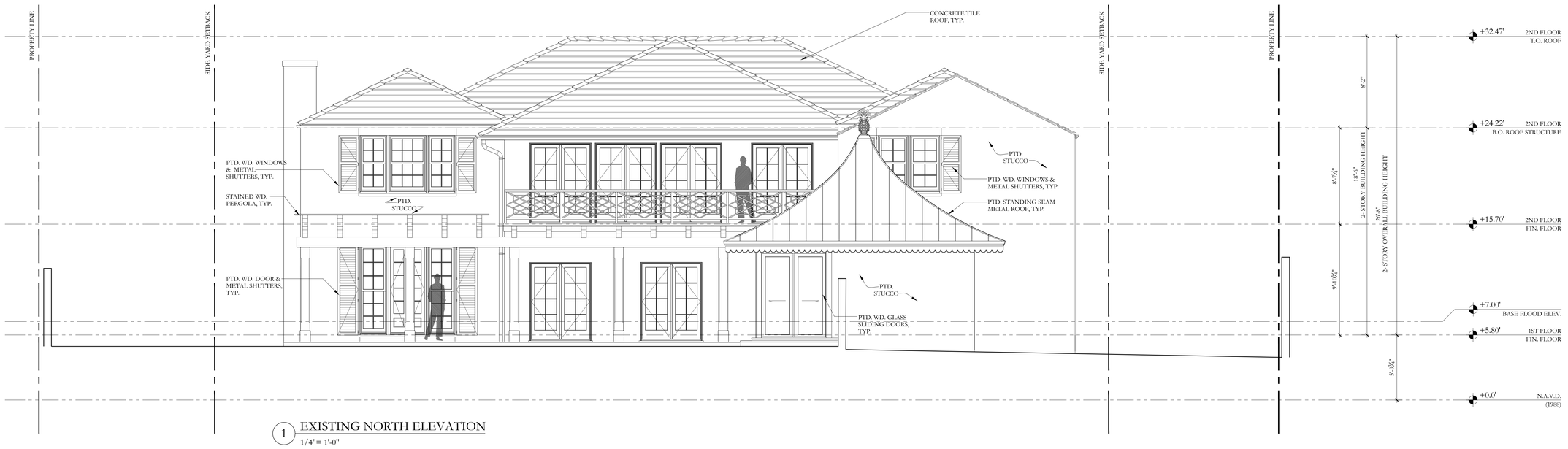
DATE: JUNE 30, 2025	SHEET NO: A-111
SCALE: 1/4"=1'-0"	
BY: KC,SPB	

FAIRFAX & SAMMONS
NEW YORK • PALM BEACH
FAIRFAX, SAMMONS & PARTNERS, LLC.
214 BRAZILIAN AVENUE, PALM BEACH 33480
TELEPHONE (561) 508-5591
FAIRFAXANDSAMMONS.COM
LICENSE NO. AA26000646

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

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

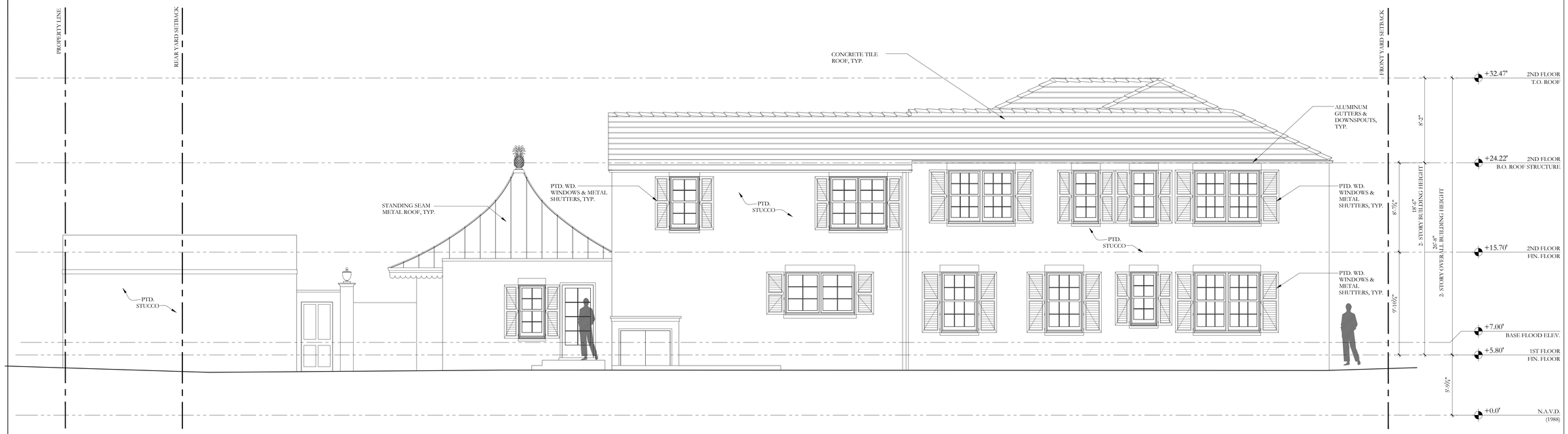
SHEET TITLE
EXISTING & PROPOSED NORTH ELEVATION

DATE: JUNE 30, 2025	SHEET NO: A-112
SCALE: 1/4"=1'-0"	
BY: KC,SPB	

FAIRFAX & SAMMONS
NEW YORK – PALM BEACH
FAIRFAX, SAMMONS & PARTNERS, LLC.
214 BRAZILIAN AVENUE, PALM BEACH 33480
TELEPHONE (561) 805-8881
FAIRFAXANDSAMMONS.COM
LICENSE NO. AA26000646

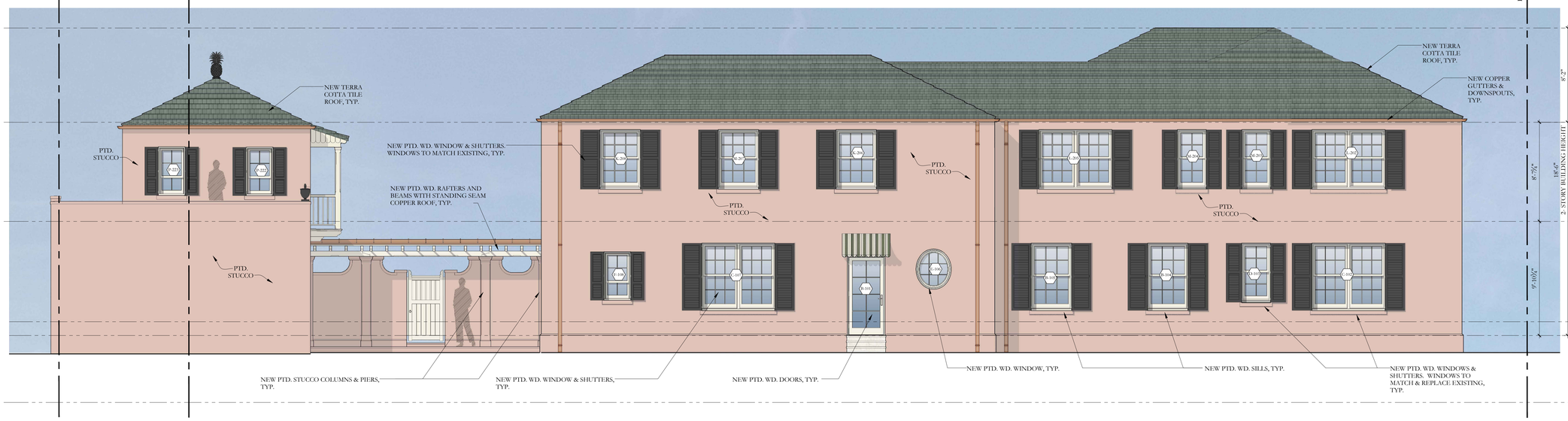
Drawings, specifications and other documents prepared by the architect are the instruments of the architect's service and shall remain the property of the architect, whether or not the project for which they are intended is constructed or not. The architect's drawings, specifications and other documents 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

NOTE: ELEVATIONS REFERENCED TO NAVD SURVEY ELEVATIONS



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

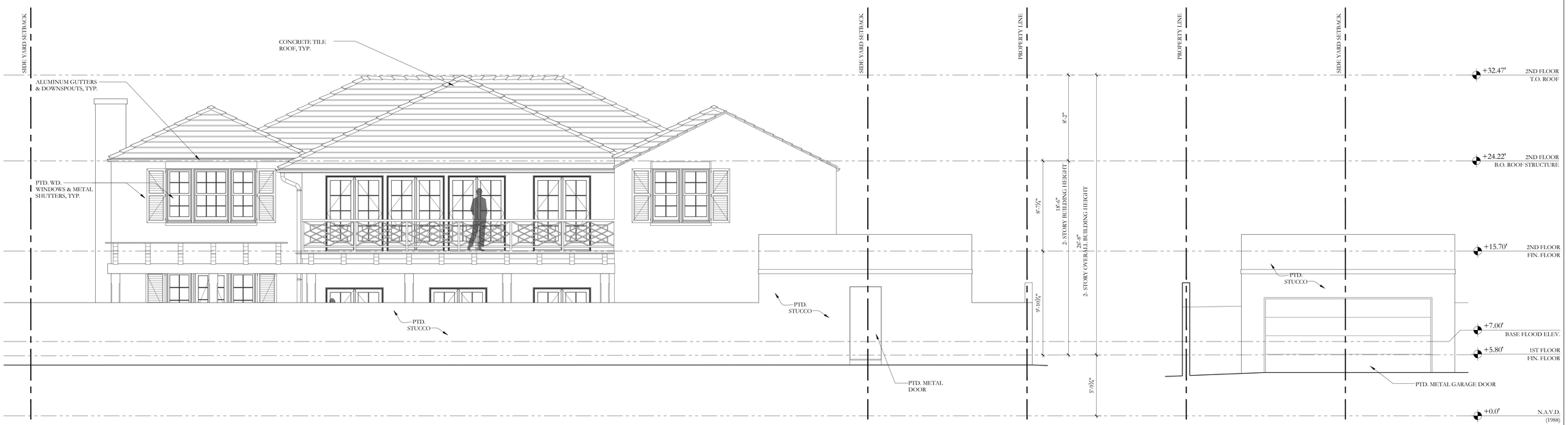
SHEET TITLE
EXISTING & PROPOSED WEST ELEVATION

DATE: JUNE 30, 2025	SHEET NO: A-113
SCALE: 1/4"=1'-0"	
BY: KC,SPB	

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

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

NOTE: ELEVATIONS REFERENCED TO NAVD SURVEY ELEVATIONS

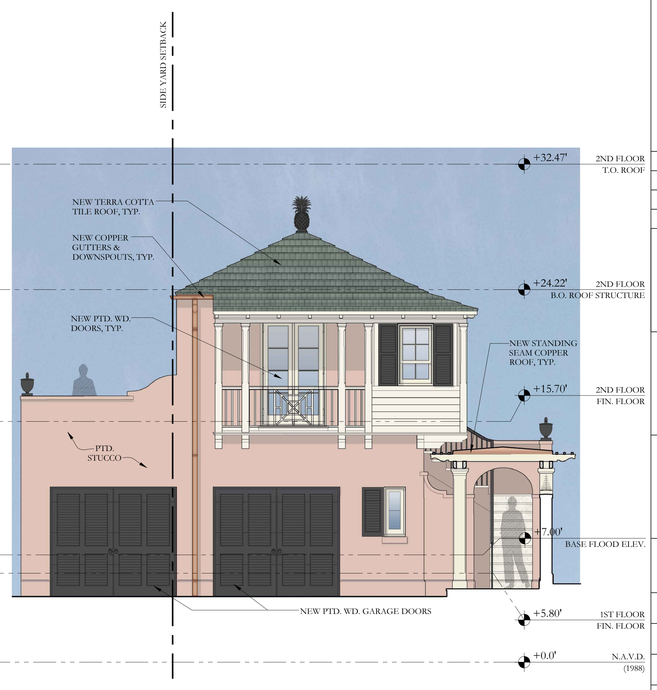


1 EXISTING NORTH ELEVATION(ISLAND RD.)
1/4"= 1'-0"

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	

FAIRFAX & SAMMONS
NEW YORK – PALM BEACH
FAIRFAX, SAMMONS & PARTNERS, LLC.
214 BRAZILIAN AVENUE, PALM BEACH 33480
TELEPHONE (561) 805- 8681
FAIRFAXANDSAMMONS.COM
LICENSE NO. AA26000846

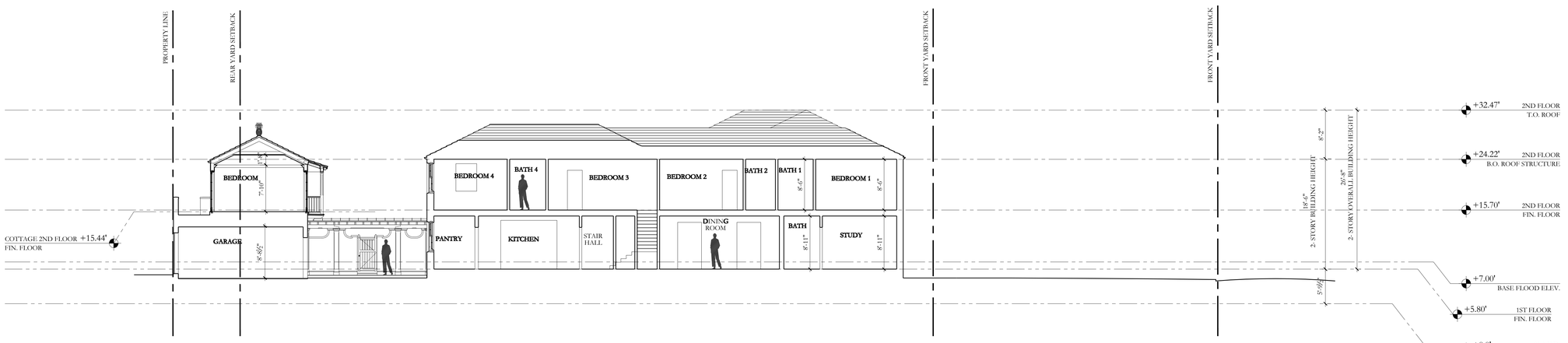
Drawings, specifications and other documents prepared by the architect are the instruments of the architect's service and shall remain the property of the architect, whether or not the project for which they are intended is constructed or not. The architect's drawings, specifications and other documents 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

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.

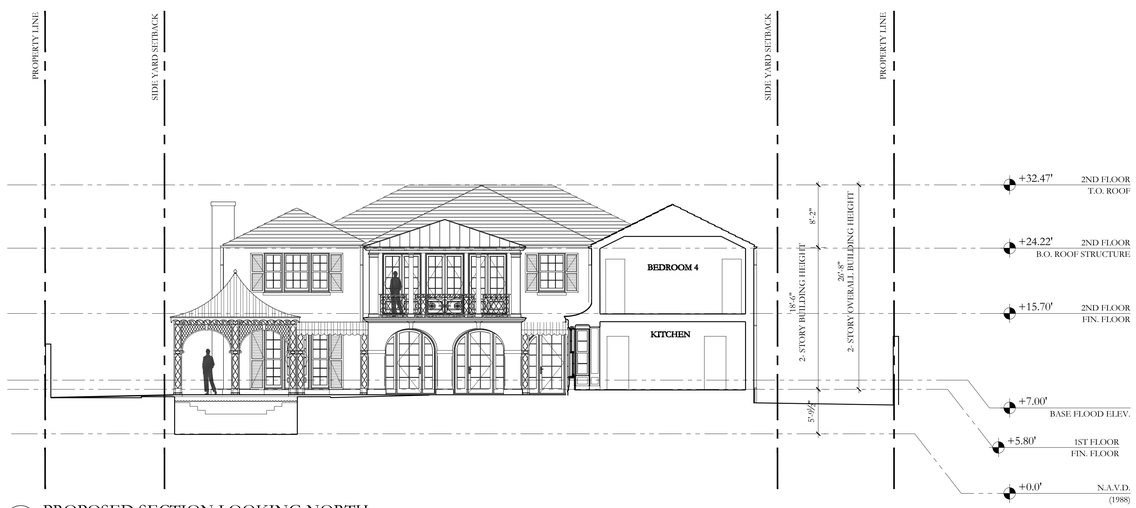
NOTE: ELEVATIONS REFERENCED TO NAVD SURVEY ELEVATIONS



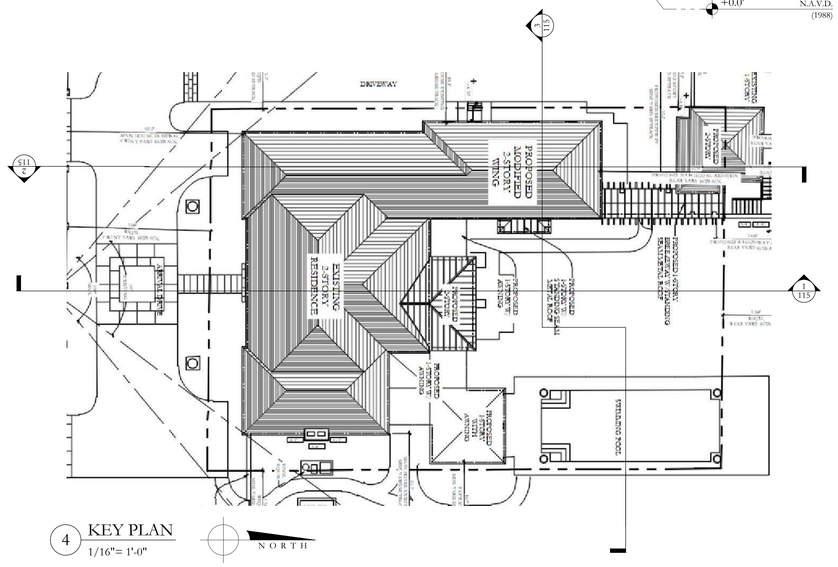
1 PROPOSED SECTION : LOOKING EAST
1/8"= 1'-0"

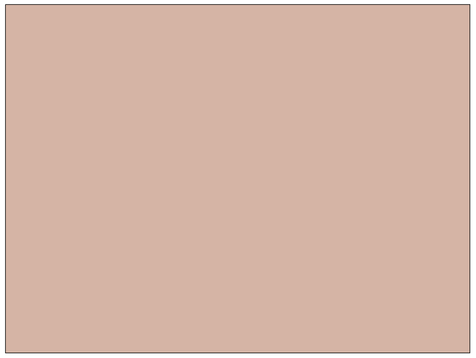


2 PROPOSED SECTION LOOKING WEST
1/8"= 1'-0"

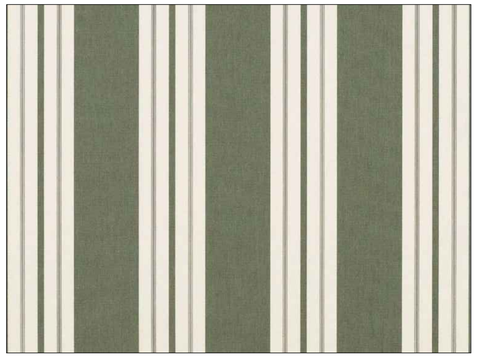


3 PROPOSED SECTION LOOKING NORTH
1/8"= 1'-0"


A11 S 2
A11 S 1
A11 S 3
A11 S 4
A11 S 5
A11 S 6
A11 S 7
A11 S 8
A11 S 9
A11 S 10
A11 S 11
A11 S 12
A11 S 13
A11 S 14
A11 S 15
A11 S 16
A11 S 17
A11 S 18
A11 S 19
A11 S 20
A11 S 21
A11 S 22
A11 S 23
A11 S 24
A11 S 25
A11 S 26
A11 S 27
A11 S 28
A11 S 29
A11 S 30
A11 S 31
A11 S 32
A11 S 33
A11 S 34
A11 S 35
A11 S 36
A11 S 37
A11 S 38
A11 S 39
A11 S 40
A11 S 41
A11 S 42
A11 S 43
A11 S 44
A11 S 45
A11 S 46
A11 S 47
A11 S 48
A11 S 49
A11 S 50
A11 S 51
A11 S 52
A11 S 53
A11 S 54
A11 S 55
A11 S 56
A11 S 57
A11 S 58
A11 S 59
A11 S 60
A11 S 61
A11 S 62
A11 S 63
A11 S 64
A11 S 65
A11 S 66
A11 S 67
A11 S 68
A11 S 69
A11 S 70
A11 S 71
A11 S 72
A11 S 73
A11 S 74
A11 S 75
A11 S 76
A11 S 77
A11 S 78
A11 S 79
A11 S 80
A11 S 81
A11 S 82
A11 S 83
A11 S 84
A11 S 85
A11 S 86
A11 S 87
A11 S 88
A11 S 89
A11 S 90
A11 S 91
A11 S 92
A11 S 93
A11 S 94
A11 S 95
A11 S 96
A11 S 97
A11 S 98
A11 S 99
A11 S 100
A11 S 101
A11 S 102
A11 S 103
A11 S 104
A11 S 105
A11 S 106
A11 S 107
A11 S 108
A11 S 109
A11 S 110
A11 S 111
A11 S 112
A11 S 113
A11 S 114
A11 S 115
A11 S 116
A11 S 117
A11 S 118
A11 S 119
A11 S 120
A11 S 121
A11 S 122
A11 S 123
A11 S 124
A11 S 125
A11 S 126
A11 S 127
A11 S 128
A11 S 129
A11 S 130
A11 S 131
A11 S 132
A11 S 133
A11 S 134
A11 S 135
A11 S 136
A11 S 137
A11 S 138
A11 S 139
A11 S 140
A11 S 141
A11 S 142
A11 S 143
A11 S 144
A11 S 145
A11 S 146
A11 S 147
A11 S 148
A11 S 149
A11 S 150
A11 S 151
A11 S 152
A11 S 153
A11 S 154
A11 S 155
A11 S 156
A11 S 157
A11 S 158
A11 S 159
A11 S 160
A11 S 161
A11 S 162
A11 S 163
A11 S 164
A11 S 165
A11 S 166
A11 S 167
A11 S 168
A11 S 169
A11 S 170
A11 S 171
A11 S 172
A11 S 173
A11 S 174
A11 S 175
A11 S 176
A11 S 177
A11 S 178
A11 S 179
A11 S 180
A11 S 181
A11 S 182
A11 S 183
A11 S 184
A11 S 185
A11 S 186
A11 S 187
A11 S 188
A11 S 189
A11 S 190
A11 S 191
A11 S 192
A11 S 193
A11 S 194
A11 S 195
A11 S 196
A11 S 197
A11 S 198
A11 S 199
A11 S 200
A11 S 201
A11 S 202
A11 S 203
A11 S 204
A11 S 205
A11 S 206
A11 S 207
A11 S 208
A11 S 209
A11 S 210
A11 S 211
A11 S 212
A11 S 213
A11 S 214
A11 S 215
A11 S 216
A11 S 217
A11 S 218
A11 S 219
A11 S 220
A11 S 221
A11 S 222
A11 S 223
A11 S 224
A11 S 225
A11 S 226
A11 S 227
A11 S 228
A11 S 229
A11 S 230
A11 S 231
A11 S 232
A11 S 233
A11 S 234
A11 S 235
A11 S 236
A11 S 237
A11 S 238
A11 S 239
A11 S 240
A11 S 241
A11 S 242
A11 S 243
A11 S 244
A11 S 245
A11 S 246
A11 S 247
A11 S 248
A11 S 249
A11 S 250
A11 S 251
A11 S 252
A11 S 253
A11 S 254
A11 S 255
A11 S 256
A11 S 257
A11 S 258
A11 S 259
A11 S 260
A11 S 261
A11 S 262
A11 S 263
A11 S 264
A11 S 265
A11 S 266
A11 S 267
A11 S 268
A11 S 269
A11 S 270
A11 S 271
A11 S 272
A11 S 273
A11 S 274
A11 S 275
A11 S 276
A11 S 277
A11 S 278
A11 S 279
A11 S 280
A11 S 281
A11 S 282
A11 S 283
A11 S 284
A11 S 285
A11 S 286
A11 S 287
A11 S 288
A11 S 289
A11 S 290
A11 S 291
A11 S 292
A11 S 293
A11 S 294
A11 S 295
A11 S 296
A11 S 297
A11 S 298
A11 S 299
A11 S 300
A11 S 301
A11 S 302
A11 S 303
A11 S 304
A11 S 305
A11 S 306
A11 S 307
A11 S 308
A11 S 309
A11 S 310
A11 S 311
A11 S 312
A11 S 313
A11 S 314
A11 S 315
A11 S 316
A11 S 317
A11 S 318
A11 S 319
A11 S 320
A11 S 321
A11 S 322
A11 S 323
A11 S 324
A11 S 325
A11 S 326
A11 S 327
A11 S 328
A11 S 329
A11 S 330
A11 S 331
A11 S 332
A11 S 333
A11 S 334
A11 S 335
A11 S 336
A11 S 337
A11 S 338
A11 S 339
A11 S 340
A11 S 341
A11 S 342
A11 S 343
A11 S 344
A11 S 345
A11 S 346
A11 S 347
A11 S 348
A11 S 349
A11 S 350
A11 S 351
A11 S 352
A11 S 353
A11 S 354
A11 S 355
A11 S 356
A11 S 357
A11 S 358
A11 S 359
A11 S 360
A11 S 361
A11 S 362
A11 S 363
A11 S 364
A11 S 365
A11 S 366
A11 S 367
A11 S 368
A11 S 369
A11 S 370
A11 S 371
A11 S 372
A11 S 373
A11 S 374
A11 S 375
A11 S 376
A11 S 377
A11 S 378
A11 S 379
A11 S 380
A11 S 381
A11 S 382
A11 S 383
A11 S 384
A11 S 385
A11 S 386
A11 S 387
A11 S 388
A11 S 389
A11 S 390
A11 S 391
A11 S 392
A11 S 393
A11 S 394
A11 S 395
A11 S 396
A11 S 397
A11 S 398
A11 S 399
A11 S 400
A11 S 401
A11 S 402
A11 S 403
A11 S 404
A11 S 405
A11 S 406
A11 S 407
A11 S 408
A11 S 409
A11 S 410
A11 S 411
A11 S 412
A11 S 413
A11 S 414
A11 S 415
A11 S 416
A11 S 417
A11 S 418
A11 S 419
A11 S 420
A11 S 421
A11 S 422
A11 S 423
A11 S 424
A11 S 425
A11 S 426
A11 S 427
A11 S 428
A11 S 429
A11 S 430
A11 S 431
A11 S 432
A11 S 433
A11 S 434
A11 S 435
A11 S 436
A11 S 437
A11 S 438
A11 S 439
A11 S 440
A11 S 441
A11 S 442
A11 S 443
A11 S 444
A11 S 445
A11 S 446
A11 S 447
A11 S 448
A11 S 449
A11 S 450
A11 S 451
A11 S 452
A11 S 453
A11 S 454
A11 S 455
A11 S 456
A11 S 457
A11 S 458
A11 S 459
A11 S 460
A11 S 461
A11 S 462
A11 S 463
A11 S 464
A11 S 465
A11 S 466
A11 S 467
A11 S 468
A11 S 469
A11 S 470
A11 S 471
A11 S 472
A11 S 473
A11 S 474
A11 S 475
A11 S 476
A11 S 477
A11 S 478
A11 S 479
A11 S 480
A11 S 481
A11 S 482
A11 S 483
A11 S 484
A11 S 485
A11 S 486
A11 S 487
A11 S 488
A11 S 489
A11 S 490
A11 S 491
A11 S 492
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



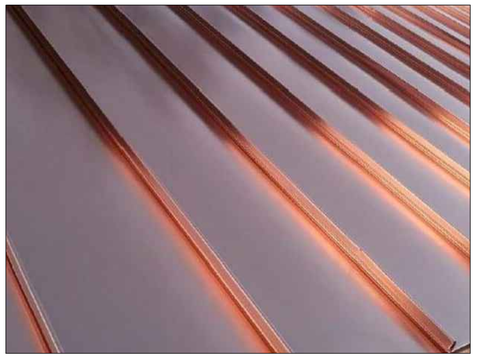
6 PAINTED WOOD FINISH
BENJAMIN MOORE IVORY WHITE 925



7 PAINTED WOOD PERGOLA
BENJAMIN MOORE IVORY WHITE 925



8 HARDSCAPE
CORALSTONE



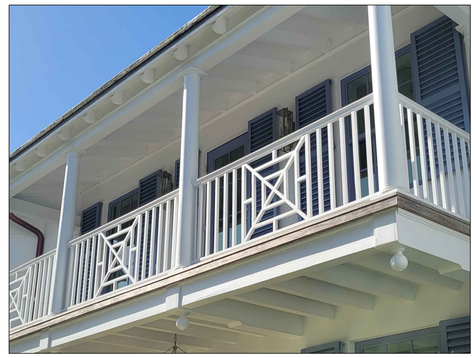
9 METAL ROOFS
STANDING SEAM COPPER ROOF



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
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
MATERIALS AND COLORS PALETTE

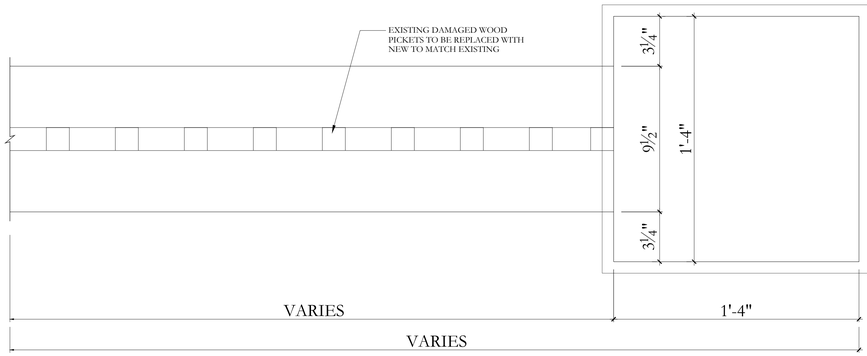
DATE: JUNE 30, 2025	SHEET NO: A-220
SCALE: N.T.S.	
BY: MR,SPB	

FAIRFAX & SAMMONS
NEW YORK ~ PALM BEACH
FAIRFAX, SAMMONS & PARTNERS, LLC.
214 BRAZILIAN AVENUE, PALM BEACH 33480
TELEPHONE (561) 905-5591
FAIRFAXANDSAMMONS.COM
LICENSE NO. AA2600048

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

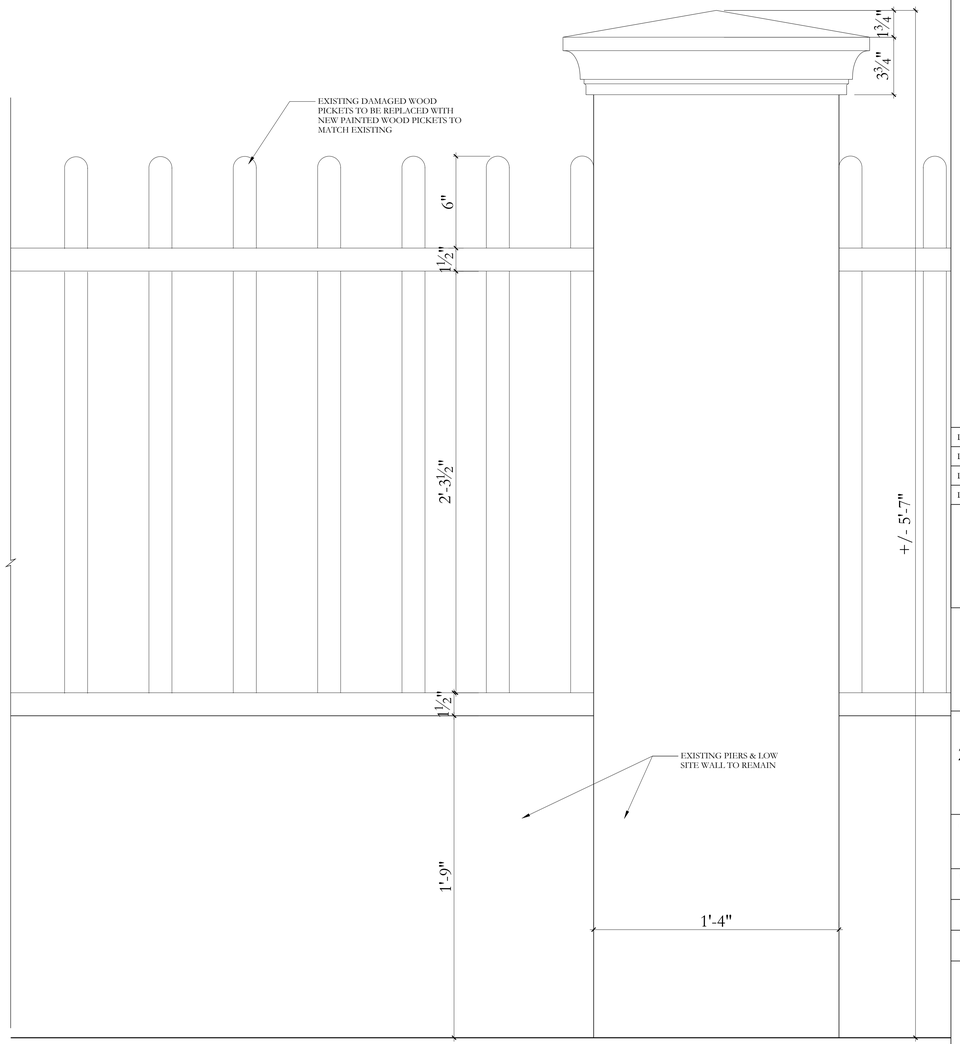


1 EXISTING PAINTED WOOD RAILING



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
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

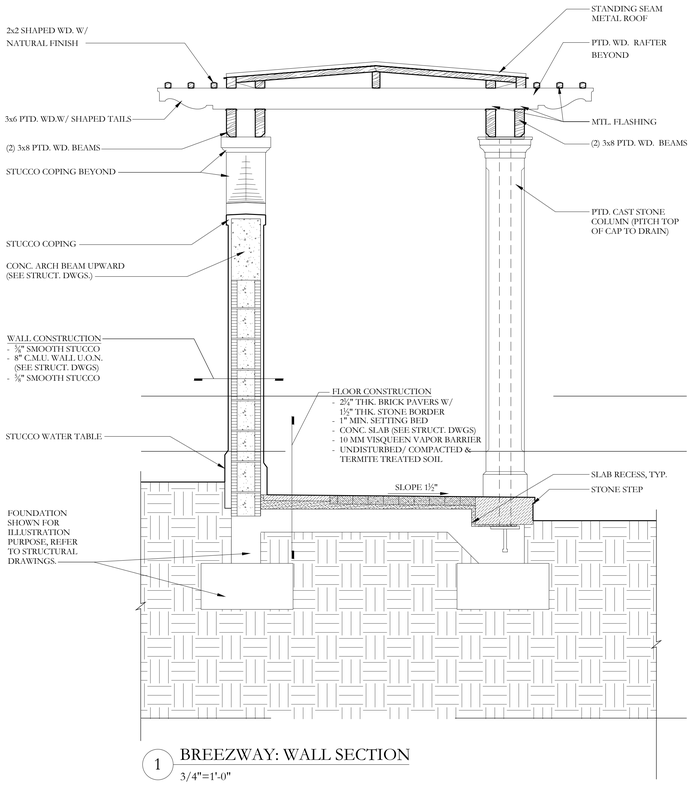
215 EL BRAVO WAY
PALM BEACH, FL 33480

SHEET TITLE
STREET SITE WALL DETAILS

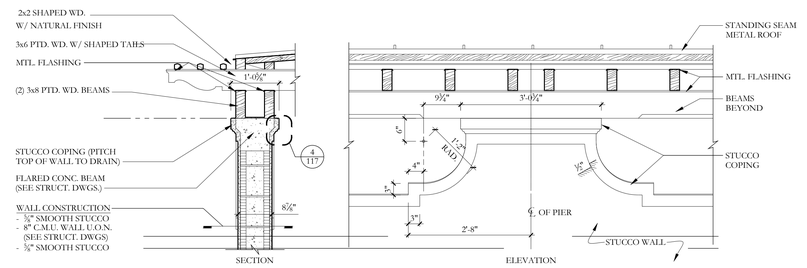
DATE: JUNE 30, 2025	SHEET NO: A-116
SCALE: 1/4"=1'-0"	
BY: KC,SPB	

FAIRFAX & SAMMONS
NEW YORK ~ PALM BEACH
FAIRFAX, SAMMONS & PARTNERS, LLC.
214 BRAZILIAN AVENUE, PALM BEACH 33480
TELEPHONE (561) 805-8881
FAIRFAXANDSAMMONS.COM
LICENSE NO. AA26000648

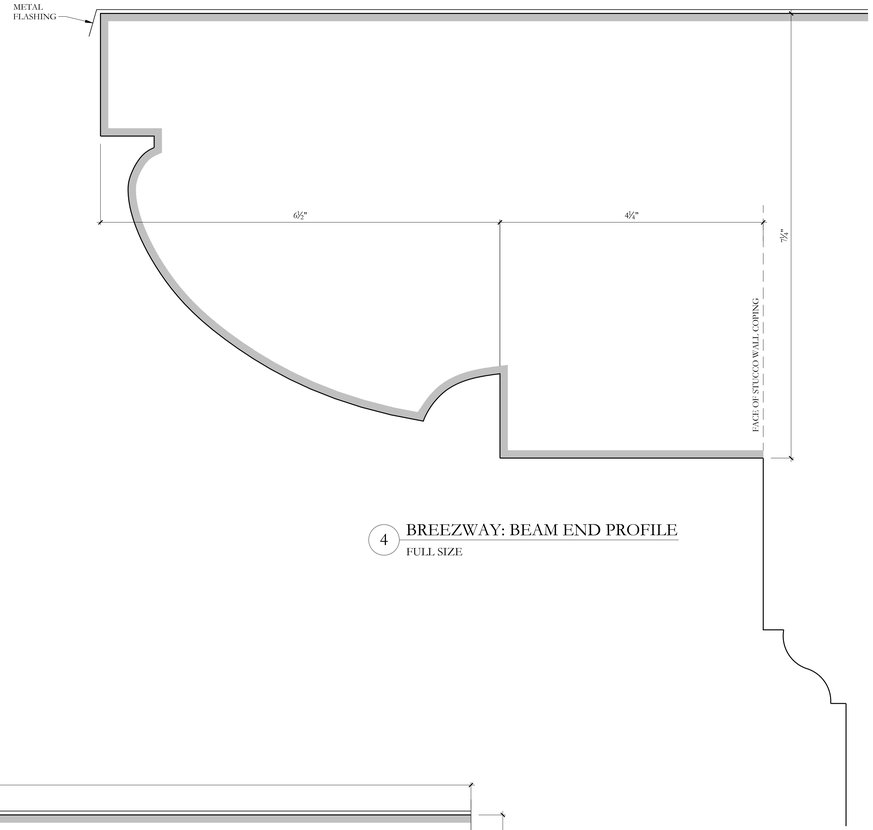
DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS PREPARED BY THE ARCHITECT ARE THE INSTRUMENTS OF THE ARCHITECT'S SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT, WHETHER OR NOT THE PROJECT FOR WHICH THEY ARE INTENDED IS CONSTRUCTED OR NOT. THE ARCHITECT'S DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS 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



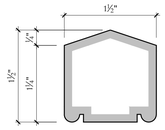
1 BREEZWAY: WALL SECTION
3/4"=1'-0"



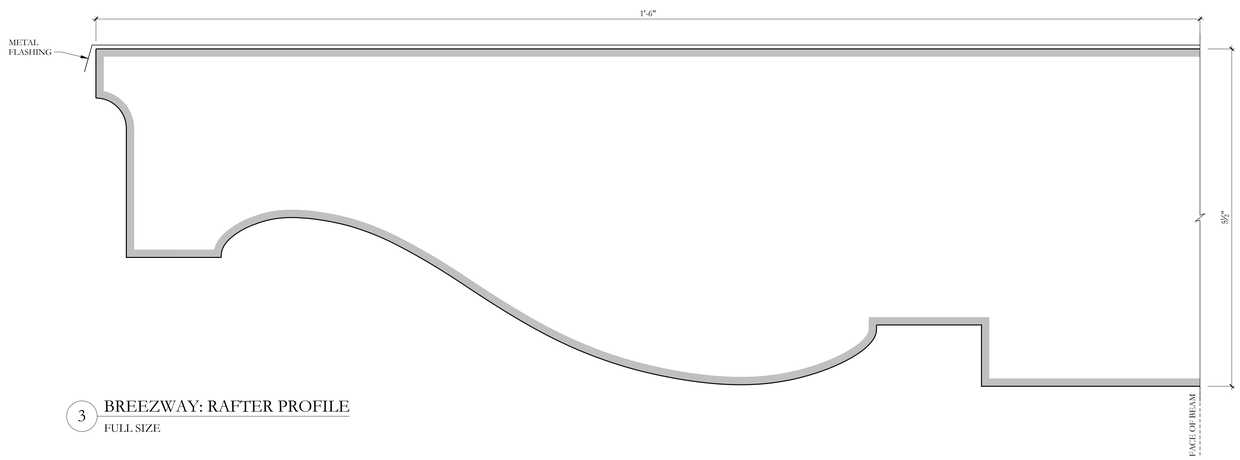
2 BREEZWAY: WALL SECTION & ELEVATION
3/4"=1'-0"



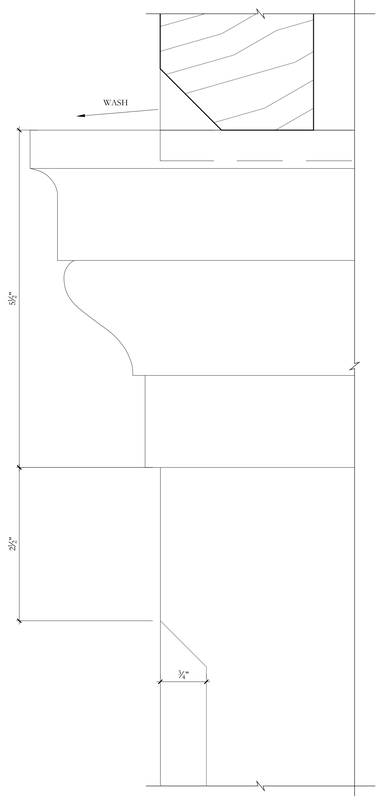
4 BREEZWAY: BEAM END PROFILE
FULL SIZE



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
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
BREEZWAY DETAILS

DATE JUNE 30, 2025	**SHEET NO** A-117
SCALE AS NOTED	
BY KC,SPB	

FAIRFAX & SAMMONS
NEW YORK ~ PALM BEACH
FAIRFAX, SAMMONS & PARTNERS, LLC.
214 BRAZILIAN AVENUE, PALM BEACH 33480
TELEPHONE (561) 802- 8881
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

WINDOW SCHEDULE

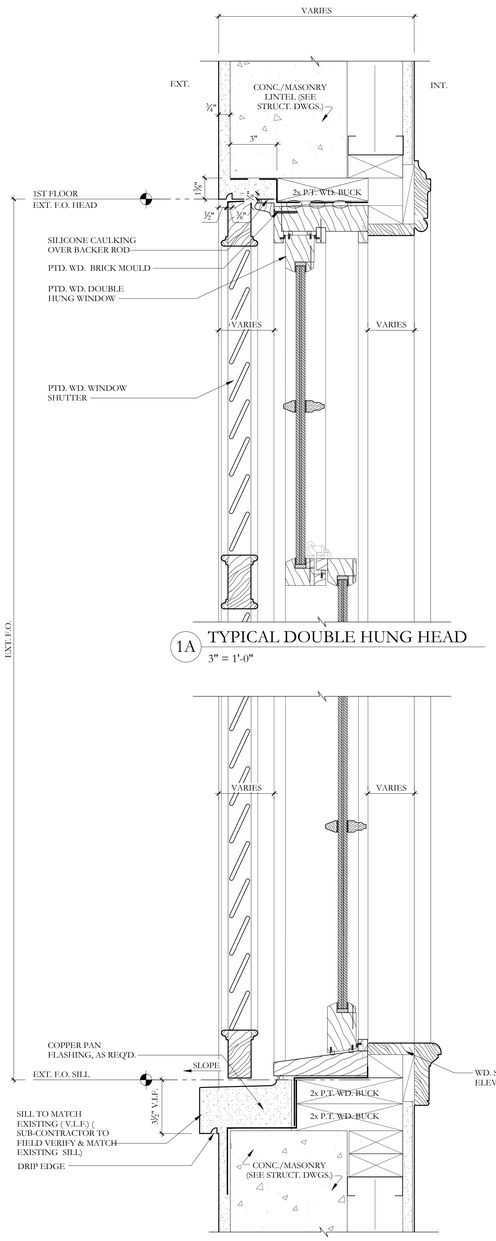
#	TYPE	CONDITION	LOCATION	MASONRY OPENING (M.O.) WIDTH	MASONRY OPENING (M.O.) HEIGHT	MASONRY OPENING (M.O.) HT., A.F.F.	MAT.	FINISH	LITES	SHUTTER	NOTES
A.100	DOUBLE HUNG	KEEP EXISTING	HALL	2'-4"	4'-1½"	7'-8" (V.I.F.)	WOOD	PTD.	4 / 4	Y	NEW PTD. METAL GRILL, TYP.
B.101	DOUBLE HUNG	KEEP EXISTING	STUDY	3'-10"	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.301	SINGLE INSWING	NEW	STAIR HALL	1	WD./GL.	PTD.	PTD.	BRONZE	NEW
B.302	SINGLE INSWING	NEW	MUD ROOM	1	WD./GL.	PTD.	PTD.	BRONZE	NEW
C.303	DOUBLE OUTSWING	NEW	HALL	1	WD./GL.	PTD.	PTD.	BRONZE	NEW
D.304	DOUBLE OUTSWING	NEW	GREAT ROOM	4	WD./GL.	PTD.	PTD.	BRONZE	ARCH TOP FRENCH DOOR W/ 2 FIXED SIDELITES
D.305	DOUBLE OUTSWING	NEW	GREAT ROOM	4	WD./GL.	PTD.	PTD.	BRONZE	ARCH TOP FRENCH DOOR W/ 2 FIXED SIDELITES
D.306	DOUBLE OUTSWING	NEW	GREAT ROOM	4	WD./GL.	PTD.	PTD.	BRONZE	ARCH TOP FRENCH DOOR W/ 2 FIXED SIDELITES
C.307	DOUBLE OUTSWING	NEW	LIVING ROOM	4	WD./GL.	PTD.	PTD.		EXIST. TO REMAIN
B.308	SINGLE OUTSWING	NEW	GARAGE	1	WD./GL.	PTD.	PTD.	BRONZE	NEW
G.309	OVERHEAD (T.B.D.)	NEW	GARAGE	N/A					
G.310	OVERHEAD (T.B.D.)	NEW	GARAGE	N/A					
C.311	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
C.201	DOUBLE OUTSWING	KEEP EXISTING	SITTING ROOM	2	WD./GL.	PTD.	PTD.		EXIST. TO REMAIN
C.202	DOUBLE OUTSWING	KEEP EXISTING	SITTING ROOM	2	WD./GL.	PTD.	PTD.		EXIST. TO REMAIN
C.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"

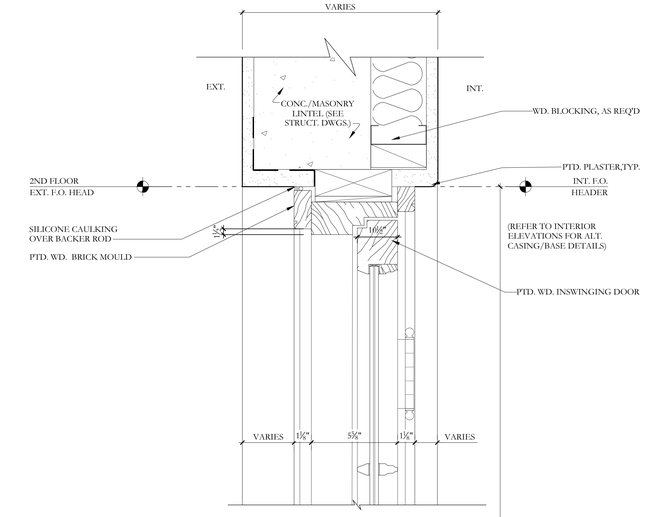
DOORS AND WINDOWS BY OLIVERI (OR SIMILAR)

PRODUCT APPROVAL:

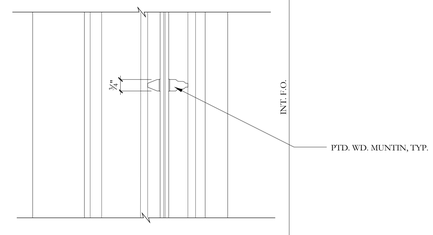
FL# FL34941-R4 (DOUBLE HUNG WINDOW)

FL# 30774.1 (1000 SERIES DOORS)

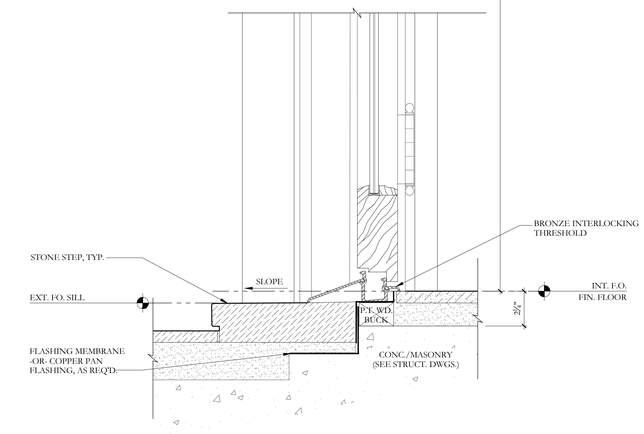
3 DOORS AND WINDOWS; FL Product Approval
N.T.S.



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

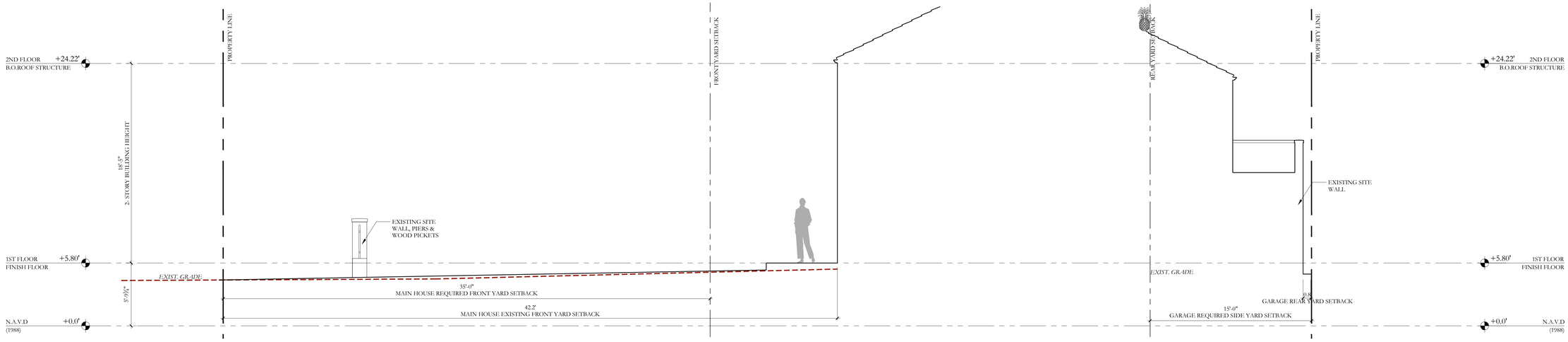
215 EL BRAVO WAY
PALM BEACH, FL 33480

SHEET TITLE
WINDOW & DOOR SCHEDULE

DATE: JUNE 30, 2025
SCALE: AS NOTED
BY
SHEET NO: A-118

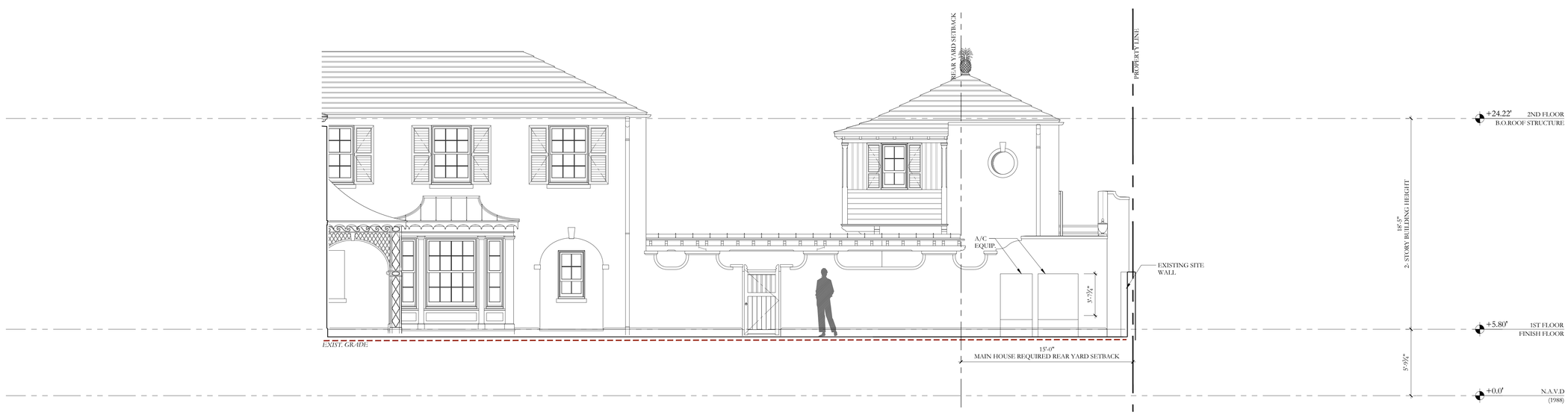
FAIRFAX & SAMMONS
NEW YORK • PALM BEACH
FAIRFAX, SAMMONS & PARTNERS, LLC.
214 BRAZILIAN AVENUE, PALM BEACH 33480
TELEPHONE (561) 805- 8881
FAIRFAXANDSAMMONS.COM
LICENSE NO. AA26000648

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

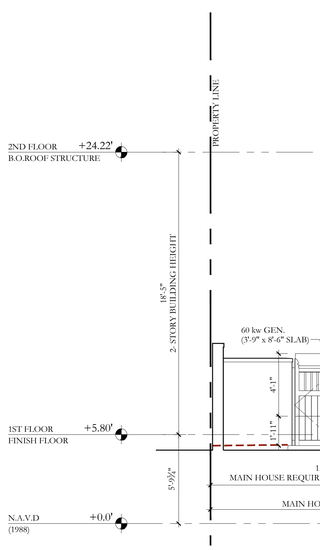


1 MAIN HOUSE : FRONT (SOUTH) YARD SETBACK DIAGRAM
1/4" = 1'-0"

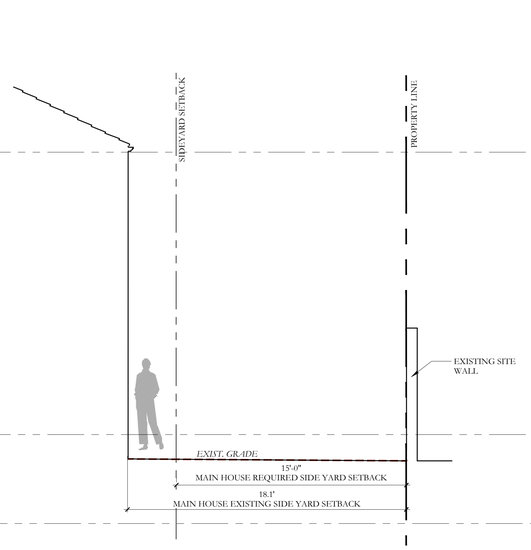
2 GARAGE : BACK (NORTH) YARD SETBACK DIAGRAM
1/4" = 1'-0"



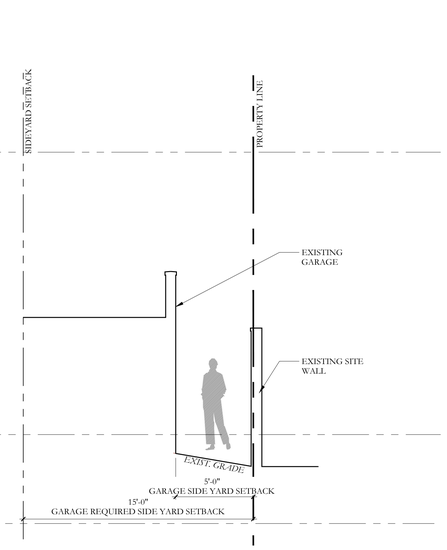
3 MAIN HOUSE : BACK (NORTH) SETBACK DIAGRAM
1/4" = 1'-0"



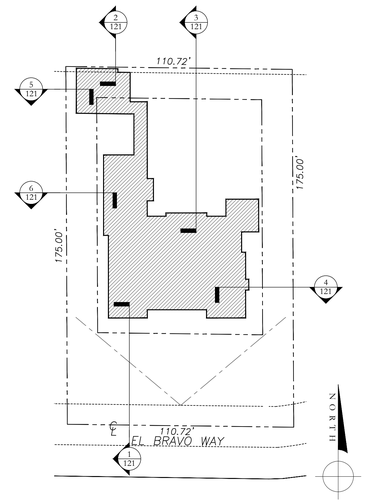
4 MAIN HOUSE : SIDE (EAST) YARD SETBACK DIAGRAM
1/4" = 1'-0"
SHOWING EQUIPMENTS



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

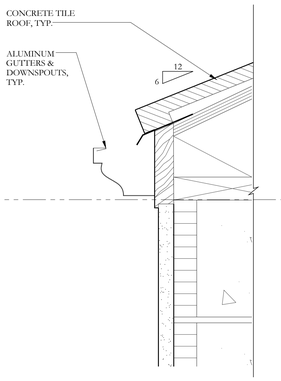
SCALE
AS NOTED

BY
KC

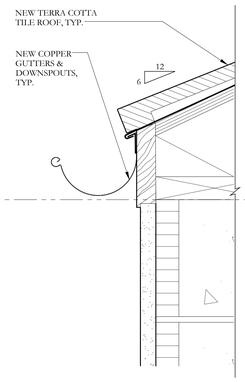
SHEET NO
A-121

FAIRFAX & SAMMONS
NEW YORK • PALM BEACH
FAIRFAX, SAMMONS & PARTNERS, LLC.
214 BRAZILIAN AVENUE, PALM BEACH 33480
TELEPHONE (561) 805-8881
FAIRFAXANDSAMMONS.COM
LICENSE NO. AA26000648

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



1 EXISTING EAVE (TYP.)
3"=1'-0"

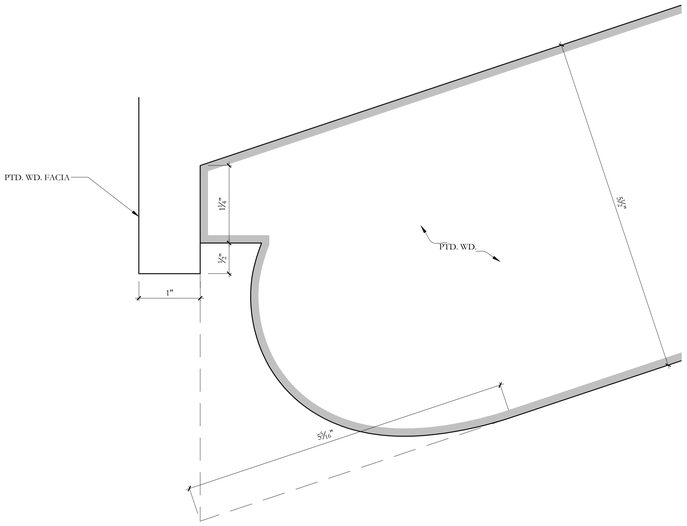


2 PROPOSED EAVE (TYP.)
3"=1'-0"

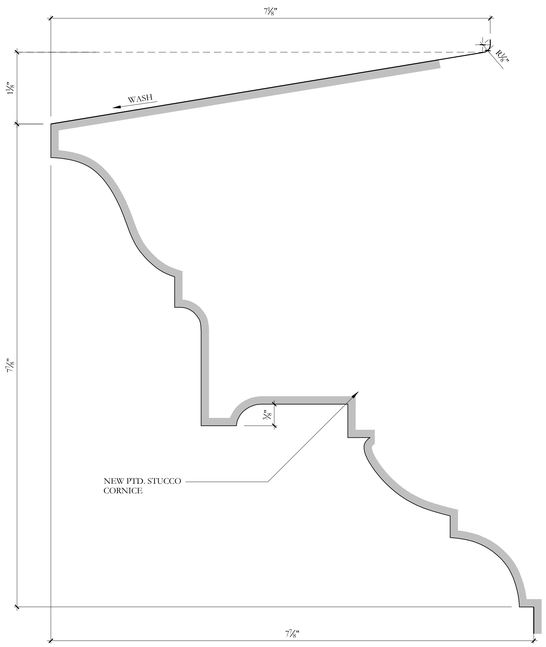
ROOF TILES: Ludowici :
The Classic 14" Florida Product Approval number is: FL # 13777.2

13777.2	Americana 14", Classic 14", Williamsburg 14, Lanai 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

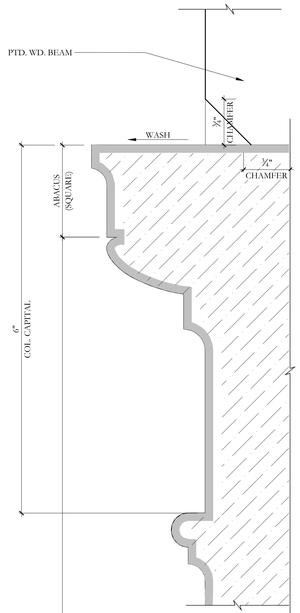
A ROOF TILES: FL Product Approval
N.T.S.



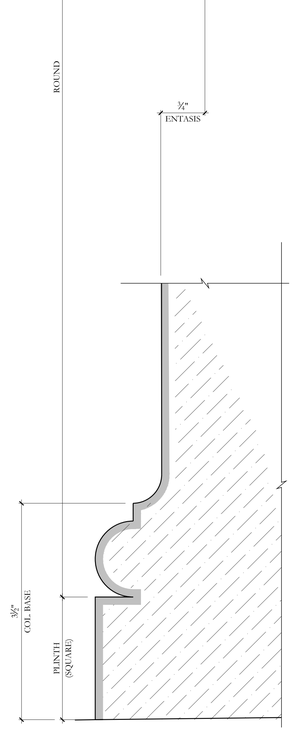
3 TERRACE RAFTER PROFILE
FULL SIZE



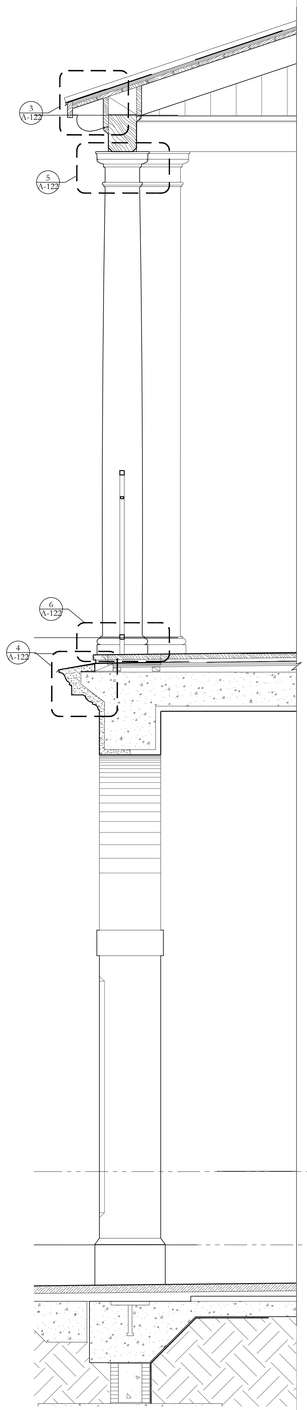
4 CORNICE DETAIL @ TERRACE
FULL SIZE



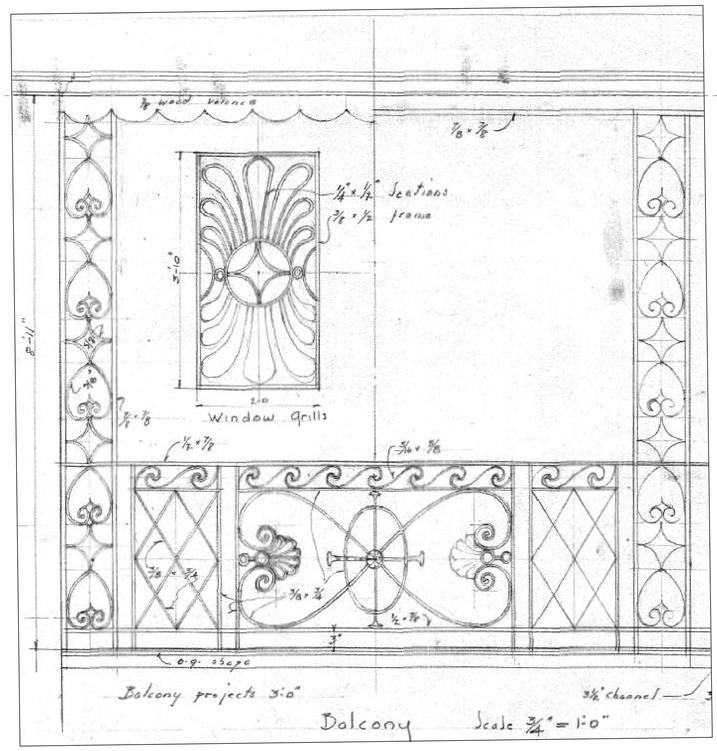
5 CAPITAL PROFILE
FULL SIZE



6 BASE PROFILE
FULL SIZE

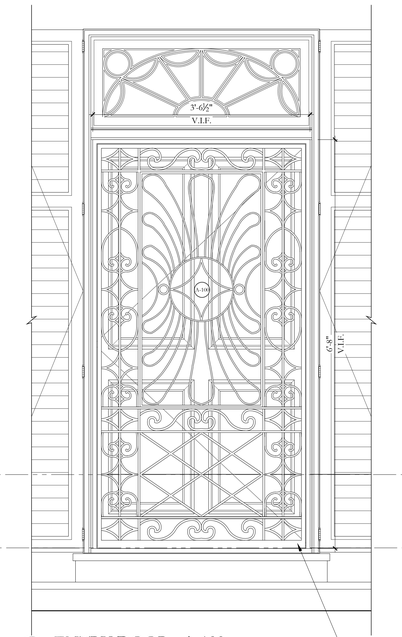


7 WALL SECTION @ TERRACE
1"=1'-0"



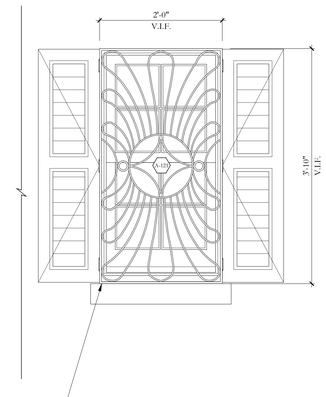
8 ARCHIVE
N.T.S.

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.

+7.00'
BASE FLOOD ELEV.

