LANDMARKS PRESERVATION COMMISSION MEETING

TOWN OF PALM BEACH

AUGUST 20, 2025

9:30 AM

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

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

AGENDA

CALL TO ORDER AND ROLL CALL

PLEDGE OF ALLEGIANCE

MINUTES

1. Minutes of the Landmarks Preservation Commission Meeting on July 16, 2025

APPROVAL OF AGENDA

ADMINISTRATION OF THE OATH

COMMENTS

2. OFFICIALS

3. STAFF

3.1 Administrative Review Monthly Update

4. PUBLIC - 3 MINUTE LIMIT

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

UNFINISHED BUSINESS

5. COA-25-0021 (ZON-25-0038) 360 SEASPRAY AVE (COMBO). The applicant, Erik Broberg with SKA Architect + Planner, has filed an application requesting a Certificate of Appropriateness for the review and approval of a new detached aluminum carport requiring variances for setbacks, angle of vision, lot coverage, and cubic content ratio (CCR) for the landmarked property. This is a

combination project that shall also be reviewed by the Town Council as it pertains to zoning relief/approval.

NEW BUSINESS

6. HSB-25-0008 249 SANDPIPER DR. The applicant, Dustin Mizell with Environment Design Group, has filed an application requesting review and approval of fence and landscape modifications for the property containing a Historically Significant Building.

7. HSB-25-0009 10 TARPON ISLE. The applicant, Christian Bolliger with Cooper Robertson, has filed an application requesting review and approval of demolition of the existing bridge and reconstruction, and exterior alterations including roof replacement, partial door replacement, and the installation of a new pergola for the property containing a Historically Significant Building.

8. LPCS-25-0303 335 COCOANUT ROW. The applicant, 335 Cocoanut Row Trust, has filed an application requesting the review and approval of a new 60KW generator for the property containing two (2) Historically Significant Buildings. ***[This item has been deferred to the September 17, 2025, Landmark Preservation Commission meeting.]***

ANY OTHER BUSINESS

MEETING SCHEDULE

9. The next meeting is scheduled for Wednesday, September 17, 2025.

ADJOURNMENT

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

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

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

TOWN OF PALM BEACH

Minutes of the Landmarks Preservation Commission Meeting
Held on July 16, 2025

CALL TO ORDER AND ROLL CALL

The meeting was called to order at 9:30 AM in the Town Council Chambers.

Members Present: Alexander Griswold, Julie Herzig Desnick, Jacqueline Albarran, Henry Ittleson, Catherine Brooker, Brittain Damgard, Jane Lindsay-Scott, Alexander Ives

Members Absent: Kim Coleman

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

PLEDGE OF ALLEGIANCE

Chair Damgard led the Pledge of Allegiance.

MINUTES

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

A motion was made by Mr. Ives and seconded by Ms. Albarran to approve the June 18, 2025, minutes as presented. The motion was carried unanimously, 7-0.

APPROVAL OF CONSENT AGENDA

A motion was made by Ms. Albarran and seconded by Ms. Herzig-Desnick to approve the consent agenda as presented. The motion was carried unanimously, 7-0.

2. COA-25-0018 134 EL VEDADO RD. The applicant, Elizabeth and Jeffrey Leeds, have filed an application requesting Landmarks Preservation Commission review and approval of a Certificate of Appropriateness for additions and alterations to an existing two-story Landmarked residence and accessory structures, including window, door and roof replacement, modifications to opening sizes, demolition of rear porch,

construction of an enclosed rear addition, addition of covered rear terrace, covered walkway and second floor addition to tennis house, and landscape and hardscape modifications. These plans were previously approved by LPC in 2023. Additionally, requesting the construction of a front wall with new vehicular driveway gates. Town Council previously granted zoning relief/approval as it pertains to the wall and gates.

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

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

APPROVAL OF AGENDA

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

ADMINISTRATION OF THE OATH

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

COMMENTS

5. OFFICIALS

Ms. Damgard announced that Anne Fairfax had resigned from the commission effective immediately.

6. STAFF

6.1 Administrative Review Monthly Update

Ms. Mittner stated that there have been 22 administrative approvals over the past month.

7. PUBLIC - 3 MINUTE LIMIT

Town Clerk Churney called for public comment. No one indicated a desire to speak.

UNFINISHED BUSINESS

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

Mr. Fogel provided staff comments on the project.

Several members disclosed ex parte communications.

Dustin Mizell of Environment Design Group presented the updated landscape and hardscape plans for the proposed Padel court and site.

Ms. Albarran thought the presentation was helpful. She noticed it was between two non-landmarked structures, away from the landmarked structure and the road. She thought the court was well situated.

Mr. Ittleson thought the plans shown were a vast improvement. He believed it was still compacted on the site, and the position bothered him.

Ms. Brooker stated that while she did not love the design, it seems to be the least objectionable option for placing something the applicant strongly wants. She noted it does not impact any original features, is well-hidden, and reflects the owner's preference. Though torn, she indicated she would likely support the project despite its design flaws.

Mr. Griswold was supportive and thought the proposal was a natural location for the court. He noted that Padel courts were movable and temporary..

Mr. Ives reflected on prior concerns that the property had expanded far beyond its original landmark core, altering its scale, focus, and relationship to the site. He emphasized the need to caution both the applicant and future applicants about the implications of such growth. While he still holds those concerns, he acknowledged the proposed court is removable and expressed support for Option B on the west end of the property as a more acceptable solution.

Ms. Herzig-Desnick agreed with previous comments, expressing concern that the property appears dense and overbuilt. She acknowledged the structure's temporary nature as a mitigating factor and supported Option B, though she felt it was unfortunate that another element was being added. She ultimately preferred the placement near the pool, noting its invisibility from public view as the project's only redeeming quality.

A motion was made by Ms. Albarran and seconded by Ms. Herzig-Desnick to approve the project as presented with Option A presented. The motion was carried 5-2, with Messrs. Ives and Ittleson dissenting.

NEW BUSINESS

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

Ms. Mittner provided staff comments on the project.

Several members disclosed ex parte communications.

Jaime Torres-Cruz of Fairfax and Sammons presented the architectural plans proposed for the renovation of the landmarked home.

Ms. Damgard acknowledged the house's beauty and presentation but emphasized the importance of maintaining its architectural integrity, noting its significance as a quintessential Howard Major design. She expressed concern about setting a precedent by approving numerous variances and significant changes, especially to the front and the roof, which had previously raised issues with the town.

Mr. Ittleson praised the design, noting that the architect had addressed the concerns about the setbacks. He appreciated the removal of a hazardous step.

Ms. Lindsay-Scott complimented the overall plan and found many proposed modifications logical, especially given the home’s prior alterations. She noted that the variety of existing flooring suggests room for restoration to the original intent. While she felt the proposed roof was aesthetically pleasing, she was concerned about the precedent it could set. Given its proximity to the property line, she questioned the potential impact of adding a second story to the garage.

Mr. Ives supported the proposed roof change, arguing that roof materials and colors should be evaluated on a case-by-case basis and that this property's landmark designation did not hinge on a white roof. He noted the aesthetic improvement and found no harm to the historic integrity, framing the project as an example of responsible stewardship and evolution in the town. He supported the application as presented.

Echoing Mr. Ives, Ms. Brooker praised the project’s beauty and cohesive color scheme, pointing out the inconsistency in how aesthetic elements like paint color and roofing are often scrutinized. She felt the proposed updates were tasteful, distinct, and in keeping with the house's character, ultimately supporting the application.

Ms. Mittner clarified that from a preservation standpoint, materials with inherent color, such as terracotta barrel tiles, are reviewed differently than paint colors, which are more subjective and easily changeable. She offered this distinction in response to Ms. Brooker's earlier comments.

Mr. Griswold acknowledged the sensitivity surrounding the roof but expressed appreciation that the front facade is being preserved and saw the rear alterations as a major improvement to the property. His main concern was the ceiling height of the second floor of the guest house and how it would appear to neighbors on Island Road, emphasizing the importance of proper screening to avoid resident complaints.

Ms. Herzig-Desnick raised a design concern regarding the two skinny columns above the loggia, noting they align directly with the keystones of the arches below, which she felt was structurally and visually problematic. In response, Mr. Torres-Cruz explained that the columns were intentionally lightweight and proportionally necessary to visually support the roof and maintain architectural balance. He emphasized that removing them would result in poor proportions and potential structural issues, though Ms. Herzig-Desnick ultimately disagreed with his assessment.

Ms. Damgard asked if side lights would be proposed on both sides of the front door. Mr. Torres-Cruz clarified the door's design.

Ms. Albarran thought many items on the rear of the project were being cleaned up.

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

Mario Nievera of Nievera Williams Design presented the landscape and hardscape plan for the site.

Mr. Ittleson asked about the Gumbo Limbo and if the applicant had permission from the Everglades Club to plant the material. Mr. Nievera stated that while he does not have written permission, staff would require it.

A motion was made by Mr. Ives and seconded by Ms. Brooker that the implementation of the proposed variances will not cause a negative architectural impact on the subject landmarked property. The motion was carried unanimously, 7-0.

A motion was made by Mr. Ives and seconded by Ms. Albarran that the implementation of the proposed work and flood plain variance will not preclude the building's continued designation as a historic building. The motion was carried unanimously, 7-0.

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

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

Ms. Mittner provided staff comments on the project.

Several members disclosed ex parte communications.

Harold Smith of Smith and Moore Architects and Architect Yong Pak from Atlanta, Georgia, presented the architectural plans for modifying the landmarked structure.

Ms. Herzig-Desnick commented on the proposed entrance designs, favoring option 3, which she felt more closely replicated the original door's molding and appeared cleaner. She expressed concern that overly elaborate moldings could be visually disruptive due to the flatness of the building's façade. She found the third option less intrusive than the first one, where the molding was placed in the middle of the entablature. Mr. Yong discussed the entryway proportions and thought finials could be added to option 1 or 3.

Ms. Damgard asked about option B with the Palladian arch; she felt it felt grander in scale. Mr. Pak responded.

Mr. Ittleson understood the request for cover, but the second option with the Palladian arch felt much heavier.

Mr. Ives asked what option the owner most preferred, to which Mr. Pak stated the second option with the Palladian arch. Mr. Ives compared the three proposed entry options to the existing architecture. He felt Option 1 appeared overly busy, Option 2 didn't align well with the home's style, and he supported Option 3 as the most fitting due to its Corinthian columns, which match the existing pilasters. Acknowledging that any new design would appear as an addition, he viewed Option 3 as the most modest and compatible with the property's overall character.

Mr. Griswold confirmed that the original molding around the front door is intact and acknowledged the appeal of Option 3 for its clean appearance and compatibility with adjacent windows. However, he ultimately preferred Option 1, believing it best honors the original façade and front door by maintaining a design closer to the home's original appearance.

Ms. Lindsay-Scott agreed that option 3 was clean and aligned well with the existing architecture, but preferred option 1. She felt it better complemented the original molding and respected the historical character of the front façade. She wondered if the Corinthian elements in option three could be incorporated into option one. Mr. Pak responded.

Ms. Damgard confirmed that the Corinthian columns from option 3 could be used in the option 1 design.

Ms. Albarran thought the second option overwhelmed the architecture. She thought the columns in the third option were too small and underwhelming. She stated that the more she looked at option one, the more she liked it. Mr. Pak responded. Ms. Albarran thought option one was the best proportioned for the space.

Mr. Ives felt that the commission's consensus seemed to like option one, with the Corinthian columns, with or without the finials.

Ms. Herzig-Desnick liked the Doric columns on the first option and the entablature on the third option.

Chair Damgard called for public comment.

Aimee Sunny of the Preservation Foundation of Palm Beach urged the Commission to support either Option 1 or a modified version of Option 3 for the front entry, emphasizing that the Palladian option was inappropriate. She noted that Option 1 draws directly from a historic image in the Foundation's collection and reflects the original door surround, elements of which still exist on the property. She emphasized the importance of preserving the architectural integrity of the front elevation and recommended maintaining the original Doric column motif, which is historically accurate for the entry.

A motion was made by Ms. Albarran and seconded by Mr. Griswold to approve the project as presented with option 1. The motion was carried 6-1, with Mr. Ives dissenting.

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

Several members disclosed ex parte communications.

Mr. Fogel provided staff comments on the project.

Mark Marsh and Gui Vasquez of Bridges Marsh presented the architectural plans to modify the landmarked structure.

Ms. Damgard asked about the doors being removed from the loggia arcade. Mr. Vasquez further explained the change.

Dustin Mizell of Environment Design Group presented the landscape and hardscape plans for the site.

Chair Damgard called for public comment.

Aimee Sunny of the Preservation Foundation of Palm Beach thanked the architect for allowing a tour of the property, which provided helpful insight into the proposed changes. She appreciated the thoughtful and sympathetic design approach, noting that the modifications are compatible and draw inspiration from the original drawings and existing architectural features.

A motion was made by Ms. Herzig-Desnick and seconded by Mr. Ives to approve the project as presented. The motion was carried unanimously, 7-0.

12. COA-25-0017 (ZON-25-0035) 1221 N LAKE WAY (COMBO) The property owner, 1221 NLW LLC (Maura Ziska, Authorized Representative), has filed an application requesting a Certificate of Appropriateness to demolish the existing pool on west side

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

Several members disclosed ex parte communications.

Mr. Fogel provided staff comments on the project.

Mario Nievera of Nievera Williams Design presented the landscape and hardscape modifications to the site.

Mr. Ives thought it was a lovely project.

Mr. Griswold and Ms. Damgard agreed.

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

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

A motion was made by Mr. Ives and seconded by Ms. Albarran that the implementation of the proposed variances will not cause a negative architectural impact on the subject property. The motion was carried unanimously, 7-0.

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

Several members disclosed ex parte communications.

Mr. Fogel provided staff comments on the project.

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

Mr. Ittleson referenced the letters received against the project and wondered if the area would be visible to anyone. Mr. Segraves explained that while the garage may be partially visible at an angle through an opening, it is generally discreet due to the hedge in front. He noted that the client had limited placement options for the garage. He emphasized that nearby neighbors, including those directly across the street and to the east, have submitted letters of support.

Ms. Brooker asked about the awning at Phipps Plaza. Mr. Segraves noted that the proposed awning is the same size as one previously approved by the Commission. He explained that the awning is not screened from the street and sits approximately two to three feet from the

sidewalk, adjacent to the Wyeth structure.

Ms. Mittner stated that the staff believed the awning was a different situation from the one proposed.

Mr. Griswold expressed concern about the precedent of allowing aluminum awning structures so close to the public right-of-way, especially in a driveway. He noted that the property's original garage was removed to create air-conditioned space. He stated that, while the decision should be based on architectural merit, this request was not straightforward and could be problematic for neighbors.

Mr. Ives expressed reservations about the proposed awning structure, but ultimately viewed the impact as minimal. While not enthusiastic, he thought the proposal was de minimis and acceptable. However, he cautioned against setting a precedent for similar temporary-looking structures becoming common, which he felt would diminish architectural integrity.

Ms. Brooker did not believe the Phipps Plaza awning was a true comparison to the proposal. While she acknowledged the property owner’s desire for covered parking, she struggled with the idea of a tent-like, semi-permanent structure at the front of the property. She did not believe the proposal was appropriate for the site.

Ms. Herzig-Desnick confirmed that the hardscape would not increase with the proposal. Mr. Segraves responded.

Mr. Ittleson agreed with Ms. Brooker's comments. He did not believe the structure was appropriate for a historic property.

Ms. Damgard did not believe having an awning in the front yard looked appropriate.

Ms. Lindsay Scott wondered if there was a way to disguise the material, perhaps by wrapping the structure. Mr. Segraves responded. Ms. Damgard wondered if the structure could be hedged in, to which Mr. Segraves stated it could.

Ms. Albarran stated that awnings were typical in Palm Beach. She also suggested adding a hedged entrance and landscaping to buffer the structure. Mr. Segraves thought that was possible, and her comment was a positive suggestion.

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

Mr. Griswold expressed concern about placing a basic aluminum awning three feet from a charming neighborhood's sidewalk. He suggested that if a structure is allowed, it should be better designed to complement the architecture. He also noted the potential visual impact of removing or replacing the hedge. Mr. Segraves discussed his thoughts on a possible solution.

Mr. Ives noted that, unlike similar awnings seen in commercial or mixed-use areas, this proposed structure is in a residential setting and risks appearing out of place. He suggested exploring more residential, integrated solutions, such as landscaping or adding a large shade tree, to avoid the structure feeling overly commercial or temporary.

A motion was made by Mr. Griswold and seconded by Ms. Albarran to defer the project to the August 20, 2025, meeting for a restudy of the carport. The motion was carried unanimously, 7-0.

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

Several members disclosed ex parte communications.

Mr. Fogel provided staff comments on the project.

Kristen Kellogg of Smith Kellogg Architecture, Inc., presented the architectural plans to modify the landmarked home. Brian Vertesch of Brian Vertesch Landscape Architecture presented the landscape and hardscape plans proposed for the site.

Ms. Damgard wondered if the owner would consider doing the repairs to the brick and keeping the color. Ms. Kellogg said that the change in paint color was non-negotiable for the owner, and added that the builder also encouraged it due to the amount of deterioration. Ms. Kellogg stated that the brick was very soft and not in good condition. Ms. Damgard asked about the material for the roof replacement. Ms. Kellogg noted that they were limited in their ability due to the weight that could be placed on the structure and discussed why they suggested the Cedar shake.

Ms. Herzig-Desnick agreed that it was sad that the brick was to be painted and wondered if another treatment could be used. Ms. Kellogg stated that the owner had been adamant about her desire to paint the brick.

Mr. Griswold asked if the addition to the east would step down from the main home; Ms. Kellogg confirmed it would. Mr. Griswold compared the additions and wondered if there was a way to make the east and west additions similar in scale to the landmarked home. Ms. Kellogg reviewed the additions and explained the design. Mr. Griswold still felt the additions were two different scales, but were easily solvable. He advocated changing the brick color due to the damage, but suggested a wash rather than full paint. He also wondered if the pool equipment would be seen from the library. Ms. Kellogg stated that they proposed lowering it below eye level.

Mr. Ittleson agreed with the comments on the paint color.

Ms. Albarran asked about the addition height, windows, and doors. Ms. Kellogg walked through that portion of the design. After a short discussion, Ms. Albarran and Mr. Griswold felt the east addition should be raised 12 inches. Ms. Kellogg stated she would be happy to make that

change, but the additions would never be perceived as shown in the drawings due to how they were set back from the street and the proposed landscaping.

Chair Damgard called for public comment.

Aimee Sunny of the Preservation Foundation of Palm Beach commended the project's respectful preservation of architect Henry Harding's original front façade details, including windows, shutters, and the second-floor balcony. She supported using cedar shake roofing as an appropriate alternative to the original asbestos shingles. While acknowledging the challenges of painting previously unpainted brick, she appreciated the justification provided due to the brick's poor condition and the careful selection of paint. Lastly, she supported maintaining the current height of the east sunroom addition to avoid interfering with existing second-story windows.

A motion was made by Ms. Albarran and seconded by Mr. Ives to approve the project as presented. The motion was carried 5-2, with Ms. Damgard and Mr. Ittleson dissenting.

A motion was made by Mr. Ives and seconded by Mr. Griswold that the implementation of the proposed work and flood plain variance will not preclude the building's continued designation as a historic building. The motion was carried unanimously, 7-0.

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

Mr. Fogel provided staff comments on the project.

Several members disclosed ex parte communications.

Mario Nievera of Nievera Williams Design presented the landscape and hardscape plans for the site.

Mr. Ittleson thought the white square designs in the hardscape were confusing.

Ms. Damgard stated she spoke with Mr. Nievera about installing concrete from the street to the garden wall that defined the gates and piers; Mr. Nievera confirmed this and stated he would make that change.

Chair Damgard called for public comment.

Aimee Sunny of the Preservation Foundation of Palm Beach thanked the design team for their collaboration and emphasized the importance of preserving the original design of The Reef, a significant modernist property. She expressed concern about replacing the original front concrete rectangles with pavers, noting that the concrete pattern is part of the historic design and still intact today. While she supported removing deteriorating wood joints and repairing the concrete, she urged the Commission to carefully consider any changes that would alter the property's original character.

Scott Sanders, 2275 S. Ocean Blvd, 104, explained their thorough process in selecting new

paving materials for the driveways. The group, composed of experienced design professionals, aimed to choose a solution that would complement Gene Lawrence's iconic architecture while being functional and durable. After extensive research, site visits, and a review of historic plans and photos, they concluded that uniform gray pavers in a running bond pattern would best serve as a subtle, appropriate backdrop. He emphasized their commitment to honoring the building's landmark status and preserving its architectural integrity.

Peter Wilson, 2275 S. Ocean Blvd., explained that the property was undergoing a $10 million restoration, including necessary underground work that requires removing deteriorated concrete driveways. He noted that the original architect, Gene Lawrence, included paver-like materials in his plans and that concrete had proven unsuitable due to cracking and elevation changes. He requested approval to install uniform pavers to complement the architecture and complete the restoration.

A motion was made by Ms. Albarran and seconded by Mr. Griswold to approve the project with the condition that the entrances be installed in concrete from S. Ocean Blvd. to the front garden site wall. The motion was carried unanimously, 7-0.

**Note: The meeting was recessed for lunch at 1:08 p.m. and resumed at 1:45 p.m.*

ANY OTHER BUSINESS

16. Incentives Discussion

Ms. Mittner discussed the existing incentives, which include the tax abatement program, the eligibility for the floodplain variance, exemptions from the Florida Building Code, bronze plaques, greater flexibility of the Landmarks Preservation Commission (LPC) versus the Architectural Commission in the approval process, and the reduced review fees for the Landmarks Preservation Commission versus the Architectural Commission. She then spoke about incentives previously raised, such as federal tax credits, historic easements, and transfer of development rights (TDR). Lastly, she introduced five new proposed incentives, which included the following: no notice requirement for floodplain variances, a dedicated webpage for property owners, code reform to incorporate LPC-approved waivers, code reform to facilitate rehabilitation of non-conforming structures and properties, and exclusive events for property owners.

Note: Mr. Ittleson left the meeting at 2:17 p.m.

Chair Damgard called for public comment.

Aimee Sunny of the Preservation Foundation of Palm Beach expressed appreciation for the in-depth discussion on landmark incentives, noting the Foundation's long-standing support for such efforts. She highlighted a Foundation-funded economic study by Donovan Rypkema that showed landmark properties in Palm Beach carry a 6–13% market premium over similar non-landmarked homes. Ms. Sunny also shared that the Foundation is updating its website to include resources for historic property owners and is planning renewed outreach to real estate agents. She emphasized the Foundation's commitment to supporting the Town and its preservation goals.

MEETING SCHEDULE

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

ADJOURNMENT

A motion was made by Mr. Ives and seconded by Ms. Albarran to adjourn the meeting at 2:28 PM. The motion was carried unanimously, 7-0.

Respectfully Submitted,

_____

Brittain Damgard, Chair

TOWN OF PALM BEACH

Information for Landmarks Preservation Commission Meeting on: August 20, 2025

To: Landmarks Preservation Commission

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

From: Planning, Zoning & Building

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

Date: 8/13/2025

ATTACHMENTS

- PZB Staff Report
- Narrative of Changes
- Plans
- Designation Report

STRATEGIC PLAN

Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Community Preservation
Quality of Life

FUNDING

No Fiscal Impact

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

ZON-25-0038 (COA-25-0021) 360 SEASPRAY AVE (COMBO) - VARIANCES. The applicant, Erik Broberg with SKA Architect + Planner, has filed an application requesting Town Council review and approval of five (5) variances to (1) reduce the front (north) yard setback, (2) reduce the side (east) yard setback, (3) exceed the maximum angle of vision permitted, (4) exceed the maximum lot coverage permitted, and (5) exceed the maximum cubic content ratio (CCR) permitted for a new detached aluminum carport for the landmarked property. The Landmarks Preservation Commission shall perform design review of the application.

Property Owner: Justin Besikof and Meira Besikof
Professional: Erik Broberg | SKA Architect + Planner

HISTORY:
The subject property was built in 1937-1938. It was designed by Gustav A. Maass Jr. in the Monterey Revival architectural style. In 2016, the property was landmarked. As stated in the designation report: *"...The second-story cantilevered porch featuring an attractive metal railing and covered by the principal gabled roof provides the distinguishing feature of this Monterey Revival style house. The symmetrical front façade, multi-light double hung windows, full-height wood shutters and fluted door surrounds are Colonial Revival influences within the Monterey Revival style."*

In 2021, COA-21-019 was approved for roof and gutter replacement, fence and gate replacement, and landscaping improvements. Minor revisions were approved administratively (L-21-00419, L-21-00428, L-21-00430, and L-21-00445).

In 2023, COA-23-017 was approved for exterior alterations, additions, and site modifications. The associated variances (ZON-23-044) for reduced setbacks, removal of the garage parking, and pool screening requirements were also approved.

The subject property was developed with an integral garage with frontage on Cocoanut Row. The current application seeks to introduce covered parking through an aluminum carport. **At the July 16, 2025, the project was deferred to re-study the carport's design as it relates to the residence.**

THE PROJECT:
The applicant has submitted plans, entitled "PROPOSED AWNING FOR: 360 SEASPRAY AVE, PALM BEACH, FL 33480", as prepared by **SKA Architect + Planner**, uploaded July 29, 2025.

The following is the scope of work for the Project:

- Installation of a new detached carport.

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

- **VARIANCE #1**: Sec. 134-893(b)(5)(a.): A variance to reduce the front (north) yard setback to 3'-0", in lieu of the minimum 25'-0".
- **VARIANCE #2:** Sec. 134-891(b)(3): A variance to reduce the side (east) yard setback to 1'-8", in lieu of the minimum 10'-0".
- **VARIANCE #3:** Sec. 134-893(b)(6)(h.): A variance to exceed the maximum angle of vision to 125°, in lieu of the maximum 100°.
- **VARIANCE #4:** Sec. 134-893(b)(11)(b.): A variance to increase the lot coverage to 30.74%, in lieu of the maximum 30%.
- **VARIANCE #5:** Sec. 134-893(b)(13)(a.)(1.): A variance to exceed the maximum cubic content ratio (CCR) to 4.86, in lieu of the maximum 4.36.

Site Data			
Zoning District	R-B	**Future Land Use**	SINGLE-FAMILY
Designation	2016	**Architect**	Gustav A. Maass Jr
Year of Construction	1937-1938	**Lot Area**	6,375 SF
Lot Coverage	Allowed: 30% Existing: 28.39% (1,809.89 SF) Proposed: 30.74% (1,959 SF)*	**Setbacks**	Allowed: 25' (N)/ 10' (E) Existing: 39'-10" (N) / 1'-9" (E) Proposed: 3' (N)/ 1'-8" (E)*
Angle of Vision	Allowed: 100° Existing: 48° Proposed: 125°*	**Cubic Content Ratio (CCR)**	Allowed: 4.36 Existing: 4.62 Proposed: 4.86*
Surrounding Properties / Zoning			
North	Seaspray Ave & 359 Seaspray Ave / R-B		
South	231 Cocoanut Row / R-B		
East	358 Seaspray Ave / R-B		
West	Cocoanut Row & 400 Seaspray Ave / R-B		

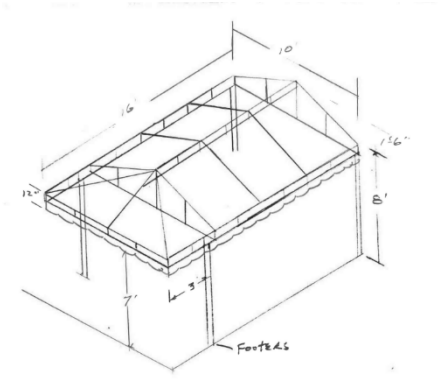
**** Variance required.***

STAFF ANALYSIS:

The application is seeking a Certificate of Appropriateness for a new detached carport in the front yard of the property, along the Seaspray Ave frontage.

The carport dimensions are 10'x16' with an overall height of 9'-6". Based on direction from the LPC, the applicant has submitted two (2) new design options:

Previously Proposed Option.





Currently Proposed Option A.







Option A features an ornamental design with a painted aluminum frame and lattice. The roof

will feature a plexiglass layer beneath the runners.

Currently Proposed Option B.







Option B features lattice posts and a fabric covering. Three (3) awning fabric options are proposed:

- A stripe in 'Maxim Heather Beige' with a square scallop design.
- A 'Hogan Marina' color with a rounded scallop design.
- A 'Linen' colon with a flat design.



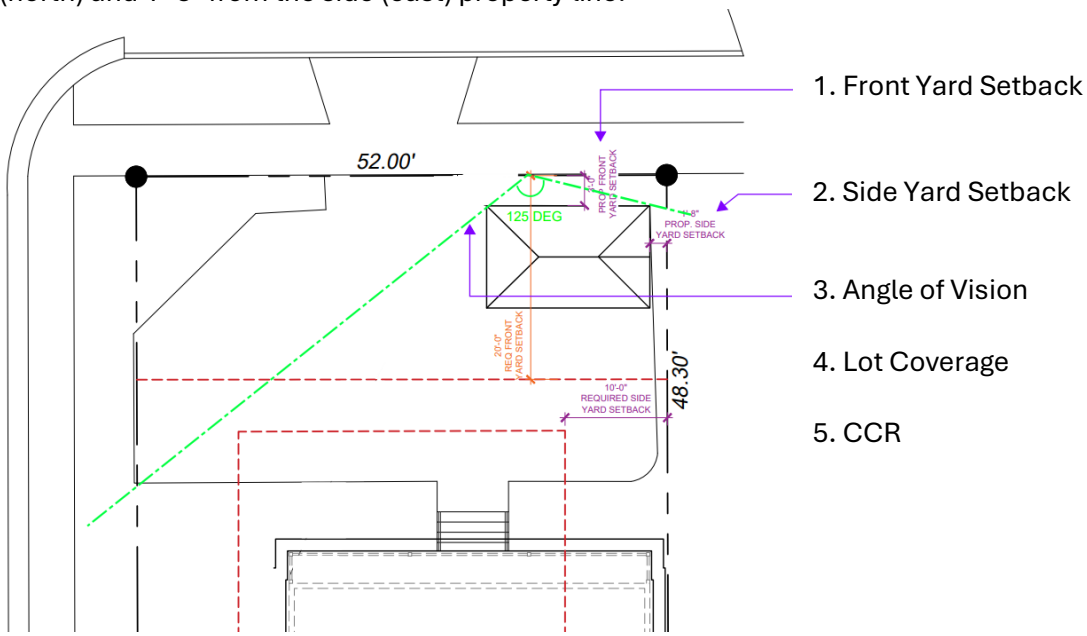




Awning Fabric Design Options.

Variances

To achieve the scope of work, five (5) variances are required. **Variances #1 and #2** are needed for the placement of the carport in the front yard, which requires relief from the minimum front and side yard setbacks. The proposed setbacks are 3'-0" from the front (north) and 1'-8" from the side (east) property line.



Variance Diagram.

The angle of vision is a zoning tool that defines an area within which a structure may be placed, primarily regulating building width and limiting placement within the front yard. **Variance #3** is requested to increase the maximum allowable angle of vision to 125° due to the carport's encroachment into the front yard.

Because the carport does not meet the required setbacks and is located in the front yard, it does not qualify for the R-B zoning district exceptions that permit increases to lot coverage and cubic content ratio (CCR) under certain conditions. As such, **Variances #4 and #5** are needed to increase the lot coverage to 30.74% and the CCR to 4.36.

Code Section	Required	Proposed	Variance
Variance #1 134-893(b)(5)(a.)	25' Min. Front Yard Setback	3'-0" Front Yard Setback	**22'-0"**
Variance #2 134-891(b)(3)	10' Min. Side Yard Setback	1'-8" Side Yard Setback	**8'-4"**
Variance #3 134-893(b)(6)(h.)	100° Max. Angle of Vision	125° Angle of Vision	**25°**
Variance #4 134-893(b)(11)(b.)	30% Max. Lot Coverage	30.74% Lot Coverage	**0.74%**
Variance #5 134-893(b)(13)(a.)(1.)	4.36 Max. CCR	4.86 CCR	**0.50**

CONCLUSION:

The application is presented to the Commission to consider whether all the criteria in Sections 54-122 and 54-123 have been met. Approval of the project will require two (2) separate motions to be made by the Landmarks Preservation Commission:

(1) for the overall design of the project in accordance with aforementioned criteria, subject to any imposed conditions, and
(2) that the implementation of the proposed variances **will** or **will not** cause negative architectural impacts to the subject property.

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

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

WRB:JGM:FHM:ALF

Date: Jul 28, 2025
Re: 360 SeasprayAve
Palm Beach, Florida 33480

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

360 Seaspray Ave - Narrative of Revisions

---

1. Sheet 13. Options and Material List & Specifications have been updated.
2. Sheet 15. Elevation revised with updated option A.
3. Sheet 15a. Elevation revised with updated option B.
4. Sheet 16. Colored elevation revised with updated option A.
5. Sheet 16b. Colored elevation revised with updated option B.
6. Sheet 17. New Sheet added with renders for option A.
7. Sheet 18. New Sheet added with renders for option B.

Sincerely,

Erik Broberg

Associate, SKA Architect + Planner

PROPOSED AWNING FOR:

360 SEASPRAY AVE,
PALM BEACH FL, 33480

Project Summary – 360 Seaspray Avenue

The owner of the landmarked residence seeks LPC approval for a 10' × 16' (160 sf) aluminum awning/carport in the motor court. The structure is fully screened by an 8-ft Clusia hedge and not visible from the street.

Variances Requested:

Front setback: 3 ft provided vs. 25 ft required

Street-side setback: 1'-8" provided vs. 10 ft required

Angle of vision: Carport within 25 ft of main structure

Lot coverage: Exceeds 30% max for two-story buildings

CCR: 4.86 proposed vs. 4.36 allowed



SHEET INDEX

	CVR
	SURVEY
4	SITE LOCATION MAP
5	SITE LOCATION MAP
6	STREETSCAPE ELEVATIONS
	SITE PHOTOS
	SITE PHOTOS
	SITE PHOTOS
	HISTORICAL DOCUMENTATION
	HISTORICAL DOCUMENTATION
	HISTORICAL DOCUMENTATION
	HISTORICAL DOCUMENTATION
7	ZONING LEGENDS
8	LOT COVERAGE
9	CCR DIAGRAMS
10	COLORED SITE PLAN
11	SITE PLANS
12	VARIANCE DIAGRAM
12a	PROPOSED FIRST FLOOR PLAN
12b	PROPOSED SECOND FLOOR PLAN
13	MATERIAL LIST AND SPECIFICATIONS
14	DESIGN + COLOR OPTIONS
15	ELEVATION OPT A
15b	ELEVATION OPT B
16	COLORED ELEVATIONS
17	RENDERS - OPT A
18	RENDERS - OPT B

TPC / LPC SCHEDULE OF SUBMISSIONS:

SECOND SUBMISSION - 06/02/25
NTP ISSUED - 06/09/25
FINAL SUBMIT - 06/30/25
LPC MEETING - 07/16/25

TOWN COUNCIL MEETING - 08/13/25

DEFERRED SUBMISSION - 07-28-25
DEFERRED LPC MEETING DATE: 08-27-25

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

CONSULTANT:

RESIDENCE FOR:
MR. AND MRS. JUSTIN BESIKOF
360 SEASPRAY AVENUE
PALM BEACH, FLORIDA 33480

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

REVISIONS:

SHEET NUMBER:
CVR

ISSUE DATE: 07.28.25
JOB #: COA-21-019
ZON-23-044



LOCATION MAP N.T.S.

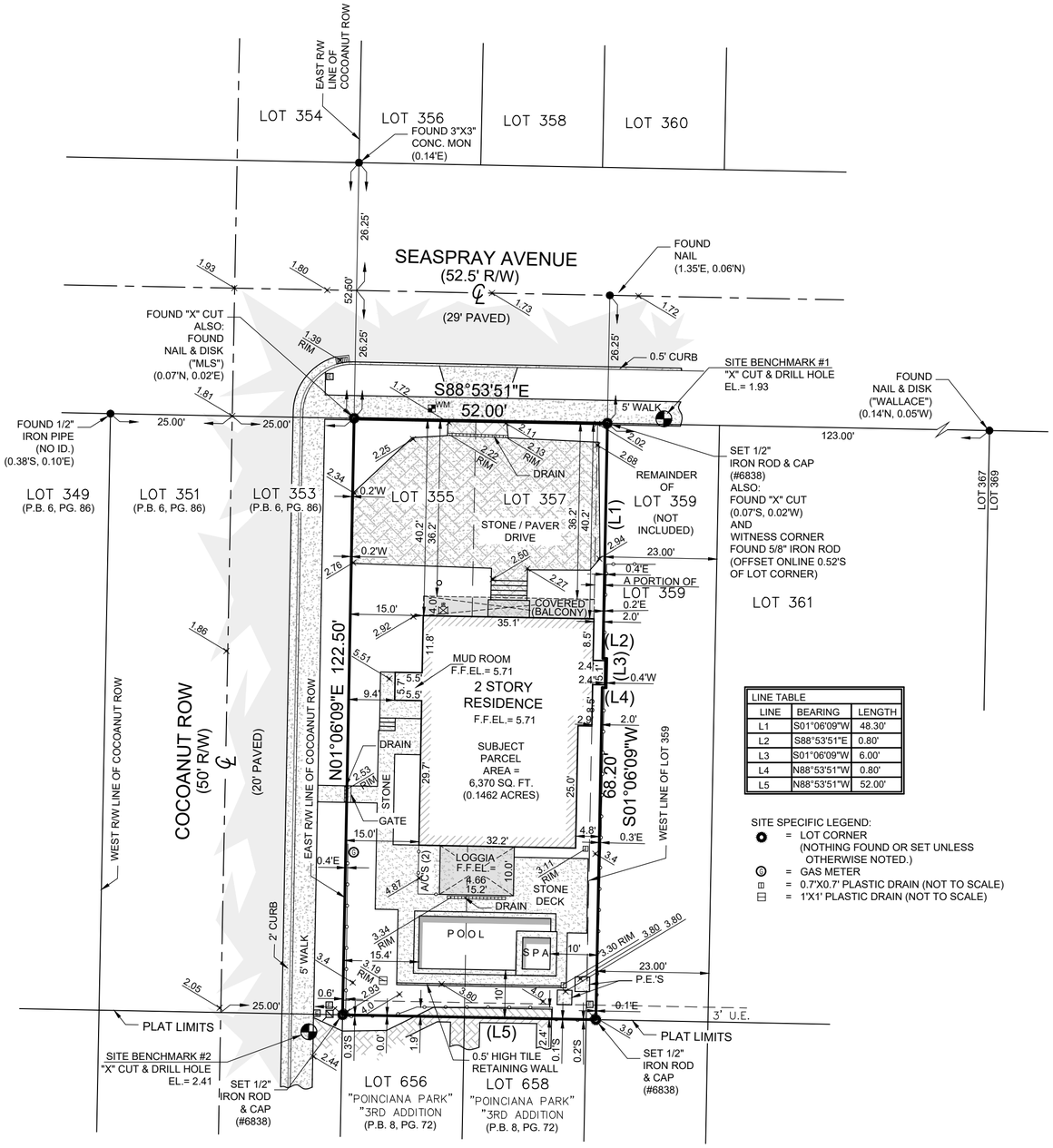
NORTH

20 0 20 40 60

Scale 1" = 20'

REVISIONS:

03/20/2024 Add pool retaining wall.
03/28/2024 Added elevations.



LINE TABLE		
LINE	BEARING	LENGTH
L1	S01°06'09"W	48.30'
L2	S88°53'51"E	0.80'
L3	S01°06'09"W	6.00'
L4	N88°53'51"W	0.80'
L5	N88°53'51"W	52.00'

SITE SPECIFIC LEGEND:
- = LOT CORNER (NOTHING FOUND OR SET UNLESS OTHERWISE NOTED.)
- = GAS METER
- = 0.7'X0.7' PLASTIC DRAIN (NOT TO SCALE)
- = 1'X1' PLASTIC DRAIN (NOT TO SCALE)

CERTIFIED TO: JUSTIN BESIKOF

PROPERTY ADDRESS: 360 Seaspray Avenue, Palm Beach, FL 33480

FLOOD ZONE: AE (FIRM 120220-12099C0583 F 10/05/2017)

BASE FLOOD ELEVATION = 6' (N.A.V.D. 88)

DESCRIPTION: Lots 355 and 357, and the West 2 feet of Lot 359, together with the south 6 feet of the North 54.3 feet of the East. 0.8 feet of the West 2.8 feet of said Lot 35 , POINCIANA PARK 2ND ADDITION, according to the Plat thereof, as recorded in Plat Book 6, Page 86, Public Records of Palm Beach County, Florida.

SURVEY NOTES:

1.) Lands shown hereon were not abstracted for easements and/or rights-of-way of record by this office.
2.) Area of subject property = 6,375 square feet (0.1463 acres).
3.) Elevations shown hereon are based on North American Vertical Datum of 1988 (NAVD 88).
   a) Originating benchmark = Leica Global Positioning System.
   b) 00.00 = existing elevation (NAVD 88 typical).
4.) No underground improvements located.
5.) Bearings shown hereon are State Plane Grid (NAD 83/90 ADJUSTMENT, FLORIDA EAST ZONE). Distances are plat and measured unless otherwise shown.
6.) This firm's "Certificate of Authorization" number is "LB 6838".

LEGEND:

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

BOUNDARY SURVEY

This survey is not valid without embossed surveyor's seal and/or an authenticated electronic signature and auth[illegible]e.il.