+5.80'
1ST FLOOR
FIN. FLOOR

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

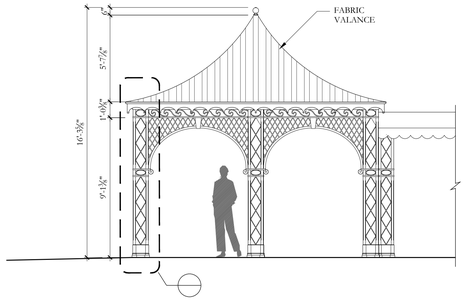
215 EL BRAVO WAY
PALM BEACH, FL 33480

SHEET TITLE
EAVE, RAFTER & METAL GRILL DETAILS

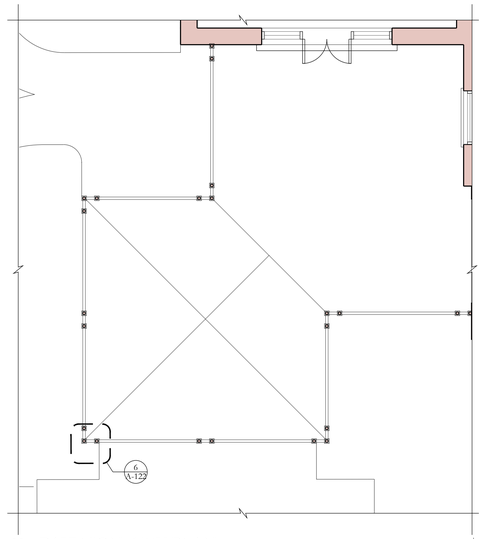
DATE JUNE 30, 2025	**SHEET NO** A-122
SCALE AS NOTED	
BY KC,SPB	

FAIRFAX & SAMMONS
NEW YORK - PALM BEACH
FAIRFAX, SAMMONS & PARTNERS, LLC.
214 BRAZILIAN AVENUE, PALM BEACH 33480
TELEPHONE (561) 805- 8691
FAIRFAXANDSAMMONS.COM
LICENSE NO. AA26000646

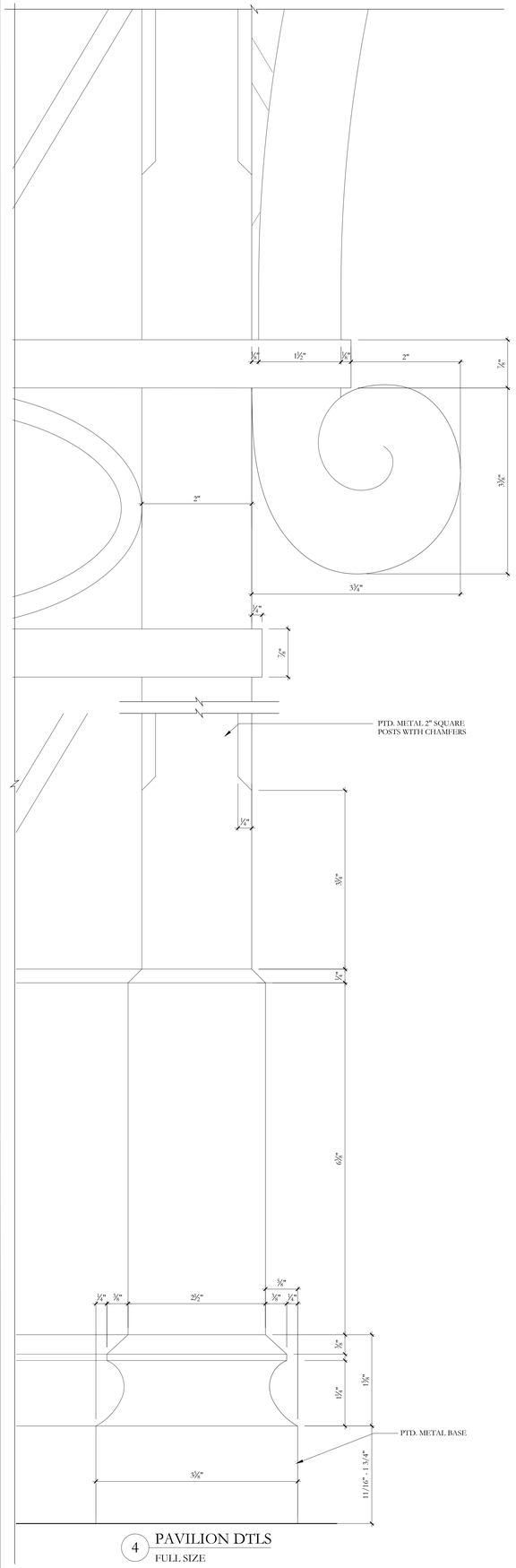
DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS PREPARED BY THE ARCHITECT ARE THE INSTRUMENTS OF THE ARCHITECT'S SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT, WHETHER OR NOT THE PROJECT FOR WHICH THEY ARE INTENDED IS CONSTRUCTED OR NOT. THE ARCHITECT'S DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS 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



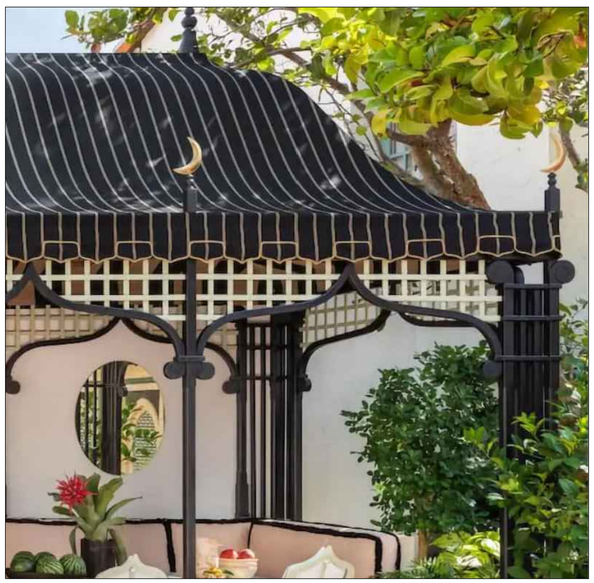
1 PAVILION: KEY NORTH ELEVATION
1/4" = 1'-0"



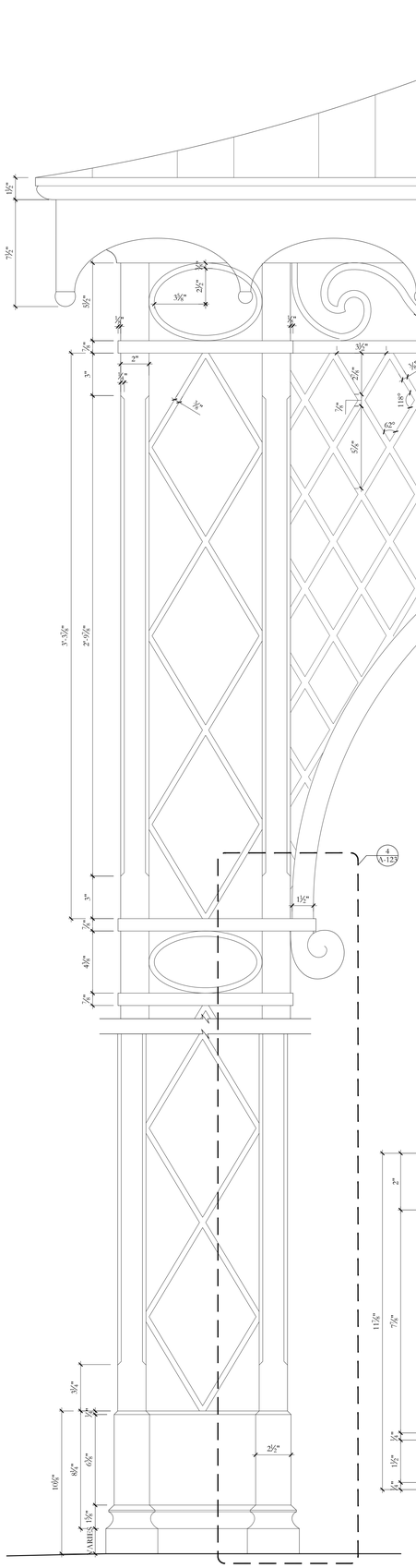
2 PAVILION: KEY PLAN
1/4" = 1'-0"



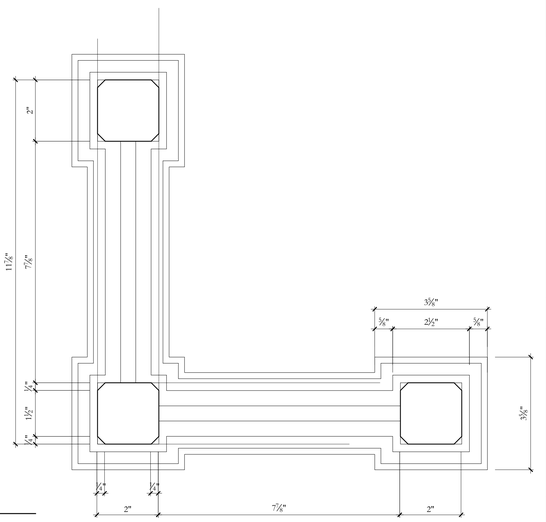
4 PAVILION DTLS
FULL SIZE



3 PAVILION: PRECEDENT
6" = 1'-0"



5 PAVILION: DETAIL
3" = 1'-0"



6 PAVILION: DETAIL PLAN
6" = 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

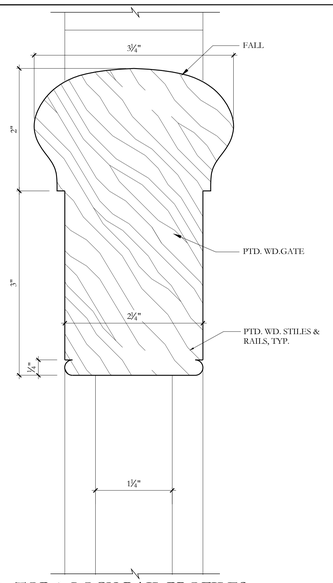
215 EL BRAVO WAY
PALM BEACH, FL 33480

SHEET TITLE
PAVILION
DETAILS

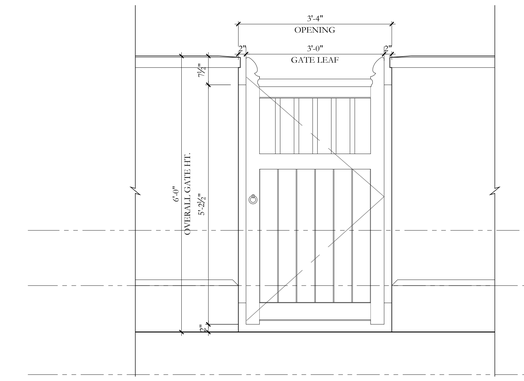
DATE: JUNE 30, 2025	SHEET NO: A-123
SCALE: AS NOTED	
BY: KC,SPB	

FAIRFAX & SAMMONS
NEW YORK ~ PALM BEACH
FAIRFAX, SAMMONS & PARTNERS, LLC.
814 BRAZILIAN AVENUE, PALM BEACH 33480
TELEPHONE (561) 805-8591
FAIRFAXANDSAMMONS.COM
LICENSE NO. AA26000648

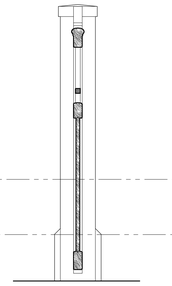
DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS PREPARED BY THE ARCHITECT ARE THE INSTRUMENTS OF THE ARCHITECT'S SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT, WHETHER OR NOT THE PROJECT FOR WHICH THEY ARE INTENDED IS CONSTRUCTED OR NOT. THE ARCHITECT'S DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS 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



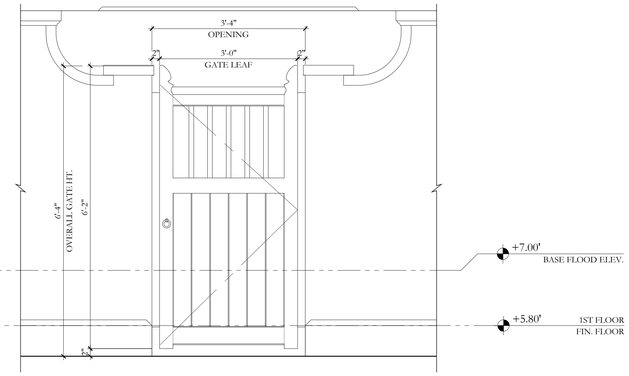
1 TOP & LOCK RAIL PROFILES
FULL SIZE



3 SOUTH WALL GATE ELEVATION
3/4"=1'-0"

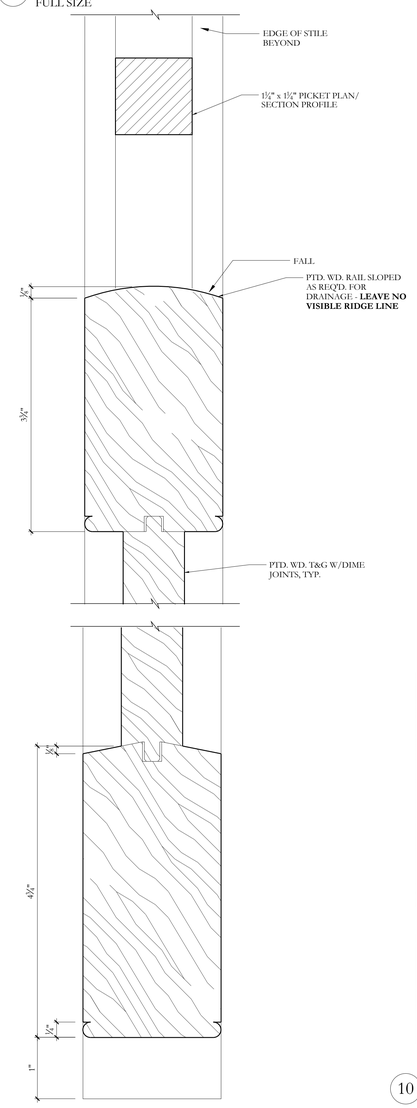


4 SOUTH WALL GATE SECTION
3/4"=1'-0"

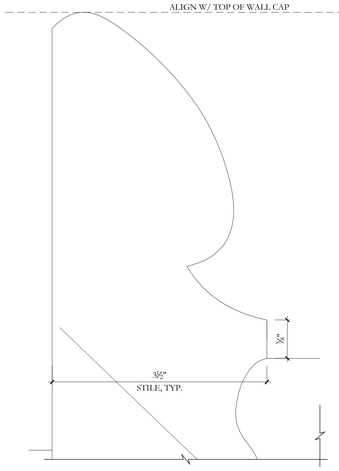


5 BREEZEWAY GATE ELEVATION
3/4"=1'-0"

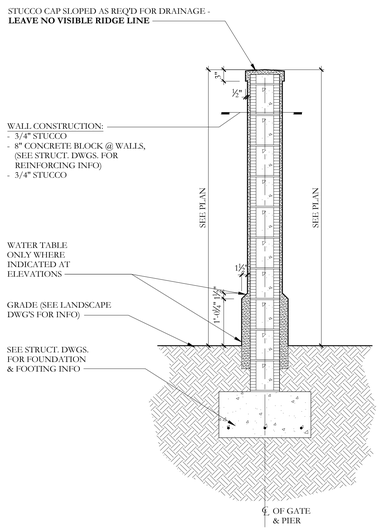
NOTE: ELEVATIONS REFERENCED TO NAVD SURVEY ELEVATIONS



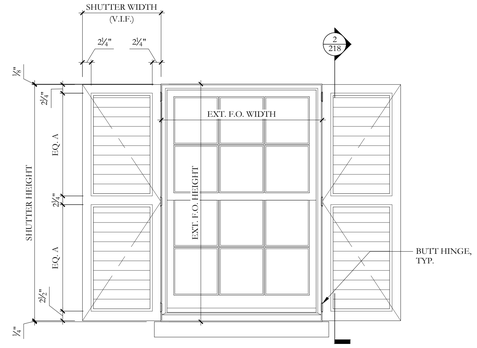
2 BOTTOM RAIL PROFILE
FULL SIZE



6 STILE PROFILE
FULL SIZE

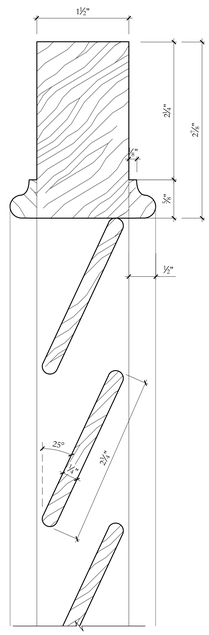


7 SITE WALL SECTION, TYP.
3/4"=1'-0"



8 WIN. SHUTTER ELEVATION
3/4"=1'-0"

NOTE:
- FIELD VERIFY ALL DIMENSIONS PRIOR TO FABRICATION
- WINDOW SIZES VARY, REFER TO WINDOW SCHEDULE



9 SHUTTER SECTION
FULL SIZE



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

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
GATE, SITE WALL & WINDOW DETAILS

DATE: JUNE 30, 2025	SHEET NO: A-124
SCALE: AS NOTED	
BY: KC,SPB	

FAIRFAX & SAMMONS
NEW YORK ~ PALM BEACH
FAIRFAX, SAMMONS & PARTNERS, LLC.
214 BRAZILIAN AVENUE, PALM BEACH 33480
TELEPHONE (561) 805- 8881
FAIRFAXANDSAMMONS.COM
LICENSE NO. AA26000648

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



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

FAIRFAX & SAMMONS
NEW YORK - PALM BEACH
FAIRFAX, SAMMONS & PARTNERS, LLC.
214 BRAZILIAN AVENUE, PALM BEACH 33480
TELEPHONE (561) 905-5991
FAIRFAXANDSAMMONS.COM
LICENSE NO. AA26000246

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



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	

FAIRFAX & SAMMONS
NEW YORK - PALM BEACH
FAIRFAX, SAMMONS & PARTNERS, LLC.
214 BRAZILIAN AVENUE, PALM BEACH 33480
TELEPHONE (561) 908-8881
FAIRFAXANDSAMMONS.COM
LICENSE NO. AA26000648

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.



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	

FAIRFAX & SAMMONS
NEW YORK - PALM BEACH
FAIRFAX, SAMMONS & PARTNERS, LLC.
214 BRAZILIAN AVENUE, PALM BEACH 33480
TELEPHONE (561) 906-8691
FAIRFAXANDSAMMONS.COM
LICENSE NO. AA26000648

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



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
P: 561-659-2820
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

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

NIEVERAWILLIAMS.COM

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
04 APR 2025
03 APR 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

EL2



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

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

NIEVERAWILLIAMS.COM

EL3



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

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

NIEVERAWILLIAMS.COM

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
DESIGN

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

NIEVERAWILLIAMS.COM

D1

TOW=11.78

TOW=11.89

TOW=11.50

EXISTING EQUIPMENT TO BE RELOCATED

EXISTING SITE WALL TO REMAIN

EXISTING WALKWAY TO BE REMOVED

LANDSCAPE TO BE REMOVED

LANDSCAPE TO BE REMOVED

EXISTING SITE WALL TO REMAIN

EXISTING TERRACE TO BE REMOVED

EXISTING POOL TO BE REMOVED

LANDSCAPE TO BE REMOVED

EXISTING TERRACE TO BE REMOVED

PL.

EXISTING DRIVE WAY TO BE REMOVED

NOTES

EXISTING 2-STORY RESIDENCE TO REMAIN

EXISTING SITE WALL TO REMAIN

EXISTING SITE WALL TO REMAIN

EXISTING TERRACE TO BE REMOVED

PL.

EXISTING GARAGE TO REMAIN

PL.

EXISTING DRIVE WAY TO BE REMOVED

LANDSCAPE TO BE REMOVED

EXISTING SITE WALL TO REMAIN

LANDSCAPE TO BE REMOVED

EXISTING EQUIPMENT TO BE RELOCATED

EXISTING EQUIPMENT TO BE RELOCATED

TOW=10.84

TOW=10.36

TOW=10.43

TOW=12.67

TOW=12.74

TOW=12.76

ISLAND ROAD
(50' PUBLIC RIGHT OF WAY)

EL BRAVO WAY
(20' PRIVATE ROAD EASEMENT)

N

W E S

0 1 4 8 16 FEET

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

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

HARDSCAPE PLAN
PRIVATE RESIDENCE

215 EL BRAVO WAY, PALM BEACH, FL.

02 JUNE 2025 SECOND SUBMITTAL

NIEVERA WILLIAMS
DESIGN

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

NIEVERAWILLIAMS.COM

EX

EXISTING SITE WALL
6' HT. TO REMAIN

8' HT. CONSTRUCTION
SCREENING CHAIN LINK FENCE
WITH GREEN / BLACK MESH ON
OUTSIDE

8' HT. CONSTRUCTION
SCREENING CHAIN LINK GATE
WITH GREEN / BLACK MESH ON
OUTSIDE

EXISTING SITE WALL
6' HT.
TO REMAIN

ISLAND ROAD
(50' PUBLIC RIGHT OF WAY)

EL BRAVO WAY
(20' PRIVATE ROAD EASEMENT)

EXISTING 2-STORY
RESIDENCE TO REMAIN

EXISTING GARAGE
TO REMAIN

EXISTING SITE WALL
TO REMAIN

8' HT. CONSTRUCTION
SCREENING CHAIN LINK GATE
WITH GREEN / BLACK MESH ON
OUTSIDE

8' HT. CONSTRUCTION
SCREENING CHAIN LINK FENCE
WITH GREEN / BLACK MESH ON
OUTSIDE

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

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

CONSTRUCTION SCREENING PLAN

PRIVATE RESIDENCE

215 EL BRAVO WAY, PALM BEACH, FL.

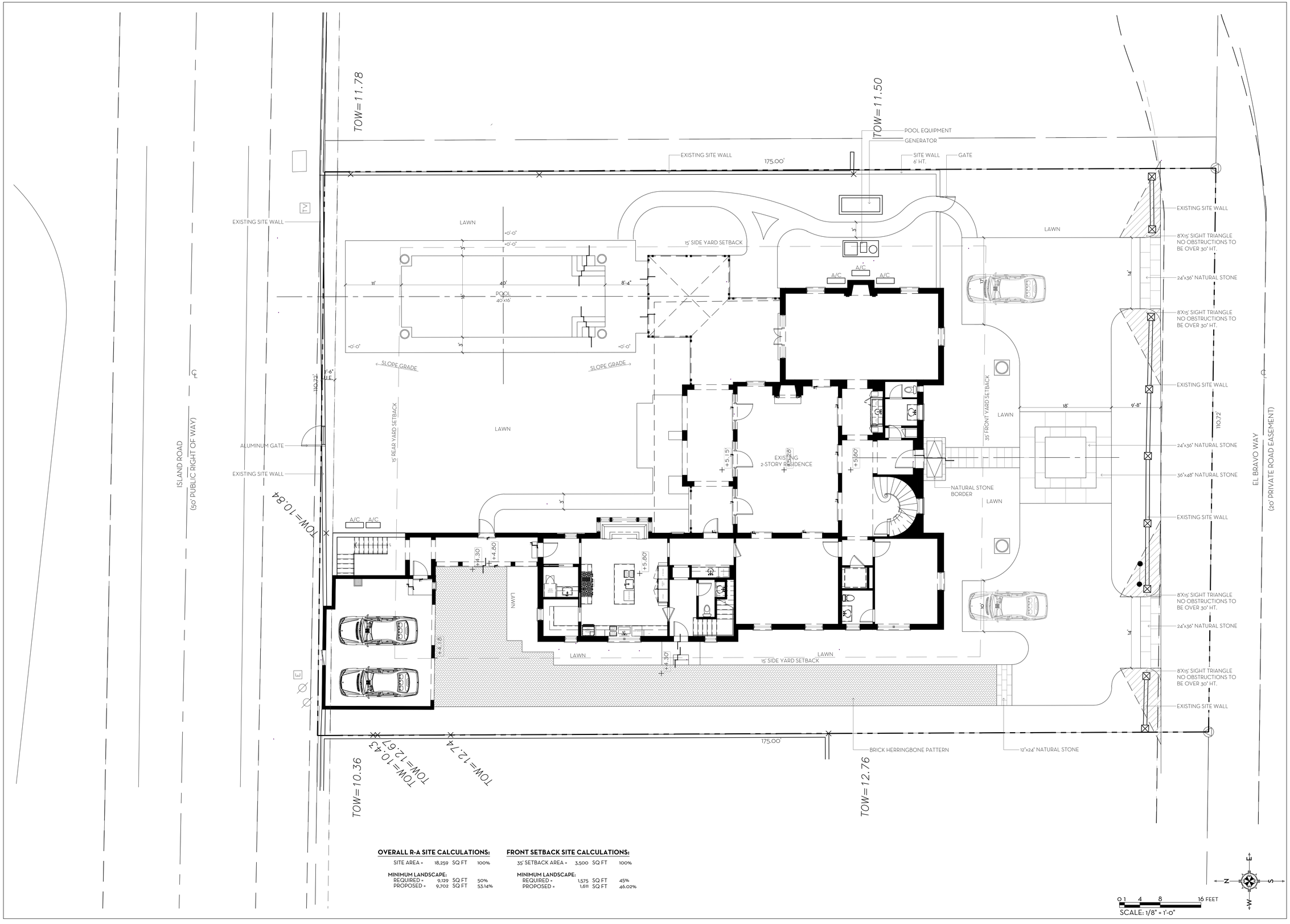
02 JUNE 2025 SECOND SUBMITTAL

NIEVERA WILLIAMS
DESIGN

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

NIEVERAWILLIAMS.COM

CSP



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.

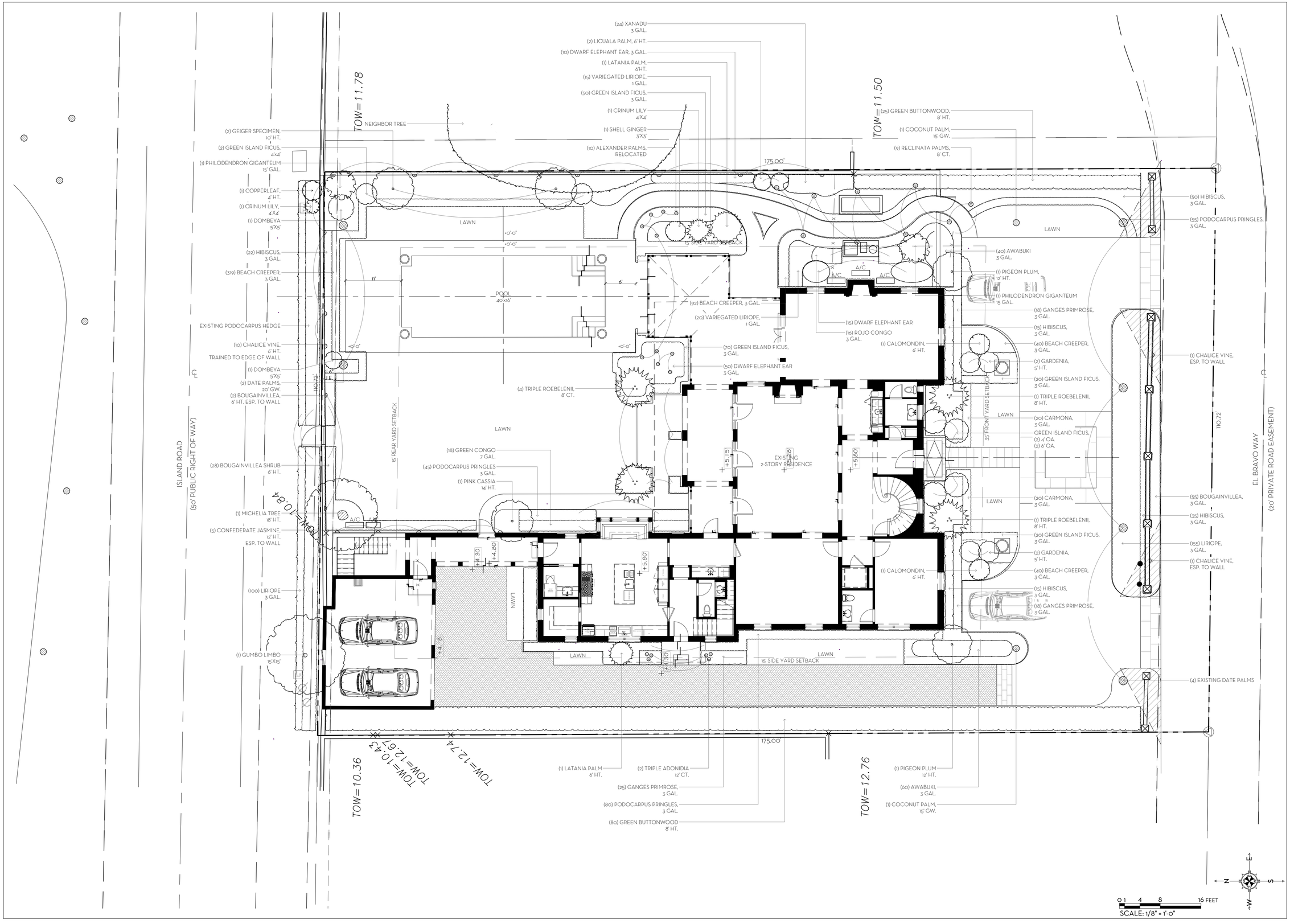
02 JUNE 2025 SECOND SUBMITTAL

NIEVERA WILLIAMS
DESIGN

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

NIEVERAWILLIAMS.COM

L1



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.

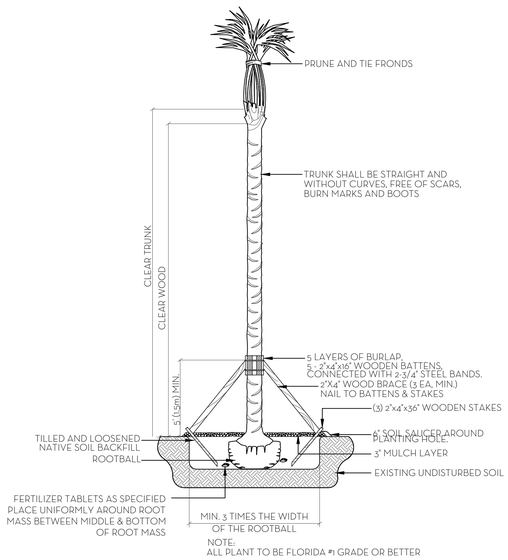
02 JUNE 2025 SECOND SUBMITTAL

NIEVERA WILLIAMS
DESIGN

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

NIEVERAWILLIAMS.COM

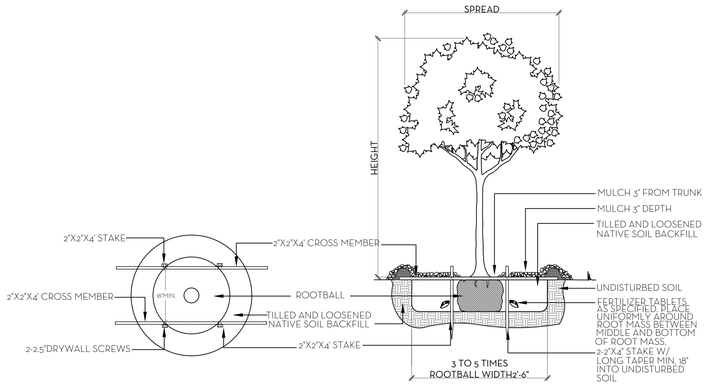
LP1



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

PALM PLANTING DETAIL
N.T.S.

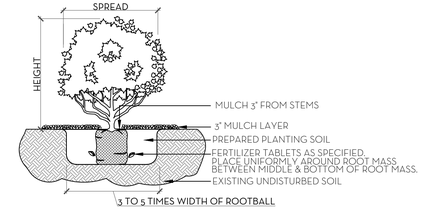
NOTES:
1. ALL WOOD SHALL BE SPRUCE OR PINE-NOT PRESSURE TREATED.
2. CROSS TIES SHALL NOT CROSS OVER WOODY ROOTS.
3. REMOVE ALL STRING &/OR WIRE WRAPPED AROUND TRUNK.
4. REMOVE ALL STRAPS, ROPES, WIRE, &/OR STRINGS USED TO LIFT THE ROOTBALL.
5. REMOVE ALL BURLAP &/OR WIRE FROM THE TOP OF THE ROOT BALL.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



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

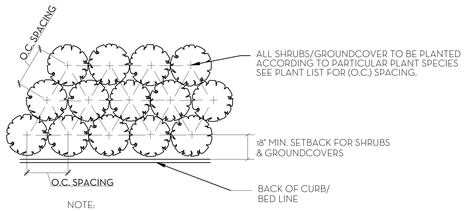
TREE PLANTING DETAIL
N.T.S.

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



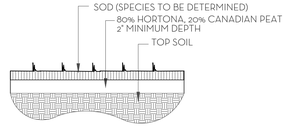
NOTE:
ALL MATERIAL TO BE FLORIDA #1 OR BETTER

SHRUB & GROUNDCOVER PLANTING DETAIL
N.T.S.



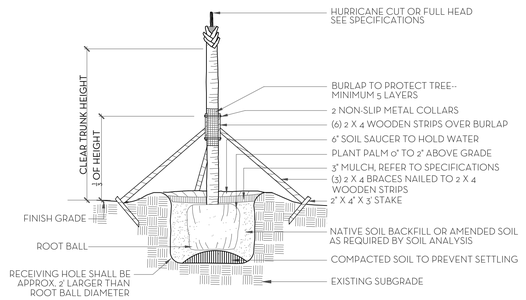
NOTE:
ALL PLANT TO BE FLORIDA #1 OR BETTER

PLANT SPACING DETAIL
N.T.S.



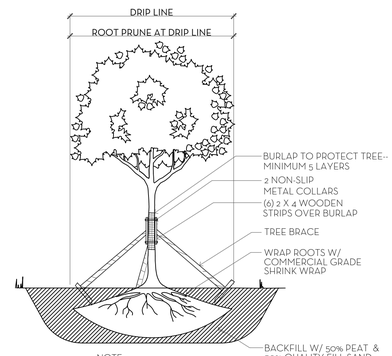
SOD PLANTING DETAIL
N.T.S.

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



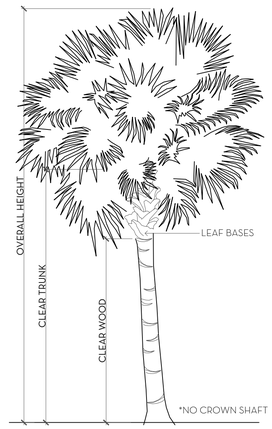
NOTES: STAKING & GUYING REQUIRED FOR PALMS, IF NECESSARY, OR AS DIRECTED BY THE LANDSCAPE ARCHITECT.
ALL PLANT TO BE FLORIDA #1 OR BETTER

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.

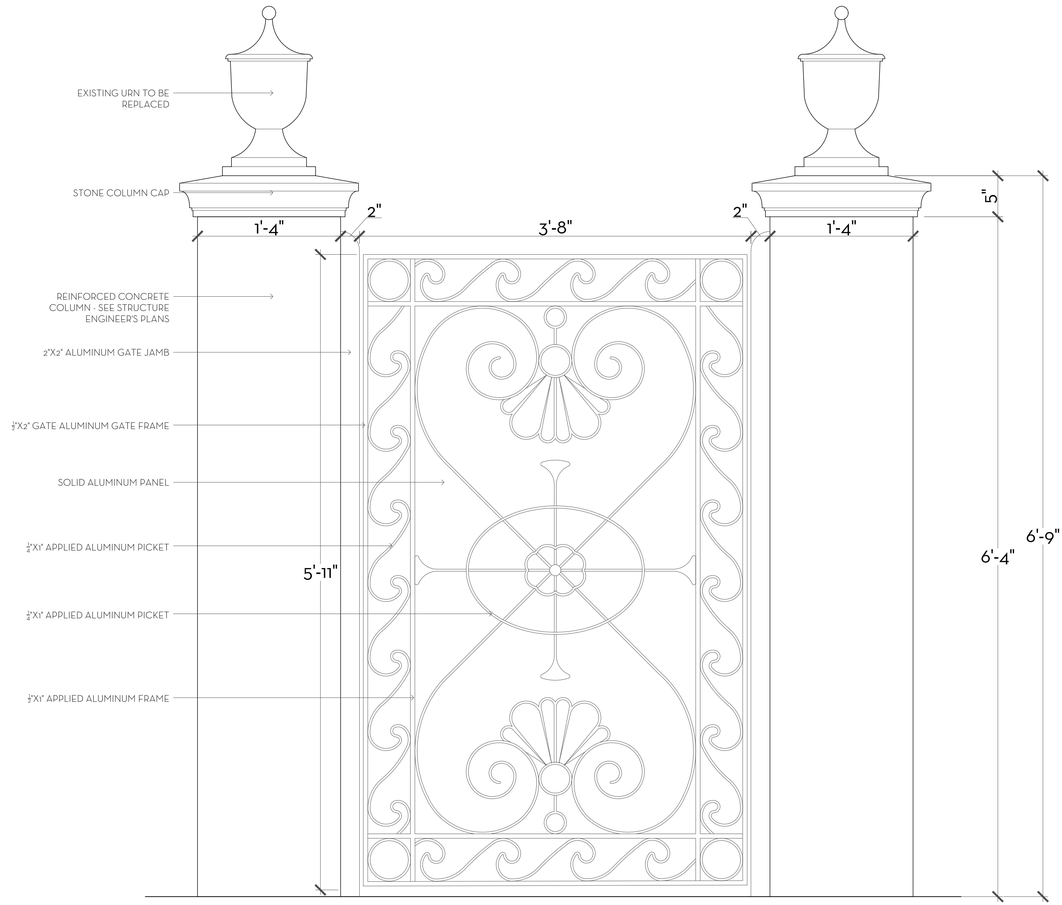
02 JUNE 2025 SECOND SUBMITTAL

NIEVERA WILLIAMS
DESIGN

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

NIEVERAWILLIAMS.COM

LP2



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

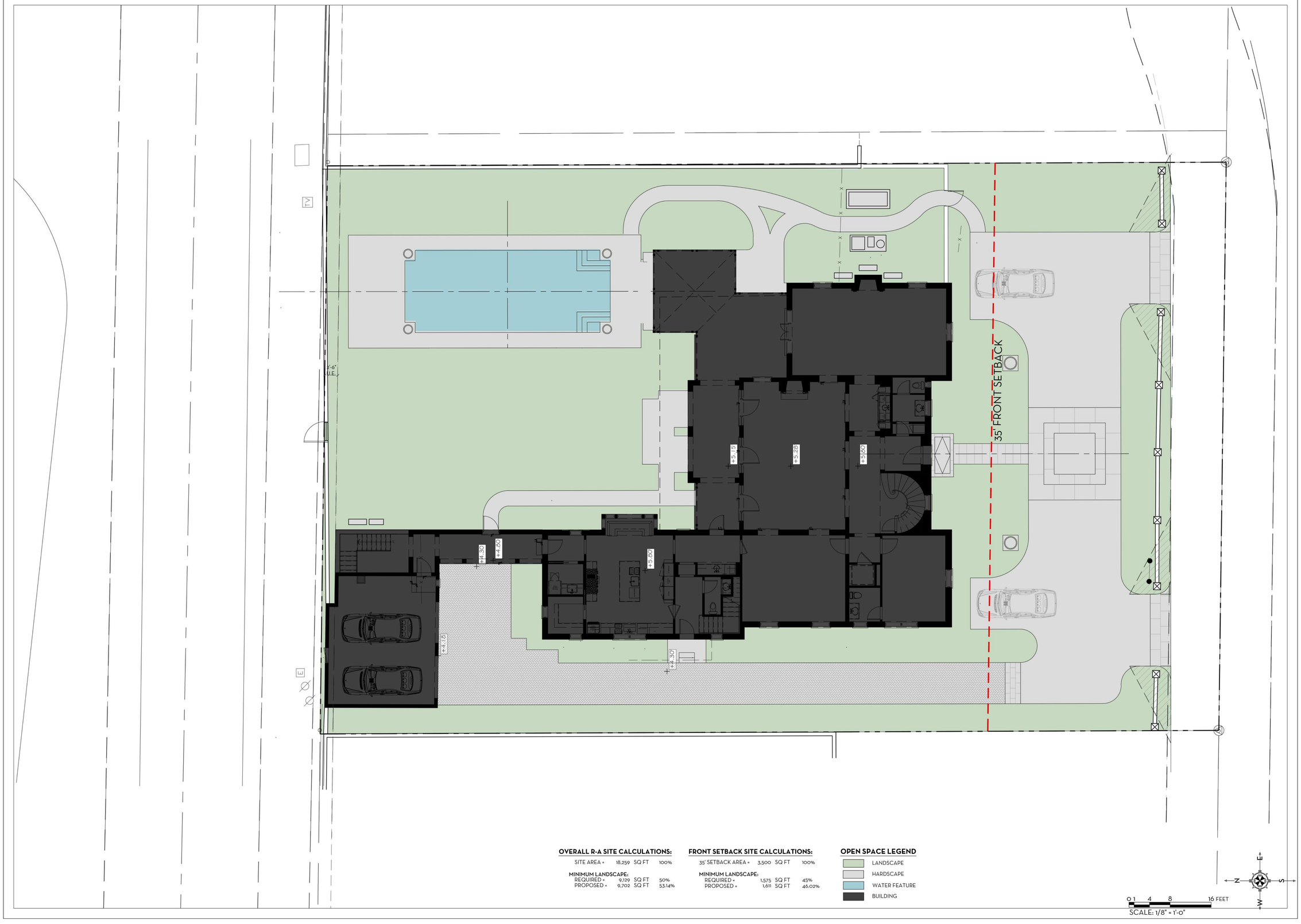
02 JUNE 2025 SECOND SUBMITTAL

NIEVERA WILLIAMS
DESIGN

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

NIEVERAWILLIAMS.COM

D1



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"

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

OPEN SPACE DIAGRAM

PRIVATE RESIDENCE

215 EL BRAVO WAY, PALM BEACH, FL.

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

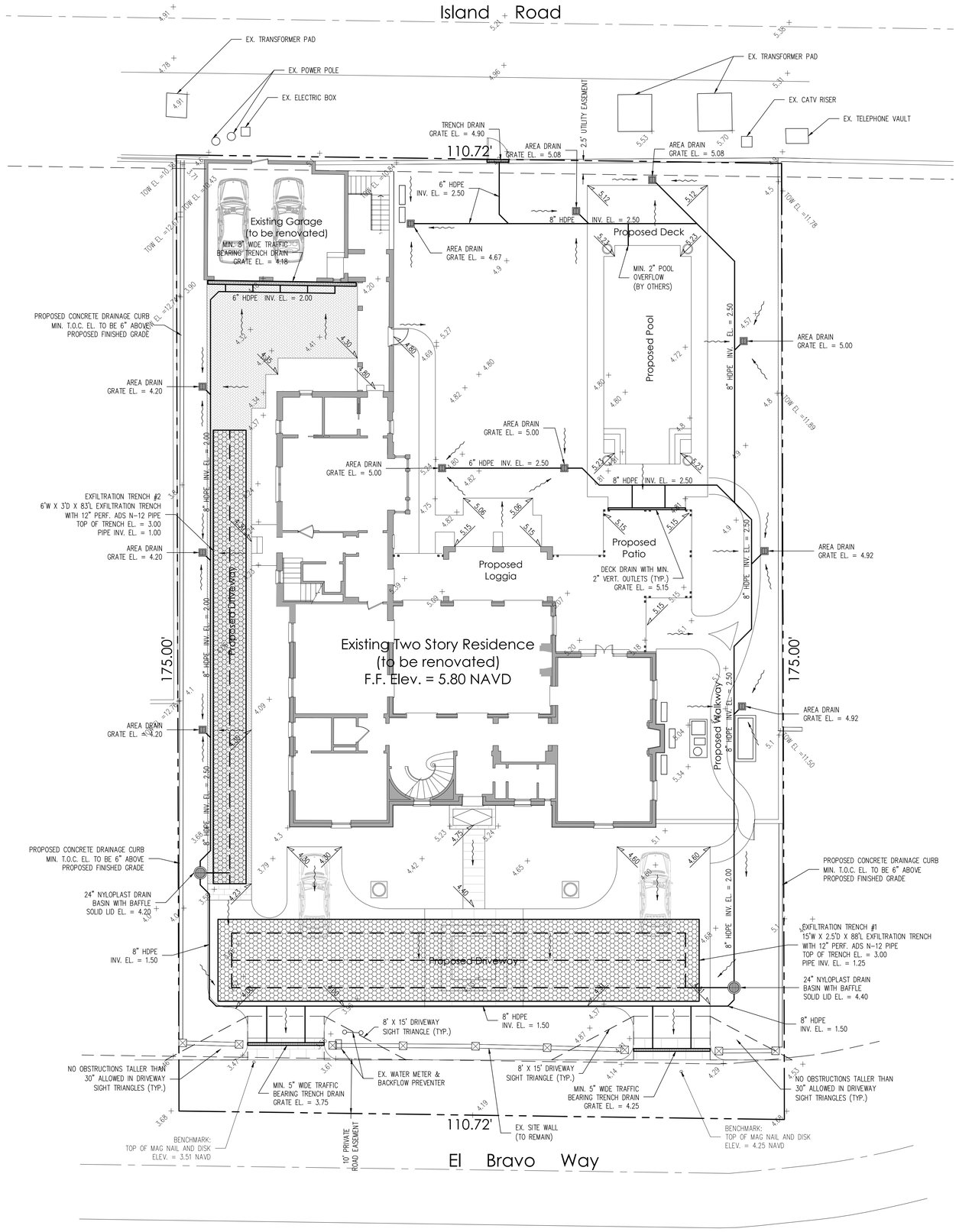
02 JUNE 2025 SECOND SUBMITTAL

NIEVERA WILLIAMS
DESIGN

625 N. Flagler Drive
Suite 502
West Palm Beach, FL 33401
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

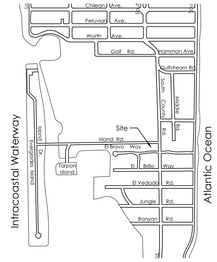
L	=	Total Length of Trench Provided	=	88 ft
W	=	Trench Width	=	15 ft
K	=	Hydraulic Conductivity	=	0.00005 cfs/sq.ft./ft. of head
H2	=	Depth to Water Table	=	2.25 ft
DU	=	Un-Saturated Trench Depth	=	1.50 ft
DS	=	Saturated Trench Depth	=	1.00 ft
V	=	Volume Treated	=	1,682 cu.ft.

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:

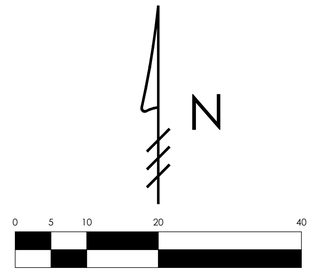
1) Exfiltration trenches and storm piping to be protected from roots with a root barrier.
2) Roof drain downspouts are to be connected to the proposed drainage system. Contractor to provide engineer with downspout locations prior to installation of drainage system.
3) Exfiltration trench design uses 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



Scale: 1" = 10'

Plan Background from Hardscape Plan by Nievera Williams Design Received 6/27/25

COA-25-0013
ZON-25-0034

© 2025 Gruber Consulting Engineers, Inc.

GRUBER CONSULTING ENGINEERS
2475 Mercer Avenue, Suite 305
West Palm Beach, FL 33401
561.312.2041
office@gruberengineers.com

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

Contractor is responsible for obtaining location of existing utilities prior to commencement of construction activities.

Conceptual Site Grading & Drainage Plan For:

PROPOSED RENOVATION

215 El Bravo Road
Palm Beach, Florida

PROJECT INFORMATION:

Project No.	2025-0037
Issue Date	06/28/2025
Scale	1" = 10'

REVISIONS:

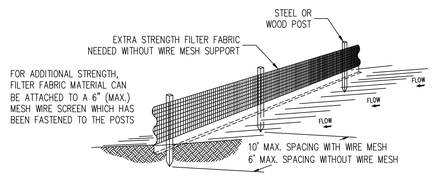
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	

CHAD M. GRUBER
FLORIDA P.E. NO. 57466

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

SHEET NUMBER:

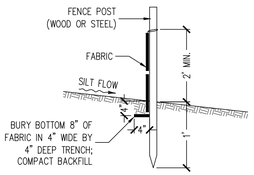
C-1



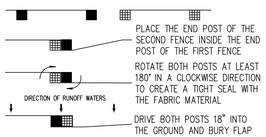
Notes:

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.



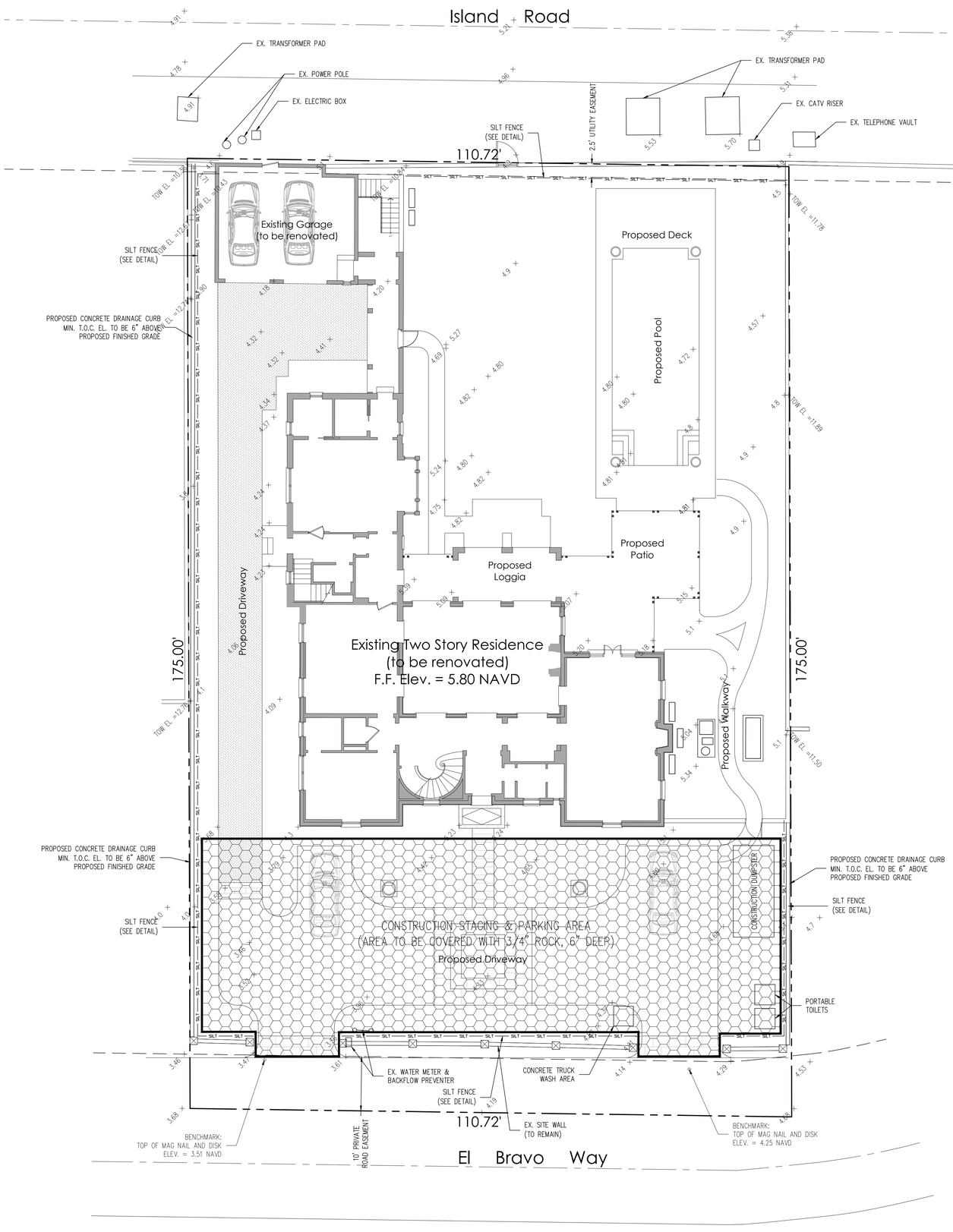
SILT FENCE SECTION
N.T.S.

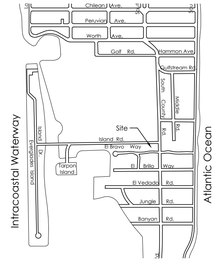


ATTACHING TWO SILT FENCES
N.T.S.

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

© 2025 Gruber Consulting Engineers, Inc.

GRUBER CONSULTING ENGINEERS
2475 Mercer Avenue, Suite 305
West Palm Beach, FL 33401
561.312.2041
office@gruberengineers.com

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

Contractor is responsible for obtaining location of existing utilities prior to commencement of construction activities.

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:

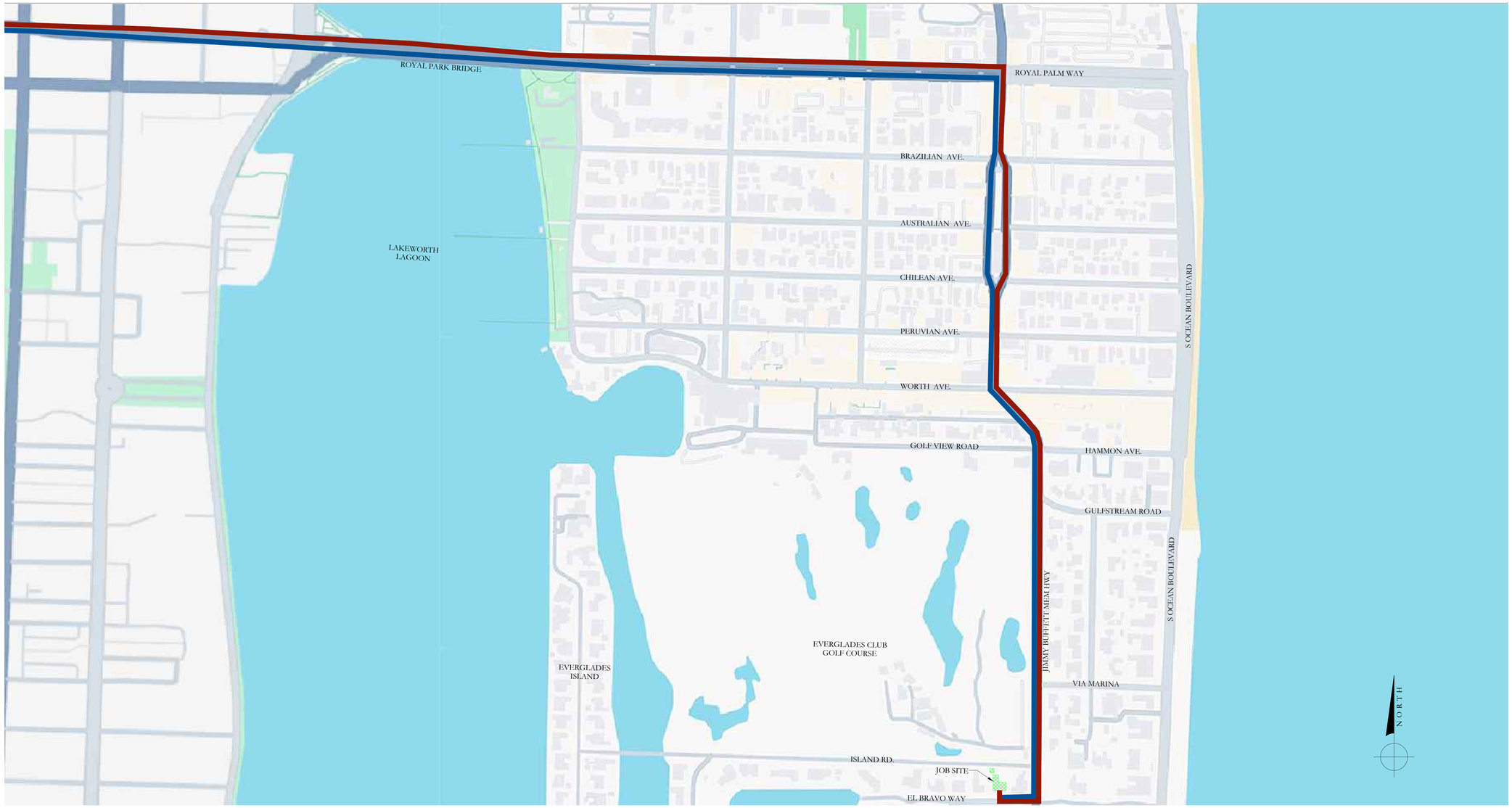
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	

CHAD M. GRUBER
FLORIDA P.E. NO. 57466

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

SHEET NUMBER:

EC-1



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
FAIRFAX, SAMMONS & PARTNERS, LLC.
214 BRAZILIAN AVENUE, PALM BEACH 33480
TELEPHONE (561) 808-8881
FAIRFAXANDSAMMONS.COM
LICENSE NO. AA26000648

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

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.

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.

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). *At the July 16, 2025 LPC meeting, the project was approved (6-1, BD). The variances were unanimously supported.*

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

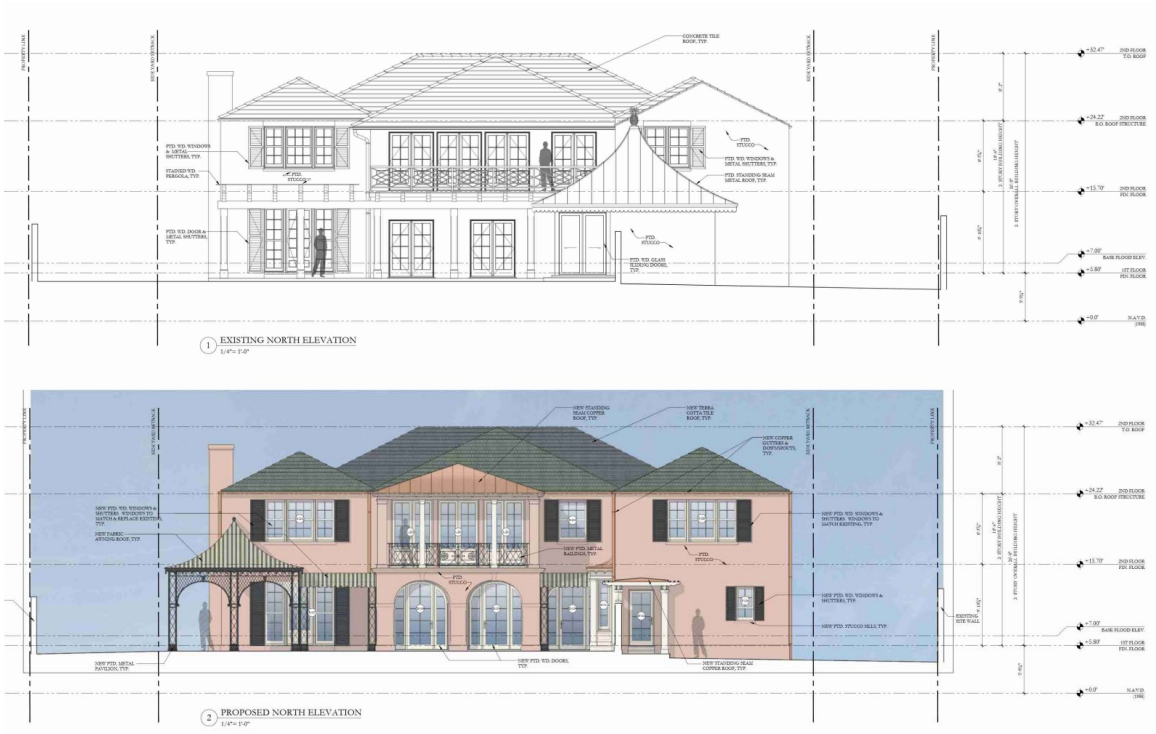
The roof and several portions of the walls of the west wing will be demolished and reconstructed. However, the reconstruction will introduce changes to the fenestration, roof design, and footprint. From a historic preservation perspective, staff recommends replicating original opening locations and matching 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

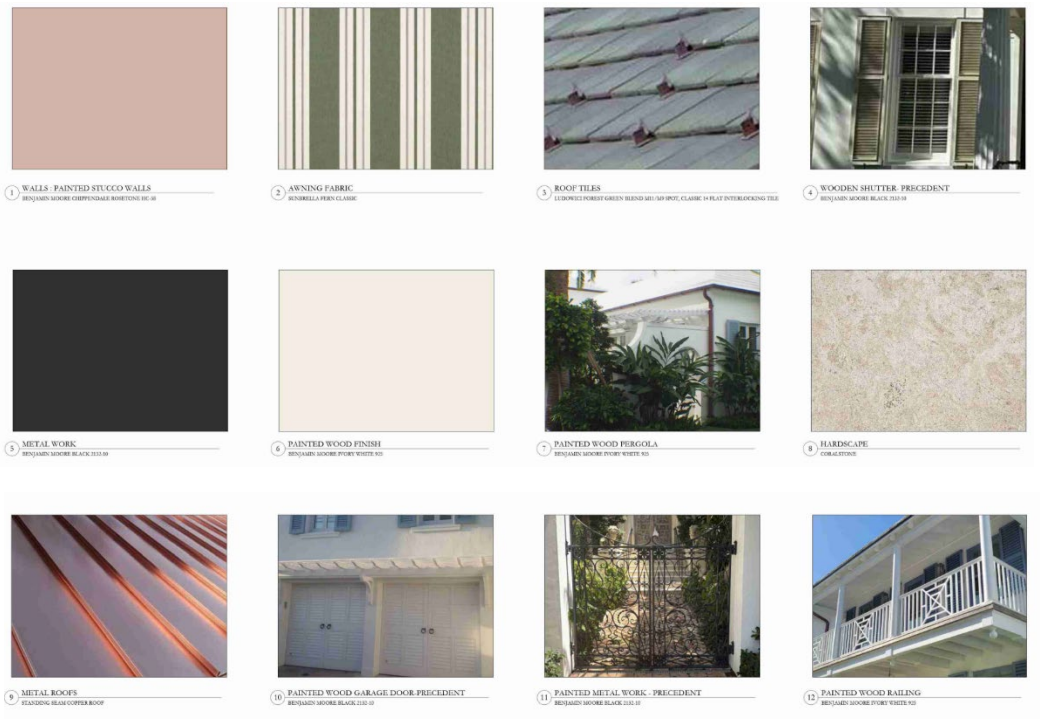
careful consideration by the Landmarks Preservation Commission (LPC) for compatibility. Standing seam metal roofs are proposed in select locations. While not original, the restrained use of copper roofs in less visible facades could be deemed appropriate for the property.

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.*

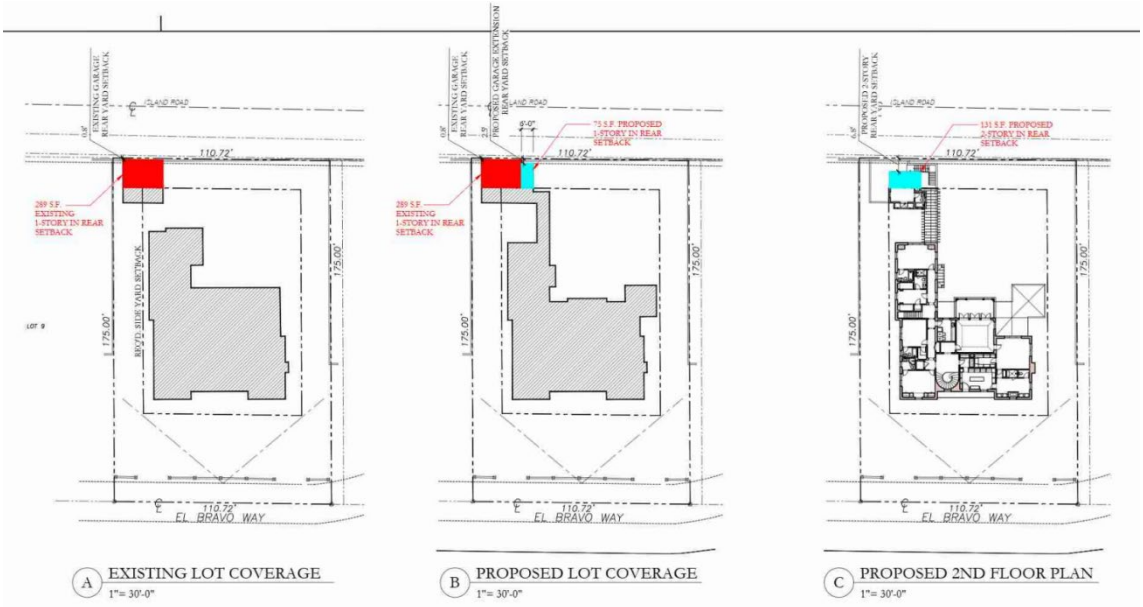
Floodplain Variance Diagram.



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 Sec. 134-843(a)(8)	15' Min. Side Yard Setback	5' Side Yard Setback	**10'**
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



DESIGNATION REPORT

February 19, 2020

Landmark Preservation Commission

Palm Beach, Florida

DESIGNATION REPORT

215 El Bravo Way

Table of Contents

I.	GENERAL INFORMATION	2
II.	LOCATION MAP	3
III.	ARCHITECTURAL INFORMATION	4
IV.	HISTORICAL INFORMATION	7
V.	ARCHITECT'S & BUILDER'S BIOGRAPHY	10
VI.	STATEMENT OF SIGNIFICANCE	14
VII.	CRITERIA FOR DESIGNATION	14
VIII.	SELECTED BIBLIOGRAPHY	16
IX.	FLORIDA MASTER SITE FILE FORM	17

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

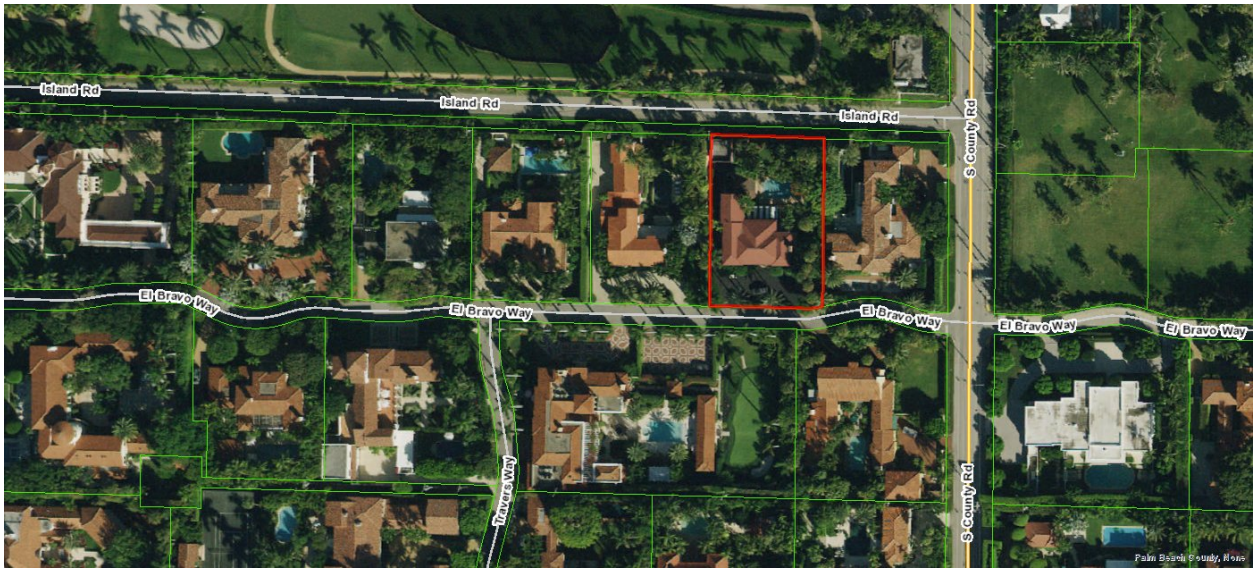
Palm Beach County

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.

Marconi, Richard and Debi Murray with the Historical Society of Palm Beach County. Images of America: Palm Beach. Charleston, SC: Arcadia Publishing, 2009.

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.

Palm Beach County Property Appraiser: 215 El Bravo Way

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.

Sanborn Insurance Map of Palm Beach. New York: Sanborn Map Co., 1919 and 1924 updated to 1946.

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 Town Council Meeting on: August 13, 2025

To: Town Council

Via: Wayne Bergman, Director of Planning, Zoning, & Building

From: Planning, Zoning, & Building Staff

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

Date: 7/24/2025

ATTACHMENTS

Staff Report
Letter of Intent
Plans
Designation Report

STRATEGIC PLAN

Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Quality of Life
Community Preservation

FUNDING

No Fiscal Impact

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

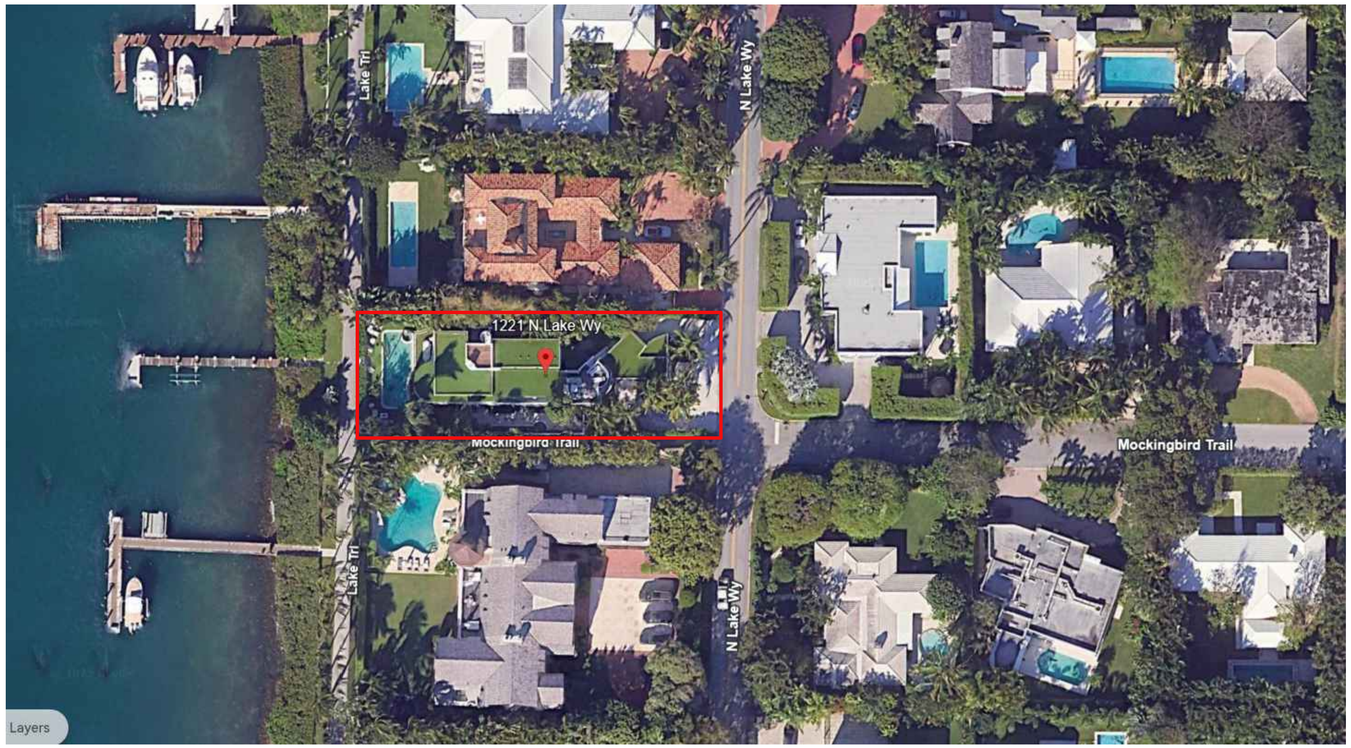
SHEET LEGEND:

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

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



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"

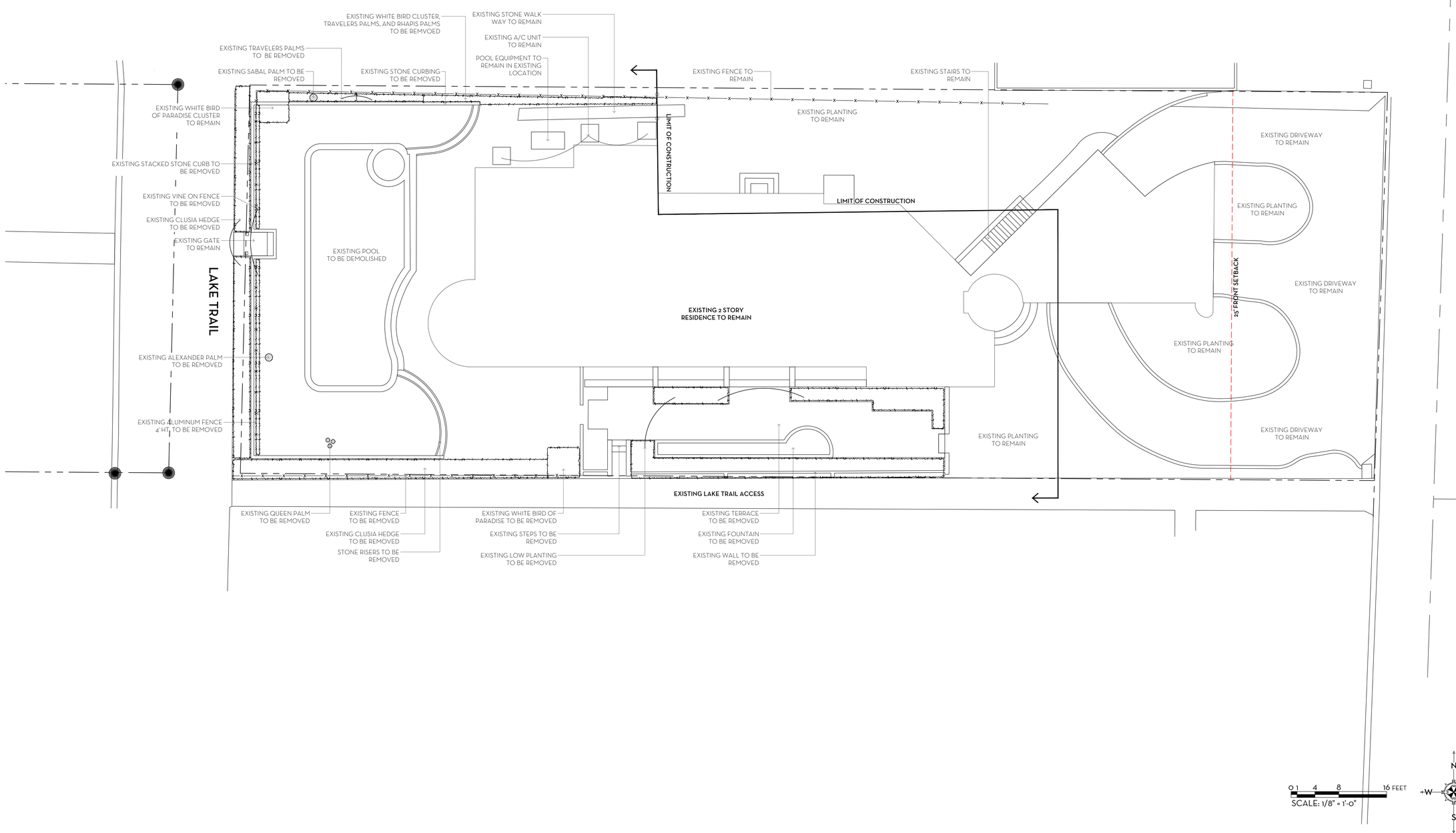
NIEVERA WILLIAMS
DESIGN

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

NIEVERAWILLIAMS.COM

EX1

COA-25-0017
(ZON-25-0035)



MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

EXISTING SITE PLAN

1221 NORTH LAKE WAY

PALM BEACH, FLORIDA

30 JUNE 2025-FINAL SUBMITTAL
02 JUNE SECOND SUBMITTAL
15 MAY 2025

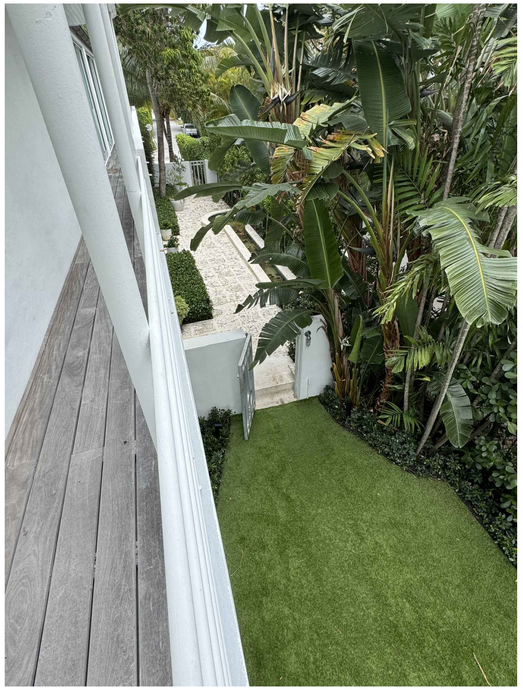
NIEVERA WILLIAMS
DESIGN

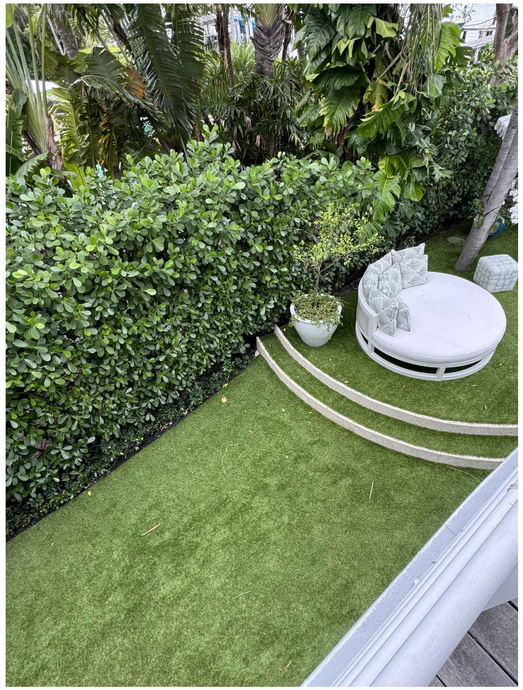
625 N. Flagler Drive
West Palm Beach,
Florida 33401
P: 561-659-2820
F: 561-659-2113

NIEVERAWILLIAMS.COM

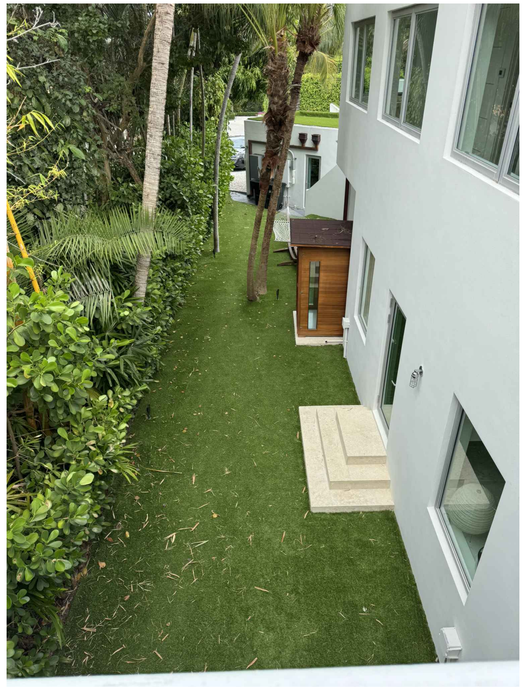
EX2

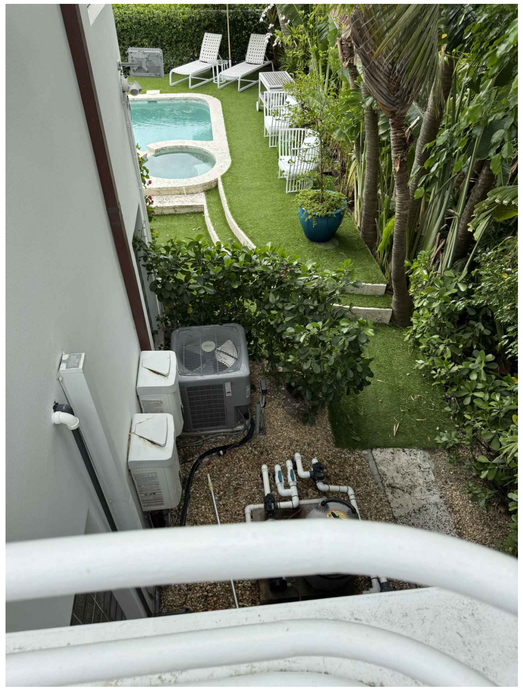
COA-25-0017
(ZON-25-0035)



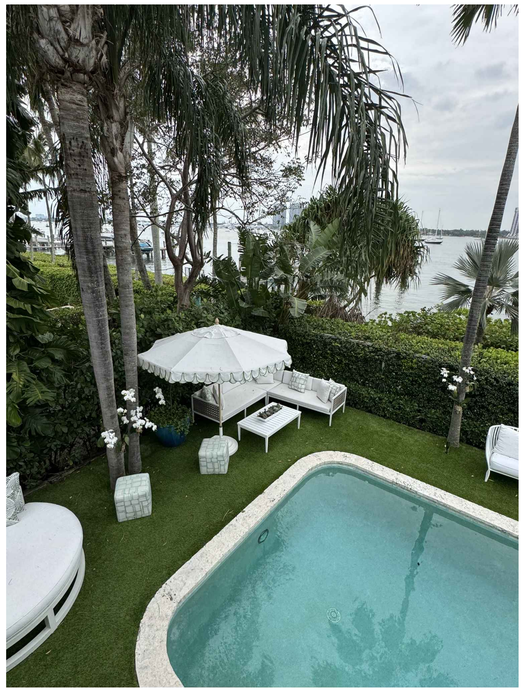


SOUTH YARD
EXISTING CONDITION

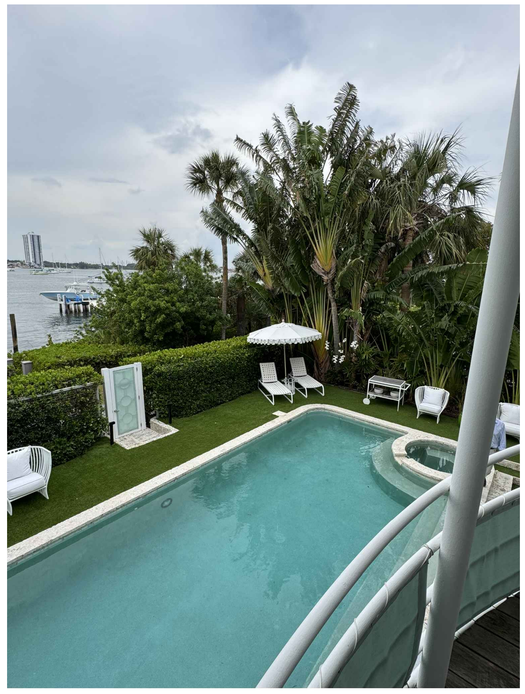




NORTH YARD
EXISTING CONDITION



SOUTH WEST CORNER
EXISTING CONDITION



NORTH WEST CORNER
EXISTING CONDITION

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

EXISTING SITE PHOTOS

1221 NORTH LAKE WAY

PALM BEACH, FLORIDA

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

30 JUNE 2025-FINAL SUBMITTAL
02 JUNE SECOND SUBMITTAL
15 MAY 2025

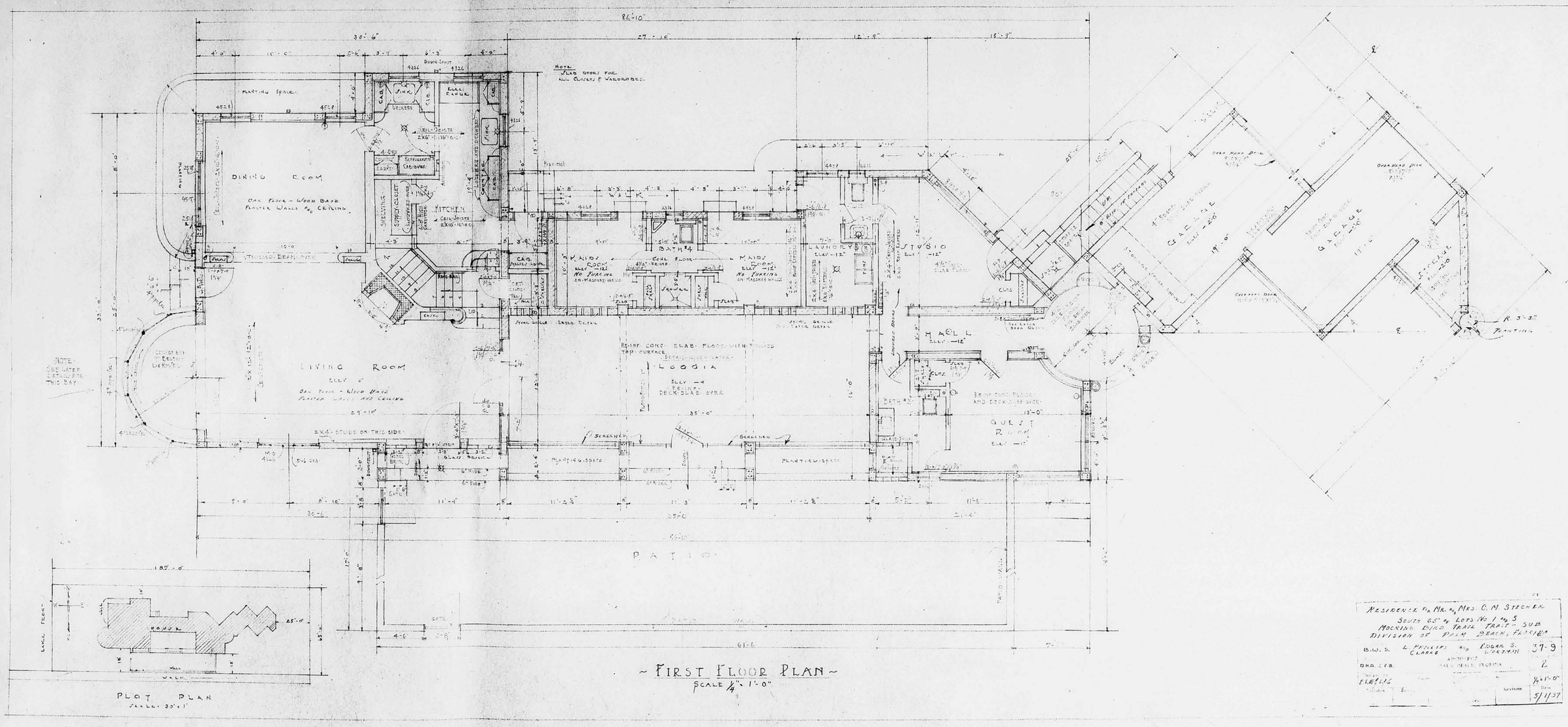
NIEVERA WILLIAMS
DESIGN

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

NIEVERAWILLIAMS.COM

EX3

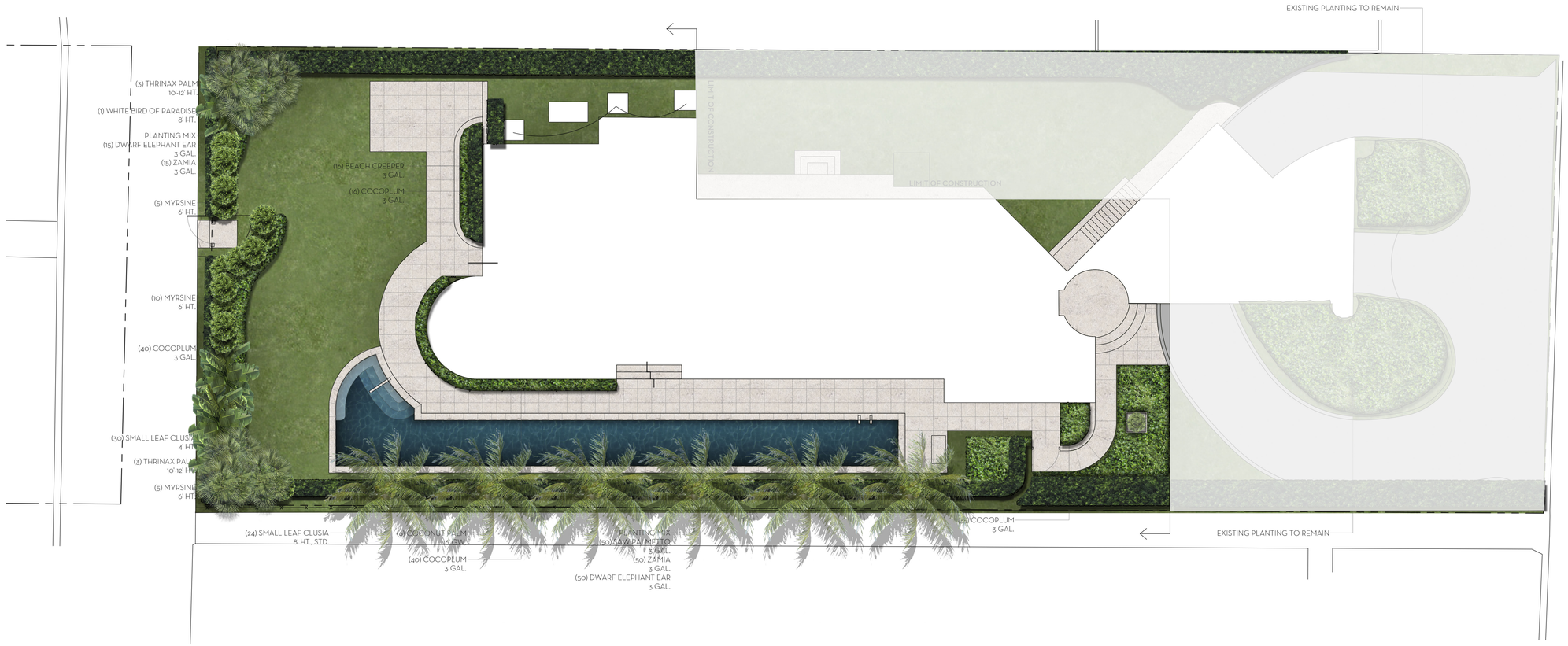
COA-25-0017
(ZON-25-0035)



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

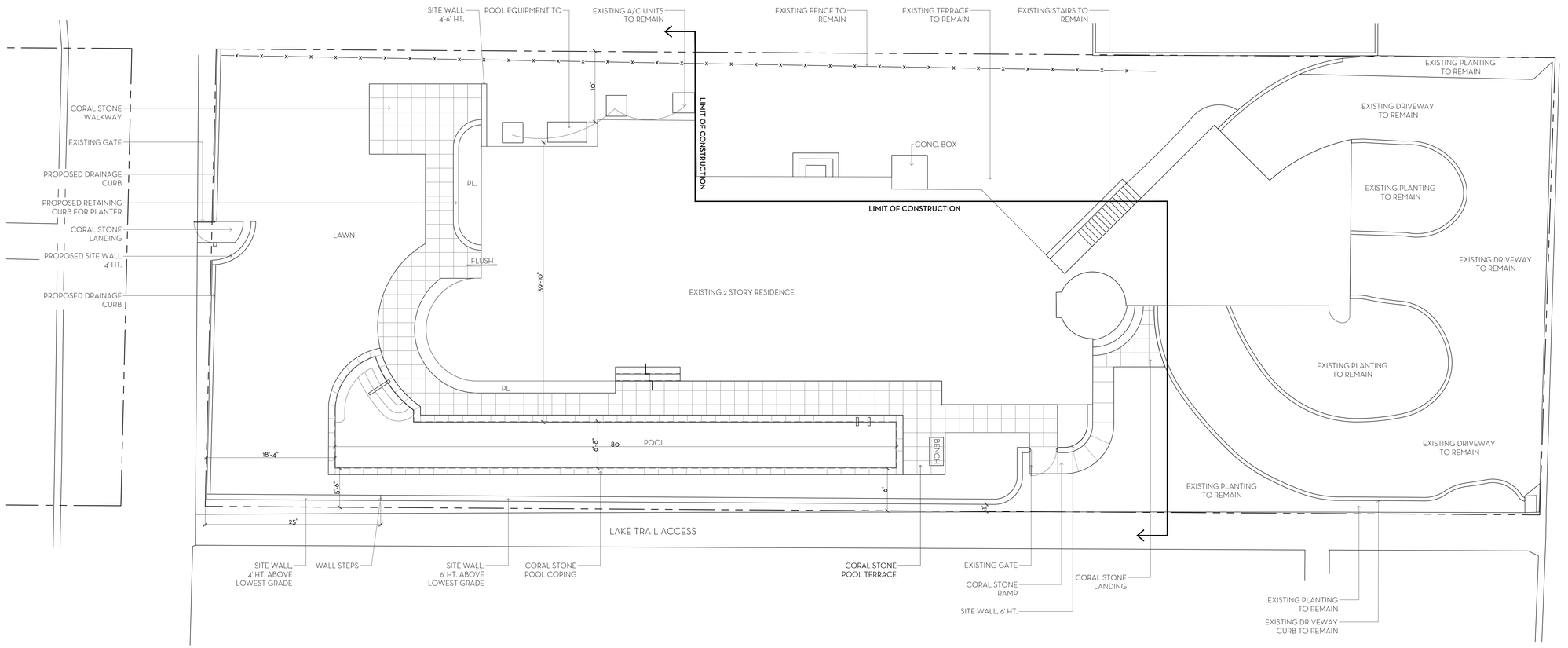
NIEVERA WILLIAMS
DESIGN

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

NIEVERAWILLIAMS.COM

LP1

COA-25-0017
(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

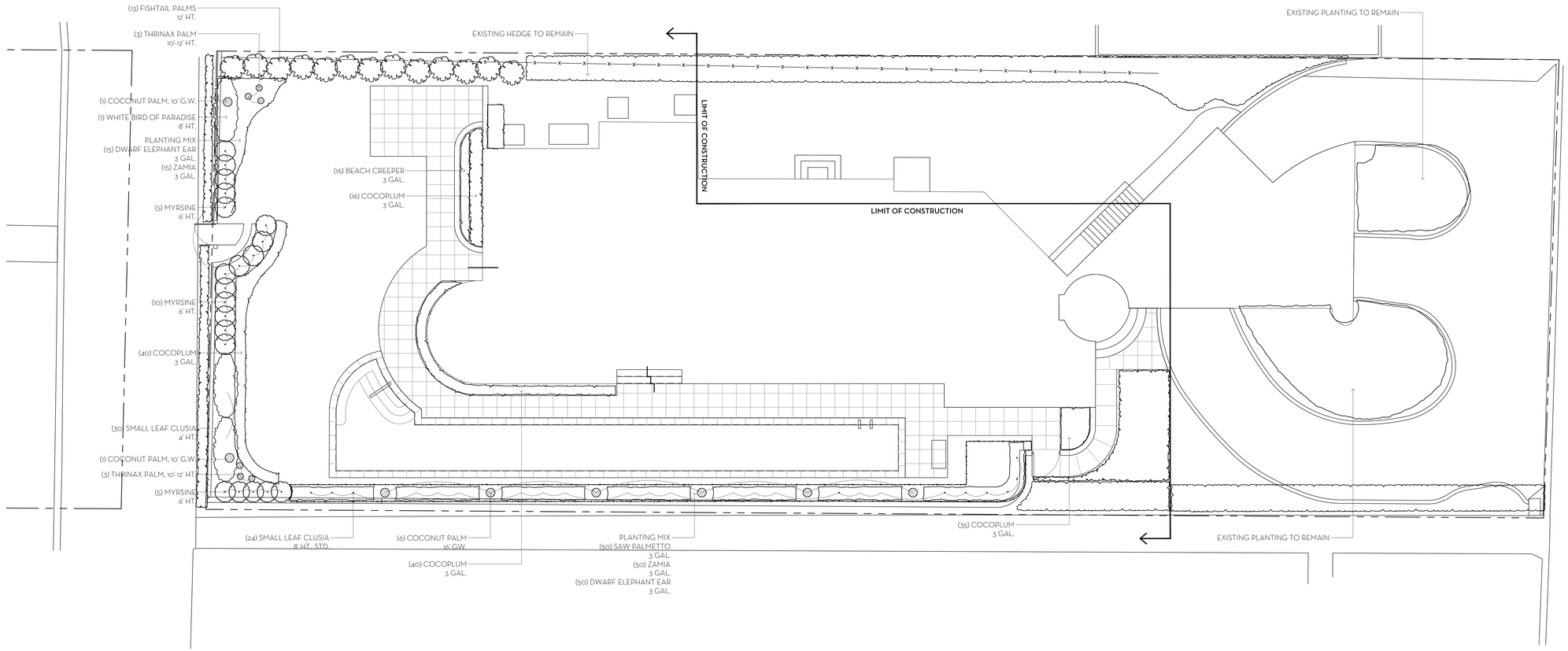
NIEVERA WILLIAMS
DESIGN

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

NIEVERAWILLIAMS.COM

L1

COA-25-0017
(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
02 JUNE SECOND SUBMITTAL
15 MAY 2025

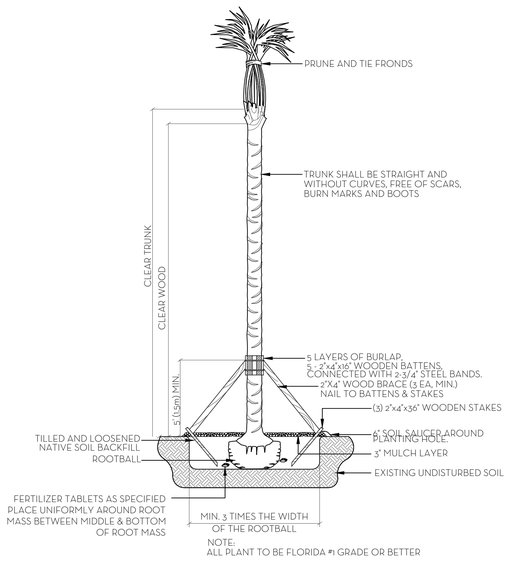
NIEVERA WILLIAMS
DESIGN

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

NIEVERAWILLIAMS.COM

LP1

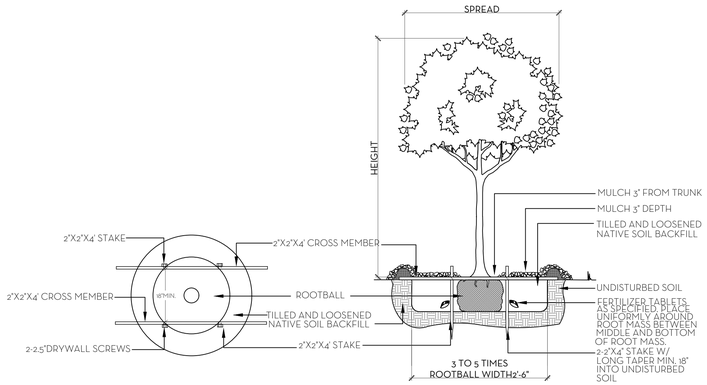
COA-25-0017
(ZON-25-0035)



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

PALM PLANTING DETAIL
N.T.S.

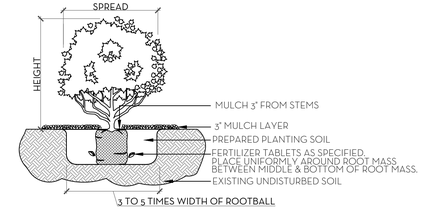
NOTES:
1. ALL WOOD SHALL BE SPRUCE OR PINE-NOT PRESSURE TREATED.
2. CROSS TIES SHALL NOT CROSS OVER WOODY ROOTS.
3. REMOVE ALL STRING &/OR WIRE WRAPPED AROUND TRUNK.
4. REMOVE ALL STRAPS, ROPES, WIRE, &/OR STRINGS USED TO LIFT THE ROOTBALL.
5. REMOVE ALL BURLAP &/OR WIRE FROM THE TOP OF THE ROOT BALL.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



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

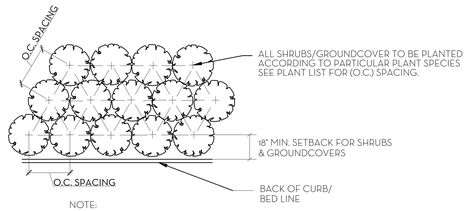
TREE PLANTING DETAIL
N.T.S.

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



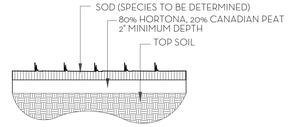
NOTE:
ALL MATERIAL TO BE FLORIDA #1 OR BETTER

SHRUB & GROUNDCOVER PLANTING DETAIL
N.T.S.



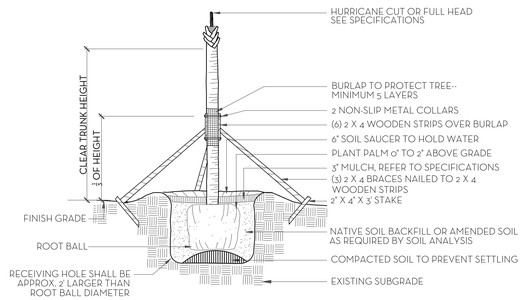
NOTE:
ALL PLANT TO BE FLORIDA #1 OR BETTER

PLANT SPACING DETAIL
N.T.S.



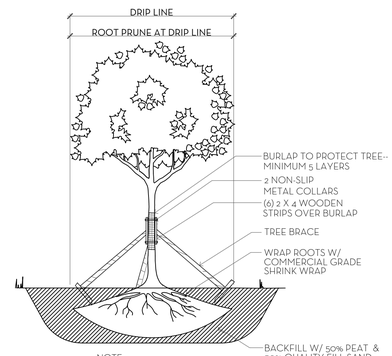
SOD PLANTING DETAIL
N.T.S.

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



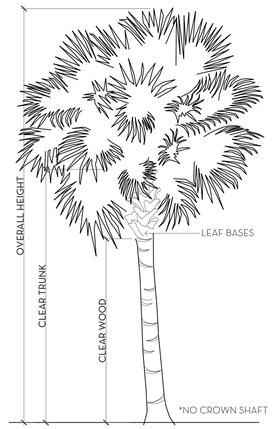
NOTES: STAKING & GUYING REQUIRED FOR PALMS, IF NECESSARY, OR AS DIRECTED BY THE LANDSCAPE ARCHITECT.
ALL PLANT TO BE FLORIDA #1 OR BETTER

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 *REV BF 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

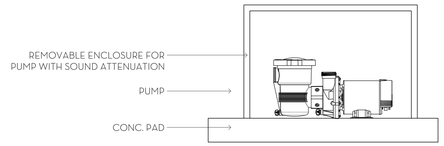
NIEVERA WILLIAMS DESIGN

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

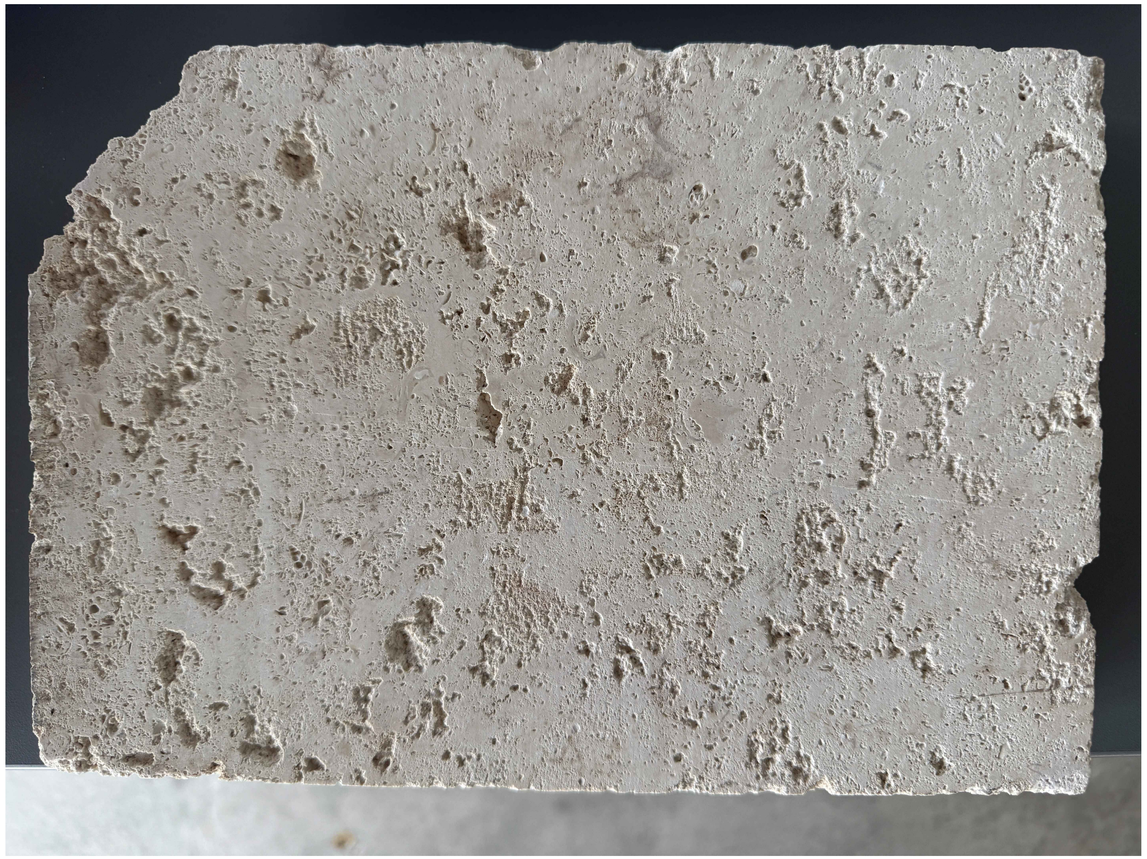
NIEVERAWILLIAMS.COM

LP2

COA-25-0017
(ZON-25-0035)



1/D1 PUMP ENCLOSURE DETAIL
SCALE:" 1"=1'-0"



SAW CUT CORAL

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

SITE DETAILS

1221 NORTH LAKE WAY

PALM BEACH, FLORIDA

30 JUNE 2025-FINAL SUBMITTAL
02 JUNE SECOND SUBMITTAL
15 MAY 2025

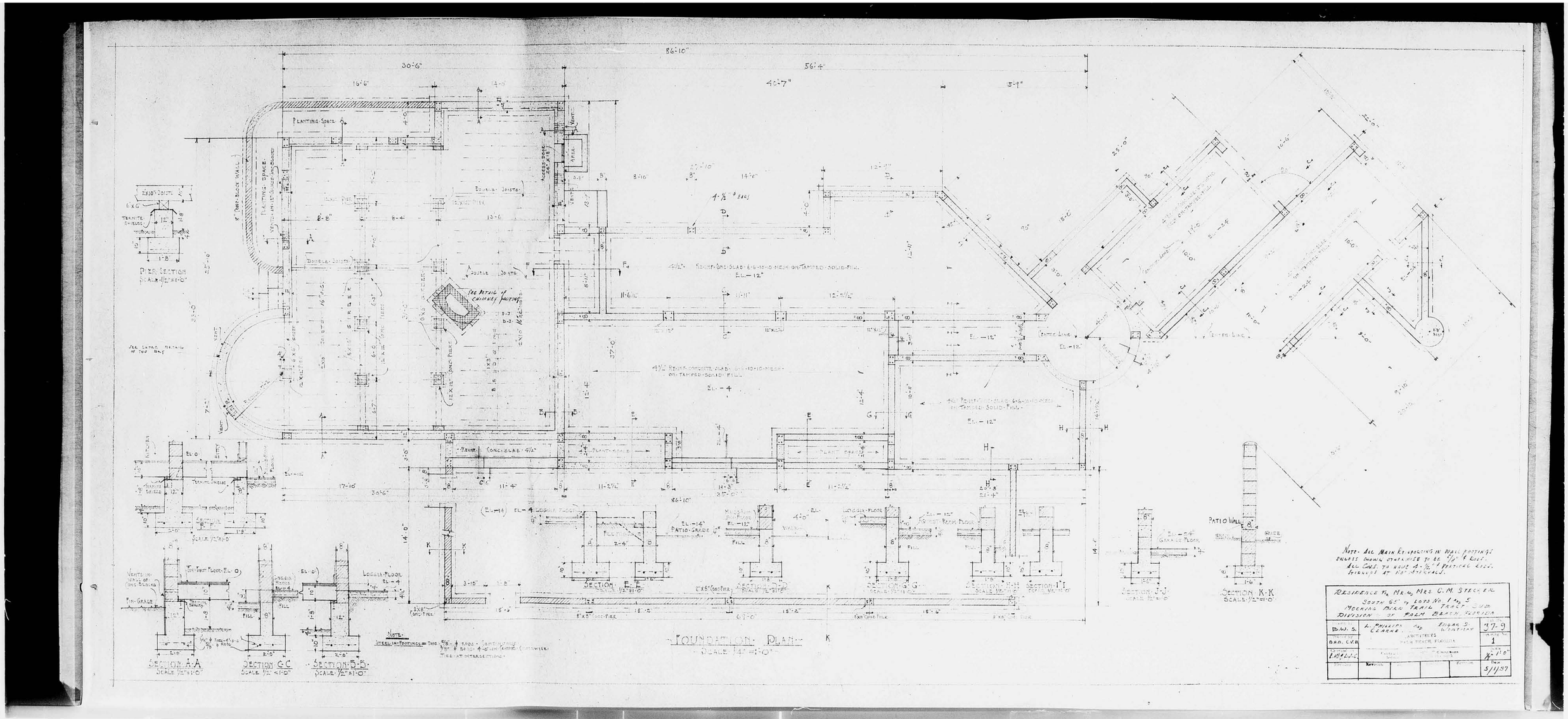
NIEVERA WILLIAMS
DESIGN

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

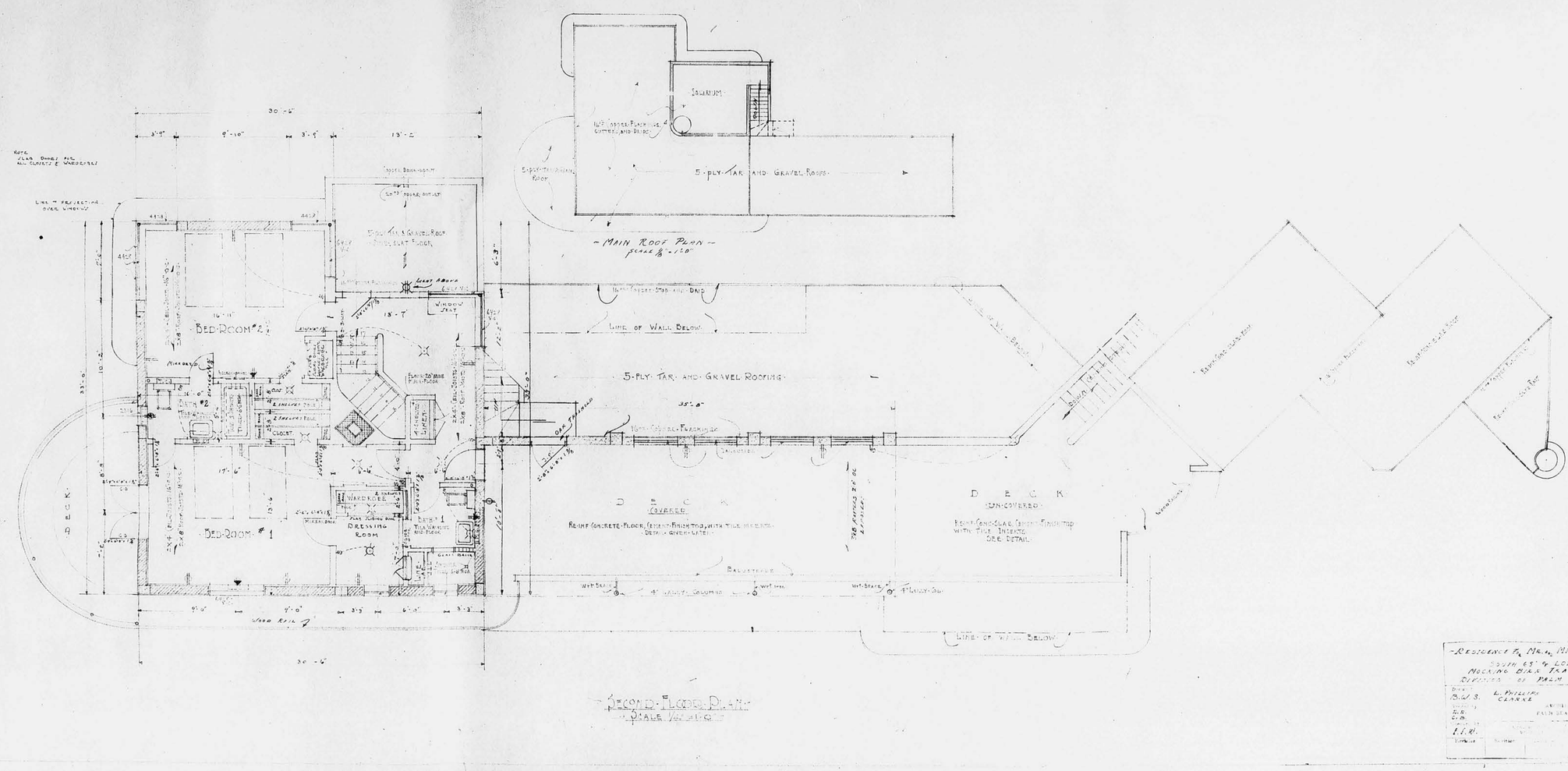
NIEVERAWILLIAMS.COM

D1

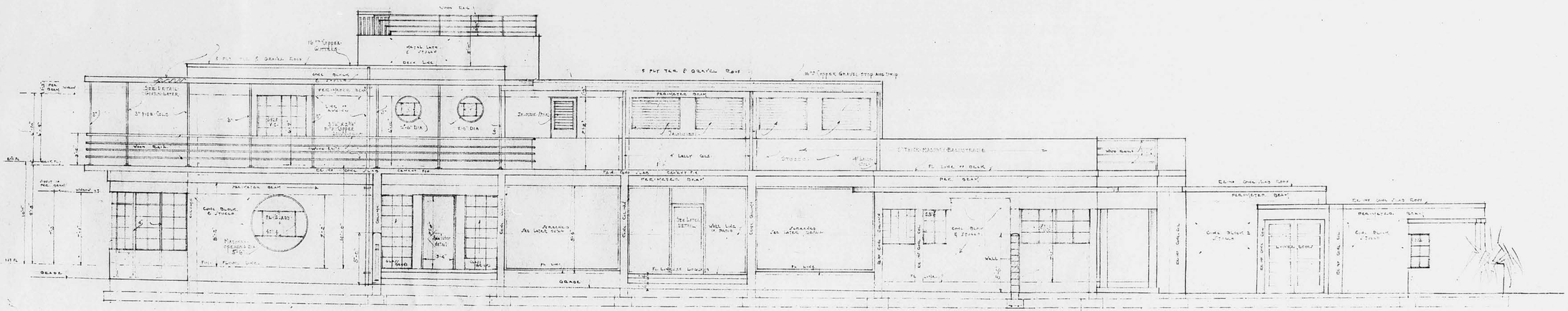
COA-25-0017
(ZON-25-0035)



1937 HOUSE FOUNDATION PLAN 9 094



1937 HOUSE SECOND FLOOR PLAN 9 096



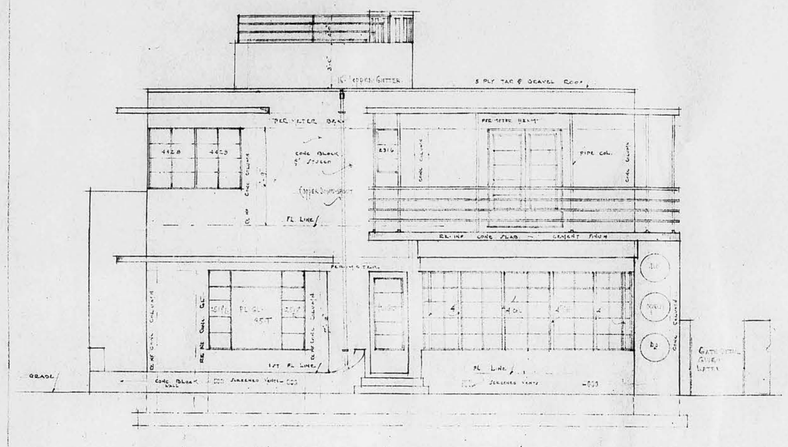
RESIDENCE FOR MR. & MRS. C. M. STECHER
SOUTH 65' OF LOTS 15, 16 & 17
NORTH BIRD ROAD TRACT - SUB
DIVISION OF FISH ISLAND, FLORIDA.

DRAWN B.W.S.	L. PHILLIPS CLARKE	AND EDGAR S. WORTHEN	JOB 37-9
TRACED D.R.D. C.H.B.		ARCHITECT PALM BEACH, FLA.	SHEET NO. 4
CHECKED E.T.H.		CONTRACT AMOUNT	1/4"=1'-0"
DATE	REVISED		5/1/37

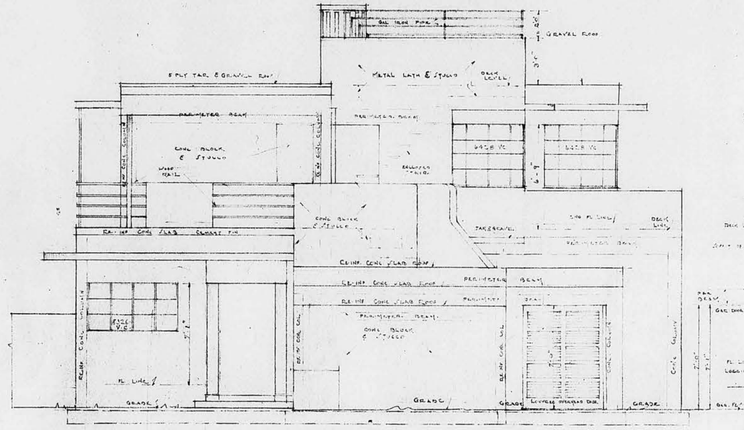
1937 SOUTH ELEVATION

9

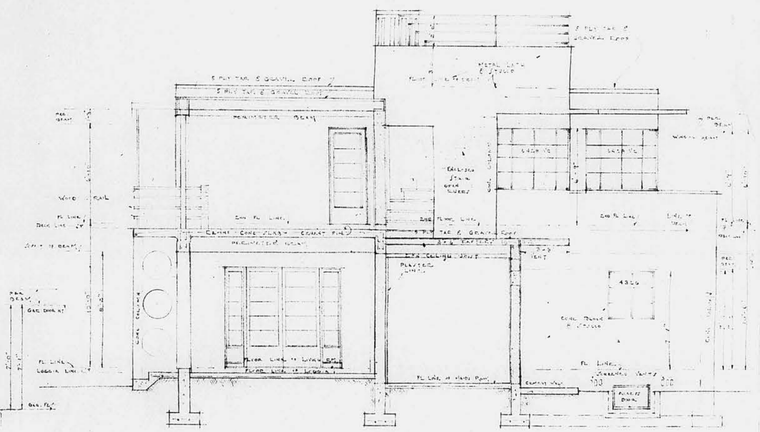
097



WEST ELEVATION
SCALE - ¼" = 1'-0"



EAST ELEVATION
SCALE - ¼" = 1'-0"



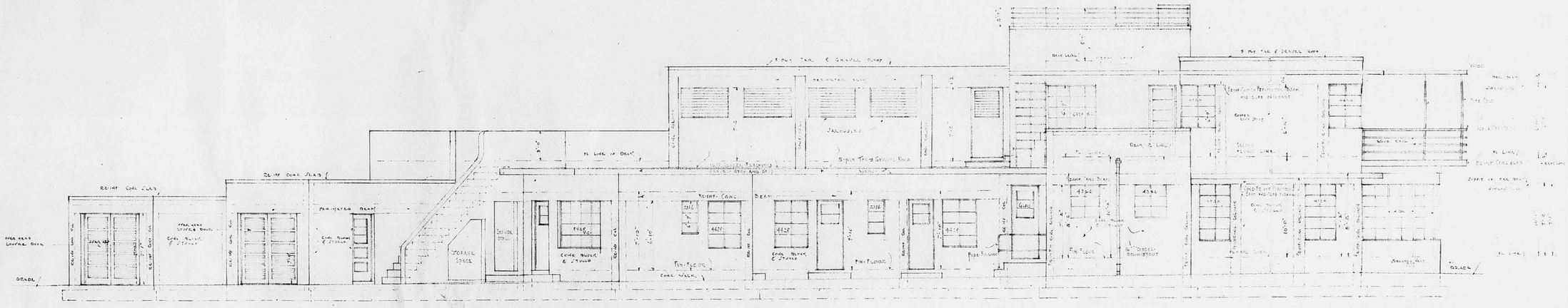
SECTION
SCALE ¼"=1'-0"

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 BY: B.W.S.	CHECKED BY: L. PHILLIPS CLARKE	SCALE: AS NOTED	JOB NO. 37-9
TRACED BY: BMS SVB	CHECKED BY:	PLOTTED BY:	SHEET NO. 5
TRACED BY: F. J. H.	CHECKED BY:	PLOTTED BY:	SCALE: ¼"=1'-0"
REVISIONS	DATE	BUILDING	DATE: 9/1/37

1937 EAST AND WEST ELEVATION 9

098



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

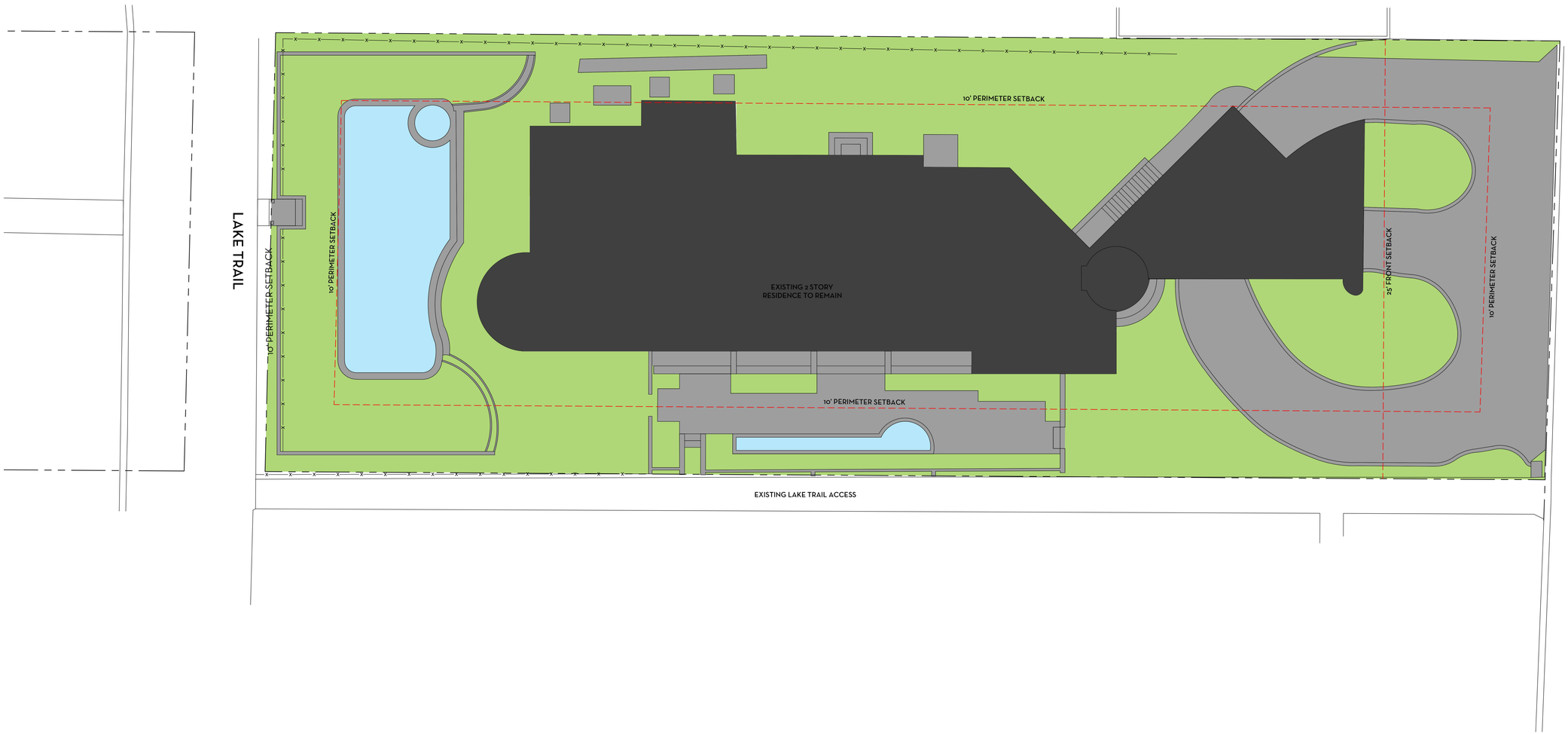
RESIDENCE FOR DR. AND MRS. O. M. STECHER
SOUTH 65 FT. OF LOTS NOS. 1 AND 2
MOCKING BIRD TRACT - PLAT - SUB-
DIVISION OF PALM BEACH, FLORIDA.

D. W. S.	L. PHILLIPS CLARKE	EDGAR B. WORTHEN	37-9
D. H. D. L. V. D.			6
J. H. H.			5/12
REVISIONS			5/37

1937 NORTH ELEVATION

9

099



OPEN SPACE DIAGRAM LEGEND

- LANDSCAPE
- HARDSCAPE
- WATER FEATURE
- HOUSE / BUILDING

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%

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"

N W E S

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

EXISTING OPEN SPACE DIAGRAM

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

OS1



OPEN SPACE DIAGRAM LEGEND

- LANDSCAPE
- HARDSCAPE
- WATER FEATURE
- HOUSE / BUILDING

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%

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"

OPEN SPACE DIAGRAM

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

OS2

COA-25-0017
(ZON-25-0035)

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.

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.

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). *At the July 16, 2025 LPC meeting, the project was approved (7-0). The variances were unanimously supported.*

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:

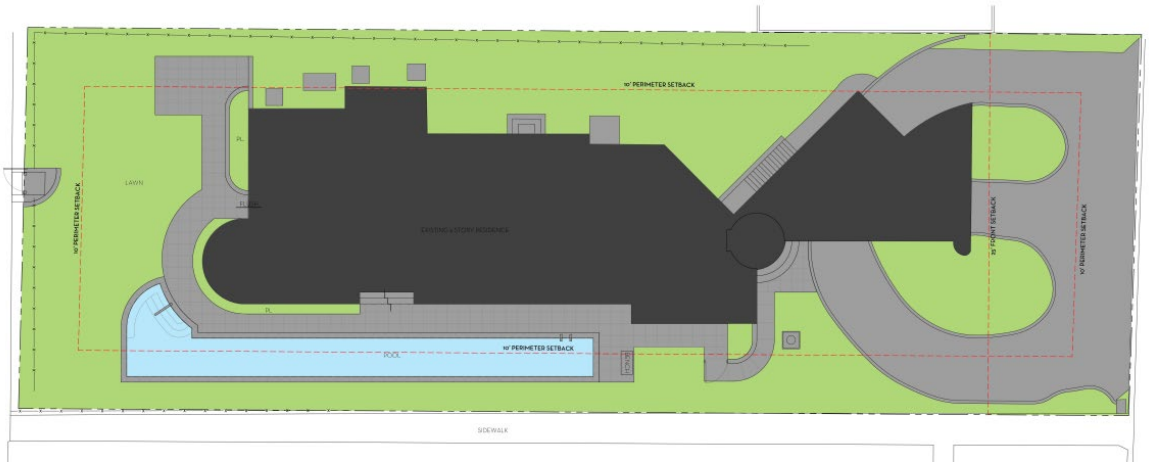
The application is seeking a Certificate of Appropriateness (COA) to demolish the existing pool on west side of the property, demolish an existing fountain on the south side of the property, and construct a new pool on the south side of the property. The features proposed to be demolished are not original 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>

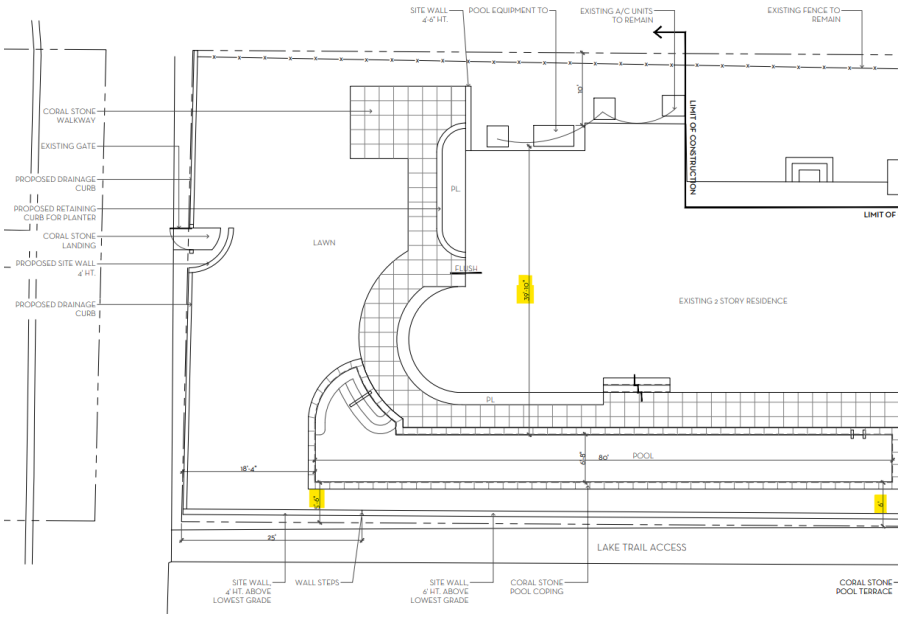
To achieve the scope of work, two (2) variances are required. For **Variance #1**, the side (south) yard setback will range from 5'-6" to 6'-0", whereas the zoning code requires a minimum setback of 10'-0" for swimming pools.

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.

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

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

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



February 26, 1986

DESIGNATION REPORT

SEAL OF THE TOWN OF PALM BEACH FLORIDA
INCORPORATED APRIL 11 1911

"IL PICCOLO SMERALDO"

1221 NORTH LAKE WAY



TABLE OF CONTENTS

I. GENERAL INFORMATION.....1

II. LOCATION MAP.....2

III. ARCHITECTURAL INFORMATION.....3

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

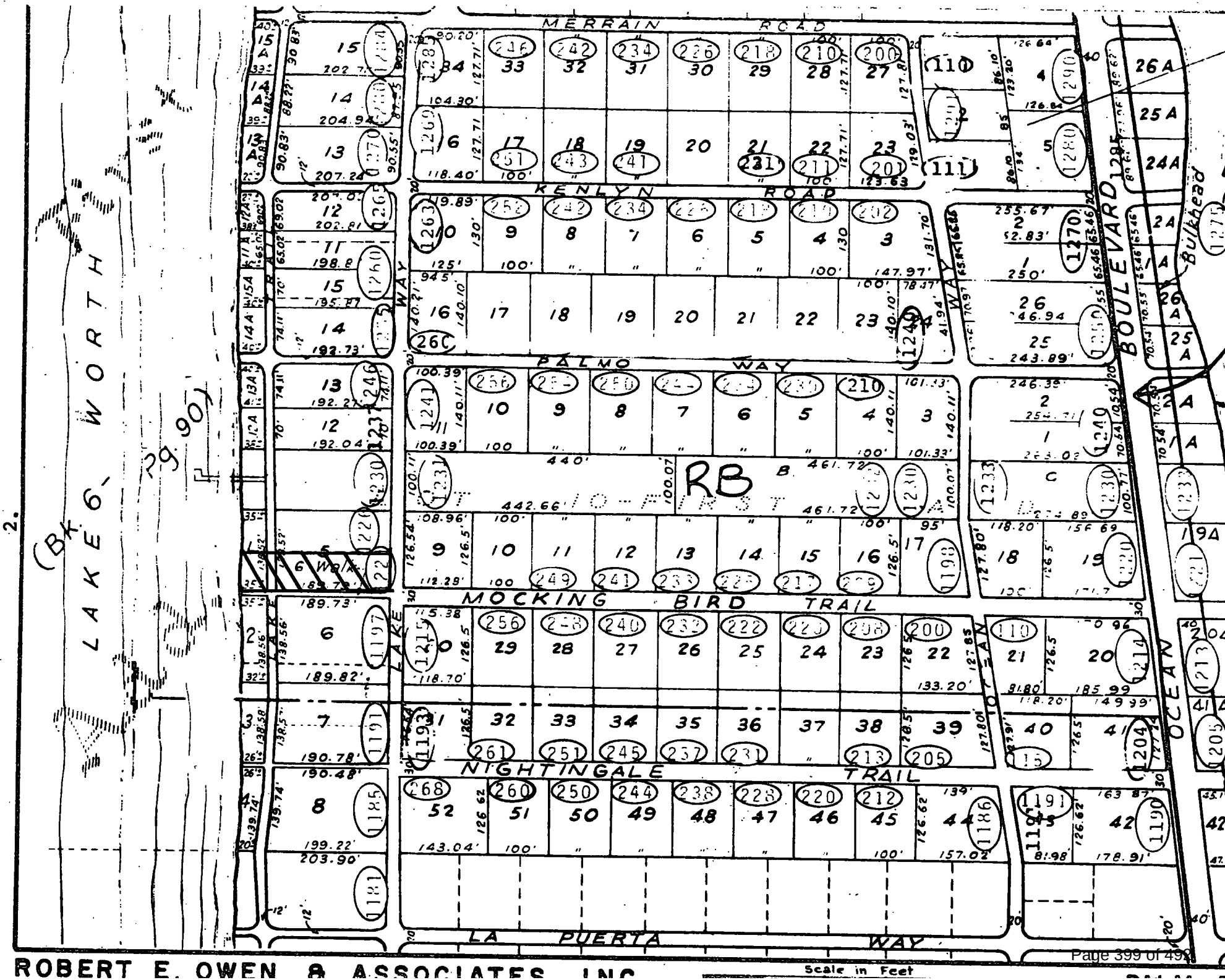
Present Use: Private Residence

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

Identifying American Architecture
Blumenson, John J.-G.
American Association for State and Local History
Nashville, Tenn., 1979.

What Style Is It?
Poppeliers,John; Chambers,S. Allen; and Schwartz, Nancy B.
The Preservation Press of the National Trust for Historic Preservation
Washington, D.C., 1981.

"The Palm Beach Daily News"
Palm Beach, Florida

Paderewski
Zamoyski, Adam
American Book-Stratford Press
Saddlebrook, N.J., 1982

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 Town Council Meeting on: August 13, 2025

To: Town Council

Via: Wayne Bergman, Director of Planning, Zoning, & Building

From: Planning, Zoning, & Building Staff

Re: ZON-25-0037 (ARC-25-0033) 171 EL PUEBLO WAY (COMBO) – VARIANCES
The applicants, Kevin Ryan & Carolyn Presly-Ryan, have filed an application requesting Town Council review and approval of two (2) variances pertaining to a deficient pool heater setback from the east property line and to exceed the maximum distance separation permitted between swimming pool equipment and the swimming pool. The Architectural Commission shall perform design review of the application. *[The Architectural Commission Recommendation: Implementation of the proposed variances will not cause a negative impact on the subject property. Carried 6-0.] [The Architectural Commission approved this project on the Consent Agenda. Carried 6-0.]*

Date: 7/24/2025

ATTACHMENTS:
Staff Report
Letter of Intent
Plans

STRATEGIC PLAN
Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Community Preservation
Quality of Life

FUNDING
No Fiscal Impact

MINOR MODIFICATIONS TO A PREVIOUSLY APPROVED NEW RESIDENCE

for

THE RYAN FAMILY

171 EL PUEBLO WAY
PALM BEACH, FL 33480
PALM BEACH COUNTY

FINAL SUBMITTAL

ARC-25-0033 / ZON-25-0037
PROJECTED HEARING DATE: 7/23/25

ARCHITECT:
D. Stanley Dixon, Architect
2300 Peachtree Road, Suite C-101
Atlanta, GA 30309
404-574-1430

LANDSCAPE:
BGS Landscape Architecture & Engineering, PLLC
Don Skowron
1016 Clare Ave, Suite 5
West Palm Beach, FL 33401
561-602-6277

SURVEYOR:
Wallace Surveying Corp.
Craig Wallace
5553 Village Boulevard
West Palm beach, FL 33407
561-640-4551

CIVIL ENGINEER:
BGS Landscape Architecture & Engineering, PLLC
Jason Brydges
960 Busti Avenue
Buffalo, New York 14213
716-830-8636

BUILDER:
AMC - Anderson Moore Construction Corp.
1568 Watertower Rd.
Lake Park, FL 33403
561-753-7400

SCOPE OF WORK:

Minor modifications to a previously approved new, two-story residence including:

- Addition of an open wood trellis over Dining Terrace
- Widen opening in south wall of Dining Terrace following pool equipment request below
- Relocate previously approved pool equipment and heater
- Add site wall to screen pool equipment (as required)
- Variance request to locate pool equipment more than 20 feet from edge of pool
- Variance request to located pool heater less than 10 feet from property line
- Minor changes to site wall and select landscape based on plan review comments & site conditions
- Increase width of south drive based on plan review comments

Previously Approved Project Numbers:

ARC-24-061

ZON-24-068

SHEET INDEX:

A0-00S	COVER SHEET
A0-00Sa	PREVIOUS SITE SURVEY
A0-01	SITE PLAN AND INFO
A0-02	STREET ELEVATIONS
A0-03	LOCATION PLAN
A0-04	PHOTO SHEET
A0-05	PHOTO SHEET
A1-01A	APPROVED FIRST FLOOR PLAN
A1-01B	PROPOSED FIRST FLOOR PLAN
A1-02A	APPROVED SECOND FLOOR PLAN
A1-02B	PROPOSED SECOND FLOOR PLAN
A2-01 A	SOUTH ELEVATION
A2-01B	EAST ELEVATION
A2-01C	NORTH ELEVATION
A2-01D	WEST ELEVATION
V1	Variance Diagram
L1a	Previously Approved Hardscape Plan
L1	Currently Proposed Hardscape Plan
L2a	Previously Approved Landscape Plan
L2	Currently Proposed Landscape Plan
L3a	Previously Approved Fences, Walls, & Gates
L3	Currently Proposed Fences, Walls, & Gates
L4a	Previously Approved West & East Elevations
L4	Currently Proposed West & East Elevations
L5a	Previously Approved South & North Elevations
L5	Currently Proposed South & North Elevations
L6a	Previously Approved Pool, Spa, & Equipment Section
L6	Currently Proposed Pool, Spa, & Equipment Section
M1a	Previously Approved Materials & Finishes
M1	Currently Proposed Materials & Finishes
DS	El Pueblo Way Driveway Study
NL1a	Previously Approved Native Landscape Plan & Calculations
NL1	Currently Proposed Native Landscape Plan & Calculations
LL1a	Previously Approved Landscape Lighting Plan
LL1	Currently Proposed Landscape Lighting Plan
LL2a	Previously Approved Landscape Lighting Specifications
LL2	Currently Proposed Landscape Lighting Specifications
Z1a	Previously Approved Zoning Diagrams
Z1	Currently Proposed Zoning Diagrams
C1a	Previously Approved Site Grading & Drainage Plan
C1	Currently Proposed Site Grading & Drainage Plan
C2a	Previously Approved Drainage Specifications & Details
C2	Currently Proposed Drainage Specifications & Details

THE RYAN RESIDENCE
171 EL PUEBLO WAY
PALM BEACH, FL 33480
PALM BEACH COUNTY

D. STANLEY DIXON
ARCHITECT
2300 PEACHTREE ROAD, SUITE C-101 ATLANTA, GA 30309
404-574-1430

STATE OF FLORIDA
STANLEY DIXON
LICENSE NO. AR 0014825
REGISTERED ARCHITECT
9-16-24

PROJECT #: 23-1105	
DRAWN: JL	CHECKED: DSD
FINAL SUBMITTAL 07/07/2025	
RELEASES	

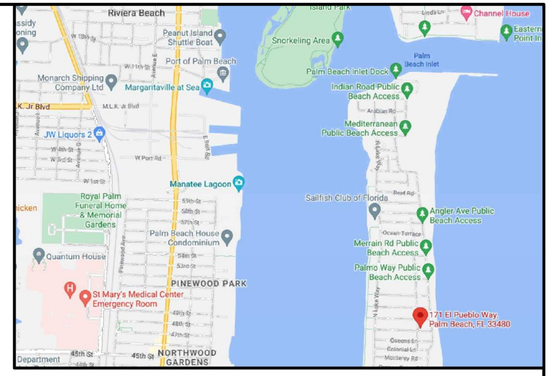
COVER SHEET

A0-00S

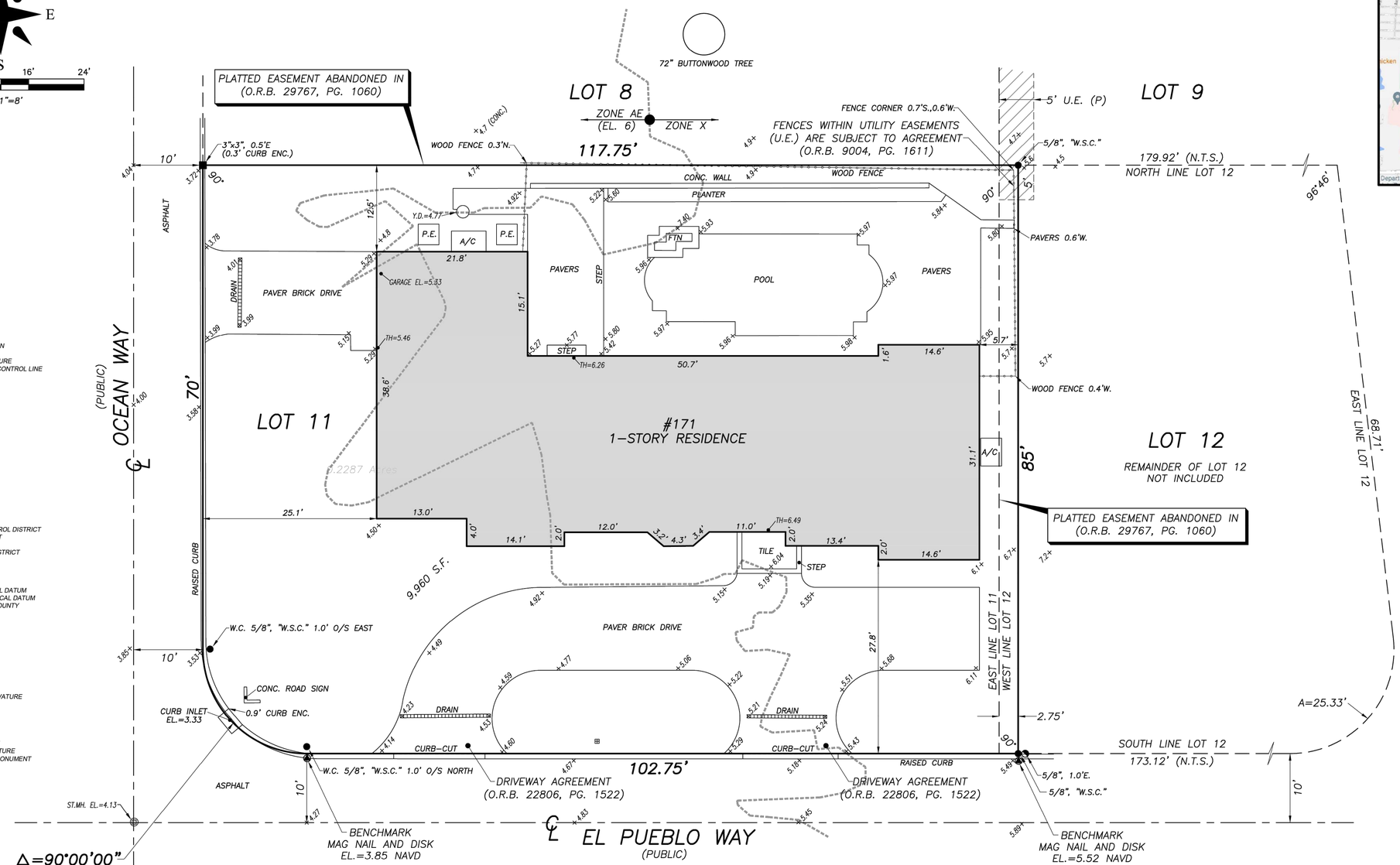
RELEASED FOR CONSTRUCTION

NOTE:
-SITE SURVEY FROM APPROVED PROJECT
-SEE LANDSCAPE DRAWINGS FOR APPROVED SITE PLAN, PROPOSED SITE PLAN, AND ZONING LEGENDS

N
W E
S
0' 8' 16' 24'
SCALE: 1"=8'



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.M.P.	= CORRUGATED METAL PIPE
CONC.	= CONCRETE
(D)	= DESCRIPTION DATUM
D.B.	= DEED BOOK
D.E.	= DRAINAGE EASEMENT
D.H.	= DRILL HOLE
D/W	= DRIVEWAY
EL.	= ELEVATION
ENC.	= ENCROACHMENT
E.O.P.	= EDGE OF PAVEMENT
E.O.W.	= EDGE OF WATER
ESM'T	= EASEMENT
F.F.	= FINISH FLOOR
FND.	= FOUND
FTN	= FOUNTAIN
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
O/S	= OFFSET
(P)	= PLAT DATUM
P.B.	= PLAT BOOK
P.B.C.	= PALM BEACH COUNTY
P.C.	= POINT OF CURVATURE
P.C.C.	= POINT OF COMPOUND CURVATURE
P.E.	= POOL EQUIPMENT
PG.	= PAGE
P.I.	= POINT OF INTERSECTION
P/O	= PART OF
P.O.B.	= POINT OF BEGINNING
P.O.C.	= POINT OF COMMENCEMENT
P.R.C.	= POINT OF REVERSE CURVATURE
P.R.M.	= PERMANENT REFERENCE MONUMENT
PROP.	= PROPOSED
P.T.	= POINT OF TANGENCY
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
ST.MH.	= STORM MANHOLE
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.M.T.	= WATER MANAGEMENT TRACT
Y.D.	= YARD DRAIN
℄	= CENTERLINE
Δ	= 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

FLOOD ZONES:
This property is located in Flood Zones AE (EL 6) & X, according to F.I.R.M. (Flood Insurance Rate Map) No. 12099C 0393F, 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 21176079, issued by American Land Title Association Commitment, dated October 14, 2021. This office has made no search of the Public Records.*
2. *Elevations shown hereon, if any, are in feet and decimal parts thereof and are based on NAVD-88. The expected accuracy of the elevations shown hereon is 0.03' for the hard surface elevations (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'.*

BOUNDARY SURVEY FOR:
KEVIN RYAN AND CAROLYN PRESSLY-RYAN

This survey is made specifically and only for the following parties for the purpose of a permit on the surveyed property.

Kevin Ryan And Carolyn Pressly-Ryan
Kochman & Ziska PLC
First Republic Bank, it's successors and/or assigns, as their interest may appear

The undersigned surveyor assumes no responsibility or liability for any other purpose or to any other party other than stated above.