MICHAEL J. MILLER LICENSED SURVEYOR AND MAPPER 4034 STATE OF FLORIDA Professional Surveyor and Mapper

Digitally signed by Michael J Miller
Date: 2024.04.02 10:00:18 -04'00'

F[illegible]eyor[illegible]s Certificate No.
MILLER #4034

CRD. FILE	Y240284

SCALE:	1" = 20'
DRAWN BY:	PICARD
FIELD WK:	J.W. / B.M.
DATE:	03/11/2024

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

REF:	T-50/08 O-68/31 N-40/76
PREV. JOB NO'S.	Y231006 Y240164
JOB NO.	Y240284
	M - 5276 - B



SITE LOCATION MAP

SCALE: NTS

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

CONSULTANT:

RESIDENCE FOR:
MR. AND MRS. JUSTIN BESIKOF
360 SEASPRAY AVENUE
PALM BEACH, FLORIDA 33480

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

REVISIONS:

SHEET NUMBER: 4

ISSUE DATE: 05.30.25

JOB #: COA-21-019
ZON-23-044

SITE LOCATION MAP

SCALE: NTS

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

CONSULTANT:

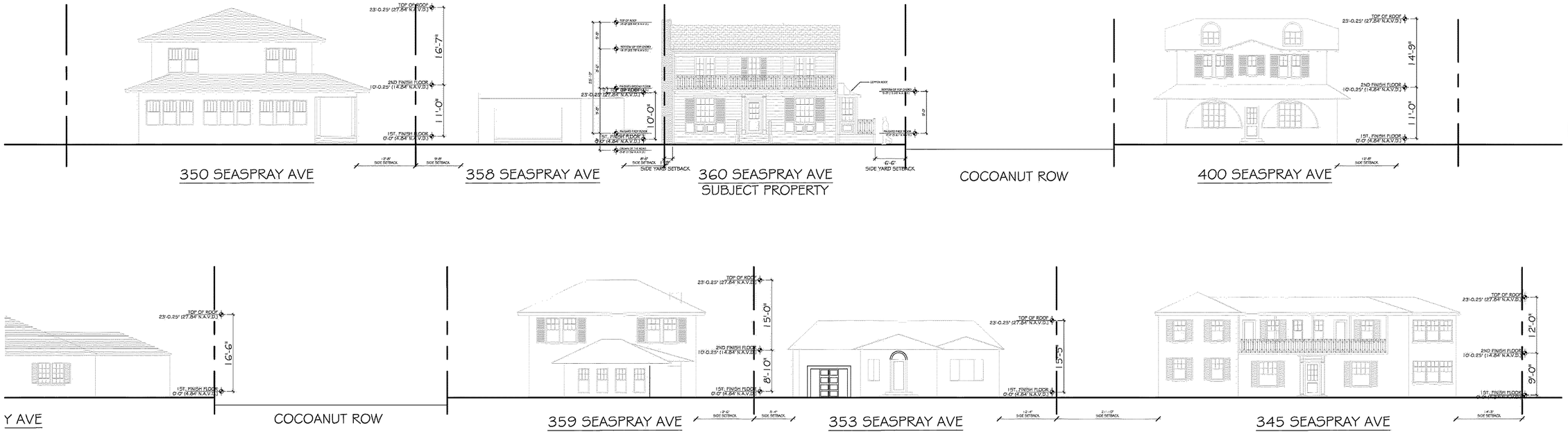
RESIDENCE FOR:
MR. AND MRS. JUSTIN BESIKOF
360 SEASPRAY AVENUE
PALM BEACH, FLORIDA 33480

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

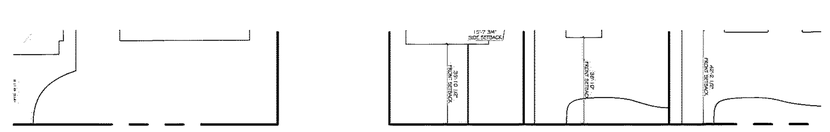
REVISIONS:

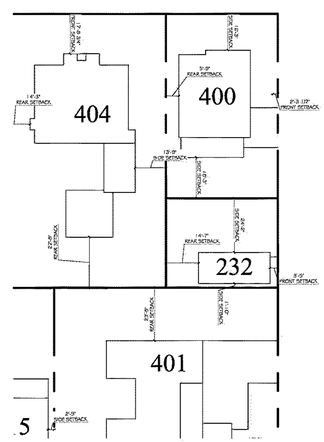
SHEET NUMBER:
5

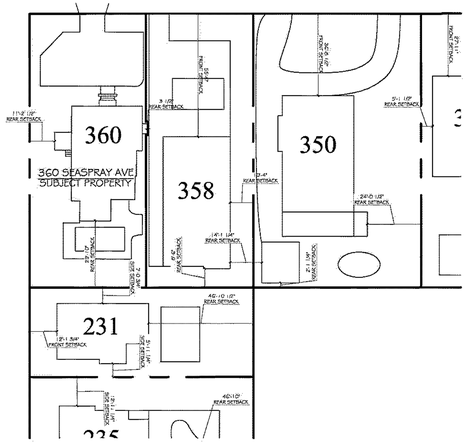
ISSUE DATE: 05.30.25
JOB #: COA-21-019











STREET SCAPE

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

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

CONSULTANT:

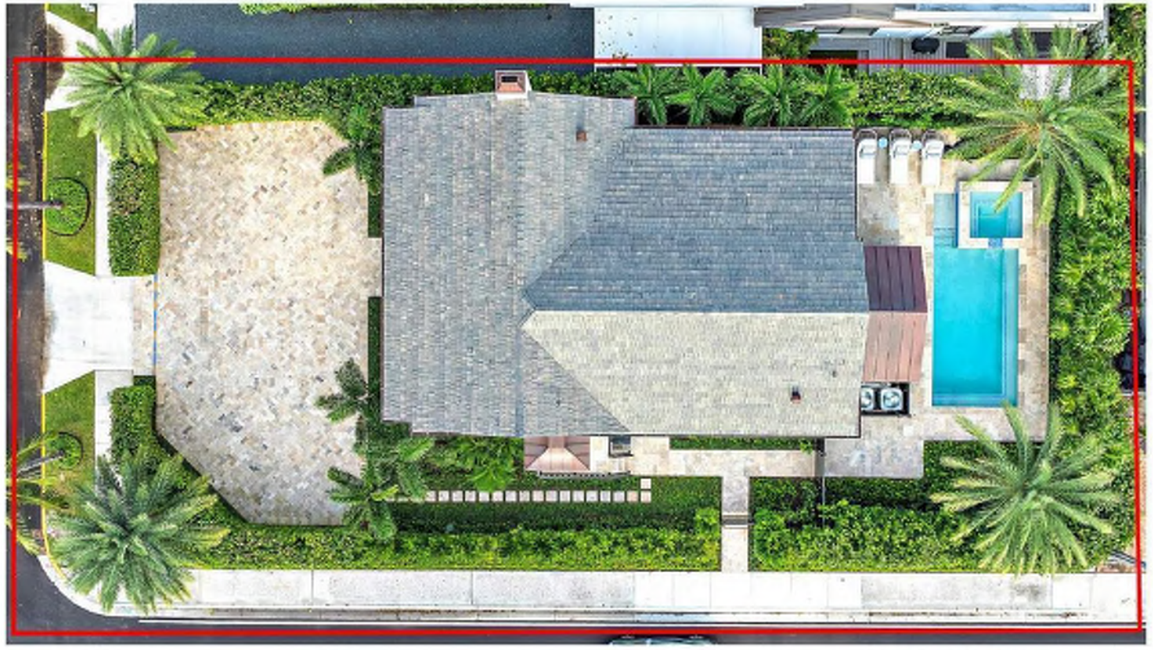
RESIDENCE FOR:
MR. AND MRS. JUSTIN BESIKOF
360 SEASPRAY AVENUE
PALM BEACH, FLORIDA 33480

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

REVISIONS:

SHEET NUMBER:
6

ISSUE DATE: 05.30.25
JOB #: COA-21-019
ZON-23-044



360 SEASPRAY



360 SEASPRAY



360 SEASPRAY



360 SEASPRAY



419 SEASPRAY AVE



345 SEASPRAY AVE



346 SEASPRAY AVE



339 SEASPRAY AVE



400 SEASPRAY AVE



SEASPRAY AVE LOKKING EAST



415 SEASPRAY AVE



SEASPRAY AVE LOOKING WEST



346 SEASPRAY AVE



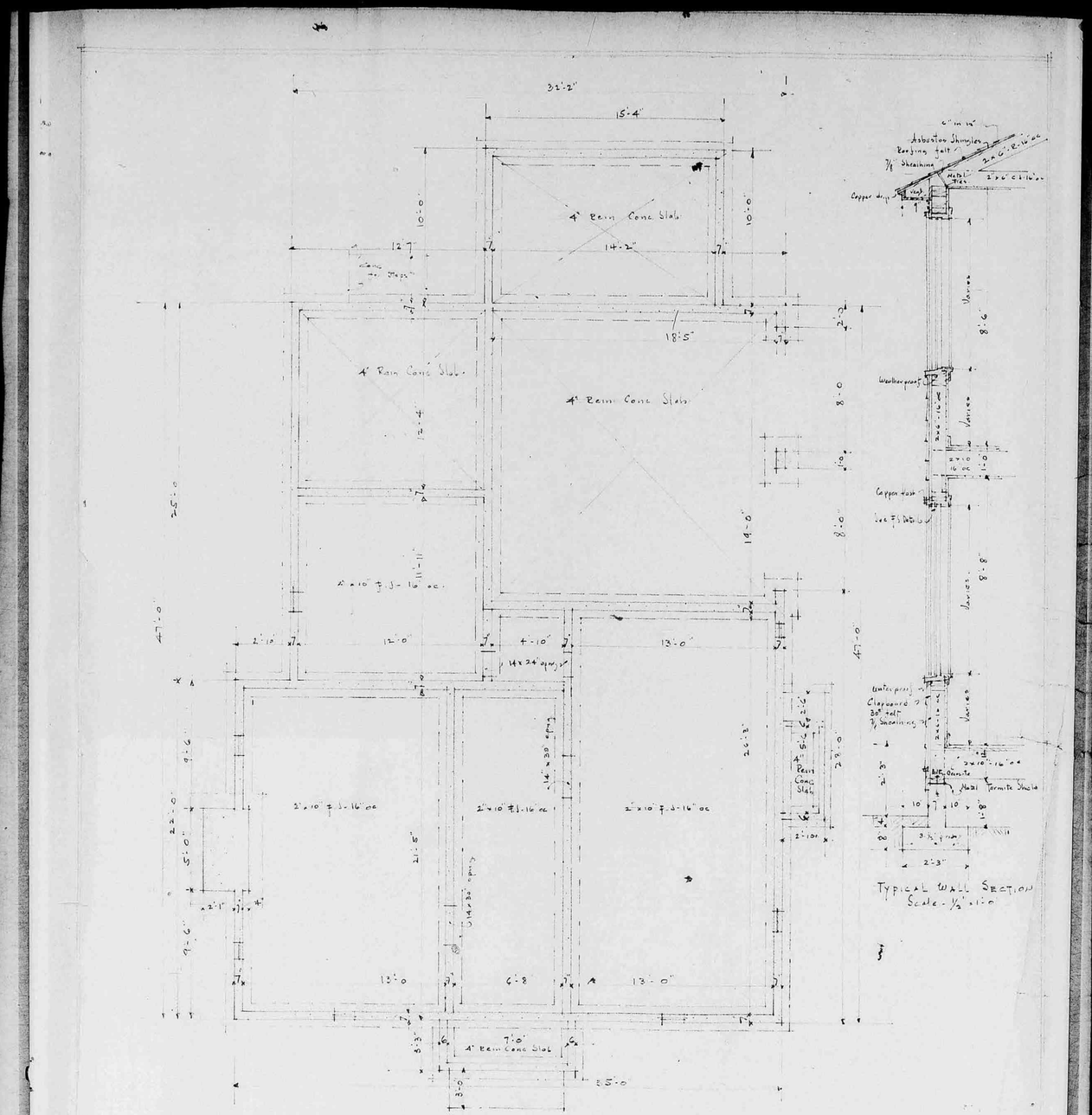
350 SEASPRAY AVE



330 SEASPRAY AVE



358 SEASPRAY AVE



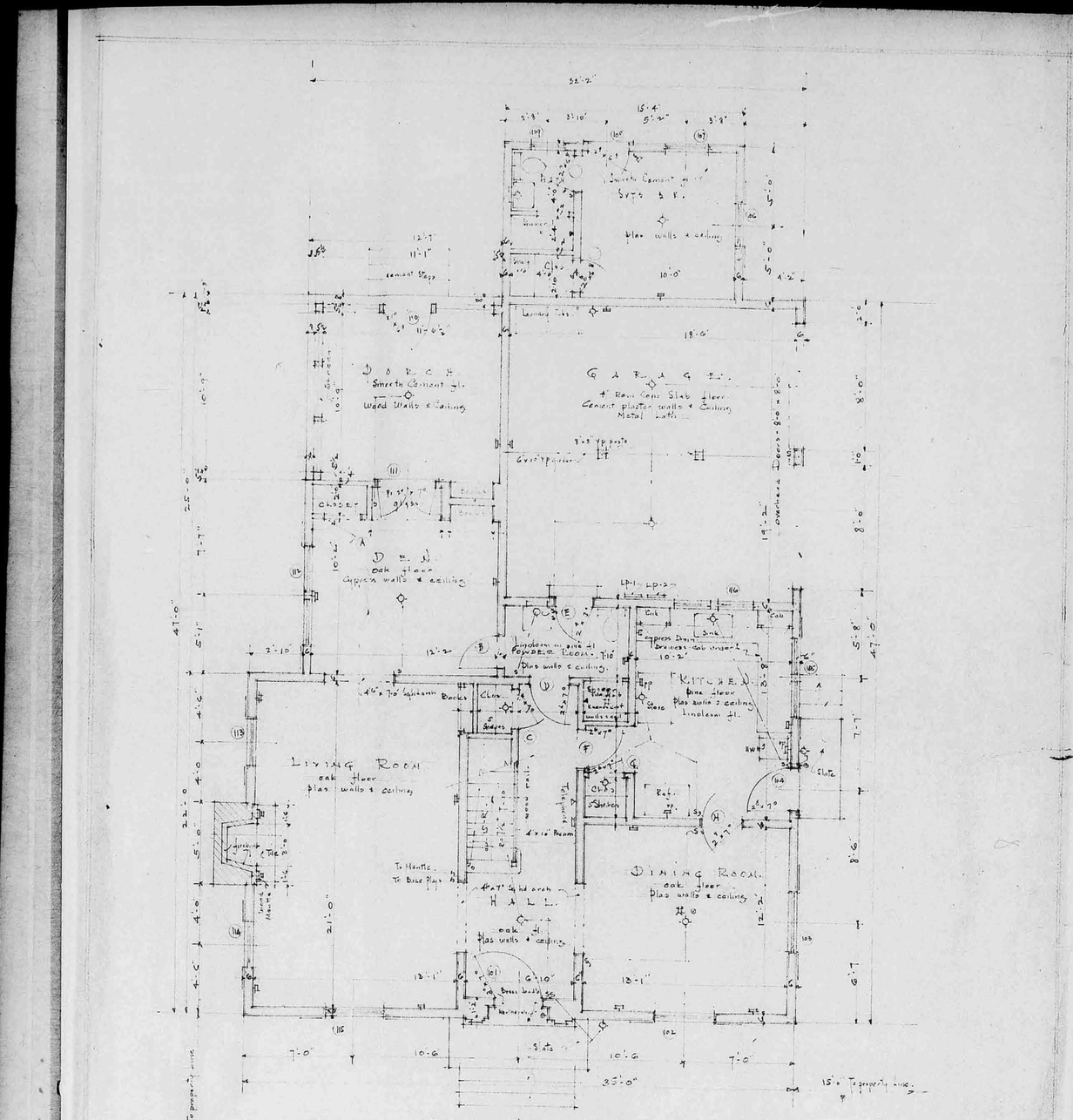
FOUNDATION PLAN
Scale - 1/4" = 1'-0"

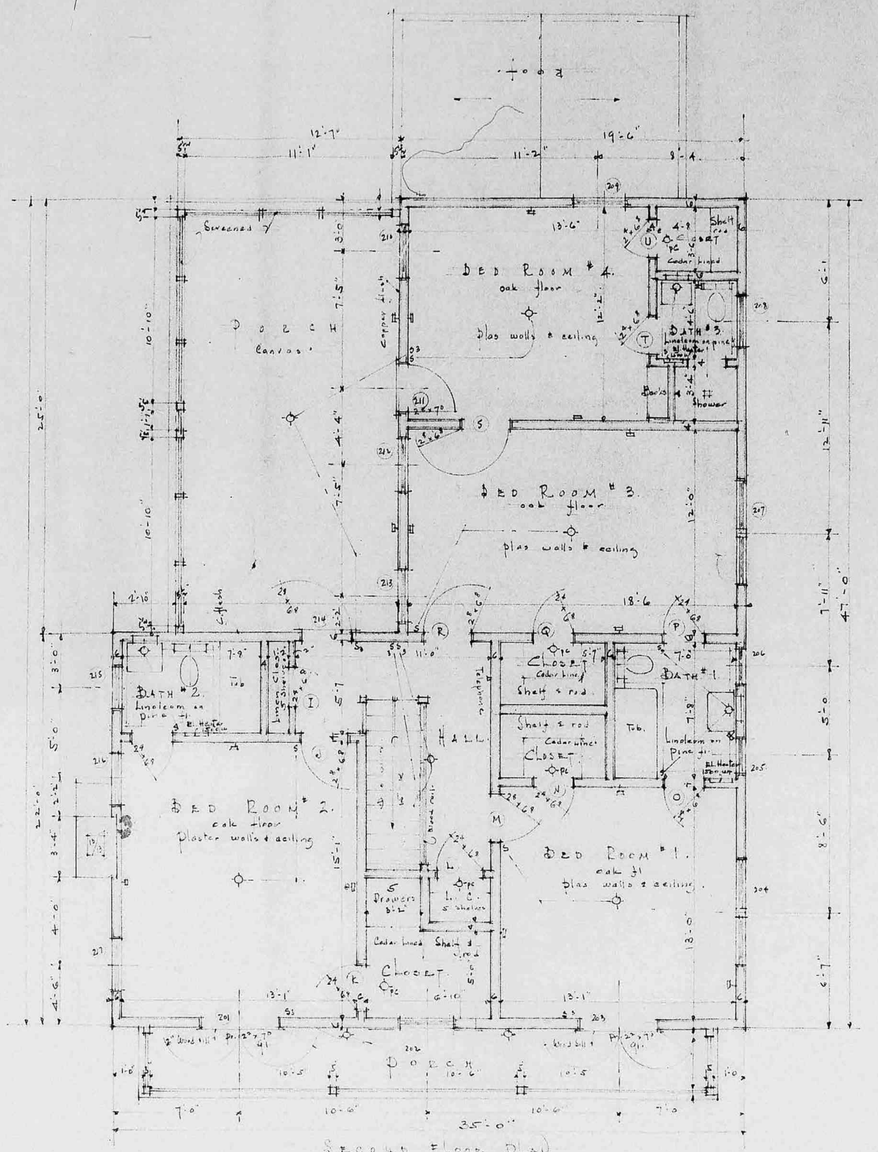
TYPICAL WALL SECTION
Scale - 1/2" = 1'-0"

RESIDENCE FOR
MR HORACE O WRIGHT
Palm Beach

DRAWING No 1
GUSTAV A MAASS
ARCHITECT
Palm Beach
5-14-37

X 63 275


Sincrete Cement floor
Plas walls & ceiling
Garage
4" Rein Conc Slab floor
Cement plaster walls & ceiling
Metal lath
Porch
Sincrete Cement fl.
Ward Walls & Ceiling
Den
oak floor
Cypress walls & ceiling
Kitchen
Plas walls & ceiling
Linoleum fl.
Dining Room
oak floor
Plas walls & ceiling
Living Room
oak floor
Plas walls & ceiling
Hall
oak floor
Plas walls & ceiling
Linoleum fl.
Plas walls & ceiling
Sincrete Cement floor
Plas walls & ceiling
Linoleum fl.
Plas walls & ceiling
Linoleum fl.
Plas walls & ceiling
Linoleum fl.

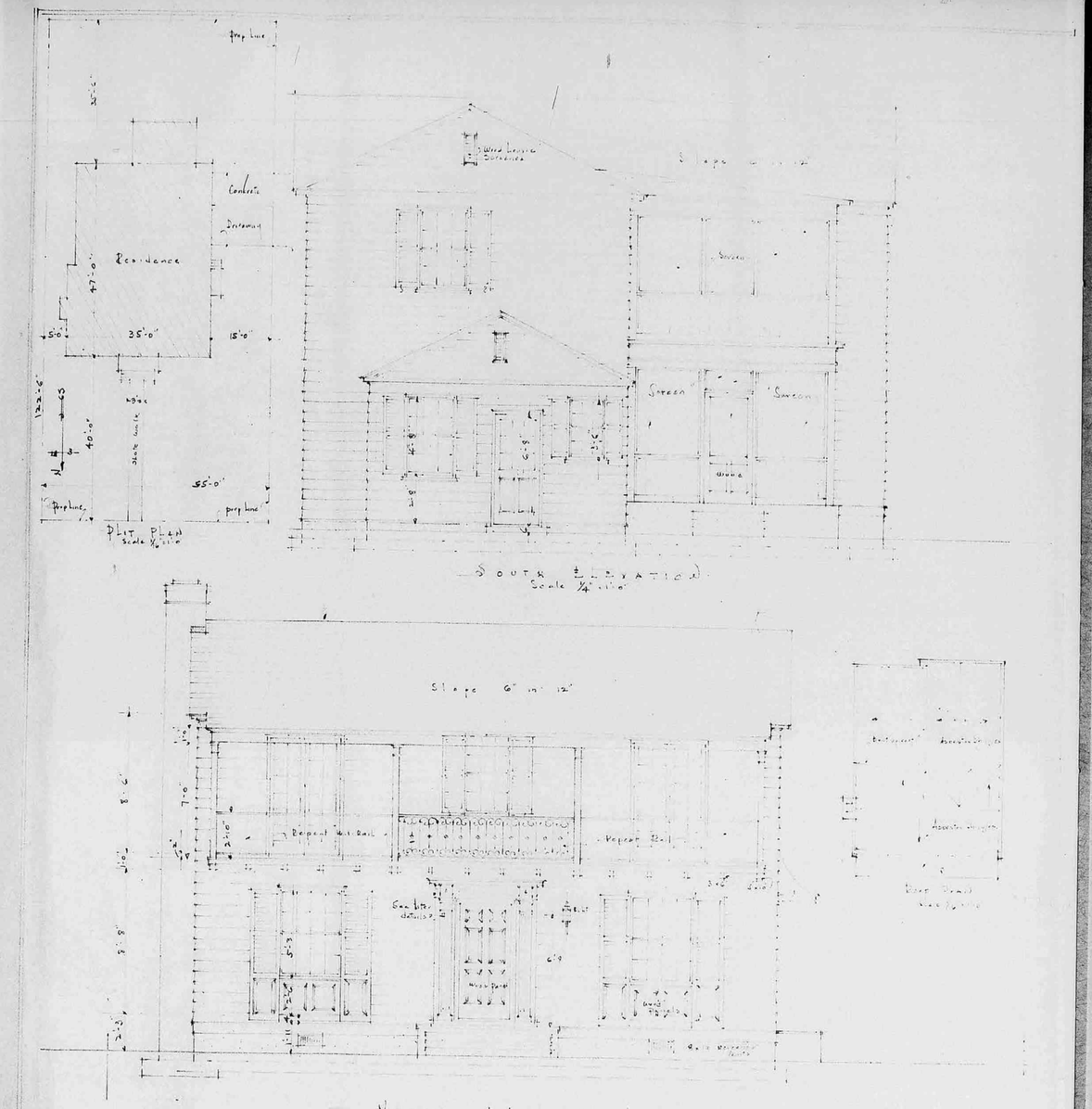


Second Floor Plan
Scale 1/4"=1'-0"

Residence For
Mr. Horace O. Wright
Palm Beach.

Drawing No-3.

Gustav A. Maass,
Architect
Palm Beach
3-14-37



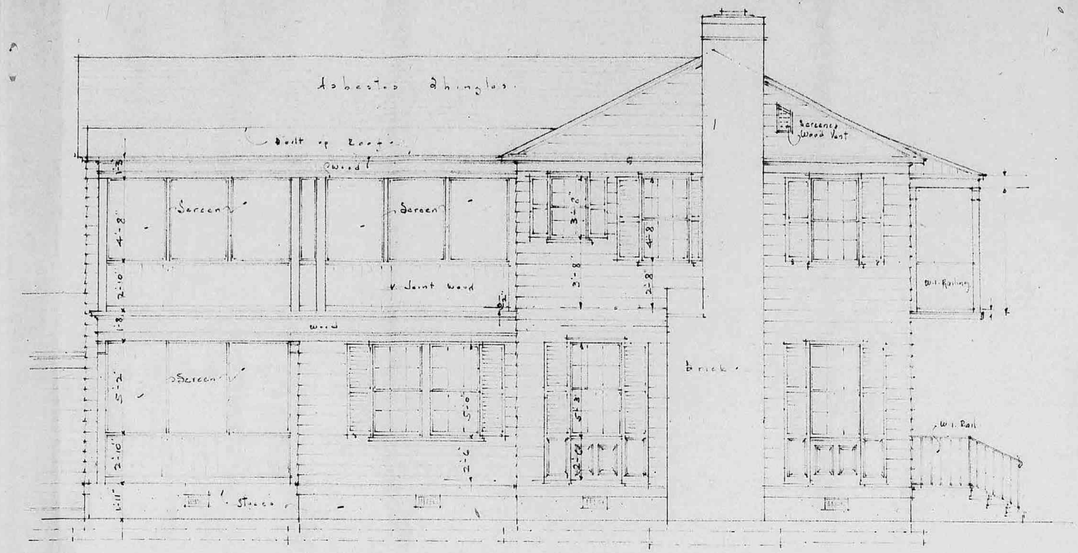
PLOT PLAN
Scale 1/16"=1'-0"

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

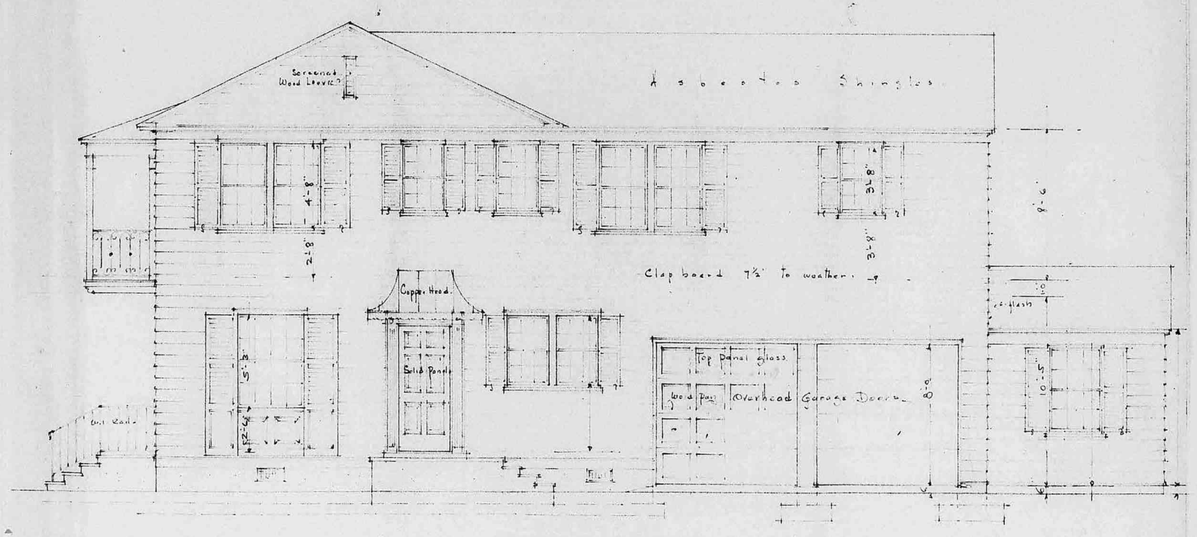
NORTH ELEVATION
Scale 1/4"=1'-0"

RESIDENCE FOR
MR. ARTHUR C. WEIGEL
PALM BEACH.

GENDELL & JESSOR
ARCHITECTS
DALLAS, TEXAS



EAST ELEVATION
Scale ¼" = 1'-0"



WEST ELEVATION
Scale ¼" = 1'-0"

RESIDENCE
MR HORACE O. WRIGHT.
Palm Beach

DRAWING No. 5
GUSTAV A. MAASS
ARCHITECT
Palm Beach
5-14-37

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

Line #	Zoning Legend			
1	Property Address:	360 SEASPRAY		
2	Zoning District:	R-B LOW DENSITY RESIDENTIAL		
3	Structure Type:	TWO STORY, SINGLE FAMILY HOME		
4		Required/Allowed	Existing	Proposed
5	Lot Size (sq ft)	10,000 SQ.FT.	6,375 SF	6,375 SF
6	Lot Depth	100.00'	122.50'	122.50'
7	Lot Width	100.00'	52.00'	52.00'
8	Lot Coverage (Sq Ft and %)	40%(1)-30%(2)	1,809.89 SF (28.39%)	1,809.89 SF (28.39%)
9	Enclosed Square Footage (Basement, 1st Fl, 2nd Fl., Accessory Structures, etc)	NA	3,329.38 SF	3,240.58 SF
10	Cubic Content Ratio (CCR) (R-B ONLY)	4.360	4.72	4.620
11	*Front Yard Setback (Ft.)	25'(1)-35'(2)	39.9'	39.9'
12	* Side Yard Setback (1st Story) (Ft.)	25' W - 12.5'E	18.9' W - 6.5' E	18.9' W - 6.5' E
13	* Side Yard Setback (2nd Story) (Ft.)	30' W - 15' E	14.7' W - 1.8' E	14.7' W - 1.8' E
14	*Rear Yard Setback (Ft.)	10'(1)-15'(2)	25.2'	25.2'
15	Angle of Vision (Deg.)	100	48	48
16	Building Height (Ft.)	14'(1)-22'(2)	18.17'	18.17'
17	Overall Building Height (Ft.)	22'(1)-30'(2)	23.83'	23.83'
18	Crown of Road (COR) (NAVD)	1.96'	1.96'	1.96'
19	Max. Amount of Fill Added to Site (Ft.)	1.825'	NA	NA
20	Finished Floor Elev. (FFE)(NAVD)	7.00' MINIMUM	5.61'	5.61'
21	Zero Datum for point of meas. (NAVD)	7.00' MINIMUM	5.61'	5.61'
22	FEMA Flood Zone Designation	AE	AE	AE
23	Base Flood Elevation (BFE)(NAVD)		6.00'	6.00'
24	Landscape Open Space (LOS) (Sq Ft and %)	45%	1,988 SF (31.2%)	1,988 SF (31.2%)
25	Perimeter LOS (Sq Ft and %)	50%	1,645 SF (57.3%)	1,645 SF (57.3%)
26	Front Yard LOS (Sq Ft and %)	40%	199 SF (38.3%)	199 SF (38.3%)
27	**Native Plant Species %	*Please refer to separate landscape legend.*		

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

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

If value is not applicable, enter N/A

If value is not changing, enter N/C

REV BF 20220304

PREVIOUSLY APPROVED ZONING LEGEND

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

Line #	Zoning Legend			
1	Property Address:	360 SEASPRAY		
2	Zoning District:	R-B LOW DENSITY RESIDENTIAL		
3	Structure Type:	TWO STORY, SINGLE FAMILY HOME		
4		Required/Allowed	Existing	Proposed
5	Lot Size (sq ft)	10,000 SQ.FT.	6,375 SF	6,375 SF
6	Lot Depth	100.00'	122.50'	122.50'
7	Lot Width	100.00'	52.00'	52.00'
8	Lot Coverage (Sq Ft and %)	40%(1)-30%(2)	1,809.89 SF (28.39%)	1,809.89 SF (28.39%)
9	Enclosed Square Footage (Basement, 1st Fl, 2nd Fl., Accessory Structures, etc)	NA	3,329.38 SF	3,240.58 SF
10	Cubic Content Ratio (CCR) (R-B ONLY)	4.360	4.72	4.86
11	*Front Yard Setback (Ft.)	25'(1)-35'(2)	39.9'	39.9'
12	* Side Yard Setback (1st Story) (Ft.)	25' W - 12.5'E	18.9' W - 6.5' E	18.9' W - 6.5' E
13	* Side Yard Setback (2nd Story) (Ft.)	30' W - 15' E	14.7' W - 1.8' E	14.7' W - 1.8' E
14	*Rear Yard Setback (Ft.)	10'(1)-15'(2)	25.2'	25.2'
15	Angle of Vision (Deg.)	100	48	125 deg
16	Building Height (Ft.)	14'(1)-22'(2)	18.17'	18.17'
17	Overall Building Height (Ft.)	22'(1)-30'(2)	23.83'	23.83'
18	Crown of Road (COR) (NAVD)	1.96'	1.96'	1.96'
19	Max. Amount of Fill Added to Site (Ft.)	1.825'	NA	NA
20	Finished Floor Elev. (FFE)(NAVD)	7.00' MINIMUM	5.61'	5.61'
21	Zero Datum for point of meas. (NAVD)	7.00' MINIMUM	5.61'	5.61'
22	FEMA Flood Zone Designation	AE	AE	AE
23	Base Flood Elevation (BFE)(NAVD)		6.00'	6.00'
24	Landscape Open Space (LOS) (Sq Ft and %)	45%	1,988 SF (31.2%)	1,988 SF (31.2%)
25	Perimeter LOS (Sq Ft and %)	50%	1,645 SF (57.3%)	1,645 SF (57.3%)
26	Front Yard LOS (Sq Ft and %)	40%	199 SF (38.3%)	199 SF (38.3%)
27	**Native Plant Species %	*Please refer to separate landscape legend.*		

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

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

If value is not applicable, enter N/A

If value is not changing, enter N/C

REV BF 20220304

CURRENTLY PROPOSED ZONING LEGEND

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

CONSULTANT:

RESIDENCE FOR:
MR. AND MRS. JUSTIN BESIKOF
360 SEASPRAY AVENUE
PALM BEACH, FLORIDA 33480

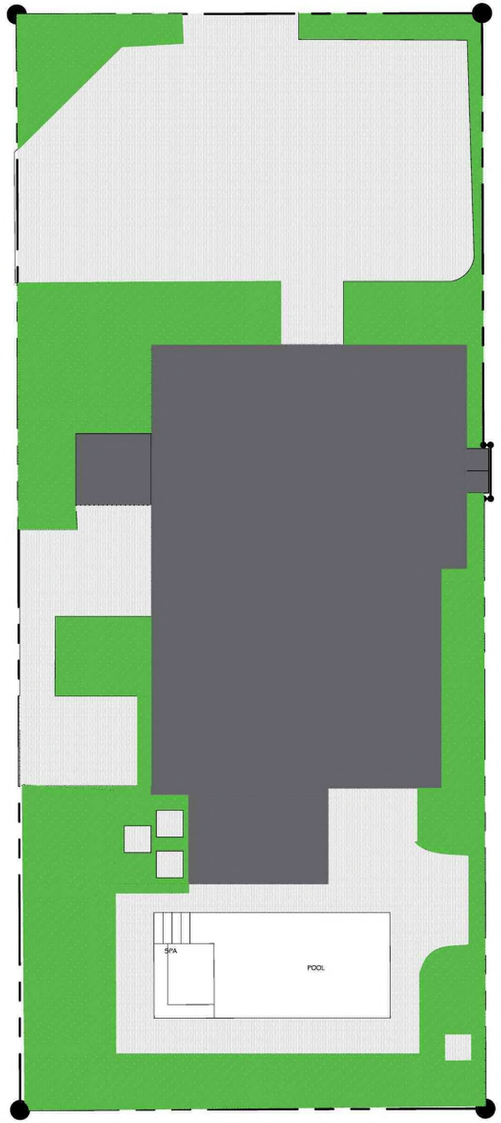
A.A. #0001345
A.R. #10,181

REVISIONS:

SHEET NUMBER:
7

ISSUE DATE: 05.30.25
JOB #: COA-21-019 ZON-23-044

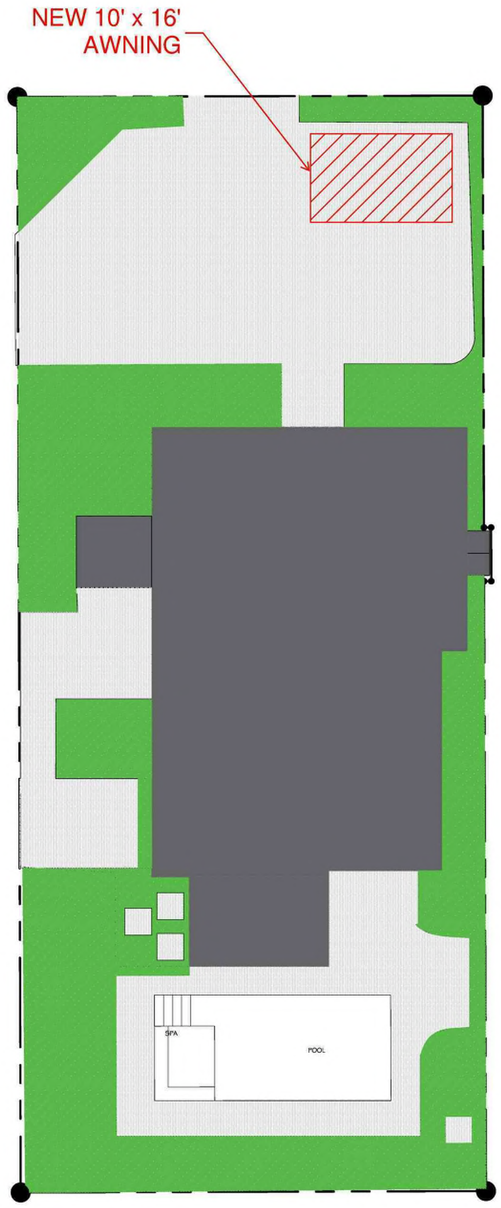
Component	Previous (cu ft)	Proposed (cu ft)
Lot Area (sf)	6375	6375
Building volume	29434.96	29434.96
Awning volume (150 sf × 10 ft)	—	1500
Total cubic volume	**29449.21**	**30949.21**
CCR	**4.62**	**4.86**
Overage (Cubic Ft)	**1638.27**	**3138.27**



PROPOSED:

LOT COVERAGE	1,809.89 SQ. FT.	(28.39%)
OPEN SPACE	1,988.00 SQ. FT.	(31.20%)
HARDSCAPE	2,005.11 SQ. FT.	(31.45%)
TOTAL	6,375.00 SQ. FT.	(100.00%)

PREVIOUSLY PROPOSED LOT COVERAGE



PROPOSED:

LOT COVERAGE	1,959 SQ. FT.	(30.74%)
OPEN SPACE	1,988.00 SQ. FT.	(31.20%)
HARDSCAPE	2,005.11 SQ. FT.	(31.45%)
TOTAL	6,375.00 SQ. FT.	(100.00%)

CURRENTLY PROPOSED LOT COVERAGE

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

CONSULTANT:

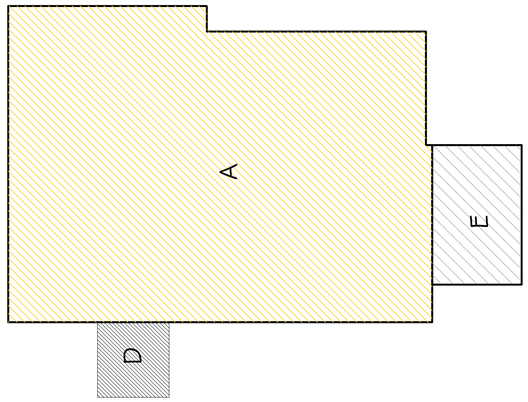
RESIDENCE FOR:
MR. AND MRS. JUSTIN BESIKOF
360 SEASPRAY AVENUE
PALM BEACH, FLORIDA 33480

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

REVISIONS:

SHEET NUMBER:
8

ISSUE DATE: 05.30.25
JOB #: COA-21-019
ZON-23-044



SQUARE FOOTAGE	
FIRST FLOOR:	1,662.08 SQ.FT.
SECOND FLOOR:	1,594.88 SQ.FT.
TOTAL:	3,256.96 SQ.FT.
LOGGIA:	156.00 SQ.FT.
TOTAL:	3,412.96 SQ.FT.

CUBIC CONTENT RATIO(CCR)

MAIN HOME
A - 1,586.69 SQ. FT. @ 18.17' = 28,830.16 CU. FT. (TWO STORY STRUCTURE)
D - 67.20 SQ. FT. @ 9.00' = 604.80 CU. FT. (ONE STORY STRUCTURE)

TOTAL CUBIC FEET = 29,434.96 CU. FT. / 6,375 SQ. FT. = 4.62 CCR

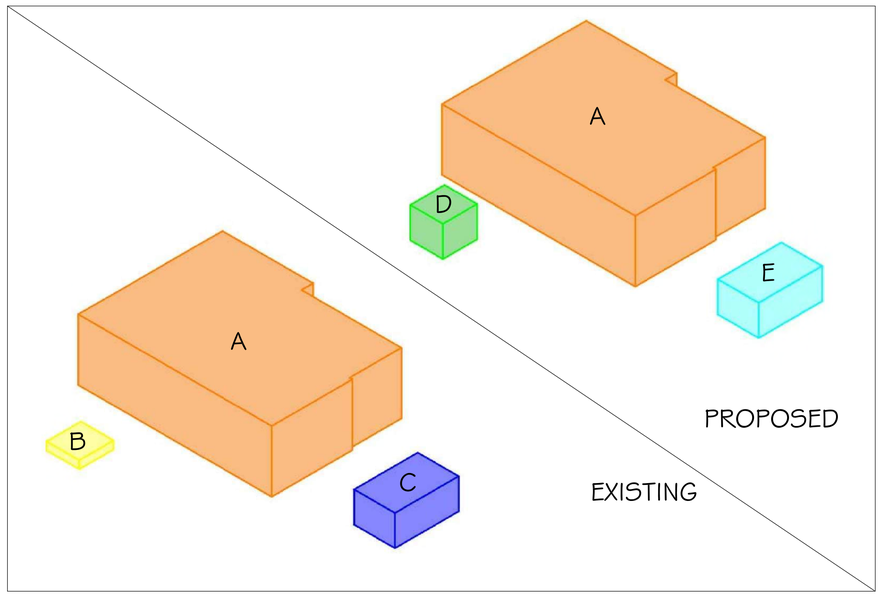
MAX ALLOWABLE CCR: 4.00 + [(10,000-6,375.00) / 10,000] = 4.36 CCR
MAX ALLOWABLE CUBIC FEET: 4.36 X 6,375.00 = 27,810.94 CU. FT.

27,810.94 CU. FT. MAX - 29,434.96 CU. FT. = (-)1,624.02 CU. FT. OVERAGE

LOGGIA
E - 156.00 SQ. FT. @ 9.00' = 1,404.00 CU. FT. (REAR LOGGIA)

LOGGIAS
5% OF HOUSE CU.FT. (27,810.94 CU. FT.) = 1,390.55 CU. FT. MAX
1,390.55 CU. FT. MAX - 1,404.00 CU. FT. = (-)13.45 CU. FT. OVERAGE

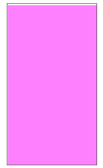
(-)1,624.02 CU.FT. HOUSE OVERAGE + (-)13.45 CU.FT. LOGGIA OVERAGE = (-)1,637.47 CU.FT. OVERAGE

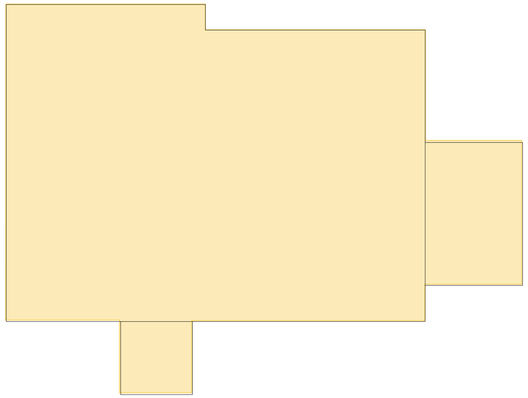


PREVIOUSLY PROPOSED CCR DIAGRAM

SCALE: NTS

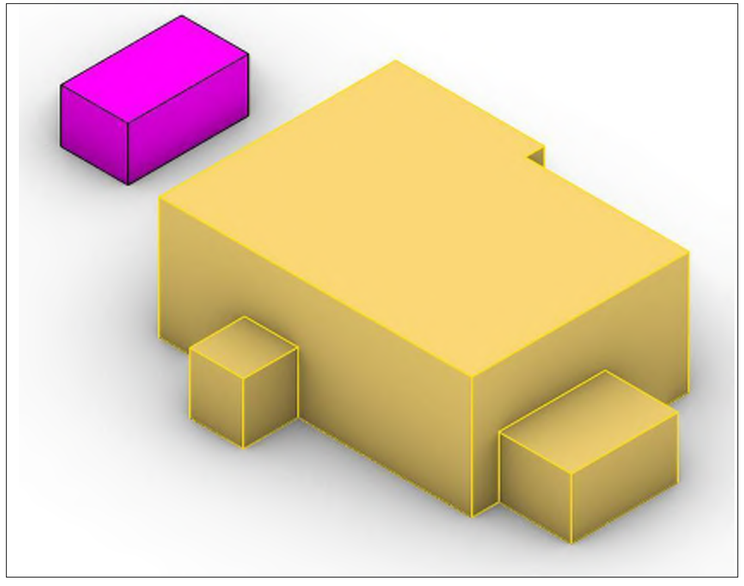
FIRST FLOOR:	1,662.08 SQ.FT.
SECOND FLOOR:	1,594.88 SQ.FT.
TOTAL:	3,256.96 SQ.FT.
LOGGIAS:	
Existing Loggia	156.00 SQ.FT.
(Awning) New Loggia	160.00 SQ.FT.
TOTAL LOGGIA:	316.00 SQ.FT.
OVERALL TOTAL:	3,572.96 SQ.FT.





CUBIC CONTENT RATIO (CCR)

Item	Area (SF)	Height (FT)	Volume (CF)	Notes
Main Home A	1586.69	18.17	28830.16	Two-story structure
Main Home D	67.20	9.00	604.80	One-story structure
Total House			29434.96	
Lot Area	6375			
CCR (Actual)			4.62	29434.96 ÷ 6,375
Max CCR			4.36	4.00 + [(10,000−6,375)/10,000]
Max Volume			27810.94	4.36 × 6,375
House Overage			-1624.02	
Loggia E	156.00	9.00	1404.00	Existing rear loggia
Loggia F	160.00	9.00	1440.00	New 10' × 16' addition
Total Loggias			2844.00	
Max Allowed (5%)			1390.55	5% of 27,810.94
Loggia Overage			-1453.45	
Total Overage			-3077.47	House + Loggia



CURRENTLY PROPOSED CCR DIAGRAM

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

CONSULTANT:

RESIDENCE FOR:
MR. AND MRS. JUSTIN BESIKOF
360 SEASPRAY AVENUE
PALM BEACH, FLORIDA 33480

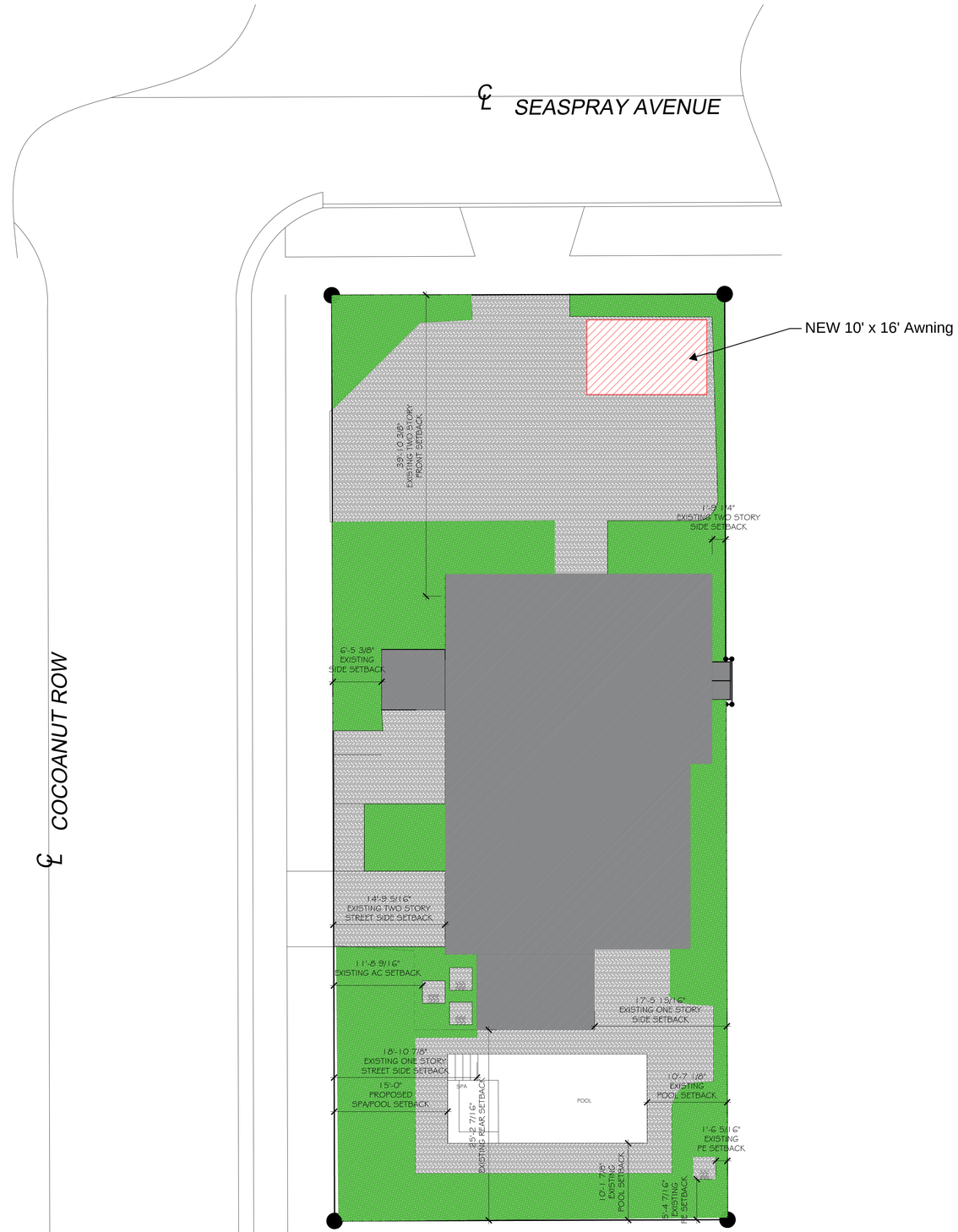
A.A. #001345
A.R. #10,181

STATE OF FLORIDA
PATRICK W. SEGERMAN
A.R. # 10181
AA #001345
REGISTERED ARCHITECT

REVISIONS:

SHEET NUMBER:
9

ISSUE DATE: 4-19-23
JOB #: COA-21-019
ZON-23-044



CURRENTLY PROPOSED C0LORED SITE PLAN

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

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

CONSULTANT:

RESIDENCE FOR:
MR. AND MRS. JUSTIN BESIKOF
360 SEASPRAY AVENUE
PALM BEACH, FLORIDA 33480

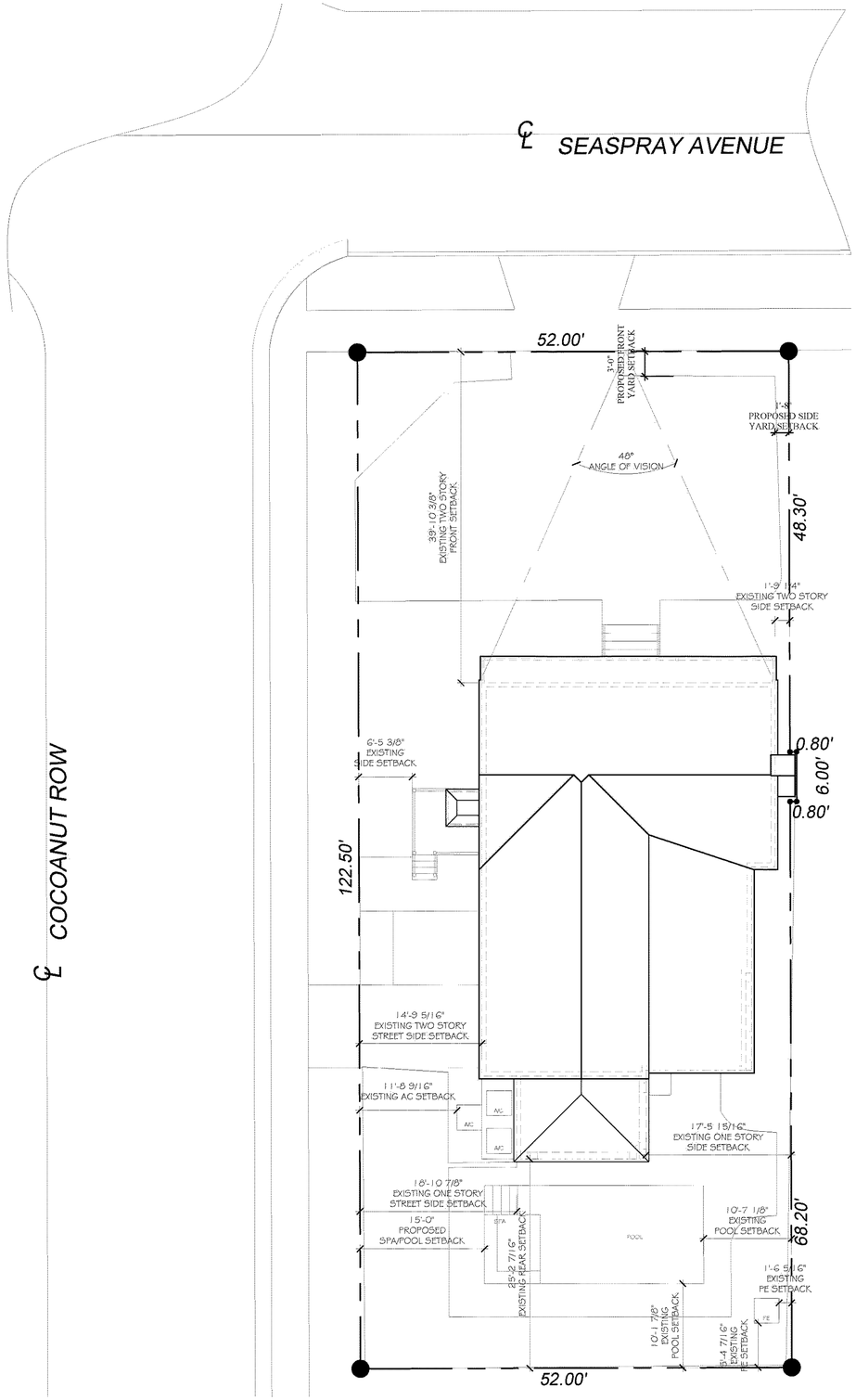
A.A. #001345
A.R. #10,181

REVISIONS:

SHEET NUMBER:
10

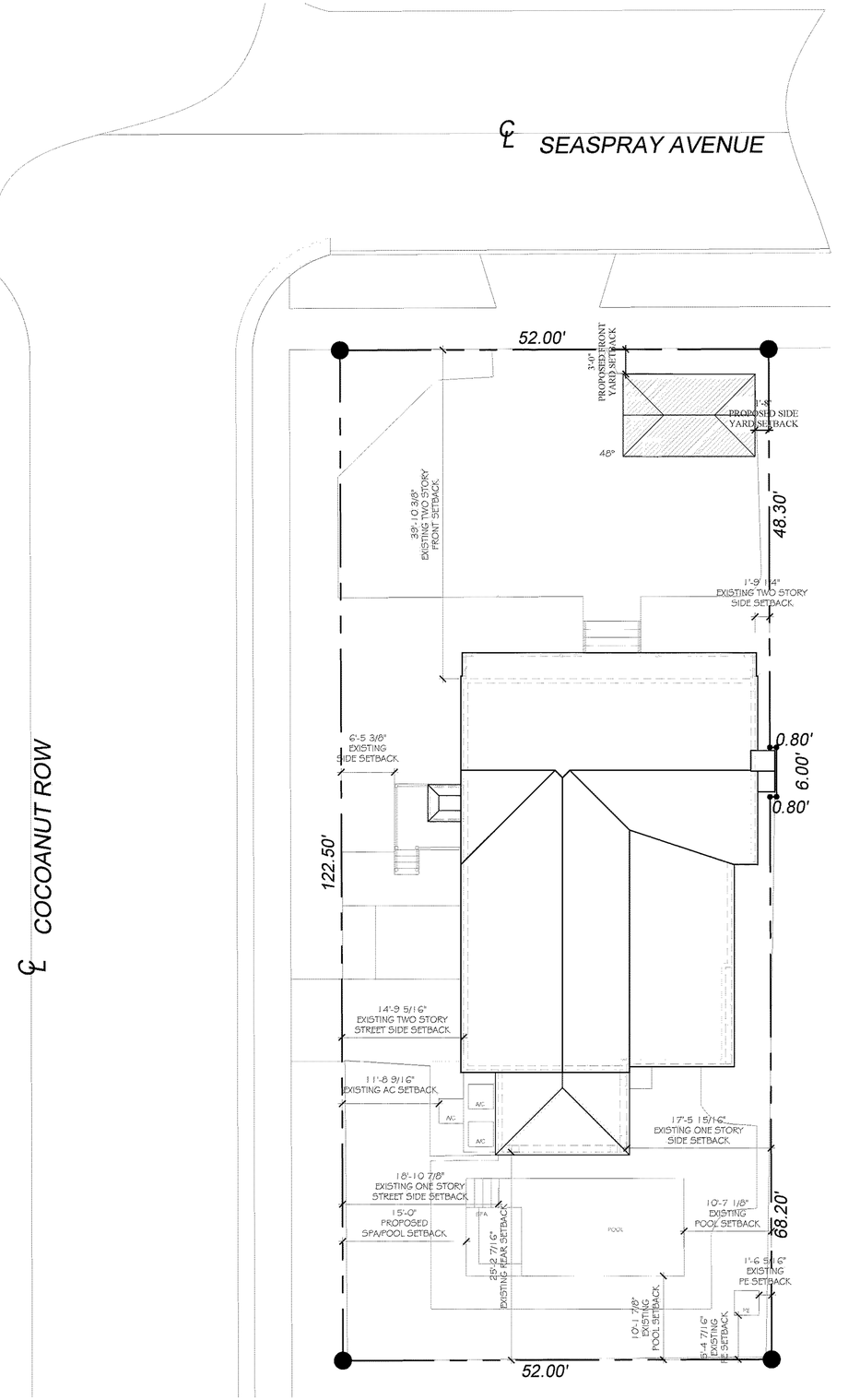
ISSUE DATE: 05.30.25

JOB #: COA-21-019
ZON-23-044



PREVIOUSLY APPROVED SITE PLAN

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



CURRENTLY PROPOSED SITE PLAN

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

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

CONSULTANT:

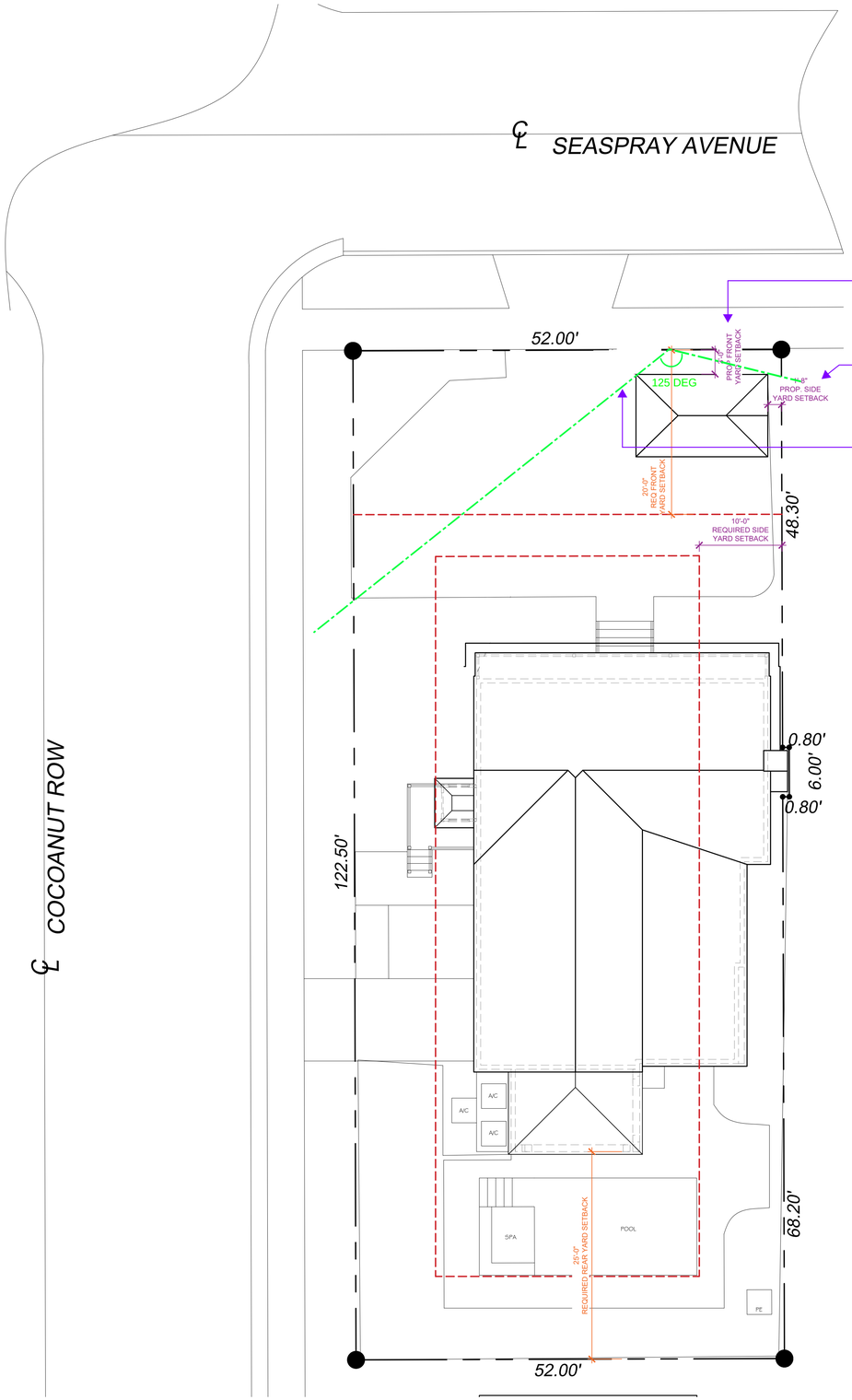
RESIDENCE FOR:
MR. AND MRS. JUSTIN BESIKOF
360 SEASPRAY AVENUE
PALM BEACH, FLORIDA 33480

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

REVISIONS:

SHEET NUMBER:
11

ISSUE DATE: 05.30.25
JOB #: COA-21-019
ZON-23-044



1. Front Yard Setback Variance
Proposed front setback is 20'-0", which is 5'-0" less than the required 25'-0". A variance is requested to allow this reduced front yard setback.

2. Side and Rear Setback for Accessory StructureThe proposed unenclosed carport encroaches into the required 10'-0" side and rear setbacks for accessory structures. A variance is requested to allow reduced setbacks.

3. Angle of Vision (AOV) for Accessory Structure
The proposed carport is within 25'-0" of the main residence and therefore subject to building angle of vision. A variance is requested as the structure exceeds the allowed angular envelope.

4. Lot Coverage
The proposed improvements exceed the 30% maximum lot coverage permitted for two-story buildings. A variance is requested for the proposed lot coverage percentage.

5. Cubic Content Ratio (CCR)
The proposed total cubic content is 30,949.21 cu. ft., resulting in a CCR of 4.86, which exceeds the allowable 4.36 for this 6,375 SF lot. A variance is requested for CCR overage.

VARIANCE DIAGRAM

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

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

CONSULTANT:

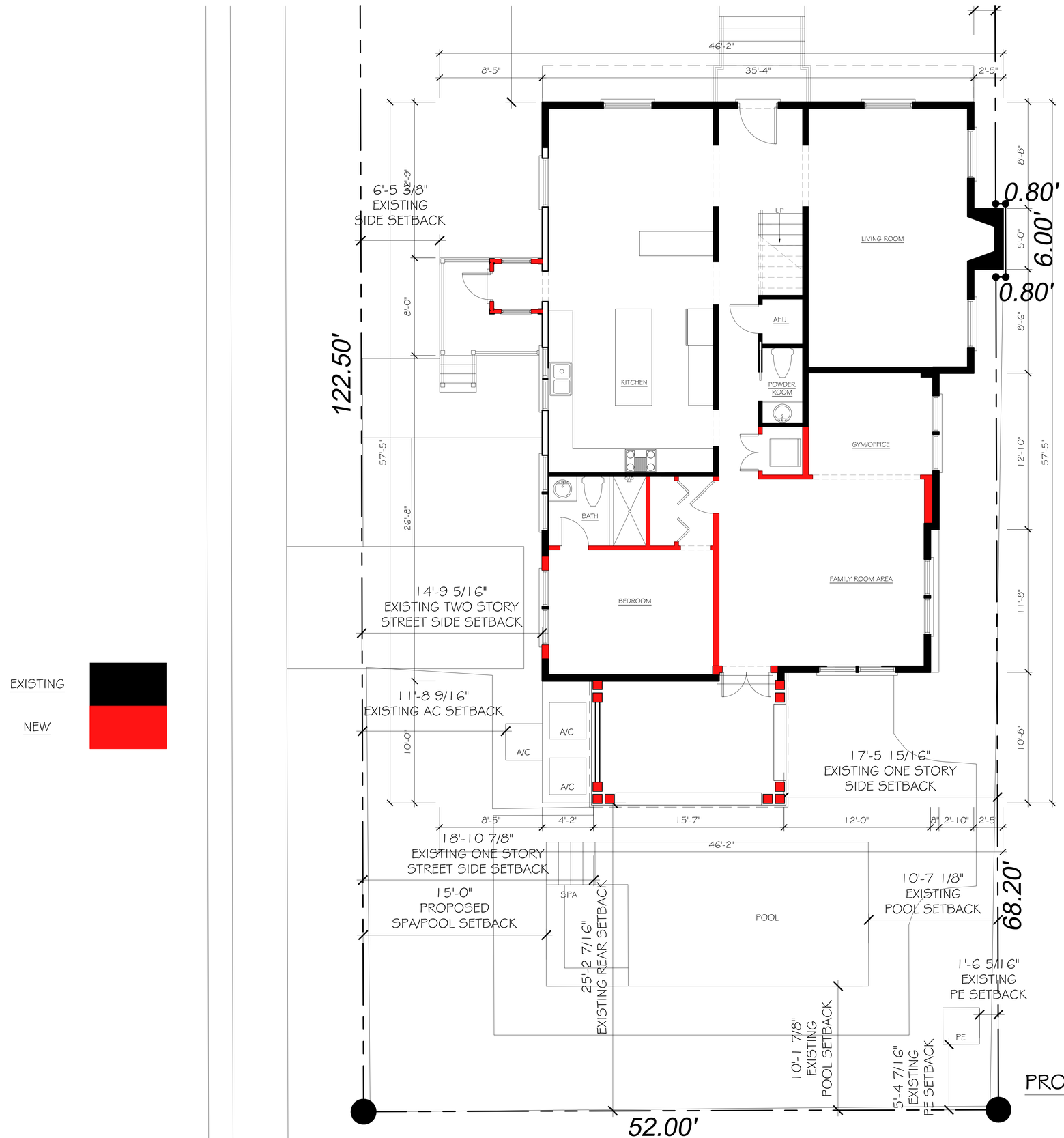
RESIDENCE FOR:
MR. AND MRS. JUSTIN BESIKOF
360 SEASPRAY AVENUE
PALM BEACH, FLORIDA 33480

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

REVISIONS:

SHEET NUMBER:
12

ISSUE DATE: 08-01-23
JOB #: COA-21-019
ZON-23-044



EXISTING

NEW

PROPOSED FIRST FLOOR PLAN

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

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

CONSULTANT:

RESIDENCE FOR:
MR. AND MRS. JUSTIN BESIKOF
360 SEASPRAY AVENUE
PALM BEACH, FLORIDA 33480

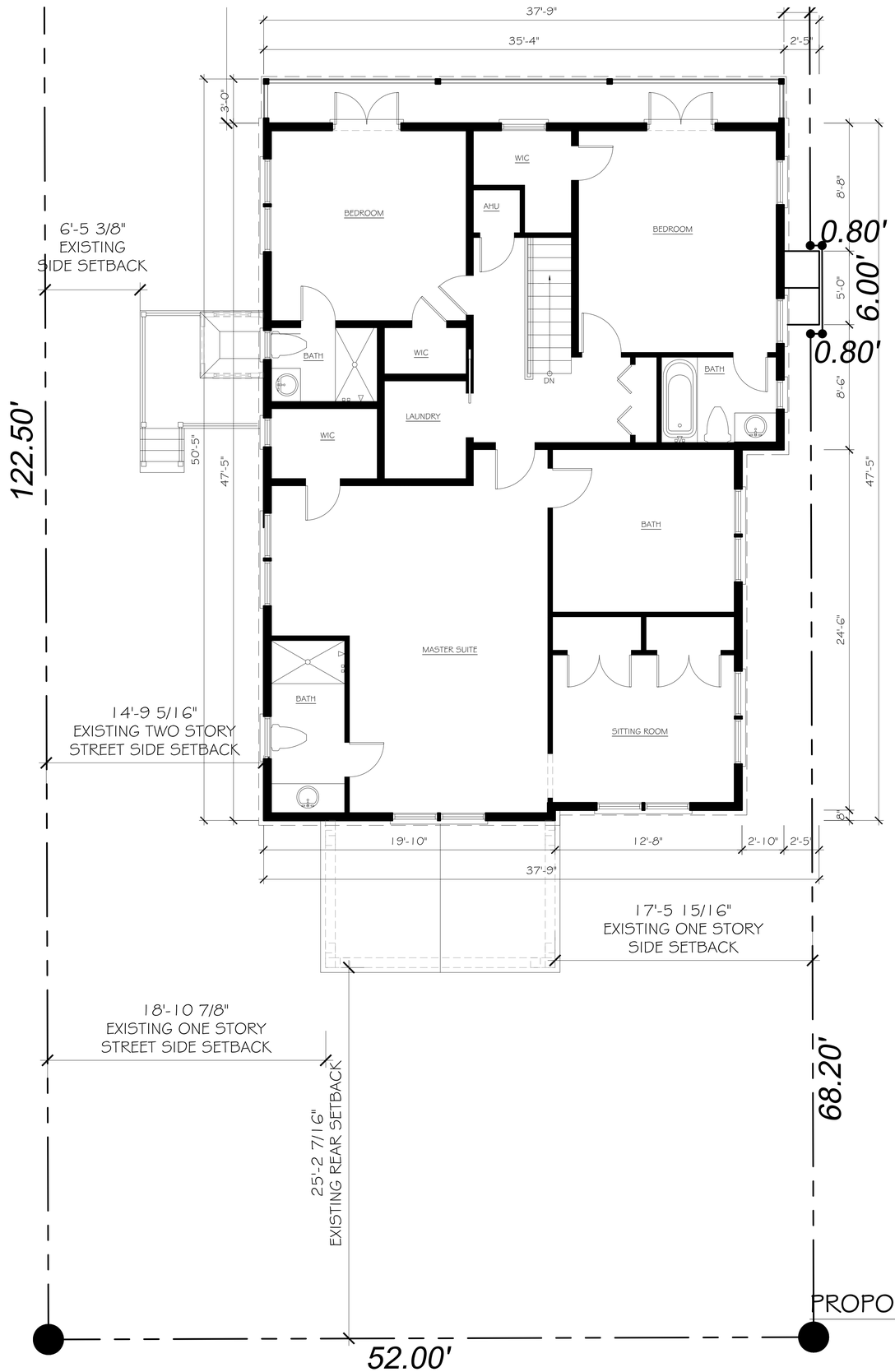
A.A. #001345
A.R. #10,181

STATE OF FLORIDA
PATRICK W. SEGRAVES
A.R. # 10,181
LICENSED ARCHITECT

REVISIONS:

SHEET NUMBER:
12a

ISSUE DATE: 4-19-23
JOB #: COA-21-019
ZON-23-044



EXISTING

NEW

PROPOSED SECOND FLOOR PLAN

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

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

CONSULTANT:

RESIDENCE FOR:
MR. AND MRS. JUSTIN BESIKOF
360 SEASPRAY AVENUE
PALM BEACH, FLORIDA 33480

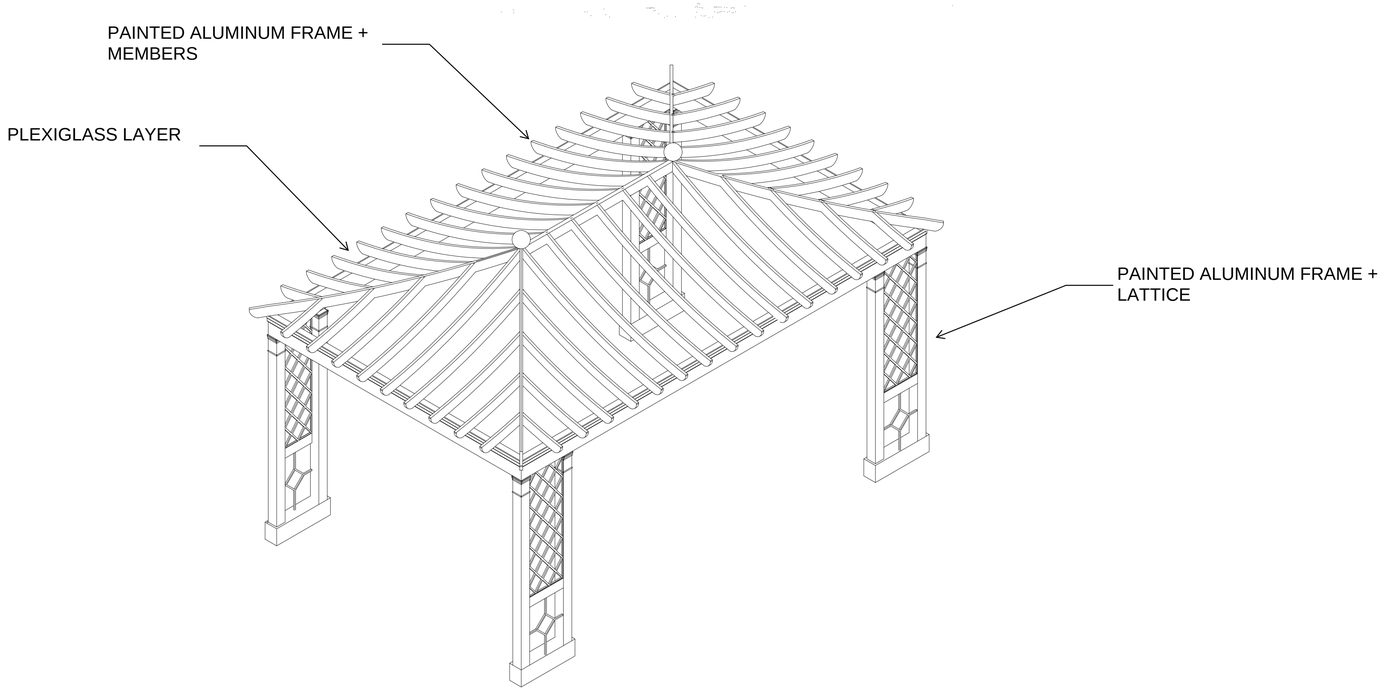
A.A. #001345
A.R. #10,181

STATE OF FLORIDA
PATRICK W. SEGAL
A.R. # 10181
LA #6666666
REGISTERED ARCHITECT

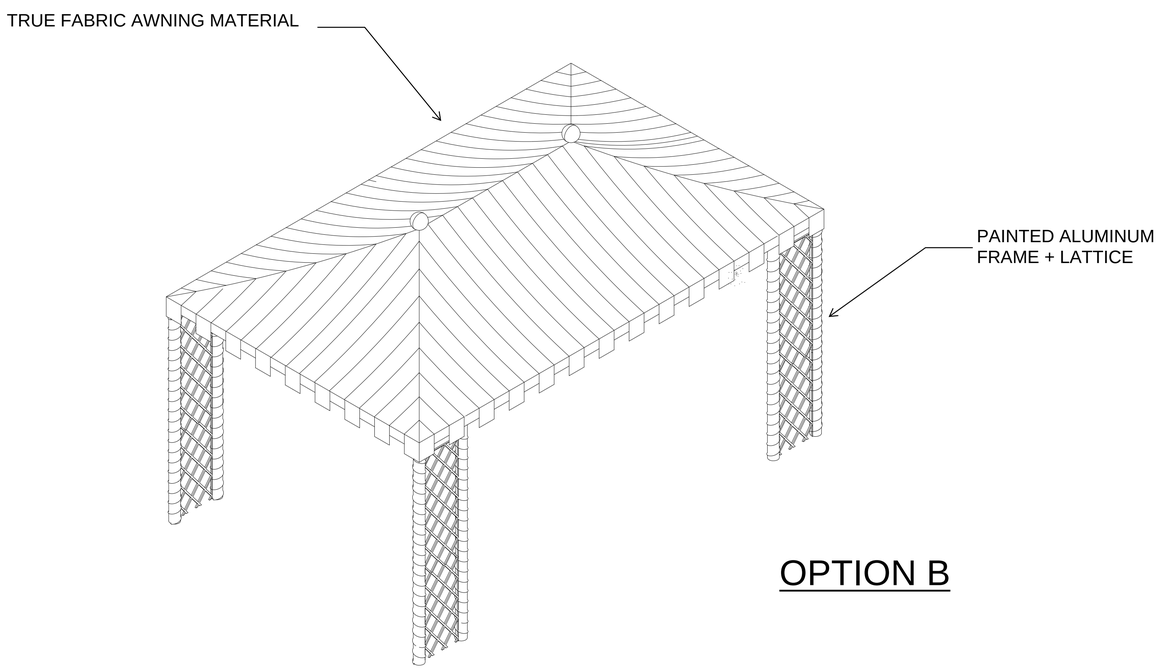
REVISIONS:

SHEET NUMBER:
12b

ISSUE DATE: 4-19-23
JOB #: COA-21-019
ZON-23-044



OPTION A



OPTION B

MATERIAL LIST & SPECIFICATIONS:

Frame:

Material: Schedule 40 Aluminum

Construction: Fully welded

Finish: Painted with 2 coats (color to match fabric)

Footers:

Scope: Existing pavers to be removed

New concrete footers to be installed

Note: Paver reinstallation by others (not included)

Fabric:

Type: True Fabric

Color: Solid (owner's choice)

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

CONSULTANT:

RESIDENCE FOR:
MR. AND MRS. JUSTIN BESIKOF
360 SEASPRAY AVENUE
PALM BEACH, FLORIDA 33480

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

REVISIONS:

SHEET NUMBER:
13

ISSUE DATE: 07.28.25
JOB #: COA-21-019
ZON-23-044



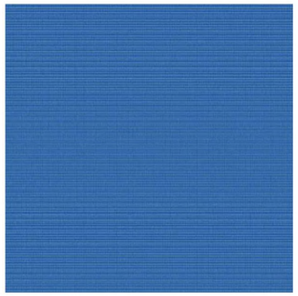
Maxim Heather Beige

Sunbrella Upholstery

SKU 5674-0000

4.0 (2)

$30.95 / yard



Hogan Marina

Sunbrella Shade

SKU 14611-0000

$4.00 / sample

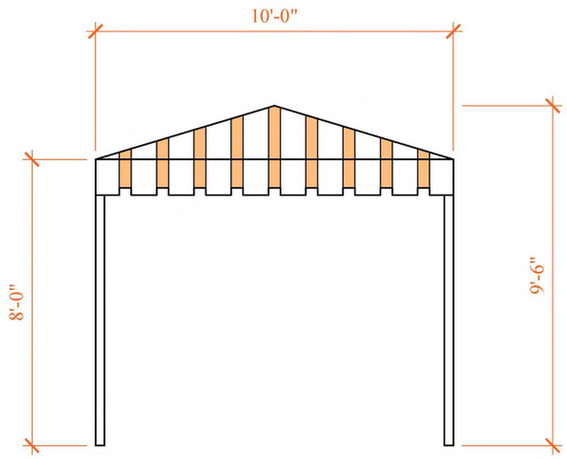


Linen

Sunbrella Shade

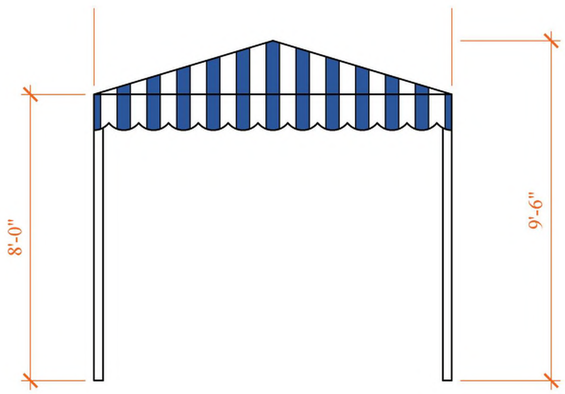
SKU 4633-0000

$4.00 / sample



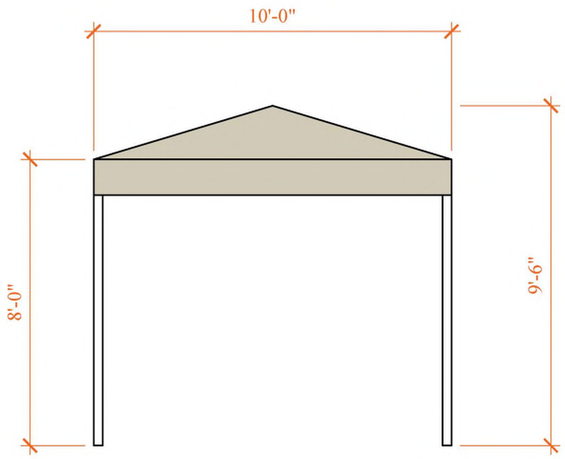
OPTION A

SQUARE



OPTION B

SCALLOPED



OPTION C

FLAT

OPTION B: FABRIC OPTIONS

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

CONSULTANT:

RESIDENCE FOR:
MR. AND MRS. JUSTIN BESIKOF
360 SEASPRAY AVENUE
PALM BEACH, FLORIDA 33480

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

REVISIONS:

SHEET NUMBER:
14

ISSUE DATE: 05.30.25

JOB #: COA-21-019
ZON-23-044



PROPOSED WEST ELEVATION - OPT A

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



PROPOSED EAST ELEVATION - OPT A

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

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

CONSULTANT:

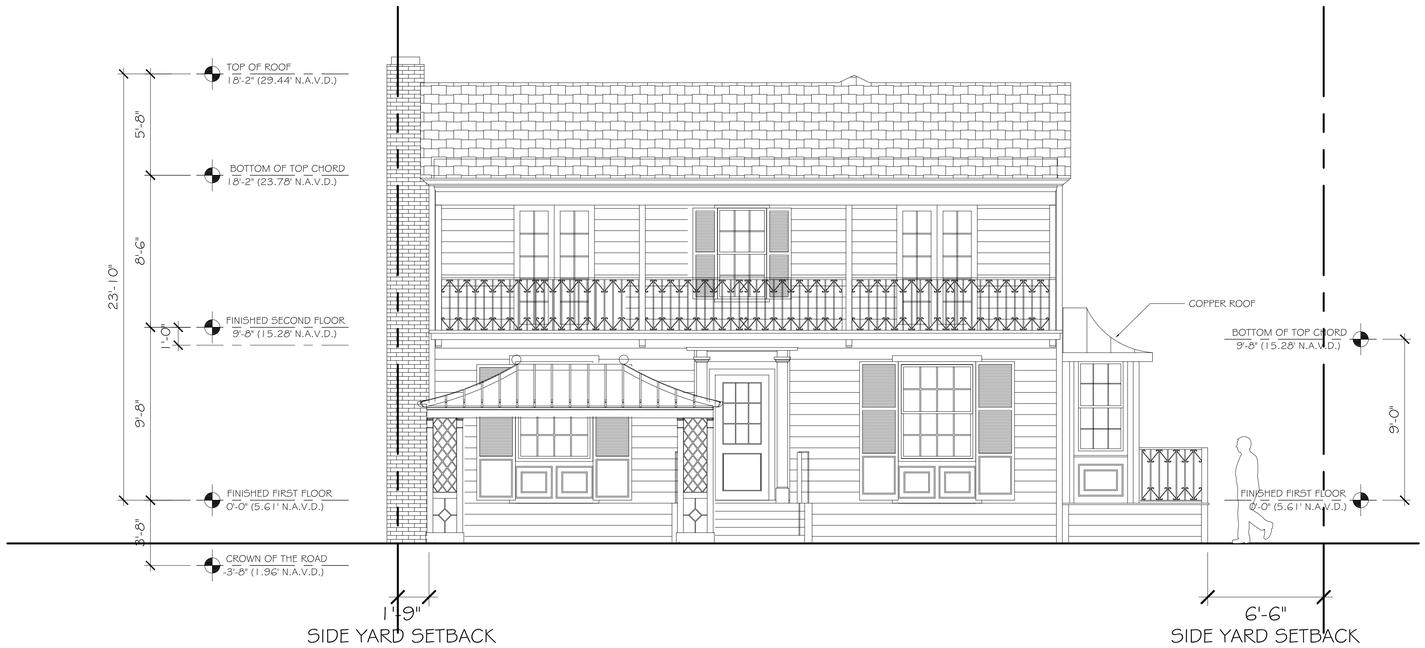
RESIDENCE FOR:
MR. AND MRS. JUSTIN BESIKOF
360 SEASPRAY AVENUE
PALM BEACH, FLORIDA 33480

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

REVISIONS:

SHEET NUMBER:
15

ISSUE DATE: 07.28.25
JOB #: COA-21-019
ZON-23-044



PROPOSED WEST ELEVATION - OPT B

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



PROPOSED EAST ELEVATION - OPT B

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

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

CONSULTANT:

RESIDENCE FOR:
MR. AND MRS. JUSTIN BESIKOF
360 SEASPRAY AVENUE
PALM BEACH, FLORIDA 33480

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

REVISIONS:

SHEET NUMBER:
15b

ISSUE DATE: 07.28.25
JOB #: COA-21-019
ZON-23-044



CURRENTLY PROPOSED NORTH ELEVATION

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



CURRENTLY PROPOSED EAST ELEVATION

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

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

CONSULTANT:

RESIDENCE FOR:
MR. AND MRS. JUSTIN BESIKOF
360 SEASPRAY AVENUE
PALM BEACH, FLORIDA 33480

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

REVISIONS:

SHEET NUMBER:
16

ISSUE DATE: 07.28.25

JOB #: COA-21-019
ZON-23-044



CURRENTLY PROPOSED NORTH ELEVATION

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



CURRENTLY PROPOSED EAST ELEVATION

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

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

CONSULTANT:

RESIDENCE FOR:
MR. AND MRS. JUSTIN BESIKOF
360 SEASPRAY AVENUE
PALM BEACH, FLORIDA 33480

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

REVISIONS:

SHEET NUMBER:
16b

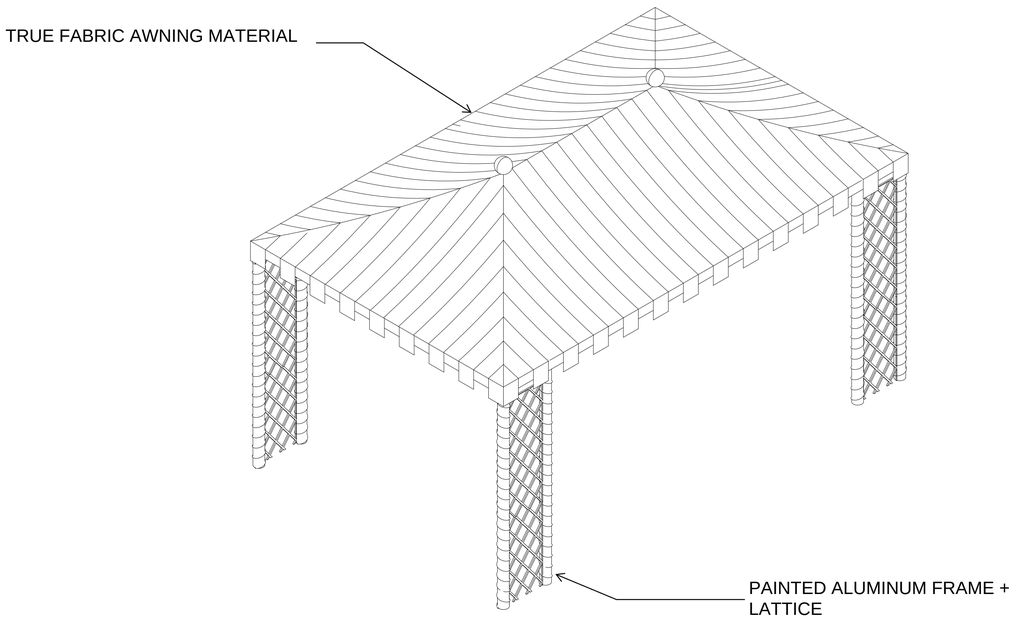
ISSUE DATE: 07.28.25

JOB #: COA-21-019
ZON-23-044

OPTION A







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

CONSULTANT:

RESIDENCE FOR:
MR. AND MRS. JUSTIN BESIKOF
360 SEASPRAY AVENUE
PALM BEACH, FLORIDA 33480

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

REVISIONS:

SHEET NUMBER:
17

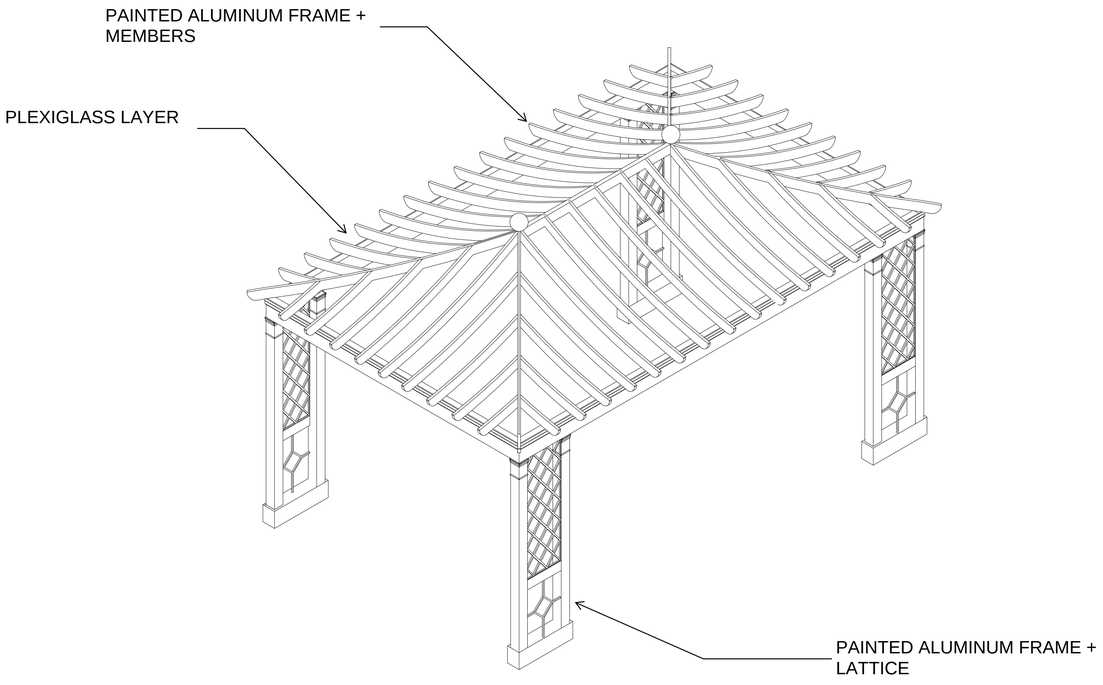
ISSUE DATE: 07.28.25

JOB #: COA-21-019
ZON-23-044



OPTION B





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

CONSULTANT:

RESIDENCE FOR:
MR. AND MRS. JUSTIN BESIKOF
360 SEASPRAY AVENUE
PALM BEACH, FLORIDA 33480

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

REVISIONS:

SHEET NUMBER:
18

ISSUE DATE: 07.28.25

JOB #: COA-21-019
ZON-23-044

360 Seaspray Avenue



DESIGNATION REPORT

April 20, 2016

Landmark Preservation Commission

Palm Beach, Florida

DESIGNATION REPORT

360 Seaspray Avenue

Table of Contents

I.	GENERAL INFORMATION	2
II.	LOCATION MAP	3
III.	ARCHITECTURAL INFORMATION	4
IV.	HISTORICAL INFORMATION	7
V.	ARCHITECT'S BIOGRAPHY	10
VI.	STATEMENT OF SIGNIFICANCE	11
VII.	CRITERIA FOR DESIGNATION	11
VIII.	SELECTED BIBLIOGRAPHY	13
IX.	FLORIDA MASTER SITE FILE FORM	14

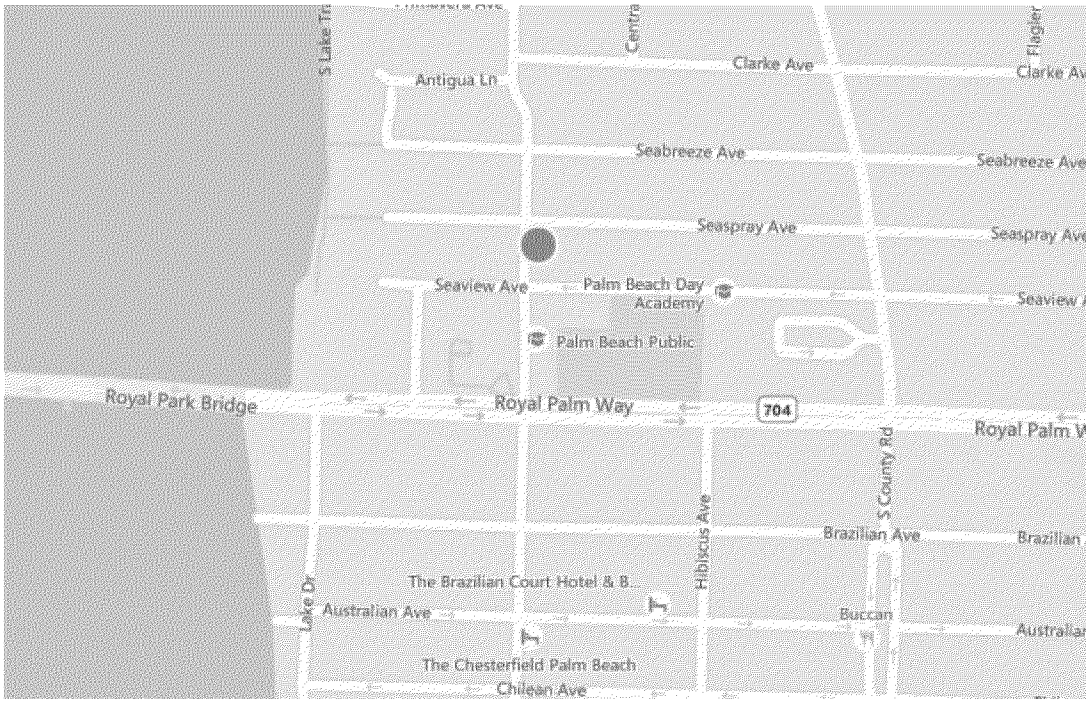
Report produced by Murphy Stillings, LLC

I. General Information

Location:	360 Seaspray Avenue Palm Beach, Florida
Date of Construction:	1937 - 1938
First Owner:	Horace O. Wright, Jr.
Architect:	Gustav A. Maass, Jr.
Builder:	Royal Mollineaux
Present Owner:	Mary Frances Turner
Present Use:	Single Family Dwelling
Present Zoning:	RB
Palm Beach County Tax Folio Number:	50434322070003550
Current Legal Description:	Poinciana Park Second Addition Lots 355, 357, W 2 Feet & South 6 Feet of North 54.3 Feet of East .8 Feet of West 2.8 feet of Lot 359

II. Location Map

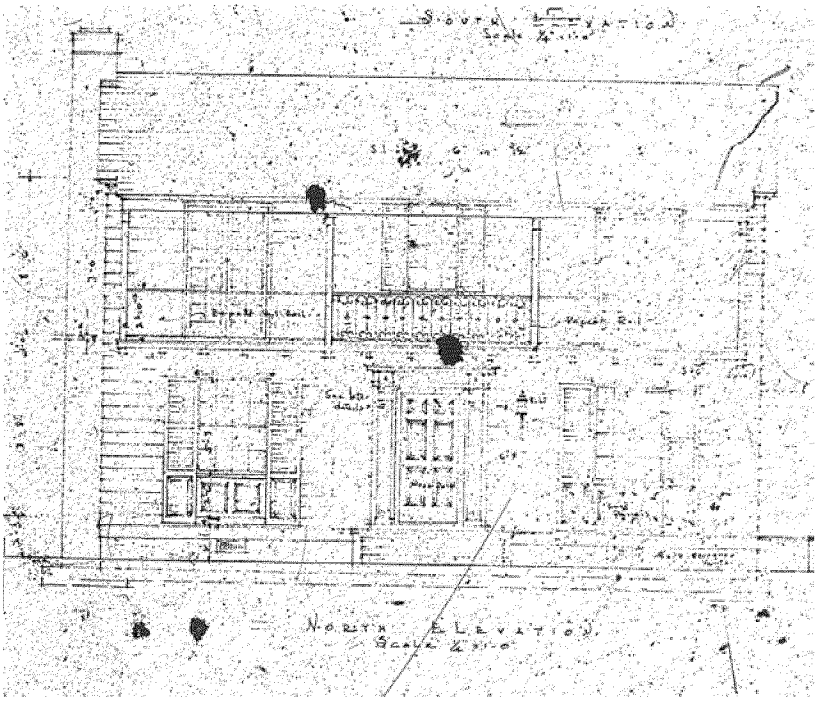
360 Seaspray Avenue





III. Architectural Information

360 Seaspray Avenue was constructed in 1937 - 1938 by builder Royal Mollineaux and is a very good example of the Monterey Revival style of architecture as interpreted by noted Palm Beach architect Gustav A. Maass, Jr.[1] The two-story residence sits on a prominent lot at the southeast corner of Seaspray Avenue and Cocoanut Row in the Poinciana Park subdivision.