PROPERTY ADDRESS:
171 El Pueblo Way
Palm Beach, FL 33480

LEGAL DESCRIPTION:
Lot 11 and the West 2.75 feet of Lot 12, ***REPLAT OF PART OF EL ENCANTO****, according to the map or plat thereof as recorded in Plat Book 18, Page 95, Public Records of Palm Beach County, Florida.*

TITLE COMMITMENT REVIEW

CLIENT: Cythlen C. Maddock	COMMITMENT NO. : 21176079	DATE: 10/14/21
REVIEWED BY: Craig Wallace	JOB NO. : 94-1400.8	

B2 ITEM NO.	DOCUMENT	DESCRIPTION	AFFECTS AND PLOTTED	AFFECTS AND NOT PLOTTABLE	DOES NOT AFFECT	NOT A SURVEY MATTER
1-6	N/A	Standard Exceptions.				•
7	PB 18, PG 95	Easements contained on the REPLAT OF PART OF EL ENCANTO. Portions of Easements abandoned ORB 29767, PG 1060.	•			
7a	ORB 29767, PG 1060	Together with and as affected by Resolution No. 33-2018 abandoning certain easements recorded April 9, 2018.	•			
8	ORB 9004, PG 1611	Terms, conditions, restrictions, and convenants contained in the Agreement between Christina Worley and the Town of Palm Beach recorded November 16, 1995.	•			
9	ORB 22806, PG 1522	Terms, conditions, restrictions, and covenants contained in the Agreement between Scott Worley and the Town of Palm Beach recorded August 13, 2008.	•			
10	N/A	Standard Exception.				•

JAMES G PEDEN JR
Digitally signed by JAMES G PEDEN JR
Date: 2024.03.26 11:16:38 -04'00'

CERTIFICATION:
I HEREBY ATTEST *that the survey shown hereon conforms to the Standards of Practice set forth by the Florida Board of Professional Surveyors and Mappers adopted in Rule 5J-17, Florida Administrative Code pursuant to Section 472.027, Florida Statutes, effective September 1, 1981.*

DATE OF LAST FIELD SURVEY: 3/5/2024

James G. Peden Jr.
Professional Surveyor and Mapper
Florida Certificate No. 6122

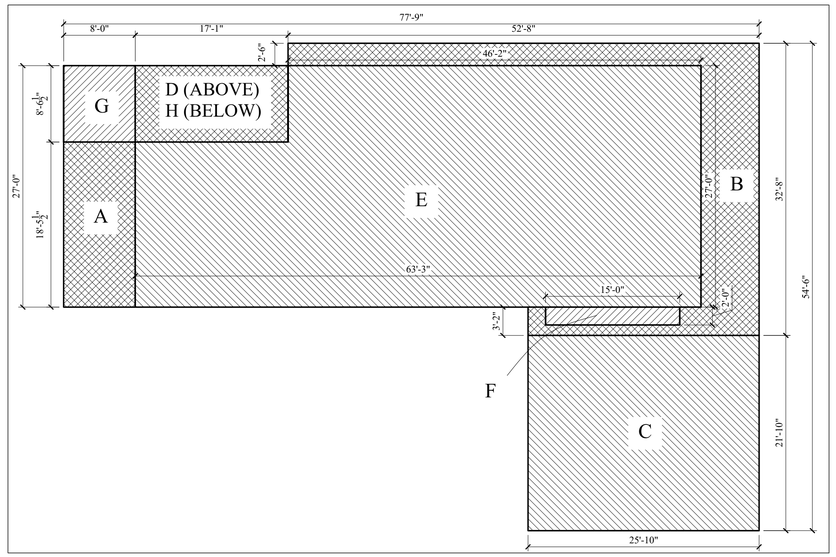
JAMES G. PEDEN JR. License Number 6122 STATE OF FLORIDA Professional Surveyor and Mapper

REVISIONS
03/05/24 SURVEY & TIE IN UPDATE R.L.J.P. 200331 PB357/69
1128/22 NOTE ABANDONMENT OF PLATTED EASEMENTS M.B.
08/04/22 SURVEY AND TIE-IN UPDATE WITH SPOT ELEVATIONS B.M./M.B. 94-1400.11 PB337/35
07/07/22 RECERTIFICATION B.H. 94-1400.9
12/04/21 SURVEY & TIE IN UPDATE J.P./J.P. PB324/6 94-1400.8
05/09/14 SURVEY & TIE IN UPDATE T.S./R.C. PB178/18, 94-1400.7

BOUNDARY SURVEY FOR:
KEVIN RYAN AND CAROLYN PRESSLY-RYAN

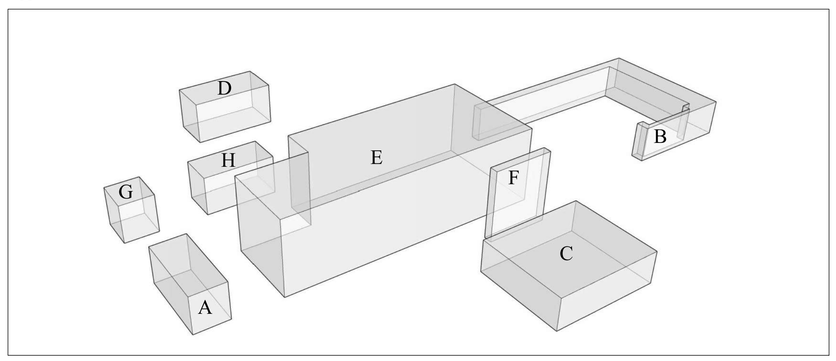
WALLACE SURVEYING CORP. LICENSED BUSINESS # 4569
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-4551

FIELD:	D.W.	JOB NO.:	94-1400F	F.B. PB82	PG. 75
OFFICE:	K.S.	DATE:	12/11/06	DWG. NO.	94-1400-2
CK'D:	C.W.	REF:	94-1400-1.DWG	SHEET	1 OF 1



A CUBIC CONTENT DIAGRAM

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



B CUBIC CONTENT AXONOMETRIC

SCALE: NO SCALE

SEE LANDSCAPE DRAWINGS FOR PREVIOUSLY APPROVED AND PROPOSED SITE PLANS

C SITE PLAN DIAGRAM

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

CUBIC CONTENT CALCULATION BREAKDOWN

Label	Location	Squarefootage	Height	Cubic Content
		ENCLOSED		
A	LIVING ROOM (SINGLE FLOOR)	147.67	9.00	1,329.03
B	ONE STORY AT PERIMETER	358.97	9.00	3,230.73
C	GARAGE	564.03	7.88	4,444.56
D	SECOND FLOOR ABOVE LOGGIA	145.92	9.00	1,313.28
E	TYPICAL TWO STORY	1,561.78	18.50	28,892.93
F	GUEST BEDROOM BAY	30.00	17.50	525.00
	TOTAL ENCLOSED	*2,808.37*		*39,735.53*
		UNENCLOSED LOGGIA		
G	ENTRY LOGGIA, NO UPPER FLOOR	68.33	9.50	649.14
H	ENTRY LOGGIA, WITH UPPER FLOOR	145.92	9.50	1,386.24
	TOTAL UNENCLOSED LOGGIA	*214.25*		2,035.38
	LOGGIA CC ABOVE 5% BONUS	*2035.38 - 1992.10 = 43.27 CF*		
	TOTAL ENCLOSED	2,808.37		39,735.53
	LOGGIA CC ABOVE 5%	(CC amount > 1,992.10 CF)		43.27
	TOTAL INCLUDED IN CC			**39,778.80**
	PROPOSED CUBIC CONTENT RATIO:	**39,778.80 / 9960.46 = 3.99**		

SQUARE FOOTAGE CALCUATIONS

CONDITIONED SPACE:	
FIRST FLOOR CONDITIONED	2,107.69 SF
SECOND FLOOR CONDITIONED	1,745.03 SF
TOTAL CONDITIONED	**3,852.72 SF**
UNCONDITIONED SPACE:	
GARAGE	564.00 SF
LOGGIA	214.28 SF
TOTAL UNCONDITIONED:	**778.28 SF**

BUILDING CODES / DATA

CODES:
FLORIDA BUILDING CODE 2023 - BUILDING
FLORIDA BUILDING CODE 2023 - RESIDENTIAL
TOWN OF PALM BEACH REQUIREMENTS

OCCUPANCY CLASSIFICATION: GROUP R-3
CONSTRUCTION TYPE: TYP V-B
BUILDING IS FULLY NOT SPRINKLERED

CCR SUMMARY

ALLOWABLE:
LOT AREA: 9960.46 SF
CCR: 4.00 + [(10,000 – 10,000) / 10,000] = 4.00 CCR
ALLOWABLE CC: 9960.46 x 4.00 = 39,841.84 CF
UNENCLOSED LOGGIA EXCEPTION: 39,841.84 x .05(5%) = 1,992.10 CF

PROPOSED:
ENCLOSED CC: 39,735.53 CF
UNENCLOSED LOGGIA CC: 2,035.38 CF
UNENCLOSED LOGGIA CC > 5%: 2035.38 - 1992.10 = 43.27 CF

PROPOSED CC: 39,735.53 + 43.27 = 39,778.80 CF
PROPOSED CC RATIO: 9,778.80 / 9,960.46 = 3.99

LOT COVERAGE CALCULATIONS: R-B ZONING

LOT AREA: 9960.46 SQFT

LOT COVERAGE (30% FOR 2-STORY):
ALLOWABLE: 9,960.46 SF x .3(30%) = 2,988.14 SF
APPROVED:2885.97 OR 28.97% (2,885.97 SF / 9,960.46 SF = .2897)

PROPOSED OPEN TRELLIS: 273.15 SF
ALLOWABLE WITH TRELLIS: 9,960.46 SF x .33 (33%) = 3,286.95 SF
PROPOSED COVERAGE WITH TRELLIS: 3,159.12 SF OR 31.72%
*33% BASED ON SEC. 134-895 (4)

LANDSCAPE OPEN SPACE:
REQUIRED: 9,960.46 SF x .45(45%) = 4,482.21 SF
PROPOSED: 4,591.48 (46.10%)
LANDSCAPE 10' PERIMETER:
REQUIRED: 4,482.21 SF x .5(50%) = 2,241.10 SF
PROPOSED: 2,827.38 (63.08%)
LANDSCAPE FRONT YARD:
FRONT YARD: 2,501.71 SF
REQUIRED: 2,501.71SF x .4(40%) = 1000.68 SF
PROPOSED: 1,574.17 (62.92%)

ZONING LEGEND			
PROPERTY ADDRESS	171 EL PUEBLO WAY, PALM BEACH, FL 33480		
	(TO BE REVISED TO N. OCEAN WAY)		
ZONING DISTRICT	R-B LOW DENSITY RESIDENTIAL		
LOT AREA (SQ FT)	9,960.46 SF (SITE PLAN REVIEW REQ'D)		
LOT WIDTH (W) & DEPT (D) (FT)	85.00' (W) & 117.75' (D) (SITE PLAN REVIEW REQ'D)		
STRUCTURE TYPE	SINGLE-FAMILY RESIDENTIAL		
FEMA FLOOD ZONE DESIGNATION	AE (ELEV 6) AND X		
ZERO DATUM FOR POINT OF MEAS (NAVD)	7.00'		
CROWN OF ROAD (COR) (NAVD)	4.00' (N. OCEAN WAY)		
	REQ'D/PERMITTED	APPROVED	PROPOSED
LOT COVERAGE (SQ FT AND %)	2,988.14 (30%)	2,885.97 (28.97%)	3,154.94 (31.67%)
ENCLOSED SQUARE FOOTAGE	N/A	4,416.72	N/C
FRONT YARD SETBACK (1ST STORY)(FT)	25.00' W	30.00' W	N/C
FRONT YARD SETBACK (2ND STORY)(FT)	30.00' W	38.00' W	N/C
SIDE YARD SETBACK (1ST STORY)(FT)	12.50' N	12.50' W	N/C
SIDE YARD SETBACK (2ND STORY) (FT)	15.00' N	15.00' N	N/C
STREET SIDE YARD SETBACK (1ST STORY)(FT)	25.00' (18.00' GARAGE) S	18.00' GARAGE S	N/C
STREET SIDE YARD SETBACK (2ND STORY)(FT)	30.00' S	41.00' S	N/C
REAR YARD SETBACK (1ST STORY)(FT)	10.00' E	10.00' E	N/C
REAR YARD SETBACK (1ST STORY)(FT)	15.00' E	16.50' E	N/C
ANGLE OF VISION (DEG.)	100	32	N/C
BUILDING HEIGHT (FT)	22.00' (TWO STORY)	18.50'	N/C
OVERALL BUILDING HEIGHT (FT)	30.00'	26.50'	N/C
CUBIC CONTENT RATIO (CCR)	4	3.99	N/C
MAX. FILL ADDED TO SITE (FT)	N/A	1.5'	N/C
FINISHED FLOOR ELEVATION (FFE)(NAVD)	7.00' MIN	7.00'	N/C
BASE FLOOD ELEVATION (BFE)(NAVD)	6.00'	6.00'	N/C
LANDSCAPE OPEN SPACE (LOS) (SQ FT AND %)	4,482.21 (45.00%)	4,484.42 (45.02%)	4,516.51 (45.34%)
PERIMETER LOS (SQFT AND %)	2,241.10 (50%)	2,825.05 (63.03%)	2,771.57 (61.83%)
FRONT YARD LOS (SQ FT AND %)	1000.68 (40%)	1,527.83 (61.07%)	1,539.68 (61.55%)
NATIVE PLANT SPECIES %	Please refer to TOPB Landscape Legend		

THE
RYAN RESIDENCE

171 EL PUEBLO WAY
PALM BEACH, FL 33480
PALM BEACH COUNTY

D. STANLEY DIXON
ARCHITECT
2300 PEACHTREE ROAD, SUITE C-101 ATLANTA, GA 30309
404-574-1430

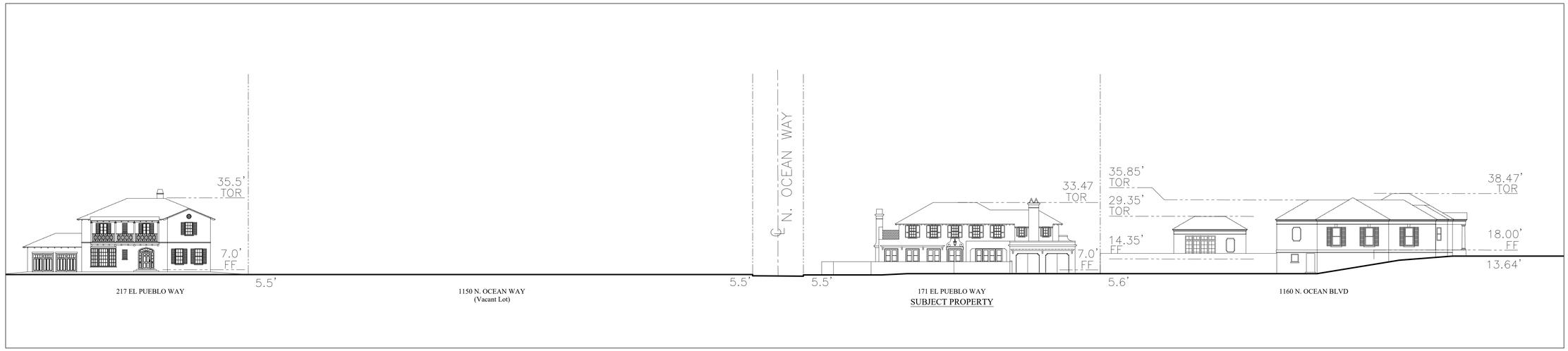
STATE OF FLORIDA
D. STANLEY DIXON
94825
REGISTERED ARCHITECT
9-16-24

PROJECT #: 23-1105
DRAWN: JL | CHECKED: DSD
FINAL SUBMITTAL
07/07/2025
RELEASES

SITE PLAN AND INFO

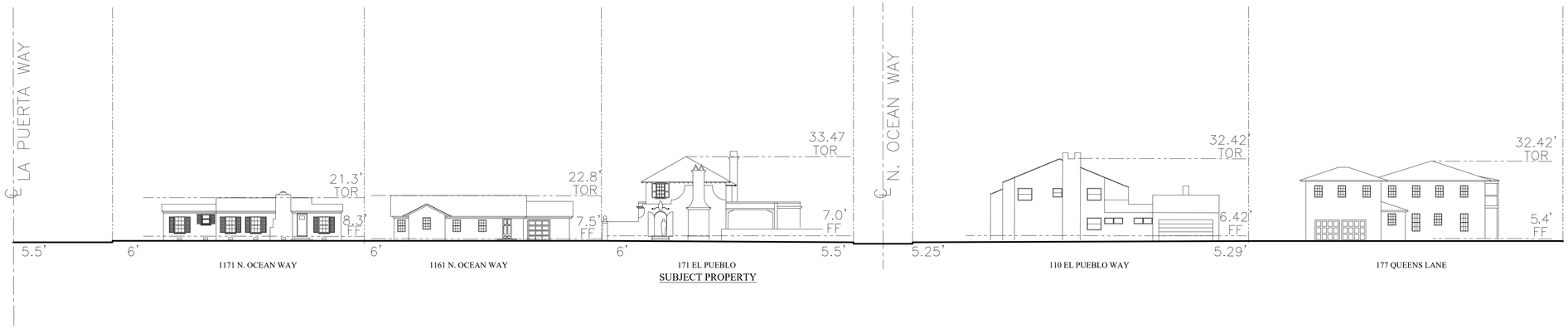
A0-01

RELEASED FOR CONSTRUCTION



A EL PUEBLO WAY STREET ELEVATION

SCALE: 1" = 20'-0"



B N. OCEAN WAY STREET ELEVATION

SCALE: 13/256" = 1'-0"

THE
RYAN RESIDENCE

171 EL PUEBLO WAY
PALM BEACH, FL 33480
PALM BEACH COUNTY

D. STANLEY DIXON
ARCHITECT
2300 PEACHTREE ROAD, SUITE C-101 ATLANTA, GA 30309
404-574-1430

STATE OF FLORIDA
DAVID STANLEY DIXON
AR 94825
REGISTERED ARCHITECT
9-16-24

PROJECT #: 23-1105	
DRAWN: JL	CHECKED: DSD
FINAL SUBMITTAL 07/07/2025	
RELEASES	

STREET ELEVATIONS

A0-02

RELEASED FOR CONSTRUCTION

NOTE: ALL PHOTOS ARE FROM PREVIOUS HOME THAT IS NOW DEMOLISHED AS EARLY CONSTRUCTION OCCURS



A: SOUTHERN FRONT



B: WESTERN SIDE WITH GARAGE



C: NORTHEASTERN CORNER



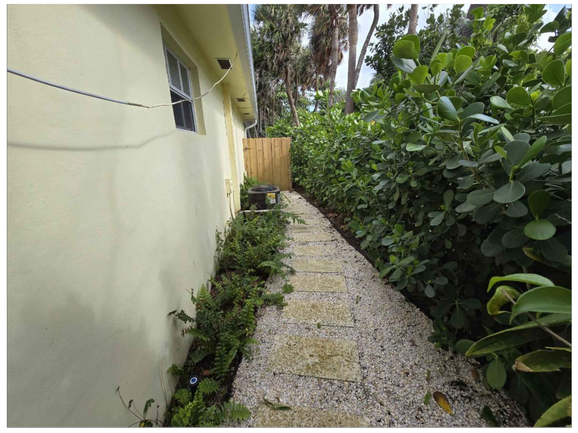
D: NORTHERN SIDE



E: NORTHERN FACE WITH POOL



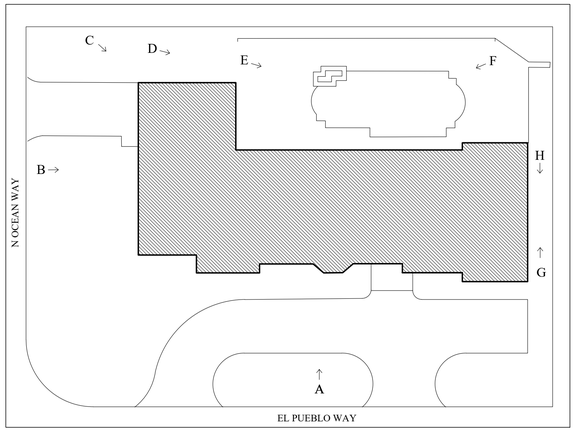
F: NORTHERN FACE WITH POOL



G: EASTERN SIDE



H: EASTERN SIDE



B EXISTING FOOTPRINT

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

A IMAGERY OF EXISTING CONDITIONS

SCALE: NO SCALE

THE RYAN RESIDENCE

171 EL PUEBLO WAY
PALM BEACH, FL 33480
PALM BEACH COUNTY

D. STANLEY DIXON
ARCHITECT
2300 PEACHTREE ROAD, SUITE C-101 ATLANTA, GA 30309
404-574-1430

STATE OF FLORIDA
D. STANLEY DIXON
AR 94825
REGISTERED ARCHITECT
9-16-24

PROJECT #: 23-1105	
DRAWN: JL	CHECKED: DSD
FINAL SUBMITTAL 07/07/2025	
RELEASES	

PHOTO SHEET

A0-04

RELEASED FOR CONSTRUCTION



A: 1171 NORTH OCEAN WAY



B: 1161 NORTH OCEAN WAY



C: 1150 NORTH OCEAN WAY



D: 1160 NORTH OCEAN BOULEVARD (FROM NORTH OCEAN BOULEVARD)



D: 1160 NORTH OCEAN BOULEVARD (FROM EL PUEBLO WAY)



E: 110 EL PUEBLO WAY

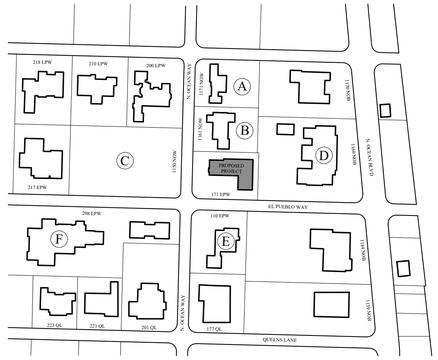


F: 208 EL PUEBLO WAY (FROM EL PUEBLO WAY)



F: 208 EL PUEBLO WAY (FROM NORTH OCEAN WAY)

LA PUERTA WAY



B LOT KEY

SCALE: 1/128" = 1'-0"

A IMAGERY OF NEIGHBORING LOTS

SCALE: NO SCALE

THE RYAN RESIDENCE

171 EL PUEBLO WAY
PALM BEACH, FL 33480
PALM BEACH COUNTY

D. STANLEY DIXON
ARCHITECT
2300 PEACHTREE ROAD, SUITE C-101 ATLANTA, GA 30309
404-574-1430

STATE OF FLORIDA
STANLEY DIXON
94825
REGISTERED ARCHITECT

9-16-24

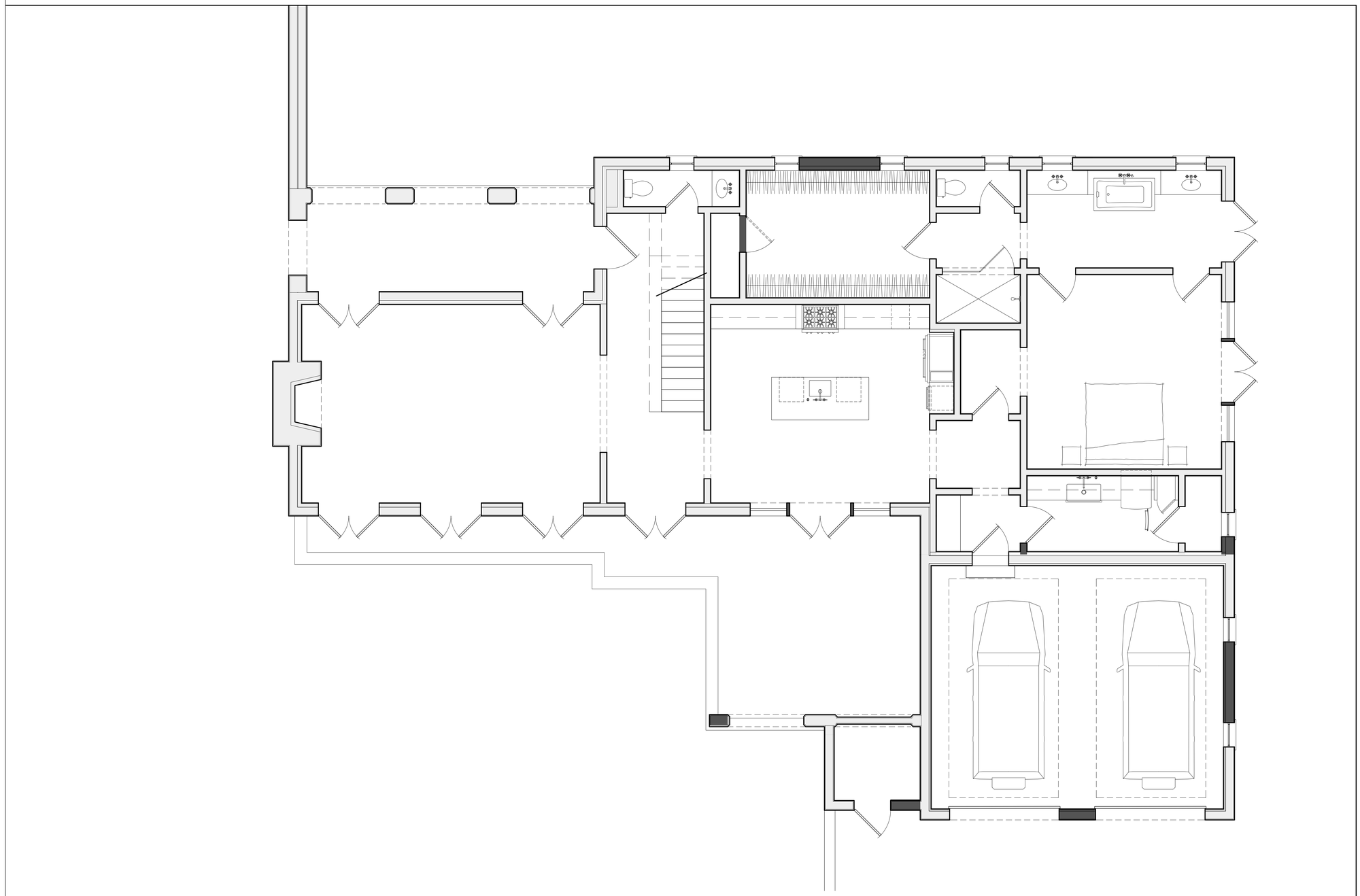
PROJECT #: 23-1105	
DRAWN: JL	CHECKED: DSD
FINAL SUBMITTAL 07/07/2025	
RELEASES	

PHOTO SHEET

A0-05

RELEASED FOR CONSTRUCTION

PREVIOUSLY APPROVED



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

THE
RYAN RESIDENCE

171 EL PUEBLO WAY
PALM BEACH, FL 33480
PALM BEACH COUNTY

D. STANLEY DIXON
ARCHITECT
2300 PEACHTREE ROAD, SUITE C-101 ATLANTA, GA 30309
404-574-1430

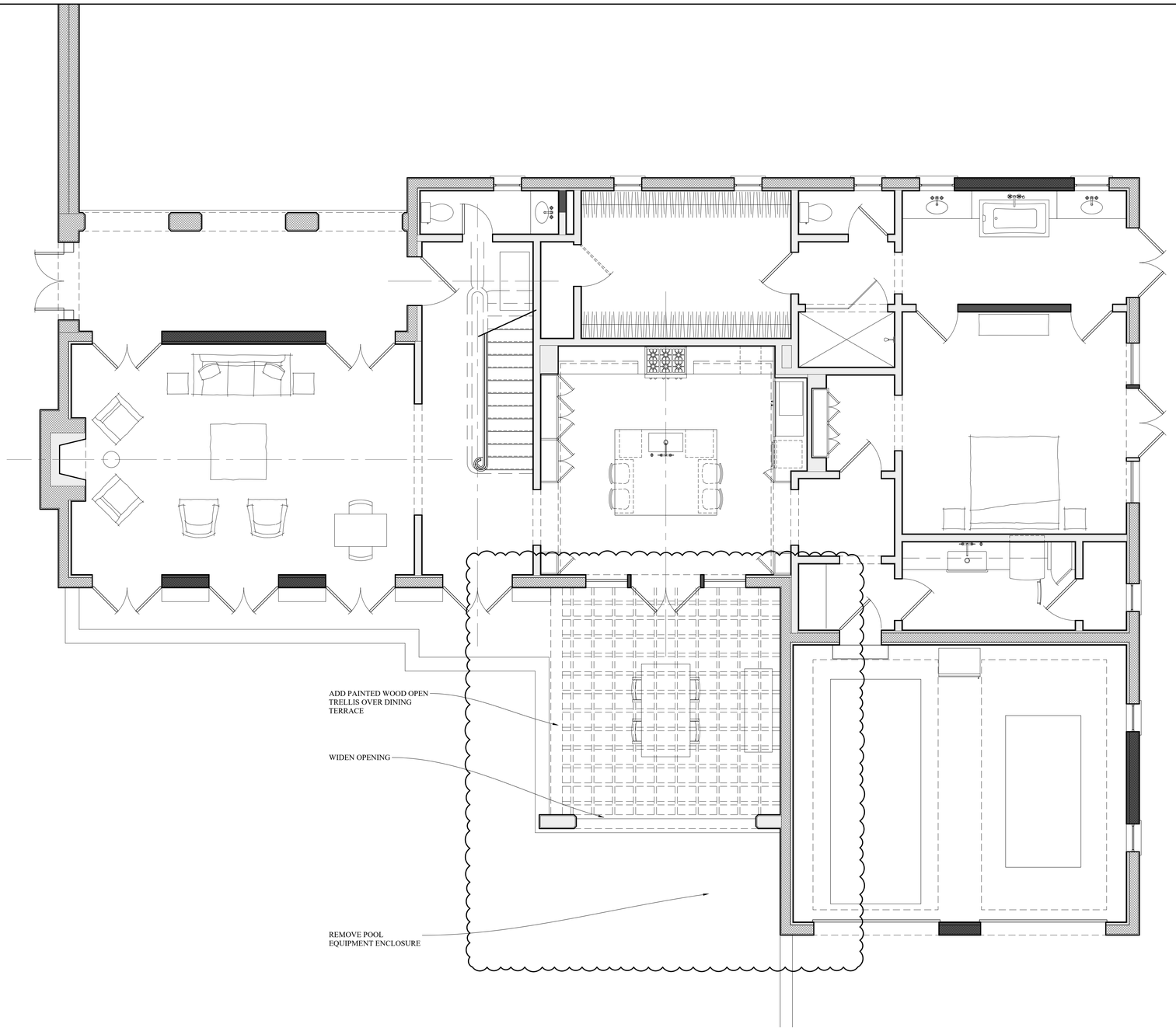
STATE OF FLORIDA
DAVID STANLEY DIXON
AR 94825
REGISTERED ARCHITECT
9-16-24

PROJECT #: 23-1105	
DRAWN: JL	CHECKED: DSD
FINAL SUBMITTAL 07/07/2025	
RELEASES	

APPROVED FIRST FLOOR PLAN
A1-01A

RELEASED FOR CONSTRUCTION

PROPOSED



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

THE
RYAN RESIDENCE

171 EL PUEBLO WAY
PALM BEACH, FL 33480
PALM BEACH COUNTY

D. STANLEY DIXON
ARCHITECT
2300 PEACHTREE ROAD, SUITE C-101 ATLANTA, GA 30309
404-574-1430

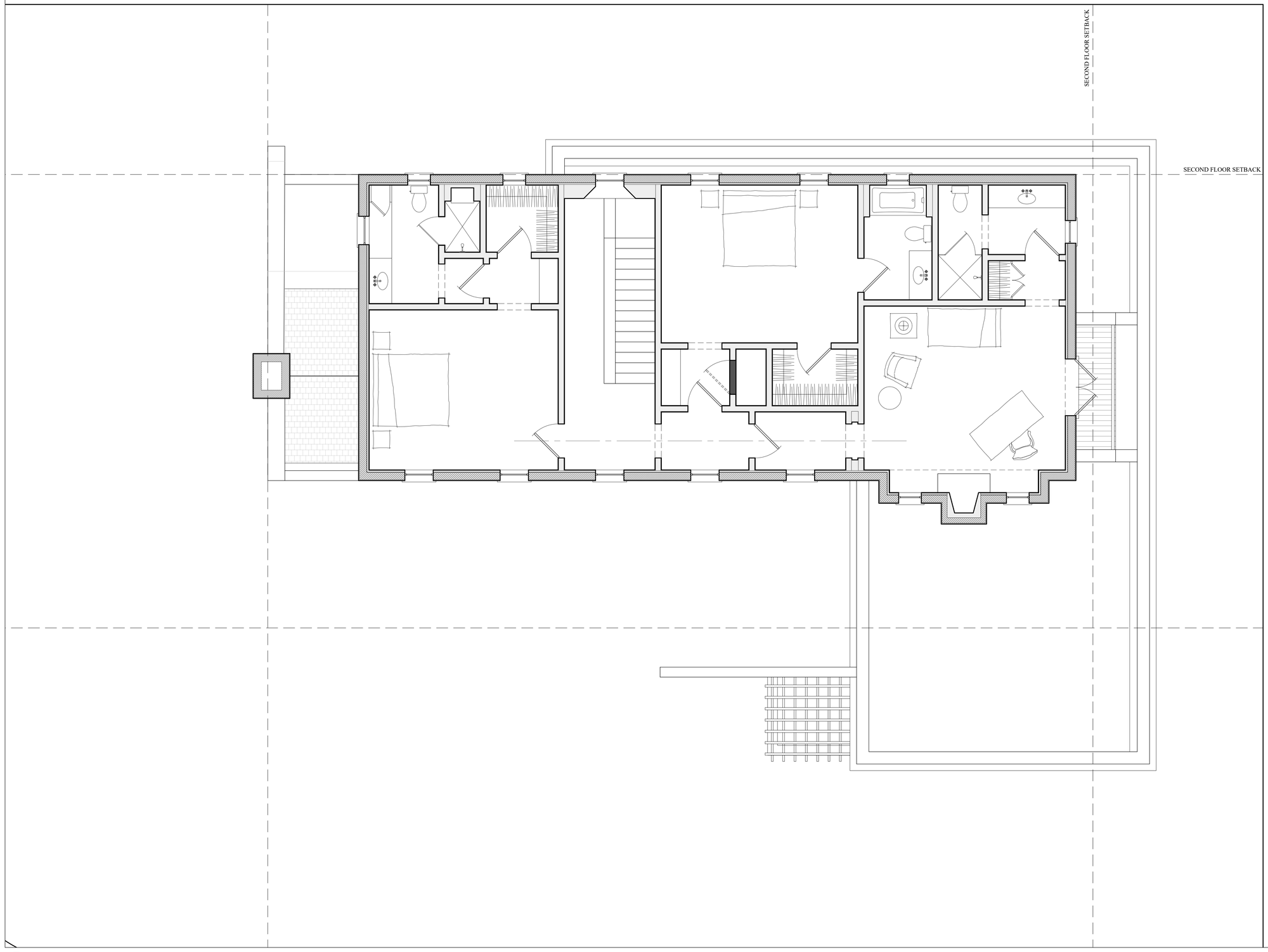
STATE OF FLORIDA
STANLEY DIXON
94825
REGISTERED ARCHITECT
9-16-24

PROJECT #: 23-1105	
DRAWN: JL	CHECKED: DSD
FINAL SUBMITTAL 07/07/2025	
RELEASES	

PROPOSED FIRST FLOOR PLAN
A1-01B

RELEASED FOR CONSTRUCTION

PREVIOUSLY APPROVED



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

THE
RYAN RESIDENCE
171 EL PUEBLO WAY
PALM BEACH, FL 33480
PALM BEACH COUNTY

D. STANLEY DIXON
ARCHITECT
2300 PEACHTREE ROAD, SUITE C-101 ATLANTA, GA 30309
404-574-1430

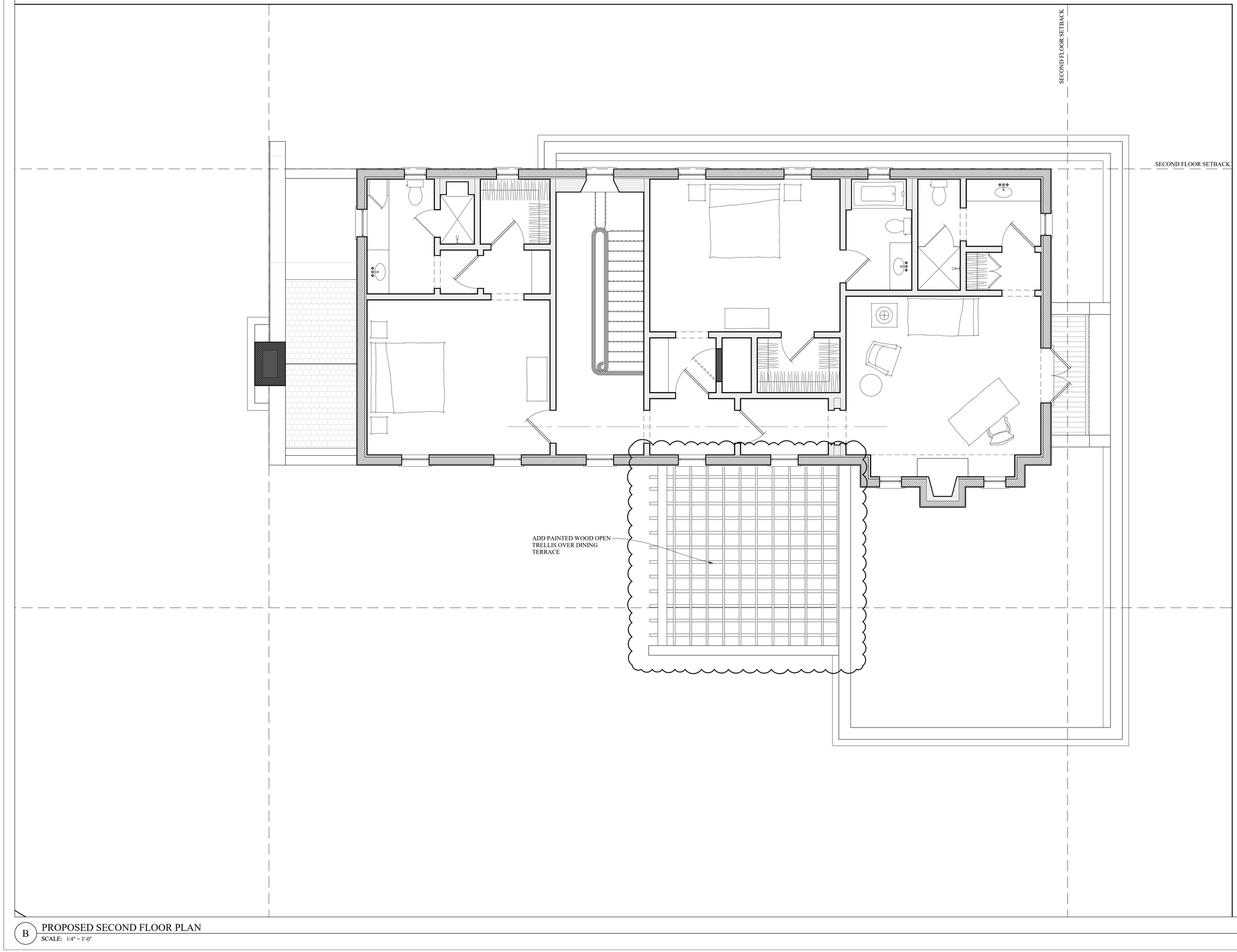
STATE OF FLORIDA
D. STANLEY DIXON
94825
REGISTERED ARCHITECT
9-16-24

PROJECT #: 23-1105	
DRAWN: JL	CHECKED: DSD
FINAL SUBMITTAL 07/07/2025	
RELEASES	

APPROVED SECOND FLOOR PLAN
A1-02A

RELEASED FOR CONSTRUCTION

PROPOSED



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

THE
RYAN RESIDENCE
171 EL PUEBLO WAY
PALM BEACH, FL 33480
PALM BEACH COUNTY

D. STANLEY DIXON
ARCHITECT
2300 PEACHTREE ROAD, SUITE C-101 ATLANTA, GA 30309
404-574-1430

STATE OF FLORIDA
D. STANLEY DIXON
AR94825
REGISTERED ARCHITECT
9-16-24

PROJECT #: 23-1105	
DRAWN: JL	CHECKED: DSD
FINAL SUBMITTAL 07/07/2025	
RELEASES	

PROPOSED SECOND FLOOR PLAN
A1-02B

RELEASED FOR CONSTRUCTION



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



---- 23-1105-EL01(2)
SCALE: 1/4" = 1'-0"

THE
RYAN RESIDENCE
171 EL PUEBLO WAY
PALM BEACH, FL 33480
PALM BEACH COUNTY

D. STANLEY DIXON
ARCHITECT
2300 PEACHTREE ROAD, SUITE C-101 ATLANTA, GA 30309
404-574-1430

STATE OF FLORIDA
D. STANLEY DIXON
LICENSE NO. AR 94825
REGISTERED ARCHITECT
9-16-24

PROJECT #: 23-1105	
DRAWN: JL	CHECKED: DSD
FINAL SUBMITTAL 07/07/2025	
RELEASES	

SOUTH ELEVATION

A2-01A

RELEASED FOR CONSTRUCTION



A PREVIOUSLY APPROVED EAST ELEVATION - NO CHANGE
SCALE: 1/4" = 1'-0"

THE
RYAN RESIDENCE

171 EL PUEBLO WAY
PALM BEACH, FL 33480
PALM BEACH COUNTY

D. STANLEY DIXON
ARCHITECT
2300 PEACHTREE ROAD, SUITE C-101 ATLANTA, GA 30309
404-574-1430

STATE OF FLORIDA
DAVID STANLEY DIXON
LICENSED
REGISTERED ARCHITECT
AR94825
9-16-24

PROJECT #: 23-1105	
DRAWN: JL	CHECKED: DSD
FINAL SUBMITTAL 07/07/2025	
RELEASES	

EAST ELEVATION

A2-01B

RELEASED FOR CONSTRUCTION



A PREVIOUSLY APPROVED NORTH ELEVATION - NO CHANGE
SCALE: 1/4" = 1'-0"

THE
RYAN RESIDENCE
171 EL PUEBLO WAY
PALM BEACH, FL 33480
PALM BEACH COUNTY

D. STANLEY DIXON
ARCHITECT
2300 PEACHTREE ROAD, SUITE C-101 ATLANTA, GA 30309
404-574-1430

STATE OF FLORIDA
D. STANLEY DIXON
AR94825
REGISTERED ARCHITECT
9-16-24

PROJECT #: 23-1105	
DRAWN: JL	CHECKED: DSD
FINAL SUBMITTAL 07/07/2025	
RELEASES	

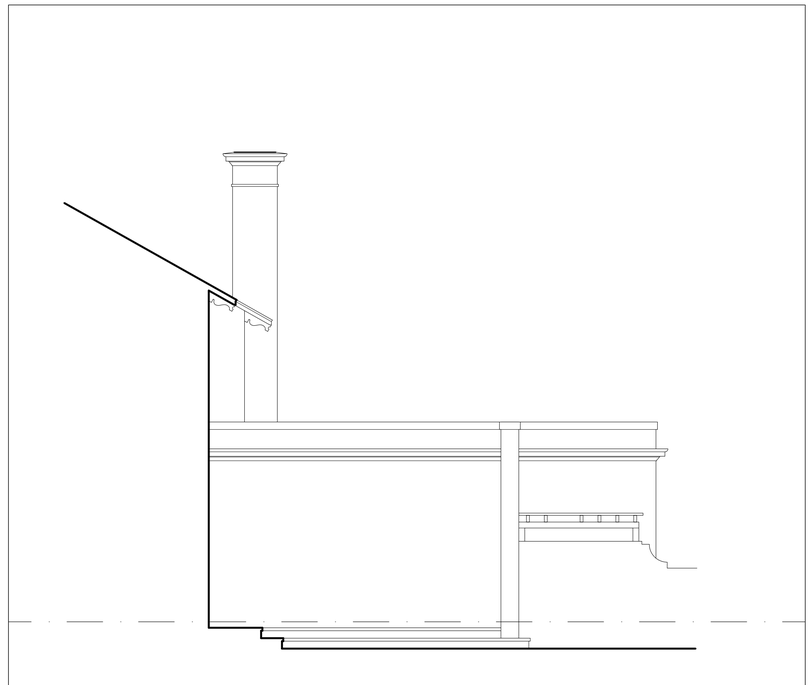
NORTH ELEVATION

A2-01C

RELEASED FOR CONSTRUCTION



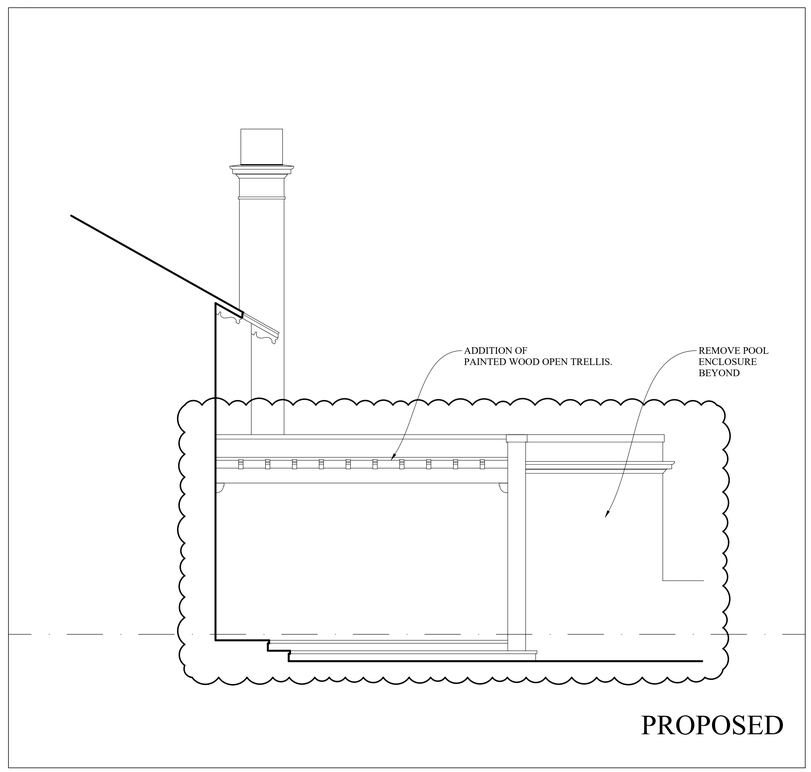
A APPROVED WEST ELEVATION
SCALE: 1/4" = 1'-0"



B APPROVED WEST ELEVATION (INNER COURT)
SCALE: 1/4" = 1'-0"



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



D PROPOSED WEST ELEVATION (INNER COURT)
SCALE: 1/4" = 1'-0"

THE
RYAN RESIDENCE

171 EL PUEBLO WAY
PALM BEACH, FL 33480
PALM BEACH COUNTY

D. STANLEY DIXON
ARCHITECT
2300 PEACHTREE ROAD, SUITE C-101 ATLANTA, GA 30309
404-574-1430

STATE OF FLORIDA
DAVID STANLEY DIXON
LICENSED
AR 94825
REGISTERED ARCHITECT
9-16-24

PROJECT #: 23-1105	
DRAWN: JL	CHECKED: DSD
FINAL SUBMITTAL 07/07/2025	
RELEASES	

WEST ELEVATION

A2-01D

RELEASED FOR CONSTRUCTION

THIS DRAWING IS AN INSTRUMENT OF SERVICE, AND AS SUCH SHALL REMAIN THE PROPERTY OF BGS, PLLC. UNAUTHORIZED USE OR REPRODUCTION WITHOUT WRITTEN PERMISSION OF BGS, PLLC IS PROHIBITED. THIS DRAWING IS FOR USE IN CONNECTION WITH THIS PROJECT, AND SHALL NOT BE USED FOR ANY OTHER LOCATION.
COPYRIGHT BGS, PLLC. ALL RIGHTS RESERVED.

RELOCATE PREVIOUSLY APPROVED POOL EQUIPMENT

171 EL PUEBLO WAY PALM BEACH, FLORIDA

SHEET INDEX:

V1	Variance Diagram
L1a	Previously Approved Hardscape Plan
L1	Currently Proposed Hardscape Plan
L2a	Previously Approved Landscape Plan
L2	Currently Proposed Landscape Plan
L3a	Previously Approved Fences, Walls, & Gates
L3	Currently Proposed Fences, Walls, & Gates
L4a	Previously Approved West & East Elevations
L4	Currently Proposed West & East Elevations
L5a	Previously Approved South & North Elevations
L5	Currently Proposed South & North Elevations
L6a	Previously Approved Pool, Spa, & Equipment Section
L6	Currently Proposed Pool, Spa, & Equipment Section
M1a	Previously Approved Materials & Finishes
M1	Currently Proposed Materials & Finishes
DS	El Pueblo Way Driveway Study
NL1a	Previously Approved Native Landscape Plan & Calculations
NL1	Currently Proposed Native Landscape Plan & Calculations
LL1a	Previously Approved Landscape Lighting Plan
LL1	Currently Proposed Landscape Lighting Plan
LL2a	Previously Approved Landscape Lighting Specifications
LL2	Currently Proposed Landscape Lighting Specifications
Z1a	Previously Approved Zoning Diagrams
Z1	Currently Proposed Zoning Diagrams
C1a	Previously Approved Site Grading & Drainage Plan
C1	Currently Proposed Site Grading & Drainage Plan
C2a	Previously Approved Drainage Specifications & Details
C2	Currently Proposed Drainage Specifications & Details

ARCHITECT:

D. Stanley Dixon
2300 Peachtree Road, Suite C-101
Atlanta, Georgia
(404) 574-1430

SURVEYOR:

Wallace Surveying Corp.
Craig Wallace
5553 Village Boulevard
West Palm Beach, FL 33407
(561) 640-4551

CIVIL ENGINEER:

BGS Landscape Architecture & Engineering, PLLC
Jason Brydges
1016 Clare Avenue, Suite 5
West Palm Beach, Florida 33401
(716) 830-8636

SCOPE OF WORK:

- Relocate Previously Approved Pool Equipment & Heater
- Add Site Wall to Screen Pool Equipment (as required)
- Variance request to locate pool equipment more than 20 feet from edge of pool
- Variance request to locate pool heater less than 10 feet from property line
- Minor changes to site wall and select landscape based on plan review comments & site conditions
- Increase width of south drive based on plan review comments

Project Presentation/Approval History

Description	Town of Palm Beach #	Meeting Date
Demolition of existing residence and construction of new two-story residence Site Plan Approval for non-conforming lot	ARC-24-061 ZON-24-068	05/29/2024 06/12/2024
Modify shape of pool and site wall from oval to rectilinear, replace two windows on the east elevation with a French door and add a small balcony	ARC-25-0002	03/26/2025
Relocate previously approved pool equipment location to east side of house Variance request to locate pool equipment more than 20 feet from edge of pool Variance request to locate pool heater less than 10 feet from property line	ARC-25-0033 ZON-25-0037	07/23/2025 08/13/2025

BGS
Landscape Architecture & Engineering
1016 Clare Avenue, Suite 5
West Palm Beach, FL 33401
(561) 602-6277
bgspllc.com
LA6666674/PE36171

COVER SHEET

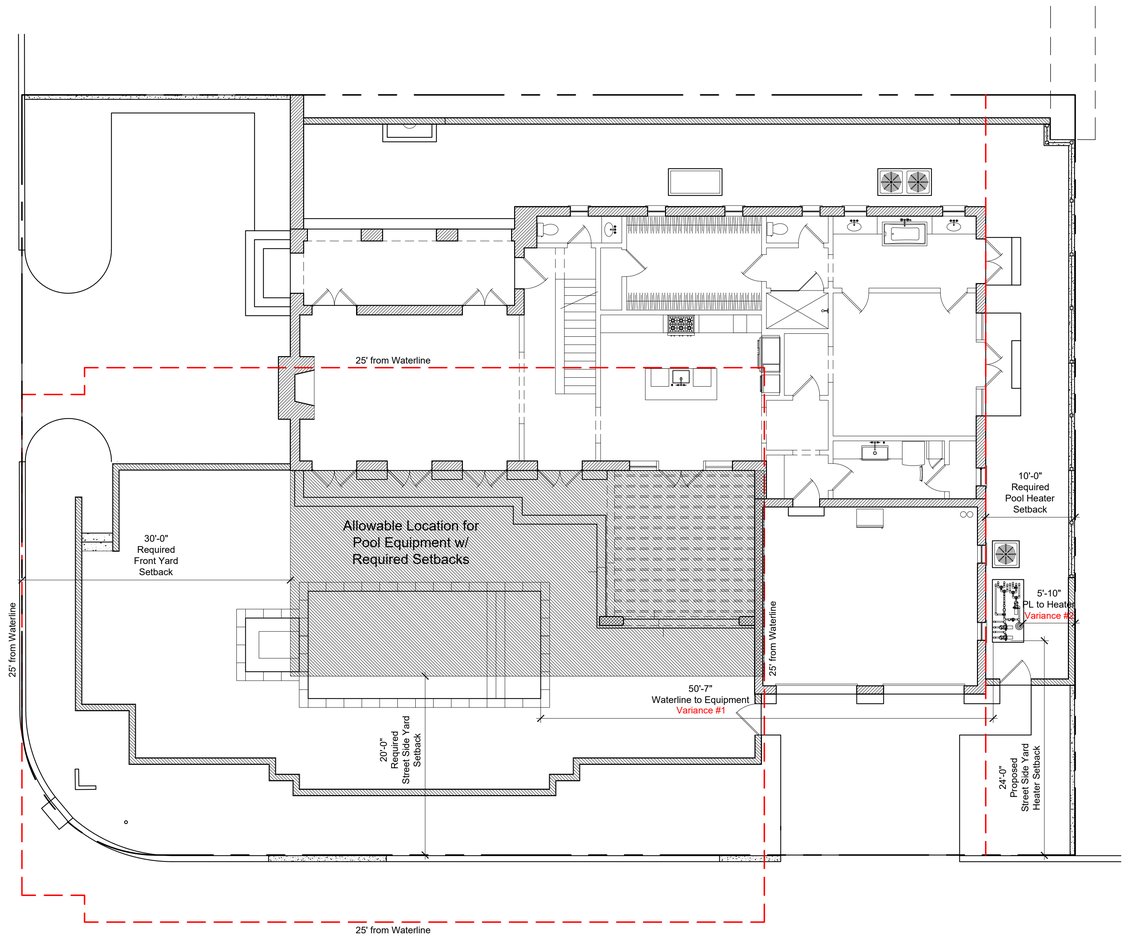
171 El Pueblo Way
Palm Beach
Florida
FINAL SUBMITTAL
JOB #1022

DATE ISSUED:
July 7, 2025

DATE PLOTTED:
July 7, 2025

Drawn By:	Date:
S.B.	07/07/2025

THIS DRAWING IS AN INSTRUMENT OF SERVICE, AND AS SUCH SHALL REMAIN THE PROPERTY OF BGS, PLLC. UNAUTHORIZED USE OR REPRODUCTION WITHOUT WRITTEN PERMISSION OF BGS, PLLC IS PROHIBITED. THIS DRAWING IS FOR USE IN CONNECTION WITH THIS PROJECT, AND SHALL NOT BE USED FOR ANY OTHER LOCATION.
COPYRIGHT BGS, PLLC. ALL RIGHTS RESERVED.



1 2 5 10 20

Project Presentation/Approval History

Description	Town of Palm Beach #	Meeting Date
Demolition of existing residence and construction of new two-story residence Site Plan Approval for non-conforming lot	ARC-24-061 ZON-24-068	05/29/2024 06/12/2024
Modify shape of pool and site wall from oval to rectilinear, replace two windows on the east elevation with a French door and add a small balcony	ARC-25-0002	03/26/2025
Relocate previously approved pool equipment location to east side of house Variance request to locate pool equipment more than 20 feet from edge of pool Variance request to locate pool heater less than 10 feet from property line	ARC-25-0033 ZON-25-0037	07/23/2025 08/13/2025

BGS
Landscape Architecture & Engineering
1016 Clare Avenue, Suite 5
West Palm Beach, FL 33401
(561) 602-6277
bgspllc.com
LA6666674/PE36171

1/8" = 1'-0"

VARIANCE DIAGRAM

171 El Pueblo Way
Palm Beach
Florida

FINAL SUBMITTAL

JOB #1022

DATE ISSUED:
July 7, 2025

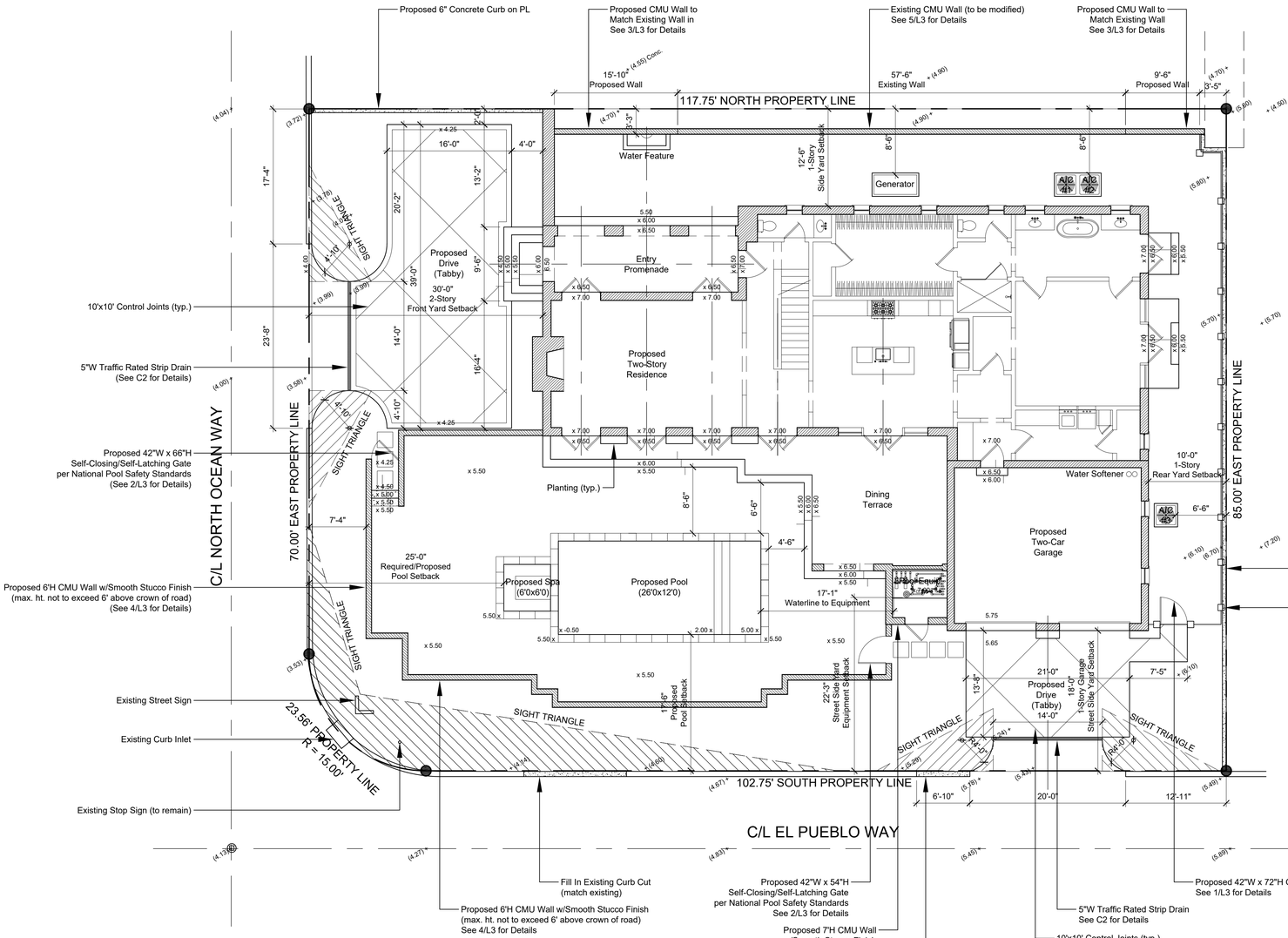
DATE PLOTTED:
July 7, 2025

Drawn By:	Date:
S.B.	07/07/2025

N

V1

THIS DRAWING IS AN INSTRUMENT OF SERVICE, AND AS SUCH SHALL REMAIN THE PROPERTY OF BGS, PLLC. UNAUTHORIZED USE OR REPRODUCTION WITHOUT WRITTEN PERMISSION OF BGS, PLLC IS PROHIBITED. THIS DRAWING IS FOR USE IN CONNECTION WITH THIS PROJECT, AND SHALL NOT BE USED FOR ANY OTHER LOCATION.
COPYRIGHT BGS, PLLC. ALL RIGHTS RESERVED.



Zoning Legend

Property Address	171 EL PUEBLO WAY, PALM BEACH, FL 33480		
Zoning District	R-B LOW DENSITY RESIDENTIAL		
Lot Area (sq ft)	9,960.46 SF		
Lot Width (W) & Depth (D) (ft)	117.75' (D) & 85.00' (W)		
Structure Type (Single-Family, Multi-Family, Comm., Other)	SINGLE-FAMILY RESIDENCE		
FEMA Flood Zone Designation	AE (ELEV 6) & X		
Zero Datum for point of meas. (NAVD)	7.00'		
Crown of Road (COR) (NAVD)	4.00' (North Ocean Way)		
	REQ'D / PERMITTED	APPROVED (05/29/24)	PROPOSED (03/26/25)
Lot Coverage (sq ft and %)	2,988.14 (30.00%)	2,885.97 (28.97%)	2,885.97 (28.97%)
Enclosed Square Footage (Basement, 1st Fl., 2nd Fl., Acessry Structures, etc.)	N/A	4,416.72	4,416.72
* Front Yard Setback (ft.)	25.00' (1st) 30.00' (2nd)	30.00' 38.00'	30.00' 38.00'
* Side Yard Setback (1st Story) (ft.)	12.50'	12.50' N	12.50' N
* Side Yard Setback (2nd Story) (ft.)	15.00'	15.00' N	15.00' N
* Street Side Yard Setback (1st Story) (ft.)	25.00' (18.00' Garage)	18.00' S (Garage)	18.00' S (Garage)
* Street Side Yard Setback (2nd Story) (ft.)	30.00'	41.00' S	41.00' S
* Rear Yard Setback (ft.)	10.00' (1st) 15.00' (2nd)	10.00' E 16.50' E	10.00' E 16.50' E
Angle of Vision (Deg.)	100°	32°	32°
Building Height (ft.)	14.00' (one-story) 22.00' (two-story)	7.68' (Garage) 18.50'	7.68' (Garage) 18.50'
Overall Building Height (ft.)	30.00'	26.50'	26.50'
Cubic Content Ratio (CCR) (R-B ONLY)	4.00	3.99	3.99
** Max. Fill Added to Site (ft.)	N/A	1.50'	1.50'
Finished Floor Elev. (FFE)(NAVD)	7.00' min.	7.00'	7.00'
Base Flood Elevation (BFE)(NAVD)	6.00'	6.00'	6.00'
Landscape Open Space (LOS) (sq ft and %)	4,482.21 (45.00%)	4,591.48 (46.10%)	4,484.42 (45.02%)
Perimeter LOS (sq ft and %)	2,241.10 (50.00%)	2,827.38 (63.08%)	2,825.05 (63.03%)
Front Yard LOS (sq ft and %)	1,000.68 (40.00%)	1,574.17 (62.92%)	1,527.83 (61.07%)
*** Native Plant Species %	*Please refer to TOPB Landscape Legend*		

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

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

*** Provide Native plant species info per category as required by Ord. 005-2022 on separate TOPB Landscape Legend

Enter N/A if value is not applicable.

Enter N/C if value is not changing.

REV BF 20230626

NOTE:
All Setbacks and Angel of Vision are Assumed with Ocean Way Address Change Approval

NOTE:
Pool construction shall take place outside of season.

PREVIOUSLY APPROVED

ARC-24-061
APPROVED 05/29/24
ZON-24-068
APPROVED 06/12/24
ARC-25-0002
APPROVED 03/26/25

BGS
Landscape Architecture & Engineering
1016 Clare Avenue, Suite 5
West Palm Beach, FL 33401
(561) 602-6277
bgspllc.com
LA6666674/PE36171

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

JOB #1022

PROPOSED HARDSCAPE PLAN

171 El Pueblo Way
Palm Beach
Florida

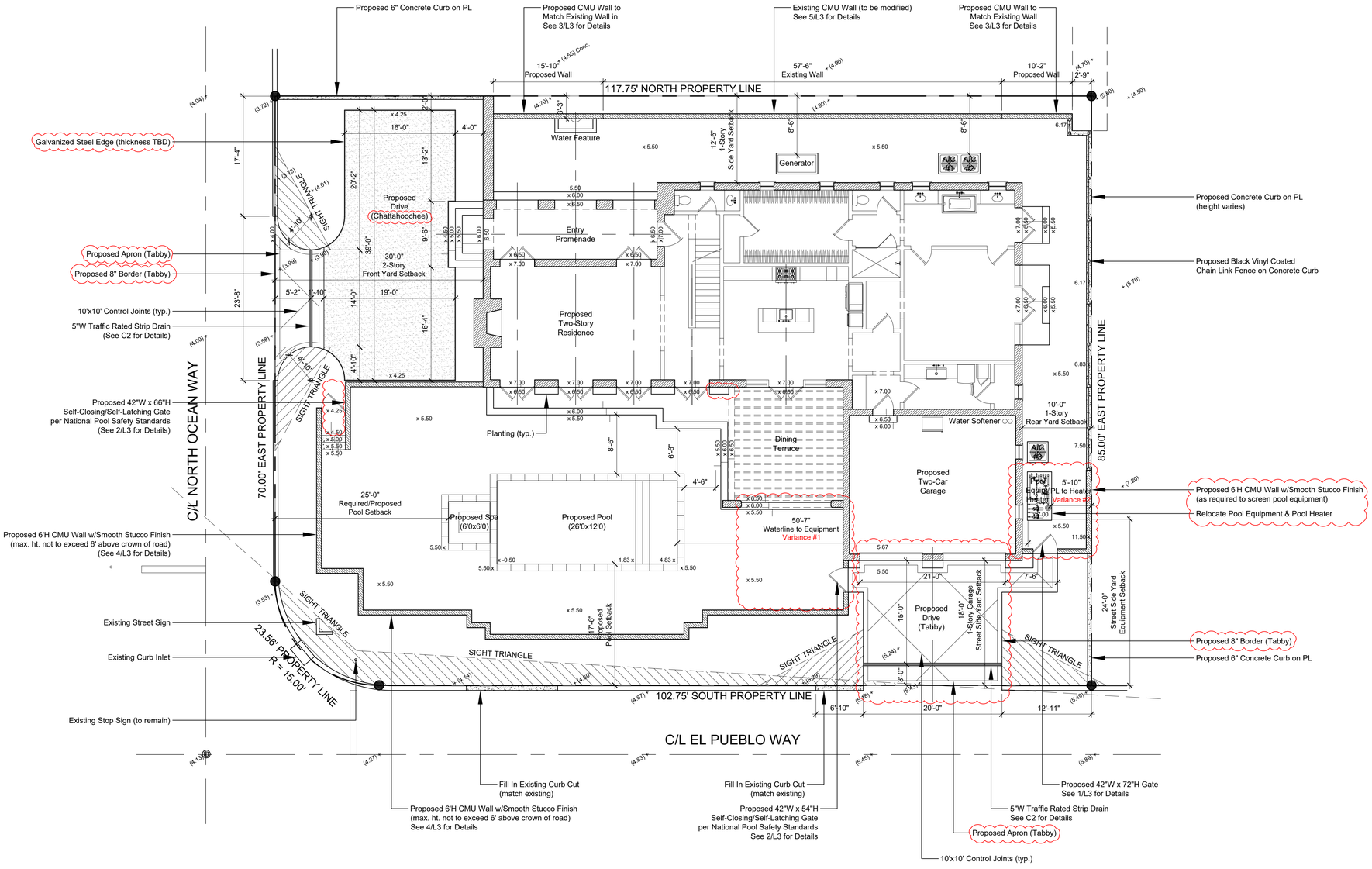
PRESENTATION

DATE ISSUED:
MARCH 26, 2025

DATE PLOTTED:
March 26, 2025

L1a

THIS DRAWING IS AN INSTRUMENT OF SERVICE, AND AS SUCH SHALL REMAIN THE PROPERTY OF BGS, PLLC. UNAUTHORIZED USE OR REPRODUCTION WITHOUT WRITTEN PERMISSION OF BGS, PLLC IS PROHIBITED. THIS DRAWING IS FOR USE IN CONNECTION WITH THIS PROJECT, AND SHALL NOT BE USED FOR ANY OTHER LOCATION.
COPYRIGHT BGS, PLLC. ALL RIGHTS RESERVED.



NOTE:
All Setbacks and Angel of Vision are Assumed with Ocean Way Address Change Approval

NOTE:
Pool construction shall take place outside of season.

Zoning Legend

Property Address	171 EL PUEBLO WAY, PALM BEACH, FL 33480		
Zoning District	R-B LOW DENSITY RESIDENTIAL		
Lot Area (sq ft)	9,960.46 SF		
Lot Width (W) & Depth (D) (ft)	117.75' (D) & 85.00' (W)		
Structure Type (Single-Family, Multi-Family, Comm., Other)	SINGLE-FAMILY RESIDENCE		
FEMA Flood Zone Designation	AE (ELEV 6) & X		
Zero Datum for point of meas. (NAVD)	7.00'		
Crown of Road (COR) (NAVD)	4.00' (North Ocean Way)		
	REQ'D / PERMITTED	APPROVED (03/26/25)	PROPOSED (07/23/25)
Lot Coverage (sq ft and %)	2,988.14 (30.00%)	2,885.97 (28.97%)	2,885.97 (28.97%)
Lot Coverage (sq ft and %) w/3% allowance	3,286.95 (33.00%)	N/A	3,159.12 (31.72%)
Enclosed Square Footage (Basement, 1st Fl., 2nd Fl., Accesory Structures, etc.)	N/A	4,416.72	N/C
* Front Yard Setback (ft.)	25.00' (1st) 30.00' (2nd)	30.00' 38.00'	N/C N/C
* Side Yard Setback (1st Story) (ft.)	12.50'	12.50' N	N/C
* Side Yard Setback (2nd Story) (ft.)	15.00'	15.00' N	N/C
* Street Side Yard Setback (1st Story) (ft.)	25.00' (18.00' Garage)	18.00' S (Garage)	N/C
* Street Side Yard Setback (2nd Story) (ft.)	30.00'	41.00' S	N/C
* Rear Yard Setback (ft.)	10.00' (1st) 15.00' (2nd)	10.00' E 16.50' E	N/C N/C
Angle of Vision (Deg.)	100°	32°	N/C
Building Height (ft.)	14.00' (one-story) 22.00' (two-story)	7.88' (Garage) 18.50'	N/C N/C
Overall Building Height (ft.)	30.00'	26.50'	N/C
Cubic Content Ratio (CCR) (R-B ONLY)	4.00	3.99	N/C
** Max. Fill Added to Site (ft.)	N/A	1.50'	N/C
Finished Floor Elev. (FFE)(NAVD)	7.00' min.	7.00'	N/C
Base Flood Elevation (BFE)(NAVD)	6.00'	6.00'	N/C
Landscape Open Space (LOS) (sq ft and %)	4,482.21 (45.00%)	4,484.42 (45.02%)	4,515.63 (45.34%)
Perimeter LOS (sq ft and %)	2,241.10 (50.00%)	2,825.05 (63.03%)	2,765.00 (61.89%)
Front Yard LOS (sq ft and %)	1,000.68 (40.00%)	1,527.83 (61.07%)	1,537.05 (61.44%)
*** Native Plant Species %		*Please refer to TOPB Landscape Legend.*	

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

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

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

Enter N/A if value is not applicable.

Enter N/C if value is not changing.

REV BF 20230626

CURRENTLY PROPOSED

1 2 5 10 20

Project Presentation/Approval History

Description	Town of Palm Beach #	Meeting Date
Demolition of existing residence and construction of new two-story residence Site Plan Approval for non-conforming lot	ARC-24-061 ZON-24-068	05/29/2024 06/12/2024
Modify shape of pool and site wall from oval to rectilinear, replace two windows on the east elevation with a French door and add a small balcony	ARC-25-0002	03/26/2025
Relocate previously approved pool equipment location to east side of house Variance request to locate pool equipment more than 20 feet from edge of pool Variance request to locate pool heater less than 10 feet from property line	ARC-25-0033 ZON-25-0037	07/23/2025 08/13/2025

BGS
Landscape Architecture & Engineering
1016 Clare Avenue, Suite 5
West Palm Beach, FL 33401
(561) 602-6277
bgspllc.com
LA6666674/PE36171

PROPOSED HARDSCAPE PLAN

1/8" = 1'-0"

171 El Pueblo Way
Palm Beach
Florida

FINAL SUBMITTAL

JOB #1022

DATE ISSUED:
July 7, 2025

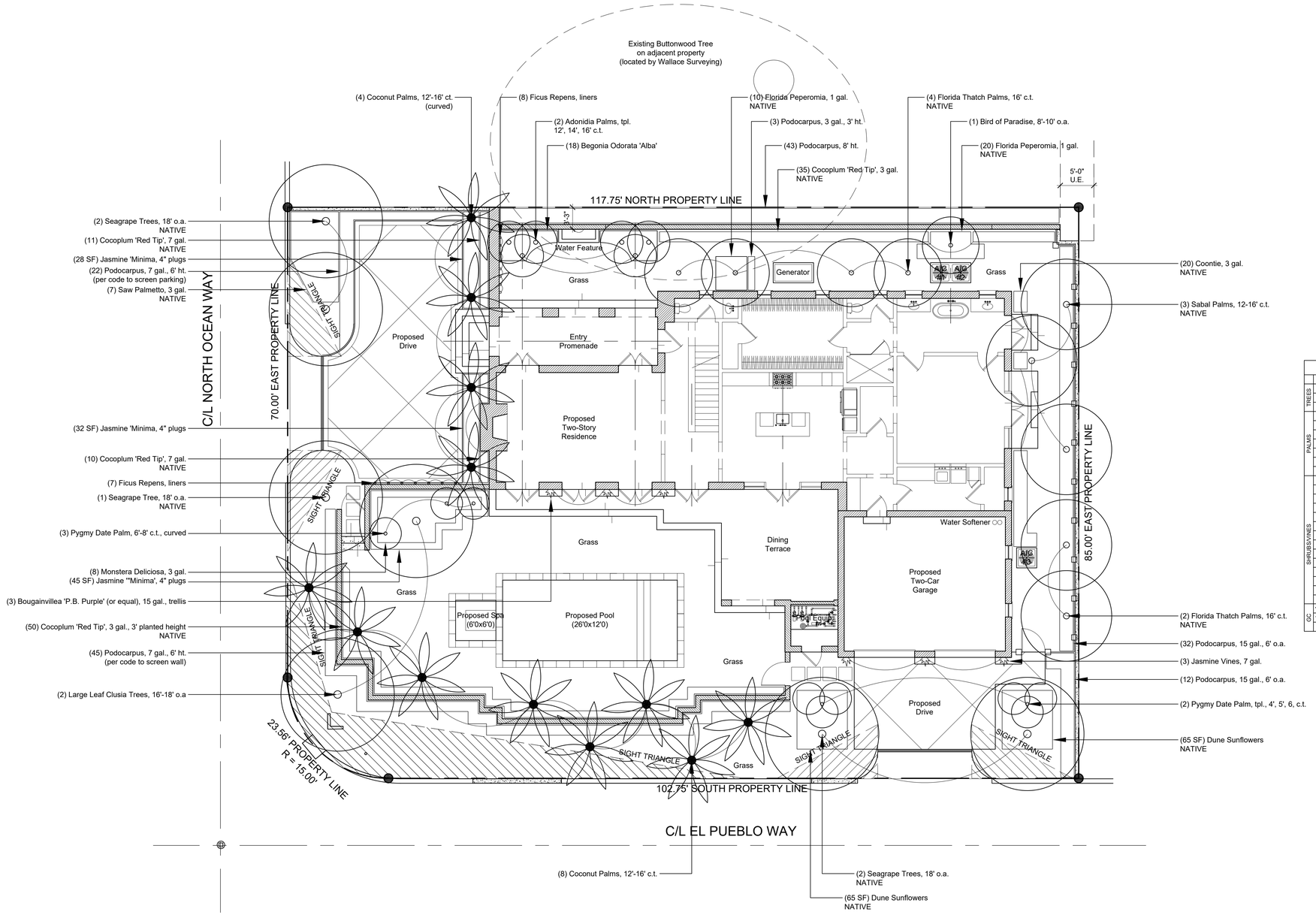
DATE PLOTTED:
July 7, 2025

Drawn By:	Date:
S.B.	07/07/2025

N

L1

THIS DRAWING IS AN INSTRUMENT OF SERVICE, AND AS SUCH SHALL REMAIN THE PROPERTY OF BGS, PLLC. UNAUTHORIZED USE OR REPRODUCTION WITHOUT WRITTEN PERMISSION OF BGS, PLLC IS PROHIBITED. THIS DRAWING IS FOR USE IN CONNECTION WITH THIS PROJECT, AND SHALL NOT BE USED FOR ANY OTHER LOCATION.
COPYRIGHT BGS, PLLC. ALL RIGHTS RESERVED.



NOTE:
No Obstructions Taller than
30" Allowed in Safe Sight Triangles

Zoning Legend

Property Address	171 EL PUEBLO WAY, PALM BEACH, FL 33480		
Zoning District	R-B LOW DENSITY RESIDENTIAL		
Lot Area (sq ft)	9,960.46 SF		
Lot Width (W) & Depth (D) (ft)	117.75' (D) & 85.00' (W)		
Structure Type (Single-Family, Multi-Family, Comm., Other)	SINGLE-FAMILY RESIDENCE		
FEMA Flood Zone Designation	AE (ELEV 6) & X		
Zero Datum for point of meas. (NAVD)	7.00'		
Crown of Road (COR) (NAVD)	4.00' (North Ocean Way)		
	REQ'D / PERMITTED	APPROVED (05/29/24)	PROPOSED (03/26/25)
Lot Coverage (sq ft and %)	2,988.14 (30.00%)	2,885.97 (28.97%)	2,885.97 (28.97%)
Enclosed Square Footage (Basement, 1st Fl., 2nd Fl., Acessry Structures, etc.)	N/A	4,416.72	4,416.72
* Front Yard Setback (ft.)	25.00' (1st) 30.00' (2nd)	30.00' 38.00'	30.00' 38.00'
* Side Yard Setback (1st Story) (ft.)	12.50'	12.50' N	12.50' N
* Side Yard Setback (2nd Story) (ft.)	15.00'	15.00' N	15.00' N
* Street Side Yard Setback (1st Story) (ft.)	25.00' (18.00' Garage)	18.00' S (Garage)	18.00' S (Garage)
* Street Side Yard Setback (2nd Story) (ft.)	30.00'	41.00' S	41.00' S
* Rear Yard Setback (ft.)	10.00' (1st) 15.00' (2nd)	10.00' E 16.50' E	10.00' E 16.50' E
Angle of Vision (Deg.)	100°	32°	32°
Building Height (ft.)	14.00' (one-story) 22.00' (two-story	7.68' (Garage) 18.50'	7.68' (Garage) 18.50'
Overall Building Height (ft.)	30.00'	26.50'	26.50'
Cubic Content Ratio (CCR) (R-B ONLY)	4.00	3.99	3.99
** Max. Fill Added to Site (ft.)	N/A	1.50'	1.50'
Finished Floor Elev. (FFE)(NAVD)	7.00' min.	7.00'	7.00'
Base Flood Elevation (BFE)(NAVD)	6.00'	6.00'	6.00'
Landscape Open Space (LOS) (sq ft and %)	4,482.21 (45.00%)	4,591.48 (46.10%)	4,484.42 (45.02%)
Perimeter LOS (sq ft and %)	2,241.10 (50.00%)	2,827.38 (63.08%)	2,825.05 (63.03%)
Front Yard LOS (sq ft and %)	1,000.68 (40.00%)	1,574.17 (62.92%)	1,527.83 (61.07%)
*** Native Plant Species %	*Please refer to TOPB Landscape Legend*		

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

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

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

Enter N/A if value is not applicable.