Front Facade

The Monterey Revival style is an eclectic style that was popular in the United States from approximately 1930 – 1950. In the early part of the 18th Century, Californians sought to define an indigenous style of architecture by fusing local Spanish-influences with Colonial designs from the east coast. Their search eventually led to the emergence of one of California's few native architectural styles. A modified version of the Monterey Style became popular between 1930-1950, and was called the Monterey Revival style. Some early literature refers to the style as Mediterranean, but today most historians call the designs Monterey, named after the California city where the style is most prevalent. The most distinguishing characteristic of this style is the second-story balcony, which is usually cantilevered

[1] Royal Mollineaux was a contractor/builder who moved to Palm Beach in 1922 from Long Island, New York.

and covered by the principal roof. Balcony railings are typically styled in wood or iron and give Monterey houses a sense of individuality and help differentiate between variations of the style.[2] In the 1930s and 1940s, in addition to Gustav Maass, many other notable Palm Beach architects including John Volk, Maurice Fatio, Marion Sims Wyeth, Henry Harding, Howard Chilton and Belford Shoumate designed houses in the Monterey Revival style.

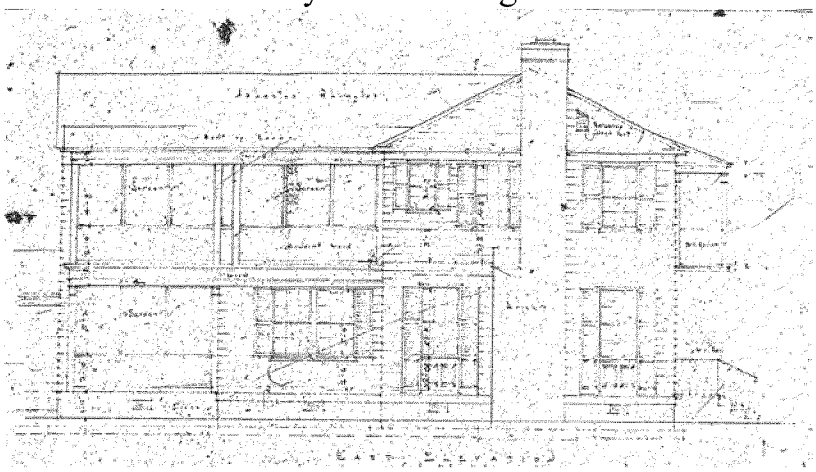


360 Seaspray Avenue is a three–bay wide, two-story, frame dwelling with a cross-gabled roof covered with asphalt shingles. The house is characterized by a symmetrical front façade with an elevated first floor entered through a wood-paneled entry door from a multi-step concrete and brick stoop. A frame surround featuring fluted pilasters borders the door. Large 8/8, double-hung wood windows flank the center entry with wood panels below and full-height louvered and paneled shutters on each side.

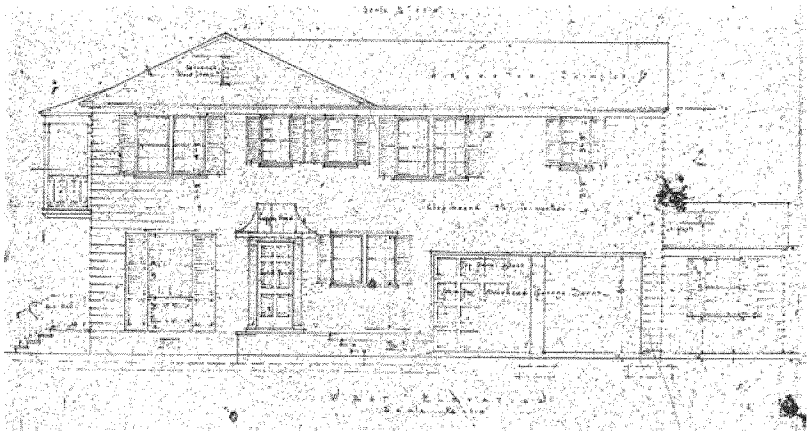
[2] Jane S. Day, Town of Palm Beach Landmark Manual, 2009.

The second-story cantilevered porch covered by the principal gabled roof provides the distinguishing feature of this Monterey Revival style house. The porch is entered through two sets of multi-light French doors that flank a center six-over-six, double-hung window. The window and the doors have full height shutters on each side like those on the first floor. Square posts support the overhanging roof while carved wooden brackets below help support the balcony. The most defining feature of the cantilevered porch and the house itself is the graceful metal rail that wraps the balcony.

The east and west façades have gable roof ends with slight eave overhangs at the gable and above the second story. They also feature varied fenestrations of multi-light, double-hung windows flanked by louvered shutters. The west façade contains a wood door framed by a fluted wood surround and covered by a copper hood. Due to the raised elevation of the house the door is entered from a multi-step concrete and brick stoop. The west façade also includes the attached garage with two paneled overhead garage doors at the southwest corner of the dwelling. The most distinguishing feature on the east façade is the exterior stucco-covered brick chimney that rises on the center bay of the side-gabled section of the dwelling.



East Facade



West Facade

The rear of the residence features a small one-story, three-bay wide by one-bay deep room with a front gable. The multi-light and paneled wood door in the center is flanked by 6/6 double-hung windows. To the east of this room are an enclosed porch on the first floor and an enclosed sleeping porch on the second floor. The windows that enclose the porches are mostly single-light, sliding or fixed glass and wrap the southeast corner of the house. There is also a glass door leading out of the porch on the first floor for access to the patio and pool.

Since its construction in 1937-1938, 360 Seaspray Avenue has had various additions and alterations. At an unknown date, the wood frame house was wrapped in aluminum siding to mimic the original wood siding. This siding has since been removed. Also at an unknown date, the screens on the first and second story porches were replaced with windows to make these enclosed spaces. On February 23, 2015, there was a fire in the house. This necessitated the gutting of the interior of the dwelling. However, the original style and massing of the house, along with numerous exterior features including the significant cantilevered porch and original metal railing remain intact.

IV. Historical Information

360 Seaspray Avenue was built for Horace O Wright on the southeast corner of Seaspray Avenue and Cocoanut Row, a prominent midtown corner lot. The house was developed during the late Depression/New Deal Era of the mid-1930s. The end of the Boom Time Era in Palm Beach had signaled a change in the construction of residences, with many owners seeking smaller, simpler residences in classic designs rather that the ornate Mediterranean Revival style estates. Dining rooms became

smaller as the buffet often replaced the large dinner party. Servant areas were reduced and the garage became an important feature.

A May 30, 1937 Palm Beach Post article describes these changing times in Palm Beach,

> "The task of transforming Palm Beach into a community of Winter homes rather that of Arabian Knight's palaces has taken great strides forward in the first five months of 1937 with 32 new residences either underway or completed. The day of the huge villas whose costs run into the hundreds of thousands or even millions has passed into history beside the shades of the vanished era when the Royal Poinciana was the center around which the resort life revolved.
>
> This year even the two largest houses with costs mounting to $150,000 to $165,000 are distinctly on the livable rather than palatial side. One of the others cost $90,000, some of the others range between $25,000 and $40,000, but in the main the new residences have flirted with the $15,000 and $16,000 mark or at times even lower. More and more Palm Beachers are building themselves small, comfortable houses with room for a few if any guests, in which they and their families can enjoy life for an even lengthening winter season that in many cases last from November through May or longer."

Builder Royal Mollineaux constructed 360 Seaspray Avenue for approximately $14,000, very close to the price that many of the new residences in Poinciana Park were being built for in mid-1930s.[3] Poinciana Park was platted and largely developed by Oscar A. Jose, a successful Indianapolis developer, and his City Builders Realty Company. Jose was one of the early developers to recognize the potential in Palm Beach for building something other than a grand estate or spending the season at a hotel. Poinciana Park was an attempt to make Palm Beach more family oriented and the Palm Beach life-style accessible to the "upper-middle class."[4] Horace O. Wright and his wife Jessie were also from Indianapolis and in the 1930s they purchased a number of lots in the Poinciana Park subdivision. In 1936, prior to building the house on Seaspray Avenue, Horace O. Wright hired

[3] Palm Beach permit # 260 dated December 14, 1937. Royal Mollineaux moved to Palm Beach in 1922 from Long Island, New York.

[4] "Preservationist's Home Gets Landmarks' OK," Palm Beach Daily News, 22 January 1998.

Gustav Maass to design a "small" house on Seaview Avenue, which his son Horace O. Wright, Jr. and wife Evelyn occupied with their children during the 1936-1937 season. [5] Horace, Evelyn and their children were mentioned in newspaper articles enjoying the Seaspray Club, which Jose Oscar had established to attract and retain Poinciana Park residents.[6] After completing 360 Seaspray Avenue in 1938, Horace O. Wright sold off many of his other holdings in Poinciana Park.[7]

With the onset of World War II in 1939 and continuing through the mid-1940s, new construction slowed and then came to a halt as building materials and much of he labor force was dedicated to fighting the war. For two winter seasons, September 1942 through May 1944, the Breakers became the U.S. Army's Ream General Hospital. A November 23, 1943 Palm Beach Post-Times newspaper article describes how the War caused an unprecedented rise in demand for rental properties in Palm Beach,

> "As the result of the biggest real estate flurry since boom days, dozens of Palm Beach houses are under new ownership this season. With new building out for the duration of the war, rental property is so much in demand desirable leases have been at a premium. Many of those accustomed to going to the Breakers Hotel or abroad have decided to take houses. Consequently, throughout the year and especially this past summer, sales have skyrocketed and about one hundred transfers have been reported. Smaller houses requiring a minimum of servants have been most in demand, though a few of the larger well-known houses have also changed hands this year."

Horace O. Wright passed away in 1941, and ownership of 360 Seaspray Avenue was transferred to his son Horace O. Wright, Jr. The Wrights, like many Palm Beachers, rented their house during the War years to take advantage of the premium rental

---

[5] At the time it was listed as 433 Seaview Avenue.

[6] Ownership of a house in Poinciana Park included a membership in the Sea Spray Beach Club. Located on the Oceanside of South Ocean Boulevard and Seaspray avenue, the club provided property owners with a pool, tennis courts, changing rooms, boxing instructions and dining facilities. This popular recreation facility was owned and operated by the Sovereign Finance Company and the Sea Spray Beach Club, Inc., both owned by Oscar Jose.

[7] In 1939, Horace O. Wright hired Gustav Maass to design a guesthouse for his 360 Seaspray Avenue property. The guesthouse was constructed on the adjacent parcel to the east. Drawings indicate that it was a one-story house with a similar style to the main house but on a smaller scale and with a less prominent porch rail. The property was later subdivided and this guesthouse is now a single-family dwelling with its own address and no ownership connection to 360 Seaspray Avenue.

prices. The family began returning to Palm Beach for the season in the late 1940s and owned the house until 1964.

Over the next 15 years, the house changed hands numerous times, until 1979, when William E. Hutton, III purchased the dwelling. In 1971, after seven years as a partner in his family's prestigious Wall Street brokerage firm, "Willie" Hutton moved to Palm Beach and opened the Dimension Art Gallery on Worth Avenue. The Hutton family was well established in Palm Beach and had been spending the winter season on the island for over 50 years. By 1979, Willie had closed his art gallery and had become a real estate broker, which he turned into a successful career. The current owner, Mary Frances Turner, purchased the house from Hutton in 1991.

V. Architects Biography

Gustav A. Maass, Jr.

Gustav Adam Maass, Jr. was born in New Orleans in 1893, the third of eight children of German immigrants. His father was a mechanical engineer. Maass grew up in New Orleans and Birmingham, Alabama. He received a degree in architecture from the University of Pennsylvania in 1917, and worked during World War I in the U.S. Civil Service at League Island Navy Yard in Philadelphia. After the war Maass returned to Birmingham, where he designed a variety of structures, including a Masonic Temple, power plants, schools, churches, and houses. Later Maass worked for the firm of Warren, Knight and Davis designing public and commercial buildings. There he met and married Helen Hensley.

In 1921, Maass came to West Palm Beach and became associated with the firm of Harvey and Clarke. Harvey and Clarke were the architects for the Seaboard Railway and as one of their associates Maass designed the Seaboard Railway Stations in Delray Beach, Deerfield Beach and the Homestead. Maass designed many buildings in Delray Beach in the 1920s and his Art Deco style was reflected in commercial buildings along Atlantic Avenue.

Perhaps Maass is best known for his association with John L. Volk. The two formed a partnership that lasted from 1927 to 1935 and was headquartered in Phipps Plaza. During this time the two famous architects designed homes for Jacob H. Marx, J.H. Behrens, Charles M. Hayes and Charles Hall among others.

Maass started is own firm in 1935 in Palm Beach. He designed the American Red Cross building in West Palm Beach and the original Rehabilitation Center for Children and Adults facility in Palm Beach. Also, along with numerous commercial buildings and single-family houses, Maass redesigned a bank building to become the First Presbyterian Church in downtown West Palm Beach. Throughout his career, Maass was very active in the Palm Beach Chapter of the American Institute of Architects. Gustav Maass died in April 1964.

VI. Statement of Significance

360 Seaspray Avenue sits on a prominent corner in the Poinciana Park subdivision and is a very good example of Gustav Maass's interpretation of the Monterey Revival style of architecture. The size and style of the house reflects a post Boom Time trend in Palm Beach to build houses on a smaller scale and in more classic designs.

VII. Criteria For Designation

Section 54-161 of the Town of Palm Beach Landmarks Preservation Ordinance outlines the criteria for designation of a landmark or landmark site and suggests that at least one criterion must be met to justify the designation. Listed below are the criteria which relate to this property and justification for designation:

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

360 Seaspray Avenue was constructed during the late Depression/New Deal Era of the late-1930s. The house's modest size and classic Monterey Revival style reflect the post-Boom Time Era in Palm Beach with many owners seeking mid-size residences in classic designs rather that the ornate Mediterranean Revival style estates built during the 1920s Land Boom. Horace O. Wright purchased a number of lots in Poinciana Park and hired Gustav Maass to design two homes for him in the this central mid-town neighborhood that had been developed and marketed to attract middle-class residents. Like many Palm Beach homeowners, the Wrights rented their house for a number of years during World War II when high demand pushed rental prices to a premium.

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

360 Seaspray Avenue is a very good example of the Monterey Revival style of architecture. The second-story cantilevered porch featuring an attractive metal railing and covered by the principal gabled roof provides the distinguishing feature of this Monterey Revival style house. The symmetrical front façade, multi-light double hung windows, full-height wood shutters and fluted door surrounds are Colonial Revival influences within the Monterey Revival style.

(4) "Is representative of the notable work of a master builder, designer or architect whose individual ability has been recognized or has influenced his age."

Gustav Maass was a prominent architect who lived and worked in Palm Beach for over forty years. In the 1920s, Maass was best known for his Mediterranean Revival style designs. From the 1930s to the 1960s, Maass adapted to the changing tastes and lifestyles of his clients and designed residential and commercial buildings in many architectural styles. 360 Seaspray Avenue is a very good representation of Maass's Monterey Revival style design.

VIII. Selected Bibliography

Curl, Donald W. Palm Beach County: An Illustrated History. Northridge, California: Windsor Publications, Inc., 1987.

Historical Society of Palm Beach County. Gustav Maass Files, Poinciana Park Files, Horace O. Wright Newspaper Clippings

Hoffstot, Barbara D. Landmark Architecture of Palm Beach. Revised Edition. Pittsburgh, Pennsylvania: Ober Park Associates, Inc., 1980.

McAlester, Virginia and Lee. A Field Guide to American Houses. New York: Alfred A. Knopf, Inc., 1984.

The Palm Beach Daily News. Archived Articles Online and Articles from the files of the Historical Society of Palm Beach County and the Preservation Foundation of Palm Beach.

The Palm Beach Post. Archived Articles Online and Articles from the files of the Historical Society of Palm Beach County and the Preservation Foundation of Palm Beach.

The Preservation Foundation of Palm Beach. Poinciana Park Files and 360 Seaspray Avenue House File.

Sanborn Insurance Map of Palm Beach. New York: Sanborn Map Co., 1952 revised. City of West Palm Beach Public Library, Florida Room.

Rossin, Betsy. Photographs and Drawings of 360 Seaspray Avenue.

Town of Palm Beach. Building Permits, 1937– 2016.

West Palm Beach City Directories. Asheville, NC: Florida-Piedmont Directory Company, 1937-1996.

IX. Florida Master Site File Form

Florida Master Site File

HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site # PB04373
Recorder # Jane S. Day
Field Date 10/6/2010
Form Date 10/19/2010
FormNo 201010
FormNo = Field Date (YYYYMM)

First Site Form Recorded for this Site? NO

GENERAL INFORMATION

Site Name (address if none) Mary Turner, House — Multiple Listing (DHR only)
Other Names — >>
Survey or Project Name Palm Beach Historic Sites Survey, Phase V — Survey#
National Register Category Building(s)

LOCATION & IDENTIFICATION

Address

Street No.	Direction	Street Name	Street Type	Direction Suffix
360		Seaspray	Avenue	

Cross Streets (nearest/ between) Cocoanut Row & S. County Rd.
City / Town (within 3 miles) Town of Palm Beach — In Current City Limits? YES
County Palm Beach — Tax Parcel #(s) 50-43-43-22-07-000-3550
Subdivision Name Poinciana park, 2nd Add — Block — Lot 355, 357
Ownership Private Individual
Name of Public Tract (e.g., park)
Route to (especially if no street address) On the southeast corner of Seaspray Ave. and Cocoanut Row

MAPPING

USGS 7.5' Map Name — Publication Date — >> PALM BEACH;1983
Township: — Range: — Section: — 1/4 section: — >> 43S ;43E ;22;UNSP
Irregular Section Name:
Landgrant
UTM: Zone — Easting — Northing
Plat or Other Map (map's name, location)

DESCRIPTION

Style Monterey — Other Style
Exterior Plan Irregular — Other Exterior Plan
Number of Stories 2
Structural System(s) — >> Wood frame
Other Structural System(s)
Foundation Type(s) — >> Continuous
Other Foundation Types
Foundation Material(s) — >> Concrete Block
Other Foundation Material(s)
Exterior Fabric(s) — >> Clapboard
Other Exterior Fabric(s)
Roof Type(s) — >> Gable
Other Roof Type(s)
Roof Material(s) — >>
Other Roof Material(s)
Roof Secondary Structure(s) (dormers etc) — >>
Other Roof Secondary Structure(s)
Number of Chimneys 1
Chimney Material Brick
Other Chimney Material(s)
Chimney Location(s) east exterior wall

Page 1 of 3

HISTORICAL STRUCTURE FORM

8PB04373

DESCRIPTION (continued)

Window Descriptions: 6/6, 8/8, 4/4 DHS, French doors

Main Entrance Description (stylistic details): On the north facade under the cantilevered balcony with a classical surround

Porches: #open: 1 #closed: #incised: 1 Location(s): entry - n, 2nd floor balcony - n

Porch Roof Types(s): balcony is incised under the main roof of the house

Exterior Ornament: decorative metal railing, shutters, fluted pilasters

Interior Plan: Unknown Other Interior Plan:

Condition: Good

Structure Surroundings

Commercial: NONE of this category Residential: ALL this category

Institutional: NONE of this category Undeveloped: NONE of this category

Ancillary Features (Number / type of outbuildings, major landscape features):

Archaeological Remains (describe): none observed

If archaeological remains are present, was an Archaeological Site Form completed?

Narrative Description (optional)

HISTORY

Construction year: 1937

Architect (last name first): Maass, Gustav Builder (last name first): Wright, H.O

Changes in Locations or Conditions

Type of Change	Year of Change	Date Change Noted	Description of Changes
>>			

Structure Use History

Use: Year Use Started: Year Use Ended: >> Private residence;1937;

Other Structure Uses:

Ownership History (especially original owner, dates, profession, etc.)

RESEARCH METHODS

Research Methods: >> Informal inspection

Other research methods:

SURVEYOR'S EVALUATION OF SITE

Potentially Eligible for a Local Register? INSUFF. INFO Name of Local Register if Eligible: Palm Beach Landmarks

Idividually Eligible for National Register? INSUFF. INFO

Potential Contributor to NR District? INSUFF. INFO

Area(s) of historical significance: >> Architecture

Other Historical Associations:

Explanation of Evaluation (required): This is a good example of the Monterey style with British Colonial details. It was designed by well known architect Gustav Maass and is worthy of further study.

HISTORICAL STRUCTURE FORM

8PB04373

DOCUMENTATION (Photos, Plans, etc.)

Photographic Negatives or Other Collections Not Filed with FMSF, Including Field Notes, Plans, other Important Documents.

Document type: _____ Maintaining Organization: _____

File or Accession #: _____ Descriptive Information: _____

>> _____

RECORDER INFORMATION

Recorder Name (Last, First) Day, Jane S.

Recorder Address / Phone 728 Granada Dr., Boca Raton, FL 33432 561-362-4473

Recorder Affiliation Research Atlantica Other Affiliation Town of Palm Beach

Is a Text-Only Supplement File Attached (Surveyor Only)? _____

****** MASTER SITE FILE USE ONLY ******

Cultural Resource Type:
Electronic Form Used:

SHPO's Evaluation of Resource

Date

Form Type Code:
Form Quality Ranking:
Form Status Code:

Supplement Information Status: FMSF Staffer:
Supplement File Status: Computer Entry Date:

Form Comments: _____

REQUIRED PAPER ATTACHMENTS	(1) USGS 7.5" MAP WITH STRUCTURE PINPOINTED IN RED
	(2) LARGE SCALE STREET OR PLAT MAP
	(3) PHOTO OF MAIN FACADE, B&W, AT LEAST 3"X5"

TOWN OF PALM BEACH

Information for Landmarks Preservation Commission Meeting on: August 20, 2025

To: Landmarks Preservation Commission

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

From: Planning, Zoning & Building

Re: HSB-25-0008 249 SANDPIPER DR. The applicant, Dustin Mizell with Environment Design Group, has filed an application requesting review and approval of fence and landscape modifications for the property containing a Historically Significant Building.

Date: 8/13/2025

ATTACHMENTS

- PZB Staff Report
- Letter of Intent
- Plans
- HSB Form

STRATEGIC PLAN

Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Community Preservation
Quality of Life

FUNDING

No Fiscal Impact

HSB-25-0008 249 SANDPIPER DR. The applicant, Dustin Mizell with Environment Design Group, has filed an application requesting review and approval of fence and landscape modifications for the property containing a Historically Significant Building.

Property Owners: Alec J. Scheiner and Sara P. Goodman
Professional: Dustin Mizell | Environment Design Group

HISTORY:
The subject property is located within the Garden Conservation District and was designated as a historically significant building in August of 2021. The structure was built in 1969.

At the January 19, 2022, LPC meeting, HSB-22-001 was approved for partial enclosure of the existing front covered porch, a new entry door, and replacement of all existing doors and windows with new impact-rated products. At the November 16, 2022, LPC meeting, HSB-22-013 was approved for driveway reconfiguration and associated landscape and hardscape improvements. At the May 17, 2023, LPC meeting, HSB-23-004 was approved for roof replacement.

Minor revisions were approved administratively (L-22-00595, L-23-00812, L-23-00869, LPCS-24-0003, LPCS-24-0021, LPCS-24-0161, and LPCS-24-0186).

THE PROJECT:
The applicant has submitted plans, entitled "Private Residence 249 Sandpiper Drive Palm Beach", as prepared by **Environment Design Group**, uploaded July 28, 2025.

The following is the scope of work for the Project:

- Installation of a new fence and removal of a hedge.

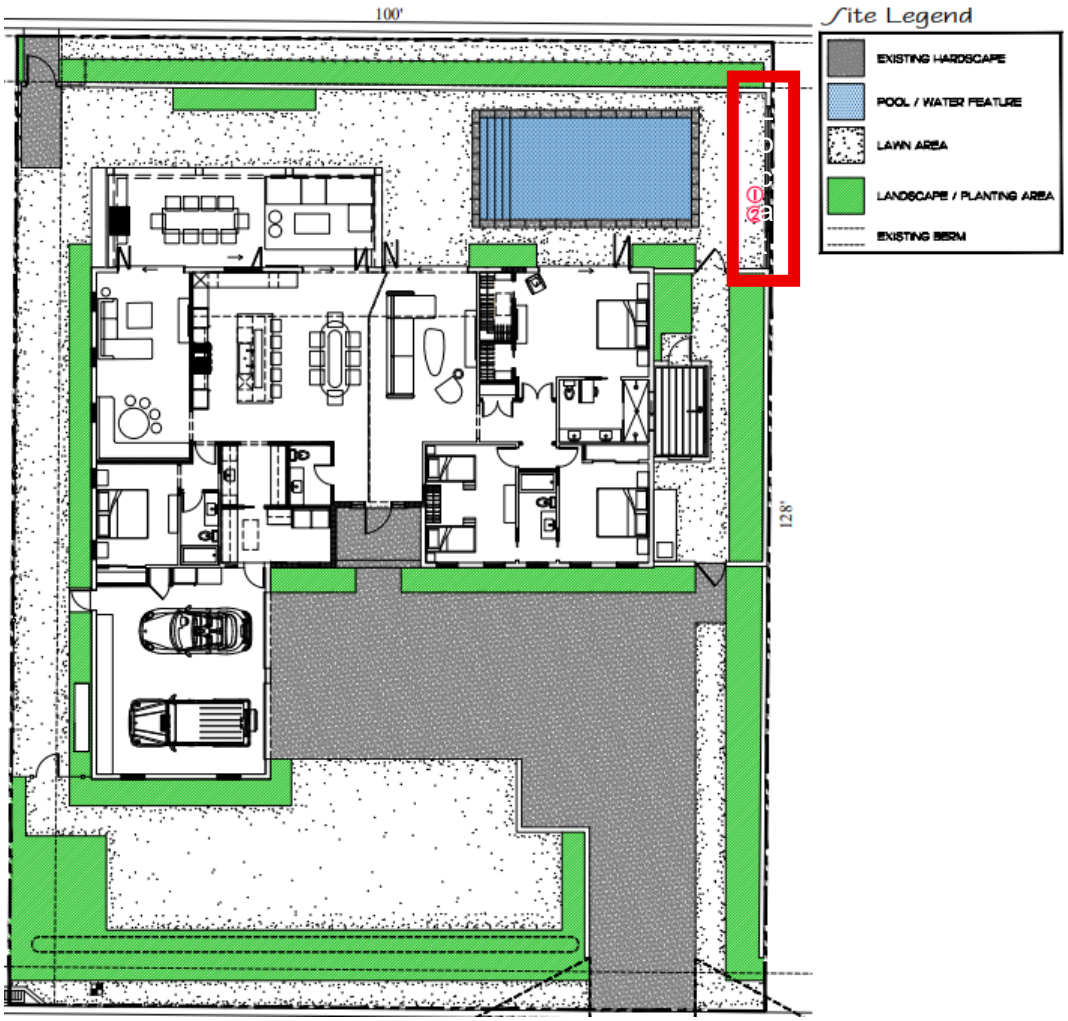
Site Data			
Zoning District	R-B	**Future Land Use**	SINGLE-FAMILY
Designation	August 2021	**Architect/Engineer**	E. Solkoff
Year of Construction	1969	**Lot Area**	12,796 SF
Landscape Open Space	Allowed: 45.00% (5,758.2 SF) Existing: 46.85% (5,995 SF) Proposed: No change	**Perimeter LOS**	Allowed: 50.00% (2,879.1 SF) Existing: 63.26% (3,643 SF) Proposed: No change

Surrounding Properties / Zoning	
North	Adam Rd, 246 & 302 Eden Rd / R-B
South	Sandpiper Dr, 248 & 250 Sandpiper Dr / R-B
East	233 Sandpiper Dr / R-B
West	257 Sandpiper Dr / R-B

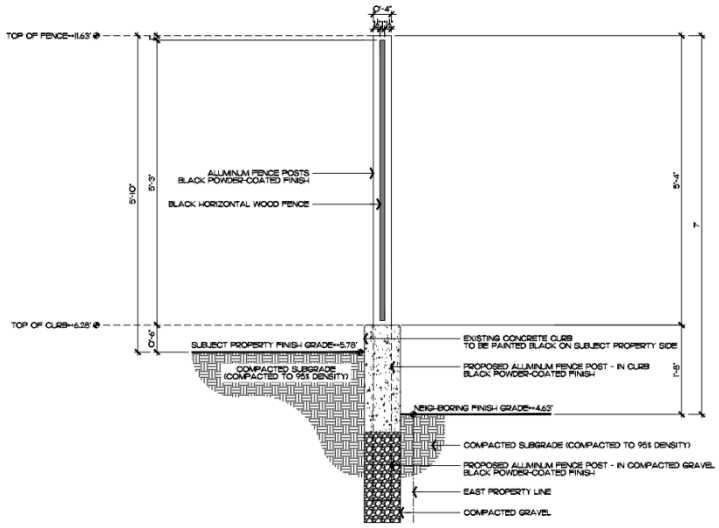
STAFF ANALYSIS:

The application is seeking approval for a new fence, close to the northeast corner of the property. To accommodate the proposed work, an existing hedge will be removed, and new sod will be installed to match the surrounding lawn in the affected area.

The proposed aluminum fence will have a black powder-coated finish. The height, as measured from the neighboring grade, will be 7 feet. The fence will be installed atop an existing concrete curb that is proposed to be painted black.



Proposed Site Plan: (1) & (2) Location of fence installation and removal of existing hedge.



Fence and curb section detail.


Existing Northeast Buffer


Existing North Buffer


Existing Northwest Buffer


Existing East Buffer

Photos of the existing conditions.


Rendered View to Proposed Fence


Fence Material

Rendering of proposed fence.

The scope of work could have been reviewed administratively with the LPC Chair if the property secured neighbor consent from 233 Sandpiper Drive.

CONCLUSION:

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

WRB:JGM:FHM:ALF

ENVIRONMENT
DESIGN
GROUP

Land Planning
Landscape Architecture
Landscape Management

June 9, 2025

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

ATTN: *ARCOM Staff*
Re: 249 Sandpiper Drive - Landscape Architecture
Our Ref # 22025.00 LA
HSB-25-0008

LETTER OF INTENT

Current zoning for the project is R-B LOW DENSITY RESIDENTIAL

Our current proposal, for improvements to the site, does not include any architectural changes to the approved house. We are proposing the following revisions to the originally approved ARCOM plans.

The proposed changes include:

- Removal of previously approved, non-native east hedge
- Addition of wood privacy fence atop existing curb

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

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

Scope of Work

* Removal of previously approved east hedge
* Addition of wood privacy fence atop curb

Private Residence
249 Sandpiper Drive
Palm Beach

F L O R I D A

Application #: HSB-25-0008
Final Submittal: July 28, 2025
Tentative Public Hearing Date: August 25, 2025

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, FL 33460
561.586.2669

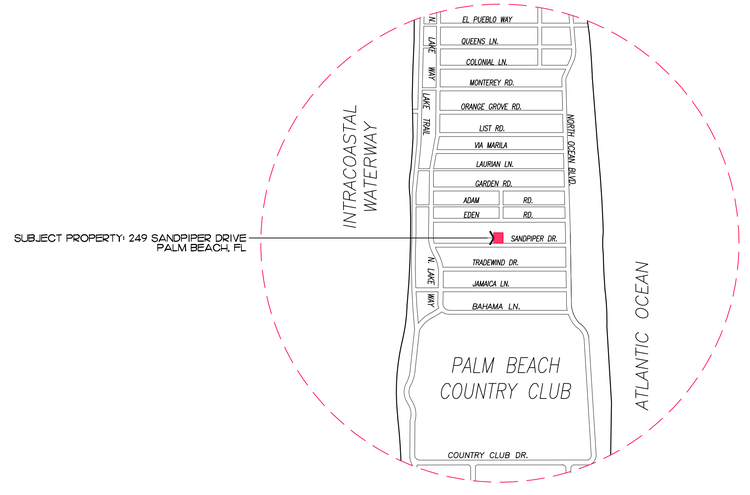
Sheet Index

Cover Sheet
Survey
L1.0 - Site Plan Exhibit
L1.1 - Open Space Diagram Exhibit
L1.2 - Site Details
L2.0 - Pool Garden Limits of Work
L3.0 - Existing Conditions Inventory
L3.1 - Demolition Plan
L4.0 - Landscape Plan

Zoning Legend

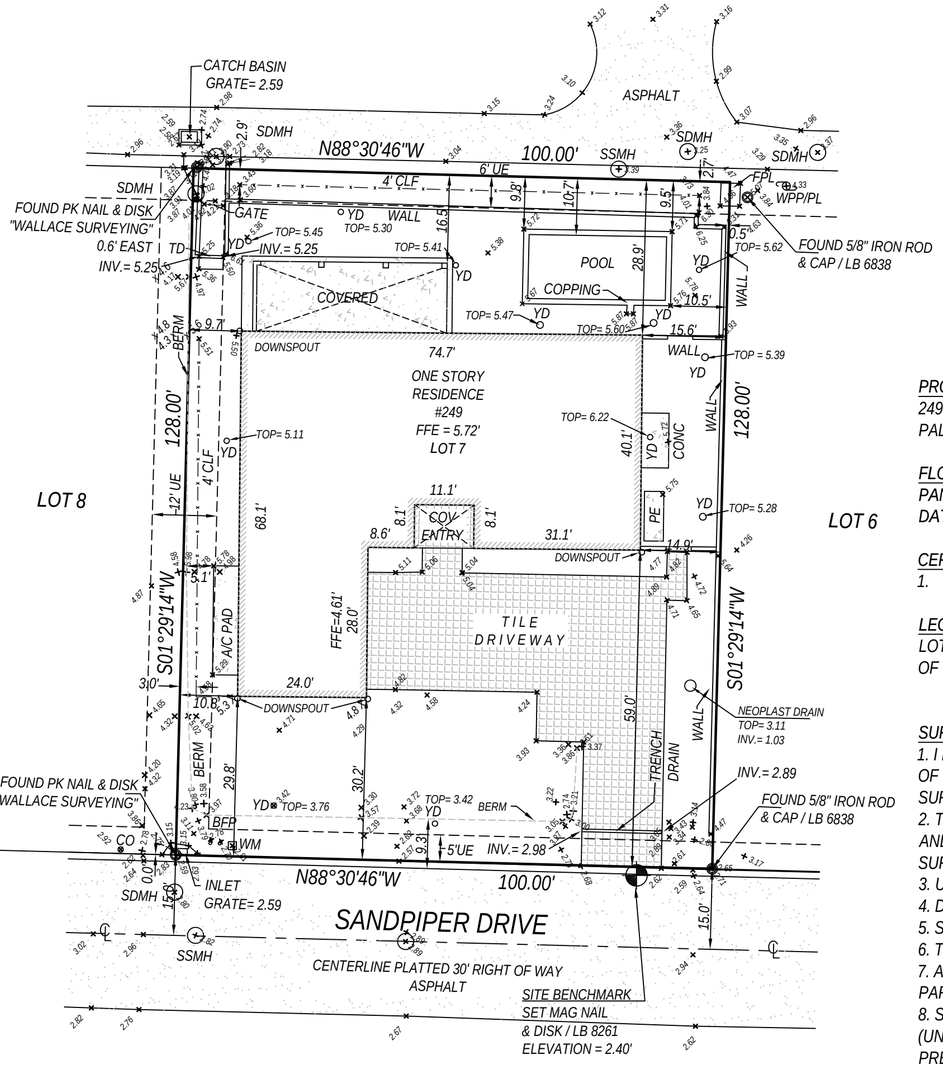
Property Address:	249 Sandpiper Drive		
Zoning District:	R-B (Low-Density Residential)		
Structure Type:	1-Story Residence		
	Required/Allowed	Existing	Proposed
Lot Size:	10,000 SF	12,796 SF	12,796 SF
Lot Depth:	100 FT	128 FT	128 FT
Lot Width:	100 FT	100 FT	100 FT
Lot Coverage:	40%	31.34%	No Change
Front Yard Setback:	25'-0"	29.9'	No Change
Side Yard Setback (1st Story):	12'-6"	9.8'	No Change
Side Yard Setback (2nd Story):	N/A	N/A	No Change
Rear Yard Setback:	10'-0"	17.1'	No Change
Angle of Vision:	100°	107.6°	No Change
Building Height:	22'-0"	18'-0"	No Change
Overall Building Height:	30'-0"	22'-6"	No Change
Finish Floor Elevation (FFE) (NAVD):	N/A	7.23' NAVD	No Change
Zero Datum for Pt of Measurement:	N/A	0'-0" NAVD	No Change
Base Flood Elevation (BFE) (NAVD)	N/A	5.94' NAVD	No Change
Landscape Open Space (LOS):	5,758 SF 45 %	5,995 SF 46.85%	5,995 SF 46.85%
Perimeter LOS:	2,879 SF 50 %	3,643 SF 86%	3,643 SF 86%
Front Yard LOS:	1,000 SF 40%	2,141 SF 87.3%	2,141 SF 87.3%
Native Plant Species Percentage:	N/A - No Landscape Additions		

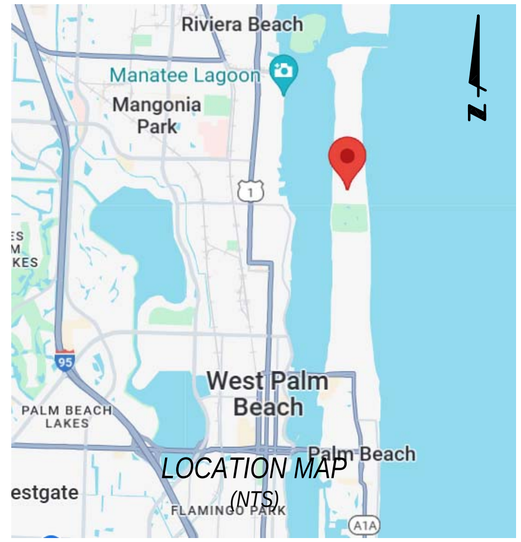
Vicinity/Location Map



NOT FOR CONSTRUCTION

1"=20'





LOCATION MAP
(NTS)

LOT COVERAGE CALCULATIONS:
LOT = 12800 sq ft - 100 %

IMPERVIOUS FEATURES:
RESIDENCE = 3576 sq ft - 27.9 %
DRIVEWAY = 1853 sq ft - 14.5 %
COVERED ENTRY = 89 sq ft - 0.7 %
COVERED AREA = 550 sq ft - 4.3 %
TILE SLAB = 96 sq ft - 0.8 %
POOL EQUIPMENT PAD = 33 sq ft - 0.3 %
CONCRETE = 144 sq ft - 1.1 %
COPPING = 81 sq ft - 0.6 %
WALL = 189 sq ft - 1.5 %
TOTAL = 6611 sq ft - 51.6 %

TOTAL AREA = 12800 sq ft - 0.29 ACRES

LEGEND:

BFP	BACKFLOW PREVENTER
YD	YARD DRAIN
CB	CATCH BASIN
WPP	WOOD POWER POLE
PL	POLE LIGHT
WM	WATER METER
CLF	CHAINLINK FENCE
UE	UTILITY EASEMENT
SDMH	STORM MANHOLE
SSMH	SANITARY SEWER MAMHOLE
TD	TRENCH DRAIN
PE	POOL EQUIPMENT

GRAPHIC SCALE
0 10 20 40
1 inch = 20 ft.

PROPERTY ADDRESS:
249 SANDPIPER DRIVE
PALM BEACH, FL 33480

FLOOD ZONE: "AE" EL. 6'
PANEL NO: 12099C 0581G
DATE: DECEMBER 20, 2024

CERTIFIED TO:
1. ALEC J. SCHEINER AND SARA P. GOODMAN

LEGAL DESCRIPTION:
LOT 7, DODGE ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 27, PAGE 119, 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. (UNLESS A TITLE REVIEW, COMMITMENT REVIEW, OR OWNERSHIP AND ENCUMBRANCE REVIEW IS PRESENT ON THE FACE OF THIS DOCUMENT, THIS SURVEY HAS BEEN COMPLETED IN THE ABSENCE OF A TITLE INSURANCE POLICY).
9. LOCATION MAP IS GLEANED FROM ONLINE MAPPING SITES AND AND IS ONLY APPROXIMATE.
10.. ELEVATIONS SHON HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988.

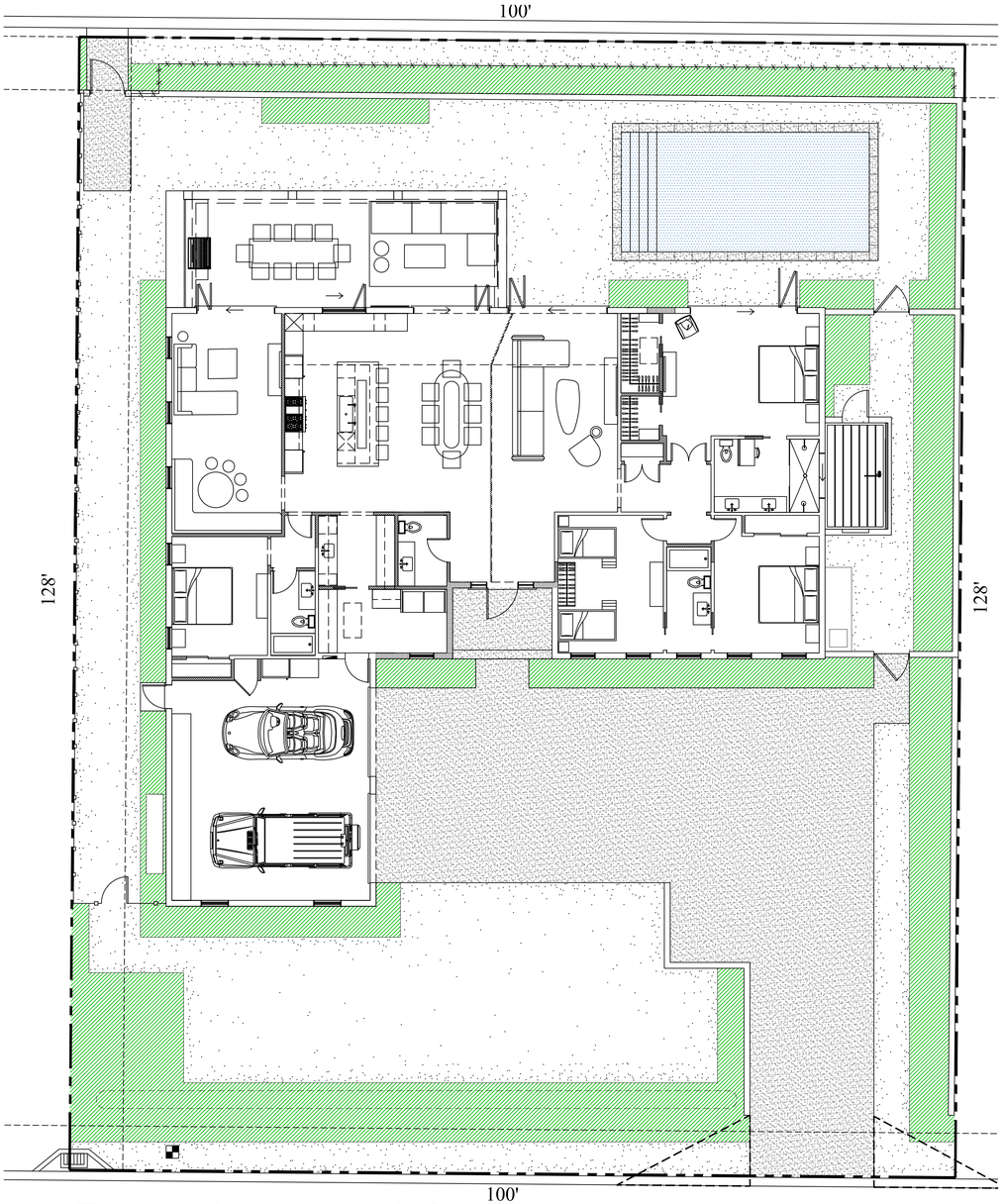
DATE	DRAFT	FIELD	PURPOSE
09-07-24	CD	JRJ	ADDITIONAL LOCATES
07-29-24	CD	JRJ	BOUNDARY SURVEY

JOB# 24-0405

SIGNED:
DOUG WALKER
PROFESSIONAL LAND SURVEYOR AND MAPPER
FLORIDA CERTIFICATE No. 7211

BOUNDARY SURVEY

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

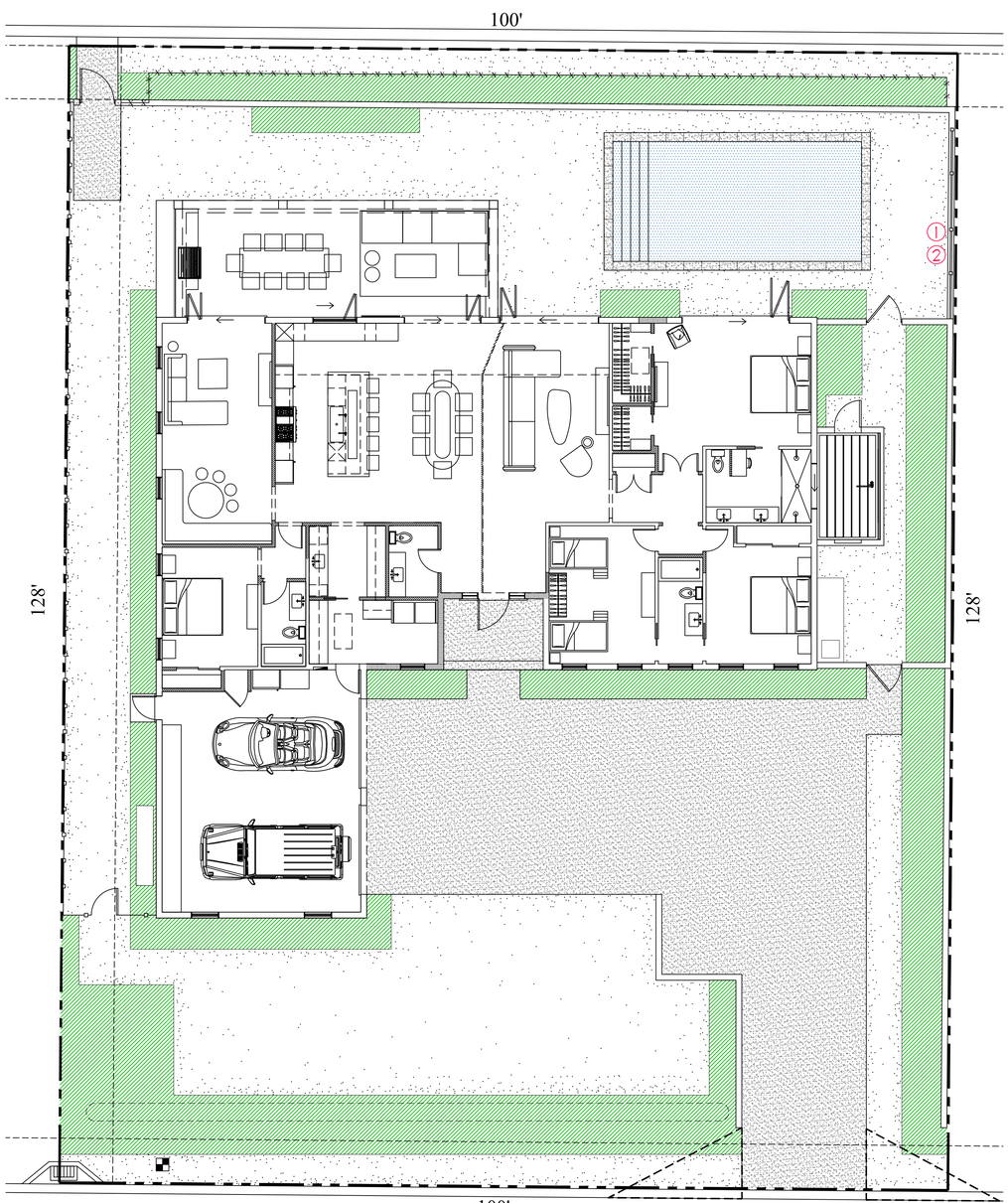


Previously Approved Site Plan

B-22-93662

Previously Approved Site Data

DESCRIPTION	REQUIRED		PREVIOUSLY APPROVED	
LOT ZONE			R-B - LOW DENSITY RESIDENTIAL	
LOT AREA	10,000 S.F. MINIMUM		12,796 S.F.	
OPEN / PERMEABLE SPACE	MINIMUM 45%	5,758 S.F.	46.85%	5,995 S.F.
FRONT YARD LANDSCAPE	MINIMUM 40% OF FRONT YARD	1,000 S.F.	87.3%	2,141 S.F.
PERIMETER LANDSCAPE WITHIN 10' OF PROPERTY LINE	MINIMUM 50% OF REQ'D OPEN SPACE	2,879 S.F.	86%	3,643 S.F.



Currently Proposed Site Plan

Currently Proposed Site Data

DESCRIPTION	REQUIRED		PROPOSED	
LOT ZONE			R-B - LOW DENSITY RESIDENTIAL	
LOT AREA	10,000 S.F. MINIMUM		12,796 S.F.	
OPEN / PERMEABLE SPACE	MINIMUM 45%	5,758 S.F.	46.85%	5,995 S.F.
FRONT YARD LANDSCAPE	MINIMUM 40% OF FRONT YARD	1,000 S.F.	87.3%	2,141 S.F.
PERIMETER LANDSCAPE WITHIN 10' OF PROPERTY LINE	MINIMUM 50% OF REQ'D OPEN SPACE	2,879 S.F.	86%	3,643 S.F.

NOTE: NO CHANGES TO SITE DATA

Site Legend

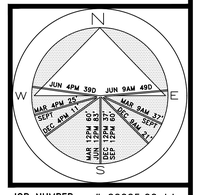
- EXISTING HARDSCAPE
- POOL / WATER FEATURE
- LAWN AREA
- LANDSCAPE / PLANTING AREA
- EXISTING BERM

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

Private Residence
249 Sandpiper Drive
Palm Beach
FLORIDA

Revisions

1. ADDITION OF WOOD FENCE ATOP CURB SEE SHEET L1.2 FOR DETAILS
2. REMOVAL OF NON-NATIVE SHRUBS



JOB NUMBER: # 22025.00 LA
DRAWN BY: Lauren Freeman
DATE: 06.09.2025
06.20.2025
07.07.2025
07.28.2025

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.

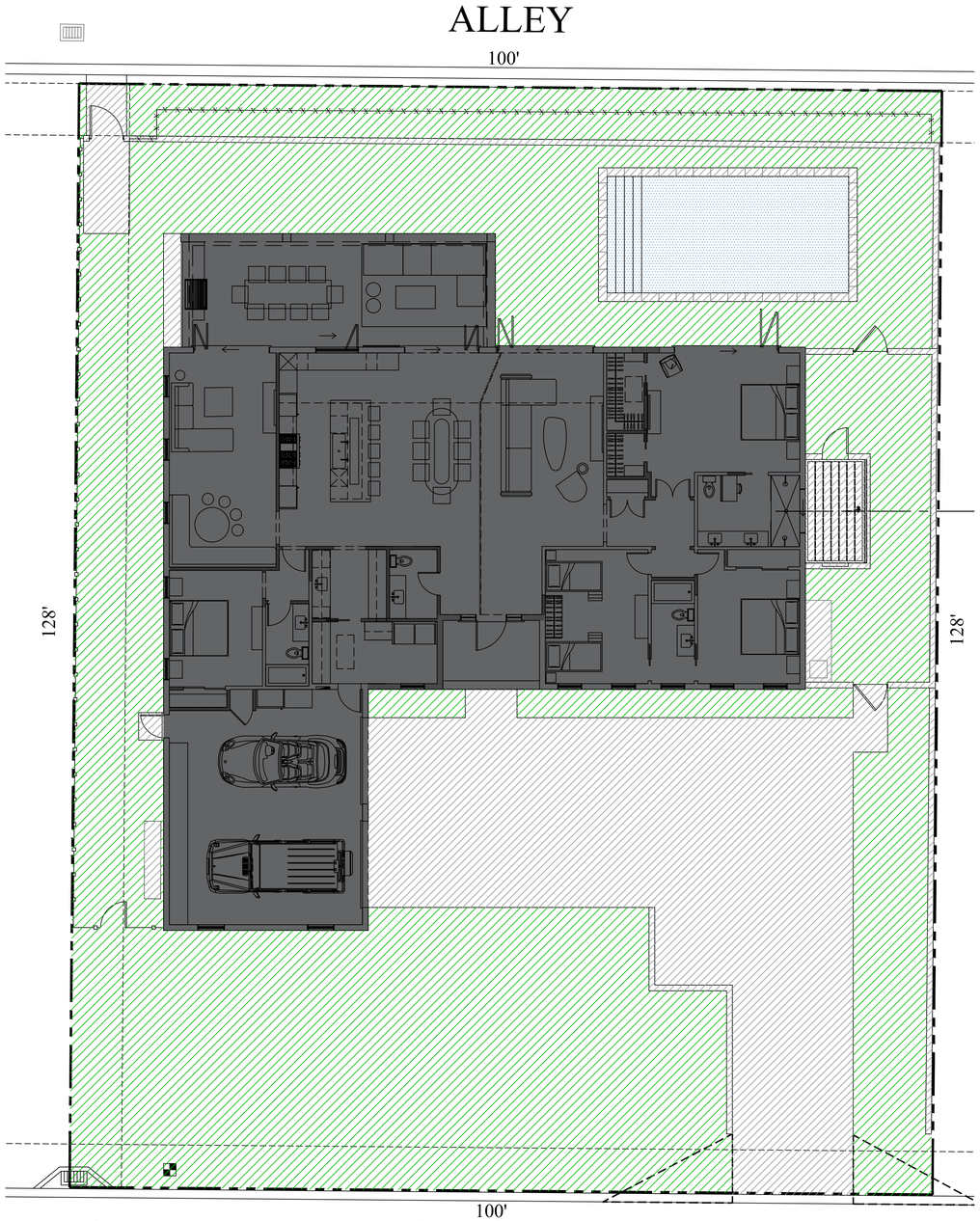
H/B-25-0008

NOT FOR CONSTRUCTION

Site Plan Exhibit

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

SHEET L1.0

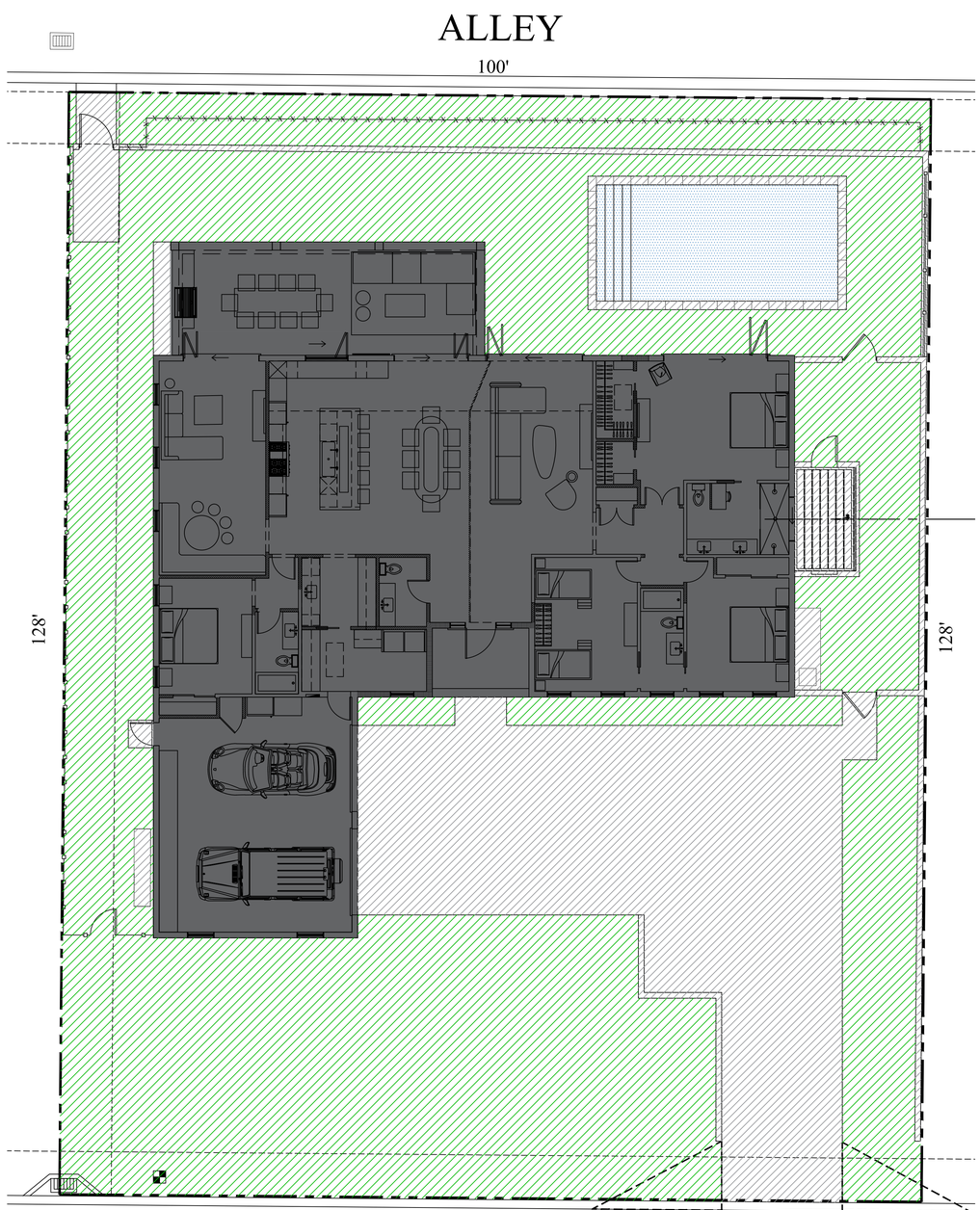


Previously Approved Site Plan

B-22-93662

Previously Approved Site Data

DESCRIPTION	REQUIRED		PREVIOUSLY APPROVED	
LOT ZONE			R-B - LOW DENSITY RESIDENTIAL	
LOT AREA	10,000 S.F. MINIMUM		12,796 S.F.	
OPEN / PERMEABLE SPACE	MINIMUM 45%	5,758 S.F.	46.85%	5,995 S.F.
FRONT YARD LANDSCAPE	MINIMUM 40% OF FRONT YARD	1,000 S.F.	87.3%	2,141 S.F.
PERIMETER LANDSCAPE WITHIN 10' OF PROPERTY LINE	MINIMUM 50% OF REQ'D OPEN SPACE	2,879 S.F.	86%	3,643 S.F.



Currently Proposed Site Plan

Currently Proposed Site Data

DESCRIPTION	REQUIRED		PROPOSED	
LOT ZONE			R-B - LOW DENSITY RESIDENTIAL	
LOT AREA	10,000 S.F. MINIMUM		12,796 S.F.	
OPEN / PERMEABLE SPACE	MINIMUM 45%	5,758 S.F.	46.85%	5,995 S.F.
FRONT YARD LANDSCAPE	MINIMUM 40% OF FRONT YARD	1,000 S.F.	87.3%	2,141 S.F.
PERIMETER LANDSCAPE WITHIN 10' OF PROPERTY LINE	MINIMUM 50% OF REQ'D OPEN SPACE	2,879 S.F.	86%	3,643 S.F.

NOTE: NO CHANGES TO SITE DATA

Legend

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

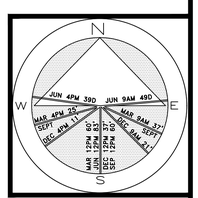
COPYRIGHT: 2025
The following drawings are instruments of service to the Landscape Architect. They are not products of design. All ideas, designs, arrangements and plans indicated or represented by this/these drawings are owned by and the property of the designer, and were created, evolved and developed 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

Private Residence
249 Sandpiper Drive
Palm Beach
LOT A



JOB NUMBER: # 22025.00 LA
DRAWN BY: Lauren Freeman
DATE: 06.20.2025
07.07.2025
07.28.2025

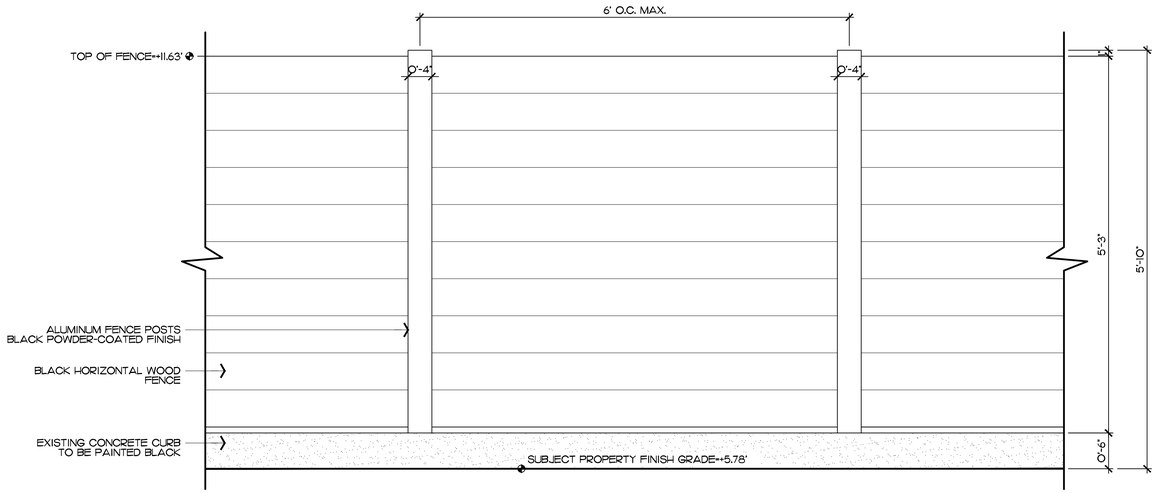
H/B-25-0008

NOT FOR CONSTRUCTION

Open Space Diagram Exhibit

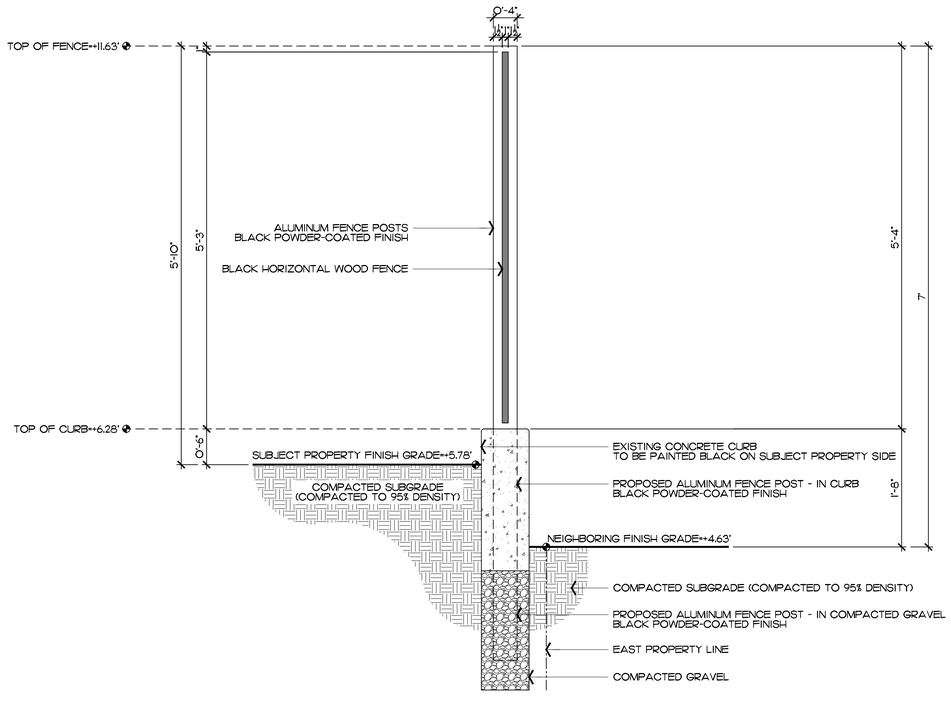
SCALE IN FEET: 1/8"=1'-0"

SHEET L1.1



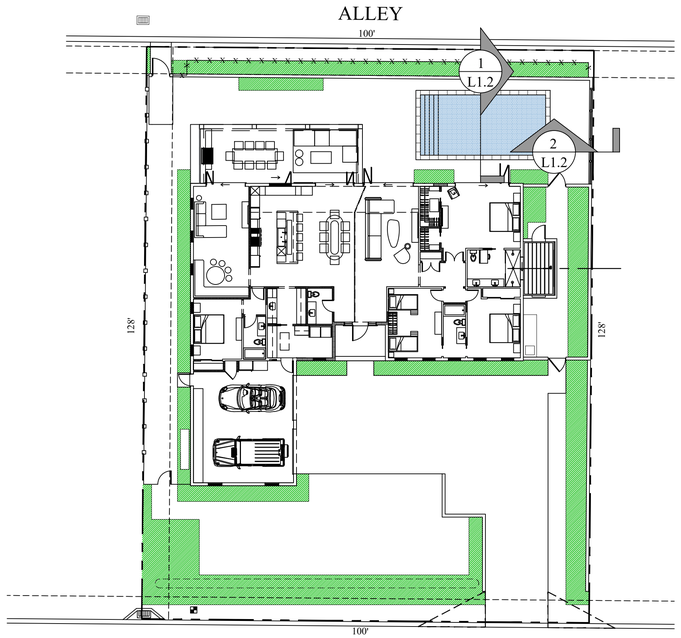
1 L1.2 Fence & Curb Elevation Detail

SCALE: 1" = 1'-0"



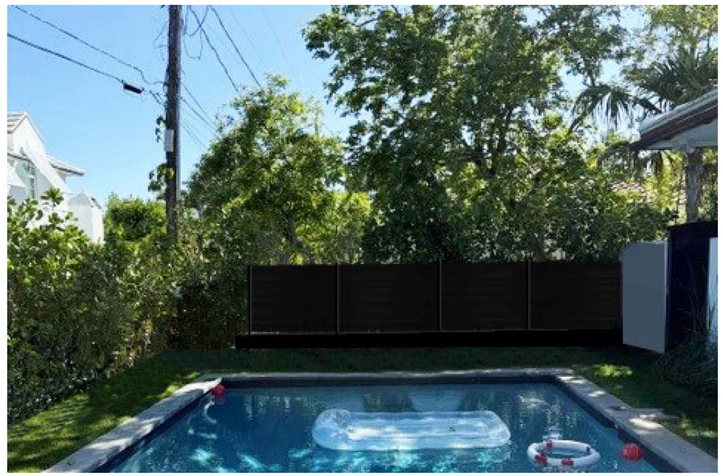
2 L1.2 Fence & Curb Section Detail

SCALE: 1" = 1'-0"



Site Plan

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



Rendered View to Proposed Fence



Fence Material

SOURCE: PIONEER MILLWORKS
STYLE: ACCOYA CARBON
SHOU SHUGI BAN WOOD

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

Private Residence
249 Sandpiper Dr
Palm Beach
FLORIDA

JOB NUMBER: # 22025.00 LA
DRAWN BY: Lauren Freeman
DATE: 06.09.2025
06.20.2025
07.07.2025
07.28.2025

SHEET L1.2

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.

H/B-25-0008

NOT FOR CONSTRUCTION

Site Details



Existing Northeast Buffer



Existing North Buffer



Existing Northwest Buffer



Existing East Buffer

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

Private Residence
249 Sandpiper Dr
Palm Beach
FLORIDA

JOB NUMBER: # 22025.00 LA
DRAWN BY: Lauren Freeman
DATE: 06.20.2025
07.07.2025
07.28.2025

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.

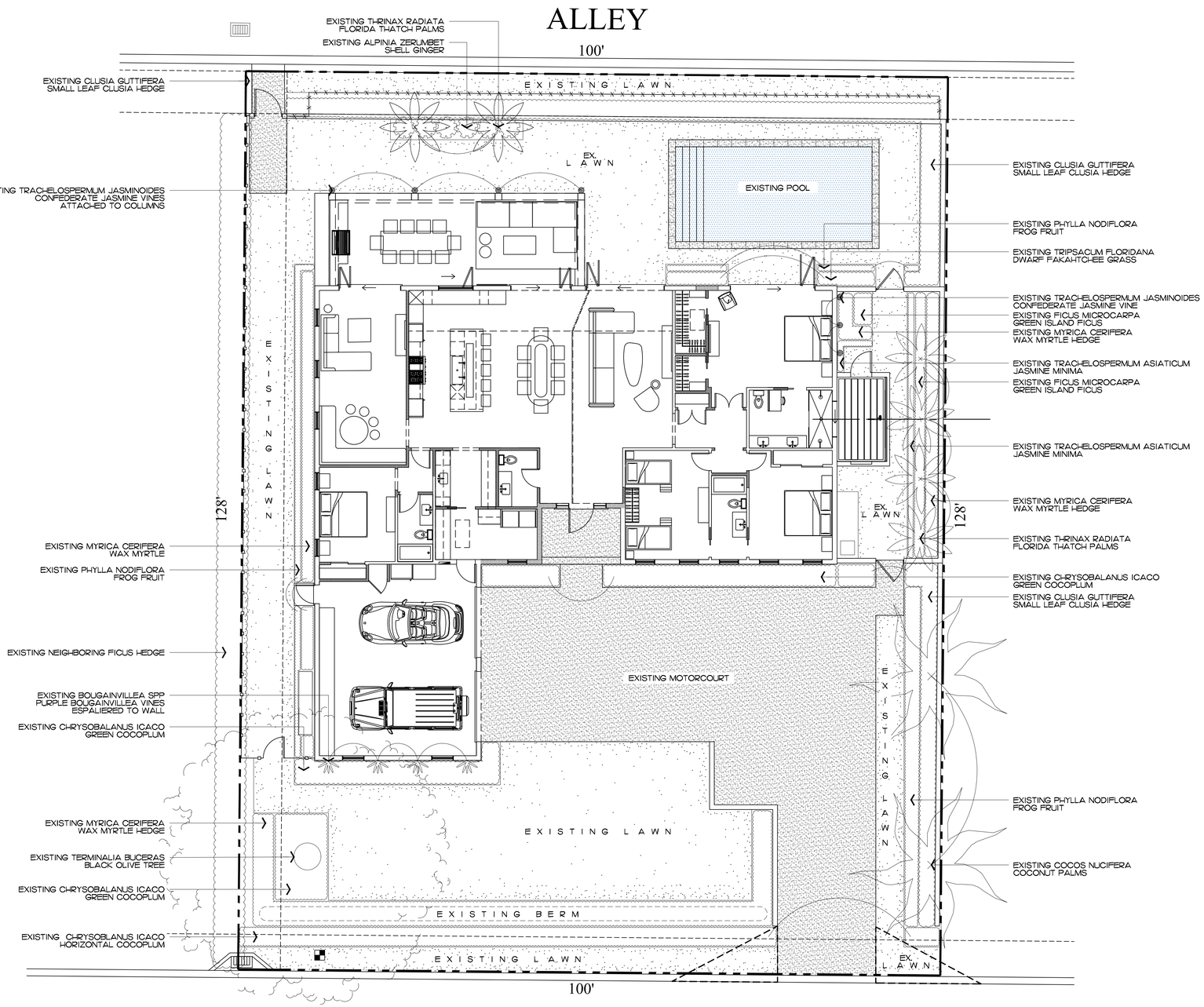
DISCLAIMER: 2025
Construction, as the term is generally understood, and that ENVIRONMENT DESIGN GROUP does not provide landscape architectural services during construction, including on-site monitoring, site visits, shop drawing review, design clarification, etc., the client agrees to indemnify and hold 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.

H/B-25-0008

NOT FOR CONSTRUCTION

Pool Garden Limits of Work

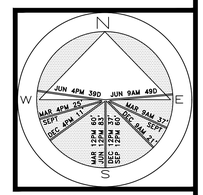


Legend

- EXISTING HARDSCAPE
- EXISTNG POOL / WATER FEATURE
- LAWN AREA
- EXISTING BERM

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

Private Residence
249 Sandpiper Dr
Palm Beach
FLORIDA



JOB NUMBER: # 22025.00 LA
DRAWN BY: Lauren Freeman
DATE: 06.20.2025
07.07.2025
07.28.2025

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.

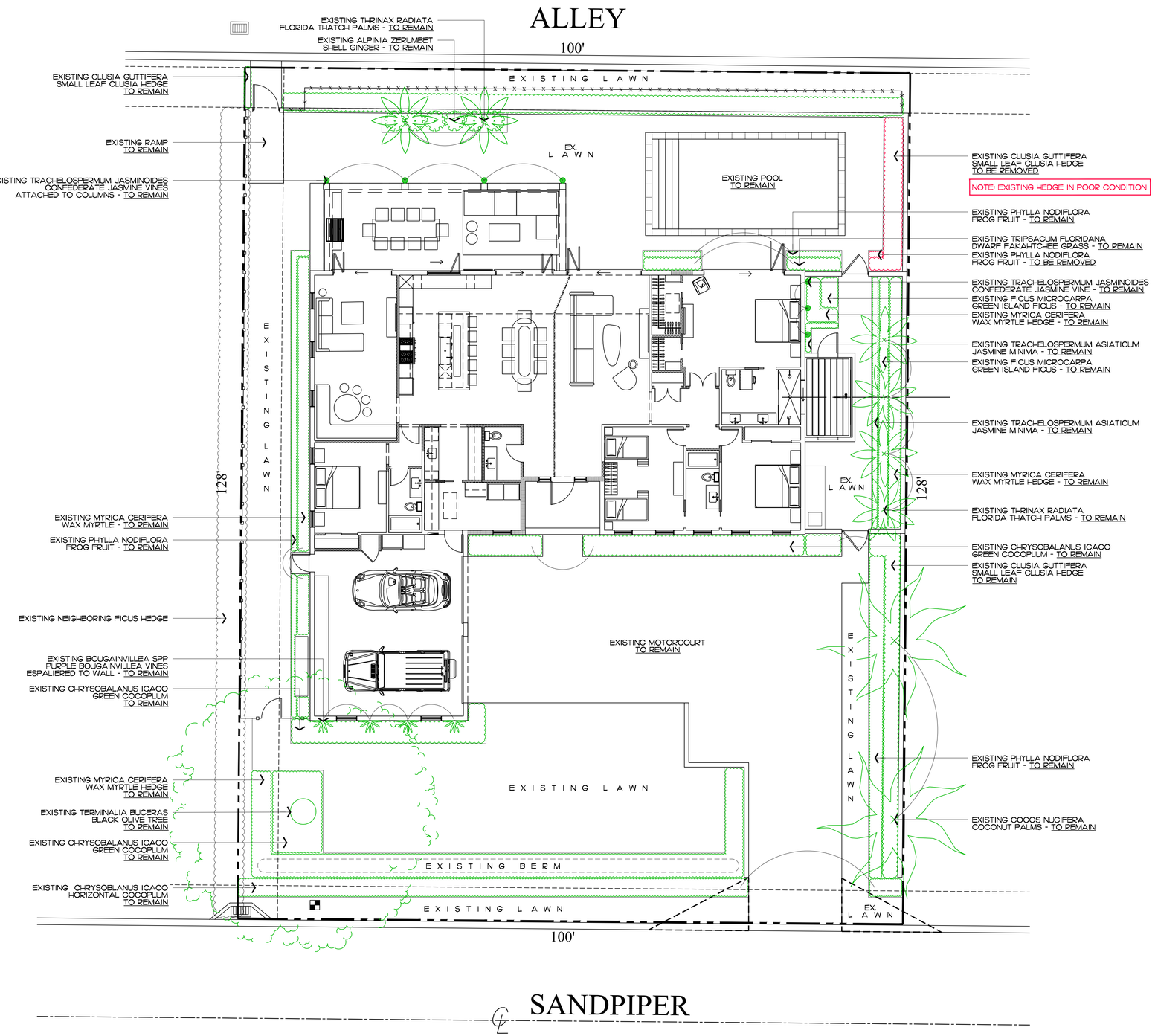
48 HOURS BEFORE DIGGING
CALL TOLL FREE
1-800-432-4770
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

H/B-25-0008

NOT FOR CONSTRUCTION

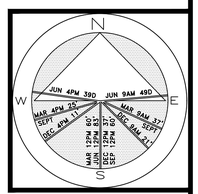
Existing Conditions Inventory

SCALE IN FEET: 1/8"=1'-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

Private Residence
249 Sandpiper Dr
Palm Beach
FLORIDA



JOB NUMBER: # 22025.00 LA
DRAWN BY: Lauren Freeman
DATE: 06.20.2025
07.07.2025
07.28.2025

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.

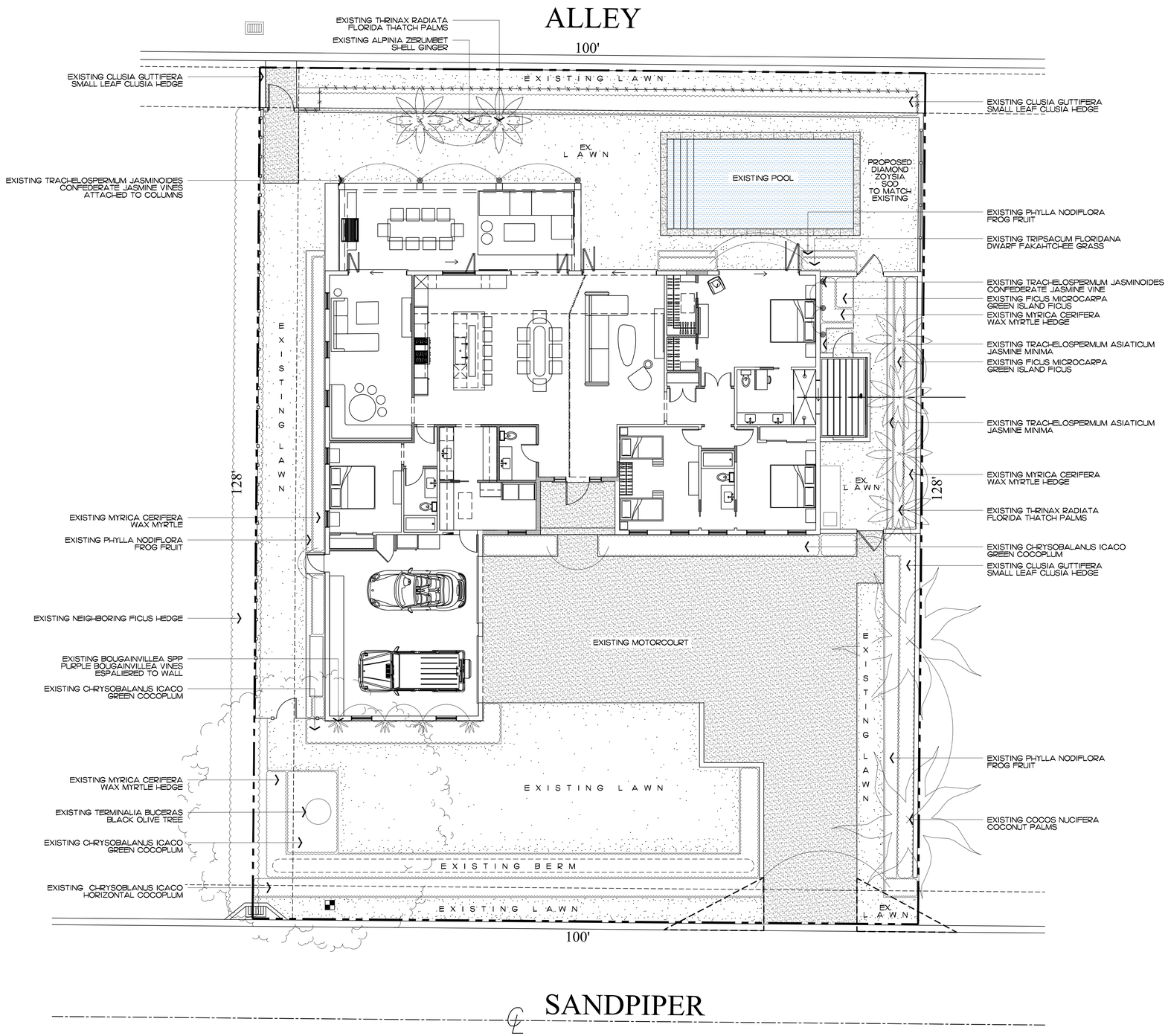
HSB-25-0008

NOT FOR CONSTRUCTION

Demolition Plan

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

SHEET L3.1



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

Private Residence
249 Sandpiper Dr
Palm Beach FLORIDA

JUN 4PM 39D JUN 9AM 49D
MAR 4PM 7D MAR 9AM 21
SEPT 4PM 11 SEPT 9AM 21
DEC 4PM 7D DEC 9AM 21
MAR 12PM 8D
JUN 12PM 31D
DEC 12PM 7D
SEPT 12PM 11D

JOB NUMBER: # 22025.00 LA
DRAWN BY: Lauren Freeman
DATE: 06.20.2025
07.07.2025
07.28.2025

SHEET L4.0

HPB-25-0008

NOT FOR CONSTRUCTION

Landscape Plan

SCALE IN FEET: 1/8"=1'-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.

Historically Significant Building Designation Form
249 Sandpiper Drive



Historic Conservation District:	Garden Conservation District
Address:	249 Sandpiper Drive, Palm Beach, Florida
Date of Construction:	1969
Current Owner:	Alec Scheiner
Architect/Engineer:	E. Solkoff
Builder:	Hedro Construction
Present Use:	Single-Family Residence
Present Zoning:	RB
Palm Beach County Tax Folio Number:	50-43-43-10-24-000-0070
Current Legal Description:	Dodge Estates Lot 7

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

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

249 Sandpiper Drive was constructed in 1969 during Palm Beach's Contemporary Period which lasted from 1960-1979. Interstate 95 that connected Jacksonville to Miami in Florida was constructed between 1960 and 1973 and brought many new residents and tourists to the state and to Palm Beach. In 1970, the population of Palm Beach stood at just over 9,000, an increase of 50% from 1960. During this time, Palm Beach began to lose many grand estates from the 1920s Boom Time Era. In addition to changing architectural preferences and lifestyles, the cost to maintain such grand estates became cost prohibitive. Many of these magnificent houses on vast properties were demolished and the land redeveloped with smaller single-family housing. An example of this is 249 Sandpiper Drive which was built on lot 7 of the Dodge Estate subdivision which was platted after the demolition of Mizner's most grand estate Playa Riente, formerly owned by the Dodge family. This Ranch style dwelling was designed by architect/engineer E. Solkoff and constructed by Hedro Construction Company for the first owner Edward Tisnower. By the 1950s, the Ranch style had become the most popular form of residential design in the United States. The Ranch characteristics in this dwelling include the long horizontal emphasis, broad roof line, L-shaped plan, asymmetry, simple front entry, and the inclusion of an attached garage. Today, the size, scale and design of 249 Sandpiper Drive helps to maintain the character of the Garden Conservation District.

TOWN OF PALM BEACH

Information for Landmarks Preservation Commission Meeting on: August 20, 2025

To: Landmarks Preservation Commission

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

From: Planning, Zoning & Building

Re: HSB-25-0009 10 TARPON ISLE. The applicant, Christian Bolliger with Cooper Robertson, has filed an application requesting review and approval of demolition of the existing bridge and reconstruction, and exterior alterations including roof replacement, partial door replacement, and the installation of a new pergola for the property containing a Historically Significant Building.

Date: 8/13/2025

ATTACHMENTS

- PZB 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

HSB-25-0009 10 TARPON ISLE. The applicant, Christian Bolliger with Cooper Robertson, has filed an application requesting review and approval of demolition of the existing bridge and reconstruction, and exterior alterations including roof replacement, partial door replacement, and the installation of a new pergola for the property containing a Historically Significant Building.

Property Owners: MCI Properties, LLC
Professional: Christian Bolliger | Cooper Robertson

HISTORY:
The Town's Historic Conservation Districts and the Historically Significant Building (HSB) program was adopted through Ordinance No. 02-2020 in August 2020. The HSB designation of 10 Tarpon Isle was completed in June 2021. The residence was designed by the architect Howard Major and constructed in 1939. John Volk designed several additions and alterations from 1953 to 1963. The house had further additions and alterations in 1979. The property is located within the Estate Conservation District. As indicated in the designation form: *"Tarpon Island, originally known as Clement Island, was a small natural island that the Palm Beach Company filled in, bulkheaded and landscaped creating an approximately 2½ acre island…Steuart Davis purchased the Clement Island property from the Palm Beach Company in 1939, had a picturesque bridge built connecting his island to the mainland and hired esteemed architect Howard Major to design a British West Indies style house for the extensive property."*

At the August 18 and September 24, 2021, LPC meetings, partial demolition, renovation, and an addition to the two-story residence, as well as hardscape and landscape improvements including a new pool were approved (H-005-2021).