Enter N/C if value is not changing.

REV BF 20230626

Proposed Plant List

	QTY	COMMON NAME	BOTANICAL NAME	SIZE	COMMENT	NATIVE
TREES	1	Bird of Paradise	Strelitzia Nicolai	8'-10' o.a.		
	2	**Large Leaf Clusia**	**Clusia Rosea**	**16'-18' o.a.**		**X**
	5	**Seagrape**	**Coccoloba Uvifera**	**18' o.a.**		**X**
PALMS	2	Adonidia Palm	Adonidia Merrillii	12', 14', 16' c.t.	triple	
	8	Coconut Palm	Cocos Nucifera	12'-16' c.t.		
	4	Coconut Palm	Cocos Nucifera	12'-16' c.t.	curved	
	6	**Florida Thatch Palm**	**Thrinax Radiata**	**16' c.t.**		**X**
	3	Pygmy Date Palm	Phoenix Robelenii	6'-8' c.t.	curved	
	2	Pygmy Date Palm	Phoenix Robelenii	4', 5', 6' c.t.	triple	
	3	**Sabal Palm**	**Sabal Palmetto**	**12'-16' c.t.**		**X**
SHRUBS/VINES	18	Begonia Odorata 'Alba'	Begonia Odorata 'Alba'	X gal.		
	3	Bougainvillea	Bougainvillea	15 gal., trellis	P.B. Purple	
	85	**Cocoplum 'Red Tip'**	**Chrysobalanua Icaco**	**3 gal., 3' planted height**	**full to base, form hedge**	**X**
	21	**Cocoplum 'Red Tip'**	**Chrysobalanua Icaco**	**7 gal.**	**full to base, form hedge**	**X**
	20	**Coontie**	**Zamia Pumila**	**3 gal.**		**X**
	15	Ficus Repens	Sabal Pumila	liners		
	30	**Florida Peperomia**	**Peperomia Obtusifolia**	**1 gal.**		**X**
	3	Jasmine	Jasminum	7 gal., trellis		
	8	Monstera Deliciosa	Monstera Deliciosa	3 gal.		
	3	Podocarpus	Podocarpus	3 gal., 3' o.a.	full to base, form hedge	
	43	Podocarpus	Podocarpus	8' o.a.	full to base, form hedge	
	44	Podocarpus	Podocarpus	15 gal., 6' o.a.	full to base, form hedge	
	67	Podocarpus	Podocarpus	7 gal., 6' o.a. (per code)	full to base, form hedge	
	7	**Saw Palmetto**	**Serenoa repens**			**X**
GC	**130 SF**	**Dune Sunflowers**	**Helianthus Debilis**			**X**
	105 SF	Jasmine 'Minima'	Trachelospermum Asiaticum	4" plugs		

Native Landscape Legend

Property Address	171 EL PUEBLO WAY, PALM BEACH, FL 33480
Lot Area (sq ft)	9,960.46 SF

	REQUIRED	PROPOSED (03/26/25)
Landscape Open Space (LOS) (Sq Ft and %)	4,482.21 (45.00%)	4,484.82 (45.02%)
LOS to be altered (Sq Ft and %)	N/A	3,993.23 (40.09%)
Perimeter LOS (Sq Ft and %)	2,241.10 (50.00%)	2,825.05 (63.03%)
Front Yard LOS (Sq Ft and %)	830.75 (40.00%)	1,527.83 (61.07%)
Native Trees %	30% of 8 (2.40)	7 (87.50%)
Native Shrubs & Vines %	30% of 364 (109.50)	163 (44.78%)
Native Groundcover %	30% of 235 SF (70.50)	130 SF (55.32%)

* To determine qualifying native vegetation, use either:

the **Institute for Regional Conservation Natives for Your Neighborhood FL Statewide Plant List**
OR
the Florida Native Plant Society Native Plants for Your Area List

Note: Modification of >50% of existing landscape/greenspace 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*

1 2 5 10 20

PREVIOUSLY APPROVED

ARC-24-061
APPROVED 05/29/24
ZON-24-068
APPROVED 06/12/24
ARC-25-0002
APPROVED 03/26/25

BGS
Landscape Architecture & Engineering
1016 Clare Avenue, Suite 5
West Palm Beach, FL 33401
(561) 602-6277
bgspllc.com
LA6666674/PE36171

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

JOB #1022

PROPOSED LANDSCAPE PLAN

171 El Pueblo Way
Palm Beach
Florida

PRESENTATION

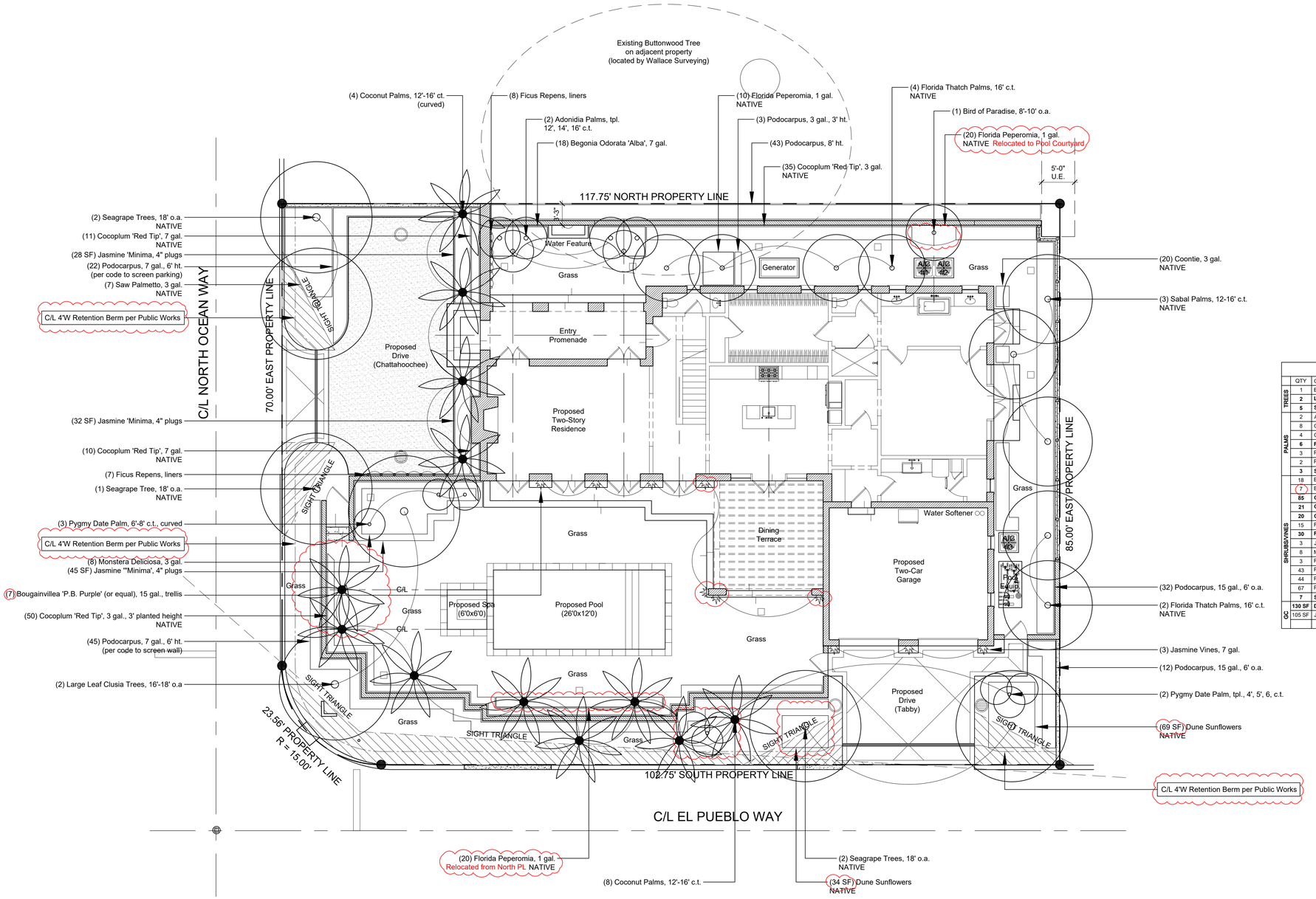
DATE ISSUED:
MARCH 26, 2025

DATE PLOTTED:
March 26, 2025

N

L2a

THIS DRAWING IS AN INSTRUMENT OF SERVICE, AND AS SUCH SHALL REMAIN THE PROPERTY OF BGS, PLLC. UNAUTHORIZED USE OR REPRODUCTION WITHOUT WRITTEN PERMISSION OF BGS, PLLC IS PROHIBITED. THIS DRAWING IS FOR USE IN CONNECTION WITH THIS PROJECT, AND SHALL NOT BE USED FOR ANY OTHER LOCATION.
COPYRIGHT BGS, PLLC. ALL RIGHTS RESERVED.



NOTE:
No Obstructions Taller than
30" Allowed in Safe Sight Triangles

Zoning Legend

Property Address	171 EL PUEBLO WAY, PALM BEACH, FL 33480		
Zoning District	R-B LOW DENSITY RESIDENTIAL		
Lot Area (sq ft)	9,960.46 SF		
Lot Width (W) & Depth (D) (ft)	117.75' (D) & 85.00' (W)		
Structure Type (Single-Family, Multi-Family, Comm., Other)	SINGLE-FAMILY RESIDENCE		
FEMA Flood Zone Designation	AE (ELEV 6) & X		
Zero Datum for point of meas. (NAVD)	7.00'		
Crown of Road (COR) (NAVD)	4.00' (North Ocean Way)		
	REQ'D / PERMITTED	APPROVED (03/26/25)	PROPOSED (07/23/25)
Lot Coverage (sq ft and %)	2,988.14 (30.00%)	2,885.97 (28.97%)	2,885.97 (28.97%)
Lot Coverage (sq ft and %) w/3% allowance	3,286.95 (33.00%)	N/A	3,159.12 (31.72%)
Enclosed Square Footage (Basement, 1st Fl., 2nd Fl., Accesory Structures, etc.)	N/A	4,416.72	N/C
* Front Yard Setback (ft.)	25.00' (1st) 30.00' (2nd)	30.00' 38.00'	N/C N/C
* Side Yard Setback (1st Story) (ft.)	12.50'	12.50' N	N/C
* Side Yard Setback (2nd Story) (ft.)	15.00'	15.00' N	N/C
* Street Side Yard Setback (1st Story) (ft.)	25.00' (18.00' Garage)	18.00' S (Garage)	N/C
* Street Side Yard Setback (2nd Story) (ft.)	30.00'	41.00' S	N/C
* Rear Yard Setback (ft.)	10.00' (1st) 15.00' (2nd)	10.00' E 16.50' E	N/C N/C
Angle of Vision (Deg.)	100°	32°	N/C
Building Height (ft.)	14.00' (one-story) 22.00' (two-story)	7.88' (Garage) 18.50'	N/C N/C
Overall Building Height (ft.)	30.00'	26.50'	N/C
Cubic Content Ratio (CCR) (R-B ONLY)	4.00	3.99	N/C
** Max. Fill Added to Site (ft.)	N/A	1.50'	N/C
Finished Floor Elev. (FFE)(NAVD)	7.00' min.	7.00'	N/C
Base Flood Elevation (BFE)(NAVD)	6.00'	6.00'	N/C
Landscape Open Space (LOS) (sq ft and %)	4,482.21 (45.00%)	4,484.42 (45.02%)	4,515.63 (45.34%)
Perimeter LOS (sq ft and %)	2,241.10 (50.00%)	2,825.05 (63.03%)	2,765.00 (61.89%)
Front Yard LOS (sq ft and %)	1,000.68 (40.00%)	1,527.83 (61.07%)	1,537.05 (61.44%)
*** Native Plant Species %	*Please refer to TOPB Landscape Legend*		

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

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

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

Enter N/A if value is not applicable.

Enter N/C if value is not changing.

REV BF 20230626

Proposed Plant List

	QTY	COMMON NAME	BOTANICAL NAME	SIZE	COMMENT	NATIVE
TREES	1	Bird of Paradise	Strelitzia Nicolai	8'-10' o.a.		
	2	**Large Leaf Clusia**	**Clusia Rosea**	**16'-18' o.a.**		**X**
	5	**Seagrape**	**Coccoloba Uvifera**	**18' o.a.**		**X**
PALMS	2	Adonidia Palm	Adonidia Merrillii	12', 14', 16' c.t.	triple	
	8	Coconut Palm	Cocos Nucifera	12'-16' c.t.		
	4	Coconut Palm	Cocos Nucifera	12'-16' c.t.	curved	
	6	**Florida Thatch Palm**	**Thrinax Radiata**	**16' c.t.**		**X**
	3	Pygmy Date Palm	Phoenix Robelenii	6'-8' c.t.	curved	
	2	Pygmy Date Palm	Phoenix Robelenii	4', 5', 6' c.t.	triple	
	3	**Sabal Palm**	**Sabal Palmetto**	**12'-16' c.t.**		**X**
SHRUBS/VINES	18	Begonia Odorata 'Alba'	Begonia Odorata 'Alba'	7 gal.		
	(7)	Bougainvillea	Bougainvillea	15 gal., trellis	P.B. Purple	
	85	**Cocoplum 'Red Tip'**	**Chrysobalanus Icaco**	**3 gal., 3' planted height**	**full to base, form hedge**	**X**
	21	**Cocoplum 'Red Tip'**	**Chrysobalanus Icaco**	**7 gal.**	**full to base, form hedge**	**X**
	20	**Coontie**	**Zamia Pumila**	**3 gal.**		**X**
	15	Ficus Repens	Sabal Pumila	liners		
	30	**Florida Peperomia**	**Peperomia Obtusifolia**	**1 gal.**		**X**
	3	Jasmine	Jasminum	7 gal., trellis		
	8	Monstera Deliciosa	Monstera Deliciosa	3 gal.		
	3	Podocarpus	Podocarpus	3 gal., 3' o.a.	full to base, form hedge	
	43	Podocarpus	Podocarpus	8' o.a.	full to base, form hedge	
	44	Podocarpus	Podocarpus	15 gal., 6' o.a.	full to base, form hedge	
	67	Podocarpus	Podocarpus	7 gal., 6' o.a. (per code)	full to base, form hedge	
	7	**Saw Palmetto**	**Serenoa repens**			**X**
GC	**130 SF**	**Dune Sunflowers**	**Helianthus Debilis**			**X**
	105 SF	Jasmine 'Minima'	Trachelospermum Asiaticum	4" plugs		

Native Landscape Legend

Property Address	171 EL PUEBLO WAY, PALM BEACH, FL 33480
Lot Area (sq ft)	9,960.46 SF

	REQUIRED	APPROVED (03/26/25)	PROPOSED (07/23/25)
Landscape Open Space (LOS) (Sq Ft and %)	4,482.21 (45.00%)	4,484.82 (45.02%)	4,515.63 (45.34%)
LOS to be altered (Sq Ft and %)	N/A	3,993.23 (40.09%)	3,993.23 (40.09%)
Perimeter LOS (Sq Ft and %)	2,241.10 (50.00%)	2,825.05 (63.03%)	2,765.00 (61.89%)
Front Yard LOS (Sq Ft and %)	830.75 (40.00%)	1,527.83 (61.07%)	1,537.05 (61.44%)
Native Trees %	30% of 8 (2.40)	7 (87.50%)	7 (87.50%)
Native Shrubs & Vines %	30% of 364 (109.50)	163 (44.78%)	163 (44.78%)
Native Groundcover %	30% of 208 SF (62.40)	130 SF (55.32%)	103 SF (49.52%)

* To determine qualifying native vegetation, use either:

the **Institute for Regional Conservation Natives for Your Neighborhood FL Statewide Plant List**

OR

the Florida Native Plant Society Native Plants for Your Area List

Note: Modification of >50% of existing landscape/greenspace 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

1 2 5 10 20

CURRENTLY PROPOSED

Project Presentation/Approval History

Description	Town of Palm Beach #	Meeting Date
Demolition of existing residence and construction of new two-story residence Site Plan Approval for non-conforming lot	ARC-24-061 ZON-24-068	05/29/2024 06/12/2024
Modify shape of pool and site wall from oval to rectilinear, replace two windows on the east elevation with a French door and add a small balcony	ARC-25-0002	03/26/2025
Relocate previously approved pool equipment location to east side of house Variance request to locate pool equipment more than 20 feet from edge of pool Variance request to locate pool heater less than 10 feet from property line	ARC-25-0033 ZON-25-0037	07/23/2025 08/13/2025

BGS
Landscape Architecture & Engineering
1016 Clare Avenue, Suite 5
West Palm Beach, FL 33401
(561) 602-6277
bgspllc.com
LA6666674/PE36171

1/8" = 1'-0"

PROPOSED LANDSCAPE PLAN

JOB #1022

171 El Pueblo Way
Palm Beach
Florida

FINAL SUBMITTAL

DATE ISSUED:
July 7, 2025

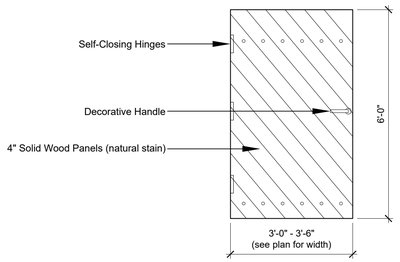
DATE PLOTTED:
July 7, 2025

Drawn By:	Date:
S.B.	07/07/2025

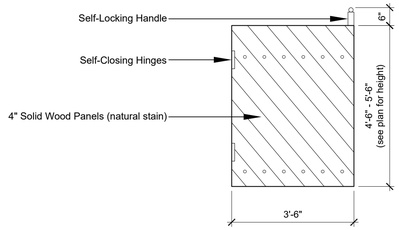
N

L2

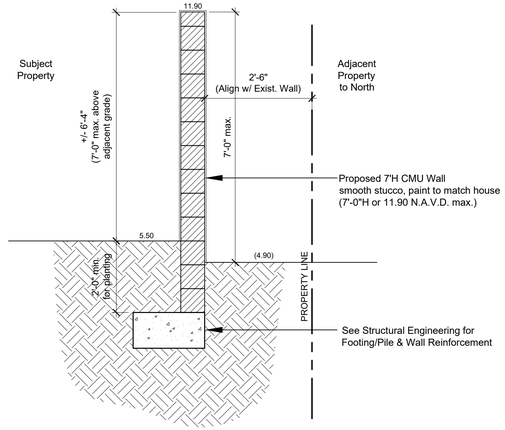
THIS DRAWING IS AN INSTRUMENT OF SERVICE, AND AS SUCH SHALL REMAIN THE PROPERTY OF BGS, PLLC. UNAUTHORIZED USE OR REPRODUCTION WITHOUT WRITTEN PERMISSION OF BGS, PLLC IS PROHIBITED. THIS DRAWING IS FOR USE IN CONNECTION WITH THIS PROJECT, AND SHALL NOT BE USED FOR ANY OTHER LOCATION.
COPYRIGHT BGS, PLLC. ALL RIGHTS RESERVED.



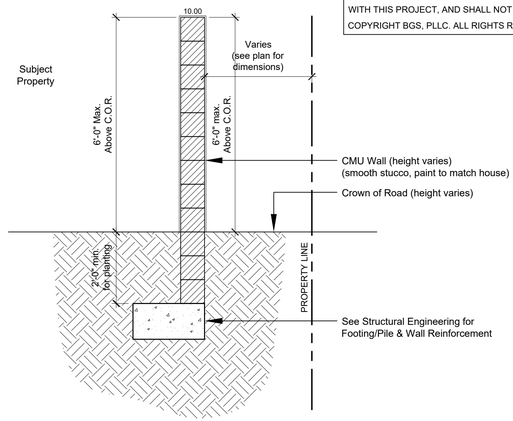
1 L3 Pedestrian Gate Detail
1/2" = 1'-0"



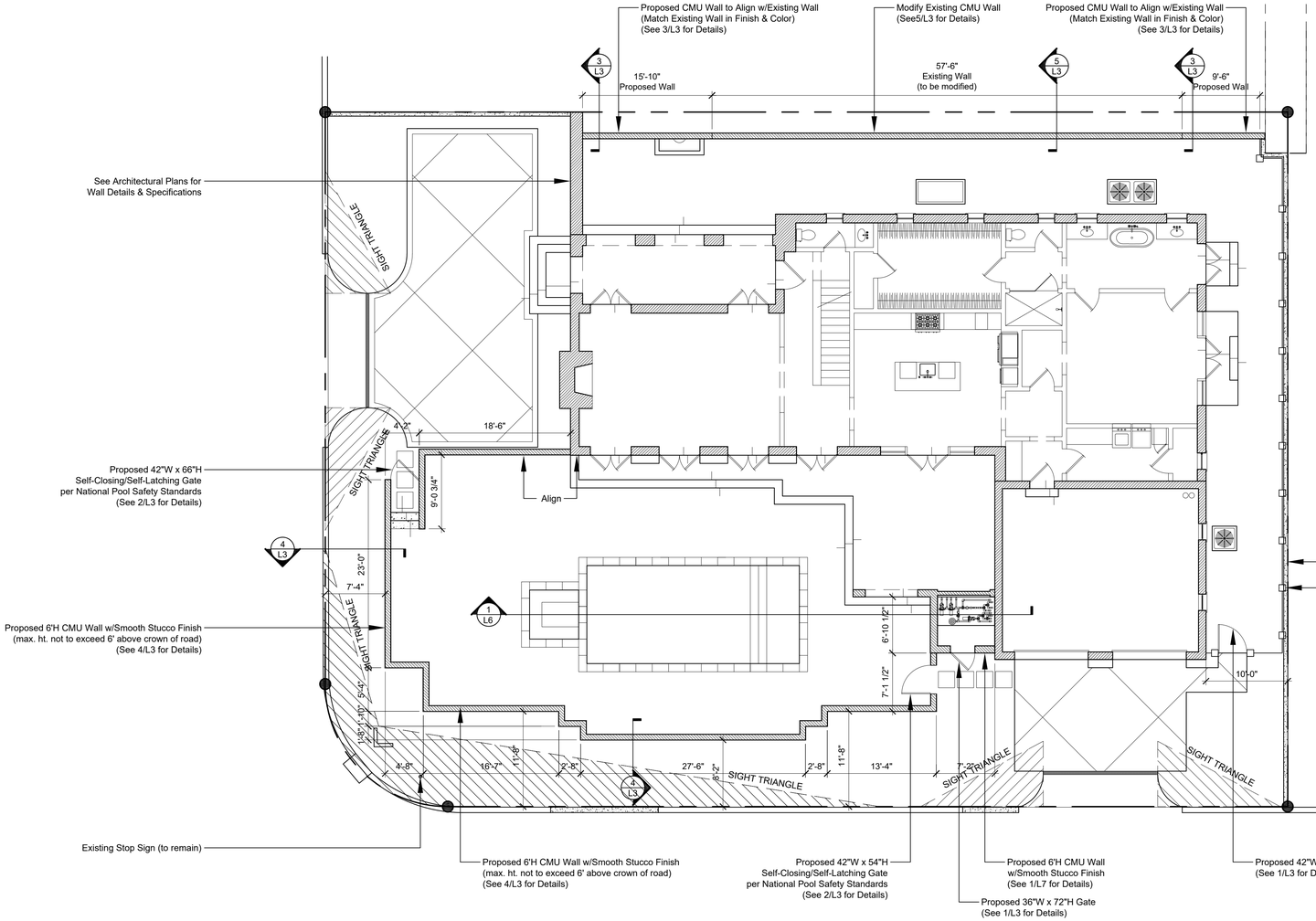
2 L3 Pool Gate Detail
1/2" = 1'-0"



3 L3 Typical Site Wall Section
Adjacent to Neighboring Property
1/2" = 1'-0"



4 L3 Typical Site Wall Section
Adjacent to Street
1/2" = 1'-0"



5 L3 North Site Wall Section
Wall to be Modified
1/2" = 1'-0"

1 2 5 10 20

PREVIOUSLY APPROVED

ARC-24-061
APPROVED 05/29/24
ZON-24-068
APPROVED 06/12/24
ARC-25-0002
APPROVED 03/26/25

BGS
Landscape Architecture & Engineering
1016 Clare Avenue, Suite 5
West Palm Beach, FL 33401
(561) 602-6277
bgspllc.com
LA6666674/PE36171

JOB #1022

PROPOSED FENCES, WALLS, & GATES

171 El Pueblo Way
Palm Beach
Florida

PRESENTATION

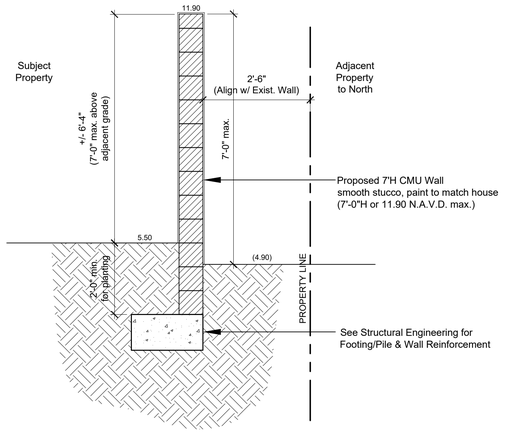
DATE ISSUED:
MARCH 26, 2025

DATE PLOTTED:
March 26, 2025

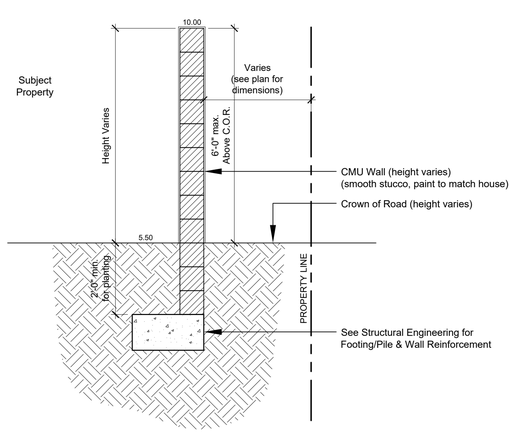
N

L3a

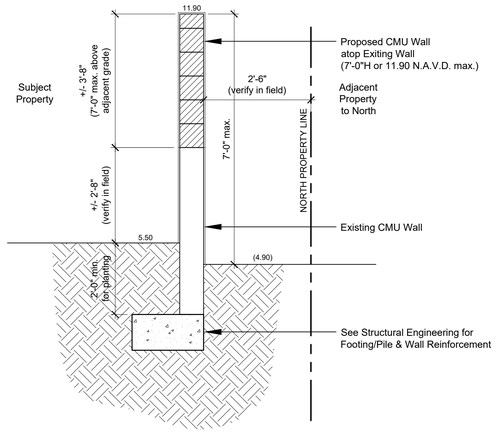
THIS DRAWING IS AN INSTRUMENT OF SERVICE, AND AS SUCH SHALL REMAIN THE PROPERTY OF BGS, PLLC. UNAUTHORIZED USE OR REPRODUCTION WITHOUT WRITTEN PERMISSION OF BGS, PLLC IS PROHIBITED. THIS DRAWING IS FOR USE IN CONNECTION WITH THIS PROJECT, AND SHALL NOT BE USED FOR ANY OTHER LOCATION.
COPYRIGHT BGS, PLLC. ALL RIGHTS RESERVED.



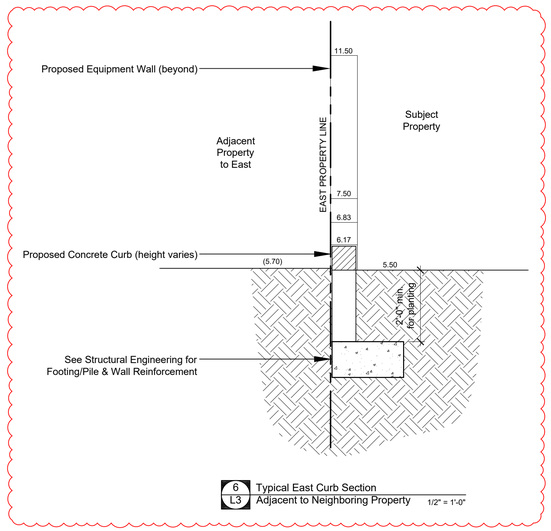
3 L3 Typical North Site Wall Section
Adjacent to Neighboring Property 1/2" = 1'-0"



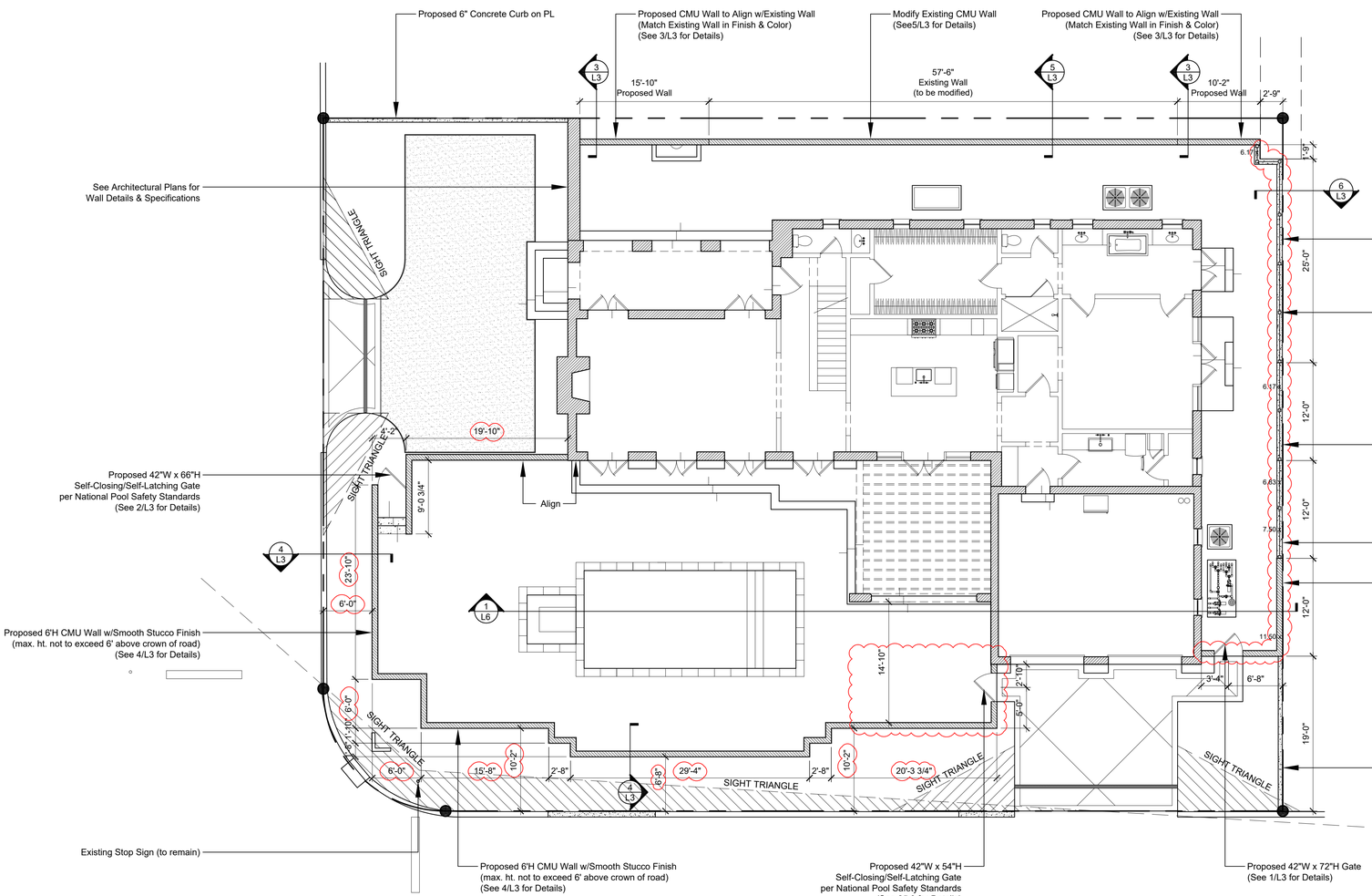
4 L3 Typical Site Wall Section
Adjacent to Street 1/2" = 1'-0"

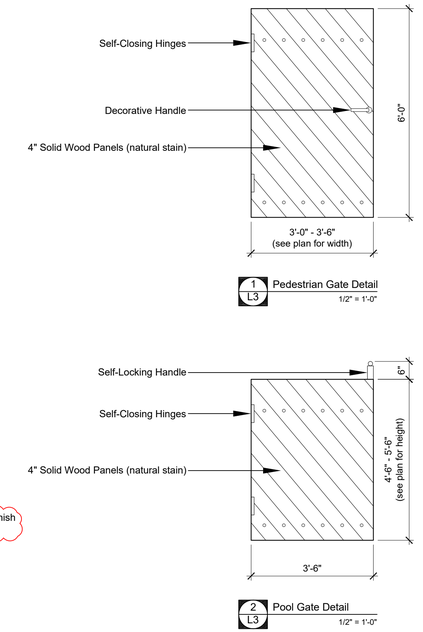


5 L3 North Site Wall Section
Wall to be Modified 1/2" = 1'-0"



6 L3 Typical East Curb Section
Adjacent to Neighboring Property 1/2" = 1'-0"





1 L3 Pedestrian Gate Detail
1/2" = 1'-0"

2 L3 Pool Gate Detail
1/2" = 1'-0"

1 2 5 10 20

CURRENTLY PROPOSED

Project Presentation/Approval History

Description	Town of Palm Beach #	Meeting Date
Demolition of existing residence and construction of new two-story residence Site Plan Approval for non-conforming lot	ARC-24-061 ZON-24-068	05/29/2024 06/12/2024
Modify shape of pool and site wall from oval to rectilinear, replace two windows on the east elevation with a French door and add a small balcony	ARC-25-0002	03/26/2025
Relocate previously approved pool equipment location to east side of house Variance request to locate pool equipment more than 20 feet from edge of pool Variance request to locate pool heater less than 10 feet from property line	ARC-25-0033 ZON-25-0037	07/23/2025 08/13/2025

BGS
Landscape Architecture & Engineering
1016 Clare Avenue, Suite 5
West Palm Beach, FL 33401
(561) 602-6277
bgspllc.com
LA6666674/PE36171

PROPOSED FENCES, WALLS, & GATES 1/8" = 1'-0"

171 El Pueblo Way
Palm Beach
Florida

FINAL SUBMITTAL

JOB #1022

DATE ISSUED:
July 7, 2025

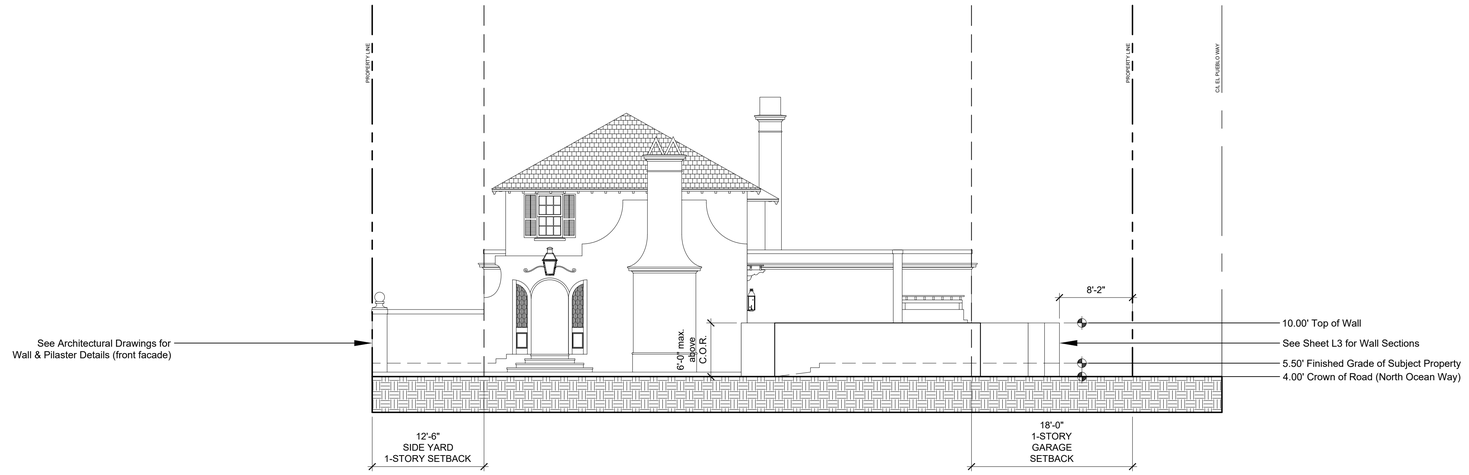
DATE PLOTTED:
July 7, 2025

Drawn By:	Date:
S.B.	07/07/2025

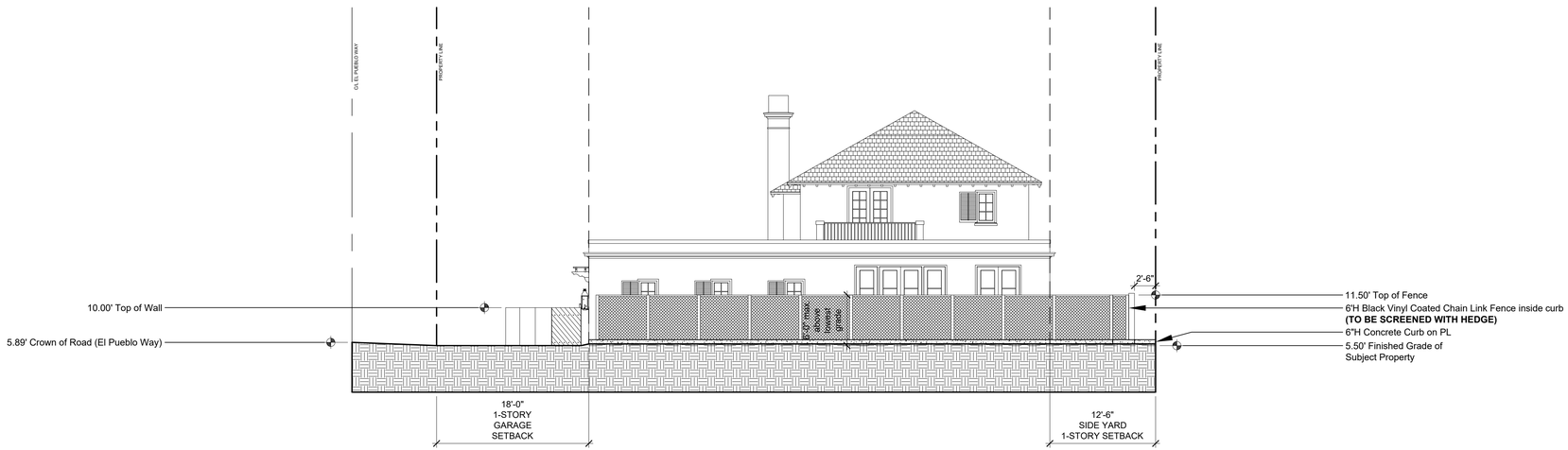
N

L3

THIS DRAWING IS AN INSTRUMENT OF SERVICE, AND AS SUCH SHALL REMAIN THE PROPERTY OF BGS, PLLC. UNAUTHORIZED USE OR REPRODUCTION WITHOUT WRITTEN PERMISSION OF BGS, PLLC IS PROHIBITED. THIS DRAWING IS FOR USE IN CONNECTION WITH THIS PROJECT, AND SHALL NOT BE USED FOR ANY OTHER LOCATION.
COPYRIGHT BGS, PLLC. ALL RIGHTS RESERVED.



PROPOSED WEST ELEVATION w/SITE WALLS



PROPOSED EAST ELEVATION w/SITE WALLS

1 2 5 10 20

PREVIOUSLY APPROVED

ARC-24-061
APPROVED 05/29/24
ZON-24-068
APPROVED 06/12/24
ARC-25-0002
APPROVED 03/26/25

BGS
Landscape
Architecture
& Engineering

1016 Clare Avenue, Suite 5
West Palm Beach, FL 33401
(561) 602-6277
bgspllc.com
LA6666674/PE36171

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

PROPOSED WEST & EAST ELEVATIONS

171 El Pueblo Way
Palm Beach
Florida

PRESENTATION

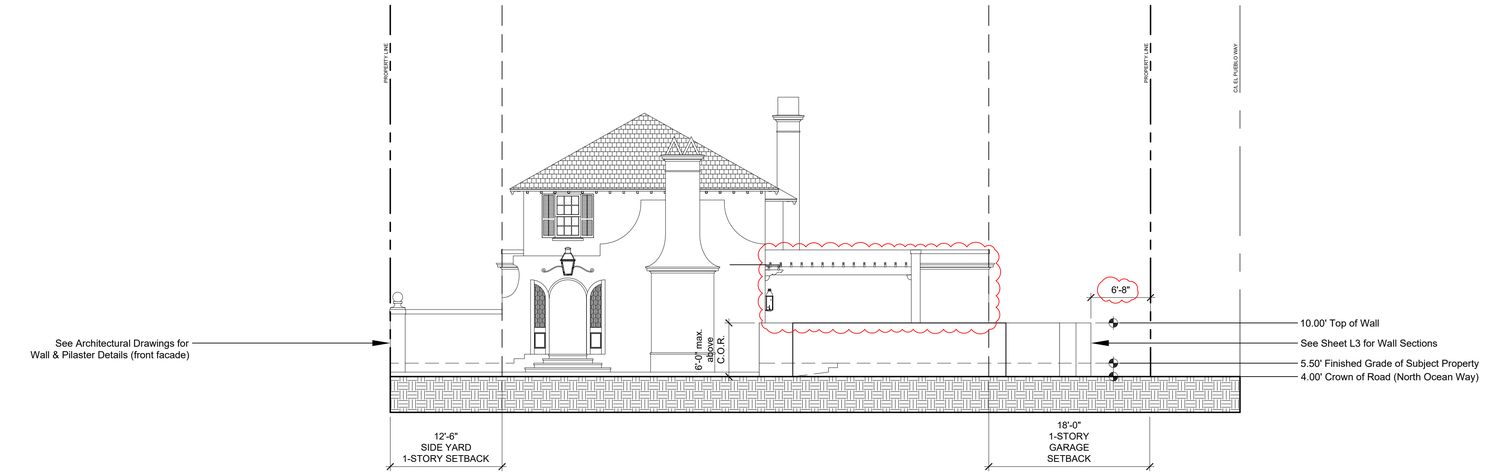
JOB #1022

DATE ISSUED:
MARCH 26, 2025

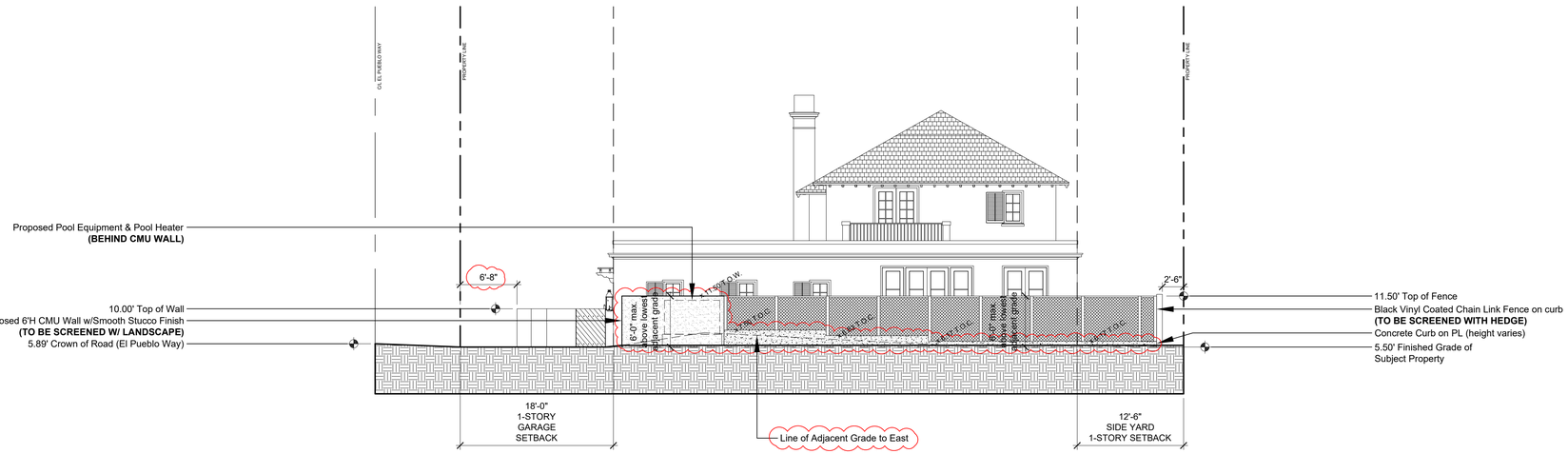
DATE PLOTTED:
March 26, 2025

L4a

THIS DRAWING IS AN INSTRUMENT OF SERVICE, AND AS SUCH SHALL REMAIN THE PROPERTY OF BGS, PLLC. UNAUTHORIZED USE OR REPRODUCTION WITHOUT WRITTEN PERMISSION OF BGS, PLLC IS PROHIBITED. THIS DRAWING IS FOR USE IN CONNECTION WITH THIS PROJECT, AND SHALL NOT BE USED FOR ANY OTHER LOCATION.
COPYRIGHT BGS, PLLC. ALL RIGHTS RESERVED.



PROPOSED WEST ELEVATION w/SITE WALLS



PROPOSED EAST ELEVATION w/SITE WALLS

1 2 5 10 20

CURRENTLY PROPOSED

Project Presentation/Approval History

Description	Town of Palm Beach #	Meeting Date
Demolition of existing residence and construction of new two-story residence Site Plan Approval for non-conforming lot	ARC-24-061 ZON-24-068	05/29/2024 06/12/2024
Modify shape of pool and site wall from oval to rectilinear, replace two windows on the east elevation with a French door and add a small balcony	ARC-25-0002	03/26/2025
Relocate previously approved pool equipment location to east side of house Variance request to locate pool equipment more than 20 feet from edge of pool Variance request to locate pool heater less than 10 feet from property line	ARC-25-0033 ZON-25-0037	07/23/2025 08/13/2025

BGS
Landscape Architecture & Engineering
1016 Clare Avenue, Suite 5
West Palm Beach, FL 33401
(561) 602-6277
bgspllc.com
LA6666674/PE36171

PROPOSED WEST & EAST ELEVATIONS 1/8" = 1'-0"

171 El Pueblo Way
Palm Beach
Florida
FINAL SUBMITTAL

JOB #1022

DATE ISSUED:
July 7, 2025

DATE PLOTTED:
July 7, 2025

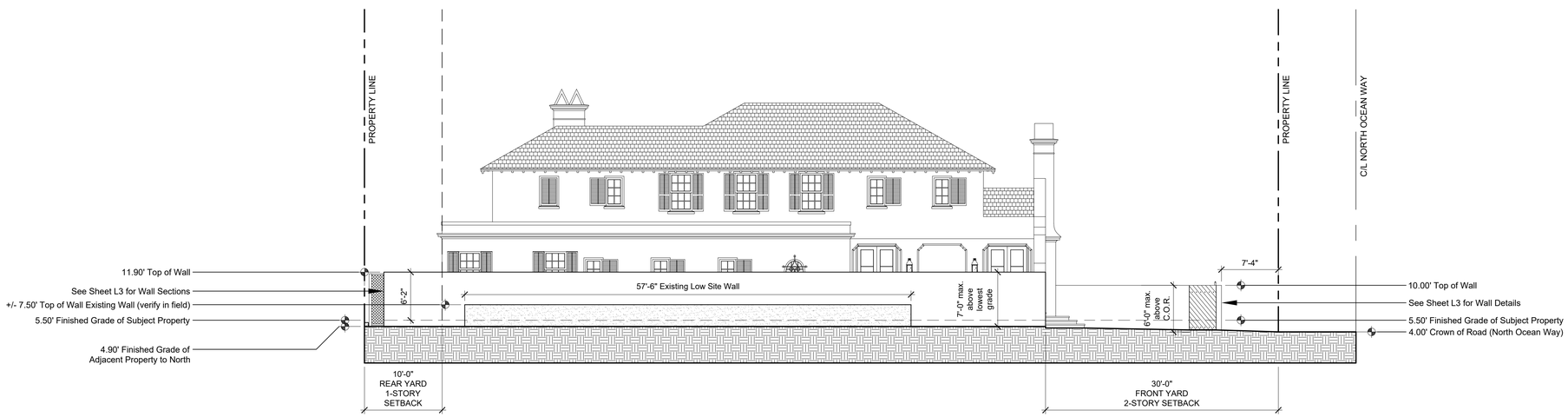
Drawn By:	Date:
S.B.	07/07/2025

L4

THIS DRAWING IS AN INSTRUMENT OF SERVICE, AND AS SUCH SHALL REMAIN THE PROPERTY OF BGS, PLLC. UNAUTHORIZED USE OR REPRODUCTION WITHOUT WRITTEN PERMISSION OF BGS, PLLC IS PROHIBITED. THIS DRAWING IS FOR USE IN CONNECTION WITH THIS PROJECT, AND SHALL NOT BE USED FOR ANY OTHER LOCATION.
COPYRIGHT BGS, PLLC. ALL RIGHTS RESERVED.



PROPOSED SOUTH ELEVATION w/SITE WALLS



PROPOSED NORTH ELEVATION w/SITE WALLS

1 2 5 10 20

PREVIOUSLY APPROVED

ARC-24-061
APPROVED 05/29/24
ZON-24-068
APPROVED 06/12/24
ARC-25-0002
APPROVED 03/26/25

BGS
Landscape Architecture & Engineering
1016 Clare Avenue, Suite 5
West Palm Beach, FL 33401
(561) 602-6277
bgspllc.com
LA6666674/PE36171

PROPOSED SOUTH & NORTH ELEVATIONS

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

171 El Pueblo Way
Palm Beach
Florida

PRESENTATION

JOB #1022

DATE ISSUED:
MARCH 26, 2025

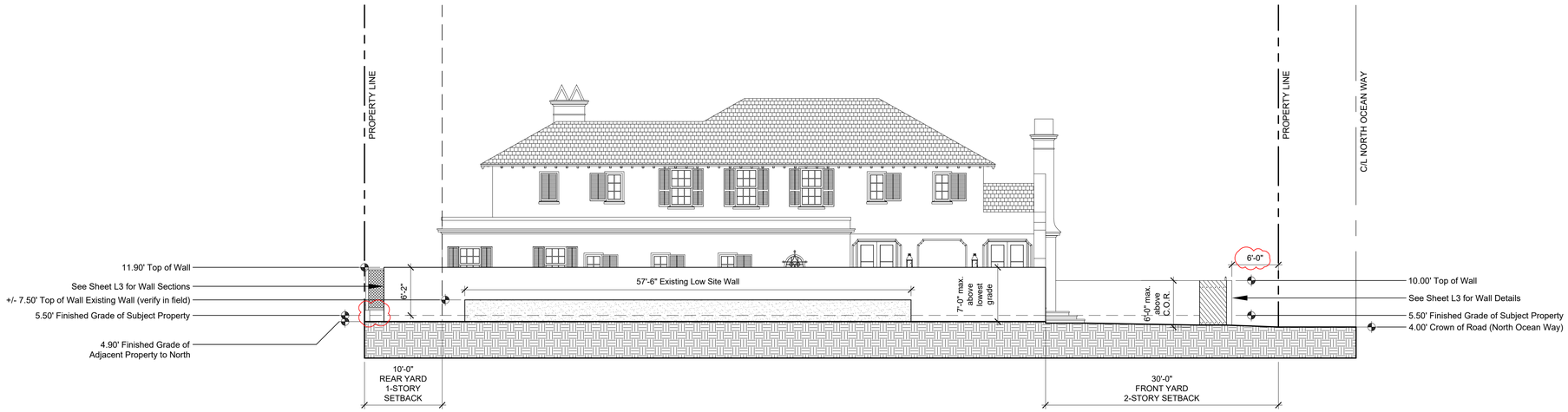
DATE PLOTTED:
March 26, 2025

L5a

THIS DRAWING IS AN INSTRUMENT OF SERVICE, AND AS SUCH SHALL REMAIN THE PROPERTY OF BGS, PLLC. UNAUTHORIZED USE OR REPRODUCTION WITHOUT WRITTEN PERMISSION OF BGS, PLLC IS PROHIBITED. THIS DRAWING IS FOR USE IN CONNECTION WITH THIS PROJECT, AND SHALL NOT BE USED FOR ANY OTHER LOCATION.
COPYRIGHT BGS, PLLC. ALL RIGHTS RESERVED.



PROPOSED SOUTH ELEVATION w/SITE WALLS



PROPOSED NORTH ELEVATION w/SITE WALLS

1 2 5 10 20

CURRENTLY PROPOSED

Project Presentation/Approval History

Description	Town of Palm Beach #	Meeting Date
Demolition of existing residence and construction of new two-story residence Site Plan Approval for non-conforming lot	ARC-24-061 ZON-24-068	05/29/2024 06/12/2024
Modify shape of pool and site wall from oval to rectilinear, replace two windows on the east elevation with a French door and add a small balcony	ARC-25-0002	03/26/2025
Relocate previously approved pool equipment location to east side of house Variance request to locate pool equipment more than 20 feet from edge of pool Variance request to locate pool heater less than 10 feet from property line	ARC-25-0033 ZON-25-0037	07/23/2025 08/13/2025

BGS
Landscape Architecture & Engineering
1016 Clare Avenue, Suite 5
West Palm Beach, FL 33401
(561) 602-6277
bgspllc.com
LA6666674/PE36171

PROPOSED SOUTH & NORTH ELEVATIONS 1/8" = 1'-0"

171 El Pueblo Way
Palm Beach
Florida

FINAL SUBMITTAL

JOB #1022

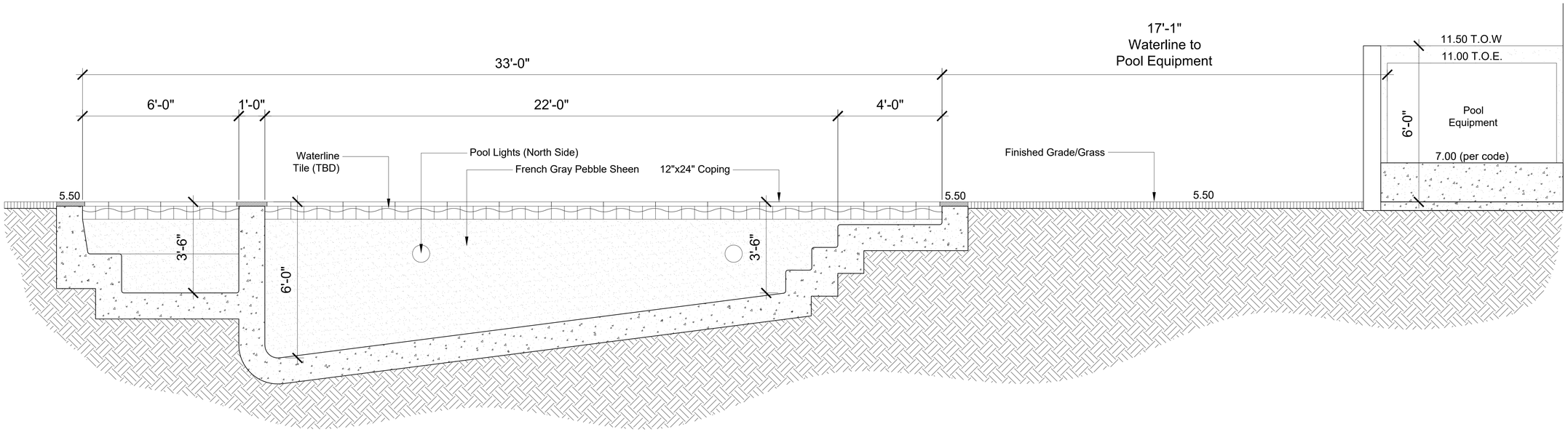
DATE ISSUED:
July 7, 2025

DATE PLOTTED:
July 7, 2025

Drawn By:	Date:
S.B.	07/07/2025

L5

THIS DRAWING IS AN INSTRUMENT OF SERVICE, AND AS SUCH SHALL REMAIN THE PROPERTY OF BGS, PLLC. UNAUTHORIZED USE OR REPRODUCTION WITHOUT WRITTEN PERMISSION OF BGS, PLLC IS PROHIBITED. THIS DRAWING IS FOR USE IN CONNECTION WITH THIS PROJECT, AND SHALL NOT BE USED FOR ANY OTHER LOCATION.
COPYRIGHT BGS, PLLC. ALL RIGHTS RESERVED.



1 / L6 Pool, Spa, & Equipment Section

1/2" = 1'-0"

0 1/2 1 2 5

PREVIOUSLY APPROVED

ARC-24-061
APPROVED 05/29/24
ZON-24-068
APPROVED 06/12/24
ARC-25-0002
APPROVED 03/26/25

BGS
Landscape Architecture & Engineering
1016 Clare Avenue, Suite 5
West Palm Beach, FL 33401
(561) 602-6277
bgspllc.com
LA6666674/PE36171

SCALE: 1/2" = 1'-0"

POOL, SPA, & EQUIPMENT SECTION

JOB #1022

171 El Pueblo Way
Palm Beach
Florida

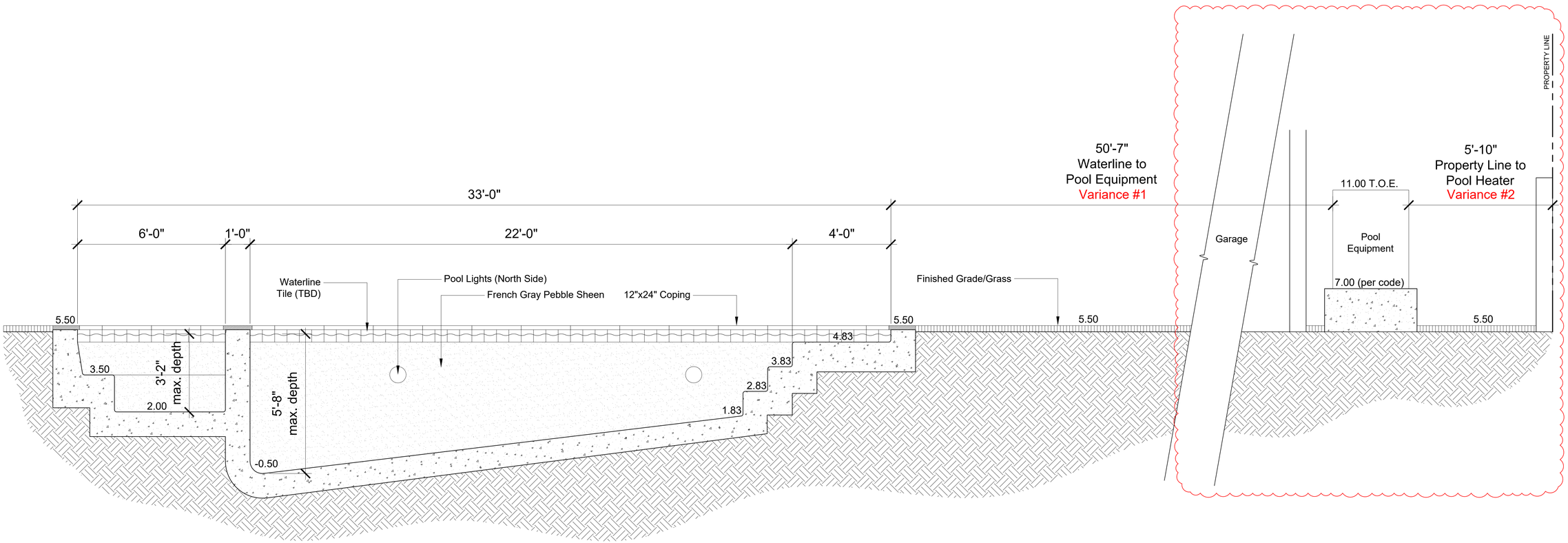
PRESENTATION

DATE ISSUED:
MARCH 26, 2025

DATE PLOTTED:
March 26, 2025

L6a

THIS DRAWING IS AN INSTRUMENT OF SERVICE, AND AS SUCH SHALL REMAIN THE PROPERTY OF BGS, PLLC. UNAUTHORIZED USE OR REPRODUCTION WITHOUT WRITTEN PERMISSION OF BGS, PLLC IS PROHIBITED. THIS DRAWING IS FOR USE IN CONNECTION WITH THIS PROJECT, AND SHALL NOT BE USED FOR ANY OTHER LOCATION.
COPYRIGHT BGS, PLLC. ALL RIGHTS RESERVED.



1 L6 Pool, Spa, & Equipment Section
1/2" = 1'-0"

0 1/2 1 2 5

CURRENTLY PROPOSED

Project Presentation/Approval History

Description	Town of Palm Beach #	Meeting Date
Demolition of existing residence and construction of new two-story residence Site Plan Approval for non-conforming lot	ARC-24-061 ZON-24-068	05/29/2024 06/12/2024
Modify shape of pool and site wall from oval to rectilinear, replace two windows on the east elevation with a French door and add a small balcony	ARC-25-0002	03/26/2025
Relocate previously approved pool equipment location to east side of house Variance request to locate pool equipment more than 20 feet from edge of pool Variance request to locate pool heater less than 10 feet from property line	ARC-25-0033 ZON-25-0037	07/23/2025 08/13/2025

BGS
Landscape Architecture & Engineering
1016 Clare Avenue, Suite 5
West Palm Beach, FL 33401
(561) 602-6277
bgspllc.com
LA6666674/PE36171

POOL, SPA, & EQUIPMENT SECTION 1/2" = 1'-0"

171 El Pueblo Way
Palm Beach
Florida

JOB #1022

FINAL SUBMITTAL

DATE ISSUED:
July 7, 2025

DATE PLOTTED:
July 7, 2025

Drawn By:	Date:
S.B.	07/07/2025

L6

THIS DRAWING IS AN INSTRUMENT OF SERVICE, AND AS SUCH SHALL REMAIN THE PROPERTY OF BGS, PLLC. UNAUTHORIZED USE OR REPRODUCTION WITHOUT WRITTEN PERMISSION OF BGS, PLLC IS PROHIBITED. THIS DRAWING IS FOR USE IN CONNECTION WITH THIS PROJECT, AND SHALL NOT BE USED FOR ANY OTHER LOCATION.
COPYRIGHT BGS, PLLC. ALL RIGHTS RESERVED.



TABBY DRIVE



FRENCH GRAY POOL



FINISH STONE RANGE
(as of 03/31/24)

PREVIOUSLY APPROVED

ARC-24-061
APPROVED 05/29/24
ZON-24-068
APPROVED 06/12/24
ARC-25-0002
APPROVED 03/26/25

BGS
Landscape Architecture & Engineering
1016 Clare Avenue, Suite 5
West Palm Beach, FL 33401
(561) 602-6277
bgspllc.com
LA6666674/PE36171

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

MATERIALS & FINISHES

171 El Pueblo Way
Palm Beach
Florida

PRESENTATION

JOB #1022

DATE ISSUED:
MARCH 26, 2025

DATE PLOTTED:
March 26, 2025

M1a

THIS DRAWING IS AN INSTRUMENT OF SERVICE, AND AS SUCH SHALL REMAIN THE PROPERTY OF BGS, PLLC. UNAUTHORIZED USE OR REPRODUCTION WITHOUT WRITTEN PERMISSION OF BGS, PLLC IS PROHIBITED. THIS DRAWING IS FOR USE IN CONNECTION WITH THIS PROJECT, AND SHALL NOT BE USED FOR ANY OTHER LOCATION.
COPYRIGHT BGS, PLLC. ALL RIGHTS RESERVED.



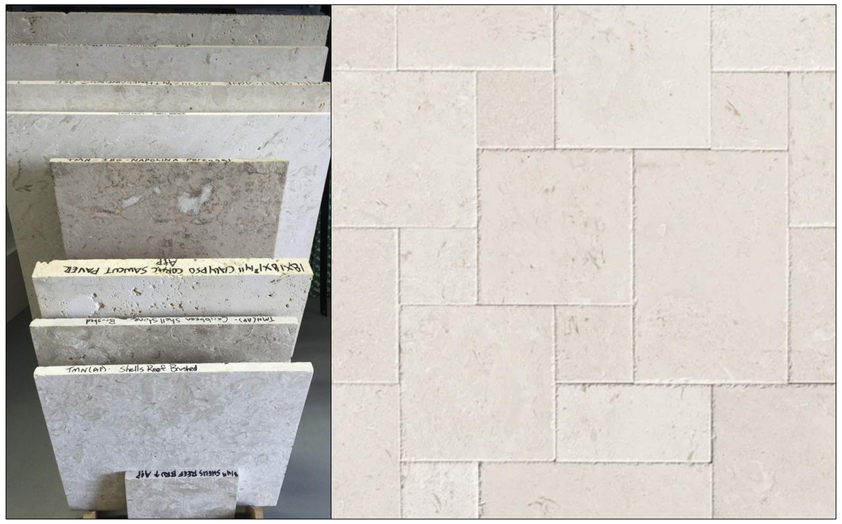
TABBY DRIVE (EL PUEBLO WAY)



FRENCH GRAY POOL



CHATTAHOOCHEE DRIVE (NORTH OCEAN WAY)



FINISH STONE RANGE
(as of 03/31/24)

Project Presentation/Approval History

Description	Town of Palm Beach #	Meeting Date
Demolition of existing residence and construction of new two-story residence Site Plan Approval for non-conforming lot	ARC-24-061 ZON-24-068	05/29/2024 06/12/2024
Modify shape of pool and site wall from oval to rectilinear, replace two windows on the east elevation with a French door and add a small balcony	ARC-25-0002	03/26/2025
Relocate previously approved pool equipment location to east side of house Variance request to locate pool equipment more than 20 feet from edge of pool Variance request to locate pool heater less than 10 feet from property line	ARC-25-0033 ZON-25-0037	07/23/2025 08/13/2025

BGS
Landscape Architecture & Engineering
1016 Clare Avenue, Suite 5
West Palm Beach, FL 33401
(561) 602-6277
bgspllc.com
LA6666674/PE36171

MATERIALS & FINISHES

171 El Pueblo Way
Palm Beach
Florida
FINAL SUBMITTAL

JOB #1022

DATE ISSUED:
July 7, 2025

DATE PLOTTED:
July 7, 2025

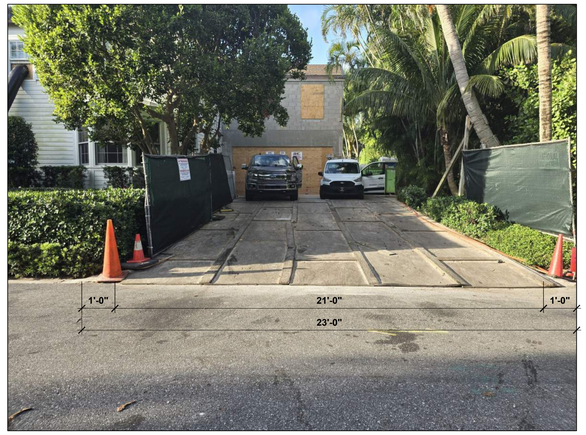
Drawn By:	Date:
S.B.	07/07/2025

M1

THIS DRAWING IS AN INSTRUMENT OF SERVICE, AND AS SUCH SHALL REMAIN THE PROPERTY OF BGS, PLLC. UNAUTHORIZED USE OR REPRODUCTION WITHOUT WRITTEN PERMISSION OF BGS, PLLC IS PROHIBITED. THIS DRAWING IS FOR USE IN CONNECTION WITH THIS PROJECT, AND SHALL NOT BE USED FOR ANY OTHER LOCATION.
COPYRIGHT BGS, PLLC. ALL RIGHTS RESERVED.



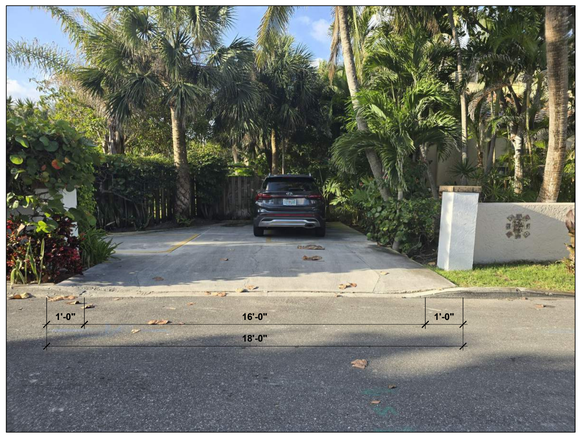
250 EL PUEBLO WAY



260 EL PUEBLO WAY



255 EL PUEBLO WAY



110 EL PUEBLO WAY (ACROSS THE STREET)



110 EL PUEBLO WAY (NORTH OCEAN WAY)



1161 NORTH OCEAN WAY (NEXT DOOR)



271 EL PUEBLO WAY



224 EL PUEBLO WAY

Project Presentation/Approval History		
Description	**Town of Palm Beach #**	**Meeting Date**
Demolition of existing residence and construction of new two-story residence Site Plan Approval for non-conforming lot	ARC-24-061 ZON-24-068	05/29/2024 06/12/2024
Modify shape of pool and site wall from oval to rectilinear, replace two windows on the east elevation with a French door and add a small balcony	ARC-25-0002	03/26/2025
Relocate previously approved pool equipment location to east side of house Variance request to locate pool equipment more than 20 feet from edge of pool Variance request to locate pool heater less than 10 feet from property line	ARC-25-0033 ZON-25-0037	07/23/2025 08/13/2025

BGS
Landscape Architecture & Engineering
1016 Clare Avenue, Suite 5
West Palm Beach, FL 33401
(561) 602-6277
bgspllc.com
LA6666674/PE36171

NEIGHBORHOOD DRIVEWAY STUDY

171 El Pueblo Way
Palm Beach
Florida

FINAL SUBMITTAL

JOB #1022

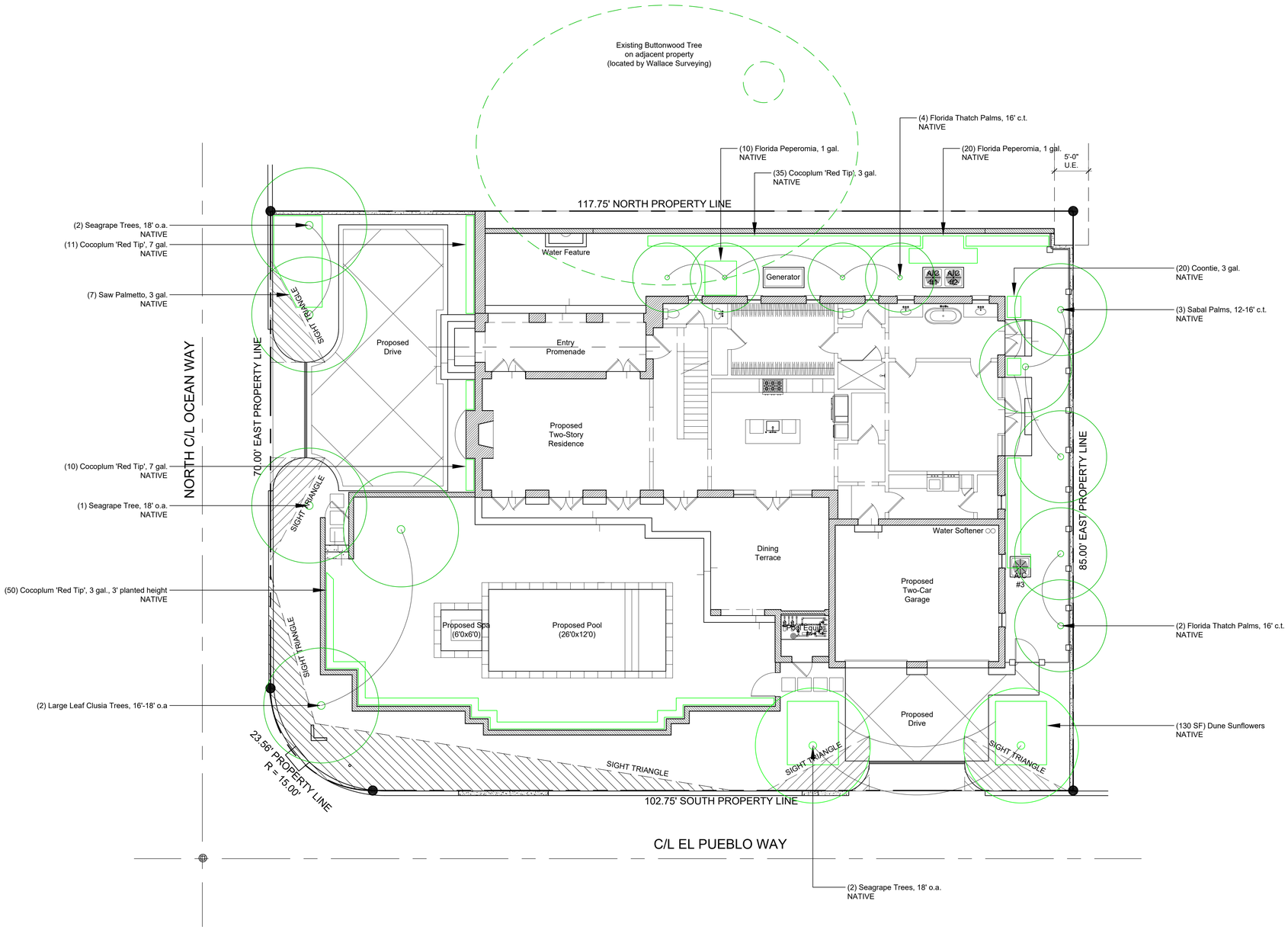
DATE ISSUED:
July 7, 2025

DATE PLOTTED:
July 7, 2025

Drawn By:	Date:
S.B.	07/07/2025

DS

THIS DRAWING IS AN INSTRUMENT OF SERVICE, AND AS SUCH SHALL REMAIN THE PROPERTY OF BGS, PLLC. UNAUTHORIZED USE OR REPRODUCTION WITHOUT WRITTEN PERMISSION OF BGS, PLLC IS PROHIBITED. THIS DRAWING IS FOR USE IN CONNECTION WITH THIS PROJECT, AND SHALL NOT BE USED FOR ANY OTHER LOCATION.
COPYRIGHT BGS, PLLC. ALL RIGHTS RESERVED.