Several administrative approvals have been issued for landscape and hardscape modifications, pool configuration changes, relocation of mechanical equipment, and minor exterior alterations to the residence (L-21-00527, L-21-00539, L-22-00553, L-22-00610, L-22-00629, LPCS-25-0277, and LPCS-25-0333). At the November 20, 2024, LPC meeting, HSB-24-0008 was approved for site-wide landscape and hardscape improvements.

THE PROJECT:
The applicant has submitted plans, entitled "10 TARPON ISLE Palm Beach, Florida", as prepared by **Rafael De Cardenas** and **Cooper Robertson**, uploaded July 25, 2025.

The following is the scope of work for the Project:

- Demolition and reconstruction of the existing bridge.
    - Deferred to the September 17, 2025, LPC meeting, pending Public Works and Fire Rescue reviews that may impact the design.
- Roof replacement.
- Partial door replacement.
- Installation of a new pergola.

- Guardrail replacement.

Site Data			
Zoning District	R-A	**Year of Construction**	1939
Future Land Use	SINGLE-FAMILY	**Architect(s)**	Major; Volk
Lot Area	98,830.5 SF	**Lot Coverage**	Required: 25.00% (24,707.6 SF) Existing: 24.12% (23,844.5 SF) Proposed: NC*

** New pergola/trellis qualifies for lot coverage exception per Sec. 134-845(3).*

Surrounding Properties	
North, South, East, and West	Lake Worth Lagoon

STAFF ANALYSIS:

The application is seeking approval for exterior alterations including roof replacement, partial door replacement, and the installation of a new pergola.

Exterior Alterations

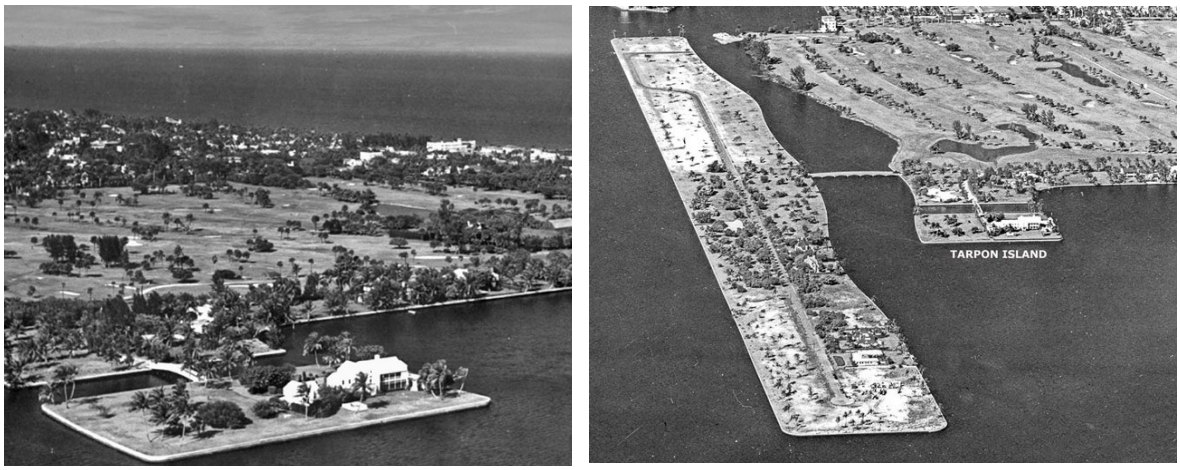
The existing flat white concrete roof tiles and standing seam metal roofs are proposed to be replaced with new flat clay roof tiles in a "vintage red" color. Additionally, new copper roofs are proposed above the bay windows on the north elevation of the residence.

Based on the original plans and historic photographs, white roof tiles are the original roof material. Successful replacement can be achieved with either concrete or clay flat tiles in white. Although terracotta tiles were previously installed on the structure, staff contends that matching the original white is the best approach from a historic preservation perspective. If there is limited availability of unglazed tiles, a glazed flat white tile can be considered an appropriate replacement material.

Additional exterior alterations include replacement of all existing porch and balcony guardrails with new guardrails in white with a stainless-steel mesh backing. A new design that differs from the original is proposed. As with the roof replacement, replicating the original design that exists today is highly recommended to comply with historic preservation review requirements.

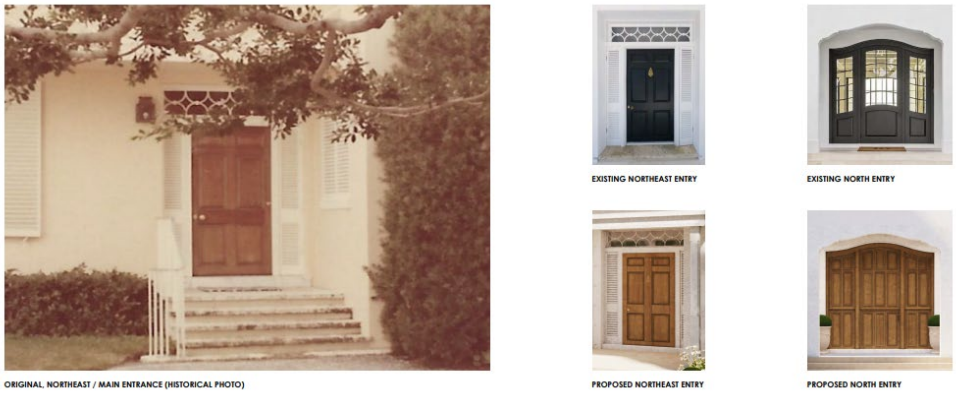


Renderings and elevations of the north entry.



Historic aerial photographs.

The partial entry door replacement takes inspiration from the original plans with new mahogany doors proposed.



Existing and proposed door replacement.

The scope of work includes improvements to the existing outdoor kitchen, including new pecky cypress wood detailing and vintage wall tiles.

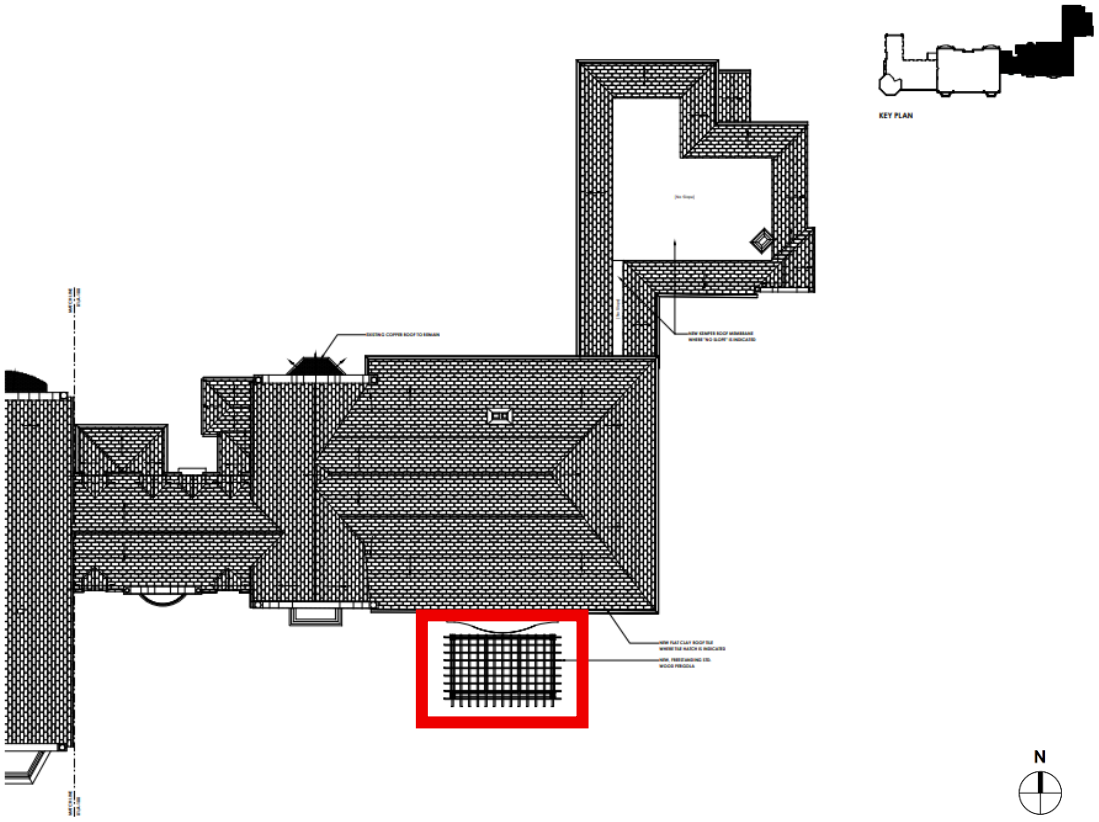


Existing and proposed outdoor kitchen.

A new wood pergola is proposed at the southeast terrace of the property. The shutters are proposed to be painted in a beige “Moon Shadow” color.



Rendering of proposed pergola.



Roof plan showing new pergola location.

CONCLUSION:

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

WRB:JGM:FHM:ALF

July 22, 2025
Final Submission: July 28, 2025 Second Submission: July 7, 2025 First Submission: June 20, 2025
Hearing Date: August 20, 2025

Town of Palm Beach
Planning, Zoning & Building Department
Architectural Commission / Landmarks Preservation Commission
360 S. County Rd., Palm Beach, Fl 33480
devrev@townofpalmbeach.com

Re: Letter of Intent (LOI)
Project Number: HSB-25-0009

Dear Architectural Commission and Landmarks Preservation Commission,

On behalf of our client at 10 Tarpon Isle, Cooper Robertson, LLP along with Rafael de Cárdenas, Ltd. are pleased to submit our proposal for exterior alterations for your review and consideration.
The alterations include:

- Replacement of the existing bridge to Tarpon Isle with a new bridge that complies with current structural regulations, in steel and concrete to ensure safe travel for vehicles.
  The new bridge design, in the location of the existing bridge, will incorporate a redesigned entry gate and new guardrails, to match the approved landscape fencing, along its span.
  A temporary Bailey bridge is being planned to allow construction equipment and crews to commence exterior work prior to the completion of the new bridge. This scope is being coordinated by the general contractor and their team and is not included in our attached set of drawings.
- Replacement of the existing concrete roof tiles and standing seam metal roof surfaces with new flat clay roof tiles, consistent with historical photos.
- Replacement of two North facing bay window roofs with new copper, consistent with the existing copper hip roof.
- Replacement of the existing guardrails on all porches and balconies with new guardrails.
- Replacement of all painted exterior ceiling surfaces on all porches with new tongue and groove Pecky Cypress wood.
- Replacement of the existing North and Northeast entry doors with new stained wood doors, similar to original Northeast entry door per historical records.
- Replacement of existing outdoor kitchen with new, installed in kind. Includes addition of dedicated ventilation not included in existing kitchen. Kitchen terrace to be updated with new wall tiles on North, West and East walls with a new mantel design at the existing fireplace.
- Addition of a new stained wood pergola at the Southeast terrace, with integrated cloth shade, lighting and climbing vines.

We look forward to your review and guidance as we begin this process.

Thank you for your consideration.

Sincerely,



John R. Kirk, AIA
Partner

40 Fulton Street
New York NY 10038
cooperrobertson.com
212 247 1717

10 TARPON ISLE

Palm Beach, Florida

Project Number: HSB-25-0009
Final Submission: July 28, 2025
Hearing Date: August 20, 2025

AERIAL VIEW (EXISTING)



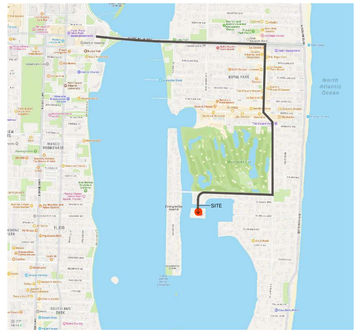
DRAWING INDEX

SHEET #	SHEET TITLE
COVER	COVER SHEET
E-100	EXISTING CONDITIONS: PHOTOS, GATE/BRIDGE & BUILDING EXTERIOR
E-101	EXISTING CONDITIONS: PHOTOS, BUILDING EXTERIOR
E-102	EXISTING CONDITIONS: SITE CONTEXT
E-102	EXISTING DRAWINGS: HISTORICAL REFERENCES
S-100	SURVEY
B-100	BRIDGE: PROPOSED RENDERINGS
B-101	BRIDGE: SITE PLAN, DEMOLITION & DIAGRAM
B-102	BRIDGE: PROPOSED PLAN & ELEVATION
B-103	BRIDGE: ELEVATIONS & SECTIONS
B-104	BRIDGE: PIER DETAILS
B-105	BRIDGE: DETAIL ELEVATION & PIER DETAILS
DM-100	PLAN: DEMO, ROOF WEST
DM-101	PLAN: DEMO, ROOF EAST
DM-200	ELEVATIONS: DEMO, NORTH
DM-201	ELEVATIONS: DEMO, WEST / EAST
DM-202	ELEVATIONS: DEMO, SOUTH
P-100	RENDERING: PROPOSED MODIFICATIONS - NORTH
P-101	RENDERING(s): PROPOSED MODIFICATIONS - NORTHEAST / SOUTH
A-100	PLAN: PROPOSED, ROOF WEST
A-101	PLAN: PROPOSED, ROOF EAST
A-102	PLAN: PROPOSED PECKY CYPRESS SURFACES, 1ST & 2ND FLOORS
A-200	ELEVATIONS: PROPOSED, NORTH
A-201	ELEVATIONS: PROPOSED, WEST / EAST
A-202	ELEVATIONS: PROPOSED, SOUTH
A-500	EXTERIOR DETAILS: GUARDRAILS
A-501	EXTERIOR DETAILS: EXTERIOR ENTRY DOORS
A-502	EXTERIOR DETAILS: OUTDOOR KITCHEN
A-503	EXTERIOR DETAILS: SOUTHEAST TERRACE PERGOLA

SCOPE OF WORK

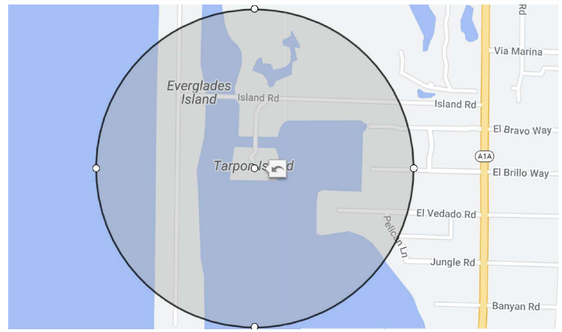
1. Replacement of the existing bridge onto Tarpon Isle with new bridge that complies with structural regulations allowing safe passage for vehicles. The new bridge will also feature:
- Redesigned gate design at the bridge's entry, as well as new guardrails spanning across the bridge.
- In tandem with the new proposed bridge, the proposal of a temporary Bailey bridge allowing construction crews to begin exterior work prior to completion of the new bridge. This work to be part of a seperate scope of work being coordinated by the client's general contractor and their team.
2. Replacement of existing concrete roof tile & standing seam metal with new flat clay roof tiles (as shown in historical photos), and replacement of two bay window roofs with new copper to match the existing cooper hip roof.
3. Replacement of existing guardrails on all porches and balconies with new guardrails.
4. Replacement of all exterior painted ceiling surfaces on all porches with new tongue and groove Pecky Cypress wood.
5. Replacement of existing North & Northeast entry doors with new wood doors, existing openings to remain: stain / finish to reference original Northeast entry door as found in historical records.
6. Replacement of existing outdoor kitchen with new, installed in kind. Outdoor kitchen to include the addition of dedicated ventilation, currently lacking in existing kitchen. Outdoor kitchen terrace to also include: new wall tiles at N / W / E walls and new mantel design at existing fireplace.
7. Addition of new wood pergola at Southeast terrace with integrated cloth shading, lighting and climbing vines.

SITE LOCATION MAP / TRUCK LOGISTICS PLAN



Max Truck Length - 35'

QUARTER MILE RADIUS MAP



FINAL SUBMISSION
July 28, 2025

MCI PROPERTIES LLC

10 Tarpon Isle
Palm Beach, Florida

Designers:
Rafael De Càrdenas
611 Broadway, Studio 627
New York, NY 10012
212-965-8755

Architects:
Cooper Robertson
40 Fulton Street, 21st Fl
New York, NY 10038
212-247-1717

REVISION

No.:	Date:	Description:
04	07/28/25	Final Submission
03	07/07/25	Second Submission
02	06/20/25	First Submission
01	06/09/25	Arch. & Landmarks Preservation Comm.
00	04/07/25	Arch. & Landmarks Preservation Comm.
No.:	Date:	Description:

ISSUE

Notes:

PROPOSED ALTERATIONS

NOT FOR CONSTRUCTION

© COOPER ROBERTSON RAFAELDECARDENAS™

Drawing Title:

COVER SHEET: AERIAL VIEW, DRAWING INDEX, SCOPE OF WORK, MAPS

STATE OF FLORIDA
ROBERT KIRK
AR92457
REGISTERED ARCHITECT

Scale:
Date: June 09, 2025
Project No.: 24018.00
Drawing No.:
COVER
Sheet No.:



4 E-100 **EXISTING GATE/BRIDGE - VIEW TOWARDS PROPERTY**
SCALE: N/A



3 E-100 **EXISTING BRIDGE - VIEW FROM PROPERTY**
SCALE: N/A



2 E-100 **EXISTING EXTERIOR - NORTH EAST VIEW**
SCALE: N/A



1 E-100 **EXISTING EXTERIOR - NORTH WEST VIEW**
SCALE: N/A

FINAL SUBMISSION
July 28, 2025

MCI PROPERTIES LLC

10 Tarpon Isle
Palm Beach, Florida

Designers:
Rafael De Càrdenas
611 Broadway, Studio 627
New York, NY 10012
212-965-8755

Architects:
Cooper Robertson
40 Fulton Street, 21th Fl
New York, NY 10038
212-247-1717

REVISION

No.:	Date:	Description:
04	07/28/25	Final Submission
03	07/07/25	Second Submission
02	06/20/25	First Submission
01	06/09/25	Arch. & Landmarks Preservation Comm.
00	04/07/25	Arch. & Landmarks Preservation Comm.
No.:	Date:	Description:

ISSUE

Notes:

PROPOSED ALTERATIONS

NOT FOR CONSTRUCTION

© COOPER ROBERTSON RAFAELDECARDENAS™

Drawing Title:

EXISTING EXTERIOR CONDITIONS

STATE OF FLORIDA
JOHN ROBERT KIRK
AR92457
REGISTERED ARCHITECT

Scale:	N/A
Date:	June 09, 2025
Project No.:	24018.00
Drawing No.:	E-100
Sheet No.:	



4 E-101 **EXISTING EXTERIOR - SOUTH AERIAL VIEW**
SCALE: N/A



3 E-101 **EXISTING EXTERIOR - EAST VIEW**
SCALE: N/A



2 E-101 **EXISTING EXTERIOR - 1ST FL SOUTH TERRACE**
SCALE: N/A



1 E-101 **EXISTING EXTERIOR - 2ND FL SOUTH TERRACE**
SCALE: N/A

FINAL SUBMISSION
July 28, 2025

MCI PROPERTIES LLC

10 Tarpon Isle
Palm Beach, Florida

Designers:
Rafael De Càrdenas
611 Broadway, Studio 627
New York, NY 10012
212-965-8755

Architects:
Cooper Robertson
40 Fulton Street, 21th Fl
New York, NY 10038
212-247-1717

REVISION

No.:	Date:	Description:
04	07/28/25	Final Submission
03	07/07/25	Second Submission
02	06/20/25	First Submission
01	06/09/25	Arch. & Landmarks Preservation Comm.
00	04/07/25	Arch. & Landmarks Preservation Comm.
No.:	Date:	Description:

ISSUE

Notes:

PROPOSED ALTERATIONS

NOT FOR CONSTRUCTION

© COOPER ROBERTSON RAFAELDECARDENAS™

Drawing Title:

EXISTING EXTERIOR CONDITIONS

STATE OF FLORIDA · JOHN ROBERT KIRK · AR92457 · REGISTERED ARCHITECT

Scale:	N/A
Date:	June 09, 2025
Project No.:	24018.00
Drawing No.:	E-101
Sheet No.:	



624 ISLAND DR



608 ISLAND DR



GOLF COURSE FENCE



630 ISLAND DR



640 ISLAND DR



650 ISLAND DR



670 ISLAND DR



1 E-102 EXISTING SITE CONDITIONS



360 EL BRILLO WAY



335 EL VEDADO RD



336 EL VEDADO RD

FINAL SUBMISSION
July 28, 2025

MCI PROPERTIES LLC

10 Tarpon Isle
Palm Beach, Florida

Designers:
Rafael De Càrdenas
611 Broadway, Studio 627
New York, NY 10012
212-965-8755

Architects:
Cooper Robertson
40 Fulton Street, 21st Fl
New York, NY 10038
212-247-1717

REVISION

No.:	Date:	Description:
04	07/28/25	Final Submission
03	07/07/25	Second Submission
02	06/20/25	First Submission
01	06/09/25	Arch. & Landmarks Preservation Comm.
00	04/07/25	Arch. & Landmarks Preservation Comm.
No.:	Date:	Description:

ISSUE

Notes:

PROPOSED ALTERATIONS

NOT FOR CONSTRUCTION

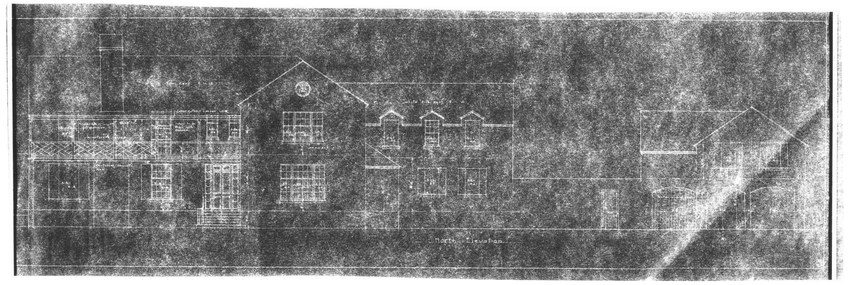
© COOPER ROBERTSON RAFAELDECARDENAS™

Drawing Title:

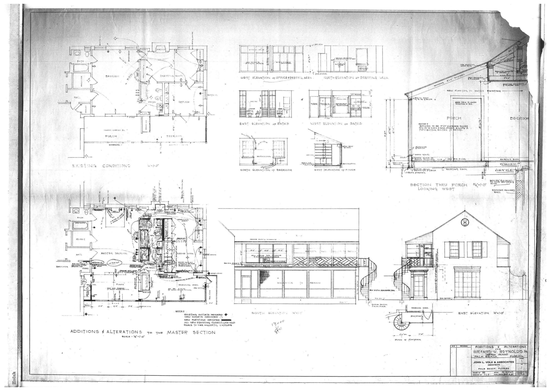
EXISTING SITE CONTEXT

STATE OF FLORIDA · JOHN ROBERT KING · AR92457 · REGISTERED ARCHITECT

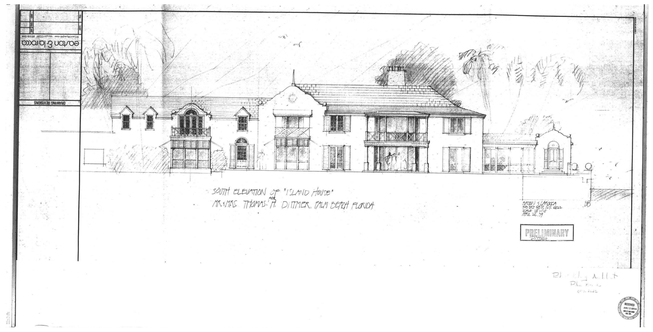
Scale:
Date: June 09, 2025
Project No.: 24018.00
Drawing No.: E-102
Sheet No.:



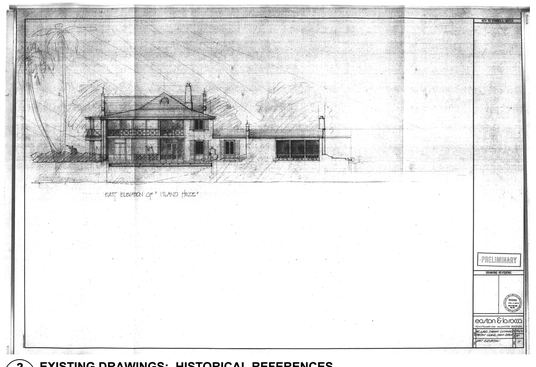
8 EXISTING DRAWINGS: HISTORICAL REFERENCES
E-103 SCALE: N/A



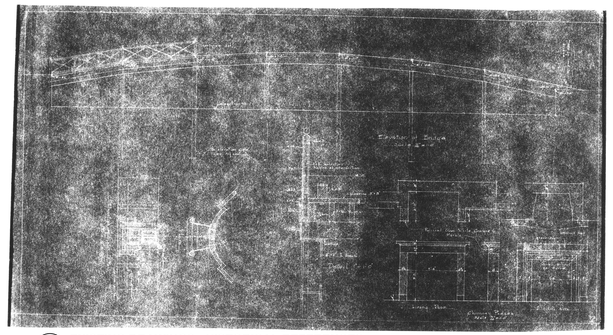
6 EXISTING DRAWINGS: HISTORICAL REFERENCES
E-103 SCALE: N/A



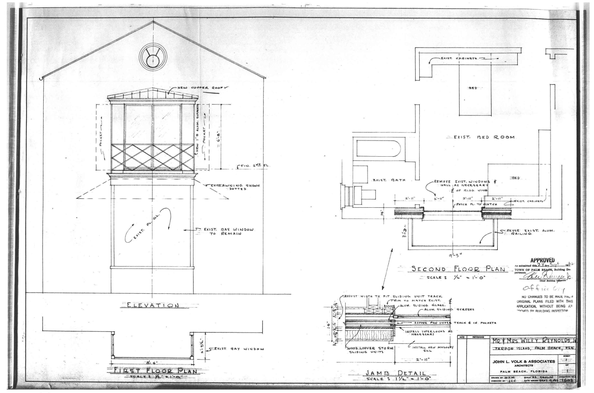
4 EXISTING DRAWINGS: HISTORICAL REFERENCES
E-103 SCALE: N/A



2 EXISTING DRAWINGS: HISTORICAL REFERENCES
E-103 SCALE: N/A



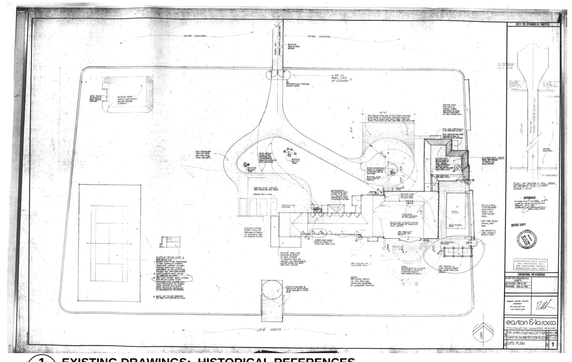
7 EXISTING DRAWINGS: HISTORICAL REFERENCES
E-103 SCALE: N/A



5 EXISTING DRAWINGS: HISTORICAL REFERENCES
E-103 SCALE: N/A



3 EXISTING DRAWINGS: HISTORICAL REFERENCES
E-103 SCALE: N/A



1 EXISTING DRAWINGS: HISTORICAL REFERENCES
E-103 SCALE: N/A

FINAL SUBMISSION
July 28, 2025

MCI PROPERTIES LLC

10 Tarpon Isle
Palm Beach, Florida

Designers:
Rafael De Càrdenas
611 Broadway, Studio 627
New York, NY 10012
212-965-8755

Architects:
Cooper Robertson
40 Fulton Street, 21st Fl
New York, NY 10038
212-247-1717

REVISION

No.:	Date:	Description:
04	07/28/25	Final Submission
03	07/07/25	Second Submission
02	06/20/25	First Submission
01	06/09/25	Arch. & Landmarks Preservation Comm.
00	04/07/25	Arch. & Landmarks Preservation Comm.
No.:	Date:	Description:
ISSUE		

Notes:

PROPOSED ALTERATIONS

NOT FOR CONSTRUCTION

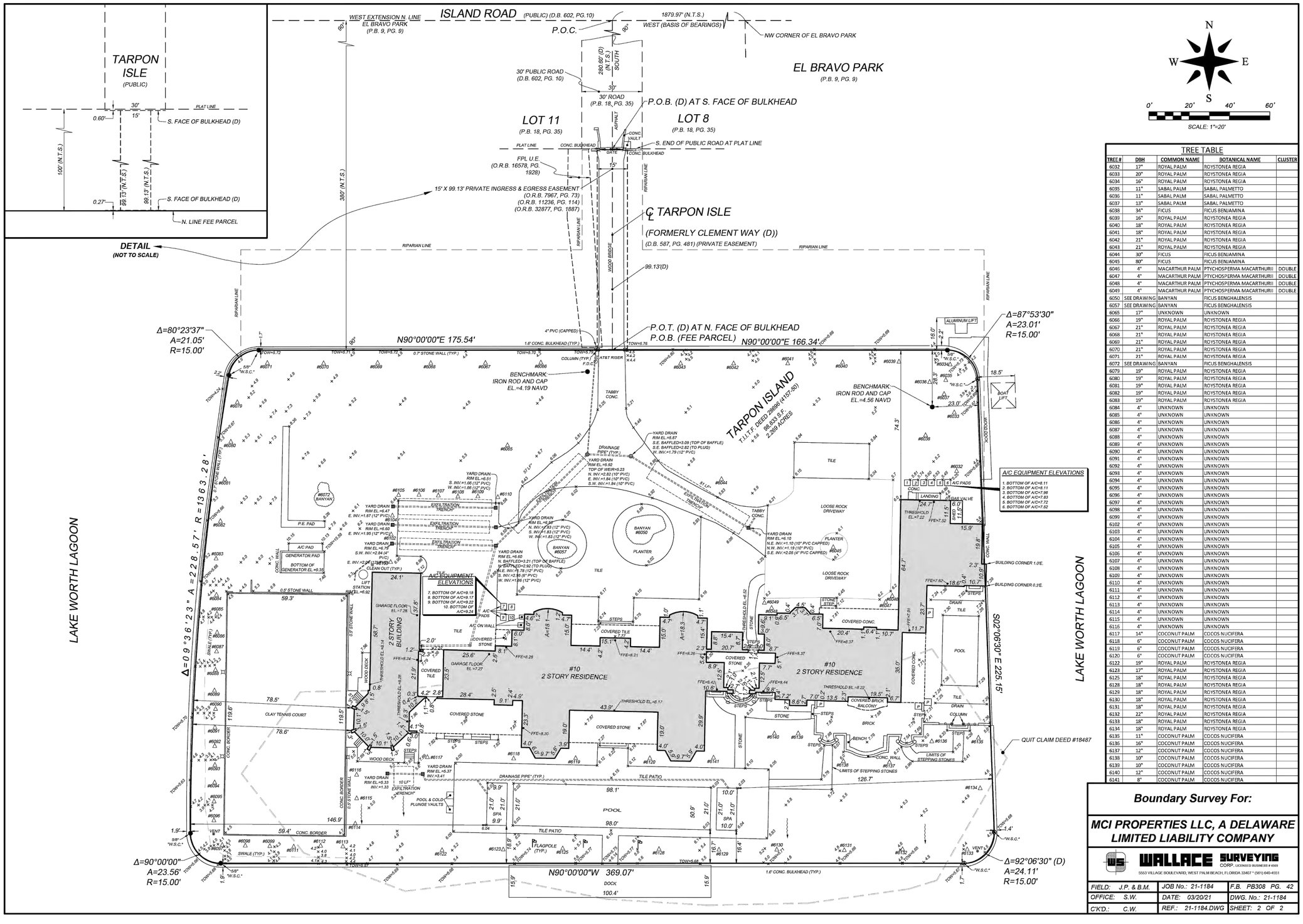
© COOPER ROBERTSON RAFAELDECARDENAS™

Drawing Title:

EXISTING DRAWINGS: HISTORICAL REFERENCES

STATE OF FLORIDA
STEVEN ROBERT KUSIC
REGISTERED ARCHITECT
AR92457

Scale:	
Date:	June 09, 2025
Project No.:	24018.00
Drawing No.:	E-103
Sheet No.:	



TREE TABLE

TREE #	DBH	COMMON NAME	BOTANICAL NAME	CLUSTER
6032	17"	ROYAL PALM	ROYSTONEA REGIA	
6033	20"	ROYAL PALM	ROYSTONEA REGIA	
6034	16"	ROYAL PALM	ROYSTONEA REGIA	
6035	11"	SABAL PALM	SABAL PALMETTO	
6036	11"	SABAL PALM	SABAL PALMETTO	
6037	13"	SABAL PALM	SABAL PALMETTO	
6038	34"	FICUS	FICUS BENJAMINA	
6039	16"	ROYAL PALM	ROYSTONEA REGIA	
6040	18"	ROYAL PALM	ROYSTONEA REGIA	
6041	18"	ROYAL PALM	ROYSTONEA REGIA	
6042	21"	ROYAL PALM	ROYSTONEA REGIA	
6043	21"	ROYAL PALM	ROYSTONEA REGIA	
6044	30"	FICUS	FICUS BENJAMINA	
6045	80"	FICUS	FICUS BENJAMINA	
6046	4"	MACARTHUR PALM	PTYCHOSPERMA MACARTHURII	DOUBLE
6047	4"	MACARTHUR PALM	PTYCHOSPERMA MACARTHURII	DOUBLE
6048	4"	MACARTHUR PALM	PTYCHOSPERMA MACARTHURII	DOUBLE
6049	4"	MACARTHUR PALM	PTYCHOSPERMA MACARTHURII	DOUBLE
6050	SEE DRAWING	BANYAN	FICUS BENGHALENSIS	
6057	SEE DRAWING	BANYAN	FICUS BENGHALENSIS	
6065	17"	UNKNOWN	UNKNOWN	
6066	19"	ROYAL PALM	ROYSTONEA REGIA	
6067	21"	ROYAL PALM	ROYSTONEA REGIA	
6068	21"	ROYAL PALM	ROYSTONEA REGIA	
6069	21"	ROYAL PALM	ROYSTONEA REGIA	
6070	21"	ROYAL PALM	ROYSTONEA REGIA	
6071	21"	ROYAL PALM	ROYSTONEA REGIA	
6072	SEE DRAWING	BANYAN	FICUS BENGHALENSIS	
6079	19"	ROYAL PALM	ROYSTONEA REGIA	
6080	19"	ROYAL PALM	ROYSTONEA REGIA	
6081	19"	ROYAL PALM	ROYSTONEA REGIA	
6082	19"	ROYAL PALM	ROYSTONEA REGIA	
6083	19"	ROYAL PALM	ROYSTONEA REGIA	
6084	4"	UNKNOWN	UNKNOWN	
6085	4"	UNKNOWN	UNKNOWN	
6086	4"	UNKNOWN	UNKNOWN	
6087	4"	UNKNOWN	UNKNOWN	
6088	4"	UNKNOWN	UNKNOWN	
6089	4"	UNKNOWN	UNKNOWN	
6090	4"	UNKNOWN	UNKNOWN	
6091	4"	UNKNOWN	UNKNOWN	
6092	4"	UNKNOWN	UNKNOWN	
6093	4"	UNKNOWN	UNKNOWN	
6094	4"	UNKNOWN	UNKNOWN	
6095	4"	UNKNOWN	UNKNOWN	
6096	4"	UNKNOWN	UNKNOWN	
6097	4"	UNKNOWN	UNKNOWN	
6098	4"	UNKNOWN	UNKNOWN	
6099	4"	UNKNOWN	UNKNOWN	
6102	4"	UNKNOWN	UNKNOWN	
6103	4"	UNKNOWN	UNKNOWN	
6104	4"	UNKNOWN	UNKNOWN	
6105	4"	UNKNOWN	UNKNOWN	
6106	4"	UNKNOWN	UNKNOWN	
6107	4"	UNKNOWN	UNKNOWN	
6108	4"	UNKNOWN	UNKNOWN	
6109	4"	UNKNOWN	UNKNOWN	
6110	4"	UNKNOWN	UNKNOWN	
6111	4"	UNKNOWN	UNKNOWN	
6112	4"	UNKNOWN	UNKNOWN	
6113	4"	UNKNOWN	UNKNOWN	
6114	4"	UNKNOWN	UNKNOWN	
6115	4"	UNKNOWN	UNKNOWN	
6116	4"	UNKNOWN	UNKNOWN	
6117	14"	COCONUT PALM	COCOS NUCIFERA	
6118	6"	COCONUT PALM	COCOS NUCIFERA	
6119	6"	COCONUT PALM	COCOS NUCIFERA	
6120	6"	COCONUT PALM	COCOS NUCIFERA	
6122	19"	ROYAL PALM	ROYSTONEA REGIA	
6123	17"	ROYAL PALM	ROYSTONEA REGIA	
6125	18"	ROYAL PALM	ROYSTONEA REGIA	
6128	18"	ROYAL PALM	ROYSTONEA REGIA	
6129	18"	ROYAL PALM	ROYSTONEA REGIA	
6130	18"	ROYAL PALM	ROYSTONEA REGIA	
6131	18"	ROYAL PALM	ROYSTONEA REGIA	
6132	22"	ROYAL PALM	ROYSTONEA REGIA	
6133	18"	ROYAL PALM	ROYSTONEA REGIA	
6134	18"	ROYAL PALM	ROYSTONEA REGIA	
6135	11"	COCONUT PALM	COCOS NUCIFERA	
6136	16"	COCONUT PALM	COCOS NUCIFERA	
6137	12"	COCONUT PALM	COCOS NUCIFERA	
6138	10"	COCONUT PALM	COCOS NUCIFERA	
6139	10"	COCONUT PALM	COCOS NUCIFERA	
6140	12"	COCONUT PALM	COCOS NUCIFERA	
6141	8"	COCONUT PALM	COCOS NUCIFERA	

Boundary Survey For:

MCI PROPERTIES LLC, A DELAWARE LIMITED LIABILITY COMPANY

WALLACE SURVEYING CORP. LICENSED BUSINESS # 4989
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA, 33407 * (561) 640-4551

FIELD: J.P. & B.M.	JOB No.: 21-1184	F.B. PB308 PG. 42
OFFICE: S.W.	DATE: 03/20/21	DWG. No.: 21-1184
C'K'D.: C.W.	REF.: 21-1184.DWG	SHEET: 2 OF 2

1 S-100 SURVEY - BY OTHERS

FINAL SUBMISSION
July 28, 2025

MCI PROPERTIES LLC

10 Tarpon Isle
Palm Beach, Florida

Designers:
Rafael De Càrdenas
611 Broadway, Studio 627
New York, NY 10012
212-965-8755

Architects:
Cooper Robertson
40 Fulton Street, 21st Fl
New York, NY 10038
212-247-1717

REVISION

No.:	Date:	Description:
04	07/28/25	Final Submission
03	07/07/25	Second Submission
02	06/20/25	First Submission
01	06/09/25	Arch. & Landmarks Preservation Comm.
00	04/07/25	Arch. & Landmarks Preservation Comm.
No.:	Date:	Description:

ISSUE

Notes:

PROPOSED ALTERATIONS

NOT FOR CONSTRUCTION

© COOPER ROBERTSON RAFAELDECARDENAS™

Drawing Title:

SURVEY

STATE OF FLORIDA ROBERT KIRK REGISTERED ARCHITECT AR92457

Scale:	
Date:	June 09, 2025
Project No.:	24018.00
Drawing No.:	S-100
Sheet No.:	

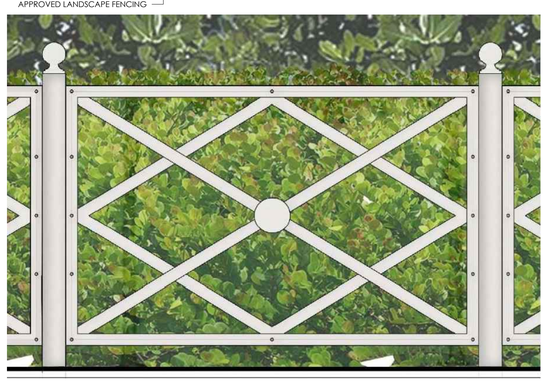
BRIDGE RENDERING - PROPOSED ELEVATION



EXISTING GUARDRAIL - INSPIRATION FOR NEW GUARDRAIL



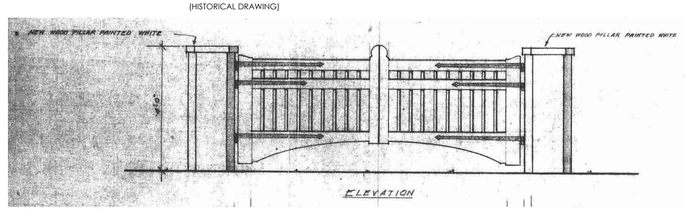
NEW BRIDGE GUARDRAIL TO MATCH APPROVED LANDSCAPE FENCING



BRIDGE RENDERING - PROPOSED ENTRY GATE



PROPOSED GATE AND PIERS - (HISTORICAL DRAWING)



FINAL SUBMISSION
July 28, 2025

MCI PROPERTIES LLC

10 Tarpon Isle
Palm Beach, Florida

Designers:
Rafael De Càrdenas
611 Broadway, Studio 627
New York, NY 10012
212-965-8755

Architects:
Cooper Robertson
40 Fulton Street, 21st Fl
New York, NY 10038
212-247-1717

REVISION

No.:	Date:	Description:
04	07/28/25	Final Submission
03	07/07/25	Second Submission
02	06/20/25	First Submission
01	06/09/25	Arch. & Landmarks Preservation Comm.
00	04/07/25	Arch. & Landmarks Preservation Comm.
No.:	Date:	Description:

ISSUE

Notes:

PROPOSED ALTERATIONS

NOT FOR CONSTRUCTION

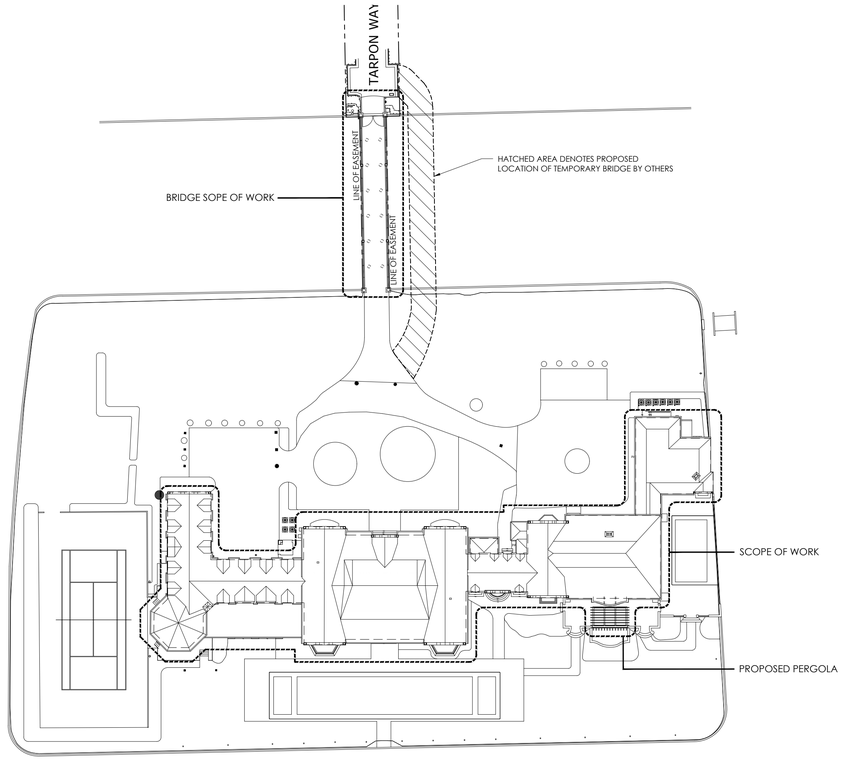
© COOPER ROBERTSON RAFAELDECARDENAS™

Drawing Title:

PROPOSED BRIDGE EXTERIOR RENDERINGS

STATE OF FLORIDA · JOHN ROBERT KIRK · AR92457 · REGISTERED ARCHITECT

Scale:	N/A
Date:	June 09, 2025
Project No.:	24018.00
Drawing No.:	B-100
Sheet No.:	



1 B-101 SITE PLAN - PROPOSED SCOPE OF WORK
SCALE - 1" = 40' - 0"

Line #	Zoning Legend			
1	**Property Address:**	10 Tarpon Isle, Palm Beach FL		
2	**Zoning District:**	R-A Estate Residential		
3	**Lot Area (sq. ft.):**	98,830.5 SF		
4	**Lot Width (W) & Depth (D) (ft.):**	369.07' x 225.15'		
5	**Structure Type:** (Single Family, Multi-Family, Comm., Other)	2 Story Single Family Residence		
6	**FEMA Flood Zone Designation:**	Zone AE / Elev 8		
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 %)	24,708 SF / 25%	23,844.5 SF / 24.12%	284.2 / 0.29 %
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc)		N/C	
12	*Front Yard Setback (Ft.)	35' - N	N/C	
13	* Side Yard Setback (1st Story) (Ft.)		N/A	
14	* Side Yard Setback (2nd Story) (Ft.)	30' - E & W	N/C	
15	*Rear Yard Setback (Ft.)	15' - S	N/C	
16	Angle of Vision (Deg.)	120	N/C	
17	Building Height (Ft.)	25'	N/C	
18	Overall Building Height (Ft.)	35'	N/C	
19	Cubic Content Ratio (CCR) (R-B ONLY)		N/A	
20	** Max. Fill Added to Site (Ft.)		N/A	
21	Finished Floor Elev. (FFE)(NAVD)	7.00 NAVD	N/C	
22	Base Flood Elevation (BFE)(NAVD)	6.00 NAVD	N/C	
23	Landscape Open Space (LOS) (Sq Ft and %)	49,416.5 / 50%	N/C	
24	Perimeter LOS (Sq Ft and %)		N/A	
25	Front Yard LOS (Sq Ft and %)	5,833.35/ 45%	N/C	
26	*** Native Plant Species %	*Please refer to TOPB Landscape Legend.*		

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

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

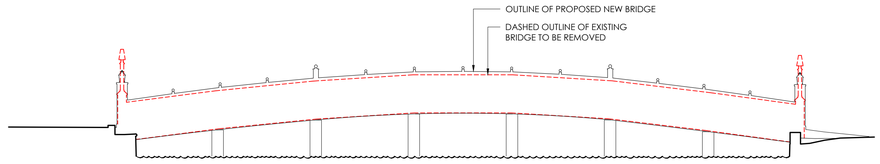
**** Provide Native plant species info per category as required by Ord. 003-2023 on separate TOPB Landscape Legend*

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

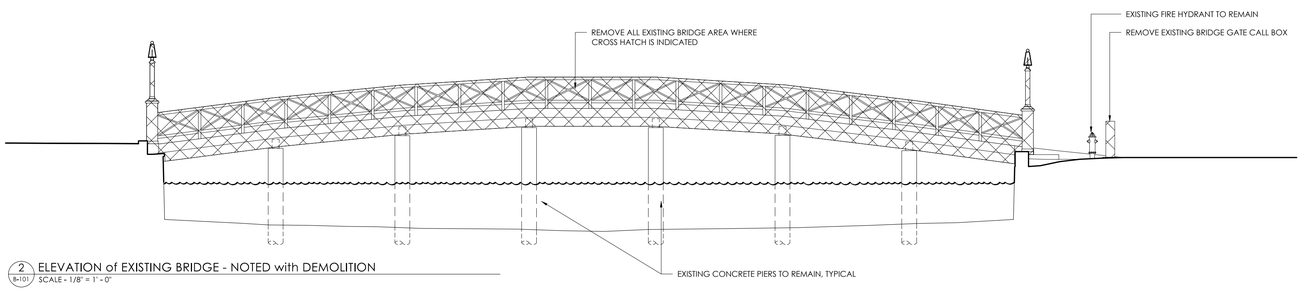
REV BF 20230626

GENERAL BRIDGE NOTES

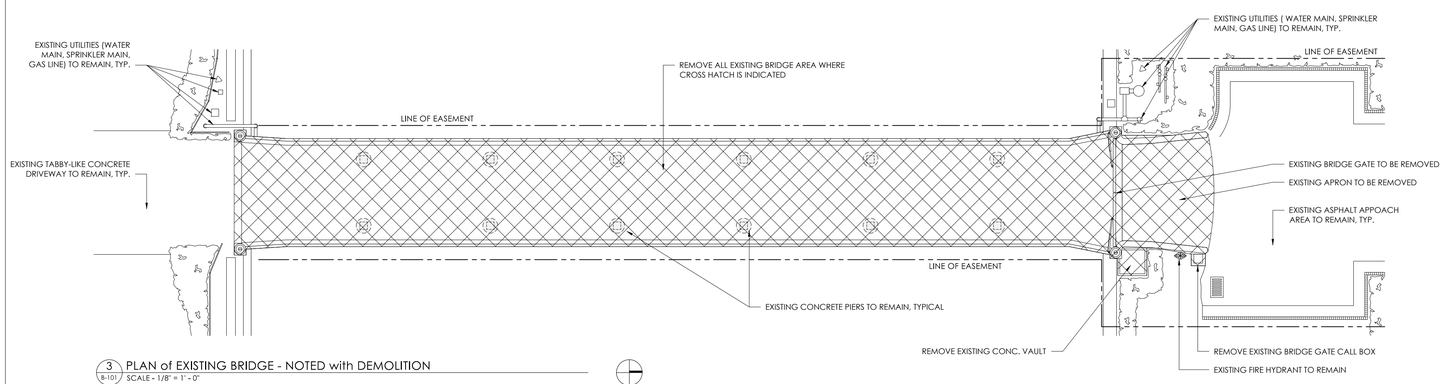
1. NEW CONCRETE AND STEEL BRIDGE TO CONFORM TO ALL FLORIDA BUILD CODES AND AASHTO VEHICULAR STANDARDS.
2. TOWN OF PALM BEACH BUILDING DEPARTMENT TO BE CONSULTED TO DETERMINE REQUIRED ACCESS OVER NEW BRIDGE.
3. STRUCTURAL ENGINEER TO COORDINATE PROPOSED BRIDGE STRUCTURE, INCLUDING EXISTING PIERS, NEW STEEL SUPER-STRUCTURE, METAL DECKING AND CONCRETE TOPPING, AND ANYTHING ELSE REQUIRING STRUCTURAL COORDINATION.
4. STRUCTURAL ENGINEER TO COORDINATE ON NON-BRIDGE STRUCTURAL ITEMS, SUCH AS STONE PIERS, GUARDRAIL, TIRE CURB AND ENTRY GATE.
5. LIGHTING CONSULTANT TO COORDINATE ON PROPOSED BRIDGE LIGHTING, IN COMPLIANCE WITH ALL LOCAL AGENCIES.
6. THE PROPOSED BRIDGE DESIGN TO COMPLY WITH NFPA 1 CHAPTER 18.