Proposed Plant List

	QTY	COMMON NAME	BOTANICAL NAME	SIZE	COMMENT	NATIVE
TREES	1	Bird of Paradise	Strelitzia Nicolai	8'-10' o.a.		
	2	**Large Leaf Clusia**	**Clusia Rosea**	**16'-18' o.a.**		**X**
	5	**Seagrape**	**Coccoloba Uvifera**	**18' o.a.**		**X**
PALMS	2	Adonidia Palm	Adonidia Merrillii	12', 14', 16' c.t.	triple	
	8	Coconut Palm	Cocos Nucifera	12'-16' c.t.		
	4	Coconut Palm	Cocos Nucifera	12'-16' c.t.	curved	
	6	**Florida Thatch Palm**	**Thrinax Radiata**	**16' c.t.**		**X**
	3	Pygmy Date Palm	Phoenix Robelenii	6'-8' c.t.	curved	
	2	Pygmy Date Palm	Phoenix Robelenii	4', 5', 6' c.t.	triple	
	3	**Sabal Palm**	**Sabal Palmetto**	**12'-16' c.t.**		**X**
SHRUBS/VINES	18	Begonia Odorata 'Alba'	Begonia Odorata 'Alba'	X gal.		
	3	Bougainvillea	Bougainvillea	15 gal., trellis	P.B. Purple	
	85	**Cocoplum 'Red Tip'**	**Chrysobalanus Icaco**	**3 gal., 3' planted height**	**full to base, form hedge**	**X**
	21	**Cocoplum 'Red Tip'**	**Chrysobalanus Icaco**	**7 gal.**	**full to base, form hedge**	**X**
	20	**Coontie**	**Zamia Pumila**	**3 gal.**		**X**
	15	Ficus Repens	Sabal Pumila	liners		
	30	**Florida Peperomia**	**Peperomia Obtusifolia**	**1 gal.**		**X**
	3	Jasmine	Jasminum	7 gal., trellis		
	8	Monstera Deliciosa	Monstera Deliciosa	3 gal.		
	3	Podocarpus	Podocarpus	3 gal., 3' o.a.	full to base, form hedge	
	43	Podocarpus	Podocarpus	8' o.a.	full to base, form hedge	
	44	Podocarpus	Podocarpus	15 gal., 6' o.a.	full to base, form hedge	
	67	Podocarpus	Podocarpus	7 gal., 6' o.a. (per code)	full to base, form hedge	
	7	**Saw Palmetto**	**Serenoa repens**			**X**
GC	**130 SF**	**Dune Sunflowers**	**Helianthus Debilis**			**X**
	105 SF	Jasmine 'Minima'	Trachelospermum Asiaticum	4" plugs		

Native Landscape Legend

Property Address	171 EL PUEBLO WAY, PALM BEACH, FL 33480
Lot Area (sq ft)	9,960.46 SF

	REQUIRED	PROPOSED (03/26/25)
Landscape Open Space (LOS) (Sq Ft and %)	4,482.21 (45.00%)	4,484.82 (45.02%)
LOS to be altered (Sq Ft and %)	N/A	3,993.23 (40.09%)
Perimeter LOS (Sq Ft and %)	2,241.10 (50.00%)	2,825.05 (63.03%)
Front Yard LOS (Sq Ft and %)	830.75 (40.00%)	1,527.83 (61.07%)
Native Trees %	30% of 8 (2.40)	7 (87.50%)
Native Shrubs & Vines %	30% of 364 (109.50)	163 (44.78%)
Native Groundcover %	30% of 235 SF (70.50)	130 SF (55.32%)

* To determine qualifying native vegetation, use either:

the **Institute for Regional Conservation Natives for Your Neighborhood FL Statewide Plant List**
OR
the Florida Native Plant Society Native Plants for Your Area List

Note: Modification of >50% of existing landscape/greenspace 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*

1 2 5 10 20

PREVIOUSLY APPROVED

ARC-24-061
APPROVED 05/29/24
ZON-24-068
APPROVED 06/12/24
ARC-25-0002
APPROVED 03/26/25

BGS
Landscape Architecture & Engineering
1016 Clare Avenue, Suite 5
West Palm Beach, FL 33401
(561) 602-6277
bgspllc.com
LA6666674/PE36171

NATIVE LANDSCAPE PLAN/CALCULATIONS SCALE: 1/8" = 1'-0"

171 El Pueblo Way
Palm Beach
Florida

PRESENTATION

JOB #1022

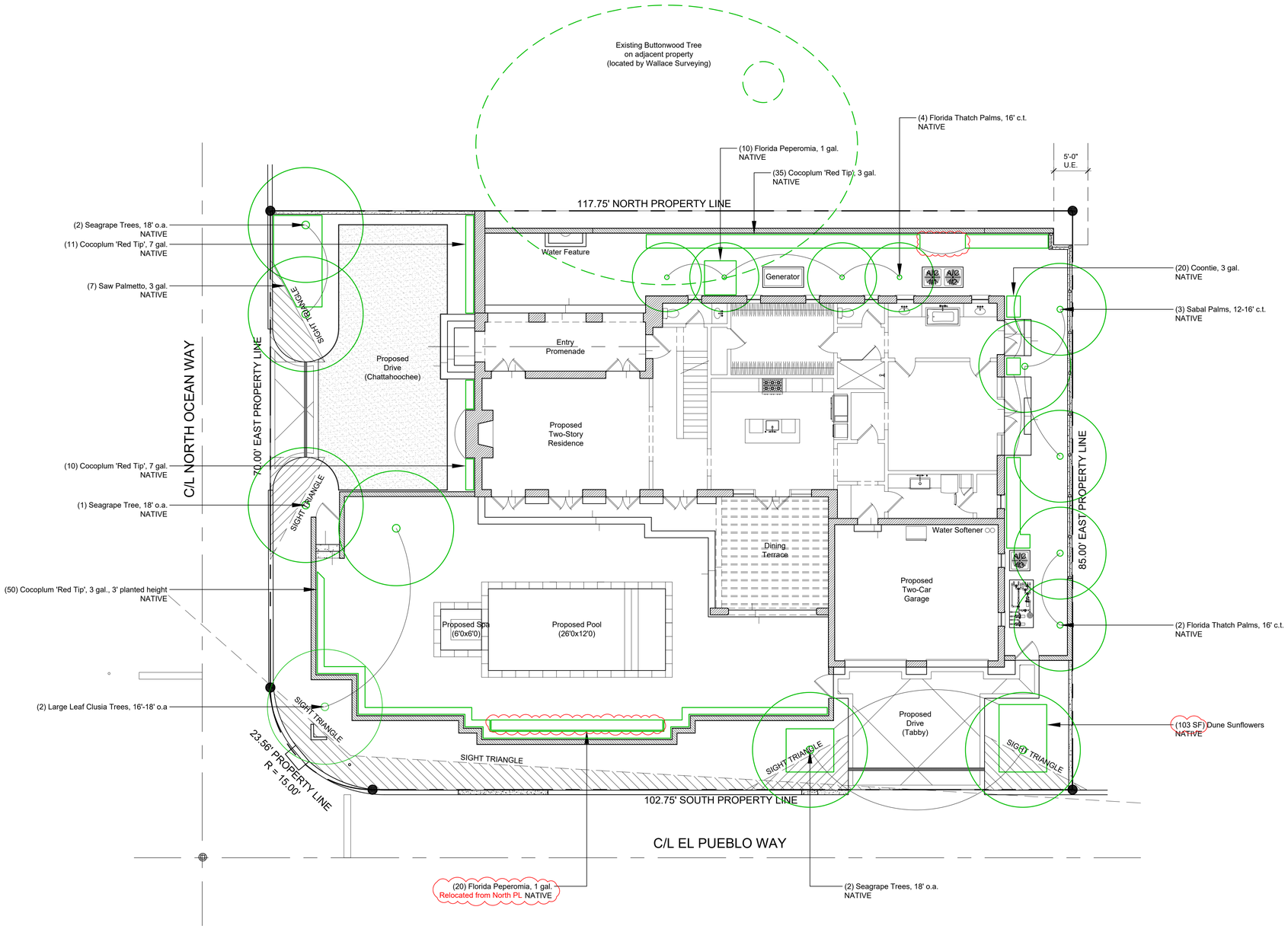
DATE ISSUED:
MARCH 26, 2025

DATE PLOTTED:
March 26, 2025

N

NL1a

THIS DRAWING IS AN INSTRUMENT OF SERVICE, AND AS SUCH SHALL REMAIN THE PROPERTY OF BGS, PLLC. UNAUTHORIZED USE OR REPRODUCTION WITHOUT WRITTEN PERMISSION OF BGS, PLLC IS PROHIBITED. THIS DRAWING IS FOR USE IN CONNECTION WITH THIS PROJECT, AND SHALL NOT BE USED FOR ANY OTHER LOCATION.
COPYRIGHT BGS, PLLC. ALL RIGHTS RESERVED.



Proposed Plant List

	QTY	COMMON NAME	BOTANICAL NAME	SIZE	COMMENT	NATIVE
TREES	1	Bird of Paradise	Strelitzia Nicolai	8'-10' o.a.		
	2	**Large Leaf Clusia**	**Clusia Rosea**	**16'-18' o.a.**		**X**
	5	**Seagrape**	**Coccoloba Uvifera**	**18' o.a.**		**X**
PALMS	2	Adonidia Palm	Adonidia Merrillii	12', 14', 16' c.t.	triple	
	8	Coconut Palm	Cocos Nucifera	12'-16' c.t.		
	4	Coconut Palm	Cocos Nucifera	12'-16' c.t.	curved	
	6	**Florida Thatch Palm**	**Thrinax Radiata**	**16' c.t.**		**X**
	3	Pygmy Date Palm	Phoenix Robelenii	6'-8' c.t.	curved	
	2	Pygmy Date Palm	Phoenix Robelenii	4', 5', 6' c.t.	triple	
	3	**Sabal Palm**	**Sabal Palmetto**	**12'-16' c.t.**		**X**
SHRUBS/VINES	18	Begonia Odorata 'Alba'	Begonia Odorata 'Alba'	7 gal.		
	7	Bougainvillea	Bougainvillea	15 gal., trellis	P.B. Purple	
	85	**Cocoplum 'Red Tip'**	**Chrysobalanus Icaco**	**3 gal., 3' planted height**	**full to base, form hedge**	**X**
	21	**Cocoplum 'Red Tip'**	**Chrysobalanus Icaco**	**7 gal.**	**full to base, form hedge**	**X**
	20	**Coontie**	**Zamia Pumila**	**3 gal.**		**X**
	15	Ficus Repens	Sabal Pumila	liners		
	30	**Florida Peperomia**	**Peperomia Obtusifolia**	**1 gal.**		**X**
	3	Jasmine	Jasminum	7 gal., trellis		
	8	Monstera Deliciosa	Monstera Deliciosa	3 gal.		
	3	Podocarpus	Podocarpus	3 gal., 3' o.a.	full to base, form hedge	
	43	Podocarpus	Podocarpus	8' o.a.	full to base, form hedge	
	44	Podocarpus	Podocarpus	15 gal., 6' o.a.	full to base, form hedge	
	67	Podocarpus	Podocarpus	7 gal., 6' o.a. (per code)	full to base, form hedge	
	7	**Saw Palmetto**	**Serenoa repens**			**X**
	130 SF	**Dune Sunflowers**	**Helianthus Debilis**			**X**
GC	105 SF	Jasmine 'Minima'	Trachelospermum Asiaticum	4" plugs		

Native Landscape Legend

Property Address	171 EL PUEBLO WAY, PALM BEACH, FL 33480		
Lot Area (sq ft)	9,960.48 SF		
	REQUIRED	APPROVED (03/26/25)	PROPOSED (07/23/25)
Landscape Open Space (LOS) (Sq Ft and %)	4,482.21 (45.00%)	4,484.82 (45.02%)	4,515.63 (45.34%)
LOS to be altered (Sq Ft and %)	N/A	3,993.23 (40.09%)	3,993.23 (40.09%)
Perimeter LOS (Sq Ft and %)	2,241.10 (50.00%)	2,825.05 (63.03%)	2,765.00 (61.89%)
Front Yard LOS (Sq Ft and %)	830.75 (40.00%)	1,527.83 (61.07%)	1,537.05 (61.44%)
Native Trees %	30% of 8 (2.40)	7 (87.50%)	7 (87.50%)
Native Shrubs & Vines %	30% of 364 (109.50)	163 (44.78%)	163 (44.78%)
Native Groundcover %	30% of 208 SF (62.40)	130 SF (55.32%)	103 SF (49.52%)

* To determine qualifying native vegetation, use either:

Ihe Institute for Regional Conservation Natives for Your Neighborhood FL Statewide Plant List
OR
the Florida Native Plant Society Native Plants for Your Area List

Note: Modification of >50% of existing landscape/greenspace 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*

1 2 5 10 20

CURRENTLY PROPOSED

Project Presentation/Approval History

Description	Town of Palm Beach #	Meeting Date
Demolition of existing residence and construction of new two-story residence Site Plan Approval for non-conforming lot	ARC-24-061 ZON-24-068	05/29/2024 06/12/2024
Modify shape of pool and site wall from oval to rectilinear, replace two windows on the east elevation with a French door and add a small balcony	ARC-25-0002	03/26/2025
Relocate previously approved pool equipment location to east side of house Variance request to locate pool equipment more than 20 feet from edge of pool Variance request to locate pool heater less than 10 feet from property line	ARC-25-0033 ZON-25-0037	07/23/2025 08/13/2025

BGS
Landscape Architecture & Engineering
1016 Clare Avenue, Suite 5
West Palm Beach, FL 33401
(561) 602-6277
bgspllc.com
LA6666674/PE36171

NATIVE LANDSCAPE PLAN/CALCULATIONS 1/8" = 1'-0"

171 El Pueblo Way
Palm Beach
Florida

JOB #1022

FINAL SUBMITTAL

DATE ISSUED:
July 7, 2025

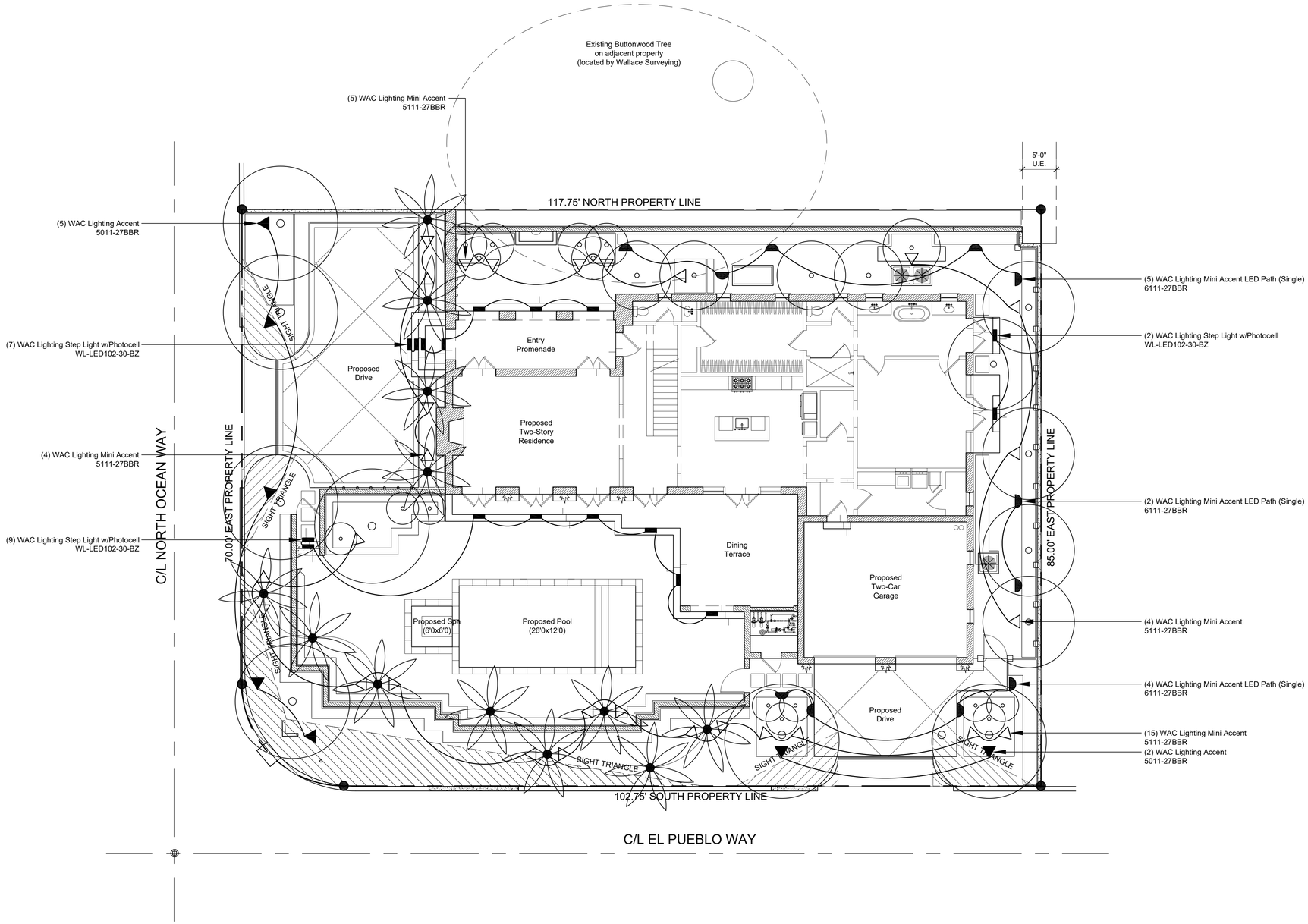
DATE PLOTTED:
July 7, 2025

Drawn By:	Date:
S.B.	07/07/2025

N

NL1

THIS DRAWING IS AN INSTRUMENT OF SERVICE, AND AS SUCH SHALL REMAIN THE PROPERTY OF BGS, PLLC. UNAUTHORIZED USE OR REPRODUCTION WITHOUT WRITTEN PERMISSION OF BGS, PLLC IS PROHIBITED. THIS DRAWING IS FOR USE IN CONNECTION WITH THIS PROJECT, AND SHALL NOT BE USED FOR ANY OTHER LOCATION.
COPYRIGHT BGS, PLLC. ALL RIGHTS RESERVED.



BGS
Landscape
Architecture
& Engineering

1016 Clare Avenue, Suite 5
West Palm Beach, FL 33401
(561) 602-6277
bgspllc.com
LA6666674/PE36171

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

JOB #1022

PROPOSED LANDSCAPE LIGHTING

171 El Pueblo Way
Palm Beach
Florida

PRESENTATION

DATE ISSUED:
MARCH 26, 2025

DATE PLOTTED:
March 26, 2025

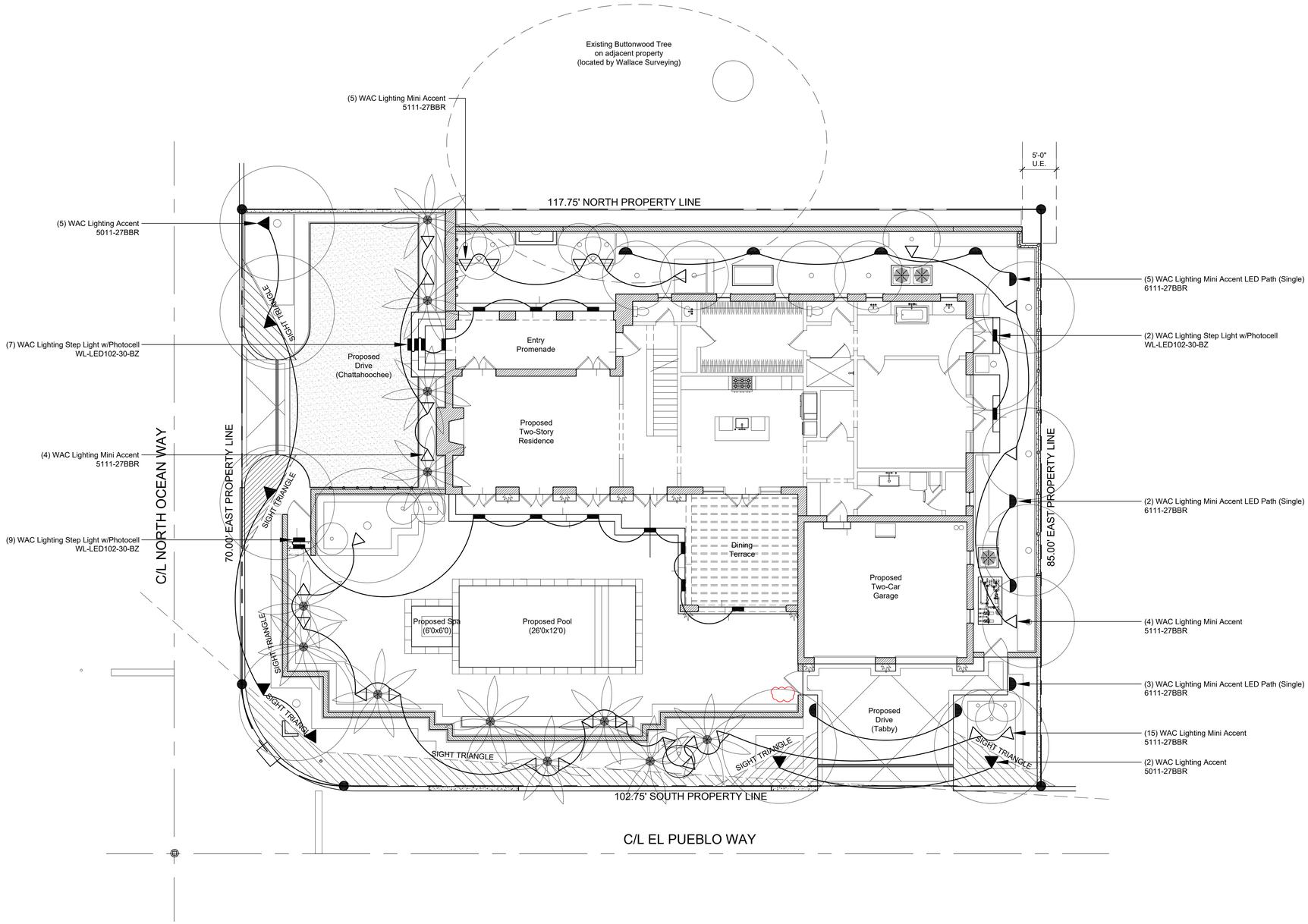
1 2 5 10 20

N

ARC-24-061
APPROVED 05/29/24
ZON-24-068
APPROVED 06/12/24
ARC-25-0002
APPROVED 03/26/25

LL1a

THIS DRAWING IS AN INSTRUMENT OF SERVICE, AND AS SUCH SHALL REMAIN THE PROPERTY OF BGS, PLLC. UNAUTHORIZED USE OR REPRODUCTION WITHOUT WRITTEN PERMISSION OF BGS, PLLC IS PROHIBITED. THIS DRAWING IS FOR USE IN CONNECTION WITH THIS PROJECT, AND SHALL NOT BE USED FOR ANY OTHER LOCATION.
COPYRIGHT BGS, PLLC. ALL RIGHTS RESERVED.



1 2 5 10 20

CURRENTLY PROPOSED

Project Presentation/Approval History

Description	Town of Palm Beach #	Meeting Date
Demolition of existing residence and construction of new two-story residence Site Plan Approval for non-conforming lot	ARC-24-061 ZON-24-068	05/29/2024 06/12/2024
Modify shape of pool and site wall from oval to rectilinear, replace two windows on the east elevation with a French door and add a small balcony	ARC-25-0002	03/26/2025
Relocate previously approved pool equipment location to east side of house Variance request to locate pool equipment more than 20 feet from edge of pool Variance request to locate pool heater less than 10 feet from property line	ARC-25-0033 ZON-25-0037	07/23/2025 08/13/2025

BGS
Landscape
Architecture
& Engineering

1016 Clare Avenue, Suite 5
West Palm Beach, FL 33401
(561) 602-6277
bgspllc.com
LA6666674/PE36171

PROPOSED LANDSCAPE LIGHTING SCALE: 1/8" = 1'-0"

171 El Pueblo Way
Palm Beach
Florida

FINAL SUBMITTAL

JOB #1022

DATE ISSUED:
July 7, 2025

DATE PLOTTED:
July 7, 2025

Drawn By:	Date:
S.B.	07/07/2025

N

LL1

THIS DRAWING IS AN INSTRUMENT OF SERVICE, AND AS SUCH SHALL REMAIN THE PROPERTY OF BGS, PLLC. UNAUTHORIZED USE OR REPRODUCTION WITHOUT WRITTEN PERMISSION OF BGS, PLLC IS PROHIBITED. THIS DRAWING IS FOR USE IN CONNECTION WITH THIS PROJECT, AND SHALL NOT BE USED FOR ANY OTHER LOCATION.
COPYRIGHT BGS, PLLC. ALL RIGHTS RESERVED.

Lighting Legend

SYMBOL	QTY.	MANUFACTURER	MODEL NUMBER	VOLTS	TYPE
▲	7	WAC Lighting	5011-27BBR	12	Accent
△	28	WAC Lighting	5111-27BBR	12	Mini Accent
◒	11	WAC Lighting	6111-27BBR	12	Mini Accent LED Path (single)
▬	17	WAC Lighting	WL-LED102-30-BZ	120	Step Light with Photocell



ACCENT 12V
5011

WAC LANDSCAPE LIGHTING

Fixture Type:
Catalog Number:
Project:
Location:

PRODUCT DESCRIPTION
Landscape accent luminaire. One fixture replaces all older halogen landscape accent lights

FEATURES
- Adjustable and lockable beam angle
- Integral dimmer
- IP66-rated, Protected against high-pressure water jets
- Includes a detachable shroud
- Solid diecast brass or corrosion resistant aluminum
- Factory sealed water tight fixtures
- Mounting stake, 6' lead wire and direct burial gel filled wire nuts included
- Maximizes initial lumen output against voltage drop
- UL 1838 Listed
- MLV dimmable with remote MLV dimmers

SPECIFICATIONS
Input: 9 - 15VAC (Transformer is required)
Power: 1W to 18W / 2VA - 23VA
Brightness: 55 lm to 1160 lm
Beam Angle: 10° to 60°
CRI: 85
Rated Life: 70,000 hours

ORDERING NUMBER

		Color Temp		Finish	
5011	*Accent 12V*	**27**	*2700K*	**BK**	*Black on Aluminum*
		30	*3000K*	**BZ**	*Bronze on Aluminum*
		40	*4000K*	**BBR**	*Bronze on Brass*

5011-_____
Example: **5011-30BBR**

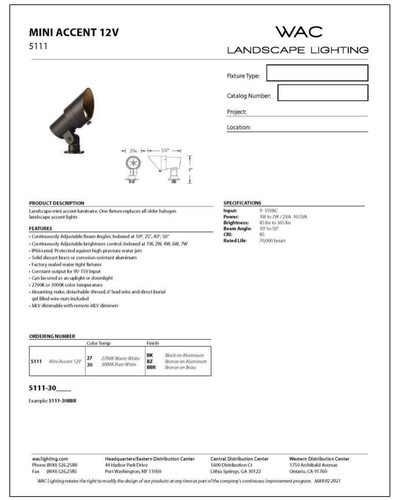
waclighting.com
Phone (800) 526.2588
Fax (800) 526.2585

Headquarters/Eastern Distribution Center
44 Harbor Park Drive
Port Washington, NY 11050

Central Distribution Center
1600 Distribution Ct
Lithia Springs, GA 30122

Western Distribution Center
1750 Archibald Avenue
Ontario, CA 91760

WAC Lighting retains the right to modify the design of our products at any time as part of the company's continuous improvement program. APR 15 2021



MINI ACCENT 12V
5111

WAC LANDSCAPE LIGHTING

Fixture Type:
Catalog Number:
Project:
Location:

PRODUCT DESCRIPTION
Landscape mini accent luminaire. One fixture replaces all older halogen landscape accent lights

FEATURES
- Continuously Adjustable Beam Angles. Indexed at 10°, 25°, 40°, 50°
- Continuously Adjustable brightness control. Indexed at 1W, 2W, 4W, 6W, 7W
- IP66-rated, Protected against high-pressure water jets
- Solid diecast brass or corrosion resistant aluminum
- Factory sealed water tight fixtures
- Constant output for 9V-15V input
- Can be used as an uplight or downlight
- 2700K or 3000K color temperature
- Guardian detachable shroud, 6' lead wire and direct burial gel filled wire nuts included
- UL & cUL 1838 Listed
- MLV dimmable with remote MLV dimmers

SPECIFICATIONS
Input: 9 - 15VAC
Power: 3W to 7W / 2VA - 10.5VA
Brightness: 45 lm to 365 lm
Beam Angles: 10° to 50°
CRI: 85
Rated Life: 70,000 hours

ORDERING NUMBER

		Color Temp		Finish	
5111	*Mini Accent 12V*	**27**	*2700K Warm White*	**BK**	*Black on Aluminum*
		30	*3000K Pure White*	**BZ**	*Bronze on Aluminum*
				BBR	*Bronze on Brass*

5111-30_____
Example: **5111-30BBR**

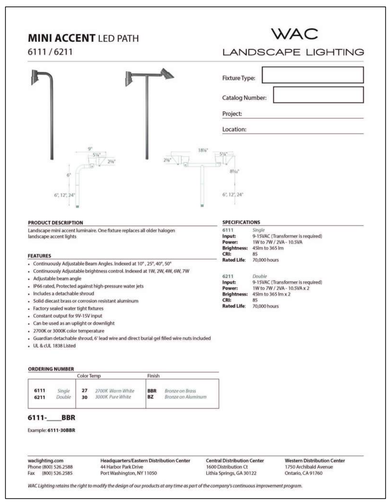
waclighting.com
Phone (800) 526.2588
Fax (800) 526.2585

Headquarters/Eastern Distribution Center
44 Harbor Park Drive
Port Washington, NY 11050

Central Distribution Center
1600 Distribution Ct
Lithia Springs, GA 30122

Western Distribution Center
1750 Archibald Avenue
Ontario, CA 91760

WAC Lighting retains the right to modify the design of our products at any time as part of the company's continuous improvement program. MAR 02 2021



MINI ACCENT LED PATH
6111 / 6211

WAC LANDSCAPE LIGHTING

Fixture Type:
Catalog Number:
Project:
Location:

PRODUCT DESCRIPTION
Landscape mini accent luminaire. One fixture replaces all older halogen landscape accent lights

FEATURES
- Continuously Adjustable Beam Angles. Indexed at 10°, 25°, 40°, 50°
- Continuously Adjustable brightness control. Indexed at 1W, 2W, 4W, 6W, 7W
- Adjustable beam angle
- IP66 rated, Protected against high-pressure water jets
- Includes a detachable shroud
- Solid diecast brass or corrosion resistant aluminum
- Factory sealed water tight fixtures
- Constant output for 9V-15V input
- Can be used as an uplight or downlight
- 2700K or 3000K color temperature
- Guardian detachable shroud, 6' lead wire and direct burial gel filled wire nuts included
- UL & cUL 1838 Listed

SPECIFICATIONS

6111 *Single*
Input: 9-15VAC (Transformer is required)
Power: 1W to 7W / 2VA - 10.5VA
Brightness: 45lm to 365 lm
CRI: 85
Rated Life: 70,000 hours

6211 *Double*
Input: 9-15VAC (Transformer is required)
Power: 1W to 7W / 2VA - 10.5VA x 2
Brightness: 45lm to 365 lm x 2
CRI: 85
Rated Life: 70,000 hours

ORDERING NUMBER

		Color Temp		Finish	
6111	*Single*	**27**	*2700K Warm White*	**BBR**	*Bronze on Brass*
6211	*Double*	**30**	*3000K Pure White*	**BZ**	*Bronze on Aluminum*

6111-____BBR
Example: **6111-30BBR**

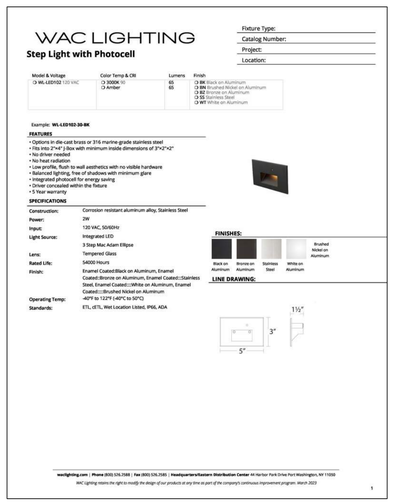
waclighting.com
Phone (800) 526.2588
Fax (800) 526.2585

Headquarters/Eastern Distribution Center
44 Harbor Park Drive
Port Washington, NY 11050

Central Distribution Center
1600 Distribution Ct
Lithia Springs, GA 30122

Western Distribution Center
1750 Archibald Avenue
Ontario, CA 91760

WAC Lighting retains the right to modify the design of our products at any time as part of the company's continuous improvement program.



WAC LIGHTING

Step Light with Photocell

Fixture Type:
Catalog Number:
Project:
Location:

Model & Voltage	Color Temp & CRI	Lumens	Finish
☐ WL-LED102 120 VAC	☐ 3000K 90	65	☐ BK Black on Aluminum
	☐ Amber	65	☐ BZ Bronze on Aluminum
			☐ AB Bronze on Aluminum
			☐ SS Stainless Steel
			☐ WT White on Aluminum

Example: **WL-LED102-30-BK**

FEATURES
- Options in die-cast brass or 316 marine-grade stainless steel
- Fits into 2"x4" J-Box with minimum inside dimensions of 3"x2"x2"
- No driver needed
- No heat radiation
- Low profile, flush to wall aesthetics with no visible hardware
- Balanced lighting, free of shadows with minimum glare
- Integrated photocell for energy saving
- Photocell setting within the fixture
- 5 Year warranty

SPECIFICATIONS

Construction:	Corrosion resistant aluminum alloy, Stainless Steel
Power:	2W
Input:	120 VAC, 50/60Hz
Light Source:	Integrated LED
Lens:	Tempered Glass
Rated Life:	54000 Hours
Finish:	Enamel Coated Black on Aluminum, Enamel Coated::Bronze on Aluminum, Enamel Coated::Stainless Steel, Enamel Coated::White on Aluminum, Enamel Coated:: Brushed Nickel on Aluminum
Operating Temp:	-40°F to 122°F (-40°C to 50°C)
Standards:	ETL, cETL, Wet Location Listed, IP66, ADA

FINISHES:

LINE DRAWING:

waclighting.com | Phone (800) 526.2588 | Fax (800) 526.2585 | Headquarters/Eastern Distribution Center 44 Harbor Park Drive Port Washington, NY 11050

WAC Lighting retains the right to modify the design of our products at any time as part of the company's continuous improvement program. MAR20 2021

Town of Palm Beach Exterior Lighting Requirements

1. Cut sheets depicting lighting details, and a site/plot plan showing lighting locations must be submitted.
2. No light bulb or source of illumination shall be visible while standing at or outside of the property line. Wall sconces or column top fixtures are excluded. The light bulbs in eave fixtures must be shielded so that the lamp is not visible from off the property line. Decorative wall sconces that are visible from the street are allowed but shall be lamped with bulbs not exceeding 15 watts per bulb, and not more than 4 bulbs per fixture.
3. No high-pressure or low-pressure sodium light bulbs can be used for landscape lighting.
4. Any bulbs or sources of illumination in fixtures mounted in trees or above eye level on structures shall not be visible off the property. All down lighting shall not exceed 2 ft. candles on residential property and 8 ft. candles on commercial properties as measured at ground level directly below the source of illumination. Down lighting scheme must be approved by Town Staff through ARCOM or LPC Administrative Approval. The maximum wattage per acre for down lighting schemes shall not exceed 3,750 watts; however, shall not be counted as contributing to the total landscape (vertical illumination quantity) lighting system. The use of baffling, shielding techniques, internal hex louvers and screening should reduce the total output to 3,000 watts. Baffling, shielding, internal hex louvers and screening is encouraged.
5. Maximum cumulative wattage of light fixtures using mercury vapor and/or fluorescent light bulbs supplied at 120 volts, 24 volts and 12 volts, per acre is 5,000 watts.
6. Maximum cumulative wattage of light fixtures using mercury vapor and/or fluorescent light bulbs supplied at 120 volts, 220 volts, 208 volts, and 277 volts, per acre is 5,000 watts. The use of baffling, shielding techniques, internal hex louvers and screening is encouraged.
7. Maximum cumulative wattage of light fixtures using metal halide light bulbs supplied at 120 volts, 220 volts, 208 volts and 277 volts, per acre is 2,000.
8. Maximum number of landscape lighting fixtures per acre is 150 regardless of wattage.
9. Illumination on the elevation of a residence or commercial building is discouraged unless architectural features and anchor points are the purpose of illumination. Visible security flood lighting is prohibited unless approved directly by ARCOM.
10. No more than one half foot-candle of light may be reflected off or spill off of a property. Furthermore, lighting shall not be directed or aimed in such a manner as to create a nuisance or glare to any abutting properties or to any passers-by (either by foot or in a moving vehicle). Violation of any one of these requirements shall be subject to action by the Code Enforcement Board.
11. No light shall be unshielded where the lighting element is visible in any fashion, i.e. wall packs and any approved security fixtures. Any light that egresses its property of installation must be shielded and directed to reduce light trespass to the satisfaction of ARCOM, the Planning Administrator or assigned staff.
12. Red, yellow, blue, and green incandescent light bulbs that are visible from the street or public right-of-way are prohibited except during Town approved holiday intervals.
13. Mixture of Kelvin ratings by lamp types is discouraged where the difference is more than 25%, i.e. 5,500 Kelvin and 4,100 Kelvin is permissible. Exceptions may be allowed in circumstances such as where incandescent lamps are used to illuminate sculpture or fountains.
14. Light fixtures mounted on the ground, unless decorative types, path lights, etc., are to be hidden in landscape material, and not visible from outside the property line.

I verify that the proposed design meets all conditions listed above.

Property Address 171 El Pueblo Way, Palm Beach, FL 33480

Donald J. Skowron, Jr. — Name - please print
Signature

June 12, 2024 — Date
561-602-6277 — Phone

Seal of Design Professional (if applicable)

Signature & Stamp of Notary (if Design Professional is not used)

My Commission Expires: _____

form revised 2-6-17

BGS
Landscape Architecture & Engineering

1016 Clare Avenue, Suite 5
West Palm Beach, FL 33401
(561) 602-6277
bgspllc.com
LA6666674/PE36171

LANDSCAPE LIGHTING SPECIFICATIONS

171 El Pueblo Way
Palm Beach
Florida

PRESENTATION

JOB #1022

DATE ISSUED:
MARCH 26, 2025

△
△
△
△
△
△

DATE PLOTTED:
March 26, 2025

ARC-24-061
APPROVED 05/29/24
ZON-24-068
APPROVED 06/12/24
ARC-25-0002
APPROVED 03/26/25

LL2a

THIS DRAWING IS AN INSTRUMENT OF SERVICE, AND AS SUCH SHALL REMAIN THE PROPERTY OF BGS, PLLC. UNAUTHORIZED USE OR REPRODUCTION WITHOUT WRITTEN PERMISSION OF BGS, PLLC IS PROHIBITED. THIS DRAWING IS FOR USE IN CONNECTION WITH THIS PROJECT, AND SHALL NOT BE USED FOR ANY OTHER LOCATION.
COPYRIGHT BGS, PLLC. ALL RIGHTS RESERVED.

Lighting Legend

SYMBOL	QTY.	MANUFACTURER	MODEL NUMBER	VOLTS	TYPE
▲	7	WAC Lighting	5011-27BBR	12	Accent
△	28	WAC Lighting	5111-27BBR	12	Mini Accent
▬	10	WAC Lighting	6111-27BBR	12	Mini Accent LED Path (single)
▬	18	WAC Lighting	WL-LED102-30-BZ	120	Step Light with Photocell



ACCENT 12V
5011

WAC LANDSCAPE LIGHTING

Fixture Type:
Catalog Number:
Project:
Location:

PRODUCT DESCRIPTION
Landscape accent luminaire. One fixture replaces all older halogen landscape accent lights

FEATURES
- Adjustable and lockable beam angle
- Integral dimmer
- IP66 rated, Protected against high-pressure water jets
- Includes a detachable shroud
- Solid diecast brass or corrosion resistant aluminum
- Factory sealed water tight fixtures
- Mounting stake, 6' lead wire and direct burial gel filled wire nuts included
- Maintains constant lumen output against voltage drop
- UL 1838 Listed
- MLV dimmable with remote MLV dimmers

SPECIFICATIONS
Input: 9 - 15VAC (Transformer is required)
Power: 1W to 18W / 2VA - 23VA
Brightness: 30 lm to 1100 lm
Beam Angle: 10° to 60°
CRI: 85
Rated Life: 70,000 hours

ORDERING NUMBER

		Color Temp		Finish	
5011	*Accent 12V*	**27**	*2700K*	**BK**	*Black on Aluminum*
		30	*3000K*	**BZ**	*Bronze on Aluminum*
		40	*4000K*	**BBR**	*Bronze on Brass*

5011-_____
Example: **5011-30BBR**

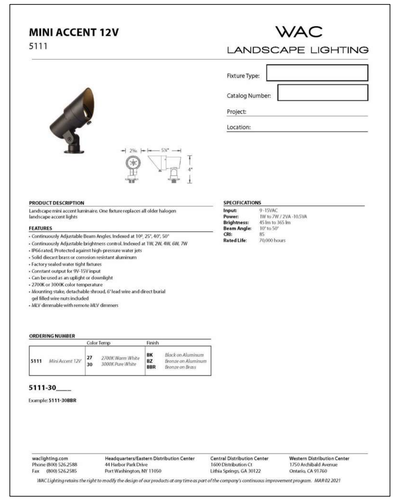
waclighting.com
Phone (800) 526.2588
Fax (800) 526.2585

Headquarters/Eastern Distribution Center
44 Harbor Park Drive
Port Washington, NY 11050

Central Distribution Center
1600 Distribution Ct
Lithia Springs, GA 30122

Western Distribution Center
1750 Archibald Avenue
Ontario, CA 91760

WAC Lighting retains the right to modify the design of our products at any time as part of the company's continuous improvement program. APR 13 2021



MINI ACCENT 12V
5111

WAC LANDSCAPE LIGHTING

Fixture Type:
Catalog Number:
Project:
Location:

PRODUCT DESCRIPTION
Landscape mini accent luminaire. One fixture replaces all older halogen landscape accent lights

FEATURES
- Continuously Adjustable Beam Angles. Indexed at 10°, 25°, 40°, 50°
- Continuously Adjustable brightness control. Indexed at 1W, 2W, 4W, 6W, 7W
- IP66 rated, Protected against high-pressure water jets
- Solid diecast brass or corrosion resistant aluminum
- Factory sealed water tight fixtures
- Constant output for 9V-15V input
- Can be used as an uplight or downlight
- Mounting stake, detachable thread, 6' lead wire and direct burial gel filled wire nuts included
- MLV dimmable with remote MLV dimmers

SPECIFICATIONS
Input: 9 - 15VAC
Power: 1W to 7W / 21VA - 101VA
Brightness: 30 lm to 1100 lm
Beam Angle: 10° to 50°
CRI: 85
Rated Life: 70,000 hours

ORDERING NUMBER

		Color Temp		Finish	
5111	*Mini Accent 12V*	**27**	*2700K Warm White*	**BK**	*Black on Aluminum*
		30	*3000K Pure White*	**BZ**	*Bronze on Aluminum*
				BBR	*Bronze on Brass*

5111-30____
Example: **5111-30BBR**

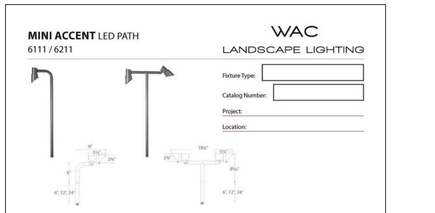
waclighting.com
Phone (800) 526.2588
Fax (800) 526.2585

Headquarters/Eastern Distribution Center
44 Harbor Park Drive
Port Washington, NY 11050

Central Distribution Center
1600 Distribution Ct
Lithia Springs, GA 30122

Western Distribution Center
1750 Archibald Avenue
Ontario, CA 91760

WAC Lighting retains the right to modify the design of our products at any time as part of the company's continuous improvement program. MAR 02 2021



MINI ACCENT LED PATH
6111 / 6211

WAC LANDSCAPE LIGHTING

Fixture Type:
Catalog Number:
Project:
Location:

PRODUCT DESCRIPTION
Landscape mini accent luminaire. One fixture replaces all older halogen landscape accent lights

FEATURES
- Continuously Adjustable Beam Angles. Indexed at 10°, 25°, 40°, 50°
- Continuously Adjustable brightness control. Indexed at 1W, 2W, 4W, 6W, 7W
- Adjustable beam angle
- IP66 rated, Protected against high-pressure water jets
- Includes a detachable shroud
- Solid diecast brass or corrosion resistant aluminum
- Factory sealed water tight fixtures
- Constant output for 9V-15V input
- Can be used as an uplight or downlight
- 2700K or 3000K color temperature
- Guardian detachable shroud, 6' lead wire and direct burial gel filled wire nuts included
- UL & cUL 1838 Listed

SPECIFICATIONS
6111 *Single*
Input: 9-15VAC (Transformer is required)
Power: 1W to 7W / 2VA - 10.5VA
Brightness: 43lm to 363 lm
CRI: 85
Rated Life: 70,000 hours

6211 *Double*
Input: 9-15VAC (Transformer is required)
Power: 1W to 7W / 2VA - 10.5VA x 2
Brightness: 43lm to 363 lm x 2
CRI: 85
Rated Life: 70,000 hours

ORDERING NUMBER

		Color Temp		Finish	
6111	*Single*	**27**	*2700K Warm White*	**BBR**	*Bronze on Brass*
6211	*Double*	**30**	*3000K Pure White*	**BZ**	*Bronze on Aluminum*

6111-_____BBR
Example: **6111-30BBR**

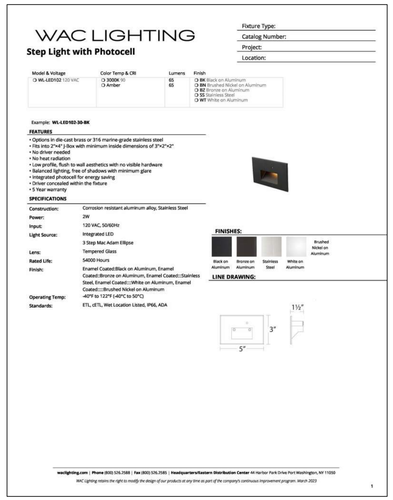
waclighting.com
Phone (800) 526.2588
Fax (800) 526.2585

Headquarters/Eastern Distribution Center
44 Harbor Park Drive
Port Washington, NY 11050

Central Distribution Center
1600 Distribution Ct
Lithia Springs, GA 30122

Western Distribution Center
1750 Archibald Avenue
Ontario, CA 91760

WAC Lighting retains the right to modify the design of our products at any time as part of the company's continuous improvement program.



WAC LIGHTING
Step Light with Photocell

Fixture Type:
Catalog Number:
Project:
Location:

Model & Voltage	Color Temp & CRI	Lumens	Finish
○ **WL-LED102** 120 VAC	○ **3000K** 90	**65**	○ **BK** Black on Aluminum
	○ Amber	**65**	○ **BN** Brushed Nickel on Aluminum
			○ **BZ** Bronze on Aluminum
			○ **SS** Stainless Steel
			○ **WT** White on Aluminum

Example: **WL-LED102-30-BK**

FEATURES
- Options in die-cast brass or 316 marine-grade stainless steel
- Fits into 2"x4" J-Box with minimum inside dimensions of 3"x3"x2"
- No driver needed
- No heat radiation
- Low profile, flush to wall aesthetics with no visible hardware
- Wide beam angle, 270 of shadows with minimum glare
- Integrated photocell for energy saving
- Driver concealed within the fixture
- 5 Year warranty

SPECIFICATIONS

Construction:	Corrosion resistant aluminum alloy, Stainless Steel
Power:	2W
Input:	120 VAC, 50/60Hz
Light Source:	Integrated LED
	3 Step Mac Adam Ellipse
Lens:	Tempered Glass
Rated Life:	54000 Hours
Finish:	Enamel Coated:Black on Aluminum, Enamel Coated:Bronze on Aluminum, Enamel Coated::Stainless Steel, Enamel Coated:::White on Aluminum, Enamel Coated::::Brushed Nickel on Aluminum
Operating Temp:	-40°F to 122°F (-40°C to 50°C)
Standards:	ETL, cETL, Wet Location Listed, IP66, ADA

FINISHES:
Black on Aluminum · Bronze on Aluminum · Stainless Steel · White on Aluminum · Brushed Nickel on Aluminum

LINE DRAWING:

waclighting.com | **Phone** (800) 526.2588 | **Fax** (800) 526.2585 | **Headquarters/Eastern Distribution Center** 44 Harbor Park Drive Port Washington, NY 11050
WAC Lighting retains the right to modify the design of our products at any time as part of the company's continuous improvement program. MAR 09 2021

Town of Palm Beach Exterior Lighting Requirements

1. Cut sheets depicting lighting details, and a site/plot plan showing lighting locations must be submitted.
2. No light bulb or source of illumination shall be visible while standing at or outside of the property line. Wall sconces or column top fixtures are excluded. The light bulbs in eave fixtures must be shielded so that the lamp is not visible from off the property line. Decorative wall sconces that are visible from the street are allowed but shall be lamped with bulbs not exceeding 15 watts per bulb, and not more than 4 bulbs per fixture.
3. No high-pressure or low-pressure sodium light bulbs can be used for landscape lighting.
4. Any bulbs or sources of illumination in fixtures mounted in trees or above eye level on structures shall not be visible off the property. All down lighting shall not exceed 2 ft. candles on residential property and 8 ft. candles on commercial properties as measured at ground level directly below the source of illumination. Down lighting scheme must be approved by Town Staff through ARCOM or LPC Administrative Approval. The maximum wattage per acre for down lighting schemes shall not exceed 3,750 watts; however, shall not be counted as contributing to the total landscape (vertical illumination quantity) lighting system. The use of baffling, shielding techniques, internal hex louvers and screening should reduce the total output to 3,000 watts. Baffling, shielding, internal hex louvers and screening is encouraged.
5. Maximum cumulative wattage of light fixtures using mercury vapor and/or fluorescent light bulbs supplied at 120 volts, 24 volts and 12 volts, per acre is 5,000 watts.
6. Maximum cumulative wattage of light fixtures using mercury vapor and/or fluorescent light bulbs supplied at 120 volts, 220 volts, 208 volts, and 277 volts, per acre is 5,000 watts. The use of baffling, shielding techniques, internal hex louvers and screening is encouraged.
7. Maximum cumulative wattage of light fixtures using metal halide light bulbs supplied at 120 volts, 220 volts, 208 volts and 277 volts, per acre is 2,000.
8. Maximum number of landscape lighting fixtures per acre is 150 regardless of wattage.
9. Illumination on the elevation of a residence or commercial building is discouraged unless architectural features and anchor points are the purpose of illumination. Visible security flood lighting is prohibited unless approved directly by ARCOM.
10. No more than one half foot-candle of light may be reflected off or spill off of a property. Furthermore, lighting shall not be directed or aimed in such a manner as to create a nuisance or glare to any abutting properties or to any passers-by (either by foot or in a moving vehicle). Violation of any one of these requirements shall be subject to action by the Code Enforcement Board.
11. No light shall be unshielded where the lighting element is visible in any fashion, i.e. wall packs and any approved security fixtures. Any light that egresses its property of installation must be shielded and directed to reduce light trespass to the satisfaction of ARCOM, the Planning Administrator or assigned staff.
12. Red, yellow, blue, and green incandescent light bulbs that are visible from the street or public right-of-way are prohibited except during Town approved holiday intervals.
13. Mixture of Kelvin ratings by lamp types is discouraged where the difference is more than 25%, i.e. 5,500 Kelvin and 4,100 Kelvin is permissible. Exceptions may be allowed in circumstances such as where incandescent lamps are used to illuminate sculpture or fountains.
14. Light fixtures mounted on the ground, unless decorative types, path lights, etc., are to be hidden in landscape material, and not visible from outside the property line.

I verify that the proposed design meets all conditions listed above.

Property Address 171 El Pueblo Way, Palm Beach, FL 33480

Donald J. Skowron, Jr. — Name - please print
Signature
June 12, 2024 — Date
561-602-6277 — Phone

Seal of Design Professional (if applicable)

Signature & Stamp of Notary (if Design Professional is not used)

My Commission Expires: _____

form revised 2-6-17

CURRENTLY PROPOSED

Project Presentation/Approval History

Description	Town of Palm Beach #	Meeting Date
Demolition of existing residence and construction of new two-story residence Site Plan Approval for non-conforming lot	ARC-24-061 ZON-24-068	05/29/2024 06/12/2024
Modify shape of pool and site wall from oval to rectilinear, replace two windows on the east elevation with a French door and add a small balcony	ARC-25-0002	03/26/2025
Relocate previously approved pool equipment location to east side of house Variance request to locate pool equipment more than 20 feet from edge of pool Variance request to locate pool heater less than 10 feet from property line	ARC-25-0033 ZON-25-0037	07/23/2025 08/13/2025

Landscape Architecture & Engineering
1016 Clare Avenue, Suite 5
West Palm Beach, FL 33401
(561) 602-6277
bgspllc.com
LA6666674/PE36171

LANDSCAPE LIGHTING SPECIFICATIONS

171 El Pueblo Way
Palm Beach
Florida

JOB #1022

FINAL SUBMITTAL

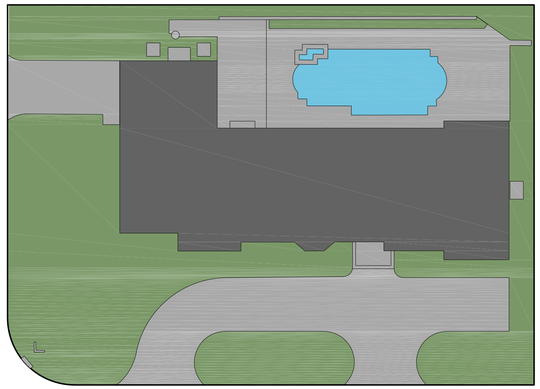
DATE ISSUED:
July 7, 2025

DATE PLOTTED:
July 7, 2025

Drawn By:	Date:
S.B.	07/07/2025

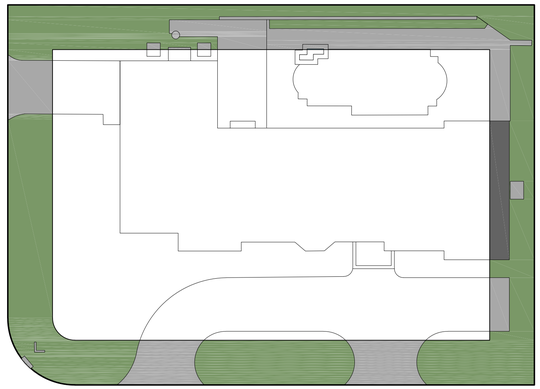
LL2

THIS DRAWING IS AN INSTRUMENT OF SERVICE, AND AS SUCH SHALL REMAIN THE PROPERTY OF BGS, PLLC. UNAUTHORIZED USE OR REPRODUCTION WITHOUT WRITTEN PERMISSION OF BGS, PLLC IS PROHIBITED. THIS DRAWING IS FOR USE IN CONNECTION WITH THIS PROJECT, AND SHALL NOT BE USED FOR ANY OTHER LOCATION.
COPYRIGHT BGS, PLLC. ALL RIGHTS RESERVED.



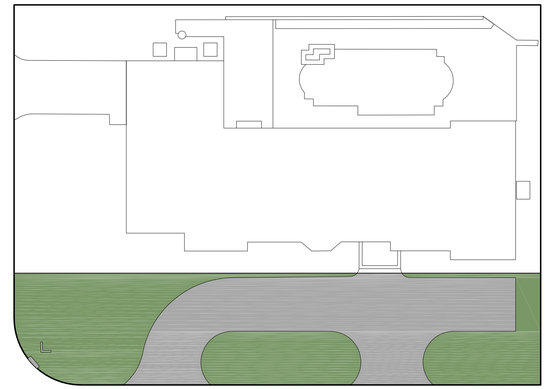
EXISTING LANDSCAPE OPEN SPACE DIAGRAM

LANDSCAPE - OVERALL (9,960.46 SQ. FT.)
- Required 4,482.21 SQ. FT. 45.00%
- Existing 3,993.23 SQ. FT. 40.09%



EXISTING 10' PERIMETER OPEN SPACE DIAGRAM

LANDSCAPE - 10' PERIMETER (50% of 4,482.21 SQ. FT.)
- Required 2,241.10 SQ. FT. 50.00%
- Existing 2,453.99 SQ. FT. 54.75%



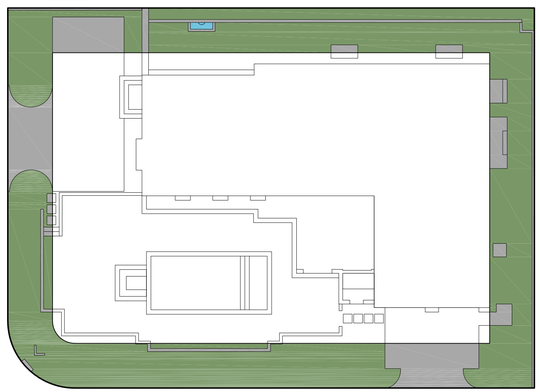
EXISTING FRONT YARD OPEN SPACE DIAGRAM

LANDSCAPE - FRONT YARD (2,895.46 SQ. FT.)
- Required 1,158.18 SQ. FT. 40.00%
- Existing 1,572.51 SQ. FT. 54.31%



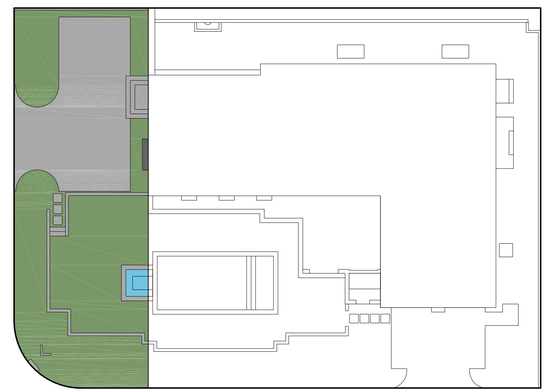
PROPOSED LANDSCAPE OPEN SPACE DIAGRAM

LANDSCAPE - OVERALL (9,960.46 SQ. FT.)
- Required 4,482.21 SQ. FT. 45.00%
- Approved 4,591.48 SQ. FT. 46.10%
- Proposed 4,484.42 SQ. FT. 45.02%



PROPOSED 10' PERIMETER OPEN SPACE DIAGRAM

LANDSCAPE - 10' PERIMETER (50% of 4,482.21 SQ. FT.)
- Required 2,241.10 SQ. FT. 50.00%
- Approved 2,827.38 SQ. FT. 63.08%
- Proposed 2,825.05 SQ. FT. 63.03%



PROPOSED FRONT YARD OPEN SPACE DIAGRAM

LANDSCAPE - FRONT YARD (2,501.71 SQ. FT.)
- Required 1,000.68 SQ. FT. 40.00%
- Approved 1,574.17 SQ. FT. 62.92%
- Proposed 1,527.83 SQ. FT. 61.07%

PREVIOUSLY APPROVED

2 5 10 20 40

ARC-24-061
APPROVED 05/29/24
ZON-24-068
APPROVED 06/12/24
ARC-25-0002
APPROVED 03/26/25

BGS
Landscape Architecture & Engineering
1016 Clare Avenue, Suite 5
West Palm Beach, FL 33401
(561) 602-6277
bgspllc.com
LA6666674/PE36171

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

ZONING DIAGRAMS

171 El Pueblo Way
Palm Beach
Florida

PRESENTATION

JOB #1022

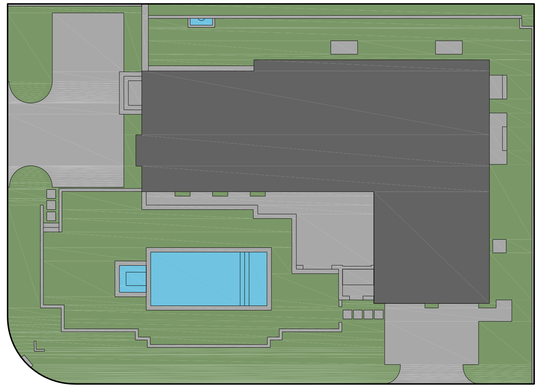
DATE ISSUED:
MARCH 26, 2025

DATE PLOTTED:
March 26, 2025

N

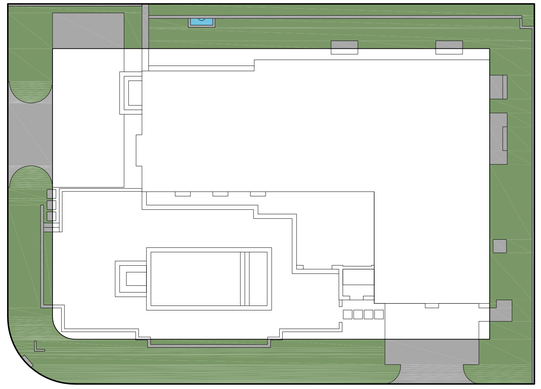
Z1a

THIS DRAWING IS AN INSTRUMENT OF SERVICE, AND AS SUCH SHALL REMAIN THE PROPERTY OF BGS, PLLC. UNAUTHORIZED USE OR REPRODUCTION WITHOUT WRITTEN PERMISSION OF BGS, PLLC IS PROHIBITED. THIS DRAWING IS FOR USE IN CONNECTION WITH THIS PROJECT, AND SHALL NOT BE USED FOR ANY OTHER LOCATION.
COPYRIGHT BGS, PLLC. ALL RIGHTS RESERVED.



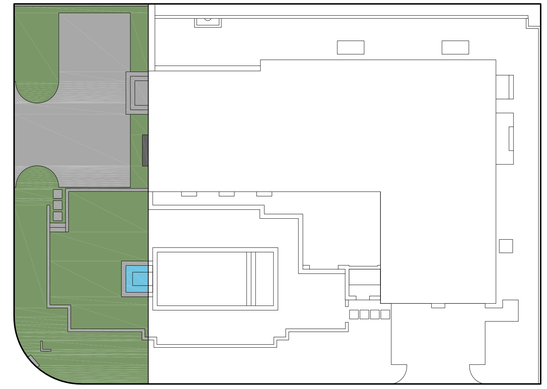
APPROVED LANDSCAPE OPEN SPACE DIAGRAM

LANDSCAPE - OVERALL (9,960.46 SQ. FT.)
- Required 4,482.21 SQ. FT. 45.00%
- Approved 4,484.42 SQ. FT. 45.02%



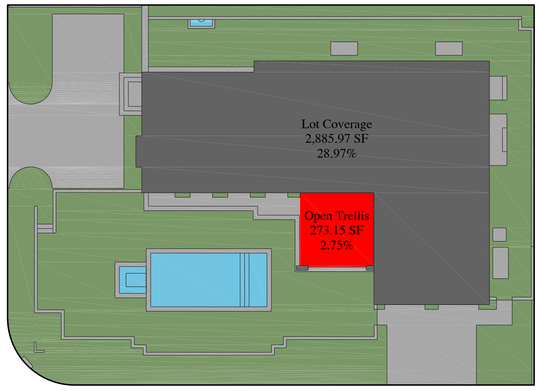
APPROVED 10' PERIMETER OPEN SPACE DIAGRAM

LANDSCAPE - 10' PERIMETER (50% of 4,482.21 SQ. FT.)
- Required 2,241.10 SQ. FT. 50.00%
- Approved 2,825.05 SQ. FT. 63.03%



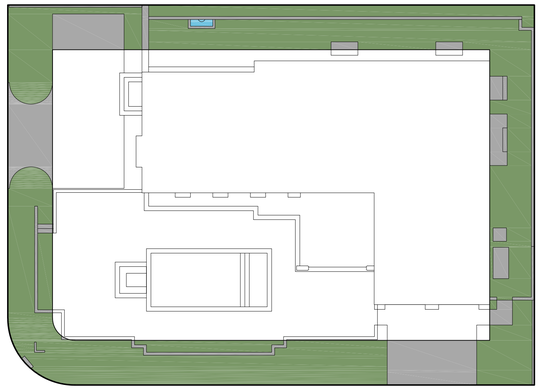
APPROVED FRONT YARD OPEN SPACE DIAGRAM

LANDSCAPE - FRONT YARD (2,501.71 SQ. FT.)
- Required 1,000.68 SQ. FT. 40.00%
- Approved 1,527.83 SQ. FT. 61.07%



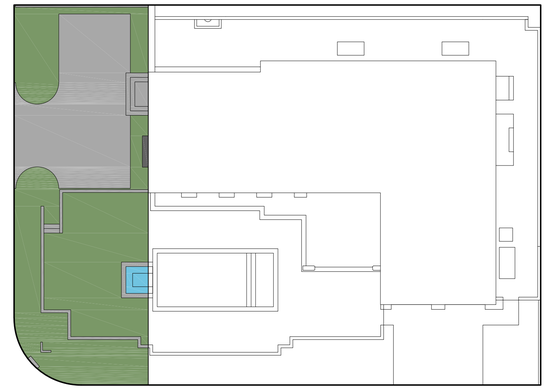
PROPOSED LANDSCAPE OPEN SPACE DIAGRAM

LANDSCAPE - OVERALL (9,960.46 SQ. FT.)
- Required 4,482.21 SQ. FT. 45.00%
- Approved 4,484.42 SQ. FT. 45.02%
- Proposed 4,515.63 SQ. FT. 45.34%



PROPOSED 10' PERIMETER OPEN SPACE DIAGRAM

LANDSCAPE - 10' PERIMETER (50% of 4,482.21 SQ. FT.)
- Required 2,241.10 SQ. FT. 50.00%
- Approved 2,825.05 SQ. FT. 63.03%
- Proposed 2,765.00 SQ. FT. 61.89%



PROPOSED FRONT YARD OPEN SPACE DIAGRAM

LANDSCAPE - FRONT YARD (2,501.71 SQ. FT.)
- Required 1,000.68 SQ. FT. 40.00%
- Approved 1,527.83 SQ. FT. 61.07%
- Proposed 1,537.05 SQ. FT. 61.44%

CURRENTLY PROPOSED

Project Presentation/Approval History

Description	Town of Palm Beach #	Meeting Date
Demolition of existing residence and construction of new two-story residence Site Plan Approval for non-conforming lot	ARC-24-061 ZON-24-068	05/29/2024 06/12/2024
Modify shape of pool and site wall from oval to rectilinear, replace two windows on the east elevation with a French door and add a small balcony	ARC-25-0002	03/26/2025
Relocate previously approved pool equipment location to east side of house Variance request to locate pool equipment more than 20 feet from edge of pool Variance request to locate pool heater less than 10 feet from property line	ARC-25-0033 ZON-25-0037	07/23/2025 08/13/2025

BGS
Landscape Architecture & Engineering
1016 Clare Avenue, Suite 5
West Palm Beach, FL 33401
(561) 602-6277
bgspllc.com
LA6666674/PE36171

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

ZONING DIAGRAMS

171 El Pueblo Way
Palm Beach
Florida

FINAL SUBMITTAL

JOB #1022

DATE ISSUED:
July 7, 2025

DATE PLOTTED:
July 7, 2025

Drawn By:	Date:
S.B.	07/07/2025

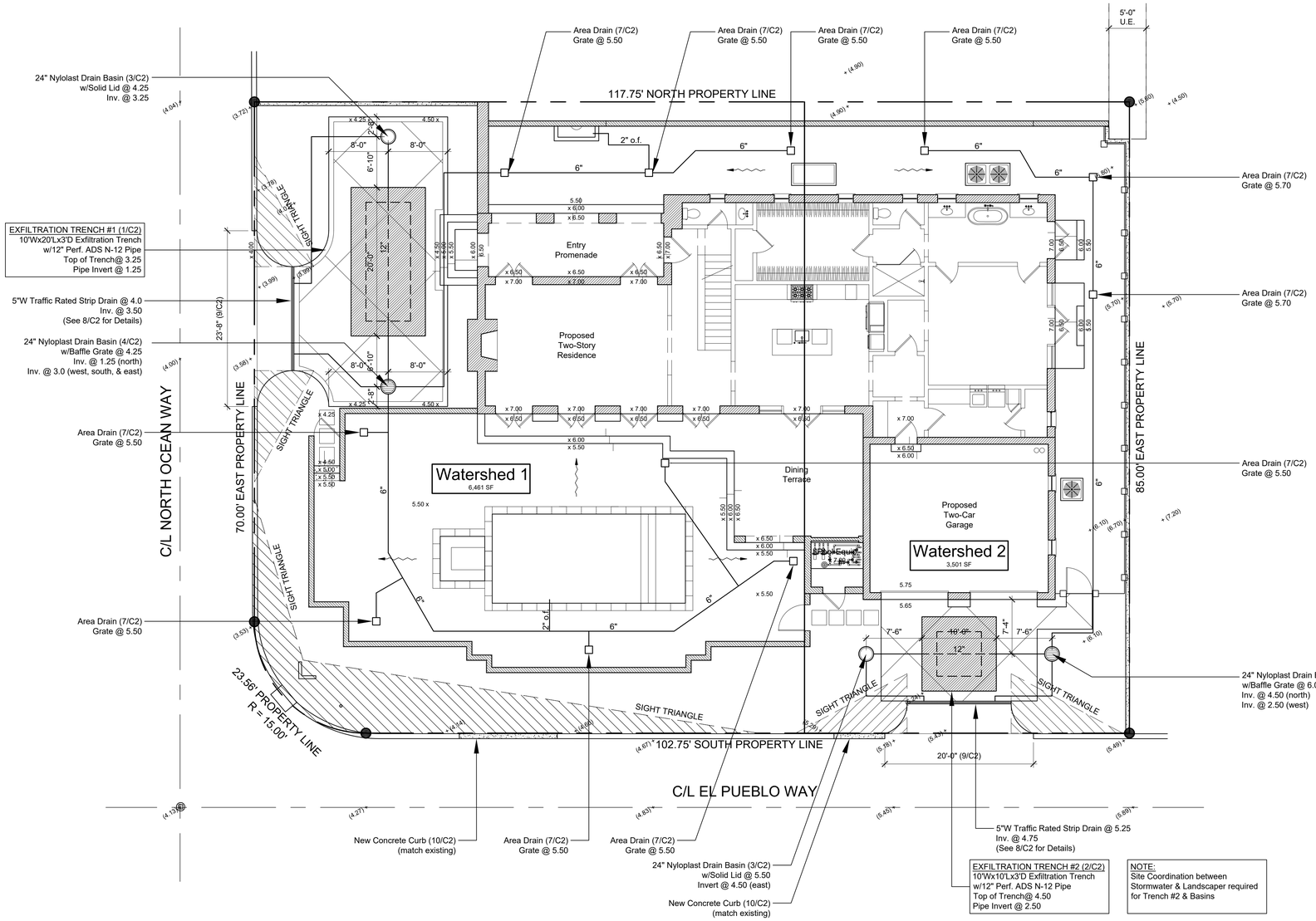
N

Z1

THIS DRAWING IS AN INSTRUMENT OF SERVICE, AND AS SUCH SHALL REMAIN THE PROPERTY OF BGS, PLLC. UNAUTHORIZED USE OR REPRODUCTION WITHOUT WRITTEN PERMISSION OF BGS, PLLC IS PROHIBITED. THIS DRAWING IS FOR USE IN CONNECTION WITH THIS PROJECT, AND SHALL NOT BE USED FOR ANY OTHER LOCATION.
COPYRIGHT BGS, PLLC. ALL RIGHTS RESERVED.

Legend - Storm Water Management

- Property Line
- X Size & Type — Drainage Pipe
- Exfiltration Trench
- Drain Basin
- Area Drain
- Trench Drain
- Slope Direction
- + (7.50) — Existing Elevation
- x7.50 — Proposed Elevation



Watershed 1 Rationale Method, Q = CiA			
Q1 =	0.14	cfs	peak runoff rate in cubic feet per second (impervious)
Q2 =	0.03	cfs	peak runoff rate in cubic feet per second (pervious)
Qt =	0.18	cfs	peak runoff rate in cubic feet per second (total)
Qt =	0.1742	ac-in/hr.	peak runoff rate in acre inches per hour (total)
C1 =	1		runoff coefficient impervious
C2 =	0.2		runoff coefficient pervious
i =	2	in/hr.	rainfall intensity in inches per hour
A1 =	0.072	ac	drainage area in acres (impervious)
A2 =	0.077	ac	drainage area in acres (pervious)
1 foot =	12	inches	conversion
1 acre =	43560	sf	conversion
1 hour =	3600	sec	conversion
1 cfs =	448.8	gpm	
	6" PVC	0.19635	
		1.47565	fps, using 3.3" Zone 10
area	8" PVC	0.34907	SF
velocity		0.83005	
	10" PVC	0.54542	SF
		0.53123	fps
	12" PVC	0.7854	
		0.36891	

Exfiltration Trenches G-1 from 2020 Permit Manual			
L =	1.26E+01	ft	total length of trench in feet
W =	10	ft	width of trench in feet
FS =	2		factor of safety, 2 minimum for geological uncertainties
%WQ =	50%		percent reduction in WQ treatment volume based on method, 50% for wet/dry retention
Vwq =	0.1742	ac-in/hr	volume of treatment provided by trench in 1 hour; needs to exceed runoff quantity
Vadd =	0	ac-in/hr	volume of treatment provided by trench in 1 hour in addition to Vwq
K =	1.87E-04	cfs/ft²-ft	hydraulic conductivity in cubic feet per second per square foot per foot of head; $5x10^{-5}$ default value
H2 =	2.75	ft	depth to water table or head on saturated surface; difference between grade and lowest elevation allowing discharge from trench or water table
Du =	1.75	ft	unsaturated trench depth; depth from top of trench in unsaturated zone to water table
Ds =	1.25	ft	saturated trench depth; depth to bottom of trench from water table
Site Grade	4.00'		
GW Table	1.50'		
Du+Ds =		3.00'	trench depth

Watershed 2 Rationale Method, Q = CiA			
Q1 =	0.10	cfs	peak runoff rate in cubic feet per second (impervious)
Q2 =	0.01	cfs	peak runoff rate in cubic feet per second (pervious)
Qt =	0.12	cfs	peak runoff rate in cubic feet per second (total)
Qt =	0.1146	ac-in/hr.	peak runoff rate in acre inches per hour (total)
C1 =	1		runoff coefficient impervious
C2 =	0.2		runoff coefficient pervious
i =	2	in/hr.	rainfall intensity in inches per hour
A1 =	0.052	ac	drainage area in acres (impervious)
A2 =	0.029	ac	drainage area in acres (pervious)
1 foot =	12	inches	conversion
1 acre =	43560	sf	conversion
1 hour =	3600	sec	conversion
1 cfs =	448.8	gpm	
	6" PVC	0.19635	
		0.97114	fps, using 3.3" Zone 10
area	8" PVC	0.34907	SF
velocity		0.54626	
	10" PVC	0.54542	SF
		0.34961	fps
	12" PVC	0.7854	
		0.24278	

Exfiltration Trenches G-1 from 2020 Permit Manual			
L =	8.36E+00	ft	total length of trench in feet
W =	10	ft	width of trench in feet
FS =	2		factor of safety, 2 minimum for geological uncertainties
%WQ =	50%		percent reduction in WQ treatment volume based on method, 50% for wet/dry retention
Vwq =	0.1146	ac-in/hr	volume of treatment provided by trench in 1 hour; needs to exceed runoff quantity
Vadd =	0	ac-in/hr	volume of treatment provided by trench in 1 hour in addition to Vwq
K =	1.87E-04	cfs/ft²-ft	hydraulic conductivity in cubic feet per second per square foot per foot of head; $5x10^{-5}$ default value
H2 =	3.75	ft	depth to water table or head on saturated surface; difference between grade and lowest elevation allowing discharge from trench or water table
Du =	3	ft	unsaturated trench depth; depth from top of trench in unsaturated zone to water table
Ds =	0	ft	saturated trench depth; depth to bottom of trench from water table
Site Grade	5.50'		
GW Table	1.50'		
Du+Ds =		3.00'	trench depth

1 2 5 10 20

PREVIOUSLY APPROVED

ARC-24-061
APPROVED 05/29/24
ZON-24-068
APPROVED 06/12/24
ARC-25-0002
APPROVED 03/26/25

BGS
Landscape Architecture & Engineering
1016 Clare Avenue, Suite 5
West Palm Beach, FL 33401
(561) 602-6277
bgspllc.com
LA6666674/PE36171

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

JOB #1022

SITE GRADING & DRAINAGE PLAN

171 El Pueblo Way
Palm Beach
Florida

PRESENTATION

DATE ISSUED:
MARCH 26, 2025

DATE PLOTTED:
March 26, 2025

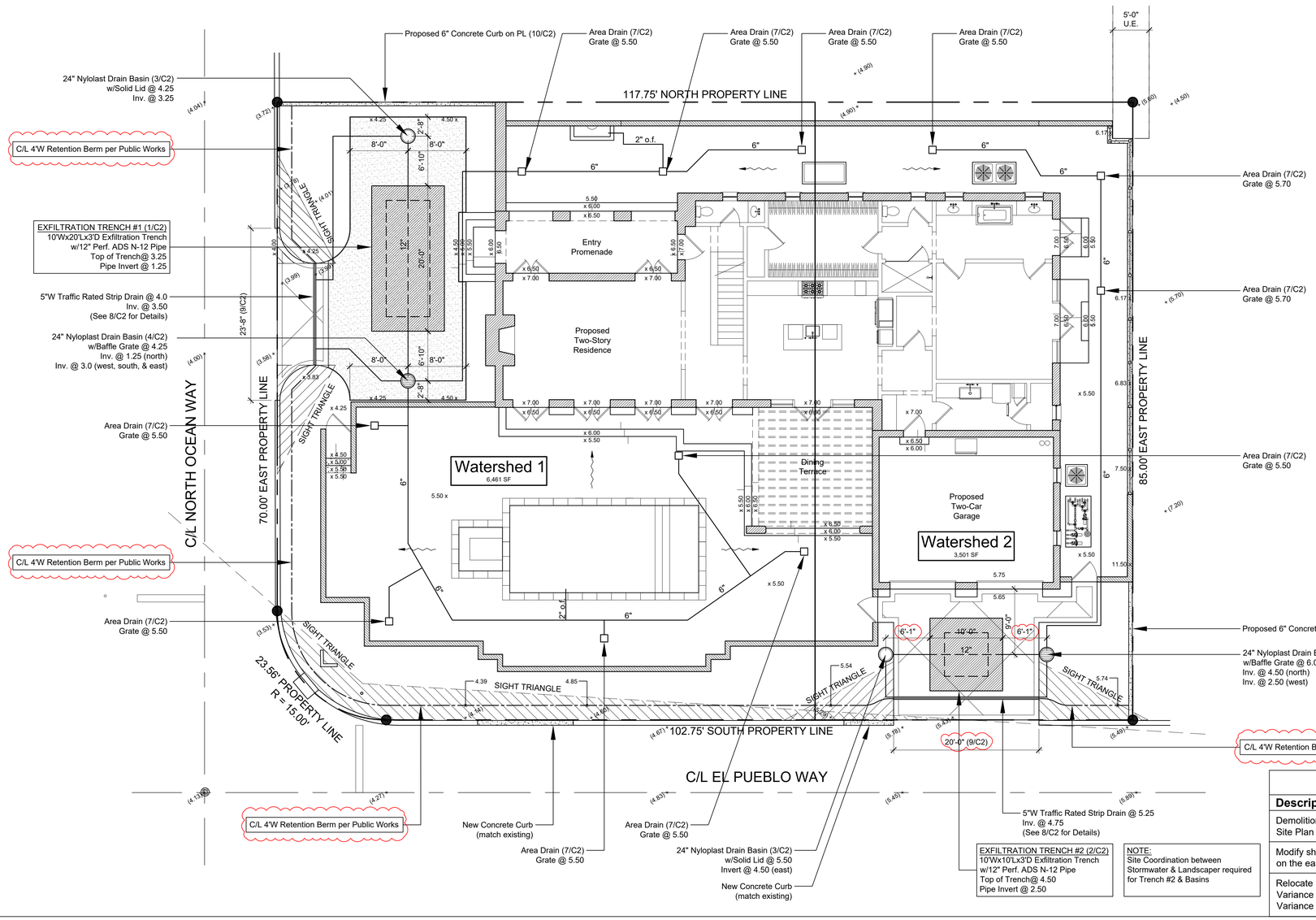
N

C1a

THIS DRAWING IS AN INSTRUMENT OF SERVICE, AND AS SUCH SHALL REMAIN THE PROPERTY OF BGS, PLLC. UNAUTHORIZED USE OR REPRODUCTION WITHOUT WRITTEN PERMISSION OF BGS, PLLC IS PROHIBITED. THIS DRAWING IS FOR USE IN CONNECTION WITH THIS PROJECT, AND SHALL NOT BE USED FOR ANY OTHER LOCATION.
COPYRIGHT BGS, PLLC. ALL RIGHTS RESERVED.

Legend - Storm Water Management

- Property Line
- X Size & Type — Drainage Pipe
- Exfiltration Trench
- Drain Basin
- Area Drain
- Trench Drain
- Slope Direction
- +(7.50) — Existing Elevation
- x7.50 — Proposed Elevation



1 2 5 10 20

CURRENTLY PROPOSED

Watershed 1
Rationale Method, Q = CiA

Q1 =	0.14	cfs	peak runoff rate in cubic feet per second (impervious)
Q2 =	0.03	cfs	peak runoff rate in cubic feet per second (pervious)
Qt =	0.18	cfs	peak runoff rate in cubic feet per second (total)
Qt =	0.1742	ac-in/hr.	peak runoff rate in acre inches per hour (total)
C1 =	1		runoff coefficient impervious
C2 =	0.2		runoff coefficient pervious
i =	2	in/hr.	rainfall intensity in inches per hour
A1 =	0.072	ac	drainage area in acres (impervious)
A2 =	0.077	ac	drainage area in acres (pervious)
1 foot =	12	inches	conversion
1 acre =	43560	sf	conversion
1 hour =	3600	sec	conversion
1 cfs =	448.8	gpm	
	6" PVC	0.19635	
		1.47565	fps, using 3.3" Zone 10
area	8" PVC	0.34907	SF
velocity		0.83005	
	10" PVC	0.54542	SF
		0.53123	fps
	12" PVC	0.7854	
		0.36891	

Exfiltration Trenches G-1 from 2020 Permit Manual

L =	1.90E+01	ft	total length of trench in feet
W =	10	ft	width of trench in feet
FS =	2		factor of safety, 2 minimum for geological uncertainties
%WQ =	50%		percent reduction in WQ treatment volume based on method, 50% for wet/dry retention
Vwq =	0.1742	ac-in/hr	volume of treatment provided by trench in 1 hour; needs to exceed runoff quantity
Vadd =	0	ac-in/hr	volume of treatment provided by trench in 1 hour in addition to Vwq
K =	1.87E-04	cfs/ft²-ft	hydraulic conductivity in cubic feet per second per square foot per foot of head; $5x10^{-5}$ default value
H2 =	2.50	ft	depth to water table or head on saturated surface; difference between grade and lowest elevation allowing discharge from trench or water table
Du =	1.50	ft	unsaturated trench depth; depth from top of trench in unsaturated zone to water table
Ds =	1.50	ft	saturated trench depth; depth to bottom of trench from water table
Site Grade	4.00'		
GW Table	1.50'		
Du+Ds =		3.00'	trench depth

Watershed 2
Rationale Method, Q = CiA

Q1 =	0.10	cfs	peak runoff rate in cubic feet per second (impervious)
Q2 =	0.01	cfs	peak runoff rate in cubic feet per second (pervious)
Qt =	0.12	cfs	peak runoff rate in cubic feet per second (total)
Qt =	0.1146	ac-in/hr.	peak runoff rate in acre inches per hour (total)
C1 =	1		runoff coefficient impervious
C2 =	0.2		runoff coefficient pervious
i =	2	in/hr.	rainfall intensity in inches per hour
A1 =	0.052	ac	drainage area in acres (impervious)
A2 =	0.029	ac	drainage area in acres (pervious)
1 foot =	12	inches	conversion
1 acre =	43560	sf	conversion
1 hour =	3600	sec	conversion
1 cfs =	448.8	gpm	
	6" PVC	0.19635	
		0.97114	fps, using 3.3" Zone 10
area	8" PVC	0.34907	SF
velocity		0.54626	
	10" PVC	0.54542	SF
		0.34961	fps
	12" PVC	0.7854	
		0.24278	

Exfiltration Trenches G-1 from 2020 Permit Manual

L =	8.97E+00	ft	total length of trench in feet
W =	10	ft	width of trench in feet
FS =	2		factor of safety, 2 minimum for geological uncertainties
%WQ =	50%		percent reduction in WQ treatment volume based on method, 50% for wet/dry retention
Vwq =	0.1146	ac-in/hr	volume of treatment provided by trench in 1 hour; needs to exceed runoff quantity
Vadd =	0	ac-in/hr	volume of treatment provided by trench in 1 hour in addition to Vwq
K =	1.87E-04	cfs/ft²-ft	hydraulic conductivity in cubic feet per second per square foot per foot of head; $5x10^{-5}$ default value
H2 =	3.50	ft	depth to water table or head on saturated surface; difference between grade and lowest elevation allowing discharge from trench or water table
Du =	2.50	ft	unsaturated trench depth; depth from top of trench in unsaturated zone to water table
Ds =	0.50	ft	saturated trench depth; depth to bottom of trench from water table
Site Grade	5.00'		
GW Table	1.50'		
Du+Ds =		3.00'	trench depth

Project Presentation/Approval History

Description	Town of Palm Beach #	Meeting Date
Demolition of existing residence and construction of new two-story residence Site Plan Approval for non-conforming lot	ARC-24-061 ZON-24-068	05/29/2024 06/12/2024
Modify shape of pool and site wall from oval to rectilinear, replace two windows on the east elevation with a French door and add a small balcony	ARC-25-0002	03/26/2025
Relocate previously approved pool equipment location to east side of house Variance request to locate pool equipment more than 20 feet from edge of pool Variance request to locate pool heater less than 10 feet from property line	ARC-25-0033 ZON-25-0037	07/23/2025 08/13/2025

BGS
Landscape Architecture & Engineering
1016 Clare Avenue, Suite 5
West Palm Beach, FL 33401
(561) 602-6277
bgspllc.com
LA6666674/PE36171

SITE GRADING & DRAINAGE PLAN
1/8" = 1'-0"

171 El Pueblo Way
Palm Beach
Florida

FINAL SUBMITTAL

JOB #1022

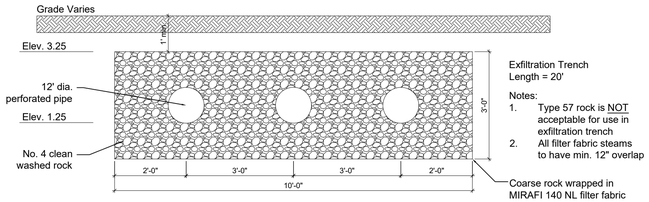
DATE ISSUED:
July 7, 2025

DATE PLOTTED:
July 7, 2025

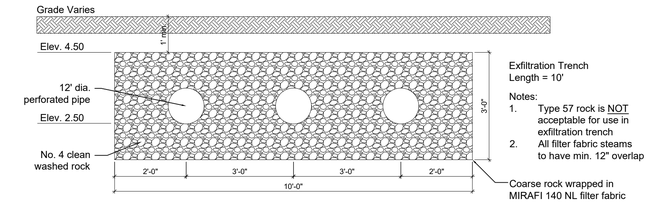
Drawn By:	Date:
S.B.	07/07/2025

N

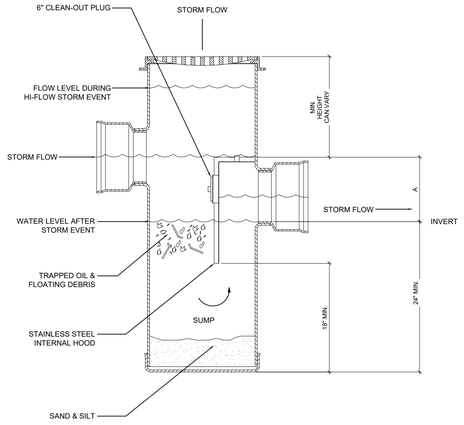
C1



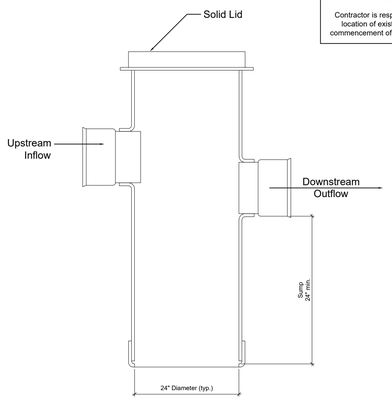
1 C2 EXFILTRATION TRENCH #1 DETAIL



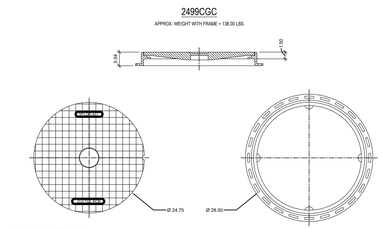
2 C2 EXFILTRATION TRENCH #2 DETAIL



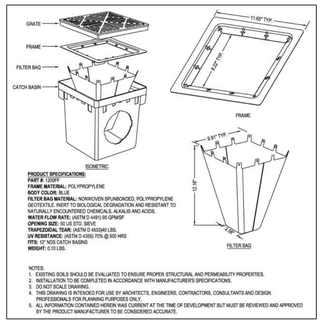
5 C2 24" NYLOPLAST DRAIN BASIN w/INTERNAL HOOD N.T.S.



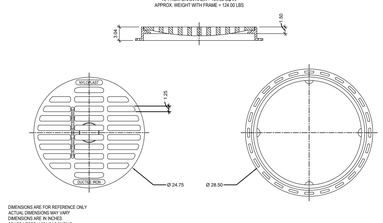
6 C2 24" NYLOPLAST DRAIN BASIN N.T.S.



3 C2 24" SOLID COVER ASSEMBLY



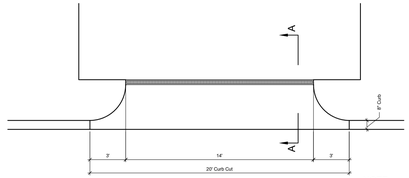
7 C2 12" AREA DRAIN DETAIL



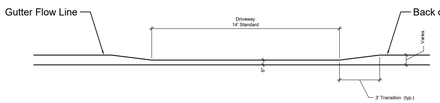
4 C2 24" STANDARD GRATE ASSEMBLY



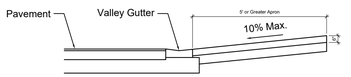
8 C2 5" PRO SERIES DRAIN KIT w/METAL GRATE



NOTE:
Curb & driveway may be monolithic pour w/vertical curb type only.



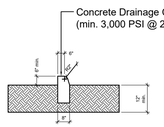
CURB TRANSITION PROFILE



SECTION A-A
N.T.S.

NOTES:
1. Driveway to be Portland Cement, min. 3,000 P.S.I. @ 28 days
2. Base to be a min. 4" clean sand or sandy loam, fully compacted, full width.
3. Concrete to be broom finished with even, dustless service.

9 C2 RESIDENTIAL DRIVEWAY CURB & GUTTER SECTION (CONCRETE)



10 C2 CONCRETE DRAINAGE CURB CROSS SECTION

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 services.

THIS DRAWING IS AN INSTRUMENT OF SERVICE, AND AS SUCH SHALL REMAIN THE PROPERTY OF BGS, PLLC. UNAUTHORIZED USE OR REPRODUCTION WITHOUT WRITTEN PERMISSION OF BGS, PLLC IS PROHIBITED. THIS DRAWING IS FOR USE IN CONNECTION WITH THIS PROJECT, AND SHALL NOT BE USED FOR ANY OTHER LOCATION.
COPYRIGHT BGS, PLLC. ALL RIGHTS RESERVED.

GENERAL NOTES & SPECIFICATIONS:

1. Contractor shall check all drawings furnished immediately upon their receipt and shall promptly notify engineer in writing of any discrepancies. Anything shown on the drawings and not mentioned in specifications or mentioned in the specifications and not shown on the drawings, shall be of the like effect as if shown or mentioned in both.
2. Figures marked on drawings shall, in general, be followed in preference to scale measurements. Large scale drawings shall govern small scale drawings. The contractor shall compare all drawings and verify the figures before laying out the work and will be responsible for any errors, which might have been avoided thereby. When dimensions on the drawings are affected by the type of equipment selected, contractor shall adjust such dimensions as conditions may require.
3. If contractor, in the course of work, finds any discrepancy between the drawings and the physical conditions of the locality, or any error or omissions in the drawings or in the layout as given by points and instructions, or discovers unforeseen underground or above ground conditions or any other unexpected conditions requiring additional work by contractor, it shall be contractor's duty to immediately inform engineer, in writing, and the engineer shall promptly check the accuracy of the information. Any work done after such discovery, until any necessary changes are authorized, will be done at the contractor's risk.
4. If any part of the contractor's work depends, for proper execution or results, upon the work of any other contractor, the contractor shall inspect and measure work already in place and shall at one report to engineer any discrepancies between the executes work and the drawings.
5. Engineer or his authorized representative shall have free access to the work of the contractor at any time for the purpose of inspection. Contractor shall furnish the facilities to determine, as best as can reasonably be done, the nature and quality of the work performed. Such assistance of the contractor shall, if necessary, include the uncovering, testing, or removal of portions of the finished work.
6. All debris shall be removed from the area and legally disposed. Debris may be burned upon obtaining proper burning permit by any unburned remains are to be disposed of as directed by the owner or his representatives.
7. Contractor shall be responsible for protecting all buildings, structures, and utilities that are underground, above ground, or on the surface against construction operations that may be hazardous to said facilities and shall hold and save the owner harmless against all claims for damage. Contractor shall, by repair or replacement, return to equal or better condition all pavement, sidewalks, lawns, utilities, and other items damaged by this construction activity.
8. Contractor shall be responsible for obtaining all required tests and shall submit reports by an independent testing laboratory approved by engineer. Should any test fail to meet specification as shown herein, contractor shall, at contractor's expense, correct all deficient work and submit laboratory test results showing compliance with these specifications.
9. All work shall be performed in a workman-like manner ad shall conform with all applicable City, County, State, and Federal regulations and/or codes. Contractor shall obtain all permits and licenses required to begin work.
10. Contractor shall visually examine the construction site to determine the amount of clearing and existing facilities to be replaced, removed, and/or relocated, which may be required in order to complete the work.
11. The contractor shall give the engineer 48 hours notice prior to requesting required inspections and shall supply all equipment necessary to properly test and inspect completed work.
12. Contractor shall guarantee all work and materials for a period of one year from the date of project acceptance, during which all faulty construction and/or materials shall be corrected at contractor's expense.
13. All work shall be accomplished in a safe and workman-like manner. Contractor shall comply with all applicable laws and regulations of any public and/or private body having jurisdiction for the safety of persons or property or to protect them from damage, injury, or loss and shall erect and maintain all necessary safeguards for such safety and protection. The responsibility for project safety rests solely and specifically with the contractor. Local agencies and their employees and agents are specifically indemnified and held harmless from any actions of the contractor relating to the safety procedures implemented during construction and from any claims brought by any persons regarding safety, personal injury, or property damage.
14. Minimum Construction Inspection Checkpoints:
    1. Prior to any major deviation from the approved plan
    2. Prior to backfilling of any trenches containing hydraulic conduits so that jointing may be mutually approved
    3. Upon completion of sub-grade compacting
    4. At the time of delivery of base material
    5. Upon completion of the base and prior to priming
    6. Immediately prior to and upon the first and second applications of the plant mixed wearing course
    7. Upon completion of construction, a final inspections will be made with project representative.
15. All unsuitable material such as muck, marl, and debris shall be removed from the limits of construction and legally disposed. At the engineer's directions, much may be stockpiled on the site at designated locations for use in landscaping.
16. All material and equipment to be furnished and/or installed by the contractor for this project shall be guaranteed for a period of on year from the date of final acceptance thereof, against defective materials, design, and workmanship. Upon receipt of notice from the owner of failure of any part of the guaranteed equipment or materials during the guarantee period, the affected part, parts, or materials shall be replaced promptly with new parts or materials by the contractor at no expense to the owner. In the event the contractor fails to make the necessary replacement(s) and repair(s) within seven (7(days after notification by the owner, the owner may accomplish the work at the expense of the contractor.
17. Contractor shall complete "as-built" information relative to pipe lengths, materials, and any deviation from plans and provide a copy of such to the owner and engineer for final acceptance of the contractor's work.

NOTES:

1. All pipe systems shall be installed in accordance with ASTM D321, "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF TERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", latest addition.
2. Measures should be taken to prevent migration of native fines into backfill material, when required.
3. Suitable Subgrade: Where the trench bottom is unstable, contractor shall excavate to a depth required by engineer and replace with suitable material as specified by engineer. As an alternative, and at the discretion of design engineer, trench bottom may be stabilized using geotextile material.
4. Bedding: Suitable material shall be Class I, II, or III. Contractor shall provide documentation for material specification to engineer. Unless otherwise noted by engineer, minimum bedding thickness shall be 4" for 4"-24" pipe and 6" for 30"-60" pipe.
5. Initial Backfill: Suitable material shall be Class I, II, or III in the pipe zone extending not less than 6" above crown of pipe. Contractor shall provide engineer with documentation for material specification.Material shall be installed as required in ASTM D2321, latest edition.
6. Minimal Cover: Minimum Cover, H in non-traffic applications (grass or landscape areas) is 12" from the top of pipe to ground surface. Additional cover may be required to prevent flotation. For traffic applications, minimum cover, H, is 18" up to 48" diameter pipe and 24" of cover for 54"-60" diameter pipe, measured from top of pipe to bottom of flexible pavement or to top of rigid pavement.

PREVIOUSLY APPROVED

ARC-24-061
APPROVED 05/29/24
ZON-24-068
APPROVED 06/12/24
ARC-25-0002
APPROVED 03/26/25

BGS
Landscape Architecture & Engineering
1016 Clare Avenue, Suite 5
West Palm Beach, FL 33401
(561) 602-6277
bgspllc.com
LA6666674/PE36171

SCALE: N.T.S.

DRAINAGE SPECIFICATIONS & DETAILS

JOB #1022

171 El Pueblo Way
Palm Beach
Florida

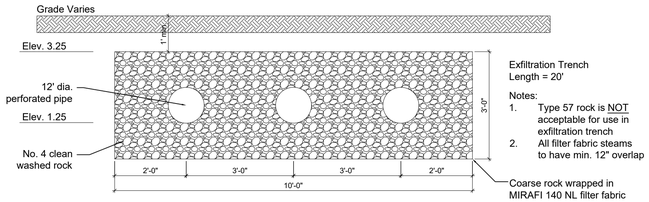
PRESENTATION

DATE ISSUED:
MARCH 26, 2025

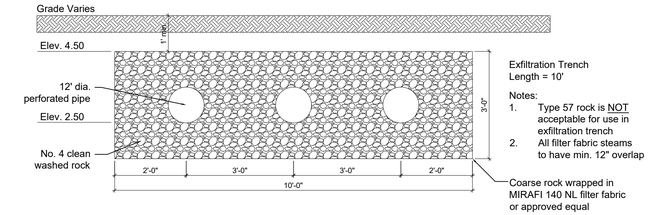
△
△
△
△
△
△

DATE PLOTTED:
March 26, 2025

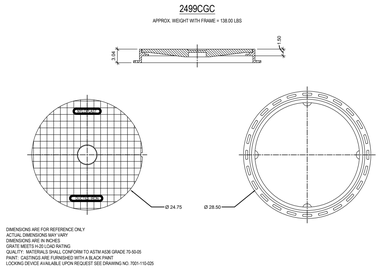
C2a



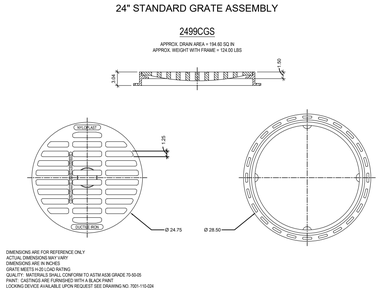
1 C2 EXFILTRATION TRENCH #1 DETAIL



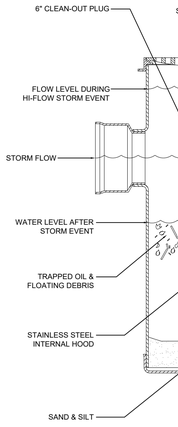
2 C2 EXFILTRATION TRENCH #2 DETAIL



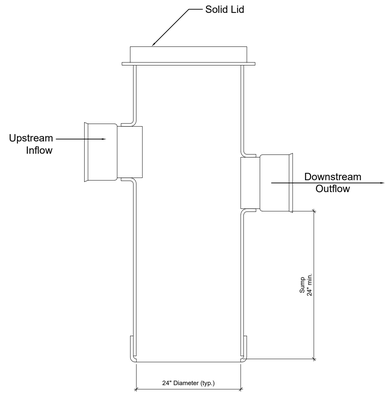
3 C2 24" SOLID COVER ASSEMBLY



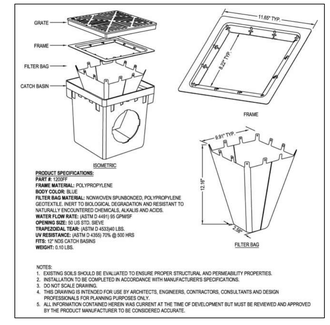
4 C2 24" STANDARD GRATE ASSEMBLY



5 C2 24" NYLOPLAST DRAIN BASIN w/INTERNAL HOOD N.T.S.



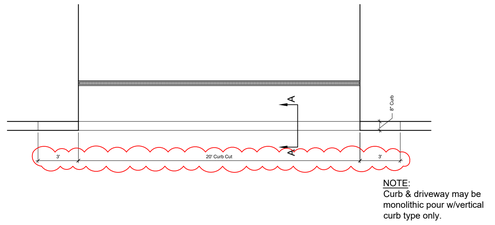
6 C2 24" NYLOPLAST DRAIN BASIN N.T.S.



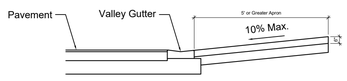
7 C2 12" AREA DRAIN DETAIL



8 C2 5" PRO SERIES DRAIN KIT w/METAL GRATE



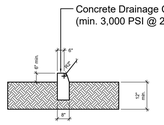
CURB TRANSITION PROFILE



SECTION A-A
N.T.S.

NOTES:
1. Driveway to be Portland Cement, min. 3,000 P.S.I. @ 28 days
2. Base to be a min. 4" clean sand or sandy loam, fully compacted, full width.
3. Concrete to be broom finished with even, dustless service.

9 C2 RESIDENTIAL DRIVEWAY CURB & GUTTER SECTION (CONCRETE)



10 C2 CONCRETE DRAINAGE CURB CROSS SECTION

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 services.

THIS DRAWING IS AN INSTRUMENT OF SERVICE, AND AS SUCH SHALL REMAIN THE PROPERTY OF BGS, PLLC. UNAUTHORIZED USE OR REPRODUCTION WITHOUT WRITTEN PERMISSION OF BGS, PLLC IS PROHIBITED. THIS DRAWING IS FOR USE IN CONNECTION WITH THIS PROJECT, AND SHALL NOT BE USED FOR ANY OTHER LOCATION.
COPYRIGHT BGS, PLLC. ALL RIGHTS RESERVED.

GENERAL NOTES & SPECIFICATIONS:

1. Contractor shall check all drawings furnished immediately upon their receipt and shall promptly notify engineer in writing of any discrepancies. Anything shown on the drawings and not mentioned in specifications or mentioned in the specifications and not shown on the drawings, shall be of the like effect as if shown or mentioned in both.
2. Figures marked on drawings shall, in general, be followed in preference to scale measurements. Large scale drawings shall govern small scale drawings. The contractor shall compare all drawings and verify the figures before laying out the work and will be responsible for any errors, which might have been avoided thereby. When dimensions on the drawings are affected by the type of equipment selected, contractor shall adjust such dimensions as conditions may require.
3. If contractor, in the course of work, finds any discrepancy between the drawings and the physical conditions of the locality, or any error or omissions in the drawings or in the layout as given by points and instructions, or discovers unforeseen underground or above ground conditions or any other unexpected conditions requiring additional work by contractor, it shall be contractor's duty to immediately inform engineer, in writing, and the engineer shall promptly check the accuracy of the information. Any work done after such discovery, until any necessary changes are authorized, will be done at the contractor's risk.
4. If any part of the contractor's work depends, for proper execution or results, upon the work of any other contractor, the contractor shall inspect and measure work already in place and shall at one report to engineer any discrepancies between the executes work and the drawings.
5. Engineer or his authorized representative shall have free access to the work of the contractor at any time for the purpose of inspection. Contractor shall furnish the facilities to determine, as best as can reasonably be done, the nature and quality of the work performed. Such assistance of the contractor shall, if necessary, include the uncovering, testing, or removal of portions of the finished work.
6. All debris shall be removed from the area and legally disposed. Debris may be burned upon obtaining proper burning permit by any unburned remains are to be disposed of as directed by the owner or his representatives.
7. Contractor shall be responsible for protecting all buildings, structures, and utilities that are underground, above ground, or on the surface against construction operations that may be hazardous to said facilities and shall hold and save the owner harmless against all claims for damage. Contractor shall, by repair or replacement, return to equal or better condition all pavement, sidewalks, lawns, utilities, and other items damaged by this construction activity.
8. Contractor shall be responsible for obtaining all required tests and shall submit reports by an independent testing laboratory approved by engineer. Should any test fail to meet specification as shown herein, contractor shall, at contractor's expense, correct all deficient work and submit laboratory test results showing compliance with these specifications.
9. All work shall be performed in a workman-like manner ad shall conform with all applicable City, County, State, and Federal regulations and/or codes. Contractor shall obtain all permits and licenses required to begin work.
10. Contractor shall visually examine the construction site to determine the amount of clearing and existing facilities to be replaced, removed, and/or relocated, which may be required in order to complete the work.
11. The contractor shall give the engineer 48 hours notice prior to requesting required inspections and shall supply all equipment necessary to properly test and inspect completed work.
12. Contractor shall guarantee all work and materials for a period of one year from the date of project acceptance, during which all faulty construction and/or materials shall be corrected at contractor's expense.
13. All work shall be accomplished in a safe and workman-like manner. Contractor shall comply with all applicable laws and regulations of any public and/or private body having jurisdiction for the safety of persons or property or to protect them from damage, injury, or loss and shall erect and maintain all necessary safeguards for such safety and protection. The responsibility for project safety rests solely and specifically with the contractor. Local agencies and their employees and agents are specifically indemnified and held harmless from any actions of the contractor relating to the safety procedures implemented during construction and from any claims brought by any persons regarding safety, personal injury, or property damage.
14. Minimum Construction Inspection Checkpoints:
    1. Prior to any major deviation from the approved plan
    2. Prior to backfilling of any trenches containing hydraulic conduits so that jointing may be mutually approved
    3. Upon completion of sub-grade compacting
    4. At the time of delivery of base material
    5. Upon completion of the base and prior to priming
    6. Immediately prior to and upon the first and second applications of the plant mixed wearing course
    7. Upon completion of construction, a final inspections will be made with project representative.
15. All unsuitable material such as muck, marl, and debris shall be removed from the limits of construction and legally disposed. At the engineer's directions, much may be stockpiled on the site at designated locations for use in landscaping.
16. All material and equipment to be furnished and/or installed by the contractor for this project shall be guaranteed for a period of on year from the date of final acceptance thereof, against defective materials, design, and workmanship. Upon receipt of notice from the owner of failure of any part of the guaranteed equipment or materials during the guarantee period, the affected part, parts, or materials shall be replaced promptly with new parts or materials by the contractor at no expense to the owner. In the event the contractor fails to make the necessary replacement(s) and repair(s) within seven (7(days after notification by the owner, the owner may accomplish the work at the expense of the contractor.
17. Contractor shall complete "as-built" information relative to pipe lengths, materials, and any deviation from plans and provide a copy of such to the owner and engineer for final acceptance of the contractor's work.

NOTES:

1. All pipe systems shall be installed in accordance with ASTM D321, "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF TERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", latest addition.
2. Measures should be taken to prevent migration of native fines into backfill material, when required.
3. Suitable Subgrade: Where the trench bottom is unstable, contractor shall excavate to a depth required by engineer and replace with suitable material as specified by engineer. As an alternative, and at the discretion of design engineer, trench bottom may be stabilized using geotextile material.
4. Bedding: Suitable material shall be be Class I, II, or III. Contractor shall provide documentation for material specification to engineer. Unless otherwise noted by engineer, minimum bedding thickness shall be 4" for 4"-24" pipe and 6" for 30"-60" pipe.
5. Initial Backfill: Suitable material shall be Class I, II, or III in the pipe zone extending not less than 6" above crown of pipe. Contractor shall provide engineer with documentation for material specification.Material shall be installed as required in ASTM D2321, latest edition.
6. Minimal Cover: Minimum Cover, H in non-traffic applications (grass or landscape areas) is 12" from the top of pipe to ground surface. Additional cover may be required to prevent flotation. For traffic applications, minimum cover, H, is 18" up to 48" diameter pipe and 24" of cover for 54"-60" diameter pipe, measured from top of pipe to bottom of flexible pavement or to top of rigid pavement.

CURRENTLY PROPOSED

Project Presentation/Approval History

Description	Town of Palm Beach #	Meeting Date
Demolition of existing residence and construction of new two-story residence Site Plan Approval for non-conforming lot	ARC-24-061 ZON-24-068	05/29/2024 06/12/2024
Modify shape of pool and site wall from oval to rectilinear, replace two windows on the east elevation with a French door and add a small balcony	ARC-25-0002	03/26/2025
Relocate previously approved pool equipment location to east side of house Variance request to locate pool equipment more than 20 feet from edge of pool Variance request to locate pool heater less than 10 feet from property line	ARC-25-0033 ZON-25-0037	07/23/2025 08/13/2025

BGS
Landscape Architecture & Engineering
1016 Clare Avenue, Suite 5
West Palm Beach, FL 33401
(561) 602-6277
bgspllc.com
LA6666674/PE36171

DRAINAGE SPECIFICATIONS & DETAILS

171 El Pueblo Way
Palm Beach
Florida

JOB #1022

FINAL SUBMITTAL

DATE ISSUED:
July 7, 2025

DATE PLOTTED:
July 7, 2025

Drawn By:	Date:
S.B.	07/07/2025

C2

ZON-25-0037 (ARC-25-0033) 171 EL PUEBLO WAY (COMBO) – VARIANCES. The applicants, Kevin Ryan & Carolyn Presly-Ryan, have filed an application requesting Town Council review and approval of two (2) variances pertaining to a deficient pool heater setback from the east property line and to exceed the maximum distance separation permitted between swimming pool equipment and the swimming pool. The Architectural Commission shall perform design review of the application.

ARC-25-0033 (ZON-25-0037) 171 EL PUEBLO WAY (COMBO). The applicants, Kevin Ryan & Carolyn Pressly-Ryan, have filed an application requesting Architectural Commission review and approval for minor modifications to the site plan of a previously approved new residence including the relocation of swimming pool heater and swimming pool pump equipment from its previously approved location with associated hardscape and landscape modifications, alternate hardscape materials for a vehicle drive, and incorporation of a new dining trellis, among other small adjustments related to comments received during construction permit review; variances are required as they pertain to pool heater setback and distance separation of pool equipment from the swimming pool. Town Council shall review the application as it pertains to zoning relief/approval.

Property Owner:	Kevin Ryan & Carolyn Pressly-Ryan
Professional:	BGS PLLC (Don Skowron)
Representative:	Maura Ziska

HISTORY:

- A combo application (ARC-24-061 (ZON-24-068)) for a new residence on nonconforming R-B zoned parcel was unanimously approved by ARCOM at the May 2024 hearing.

- A special exception (ZON-24-068) for redevelopment of an existing nonconforming parcel was unanimously approved by Town Council at the June 2024 hearing.

- A permit (RNEW-25-00066) for construction of a two-story single family dwelling was issued in April 2025.

- An application (ARC-25-0002) for adjustments to the previously approved design of a new residence was unanimously approved by ARCOM at the March 2025 hearing.

- At the JULY 23, 2025 ARCOM meeting, the application for the site changes to an existing residence was approved (7-0). Additionally, the commission made a positive motion (7-0) that the proposed variances would not negatively impact the architecture.

THE PROJECT:

The applicant has submitted plans, entitled "MINOR MODIFICATIONS TO A PREVIOUSLY APPROVED NEW RESIDENCE FOR THE RYAN FAMILY", as prepared by D. STANLEY DIXON ARCHITECT, uploaded July 07, 2025.

The following is the scope of work for the Project:

- Minor modifications to a previously approved new, two-story residence including:
  - Relocation of pool equipment.
  - Incorporation of new pergola.
  - Landscape and hardscape adjustments.

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

- **VARIANCE 1:** Section 134-1728(c): Variance request for a pool equipment separation of 50' -7" from the water's edge in lieu of the 25' separation permitted for pool equipment.

- **VARIANCE 2:** Section 134-1728 (c)(2): Variance request for a side-yard setback of 5'-10" from the East property line in lieu of the 10' side-yard setback required for a pool heater.

Site Data			
Zoning	R-B	**Future Land Use**	SINGLE-FAMILY
Lot Size	9960.5 Sq Ft	**Flood Zone**	AE +6' NAVD
Lot Width	85'	**Lot Depth**	117.75'
Lot Coverage	Permitted: 30% + 3% Trellis Approved: 28.97% Prop.: 28.97% + 2.74% Trellis	**Landscape Open Space**	Required: 45% Approved: 45.02% Proposed: 45.34%
***Pool Equipment Separation from Pool**	Permitted: 25' Proposed: 50.6' ***Variance Requested***	***Pool Heater Setback**	Required: 10' Proposed: 5.8' ***Variance Requested***

**** Variance Required.***

Surrounding Properties / Zoning	
North	1161 N Ocean Way (Residence) / R-B
South	110 El Pueblo Way & 1144 N Ocean Blvd (Residences) / R-B
East	1160 N Ocean Blvd (Residence) / R-B
West	1150 N Ocean Way (Residence) / R-B

STAFF ANALYSIS:

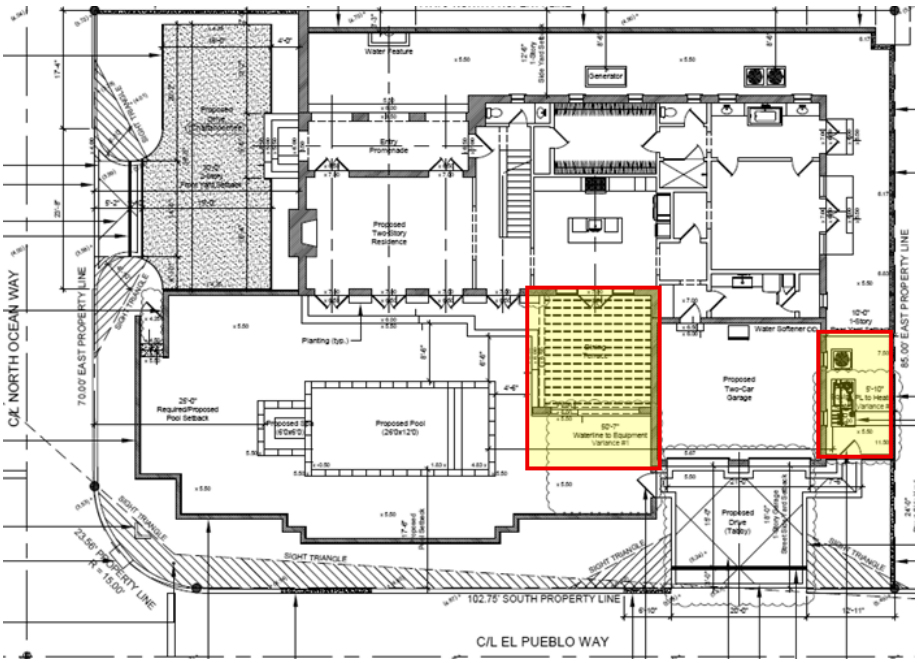
The applicant is seeking approval for slight modifications to the design of a previously approved new residence. The application, as proposed, is inconsistent with the zoning code and requires two (2) variances to achieve the scope of work.



Proposed south street-side elevation.

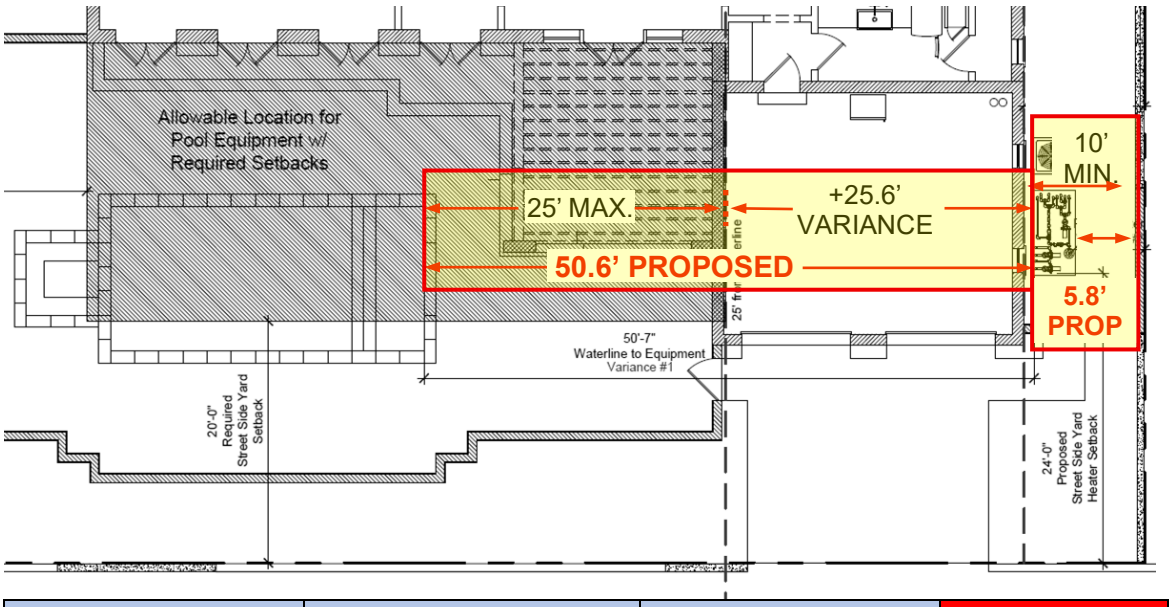
An application for a new residence was unanimously approved at the May 2025 ARCOM hearing upon first review of the application. In addition to the architectural design of the structure, the application was lauded for its site planning on the nonconforming corner parcel. Instead of a more common home plan where outdoor space is provided behind the structure, the design team utilized the yard area at the street intersection for a swimming pool and outdoor living area with site walls and landscaping along the roadways, creating a courtyard. However, to accommodate a zoning compliant design, pool equipment had to be sited within this courtyard to meet distance separation requirements.

The applicant is returning to both ARCOM and the Town Council for permission to relocate the pool equipment to a rear yard area. By relocating the equipment, the courtyard area will accommodate a dining terrace with pergola. Additionally, adjustments are proposed to landscape and hardscape elements throughout the site in response to the equipment relocation as well as comments issued by the town during permitting and construction. The relocation of pool equipment, however, is noncompliant with zoning and requires variances for approval.



Proposed site plan.

The variances pertain solely to the relocated pool equipment. The first variance is related to separation distance permitted for pool equipment from the edge of water. If equipment is proposed in a setback area as otherwise permitted, an maximum distance separation of 25' is required between pool equipment and edge of water. Due to the current design configuration (celebrated by ARCOM at their initial review) it is highly challenging to locate equipment in a setback while keeping equipment within the 25' radius with the current footprints. In addition, a variance is required for the pool heater to be located closer than 10' to the rear yard setback. The zoning code permits all other types of equipment, including pool pumps and filters, A/C equipment, and even generators – all of which are larger than modern pool heaters – to be located up to 5' off a side or rear property line. Only pool heaters are burdened by a setback twice the distance of the other equipment types. Staff will note that although a variance is required for heater, the pool heater setback does not encroach closer to the property line than other types of equipment would be permitted. Landscape and hardscape adjustments are proposed throughout the site, as well, including change in hardscape material at parking area on North Ocean Way, adjusted pool courtyard size, update to fencing on perimeter, and updates to curbs. The equipment area screening is compliant.



Code Section	Permitted/Required	Proposed	Variance
Variance #1 Sec. 134-1728(c)	25' Max. Pool Equip. Separation from Pool	50.6' Pool Equip. Separation from Pool	**+ 25.6' Separation**
Variance #2 Sec. 134-1728 (c)(2)	10' Minimum Pool Heater Setback	5.8' Pool Heater Setback	**- 4.2' Setback**

CONCLUSION:

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

(1) for final determination of approval or denial of the 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:BMF

Letter of Intent

Project Address: 171 El Pueblo Way

ARC-25-0033 / ZON-25-0037

This application is for minor updates to the previously approved design for 171 El Pueblo Way. The previous home on the site has been demolished and the new, approved residence is in the early stage of construction. This proposal includes two main items with associated changes in order to improve the owner's enjoyment of the property and aesthetics of the home. This also includes other minor landscape items noted below.

The first main item involves moving the pool equipment with two variance requests. The pool equipment is currently located outside of the dining terrace. We are proposing moving the pool equipment to the opposite side of the garage. With this, we are proposing the pool equipment to be 50'-7" from the water's edge in lieu of the 25' required. We are also proposing the pool heater to be 5'-10" from the east property line in lieu of the 10' required. With moving the pool equipment, we are proposing the Dining Terrace Wall be opened accordingly.

The other main item includes the addition of a trellis at the Dining Terrace. This utilizes code Sec. 134-895 (4) which allows the trellis as long as it does not cause the lot coverage to be beyond 3% of the allowed lot coverage. This, as noted on sheet A0-01 and diagramed on sheet Z1, is still below the allowable amount and does not request a variance.

Minor landscape updates that are also included are listed below. These are based on plan review comments and meetings between Town officials and owners, contractor, design professionals, and site conditions on the property and adjacent property to the east. Please see review comments 1c for more information and associated attachments it references:

-Hardscape material on North Ocean Way
-Pool courtyard size based on updated site triangle
-El Pueblo Way driveway width
-Update to chain link fence on east property line
-Curb updates due to high point in grade at the southwest property corner

VARIANCES: Section 134-1728

VARIANCE 1: Section 134-1728(c): Variance request for a setback of 50' -7" from the water's edge in lieu of the 25' required setback for pool equipment.
VARIANCE 2: Section 134-1728 (c)(2): Variance request for a side-yard setback of 5'-10" from the East property line in lieu of the 10' side-yard setback required for a pool heater.

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 in that it is a small width parcel which would make it difficult to add the pool equipment anywhere but in the proposed location.

2)The applicant was not the cause of the special conditions of the property, as the nonconformities of the property have existed since the lot was platted in the October 1940 Replat of Part of El Encanto.

3)The granting of the variances will not confer on the applicant a special privilege. There are other situations that would justify moving the pool equipment on a narrow lot.

4)The hardship which runs with the land, is that the property is a non-conforming lot as to width is only 85 feet in lieu of the 100-foot minimum required which makes it difficult to place the pool equipment closer to the pool.

5)The variances requested for the pool equipment are minor requests considering the non-conforming nature of the property being an undersized lot.

6)The variances requested for the pool equipment are reasonable considering the previously approved location is very limited in space and directly next to the dining terrace.

Sincerely,



Stan Dixon, Architect

D. STANLEY DIXON • ARCHITECT

2300 PEACHTREE ROAD • SUITE C–101 • ATLANTA, GEORGIA 30309 • FAX: 404.574.1435 • TEL:404.574.1430

TOWN OF PALM BEACH

Information for Town Council Meeting on: August 13, 2025

To: Town Council

Via: Wayne Bergman, Director of Planning, Zoning, & Building

From: Planning, Zoning, & Building Staff

Re: ZON-25-0042 223 SUNRISE AVE PALM BEACH HOTEL, Suite C2 and C17 at 223 SUNRISE AVE—VARIANCE The applicant, Grace Family Trust and Regain MD, has filed an application requesting Town Council review and approval for a Variance to allow an office use (medical) on the first floor of the Palm Beach Hotel in the C-TS zoning district where office use is only allowed above the first floor.

Date: 7/24/2025

ATTACHMENTS

Staff Report
Letter of Intent
Plans

STRATEGIC PLAN

Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Quality of Life
Community Preservation

FUNDING

No Fiscal Impact

223 SUNRISE-CVR.DWG
FILE

IMPROVEMENTS FOR:

SUITE C2 & C17

223 SUNRISE AVENUE
PALM BEACH, FLORIDA 33480

SHEET INDEX

NO.	SHEET TITLE
	ARCHITECTURAL
CVR	COVER SHEET
SP1.0	SITE LOCATION
P1.1	EXISTING PHOTOS OF BUILDING
P1.2	EXISTING CONTEXT PHOTOS
A1.1	EXISTING AND PROPOSED FLOOR PLANS

THE PROPOSED WORK INCLUDES:

- INTERIOR IMPROVEMENTS ON A GROUND FLOOR TENANT SPACE.

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

SPINA O'ROURKE + PARTNERS

Architecture • Interior Design

Keith M. Spina # AR13419

PROPOSED TENANT IMPROVEMENT FOR:
SUITE C2 & C17
223 SUNRISE AVENUE
PALM BEACH, FLORIDA 33480

THESE DRAWINGS ARE FOR THE EXCLUSIVE USE OF SPINA O'ROURKE + PARTNERS, INC. AND MAY NOT BE DUPLICATED, REPRODUCED OR USED IN ANY MANNER WITHOUT THE EXPRESS WRITTEN CONSENT OF SPINA O'ROURKE + PARTNERS, INC. ALL RIGHTS RESERVED

Revisions:

Project no:	25083
Date:	07/21/25
Drawn by:	CG
Project Architect:	CG

FINAL SUBMITTAL 07/21/2025

COVER SHEET

CVR

223 SUNRISE-FP.DWG

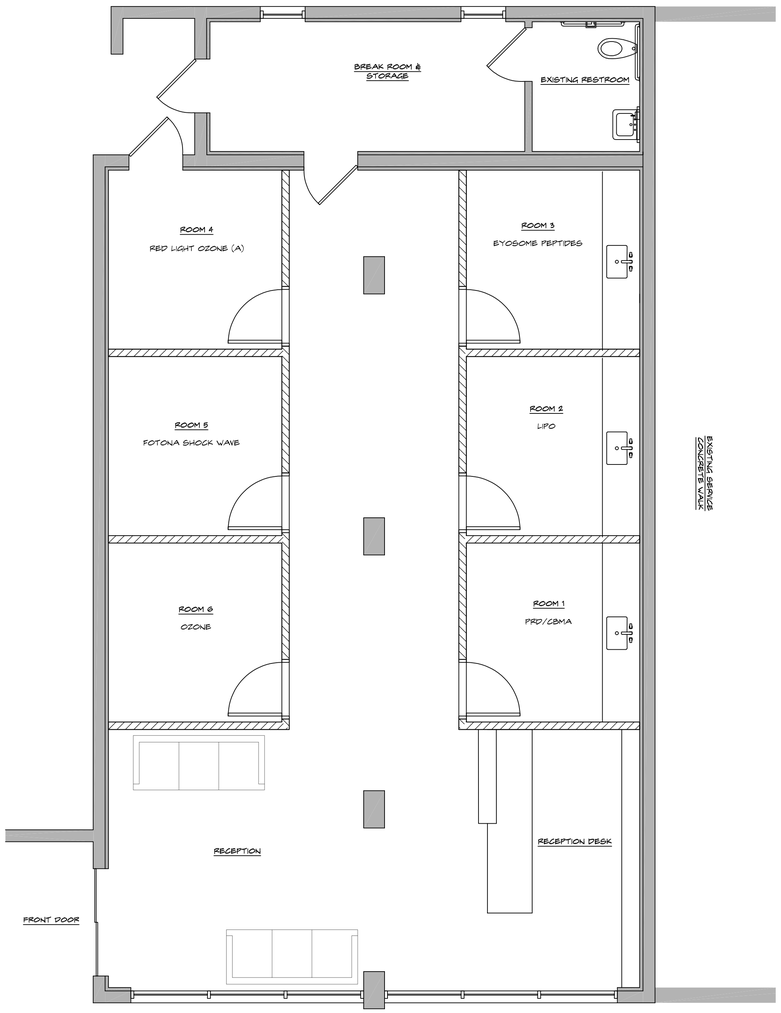
FILE

SITE DATA

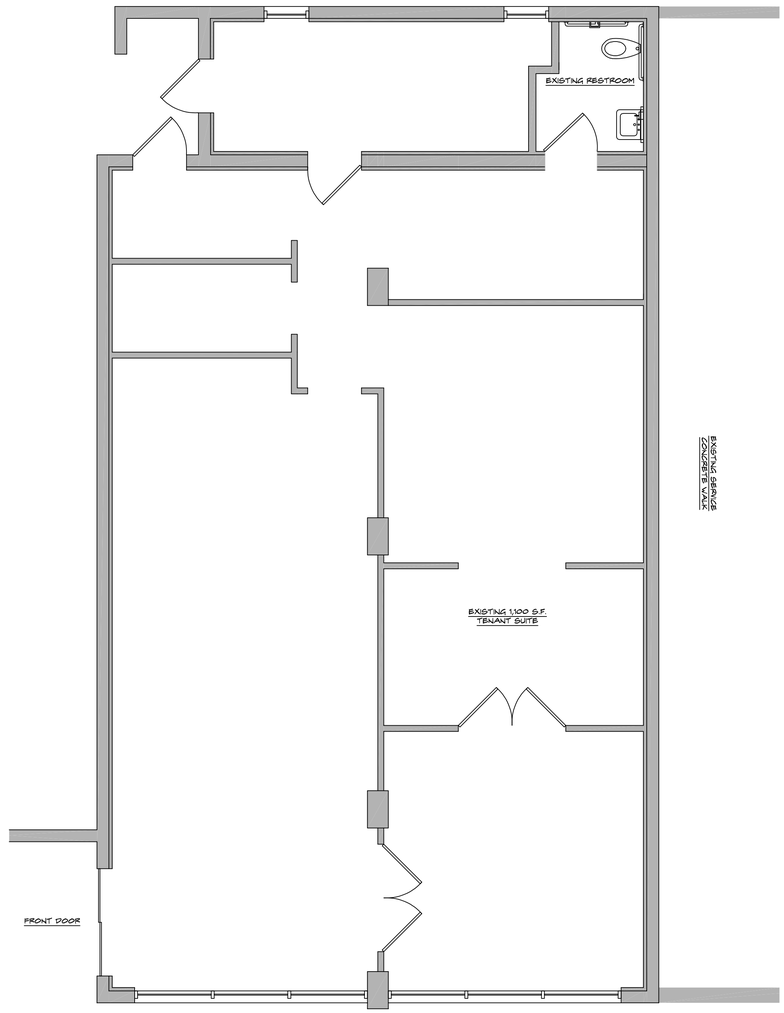
EXISTING S.F. = 1,100 S.F.

PROPOSED S.F. = 1.100 S.F. (NO CHANGE)

PARKING - THERE ARE NO CHANGES TO THE CURRENT PARKING CALCULATIONS.



2 A1.1 **PROPOSED FLOOR PLAN**
SCALE: 1/4" = 1'-0"



1 A1.1 **EXISTING FLOOR PLAN**
SCALE: 1/4" = 1'-0"

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

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

PROPOSED TENANT IMPROVEMENT FOR:

SUITE C2 & C17

223 SUNRISE AVENUE
PALM BEACH, FLORIDA 33480

THESE DRAWINGS ARE FOR THE EXCLUSIVE USE OF SPINA O'ROURKE + PARTNERS, INC. AND MAY NOT BE DUPLICATED, REPRODUCED OR USED IN ANY MANNER WITHOUT THE EXPRESS WRITTEN CONSENT OF SPINA O'ROURKE + PARTNERS, INC. ALL RIGHTS RESERVED

Revisions:

Project no:	25083
Date:	07/21/25
Drawn by:	CG
Project Architect:	CG

EXISTING AND PROPOSED FLOOR PLANS

A1.1



1 P1.2 **PALM BEACH HOTEL SOUTH ELEVATION 1**
SCALE:



1 P1.2 **PALM BEACH HOTEL SOUTH ELEVATION 2**
SCALE:



1 P1.2 **PALM BEACH HOTEL SOUTH ELEVATION 3**
SCALE:



1 P1.2 **PALM BEACH HOTEL SOUTH ELEVATION 4**
SCALE:

EXISTING CONTEXT PHOTOS

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

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

PROPOSED TENANT IMPROVEMENT FOR:
SUITE C2 & C17
223 SUNRISE AVENUE
PALM BEACH, FLORIDA 33480

THESE DRAWINGS ARE FOR THE EXCLUSIVE USE OF SPINA O'ROURKE + PARTNERS, INC. AND MAY NOT BE DUPLICATED, REPRODUCED OR USED IN ANY MANNER WITHOUT THE EXPRESS WRITTEN CONSENT OF SPINA O'ROURKE + PARTNERS, INC. ALL RIGHTS RESERVED

Revisions:

Project no:	25083
Date:	07/21/25
Drawn by:	CG
Project Architect:	CG

N W E S

P1.2



1 P1.1 **FACING NORTH VIEW**
SCALE:



1 P1.1 **FACING NORTHWEST VIEW**
SCALE:



1 P1.1 **FACING NORTHEAST VIEW**
SCALE:

EXISTING PHOTOS OF BUILDING

285 BANYAN BLVD
West Palm Beach Florida 33401
561.684.6844 • Fax 561.684.5594
spinaorourke.com
FL Lic # AA0003399

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

PROPOSED TENANT IMPROVEMENT FOR:
SUITE C2 & C17
223 SUNRISE AVENUE
PALM BEACH, FLORIDA 33480

THESE DRAWINGS ARE FOR THE EXCLUSIVE USE OF SPINA O'ROURKE + PARTNERS, INC. AND MAY NOT BE DUPLICATED, REPRODUCED OR USED IN ANY MANNER WITHOUT THE EXPRESS WRITTEN CONSENT OF SPINA O'ROURKE + PARTNERS, INC. ALL RIGHTS RESERVED

Revisions:

Project no:	25083
Date:	07/21/25
Drawn by:	CG
Project Architect:	CG

P1.1

1 SP1.0 **OVERALL SITE AERIAL**
SCALE:

SITE LOCATION

SPINA OROURKE + PARTNERS
285 BANYAN BLVD
West Palm Beach Florida 33401
561.684.6844 • Fax 561.684.5594
spinaorourke.com
FL Lic # AA26002399

Architecture • Interior Design
Keith M. Spina # AR13419

PROPOSED TENANT IMPROVEMENT FOR:

SUITE C2 & C17

223 SUNRISE AVENUE
PALM BEACH, FLORIDA 33480

THESE DRAWINGS ARE FOR THE EXCLUSIVE USE OF SPINA OROURKE + PARTNERS, INC. AND MAY NOT BE DUPLICATED, REPRODUCED OR USED IN ANY MANNER WITHOUT THE EXPRESS WRITTEN CONSENT OF SPINA OROURKE + PARTNERS, INC. ALL RIGHTS RESERVED

Revisions:

Project no:	25083
Date:	07/21/25
Drawn by:	CG
Project Architect:	CG

SP1.0

ZON-25-0042 235 SUNRISE AVE PALM BEACH HOTEL, Suite C2 and C17 at 223 SUNRISE AVE—VARIANCE. The applicant, Grace Family Trust and Regain MD, has filed an application requesting Town Council review and approval for a Variance to allow an office use (medical) on the first floor of the Palm Beach Hotel in the C-TS zoning district where office use is only allowed above the first floor.

Applicant: Grace Family Trust and Regain MD and Palm Beach Hotel
Professional: Spina Orourke + Partners
Representative: Maura Ziska

THE PROJECT:
The applicant has submitted plans, entitled "IMPROVEMENTS FOR: SUITE C2 & C17", as prepared by **Spina Orourke + Partners** date uploaded and submitted to the Town, 07/24/25.

The following is the scope of work for the Project:

- Interior renovation of existing retail bay within the ground floor of the Palm Beach Hotel into a medical office. At this time, there are no proposed exterior alterations.

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

- **VARIANCE #1** for office on ground floor in the C-TS zoning district. Sec 134-1107(a) (2) Offices, executive office suites, professional services, business services, excluding veterinarian offices, and securities and financial brokerage and trust companies above the first floor.

Site Data			
Zoning District	C-TS	**Future Land Use**	COMMERCIAL
Former Use	Retail	**Square Footage**	Existing SF: 1,100 SF
Surrounding Properties / ZONING			
North	One and Two-story residences / R-C		
South	Publix (surface parking lot) / C-TS One-story retail (Echo Restaurant and vacant storefront) / C-TS		
East	St. Edward's Catholic Church / C-TS		
West	Two-story retail and office / C-TS		

CONSISTENCY WITH THE COMPREHENSIVE PLAN:
A preliminary review of the project indicates that the proposed **medical office use** is **consistent** with the **Commercial** designation of the Future Land Use Map of the Comprehensive Plan.
STAFF ANALYSIS:

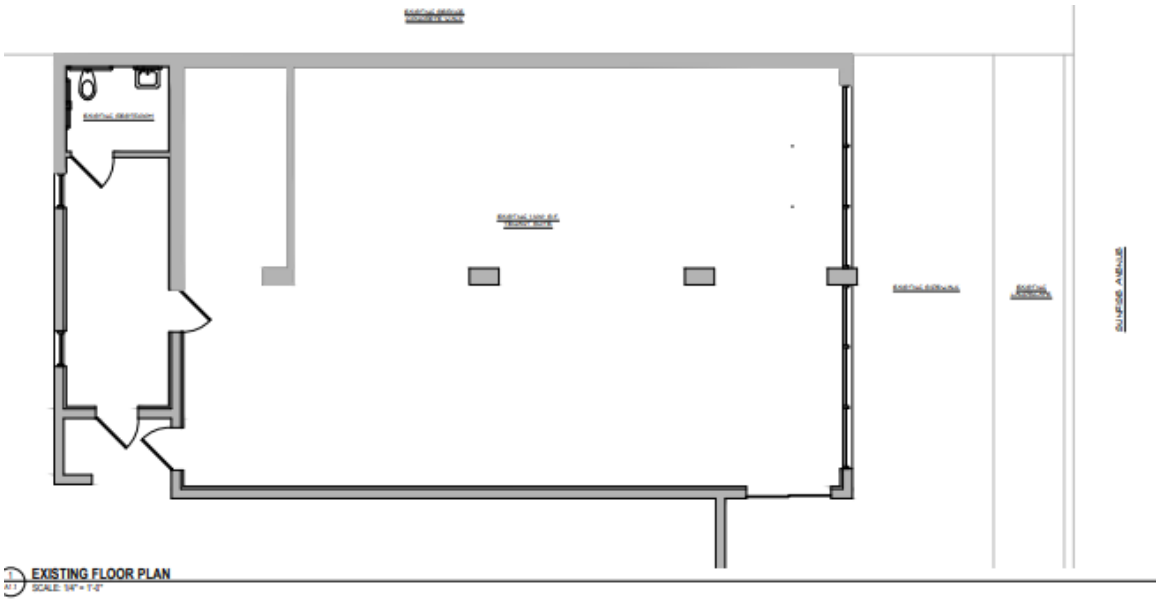
The subject property is an existing four-story, landmarked condominium hotel building with ground-floor retail. The applicant is proposing an interior renovation of an existing retail bay on the ground floor of the Palm Beach Hotel to create a medical office. Currently, there are no proposed exterior alterations.

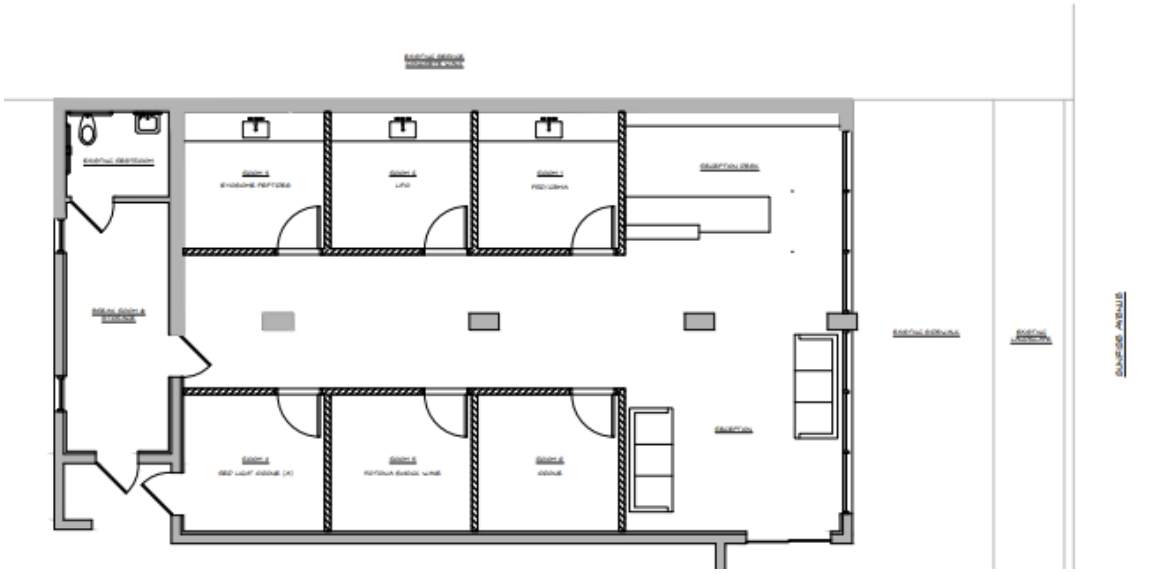




The 200 block of Sunrise Avenue runs about 1,000’ from Bradley Ave to N. County Rd and contains a diverse number of businesses. The Palm Beach Hotel has about 475’ of frontage on the north side of Sunrise Avenue and has 11 retail, restaurant, and office spaces on its ground floor. The variance request is a result of technical aspects of the code that restrict offices to the second floor of a commercial building. In the staff's opinion, a local doctor's

office catering to the needs of town families is likely the most town-serving use, and the notion of restricting it to the second floor may not be in line with the character of other commercial areas. Historically, office uses have been approved through the variance process. In fact, they are permitted uses in the 200 blocks of Peruvian Avenue and Bradley Place.





No new square footage or floor area is being proposed for the structure, and staff fully supports the variance request. Additionally, from a parking perspective, an office (medical use) has a less demanding parking requirement than a retail use, and according to ITE trip generation standards, generates fewer trips than a retail use.

CONCLUSION:

Approval of the project will require one (1) separate motions to be made by the Town Council:

(1) that the Variance #1 **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

KOCHMAN & ZISKA PLC

223 Sunrise Avenue, Suites C2 & C17, Palm Beach, FL 33480
Letter of Intent: ZON-25-0042

July 21, 2025

To: Town of Palm Beach
Re: Request for renovation/conversion of existing tenant space.

Dear Town Council,

Let this letter serve as the intent in support of the Applicant's request for Town Council approval of a renovated office space located at 223 Sunrise Avenue, Suites C2 and C17, in Palm Beach.

The scope of work is as follows:

Renovation of existing 1,100 SF tenant space. Renovation includes conversion of office space to orthopedic medical office space.

Please note the following as it relates to this application:

- **A.** Landmarks Preservation in accordance with Section 54-122 and/or Section 54-161. N/A
- **B.** Architectural Review in accordance with Section 18-205 and/or Section 18-206. N/A
- **C.** Special Exception N/A
- **D.** Site Plan Review N/A (less than 2K SF)
- **E.** Variance
    1. Variance 1: Section 134-1107(a)(2): Variance request to have 1,100 SF office space on first floor.

The criteria for granting the above variances are listed below:

1) The special conditions that exist relative to the subject property is that
2) The Applicant was not the cause of the special conditions of the design of the building or non-conformities of the lot.
3) The granting of the variances will not confer on the Applicant a special privilege since the variances requested are similar to existing variance granted.
4) The hardship which runs with the land is that the lot is non-conforming
5) The variances requested are the minimum necessary to make reasonable use of the land as
6) Allowing the inclusion of a medical office on the first floor will have no adverse impact on the neighborhood.

- **F.** Other
    1. None

TOWN OF PALM BEACH

Information for Town Council Meeting on: August 13, 2025

To: Town Council

Via: Wayne Bergman, Director of Planning, Zoning, & Building

From: Planning, Zoning, & Building Staff

Re: ZON-25-0043 353 PERUVIAN AVE—SPECIAL EXCEPTION WITH SITE PLAN REVIEW AND VARIANCE The applicant, Jay and Letty Biggens, have filed an application requesting Town Council review and approval for a (1) Special Exception with Site Plan Review for a commercial space that contains square footage greater than 3,000 SF in the C-TS district and/or (2) Special Exception with Site Plan Review for outdoor furniture "For Sale" by the applicant's business only and not to be associated with the previously approved gourmet market that is in the same commercial plaza. Additionally, the applicant is requesting one variance to reduce the required parking for the total open air merchandise display areas.

Date: 7/24/2025

ATTACHMENTS

Staff Report
Letter of Intent
Plans
Le Bilboquet 1st Amendment DOUA

STRATEGIC PLAN

Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Quality of Life
Community Preservation

FUNDING

No Fiscal Impact

Scope of Work

* Addition of code compliant furniture layout.

*Special Exception 1 Request: Sec. 134-1109 (11) Permitted uses, or uses not specifically enumerated under permitted uses in section 134-1107 but having traffic, patronage and intensity of use characteristics similar to those uses cited therein, which are greater than 3,000SF gross leasable area.
Total Area 2,900SF indoor with 605SF outdoor sales area

*Special Exception 2 Request: Outdoor cafe seating is permitted only for restaurants, retail specialty food including the sale of prepared food for takeout only.

* Variances (1) Request: to not provide three (3) parking spaces for the 605SF total open air merchandise display areas.
1 @ 250SF. Sec. 134-1996. - Use of open areas of lot or vacant lots within commercial districts. When open areas of lots or vacant lots within the commercial district are used for the open air display of merchandise or for open air seating for more than 30 consecutive calendar days or 60 total calendar days in any 12-month period, these areas shall be subject to all of the same regulations of the town's ordinances which are applicable to merchandise display areas or seating areas contained within buildings, including but not limited to the provision of off-street parking, such parking to include the number of spaces necessary to accommodate the total open air merchandise display areas or open air seating, and, further, the provision of a structure to house required toilet facilities and salesmen or attendant office space.

ENVIRONMENT DESIGN GROUP
139 North County Road Suite 20B Palm Beach, Fl 33480
Phone 561.832.4600 Mobile 561.313.4424
Landscape Architecture
Land Planning
Landscape Management
Dustin M. Mizell, MLA RLA #6666784
Dustin@environmentdesigngroup.com

353 Peruvian Avenue
Palm Beach
F L O R I D A

ZON-25-0043
Final Submittal
July 21, 2025

Sheet Index

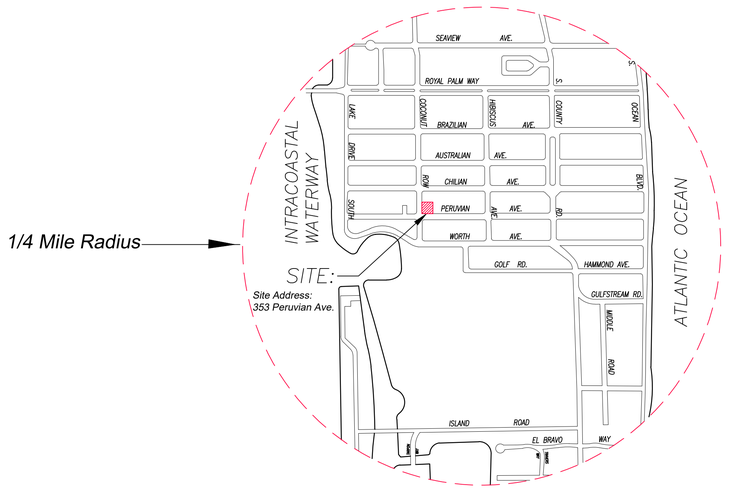
Cover Sheet
Survey
L1.0 - Existing Site Photo Exhibit
L2.0 - Site Plan - Furniture Exhibit
L3.0 - Rendered Furniture Exhibit
Furniture Specifications
Bilboquet First Amendment

Design Team/Consultants

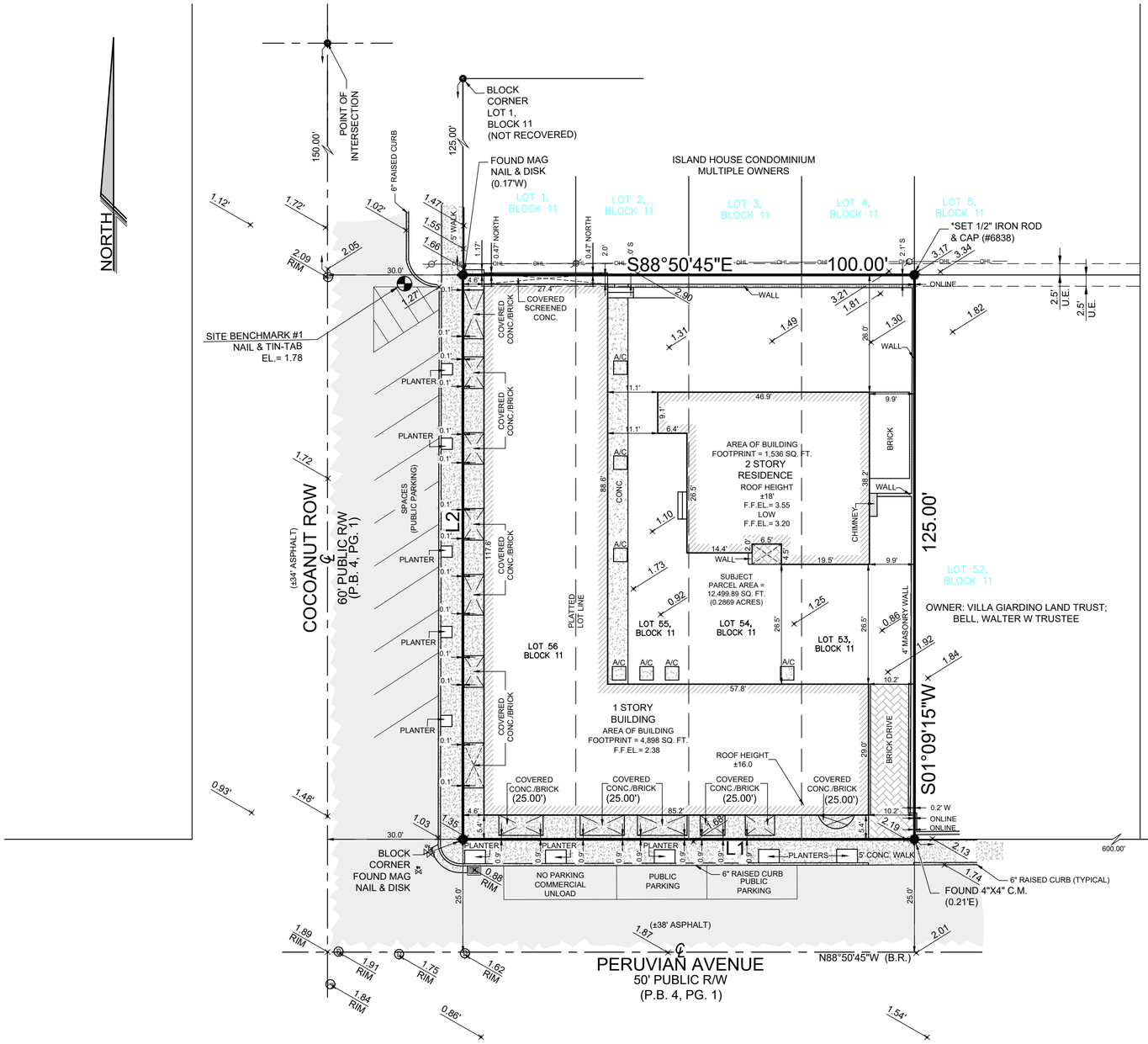
Landscape Architects
ENVIRONMENT DESIGN GROUP
139 NORTH COUNTY ROAD SUITE 20B
PALM BEACH, FL 33480
561.832.4600
WWW.ENVIRONMENTDESIGNGROUP.COM

Surveyor
MILLER LAND SURVEYING
1121 LAKE AVENUE
LAKE WORTH BEACH, FL 33460
561.586.2669

Vicinity/Location Map

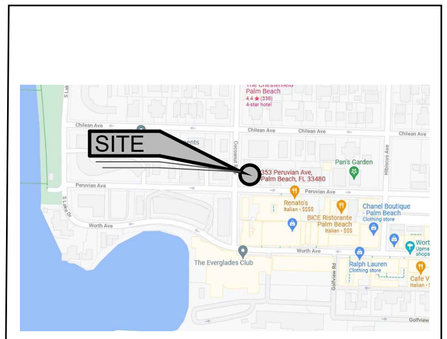


NOT FOR CONSTRUCTION



20 0 20 40 60

Scale 1" = 20'



LOCATION MAP N.T.S.

LINE TABLE		
LINE	BEARING	LENGTH
L1	N88°50'45"E	100.00'
L2	N01°09'15"E	125.00'

SURVEY NOTES:

1.) Lands shown hereon reflect all pertinent easements and/or rights of way contained in First American Title Insurance Company, Commitment for Title Insurance; Commitment No.: FA-35-1132022; Commitment Date: June 8, 2005 @ 11:50 AM. See "Notes on Schedule B2 Title Exceptions".

2.) Area of subject property = 12,500 square feet (0.2870 acres), more or less.

3.) Elevations shown hereon are based on North American Vertical Datum of 1988 (NAVD 88).

a) Originating benchmark = Leica Global Positioning System.

b) XX.XX = 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). Bearings shown hereon agree with the plat of record, ROYAL PARK, as recorded in Plat Book 4, Page 1, Palm Beach County Public Records. Distances are grid, plat and measured unless otherwise shown.

6.) This firms "Certificate of Authorization" number is "LB 6838".

NOTES ON SCHEDULE B2 TITLE EXCEPTIONS:

1-7. ***Standard exceptions. Not plottable***.

8. Easements for public utilities as set forth on the Plat of REVISED MAP OF ROYAL PARK ADDITION TO PALM BEACH, FLORIDA, recorded in Plat Book 4, Page 1, Public Records of Palm Beach County, Florida. ***Plat, Affects subject property. All pertinent items are plotted hereon***.

9. Matters as shown on that certain survey prepared by Wallace Surveying Corp. dated March 17, 2005, Job No. 05-1076. ***Previous Survey, does not affects subject property.***

ALTA / NSPS LAND TITLE SURVEY

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 Items 1, 2, 3, 4, 7a, 7b1, 7c, 8, 9, 13, 14 and 16 of Table A thereof. The fieldwork was completed on 02/03/2022. *Date of Plat or Map: 02/08/2022*

CERTIFIED TO: Lifestyle Holdings, LLC; Jones, Foster, Johnston & Stubbs, P.A.; Steve & Linda Horn Inc., a New York corporation, its successors and/or assigns; Ozzy Interests, LLC, a Florida limited liability company; Legacy Title Agency; Fidelity Title Insurance company

PROPERTY ADDRESS: 353 Peruvian Avenue, Palm Beach, FL 33480
FLOOD ZONE: AE (FIRM 120220 12099C 0583F 10/05/2017)
DESCRIPTION: Lots 53, 54, 55 and 56, Block 11, REVISED MAP OF ROYAL PARK ADDITION TO PALM BEACH, FLORIDA, according to the plat thereof as recorded in Plat Book 4, Page 1, of the Public Records of Palm Beach County, Florida

AREA OF SUBJECT PROPERTY = 12,500 SQ. FT. (0.2870 ACRES).

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 Y220141

REVISIONS:

02/09/2022 Recertification

LEGEND:

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

SCALE:	1" = 20'
FIELD WK:	R.L. / J.R.
DRAWN BY:	M.N. (SUB)
CHECKED BY:	S.R.L.
DATE:	09/08/2022

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:	L-96/50
PREV. JOB NO'S.	Y220141
JOB NO.	Y220977
	M - 5,060



Existing View to Courtyard



Existing View to Courtyard



Existing View to Courtyard



Existing View to Courtyard



Existing View to Courtyard



Existing View to Courtyard

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

353 Peruvian Ave
Palm Beach
FLORIDA

JOB NUMBER: # 22083.00 LA
DRAWN BY: Nick Pastor
Lauren Freeman
DATE: 06.30.2025
07.21.2025

SHEET L1.0

COPYRIGHT: 2025
The following drawings are instruments of service to the Landscape Architect. They are not products of design. All ideas, designs, arrangements and plans indicated or represented by this/these drawings are owned by and the property of the designer, and were created, evolved and developed for use on and in connection with this project. None of such ideas, designs, arrangements or plans shall be used by or disclosed to any person, firm or corporation without the written permission of the Landscape Architect.

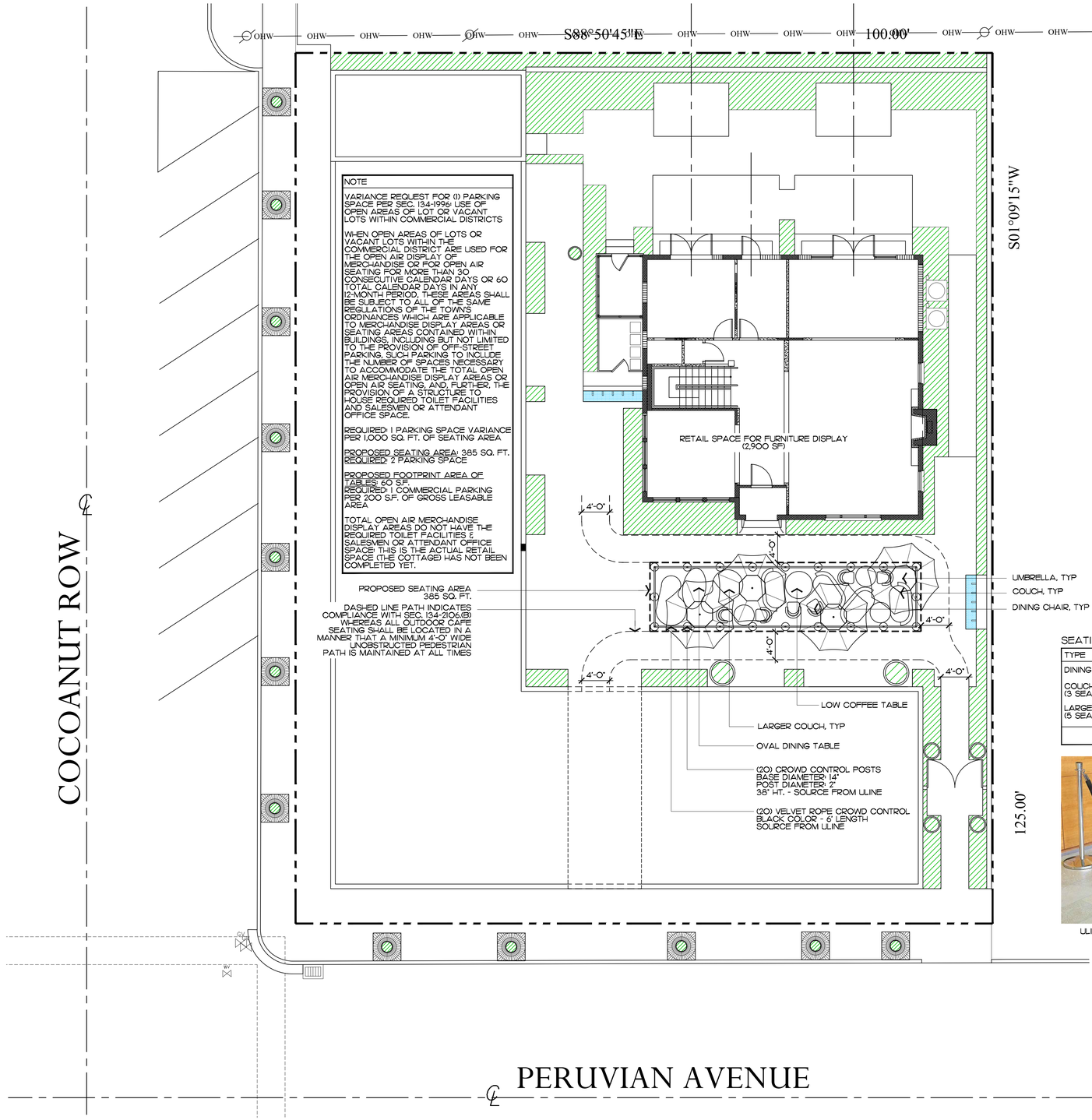
DISCLAIMER: 2025
Construction, as the term is generally understood, and that ENVIRONMENT DESIGN GROUP does not provide landscape architectural services during construction, including on-site monitoring, site visits, shop drawing review, design clarification, etc., the client agrees to indemnify and hold harmless ENVIRONMENT DESIGN GROUP from any liability arising from, acts or omissions in the performance of said services during construction by the client, and his/her agents, employees, or subcontractors.

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

NOT FOR CONSTRUCTION

ZON-25-0043

Existing Site Photos Exhibit



SEATING LEGEND

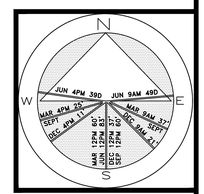
TYPE	QTY
DINING CHAIR SEATING	8
COUCH SEATING (3 SEATS PER COUCH)	12
LARGE COUCH SEATING (5 SEATS PER COUCH)	10
TOTAL[1]	30



ULINE CROWD CONTROL POSTS & BLACK VELVET ROPE

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

353 Peruvian Ave
Palm Beach
FLORIDA



JOB NUMBER: # 22083.00 LA
DRAWN BY: Nick Pastor
Lauren Freeman
DATE: 06.09.2025
06.30.2025
07.21.2025

SHEET L2.0

64 sf.
AREA IN SQ.FT.

COPYRIGHT: 2025
The following drawings are instruments of service to the Landscape Architect. They are not products of design. All ideas, designs, arrangements and plans indicated or represented by this/these drawings are owned by and the property of the designer, and were created, evolved and developed for use on and in connection with this project. None of such ideas, designs, arrangements or plans shall be used by or disclosed to any person, firm or corporation without the written permission of the Landscape Architect.

DISCLAIMER: 2025
Construction, as the term is generally understood, and that ENVIRONMENT DESIGN GROUP does not provide landscape architectural services during construction, including on-site monitoring, site visits, shop drawing review, design clarification, etc., the client agrees to indemnify and hold harmless ENVIRONMENT DESIGN GROUP from any liability arising from, acts or omissions in the performance of said services during construction by the client, and his/her agents, employees, or subcontractors.

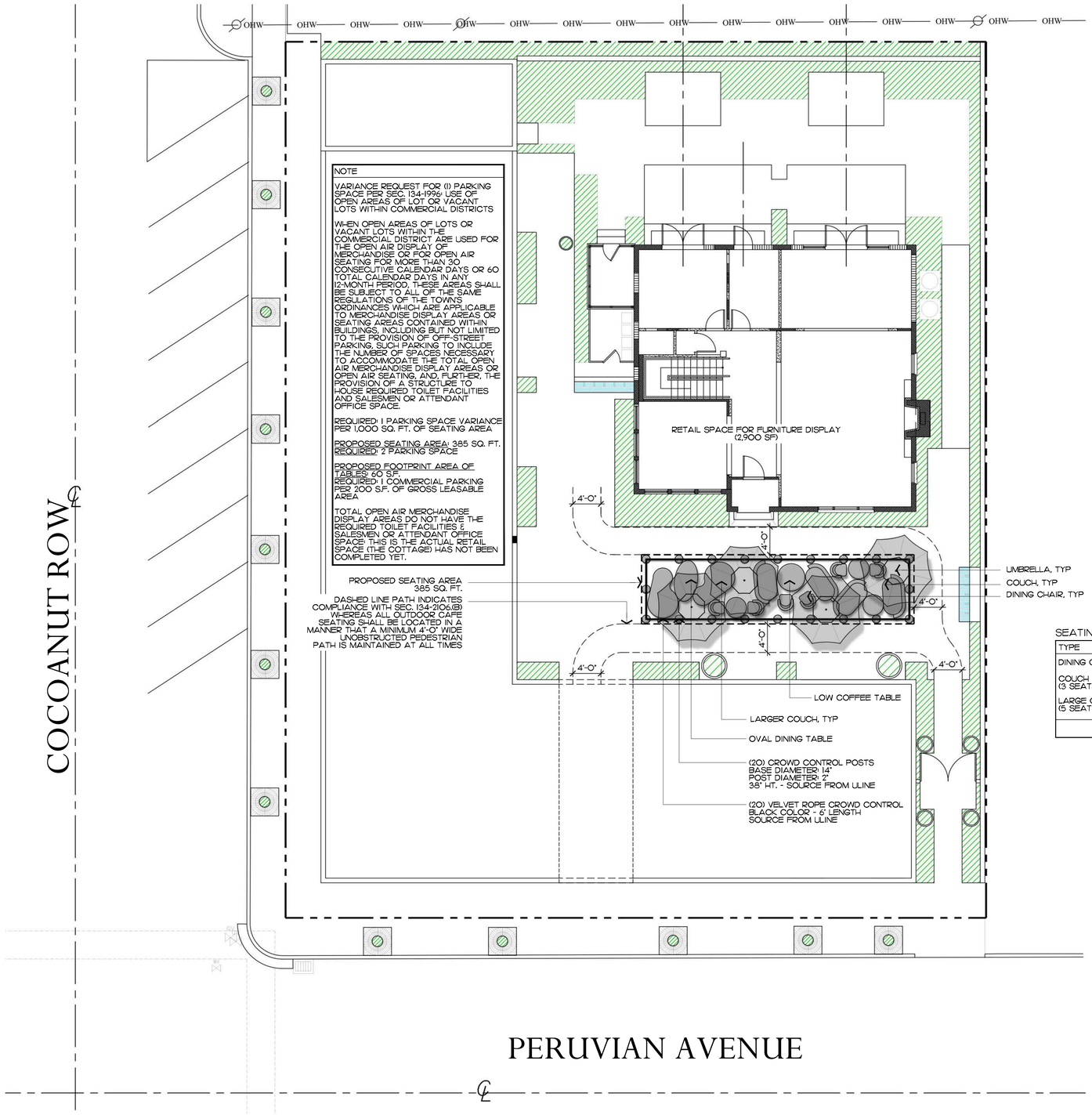
48 HOURS BEFORE DIGGING
CALL TOLL FREE
1-800-432-4770
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

NOT FOR CONSTRUCTION

ZON-25-0043

Site Plan - Furniture Exhibit

SCALE IN FEET 0' 8' 16' 24'

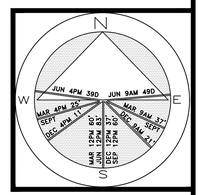


SEATING LEGEND

TYPE	QTY
DINING CHAIR SEATING	8
COUCH SEATING (3 SEATS PER COUCH)	12
LARGE COUCH SEATING (5 SEATS PER COUCH)	10
TOTAL:	30

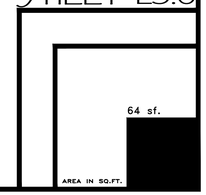
ENVIRONMENT DESIGN GROUP
139 North County Road SR20-B Palm Beach, Fl 33480
Phone: 561.832.4600 Mobile 561.313.4424
Landscape Architecture
Land Planning
Landscape Management
Dustin M. Mizell, MLA RLA #6666784
Dustin@environmentdesigngroup.com

353 Peruvian Ave Palm Beach FLORIDA



JOB NUMBER: # 22083.00 LA
DRAWN BY: Nick Pastor
Lauren Freeman
DATE: 06.09.2025
06.30.2025
07.21.2025

SHEET L3.0



NOT FOR CONSTRUCTION

ZON-25-0043

Rendered Furniture Exhibit

SCALE IN FEET 0' 8' 16' 24'

COPYRIGHT: 2025
The following drawings are instruments of service to the Landscape Architect. They are not products of design. All ideas, designs, arrangements and plans indicated or represented by this/these drawings are owned by and the property of the designer, and were created, evolved and developed for use on and in connection with this project. None of such ideas, designs, arrangements or plans shall be used by or disclosed to any person, firm or corporation without the written permission of the Landscape Architect.

DISCLAIMER: 2025
Construction, as the term is generally understood, and that ENVIRONMENT DESIGN GROUP does not provide landscape architectural services during construction, including on-site monitoring, site visits, shop drawing review, design clarification, etc., the client agrees to indemnify and hold harmless ENVIRONMENT DESIGN GROUP from any liability arising from, acts or omissions in the performance of said services during construction by the client, and his/her agents, employees, or subcontractors.

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

QUOTATION

Billing and Shipping Address
Lifestyle Showroom
11785 US Highway
1
North Palm Beach FL 33408
United States
561-776-2442

Quotation Reference:	SO5575
Your PO Reference:	**LSS NORTH PALM BEACH PROJECT (HP MARKET FLOOR)**
Date:	**04/14/2024**

Note
S/M NORTH PALM BEACH

PICTURES	LINE/CODE	DESCRIPTION	DIMENSIONS (LXWXH)	QTY	ORIGINAL PRICE	DISCOUNT PRICE	TAXES	TOTAL
ORGANIX LOUNGE + STYLETTO LOW DINING + OSTREA LOW CHAIRS								
	ORGANIX OGXL10A	OGXL10A	2.5" x 0.8" x 0.0" (LxWxH)	1	2,750.00	962.50	Nontaxable	$ 2,750.00
	ORGANIX PILOGXL10EDNLD	PILOGXL10EDNLD	2.5" x 0.8" x 0.0" (LxWxH)	1	4,225.00	1478.75	Nontaxable	$ 4,225.00
	ORGANIX PILOGXL3000EDNLD	CUSHION OGXL3000 EZ DRY NATURAL LINEN DOT		4	1,685.00	589.75	Nontaxable	$ 6,740.00
	ORGANIX PILOGXL375EDNLD	PILOGXL375EDNLD	0.7" x 0.3" x 1.0" (LxWxH)	2	1,060.00	371.00	Nontaxable	$ 2,120.00
	CUSHIONS PILBRH6040PRSNLD	HARD COMFORT BACKCUSHION 60X40 RAIN STOP NATURAL LINEN DOT	0.6" x 0.4" x 0.0" (LxWxH)	4	455.00	159.25	Nontaxable	$ 1,820.00
	CUSHIONS PIL64MRSSM	PIL64MRSSM UNIVERSAL CUSHION 60X40CM SAND MESH		1	392.00	137.20	Nontaxable	$ 392.00

QUOTATION

ROYAL BOTANIA
indulge in finesse

PICTURES	LINE/CODE	DESCRIPTION	DIMENSIONS (LXWXH)	QTY	ORIGINAL PRICE	DISCOUNT PRICE	TAXES	TOTAL
	CUSHIONS PIL53MRSMH	UNIVERSAL CUSHION 50X30 CM MOSS HEAVY		1	300.00	105.00	Nontaxable	$ 300.00
	ORGANIX OGXL08A	FRAMESET FOR ORGANIX LOUNGE 08 ANTHRACITE	0.8" x 0.7" x 0.0" (LxWxH)	1	1,720.00	602.00	Nontaxable	$ 1,720.00
	ORGANIX PILOGXL08EDNLD	CUSHION OGXL08 EZ DRY NATURAL LINEN DOT		1	1,770.00	619.50	Nontaxable	$ 1,770.00
	ORGANIX PILOGXL450EDNLD	CUSHION OGXL450 EZ DRY NATURAL LINEN DOT		3	1,890.00	661.50	Nontaxable	$ 5,670.00
	CUSHIONS PIL45MRSMM	PIL45MRSMM UNIVERSAL CUSHION 45X45CM MOSS MESH		1	371.00	129.85	Nontaxable	$ 371.00
	CUSHIONS PIL40MRSMH	UNIVERSAL CUSHION 40X40 CM MOSS HEAVY		1	240.00	84.00	Nontaxable	$ 240.00
	STYLETTO STY2513LDCATS	STYLETTO LOW DINING TABLE 250X130CM ALU LEGS ANTHRACITE CERAMIC TABLETOP TERRA SABBIA	2.5" x 1.3" x 1.0" (LxWxH)	1	11,755.00	4114.25	Nontaxable	$ 11,755.00
	OSTREA OST77A	OST77A	0.6" x 0.7" x 1.0" (LxWxH)	2	1,495.00	523.25	Nontaxable	$ 2,990.00

QUOTATION

PICTURES	LINE/CODE	DESCRIPTION	DIMENSIONS (LXWXH)	QTY	ORIGINAL PRICE	DISCOUNT PRICE	TAXES	TOTAL
	OSTREA PILOST47EDNLD	PILOST47EDNLD CUSHION OSTREA 47 EZ DRY NATURAL LINEN DOT	0.9" x 0.7" x 0.0" (LxWxH)	2	666.00	233.10	Nontaxable	$ 1,332.00
	PALMA PLM300AZU	PALMA UMBRELLA COATED BLACK COVER BLACK	3.1" x 3.1" x 2.0" (LxWxH)	2	5,505.00	1926.75	Nontaxable	$ 11,010.00
	UMBRELLA BASE PLMV75RA	PALMA BOTTOM LARGE PLATE BLACK	0.8" x 0.8" x 0.0" (LxWxH)	2	2,220.00	777.00	Nontaxable	$ 4,440.00
TRAVERSE TABLE + EXES CHAIRS								
	TRAVERSE TRV130FRWA	TRAVERSE FOLDING TABLE Ø 130 ANTHRACITE WITH TEAK TABLETOP	1.3" x 1.3" x 1.0" (LxWxH)	2	5,995.00	2098.25	Nontaxable	$ 11,990.00
	EXES EXS55WA	EXS55WA	0.6" x 0.6" x 1.0" (LxWxH)	8	2,165.00	757.75	Nontaxable	$ 17,320.00
	EXES PILEXS55BEDLBS	PILEXS55BEDLBS BACKCUSHION EXS55 EZ DRY LIGHT BOUCLE SAND		8	455.00	159.25	Nontaxable	$ 3,640.00
	EXES PILEXS55SEDLBS	PILEXS55SEDLBS SEATCUSHION EXS55 EZ DRY LIGHT BOUCLE SAND		8	546.00	191.10	Nontaxable	$ 4,368.00
	EXES PILEXSFCW	TEAK CROSS SET FOR BACKCUSHION OF EXS55		8	175.00	61.25	Nontaxable	$ 1,400.00

QUOTATION

ROYAL BOTANIA
indulge in finesse

PICTURES	LINE/CODE	DESCRIPTION	DIMENSIONS (LXWXH)	QTY	ORIGINAL PRICE	DISCOUNT PRICE	TAXES	TOTAL
OUTDOOR COVERS FOR ORGANIX PIECES								
	OUTDOOR LUXURY ODCOGXL10SET02	ODCOGXL10SET02 OUTDOOR COVER FOR ORGANIX OGXL10 SET02		1	1,635.00	572.25	Nontaxable	$ 1,635.00
	OUTDOOR LUXURY ODCOGXL08SET01	ODCOGXL08SET01 OUTDOOR COVER FOR ORGANIX		1	515.00	180.25	Nontaxable	$ 515.00
ROPY LAMPS SMALL								
	OMEGA RPYTBSD	ROPY TABLE LIGHT WITH SOLAR MODULE SAND/DESERT	8.0" x 8.0" x 10.0" (LxWxH)	2	913.00	319.55	Nontaxable	$ 1,826.00

QUOTATION

ROYAL BOTANIA
indulge in finesse

TERMS AND CONDITIONS OF SALE

1. Prices are EX-NJ.

2. All orders require 50% payment before lift from Royal Botania Belgium. 2.1. If applicable, NET terms start on the day the goods are checked-in in our NJ warehouse and ready for pick-up. **3.** Purchaser's payment acknowledges their agreement to Royal Botania's Terms and Conditions and cannot be superseded by any other agreement, written or verbal. **4.** Orders are non-cancelable, deposits are non-refundable and furniture is non-returnable. Lead times vary according to stock situation. **5**. Lead times are approximate and not to be used as a guarantee for specific delivery date requirements. **6.** Royal Botania Corp is not responsible for any damages that may occur during shipping as goods are sold ex-works Belgium. Merchandise damaged during shipping is not considered warranty. **7.** Any claim of damage or defect must be made in writing within 5 business days from the date of receipt and not within 5 business days of installation. **8.** Goods are subject to Royal Botania's warranty (available on demand). Royal Botania products are warranted for 10 years against defects in raw materials (wood, aluminum or steel); for 5 years against defects in NENUPHAR fibers, and for 3 years against defects in all fibers, upholstery, furniture fittings and moving parts. **9**. Colors shown in catalogs are for reference only – printed paper may not accurately reflect material; swatches, and samples may vary slightly due to finishing processes. **10**. Once products have arrived in our NJ warehouse they can be stored for up to 14 days free of charge. Please note after 14 days Royal Botania will charge a storage fee of $150.00 per month. **11.** Shipping charges quoted more than 28 days prior to shipping are subject to change and cannot be guaranteed.

Please make checks payable to Royal Botania Corporation

Please Note we have a NEW HSBC Bank Acct# 141025026 – routing# 021001088 – swift: MRMDUS33

Best regards,

Henry Beckford

Subtotal		$ 102,339.00
Discount (%)	65.0%	($ 66,520.35)
Add. Discount (%)	0.0%	($ 0.00)
Shipping/Service		TBD
Total		$ 35,818.65

ZON-25-0043 353 PERUVIAN AVE—SPECIAL EXCEPTION WITH SITE PLAN REVIEW AND VARIANCE. The applicant, Jay and Letty Biggens, have filed an application requesting Town Council review and approval for a (1) Special Exception with Site Plan Review for a commercial space that contains square footage greater than 3,000 SF in the C-TS district and/or (2) Special Exception with Site Plan Review for outdoor furniture "For Sale" by the applicant's business only and not to be associated with the previously approved gourmet market that is in the same commercial plaza. Additionally, the applicant is requesting one variance to reduce the required parking for the total open air merchandise display areas.

Applicant: Jay and Letty Biggens,
Professional: Environment Design Group
Representative: Marua Ziska

HISTORY:

- 04-04-2023, Town Council approved case file ZON-22-154 for a Special Exception with Site Plan Review for (1) the addition onto an existing second floor, and (2) for commercial uses > 3,000 SF in CTS zoning district and Variances (1) to reduce the existing north (side) setback requirements in order to retain an existing nonconforming building and (2) to reduce the required parking spaces, (3) to reduce the required on-site loading spaces, (4) to reduce the required overall landscape open space, and (5) to reduce the required overall front yard open space, and from Chapter 50, Floods, for the required floor elevation of the existing structures.
- 03-22-23, 04-19-23 and 06-21-23 Landmarks Preservation Commission approved case file HSB-22-016 for alterations and renovations to the one- and two-story historically significant buildings.
- 7-10-2024 Town Council approved case file ZON-24-0018 for a Special Exception request to allow specialty retail foods with indoor seating (6 seats) with site plan review in the C-TS district.

THE PROJECT:

The applicant has submitted plans, entitled " 353 Peruvian Avenue" as prepared by **Environment Design Group**, date uploaded and submitted to the Town, 07/24/25.

The following is the scope of work for the project:

- Place outdoor furniture "For Sale" by the applicant's business only and not to be associated with the previously approved gourmet market that is in the same commercial plaza in existing commercial exterior courtyard between the existing one- and two-story historically significant buildings on site.

The following Special Exception with Site Plan Review and Variances are required to complete the project:

a. Special Exception 1: Sec. 134-1109. (11) Permitted uses, or uses not specifically enumerated under permitted uses in section 134-1107 but having traffic, patronage

and intensity of use characteristics similar to those uses cited therein, which are greater than 3,000 SF gross leasable area. Total Area 2,900 SF indoor with 605 SF outdoor sales area.

b. Special Exception 2: Outdoor cafe seating is permitted only for restaurants, retail specialty food including the sale of prepared food for takeout only.
c. Variances (1): to not provide three (3) parking spaces for the 605 SF total open air merchandise display areas. 1 @ 250 SF.
   Sec. 134-1996. - Use of open areas of lot or vacant lots within commercial districts. When open areas of lots or vacant lots within the commercial district are used for the open air display of merchandise or for open air seating for more than 30 consecutive calendar days or 60 total calendar days in any 12-month period, these areas shall be subject to all of the same regulations of the town's ordinances which are applicable to merchandise display areas or seating areas contained within buildings, including but not limited to the provision of off-street parking, such parking to include the number of spaces necessary to accommodate the total open air merchandise display areas or open air seating, and, further, the provision of a structure to house required toilet facilities and salesmen or attendant office space.

Site Data			
Zoning District	C-TS	**Future Land Use**	COMMERCIAL
Year of Construction	Residence – 1949 Commercial - 1955	**Architect/Builder:**	Residence - Simonson & Holley
Lot Size	12,500 SF	**Base Flood**	AE-6
Exist Fin. Floor Elevation	2.38’ NAVD and 3.20’ NAVD ***Floodplain Variance approved***		
Surrounding Properties / Zoning			
North	1963 6-Story Multifamily building / R-C Zoning		
South	1923 4-Story Office building / C-TS 1923 5-Story Office building / C-TS		
East	1927 3-Story Residence / C-TS		
West	1963 4-Story Multifamily building / R-C		

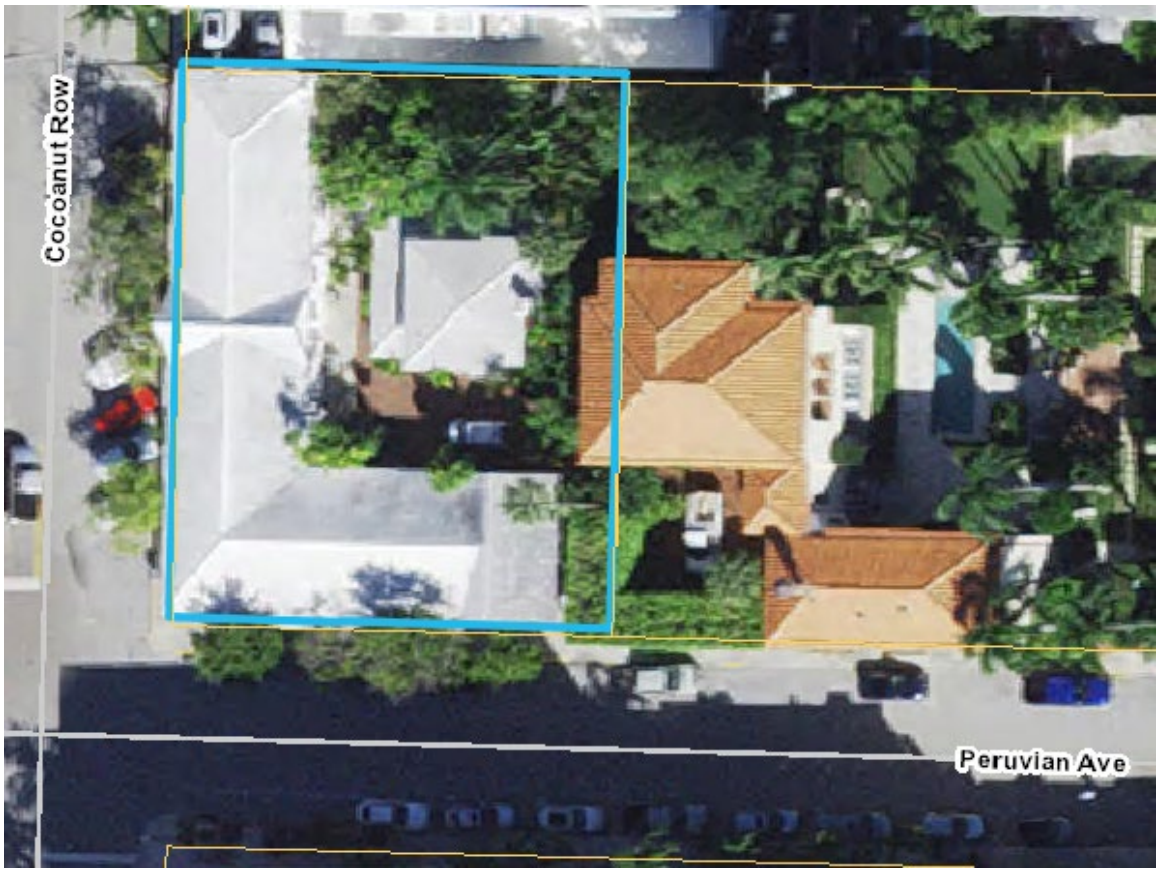
CONSISTENCY WITH THE COMPREHENSIVE PLAN:

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

STAFF ANALYSIS

The subject property contains two structures: an L-shaped, one-story, corner retail building and a two-story residential building in the rear. Both were designated as “historically significant” in September 2022. The Biggens, the building's owners and the applicants, are seeking approval to place “for sale” outdoor furniture in the exterior open-air courtyard of their commercial property. No outdoor seating (chairs, tables or sofas) were depicted on the

approved site plan and are therefore seeking a modification to the previously approved site plan.

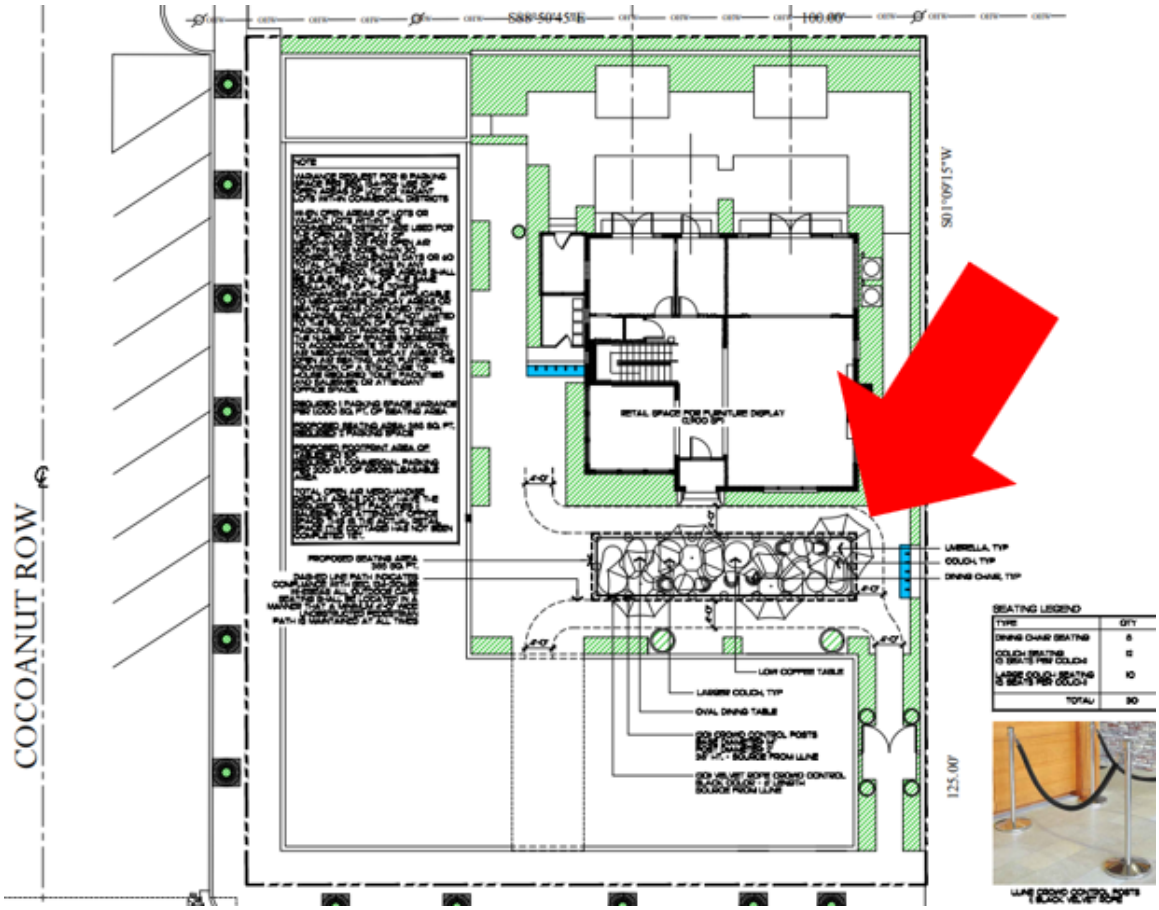


There was considerable concern and discussion regarding the proposed interior seating plan for case file ZON-24-0018, which is for a specialty retail food store with indoor seating. This store is a tenant in one of the seven retail bays within the one-story corner building.

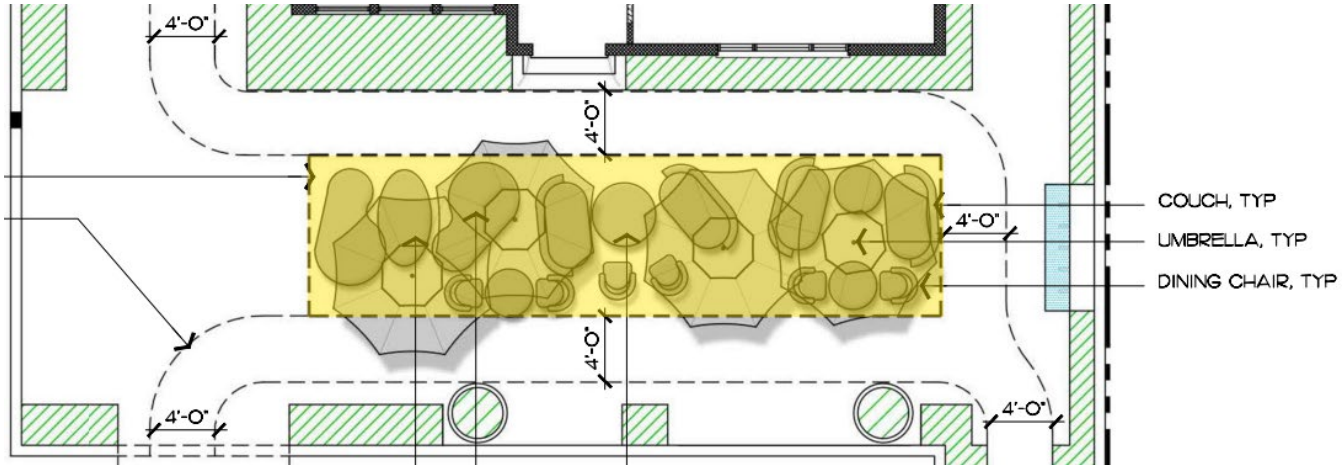


Le Bilboquet Market is not the applicant and is not requesting outdoor dining seats as part of their operational plan. Due to the sensitive nature of food and beverage establishments and the proximity of the commercial seating to the specialty food retail, staff, in an abundance of caution, consulted with the Town Attorney, who required that the applicant submit a special exception request in addition to the site plan modification.

The applicants maintain that the furniture is "for sale" for an interior design and lifestyle store that will eventually occupy the deteriorated and partially demolished, yet historically significant, two-story cottage. It is important to note that construction has not yet begun on the store. Numerous discussions have taken place with the owners regarding the exact nature of the outdoor furniture. It is certainly not uncommon for commercial plazas, vias, and shopping areas to have seating for patrons.



The applicant has also mentioned securing the furniture with crowd stanchions (velvet ropes or similar) to distinguish it from and prevent from using as potential café seating for specialty retail food stores with indoor seating.



The parking variance is calculated by the exterior open air furniture square footage.

CONCLUSION:

Approval of the project will require two (2) separate motion to be made by the Town Council:

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

(2) For Special Exception request for retail use greater than 3,000SF meets the criteria set forth in Section 134-229 and finding that the approval of the Site Plan meets the criteria set forth in Section 134-329 will not adversely affect the public interest, that all zoning requirements governing the use have been met and that satisfactory provision and arrangement has been made.

WRB:JGM

ENVIRONMENT
DESIGN
GROUP

Land Planning
Landscape Architecture
Landscape Management

July 21, 2025

Town of Palm Beach
Planning, Zoning, & Building Department
360 S. County Road
Palm Beach, Florida 33480

ATTN: *ARCOM Staff*
Re: 353 Peruvian Ave. - Landscape Architecture
Our Ref # 22083.00 LA
ZON-25-0043

LETTER OF INTENT

Current zoning for the project is C-TS (Commercial Town-Serving)

Our current proposal, for improvements to the site, does not include any architectural changes to the approved house. We are proposing the following revisions to the originally approved ARCOM plans. **The proposed changes include:**

- Addition of code compliant furniture layout
- Special Exception 1 Request: Sec. 134-1109 (11) Permitted uses, or uses not specifically enumerated under permitted uses in section 134-1107 but having traffic, patronage and intensity of use characteristics similar to those uses cited therein, which are greater than 3,000 SF gross leasable area. Total Area 2,900 SF indoor with 605 SF outdoor sales area
- Special Exception 2 Request: Outdoor cafe seating is permitted only for restaurants, retail specialty food including the sale of prepared food for takeout only.
- Variances (1) Request: To not provide three (3) parking spaces for the 605 SF total open air merchandise display areas. 1 @ 250 SF Sec. 134-1996. - Use of open areas of lot or vacant lots within the commercial district are used for the open air display of merchandise or for open air seating for more than 30 consecutive calendar days or 60 total calendar days in any 12-month period, these areas shall be subject to all of the same regulations of the town's ordinances which are applicable to merchandise display areas or seating areas contained within buildings, including, but not limited to the provision of off-street parking, such parking to include the number of spaces necessary accommodate the total open air merchandise display areas or open air seating, and, further, the provision of a structure to house required toilet facilities and salesmen or attendant office space.
- This proposal is not a seating cafe option for specialty retail foods with indoor seating (le Bilboquet) and will not be permitted for such.

The attached plan reflects the above-outlined revisions.

If there are any questions regarding this project, please feel free to reach out to our office.

Thank you for your assistance.

Dustin Mizell, MLA RLA #6666784
Environment **D**esign **G**roup

Paramount Building
139 North County Road, Suite 20-B
Palm Beach, FL 33480
561.832.4600 phone
Dustin@environmentdesigngroup.com

FIRST AMENDMENT TO LEASE AGREEMENT

THIS **FIRST AMENDMENT TO LEASE AGREEMENT** (this "Amendment") is executed effective as of August 1, 2024, by and between **LIFESTYLE HOLDINGS LLC**, a Florida limited liability company ("Landlord"), and **LE BILBOQUET CAFÉ PALM BEACH LLC**, a Florida limited liability company ("Tenant"), for the uses and purposes appearing herein.

BACKGROUND STATEMENT

A. Landlord and Tenant entered into a certain Lease Agreement dated as of May 12, 2023, with respect to certain demised space located within the shopping center located at 353 Peruvian Avenue, in Palm Beach, Florida (the "Lease"). Capitalized terms used herein and not defined herein have the meanings set forth in the Lease.

B. The parties now wish to amend the Lease in certain respects, and enter into this Amendment for that purpose.

NOW, THEREFORE, for and in consideration of the terms and promises herein contained and other good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, Landlord and Tenant agree as follows:

1.0 The above preamble and Background Statement are incorporated herein by this reference.

2.0 Section 4.4 of the Agreement is hereby amended to reflect that the circuit breaker and panel box to be installed by Landlord on the Premises as a part of Landlord's Work need only receive 400 amp/single phase service.

3.0 Tenant and Landlord agree that the Premises was delivered to Tenant in the condition required by Section 4.4 (as modified by Section 2.0 above) on August 1, 2024, and that the Rent Commencement Date is and shall be January 1, 2025. Landlord and Tenant both acknowledge that they have experienced delays in connection with the completion of Landlord's Work and in connection with the approval by the Town of Palm Beach of the Tenant Construction Documents pertaining to the Improvements. Each accordingly waives and releases the other from any claims under the Lease (or otherwise) relating to Landlord's failure to deliver the Premises to Tenant with Landlord's Work complete prior to August 1, 2024, or due to Tenant's failure to commence payment of Rent on the Rent Commencement Date originally provided for in the Lease (which is amended and modified herein).

4.0 Landlord acknowledges that it has received the Tenant Construction Documents under cover of an e-mail from Jamie Torrez-Cruz, of Fairfax, Sammons & Partners LLC, dated July 3, 2024 (the plans which were submitted by such electronic transmission being the "Tenant Upfit Plans"). Landlord hereby approves the Tenant Upfit Plans, and Tenant agrees to complete all of the Improvements and Tenant upfits to the Premises in accordance with the Tenant Upfit Plans, which have now been approved by the Town of Palm Beach. Tenant acknowledges that Landlord shall not, pursuant to the paragraph appearing in bold type in Section 5.7 of the Lease, sign any notices of commencement, and that any notices of commencement filed by Tenant are subject to

Landlord's prior approval thereof. Tenant shall comply with the terms of the Lease with respect to the completion of the Improvements and the upfits provided for by the Tenant Upfit Plans.

5.0 Exhibit A to the Lease is replaced and superseded by Exhibit A attached hereto, incorporated herein by this reference. Landlord and Tenant Agree that the Courtyard Area is the area designated on Exhibit A as "Limited Common Area – Bilboquet" (with reference being made to the legend appearing upon Exhibit A).

6.0 The Lease is amended only as expressly set forth herein, and to the extent inconsistent herewith, and, as amended by this Amendment, is ratified and affirmed by the parties and agreed to be in full force and effect. This Amendment may be executed in counterparts, and by way of facsimile or like method of electronically reproduced signature, which shall have the same force and effect as an original signature hereon.

WHEREFORE, this Amendment is executed effective as of the date above appearing.

LANDLORD:
LIFESTYLE HOLDINGS LLC

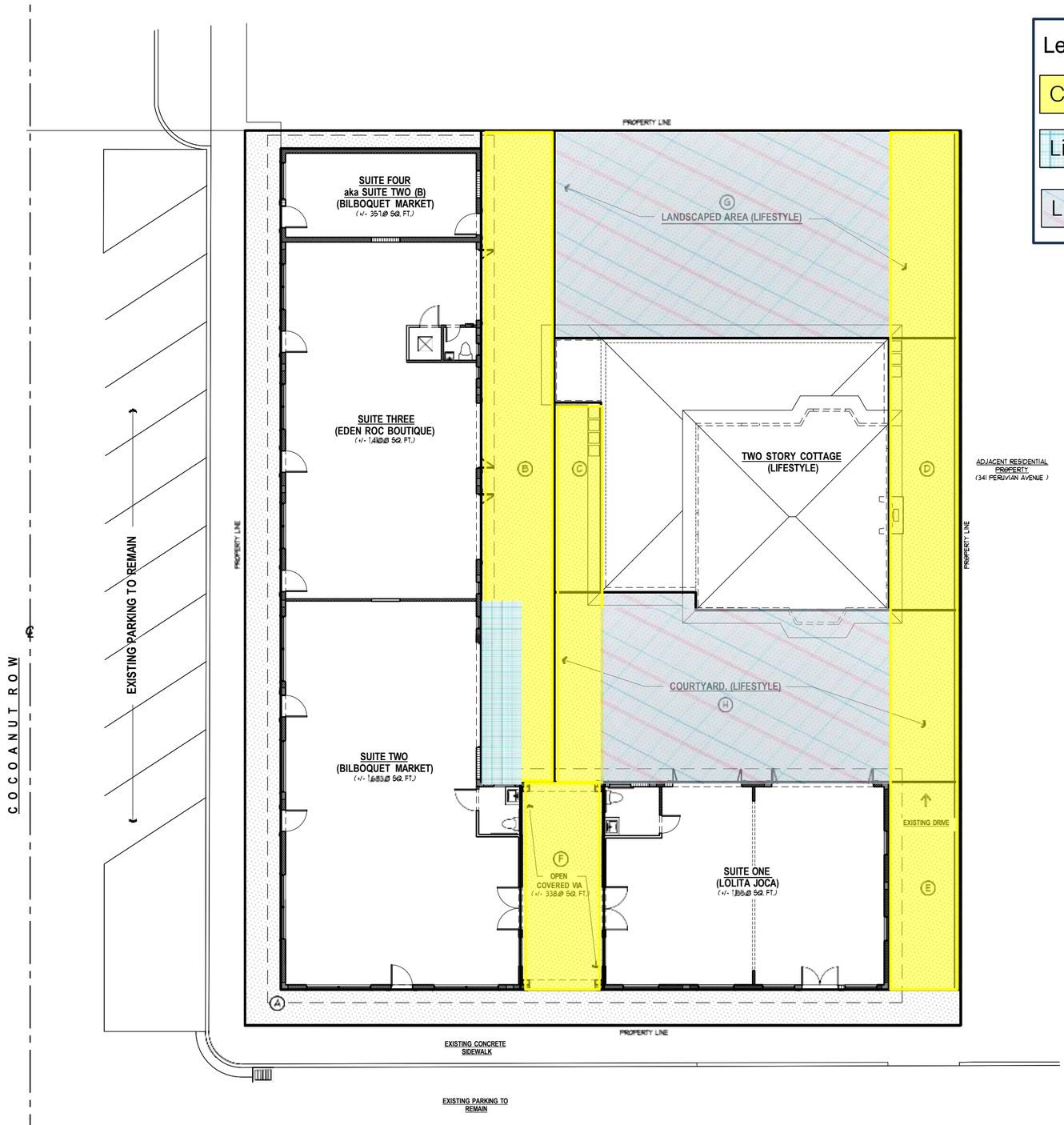
BY: _____
Joseph F. Biggins (Dec 11, 2024 18:38 EST)
Jay Biggins, its Authorized Signatory

TENANT:
LE BILBOQUET PALM BEACH LLC

BY: _____
Phillipe Delgrange (Dec 12, 2024 14:05 EST)
Philippe Delgrange, its Authorized Signatory
Phillipe Delgrange (Dec 12, 2024 14:05 EST)

EXHIBIT A

See, attached drawing



Leasing Exhibit, (Overall Site Plan, Retail Use)

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

N
W E
S

Legend

- Common Area
- Limited Common Area - Bilboquet
- Limited Common Area - Lifestyle

SITE / LEASING DATA

SITE AREA, (TOTAL)	+/- 13,140@ SQUARE FEET
ONE STORY LINER BUILDING, (RETAIL)	+/- 4,943 SQUARE FEET
TWO STORY BUILDING, (LIFESTYLE)	+/- 2,810 SQUARE FEET
(A) SIDEWALKS	+/- 1,116@ SQUARE FEET
(B) COMMON	+/- 933@ SQUARE FEET
(C) COMMON, (MECHANICAL)	+/- 112@ SQUARE FEET
(D) COMMON, (LIFESTYLE)	+/- 381@ SQUARE FEET
(E) COMMON, (DRIVEWAY)	+/- 291@ SQUARE FEET
(F) OPEN VIA	+/- 338@ SQUARE FEET
(G) LANDSCAPED AREA, (LIFESTYLE)	+/- 1,647@ SQUARE FEET
(H) COURTYARD, (LIFESTYLE)	+/- 1,304@ SQUARE FEET
TOTAL OPEN AREA	+/- 6,236@ SQUARE FEET

Jerome Baumoehl
Architect, Incorporated
205 Worth Avenue
Suite 317
Palm Beach
Florida 33480
Phone : (561) 683 2000

The following drawings, designs and plans represented by these drawings are owned by and property of the Architect and were created and developed for use on and in connection with the project. No ideas, designs and plans shall be used by or disclosed to any person, firm or corporation without the written permission of Jerome Baumoehl Architect, Incorporated.
COPYRIGHT 2022

SEAL

AR 0014743
AA 26000181

Leasing Exhibit Overall Site Plan

35 Peruvian Avenue

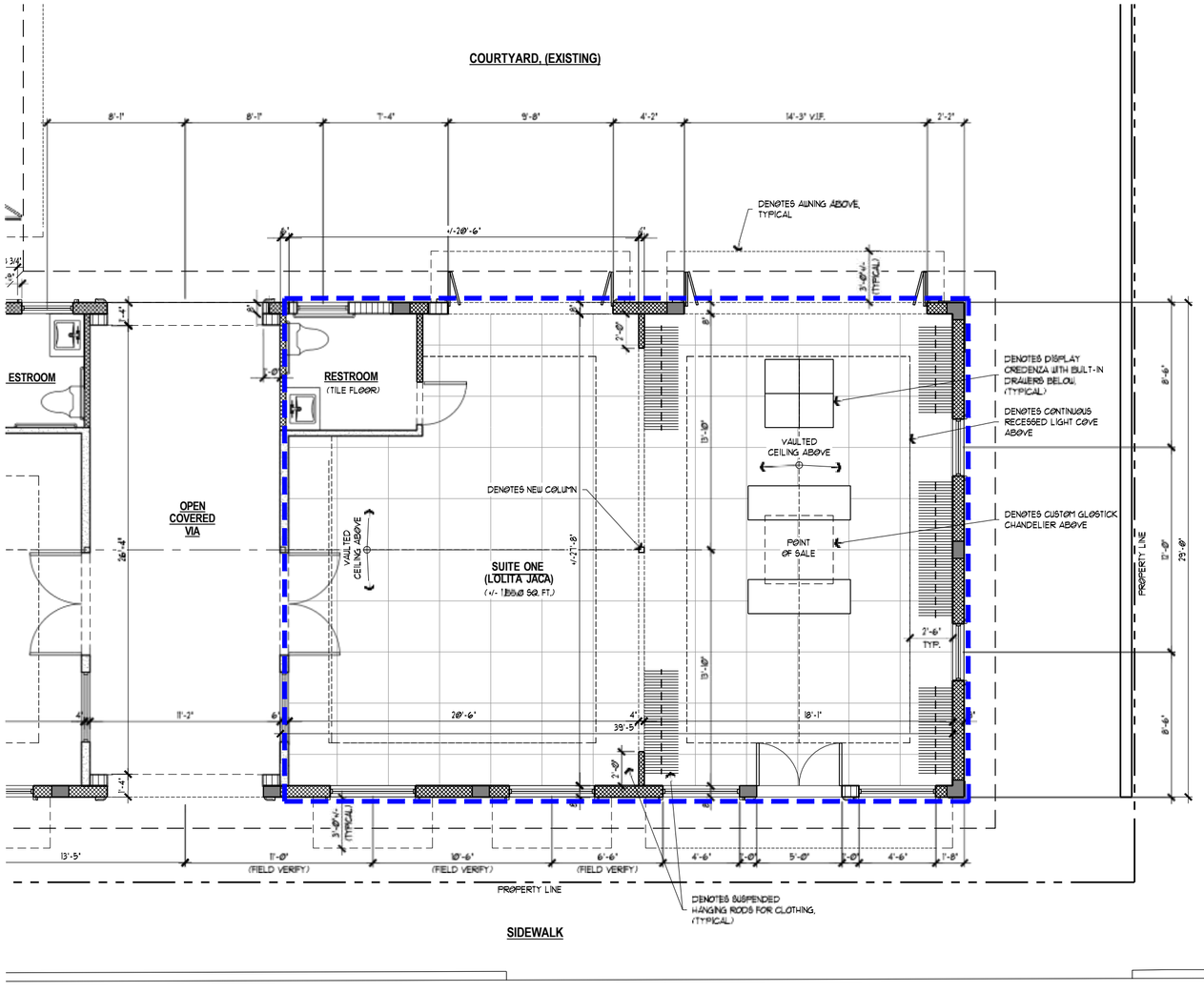
333 Peruvian Avenue
Palm Beach Florida 33480

22-150

09/12/2024	LEASING EXHIBIT

JULY 12, 2024

Le(0)



Leasing Exibit, (Suite One, Lolita Joca)

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

Jerome Baumoehl
Architect, Incorporated

205 Worth Avenue
Suite 317
Palm Beach
Florida 33480
Phone: (561) 683 2000

The following drawings, designs and plans represented by these drawings are owned by and property of the Architect and were created and developed for use on and in connection with the project. No ideas, designs and plans shall be used by or disclosed to any person, firm or corporation without the written permission of Jerome Baumoehl Architect, Incorporated.
COPYRIGHT 2022

SEAL

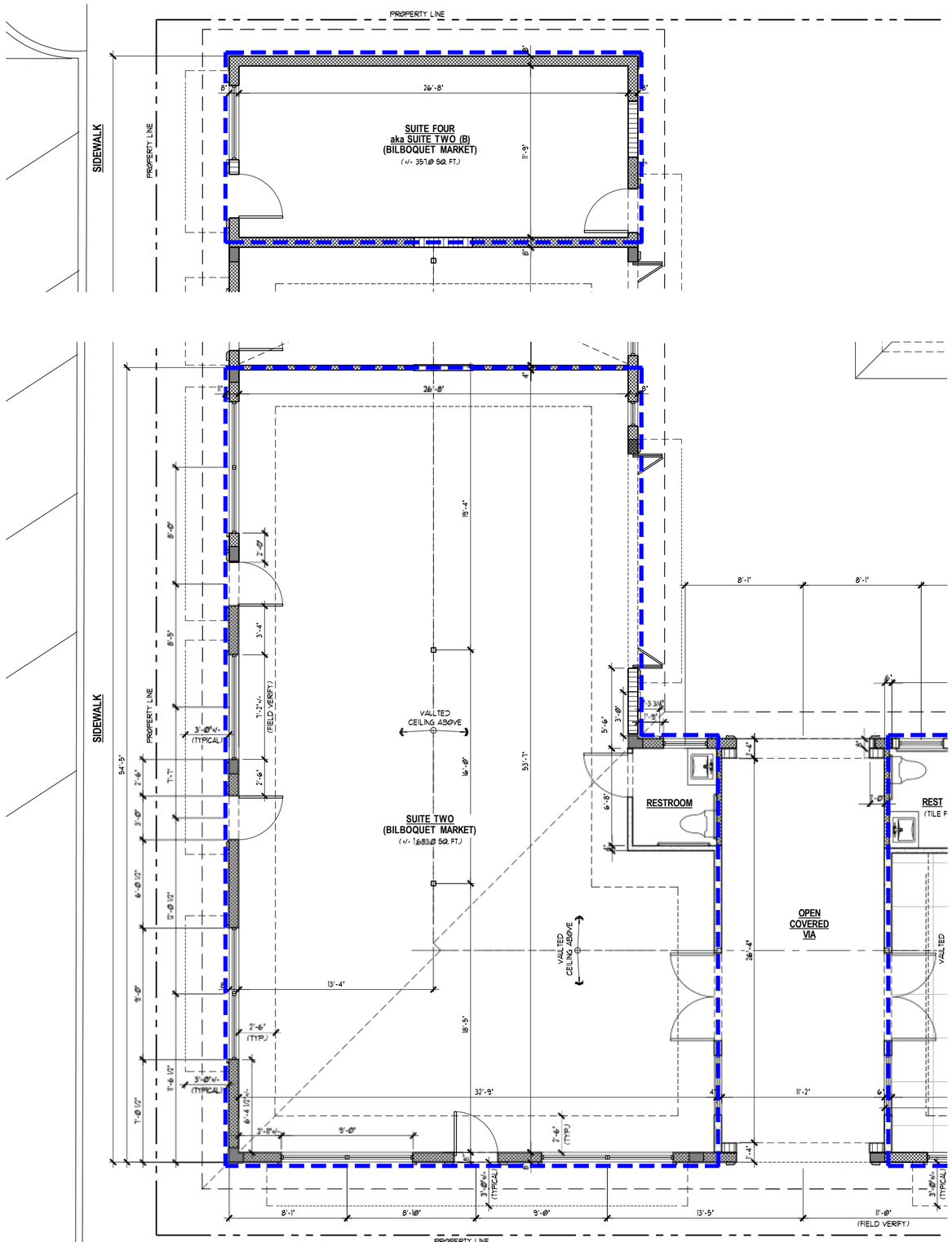
AR 0014143
AA 26000281

Leasing Exhibit for Suite One:
One Story Retail Building
35 Peruvian Avenue
33 Peruvian Avenue
Palm Beach Florida 33480

22-15@

07/12/2024	LEASING EXHIBIT	
		JULY 12, 2024

LE(1)



Leasing Exibit, (Suite Two, Bilboquet Market)

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

Jerome Baumoehl
Architect, Incorporated

205 Worth Avenue
Suite 317
Palm Beach
Florida 33480
Phone: (561) 683 2000

The following drawings, designs and plans represented by these drawings are owned by and property of the Architect and were created and developed for use on and in connection with the project, the ideas, designs and plans shall be used by or disclosed to any person, firm or corporation without the written permission of Jerome Baumoehl Architect, Incorporated. COPYRIGHT 2022

SEAL

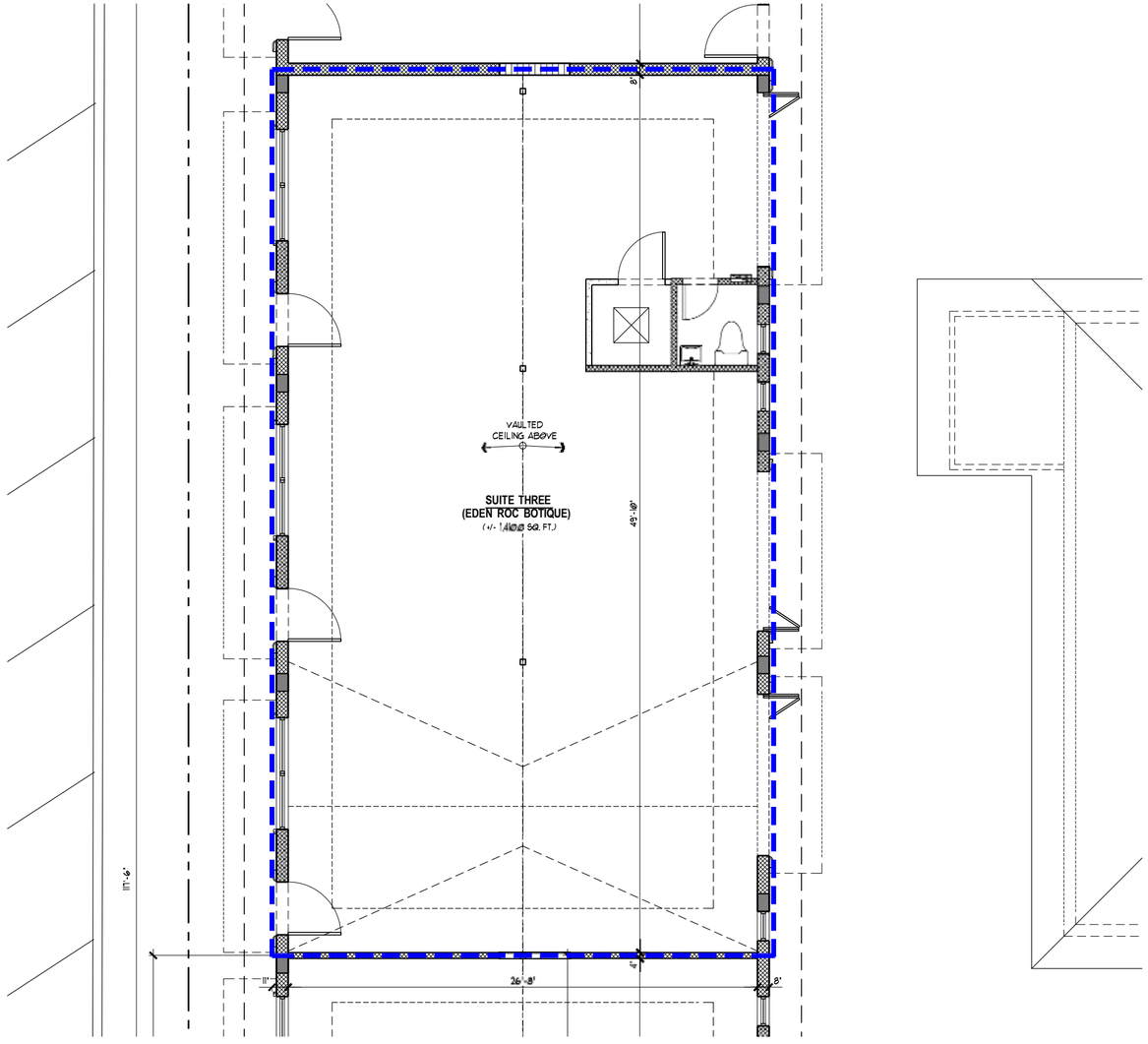
AR ØØ14743
AA 26ØØ128

Leasing Exhibit for Suite Two:
One Story Retail Building
35 Peruvia Avenue
35 Peruvian Avenue
Palm Beach Florida 33480

22-15Ø

8/12/2024	LEASING EXHIBIT
	JULY 12, 2024

LE(2)



Leasing Exibit, (Suite Three, Eden Roc Boutique)

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

N W E S

Jerome
Baumoehl
Architect,
Incorporated

205 Worth Avenue
Suite 317
Palm Beach
Florida 33480
Phone : (561) 683 2000

The following drawings, designs and plans represented by these drawings are owned by and property of the Architect and were created and developed for use on and in connection with the project for Intent designs and plans shall be used by or disclosed to any person, firm or corporation without the written permission of Jerome Baumoehl Architect, Incorporated.
COPYRIGHT 2022

SEAL

AR ØØ14743
AA 26ØØ1281

Leasing Exhibit for Suite Three:
One Story Retail Building

35 Peruvia Avenue

233 Peruvian Avenue
Palm Beach Florida 33480

22-15Ø

Ø7/12/2Ø24 | LEASING EXHIBIT

JULY 12, 2Ø24

LE(3)

Binder3

Final Audit Report 2024-12-12

Created:	2024-12-11
By:	Josh Vann (joshua.vann@mortongettys.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAA-UjwfyFJOV7lZ-tTnQDQzojNpSgj5Kqn

"Binder3" History

Document created by Josh Vann (joshua.vann@mortongettys.com)
2024-12-11 - 9:49:47 PM GMT

Document emailed to Joseph F. Biggins (jay@multihousing.com) for signature
2024-12-11 - 9:49:59 PM GMT

Document emailed to Phillipe Delgrange (pdelgrange5@yahoo.com) for signature
2024-12-11 - 9:49:59 PM GMT

Document emailed to Francois Peyrot (francois.peyrot@peyrotlaw.com) for approval
2024-12-11 - 9:49:59 PM GMT

Document emailed to Josh Vann (joshua.vann@mortongettys.com) for approval
2024-12-11 - 9:49:59 PM GMT

Email viewed by Francois Peyrot (francois.peyrot@peyrotlaw.com)
2024-12-11 - 9:57:04 PM GMT

Document approved by Francois Peyrot (francois.peyrot@peyrotlaw.com)
Approval Date: 2024-12-11 - 9:57:23 PM GMT - Time Source: server

Email viewed by Josh Vann (joshua.vann@mortongettys.com)
2024-12-11 - 10:16:15 PM GMT

Document approved by Josh Vann (joshua.vann@mortongettys.com)
Approval Date: 2024-12-11 - 10:16:30 PM GMT - Time Source: server

Email viewed by Joseph F. Biggins (jay@multihousing.com)
2024-12-11 - 11:37:38 PM GMT

Document e-signed by Joseph F. Biggins (jay@multihousing.com)
Signature Date: 2024-12-11 - 11:38:12 PM GMT - Time Source: server

Email viewed by Phillipe Delgrange (pdelgrange5@yahoo.com)
2024-12-12 - 7:04:40 PM GMT

Document e-signed by Phillipe Delgrange (pdelgrange5@yahoo.com)
Signature Date: 2024-12-12 - 7:05:42 PM GMT - Time Source: server

Agreement completed.
2024-12-12 - 7:05:42 PM GMT