4 B-101 DIAGRAM - OVERLAY of PROPOSED BRIDGE & EXISTING BRIGE
SCALE: NTS



2 B-101 ELEVATION of EXISTING BRIDGE - NOTED with DEMOLITION
SCALE - 1/8" = 1' - 0"



3 B-101 PLAN of EXISTING BRIDGE - NOTED with DEMOLITION
SCALE - 1/8" = 1' - 0"

FINAL SUBMISSION
July 28, 2025

MCI PROPERTIES LLC

10 Tarpon Isle
Palm Beach, Florida

Designers:
Rafael De Càrdenas
611 Broadway, Studio 627
New York, NY 10012
212-965-8755

Architects:
Cooper Robertson
40 Fulton Street, 21st Fl
New York, NY 10038
212-247-1717

REVISION		
No.:	Date:	Description:
04	07/28/25	Final Submission
03	07/07/25	Second Submission
02	06/20/25	First Submission
01	06/09/25	Arch. & Landmarks Preservation Comm.
00	04/07/25	Arch. & Landmarks Preservation Comm.
No.:	Date:	Description:
ISSUE		

Notes:

PROPOSED ALTERATIONS

NOT FOR CONSTRUCTION

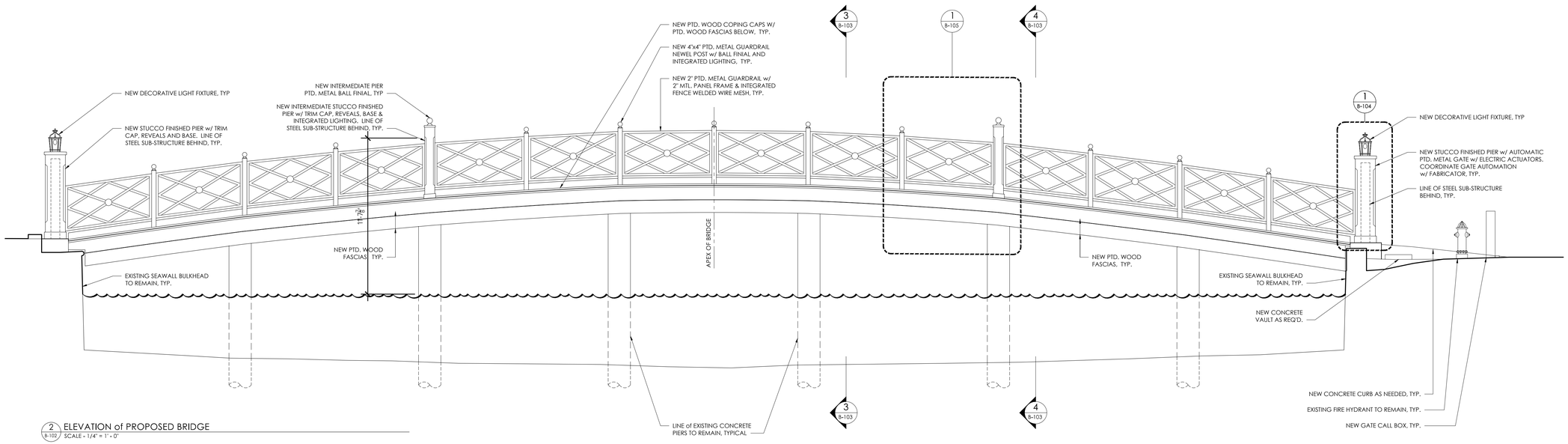
© COOPER ROBERTSON RAFAELDECARDENAS™

Drawing Title:

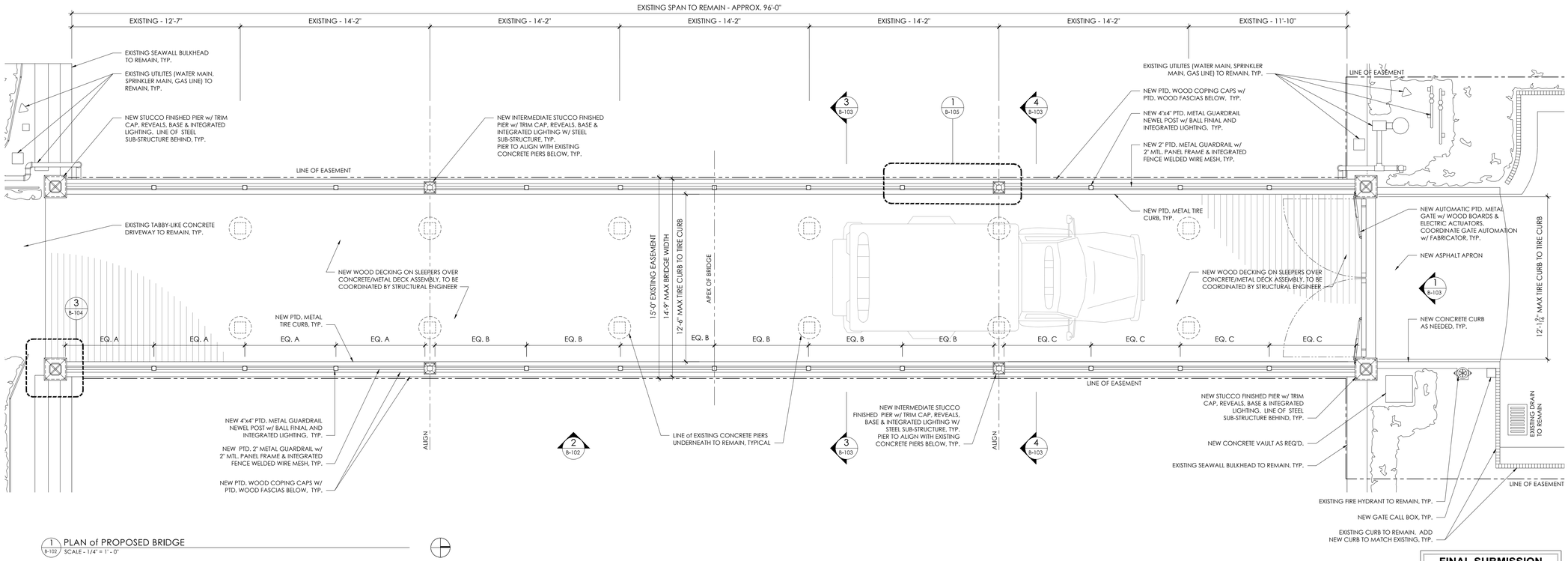
BRIDGE - SITE PLAN, DEMOLITION & DIAGRAM

STATE OF FLORIDA — STEVEN ROBERT KIRK — REGISTERED ARCHITECT — AR92457

Scale:	As Noted
Date:	June 09, 2025
Project No.:	24018.00
Drawing No.:	B-101
Sheet No.:	



2 B-102 ELEVATION of PROPOSED BRIDGE
SCALE - 1/4" = 1'- 0"



1 B-102 PLAN of PROPOSED BRIDGE
SCALE - 1/4" = 1'- 0"

FINAL SUBMISSION
July 28, 2025

MCI PROPERTIES LLC

10 Tarpon Isle
Palm Beach, Florida

Designers:
Rafael De Càrdenas
611 Broadway, Studio 627
New York, NY 10012
212-965-8755

Architects:
Cooper Robertson
40 Fulton Street, 21st Fl
New York, NY 10038
212-247-1717

REVISION		
No.:	Date:	Description:
04	07/28/25	Final Submission
03	07/07/25	Second Submission
02	06/20/25	First Submission
01	06/09/25	Arch. & Landmarks Preservation Comm.
00	04/07/25	Arch. & Landmarks Preservation Comm.
No.:	Date:	Description:
ISSUE		

Notes:

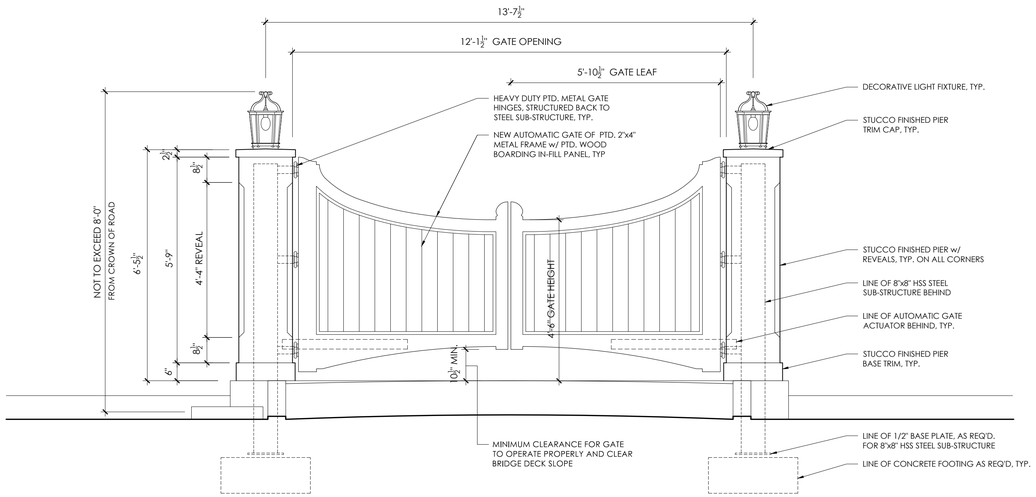
PROPOSED ALTERATIONS
NOT FOR CONSTRUCTION

© COOPER ROBERTSON RAFAELDECARDENAS™

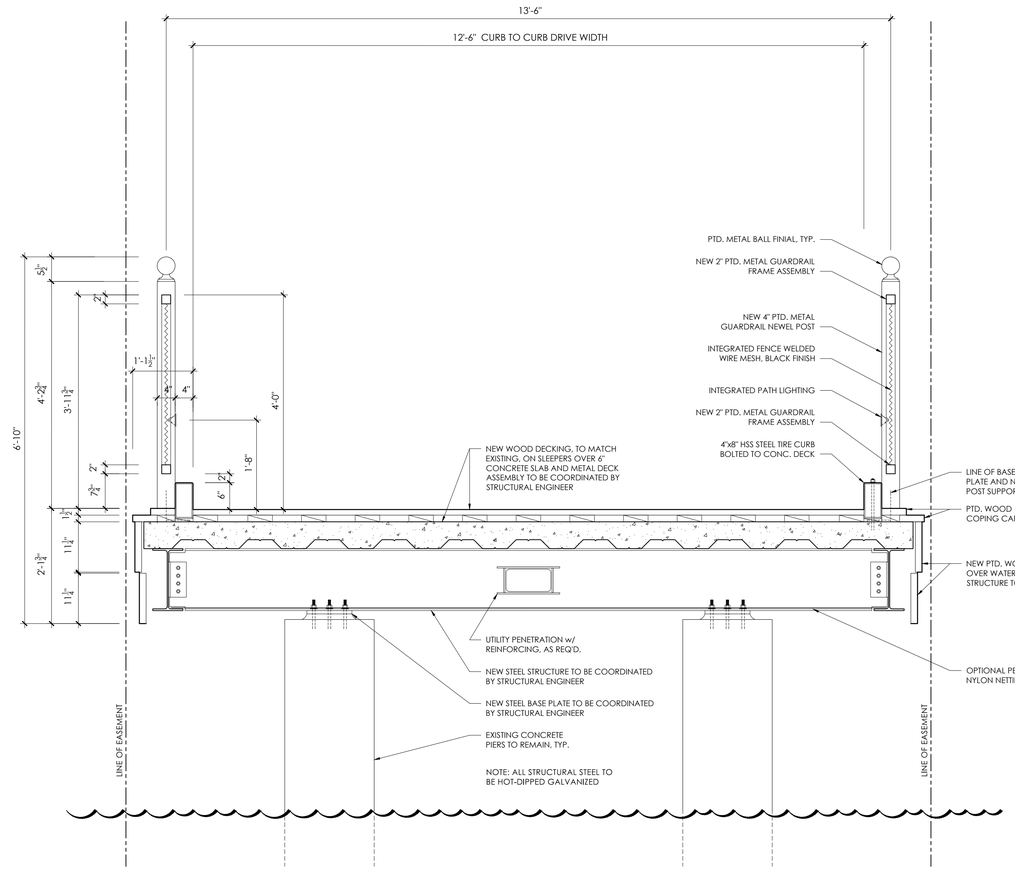
Drawing Title:
BRIDGE - PROPOSED PLAN & ELEVATION

STATE OF FLORIDA — JOHN ROBERT KIRBY — AR92457 — REGISTERED ARCHITECT

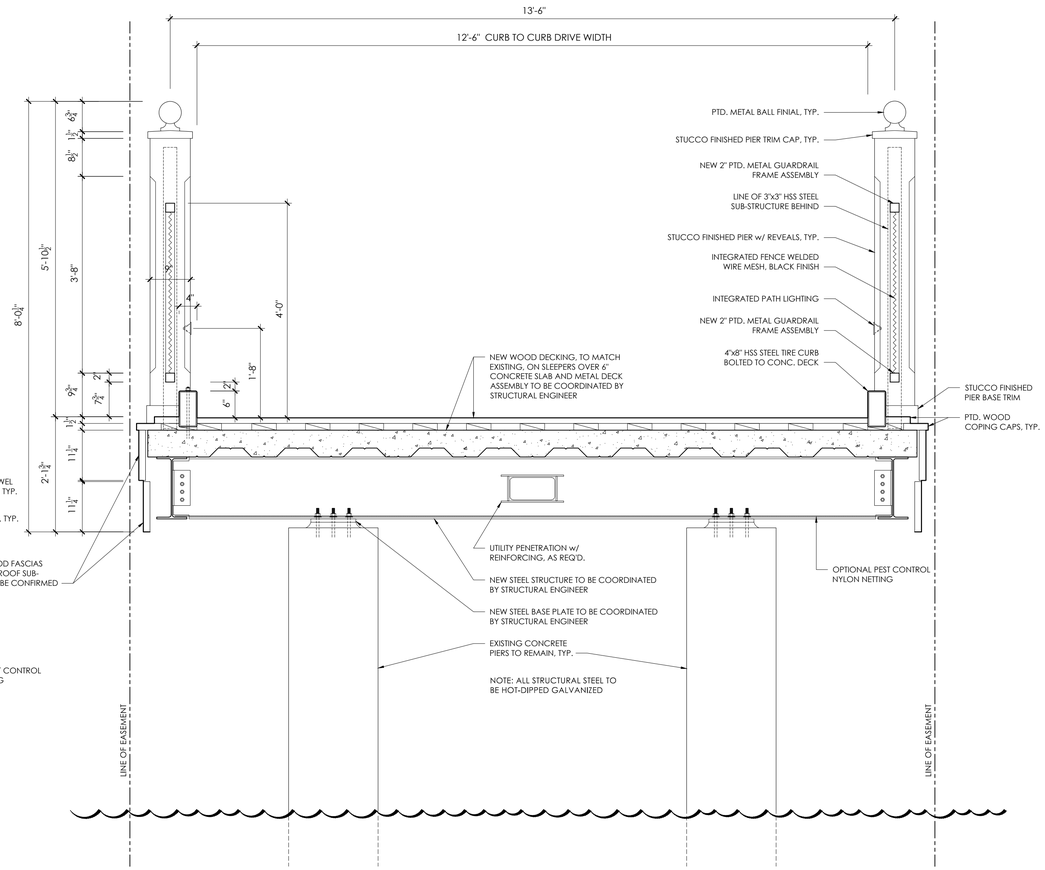
Scale:	1/4" = 1'-0"
Date:	June 09, 2025
Project No.:	24018.00
Drawing No.:	B-102
Sheet No.:	



1 / B-103 ELEVATION of PROPOSED BRIDGE - AUTOMATIC GATE
SCALE - 1/2" = 1' - 0"



3 / B-103 SECTION of PROPOSED BRIDGE A-A
SCALE - 3/4" = 1' - 0"



3 / B-103 SECTION of PROPOSED BRIDGE A-A
SCALE - 3/4" = 1' - 0"

FINAL SUBMISSION
July 28, 2025

MCI PROPERTIES LLC

10 Tarpon Isle
Palm Beach, Florida

Designers:
Rafael De Càrdenas
611 Broadway, Studio 627
New York, NY 10012
212-965-8755

Architects:
Cooper Robertson
40 Fulton Street, 21st Fl
New York, NY 10038
212-247-1717

REVISION

No.:	Date:	Description:
04	07/28/25	Final Submission
03	07/07/25	Second Submission
02	06/20/25	First Submission
01	06/09/25	Arch. & Landmarks Preservation Comm.
00	04/07/25	Arch. & Landmarks Preservation Comm.
No.:	Date:	Description:
ISSUE		

Notes:

PROPOSED ALTERATIONS

NOT FOR CONSTRUCTION

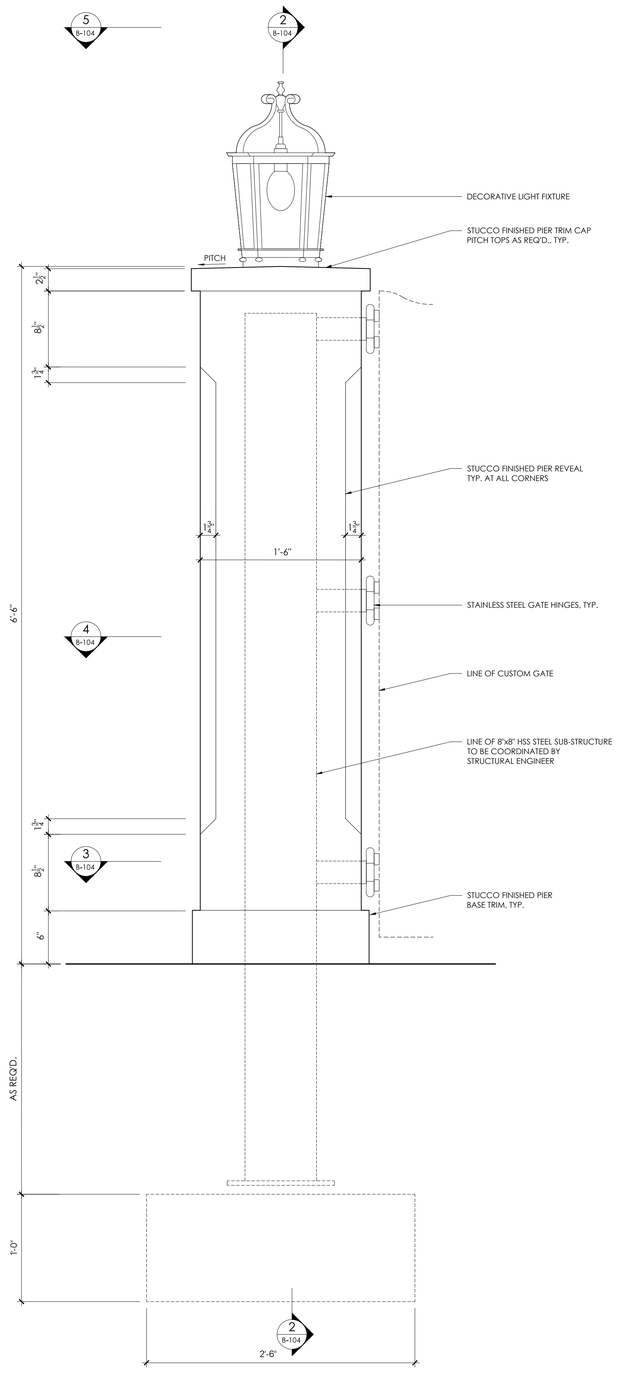
© COOPER ROBERTSON RAFAELDECARDENAS™

Drawing Title:

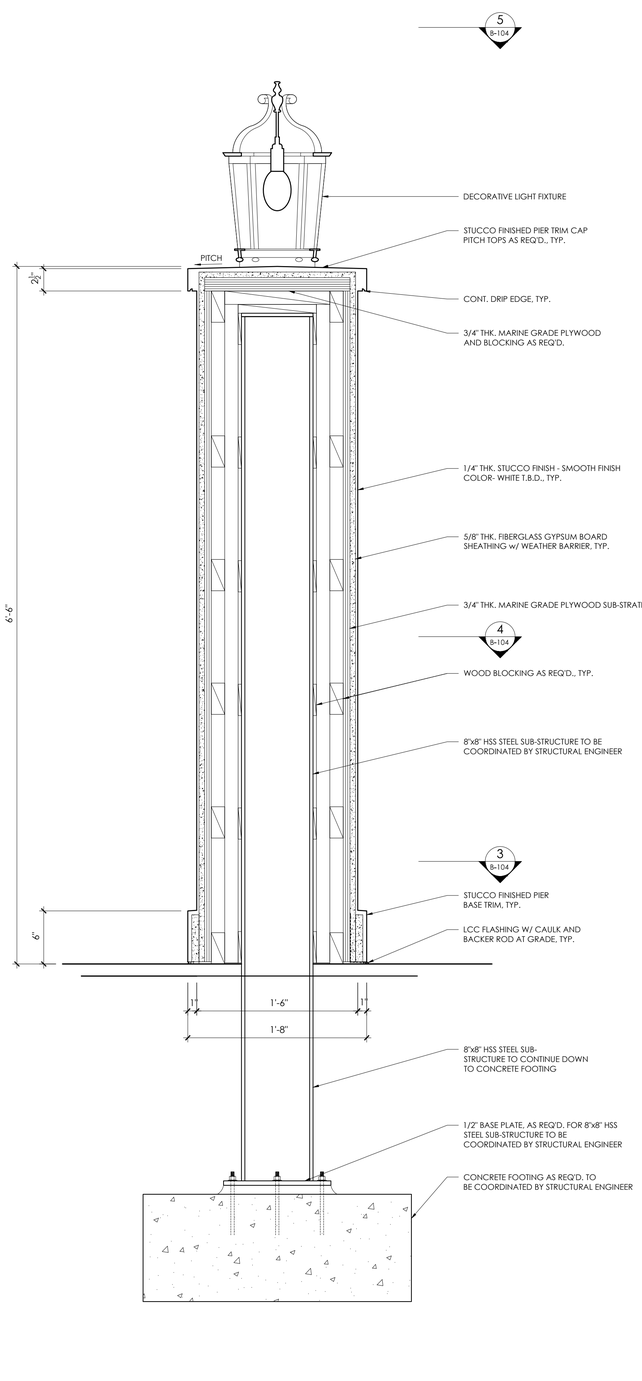
BRIDGE - ELEVATIONS & SECTIONS

STATE OF FLORIDA · STEVEN ROBERT KIRK · AR02457 · REGISTERED ARCHITECT

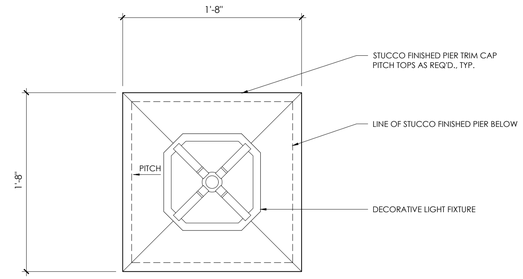
Scale:	As Noted
Date:	June 09, 2025
Project No.:	24018.00
Drawing No.:	B-103
Sheet No.:	



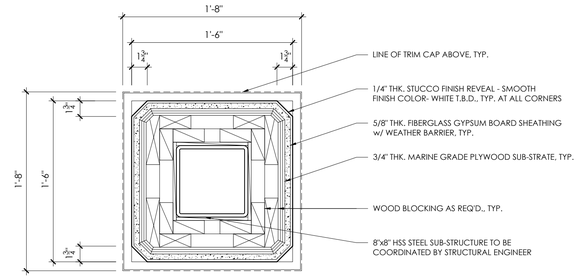
1 DETAIL ELEVATION of BRIDGE PIER
B-104 SCALE - 1-1/2" = 1' - 0"



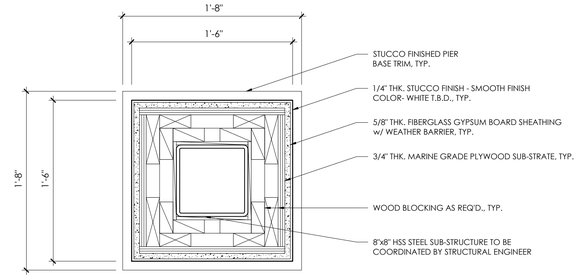
2 SECTION thru BRIDGE PIER
B-104 SCALE - 1-1/2" = 1' - 0"



5 DETAIL PLAN of BRIDGE PIER - AT TOP
B-104 SCALE - 1-1/2" = 1' - 0"



4 DETAIL PLAN of BRIDGE PIER - THRU PANEL
B-104 SCALE - 1-1/2" = 1' - 0"



3 DETAIL PLAN of BRIDGE PIER - BASE
B-104 SCALE - 1-1/2" = 1' - 0"

FINAL SUBMISSION
July 28, 2025

MCI PROPERTIES LLC

10 Tarpon Isle
Palm Beach, Florida

Designers:
Rafael De Càrdenas
611 Broadway, Studio 627
New York, NY 10012
212-965-8755

Architects:
Cooper Robertson
40 Fulton Street, 21st Fl
New York, NY 10038
212-247-1717

REVISION		
No.:	Date:	Description:
04	07/28/25	Final Submission
03	07/07/25	Second Submission
02	06/20/25	First Submission
01	06/09/25	Arch. & Landmarks Preservation Comm.
00	04/07/25	Arch. & Landmarks Preservation Comm.
No.:	Date:	Description:
ISSUE		

Notes:

PROPOSED ALTERATIONS

NOT FOR CONSTRUCTION

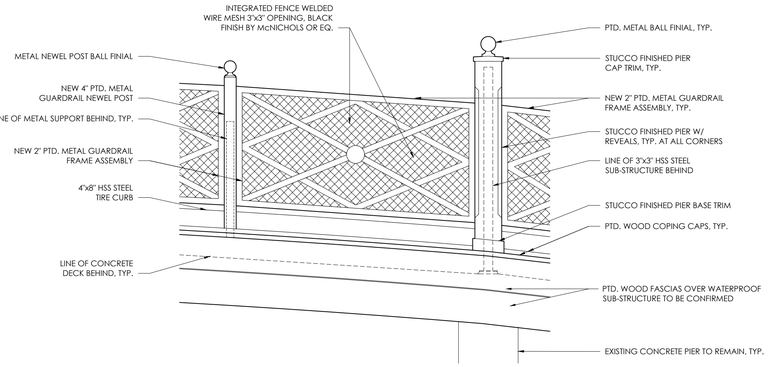
© COOPER ROBERTSON RAFAELDECARDENAS™

Drawing Title:

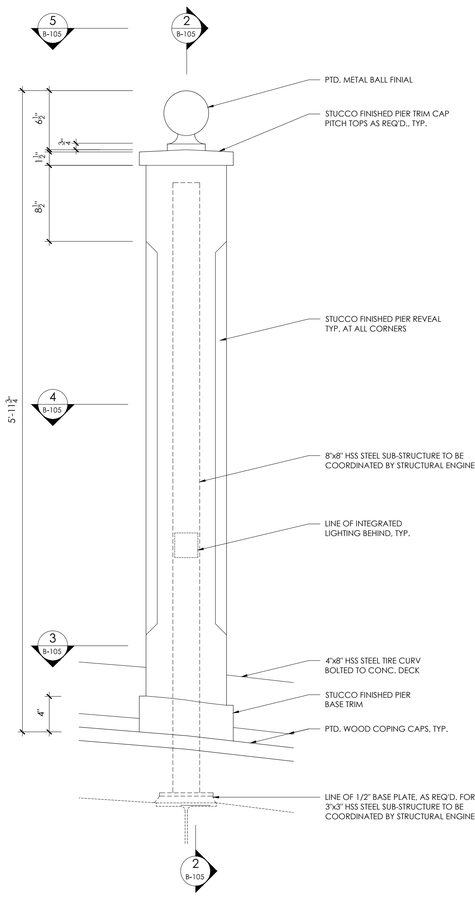
BRIDGE - PIER DETAILS

STATE OF FLORIDA
JOHN ROBERT KIRBY
AR92457
REGISTERED ARCHITECT

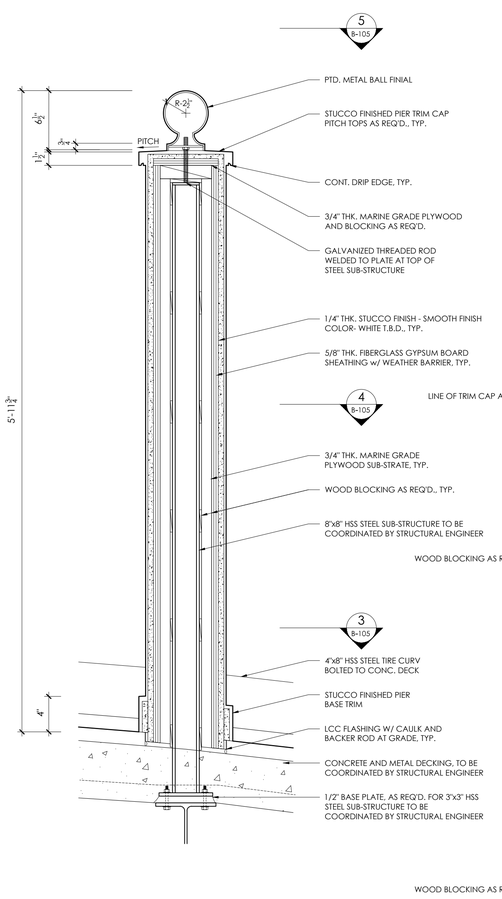
Scale:	As Noted
Date:	June 09, 2025
Project No.:	24018.00
Drawing No.:	B-104
Sheet No.:	



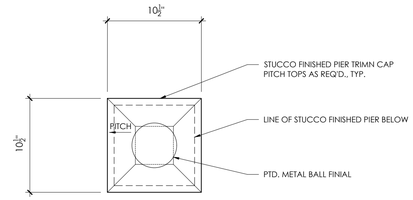
1 B-105 DETAIL ELEVATION of BRIDGE
SCALE - 1/2" = 1' - 0"



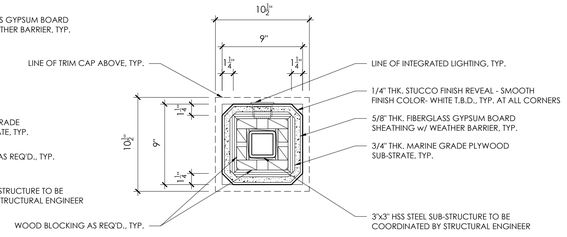
1 B-105 DETAIL ELEVATION of INTERMEDIATE BRIDGE PIER
SCALE - 1-1/2" = 1' - 0"



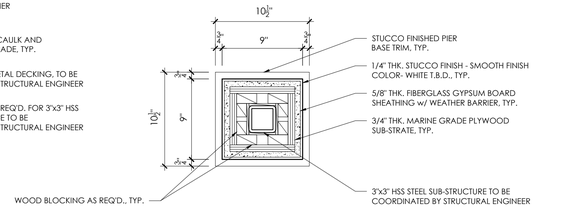
2 B-105 SECTION thru INTERMEDIATE BRIDGE PIER
SCALE - 1-1/2" = 1' - 0"



5 B-105 DETAIL PLAN thru INTERMEDIATE BRIDGE PIER - AT TOP
SCALE - 1-1/2" = 1' - 0"



4 B-105 DETAIL PLAN thru INTERMEDIATE BRIDGE PIER - MIDDLE
SCALE - 1-1/2" = 1' - 0"



3 B-105 DETAIL PLAN thru INTERMEDIATE BRIDGE PIER - BASE
SCALE - 1-1/2" = 1' - 0"

FINAL SUBMISSION
July 28, 2025

MCI PROPERTIES LLC

10 Tarpon Isle
Palm Beach, Florida

Designers:
Rafael De Càrdenas
611 Broadway, Studio 627
New York, NY 10012
212-965-8755

Architects:
Cooper Robertson
40 Fulton Street, 21st Fl
New York, NY 10038
212-247-1717

REVISION

No.:	Date:	Description:
04	07/28/25	Final Submission
03	07/07/25	Second Submission
02	06/20/25	First Submission
01	06/09/25	Arch. & Landmarks Preservation Comm.
00	04/07/25	Arch. & Landmarks Preservation Comm.
No.:	Date:	Description:

ISSUE

Notes:

PROPOSED ALTERATIONS

NOT FOR CONSTRUCTION

© COOPER ROBERTSON RAFAELDECARDENAS™

Drawing Title:

BRIDGE - DETAIL ELEVATION & PIER DETAILS

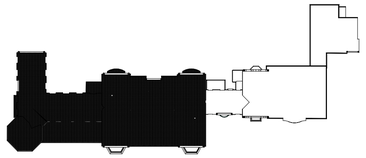
STATE OF FLORIDA · JOHN ROBERT KING · AR92457 · REGISTERED ARCHITECT

Scale:	As Noted
Date:	June 09, 2025
Project No.:	24018.00
Drawing No.:	B-105
Sheet No.:	

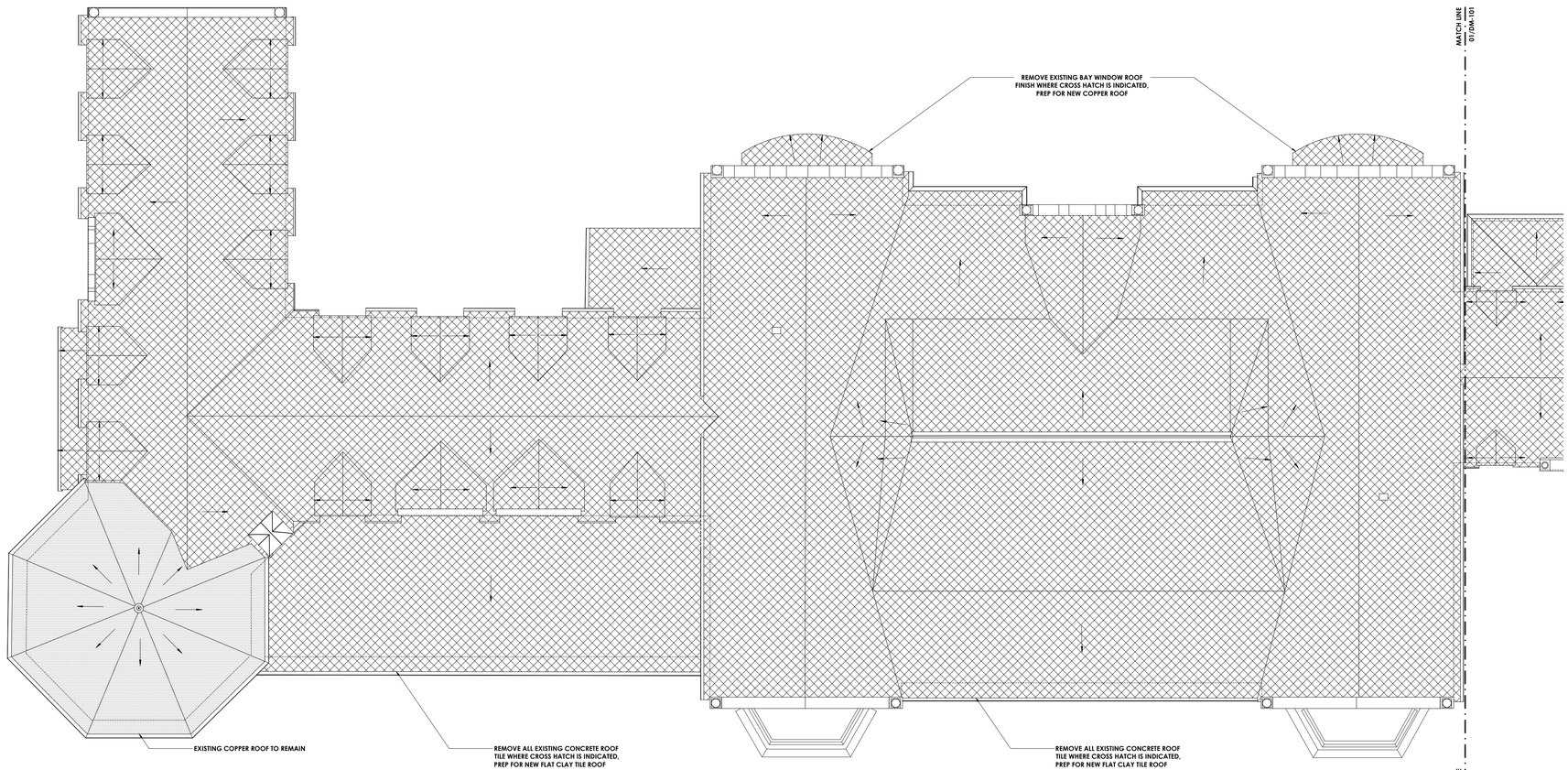
EXISTING ROOF TILE & STANDING SEAM METAL TO BE REPLACED

NEW FLAT CLAY ROOF TILE

EXISTING COPPER ROOF; NEW ROOFS, WHERE NOTED, TO MATCH



KEY PLAN



1 DM-100 ROOF PLAN - WEST
SCALE: 1/8" = 1'-0"

N

FINAL SUBMISSION
July 28, 2025

MCI PROPERTIES LLC

10 Tarpon Isle
Palm Beach, Florida

Designers:
Rafael De Càrdenas
611 Broadway, Studio 627
New York, NY 10012
212-965-8755

Architects:
Cooper Robertson
40 Fulton Street, 21th Fl
New York, NY 10038
212-247-1717

REVISION

No.:	Date:	Description:
04	07/28/25	Final Submission
03	07/07/25	Second Submission
02	06/20/25	First Submission
01	06/09/25	Arch. & Landmarks Preservation Comm.
00	04/07/25	Arch. & Landmarks Preservation Comm.
No.:	Date:	Description:

ISSUE

Notes:

PROPOSED ALTERATIONS

NOT FOR CONSTRUCTION

© COOPER ROBERTSON RAFAELDECARDENAS™

Drawing Title:

DEMO ROOF PLAN: *WEST*

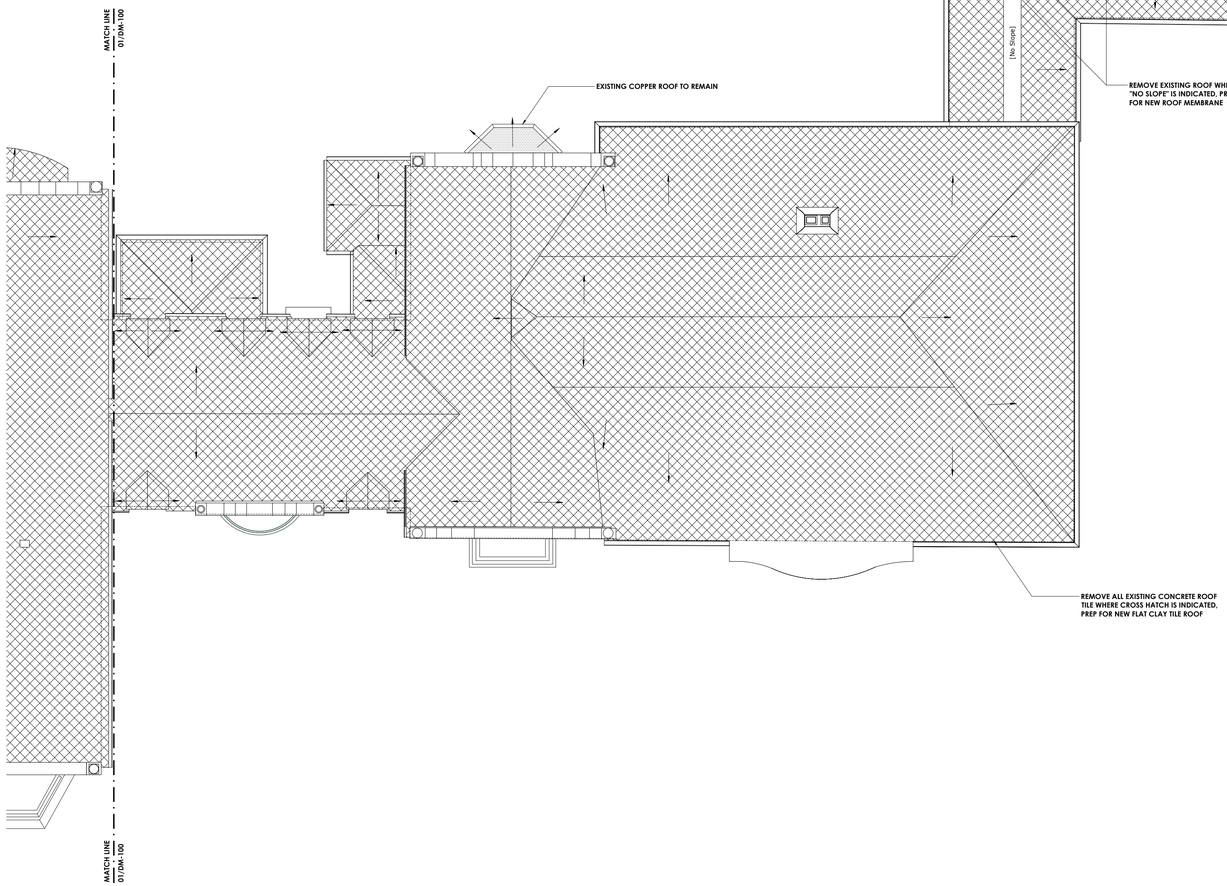
STATE OF FLORIDA
JOHN ROBERT KIRK
AR92457
REGISTERED ARCHITECT

Scale:	1/8" = 1' - 0"
Date:	June 09, 2025
Project No.:	24018.00
Drawing No.:	DM-100
Sheet No.:	

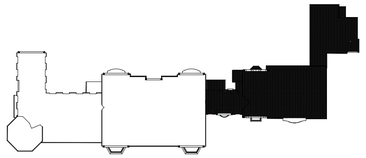
EXISTING ROOF TILE & STANDING SEAM METAL TO BE REPLACED

NEW FLAT CLAY ROOF TILE

EXISTING COPPER ROOF; NEW ROOFS, WHERE NOTED, TO MATCH



1 ROOF PLAN - EAST
DM-101 SCALE: 1/8" = 1'-0"



KEY PLAN

N

FINAL SUBMISSION
July 28, 2025

MCI PROPERTIES LLC

10 Tarpon Isle
Palm Beach, Florida

Designers:
Rafael De Càrdenas
611 Broadway, Studio 627
New York, NY 10012
212-965-8755

Architects:
Cooper Robertson
40 Fulton Street, 21th Fl
New York, NY 10038
212-247-1717

REVISION

No.:	Date:	Description:
04	07/28/25	Final Submission
03	07/07/25	Second Submission
02	06/20/25	First Submission
01	06/09/25	Arch. & Landmarks Preservation Comm.
00	04/07/25	Arch. & Landmarks Preservation Comm.
No.:	Date:	Description:

ISSUE

Notes:

PROPOSED ALTERATIONS

NOT FOR CONSTRUCTION

© COOPER ROBERTSON RAFAELDECARDENAS™

Drawing Title:

DEMO ROOF PLAN: *EAST*

STATE OF FLORIDA
ALAN ROBERT KIRK
AR92457
REGISTERED ARCHITECT

Scale:	1/8" = 1' - 0"
Date:	June 09, 2025
Project No.:	24018.00
Drawing No.:	DM-101
Sheet No.:	

EXISTING ROOF TILE & STANDING SEAM METAL TO BE REPLACED

NEW FLAT CLAY ROOF TILE

EXISTING COPPER ROOF; NEW ROOFS, WHERE NOTED, TO MATCH



2 EXTERIOR ELEVATIONS - NORTH EAST
DM-200 SCALE: 1/8" = 1'-0"



1 EXTERIOR ELEVATIONS - NORTH WEST
DM-200 SCALE: 1/8" = 1'-0"

FINAL SUBMISSION
July 28, 2025

MCI PROPERTIES LLC

10 Tarpon Isle
Palm Beach, Florida

Designers:
Rafael De Càrdenas
611 Broadway, Studio 627
New York, NY 10012
212-965-8755

Architects:
Cooper Robertson
40 Fulton Street, 21th Fl
New York, NY 10038
212-247-1717

REVISION

No.:	Date:	Description:
04	07/28/25	Final Submission
03	07/07/25	Second Submission
02	06/20/25	First Submission
01	06/09/25	Arch. & Landmarks Preservation Comm.
00	04/07/25	Arch. & Landmarks Preservation Comm.
No.:	Date:	Description:
ISSUE		

Notes:

PROPOSED ALTERATIONS

NOT FOR CONSTRUCTION

© COOPER ROBERTSON RAFAELDECARDENAS™

Drawing Title:

EXISTING (DEMO) EXTERIOR ELEVATIONS: *NORTH*

STATE OF FLORIDA JOHN ROBERT KIRK AR92457 REGISTERED ARCHITECT

Scale:	1/8" = 1' - 0"
Date:	June 09, 2025
Project No.:	24018.00
Drawing No.:	DM-200
Sheet No.:	

EXISTING ROOF TILE & STANDING SEAM METAL TO BE REPLACED

NEW FLAT CLAY ROOF TILE

EXISTING COPPER ROOF; NEW ROOFS, WHERE NOTED, TO MATCH



2 EXTERIOR ELEVATIONS - EAST
DM-201 SCALE: 1/8" = 1'-0"



1 EXTERIOR ELEVATIONS - WEST
DM-201 SCALE: 1/8" = 1'-0"

FINAL SUBMISSION
July 28, 2025

MCI PROPERTIES LLC

10 Tarpon Isle
Palm Beach, Florida

Designers:
Rafael De Càrdenas
611 Broadway, Studio 627
New York, NY 10012
212-965-8755

Architects:
Cooper Robertson
40 Fulton Street, 21th Fl
New York, NY 10038
212-247-1717

REVISION

No.:	Date:	Description:
04	07/28/25	Final Submission
03	07/07/25	Second Submission
02	06/20/25	First Submission
01	06/09/25	Arch. & Landmarks Preservation Comm.
00	04/07/25	Arch. & Landmarks Preservation Comm.
No.:	Date:	Description:

ISSUE

Notes:

PROPOSED ALTERATIONS

NOT FOR CONSTRUCTION

© COOPER ROBERTSON RAFAELDECARDENAS™

Drawing Title:

EXISTING (DEMO) EXTERIOR ELEVATIONS: *WEST, EAST*

STATE OF FLORIDA · ROBERT F. KIRK · AR02457 · REGISTERED ARCHITECT

Scale:	1/8" = 1' - 0"
Date:	June 09, 2025
Project No.:	24018.00
Drawing No.:	DM-201
Sheet No.:	

EXISTING ROOF TILE & STANDING SEAM METAL TO BE REPLACED

NEW FLAT CLAY ROOF TILE

EXISTING COPPER ROOF; NEW ROOFS, WHERE NOTED, TO MATCH



2 EXTERIOR ELEVATIONS - SOUTH EAST
DM-202 SCALE: 1/8" = 1'-0"



1 EXTERIOR ELEVATIONS - SOUTH WEST
DM-202 SCALE: 1/8" = 1'-0"

FINAL SUBMISSION
July 28, 2025

MCI PROPERTIES LLC

10 Tarpon Isle
Palm Beach, Florida

Designers:
Rafael De Càrdenas
611 Broadway, Studio 627
New York, NY 10012
212-965-8755

Architects:
Cooper Robertson
40 Fulton Street, 21th Fl
New York, NY 10038
212-247-1717

REVISION

No.:	Date:	Description:
04	07/28/25	Final Submission
03	07/07/25	Second Submission
02	06/20/25	First Submission
01	06/09/25	Arch. & Landmarks Preservation Comm.
00	04/07/25	Arch. & Landmarks Preservation Comm.
No.:	Date:	Description:
ISSUE		

Notes:

PROPOSED ALTERATIONS

NOT FOR CONSTRUCTION

© COOPER ROBERTSON RAFAELDECARDENAS™

Drawing Title:

EXISTING (DEMO) EXTERIOR ELEVATIONS: *SOUTH*

STATE OF FLORIDA
JOHN ROBERT KIRK
AR92457
REGISTERED ARCHITECT

Scale:	1/8" = 1' - 0"
Date:	June 09, 2025
Project No.:	24018.00
Drawing No.:	DM-202
Sheet No.:	

PROPOSED EXTERIOR MODIFICATIONS

NORTH RENDERING





FLAT CLAY ROOF TILE, VINTAGE RED; *PROPOSED AT ALL ROOF LINES WHERE COPPER IS NOT NOTED



PROPOSED SHUTTER COLOR: BM MOON SHADOW, 1516



STANDING SEAM COPPER ROOF AT BAY WINDOWS TO THE LEFT / RIGHT OF MAIN ENTRANCE; *NEW COPPER TO MATCHING EXISTING SHOWN ABOVE



PECKY CYPRESS WOOD BEAM CEILINGS PROPOSED AT ALL EXPOSED EXTERIOR CEILINGS



PAINTED GUARDRAILS AT ALL SECOND FLOOR BALCONIES AND TERRACES

FINAL SUBMISSION
July 28, 2025

MCI PROPERTIES LLC

10 Tarpon Isle
Palm Beach, Florida

Designers:
Rafael De Càrdenas
611 Broadway, Studio 627
New York, NY 10012
212-965-8755

Architects:
Cooper Robertson
40 Fulton Street, 21th Fl
New York, NY 10038
212-247-1717

REVISION		
No.:	Date:	Description:
04	07/28/25	Final Submission
03	07/07/25	Second Submission
02	06/20/25	First Submission
01	06/09/25	Arch. & Landmarks Preservation Comm.
00	04/07/25	Arch. & Landmarks Preservation Comm.
No.:	Date:	Description:
ISSUE		

Notes:

PROPOSED ALTERATIONS
NOT FOR CONSTRUCTION

© COOPER ROBERTSON RAFAELDECARDENAS™

Drawing Title:

PROPOSED MODIFICATIONS
EXTERIOR RENDERING: *NORTH*

STATE OF FLORIDA
ALAN ROBERT KIRK
AR92457
REGISTERED ARCHITECT

Scale:	N/A
Date:	June 09, 2025
Project No.:	24018.00
Drawing No.:	P-100
Sheet No.:	

ADDITIONAL HISTORICAL CONTEXT

SOUTH ELEVATION



2021 to PRESENT - DALEY JANSSEN ARCHITECTS RENOVATIONS & ADDITIONS



PROPOSED EXTERIOR MODIFICATIONS



1979 - 1983 - EASTON & DELAROCCA RENOVATIONS & ADDITIONS



Aerial from ca. 1991 Sell Sheet



Tarpon Island, 2020. Aerial. Wiley Reynolds installed a fallout shelter in 1963; later demolished. Recently, the roof was either replaced or painted white.

(HISTORICAL PHOTO)



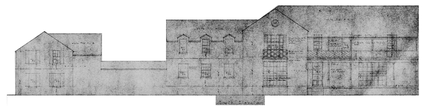
FLAT CLAY TILE ROOF



1949 - Ca. 1963 - JOHN L. VOLK & ASSOC. RENOVATIONS & ADDITIONS







1939 - HOWARD MAJOR DESIGN

NORTHEAST RENDERING



SOUTHWEST RENDERING



REFINISHED SHUTTERS IN BM-1516



NEW GUARDRAILS (INSPIRATION)



NEW DOOR (HISTORICAL PHOTO)



PROPOSED OUTDOOR KITCHEN (REFER TO A-502)



FINAL SUBMISSION
July 28, 2025

MCI PROPERTIES LLC

10 Tarpon Isle
Palm Beach, Florida

Designers:
Rafael De Càrdenas
611 Broadway, Studio 627
New York, NY 10012
212-965-8755

Architects:
Cooper Robertson
40 Fulton Street, 21th Fl
New York, NY 10038
212-247-1717

REVISION

No.:	Date:	Description:
04	07/28/25	Final Submission
03	07/07/25	Second Submission
02	06/20/25	First Submission
01	06/09/25	Arch. & Landmarks Preservation Comm.
00	04/07/25	Arch. & Landmarks Preservation Comm.
No.:	Date:	Description:

ISSUE

Notes:

PROPOSED ALTERATIONS

NOT FOR CONSTRUCTION

© COOPER ROBERTSON RAFAELDECARDENAS™

Drawing Title:

PROPOSED MODIFICATIONS
EXTERIOR RENDERING: *N / S*

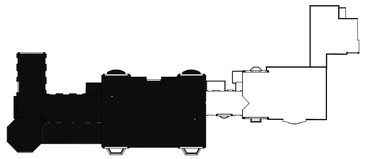
STATE OF FLORIDA
JOHN ROBERT KING
REGISTERED ARCHITECT
AR92457

Scale:	N/A
Date:	June 09, 2025
Project No.:	24018.00
Drawing No.:	P-101
Sheet No.:	

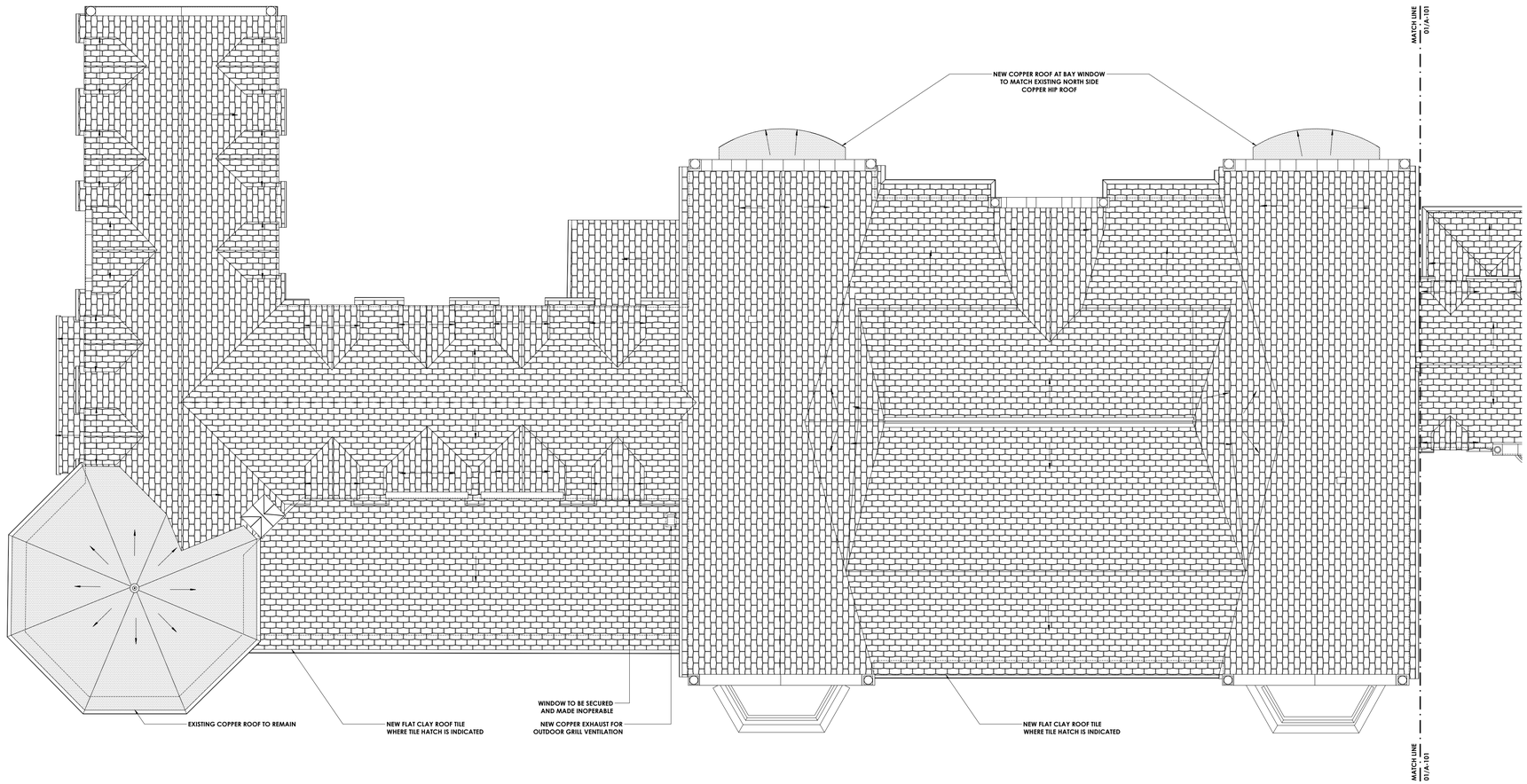
EXISTING ROOF TILE & STANDING SEAM METAL TO BE REPLACED

NEW FLAT CLAY ROOF TILE

EXISTING COPPER ROOF; NEW ROOFS, WHERE NOTED, TO MATCH



KEY PLAN



1 / A-100 ROOF PLAN - WEST
SCALE: 1/8" = 1'-0"

N

FINAL SUBMISSION
July 28, 2025

MCI PROPERTIES LLC

10 Tarpon Isle
Palm Beach, Florida

Designers:
Rafael De Càrdenas
611 Broadway, Studio 627
New York, NY 10012
212-965-8755

Architects:
Cooper Robertson
40 Fulton Street, 21th Fl
New York, NY 10038
212-247-1717

REVISION

No.:	Date:	Description:
04	07/28/25	Final Submission
03	07/07/25	Second Submission
02	06/20/25	First Submission
01	06/09/25	Arch. & Landmarks Preservation Comm.
00	04/07/25	Arch. & Landmarks Preservation Comm.
No.:	Date:	Description:

ISSUE

Notes:

PROPOSED ALTERATIONS

NOT FOR CONSTRUCTION

© COOPER ROBERTSON RAFAELDECARDENAS™

Drawing Title:

PROPOSED ROOF PLAN: *WEST*

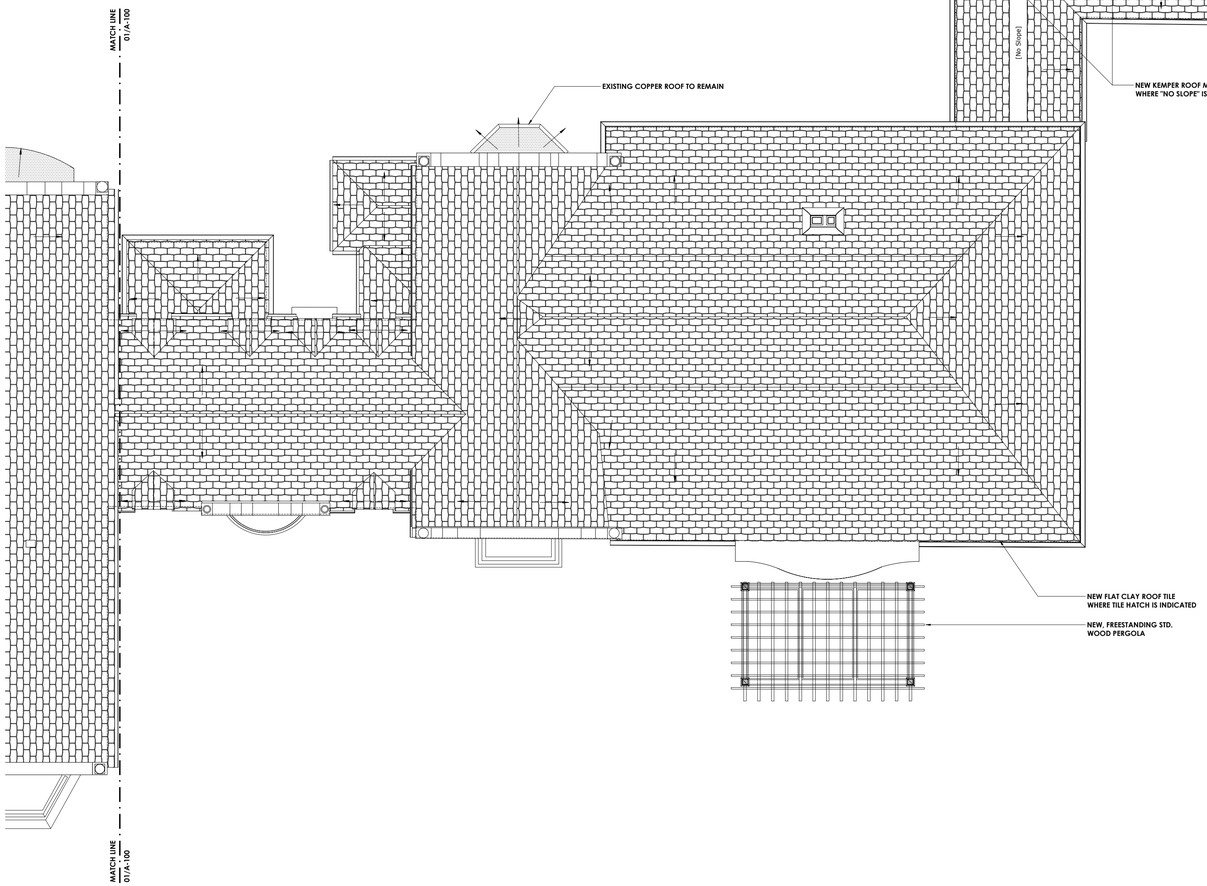
STATE OF FLORIDA · JOHN ROBERT KIRK · REGISTERED ARCHITECT · AR92457

Scale:	1/8" = 1' - 0"
Date:	June 09, 2025
Project No.:	24018.00
Drawing No.:	A-100
Sheet No.:	

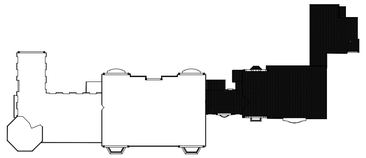
EXISTING ROOF TILE & STANDING SEAM METAL TO BE REPLACED

NEW FLAT CLAY ROOF TILE

EXISTING COPPER ROOF; NEW ROOFS, WHERE NOTED, TO MATCH



1 A-101 ROOF PLAN - EAST
SCALE: 1/8" = 1'-0"



KEY PLAN

N

FINAL SUBMISSION
July 28, 2025

MCI PROPERTIES LLC

10 Tarpon Isle
Palm Beach, Florida

Designers:
Rafael De Càrdenas
611 Broadway, Studio 627
New York, NY 10012
212-965-8755

Architects:
Cooper Robertson
40 Fulton Street, 21th Fl
New York, NY 10038
212-247-1717

REVISION

No.:	Date:	Description:
04	07/28/25	Final Submission
03	07/07/25	Second Submission
02	06/20/25	First Submission
01	06/09/25	Arch. & Landmarks Preservation Comm.
00	04/07/25	Arch. & Landmarks Preservation Comm.
No.:	Date:	Description:

ISSUE

Notes:

PROPOSED ALTERATIONS

NOT FOR CONSTRUCTION

© COOPER ROBERTSON RAFAELDECARDENAS™

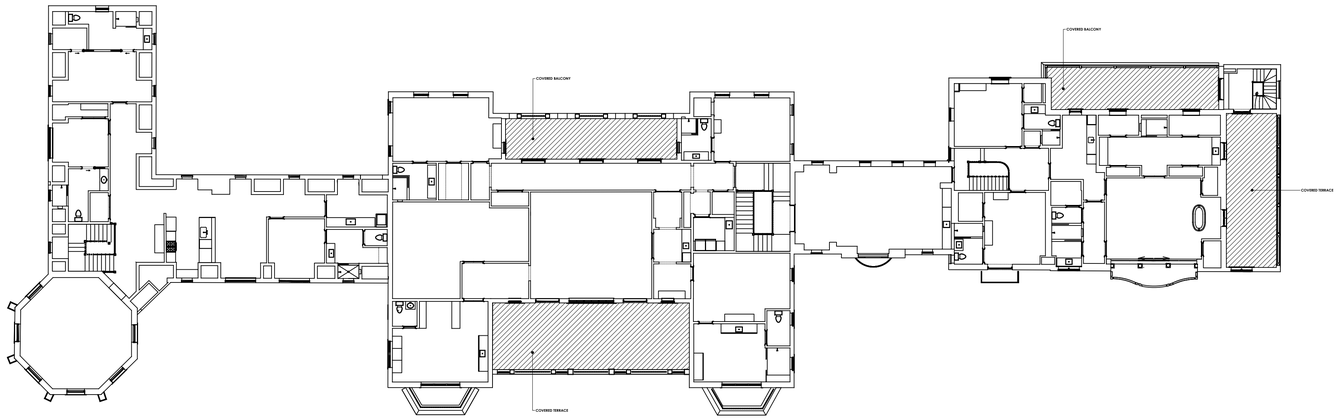
Drawing Title:

PROPOSED ROOF PLAN: *EAST*

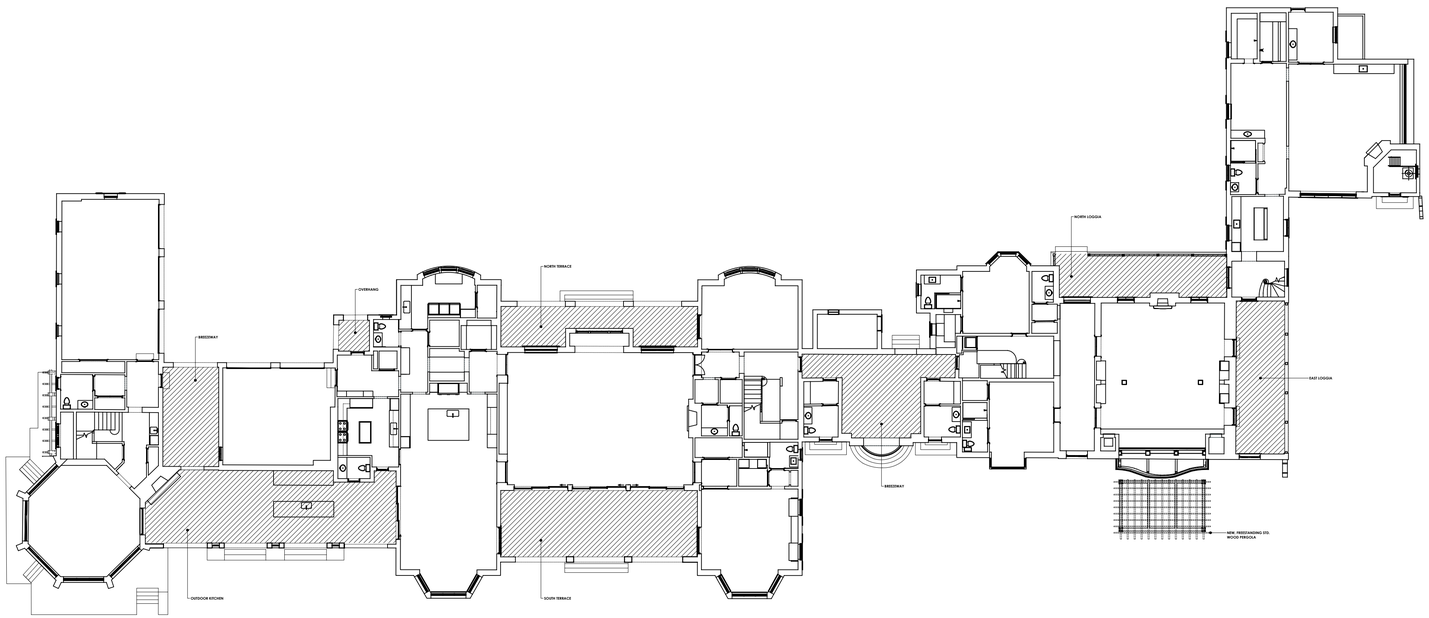
STATE OF FLORIDA
ERIC HOBERT KIRK
AR92457
REGISTERED ARCHITECT

Scale:	1/8" = 1' - 0"
Date:	July 07, 2025
Project No.:	24018.00
Drawing No.:	A-101
Sheet No.:	

HATCH INDICATES
NEW PECKY CYRESS



2 A-102 **PROPOSED PECKY CYPRESS - SECOND FLOOR**
SCALE: 1/16" = 1'-0"



1 A-102 **PROPOSED PECKY CYPRESS - FIRST FLOOR**
SCALE: 1/16" = 1'-0"

N

FINAL SUBMISSION
July 28, 2025

MCI PROPERTIES LLC

10 Tarpon Isle
Palm Beach, Florida

Designers:
Rafael De Càrdenas
611 Broadway, Studio 627
New York, NY 10012
212-965-8755

Architects:
Cooper Robertson
40 Fulton Street, 21th Fl
New York, NY 10038
212-247-1717

REVISION

No.:	Date:	Description:
04	07/28/25	Final Submission
03	07/07/25	Second Submission
02	06/20/25	First Submission
01	06/09/25	Arch. & Landmarks Preservation Comm.
00	04/07/25	Arch. & Landmarks Preservation Comm.
No.:	Date:	Description:
ISSUE		

Notes:

PROPOSED ALTERATIONS

NOT FOR CONSTRUCTION

© COOPER ROBERTSON RAFAELDECARDENAS™

Drawing Title:

PROPOSED PECKY CYPRESS SURFACES: *1ST / 2ND FLOORS*

STATE OF FLORIDA
JOHN ROBERT NIES
AR92457
REGISTERED ARCHITECT

Scale:	1/16" = 1' - 0"
Date:	July 07, 2025
Project No.:	24018.00
Drawing No.:	A-102
Sheet No.:	

EXISTING ROOF TILE & STANDING SEAM METAL TO BE REPLACED

NEW FLAT CLAY ROOF TILE

EXISTING COPPER ROOF; NEW ROOFS, WHERE NOTED, TO MATCH



2 EXTERIOR ELEVATIONS - NORTH EAST
A-200 SCALE: 1/8" = 1'-0"



1 EXTERIOR ELEVATIONS - NORTH WEST
A-200 SCALE: 1/8" = 1'-0"

FINAL SUBMISSION
July 28, 2025

MCI PROPERTIES LLC

10 Tarpon Isle
Palm Beach, Florida

Designers:
Rafael De Càrdenas
611 Broadway, Studio 627
New York, NY 10012
212-965-8755

Architects:
Cooper Robertson
40 Fulton Street, 21th Fl
New York, NY 10038
212-247-1717

REVISION

No.:	Date:	Description:
04	07/28/25	Final Submission
03	07/07/25	Second Submission
02	06/20/25	First Submission
01	06/09/25	Arch. & Landmarks Preservation Comm.
00	04/07/25	Arch. & Landmarks Preservation Comm.
No.:	Date:	Description:

ISSUE

Notes:

PROPOSED ALTERATIONS
NOT FOR CONSTRUCTION

© COOPER ROBERTSON RAFAELDECARDENAS™

Drawing Title:

PROPOSED EXTERIOR ELEVATIONS: *NORTH*

STATE OF FLORIDA · JOHN ROBERT KIRK · AR92457 · REGISTERED ARCHITECT

Scale:	1/8" = 1' - 0"
Date:	June 09, 2025
Project No.:	24018.00
Drawing No.:	A-200
Sheet No.:	

EXISTING ROOF TILE & STANDING SEAM METAL TO BE REPLACED

NEW FLAT CLAY ROOF TILE

EXISTING COPPER ROOF; NEW ROOFS, WHERE NOTED, TO MATCH



2 A-201 **EXTERIOR ELEVATIONS - EAST**
SCALE: 1/8" = 1'-0"



1 A-201 **EXTERIOR ELEVATIONS - WEST**
SCALE: 1/8" = 1'-0"

FINAL SUBMISSION
July 28, 2025

MCI PROPERTIES LLC

10 Tarpon Isle
Palm Beach, Florida

Designers:
Rafael De Càrdenas
611 Broadway, Studio 627
New York, NY 10012
212-965-8755

Architects:
Cooper Robertson
40 Fulton Street, 21th Fl
New York, NY 10038
212-247-1717

REVISION

No.:	Date:	Description:
04	07/28/25	Final Submission
03	07/07/25	Second Submission
02	06/20/25	First Submission
01	06/09/25	Arch. & Landmarks Preservation Comm.
00	04/07/25	Arch. & Landmarks Preservation Comm.
No.:	Date:	Description:
ISSUE		

Notes:

PROPOSED ALTERATIONS

NOT FOR CONSTRUCTION

© COOPER ROBERTSON RAFAELDECARDENAS™

Drawing Title:

PROPOSED EXTERIOR ELEVATIONS: *WEST, EAST*

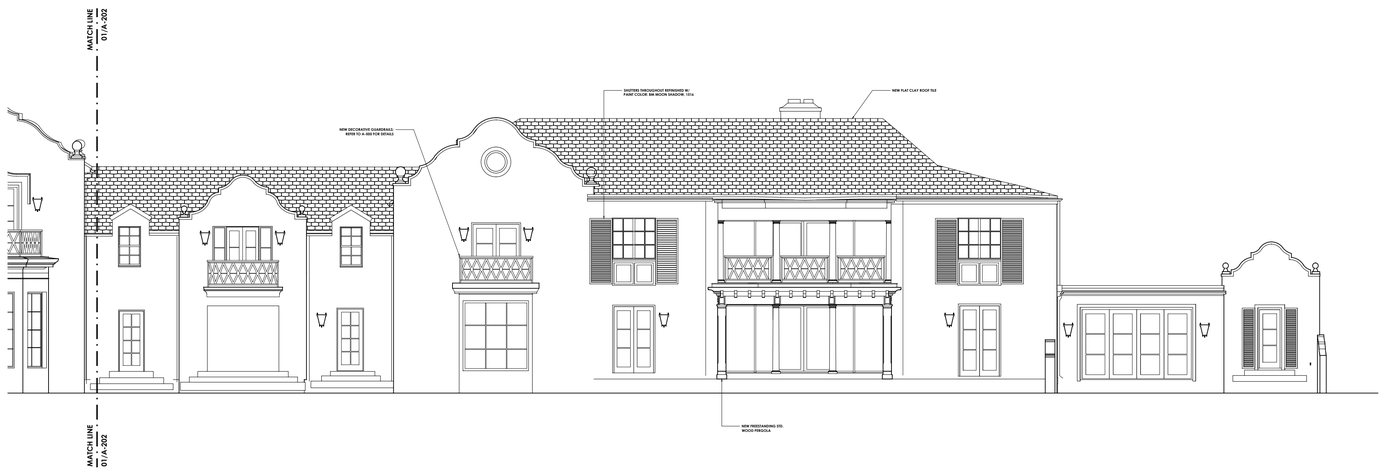
STATE OF FLORIDA
ERIK ROBERT KIRK
AR92457
REGISTERED ARCHITECT

Scale:	1/8" = 1' - 0"
Date:	July 07, 2025
Project No.:	24018.00
Drawing No.:	A-201
Sheet No.:	

EXISTING ROOF TILE & STANDING SEAM METAL TO BE REPLACED

NEW FLAT CLAY ROOF TILE

EXISTING COPPER ROOF; NEW ROOFS, WHERE NOTED, TO MATCH



2 EXTERIOR ELEVATIONS - SOUTH EAST
A-202 SCALE: 1/8" = 1'-0"



1 EXTERIOR ELEVATIONS - SOUTH WEST
A-202 SCALE: 1/8" = 1'-0"

FINAL SUBMISSION
July 28, 2025

MCI PROPERTIES LLC

10 Tarpon Isle
Palm Beach, Florida

Designers:
Rafael De Càrdenas
611 Broadway, Studio 627
New York, NY 10012
212-965-8755

Architects:
Cooper Robertson
40 Fulton Street, 21th Fl
New York, NY 10038
212-247-1717

REVISION

No.:	Date:	Description:
04	07/28/25	Final Submission
03	07/07/25	Second Submission
02	06/20/25	First Submission
01	06/09/25	Arch. & Landmarks Preservation Comm.
00	04/07/25	Arch. & Landmarks Preservation Comm.
No.:	Date:	Description:

ISSUE

Notes:

PROPOSED ALTERATIONS
NOT FOR CONSTRUCTION

© COOPER ROBERTSON RAFAELDECARDENAS™

Drawing Title:

PROPOSED EXTERIOR ELEVATIONS: *SOUTH*

STATE OF FLORIDA
ROBERT ALAN
AR92457
REGISTERED ARCHITECT

Scale:	1/8" = 1' - 0"
Date:	July 07, 2025
Project No.:	24018.00
Drawing No.:	A-202
Sheet No.:	



PROPOSED CHANGES AT NORTH ENTRY



REFERENCE FOR
PROPOSED GUARDRAILS



EXISTING CONDITIONS AT NORTH ENTRY

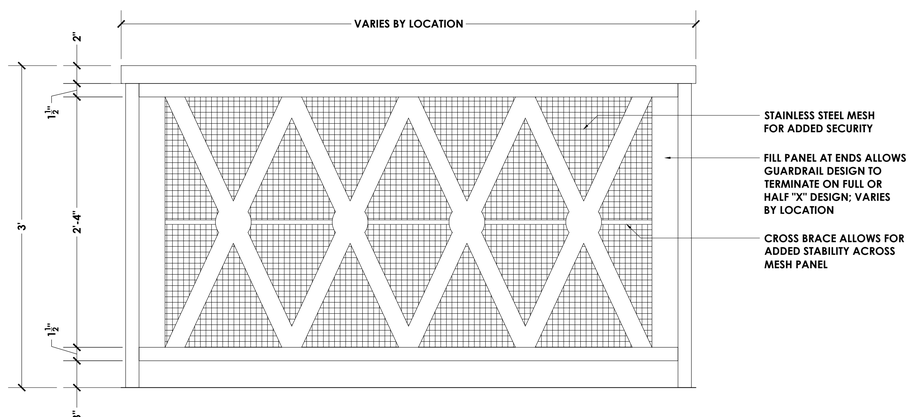


EXISTING GUARDRAIL DESIGN -
ALL TO BE REMOVED, REPLACED
WITH NEW DESIGN



2 A-500 **PROPOSED CHANGES - NORTH ELEVATION**
SCALE: 1/4" = 1'-0"

FINISH
FULL ASSEMBLY FINISHED WITH AUTOMOTIVE QUALITY PAINT;
PROPOSED COLOR: (TBD) WHITE TO COMPLIMENT STUCCO EXTERIOR



1 A-500 **PROPOSED GUARDRAIL - DETAIL**
SCALE: 1 1/2" = 1'-0"

FINAL SUBMISSION
July 28, 2025

MCI PROPERTIES LLC

10 Tarpon Isle
Palm Beach, Florida

Designers:
Rafael De Càrdenas
611 Broadway, Studio 627
New York, NY 10012
212-965-8755

Architects:
Cooper Robertson
40 Fulton Street, 21th Fl
New York, NY 10038
212-247-1717

REVISION

No.:	Date:	Description:
04	07/28/25	Final Submission
03	07/07/25	Second Submission
02	06/20/25	First Submission
01	06/09/25	Arch. & Landmarks Preservation Comm.
00	04/07/25	Arch. & Landmarks Preservation Comm.
No.:	Date:	Description:
ISSUE		

Notes:

PROPOSED ALTERATIONS

NOT FOR CONSTRUCTION

© COOPER ROBERTSON RAFAELDECARDENAS™

Drawing Title:

PROPOSED EXTERIOR UPDATES / GUARDRAILS: *DETAIL, N. ELE.*

STATE OF FLORIDA · JOHN ROBERT KIRK · AR92457 · REGISTERED ARCHITECT

Scale:	AS NOTED
Date:	June 09, 2025
Project No.:	24018.00
Drawing No.:	A-500
Sheet No.:	

PHOTO / RENDER REFERENCES



ORIGINAL, NORTHEAST / MAIN ENTRANCE (HISTORICAL PHOTO)



EXISTING NORTHEAST ENTRY



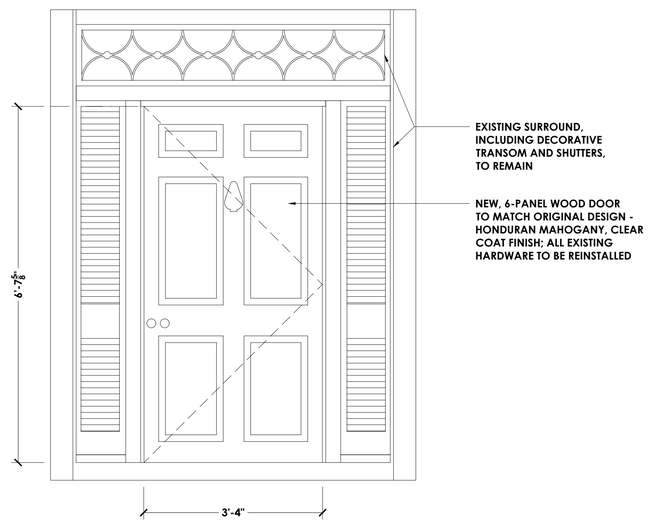
EXISTING NORTH ENTRY



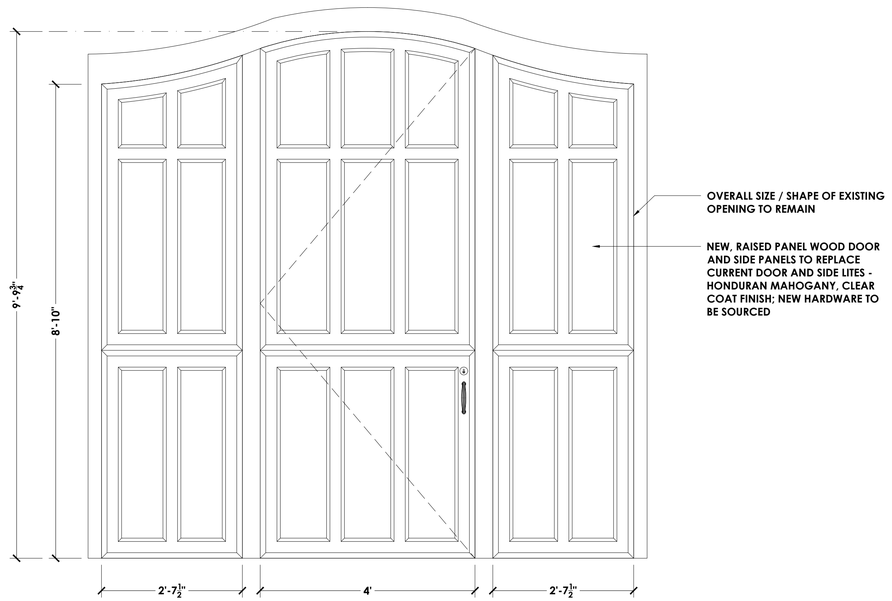
PROPOSED NORTHEAST ENTRY



PROPOSED NORTH ENTRY



2 A-501 PROPOSED NORTHEAST ENTRY DOOR - ELEVATION
SCALE: 3/4" = 1'-0"



1 A-501 PROPOSED NORTH ENTRY DOOR - ELEVATION
SCALE: 3/4" = 1'-0"

FINAL SUBMISSION
July 28, 2025

MCI PROPERTIES LLC

10 Tarpon Isle
Palm Beach, Florida

Designers:
Rafael De Càrdenas
611 Broadway, Studio 627
New York, NY 10012
212-965-8755

Architects:
Cooper Robertson
40 Fulton Street, 21th Fl
New York, NY 10038
212-247-1717

REVISION		
No.:	Date:	Description:
04	07/28/25	Final Submission
03	07/07/25	Second Submission
02	06/20/25	First Submission
01	06/09/25	Arch. & Landmarks Preservation Comm.
00	04/07/25	Arch. & Landmarks Preservation Comm.
No.:	Date:	Description:
ISSUE		

Notes:

PROPOSED ALTERATIONS

NOT FOR CONSTRUCTION

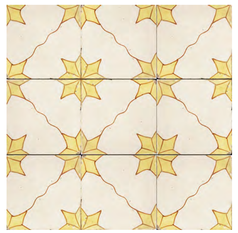
© COOPER ROBERTSON RAFAELDECARDENAS™

Drawing Title:

PROPOSED EXTERIOR ENTRY DOOR(S): *ELEVATION*

STATE OF FLORIDA
ROBERT KIRK
REGISTERED ARCHITECT
AR92457

Scale:	AS NOTED
Date:	June 09, 2025
Project No.:	24018.00
Drawing No.:	A-501
Sheet No.:	



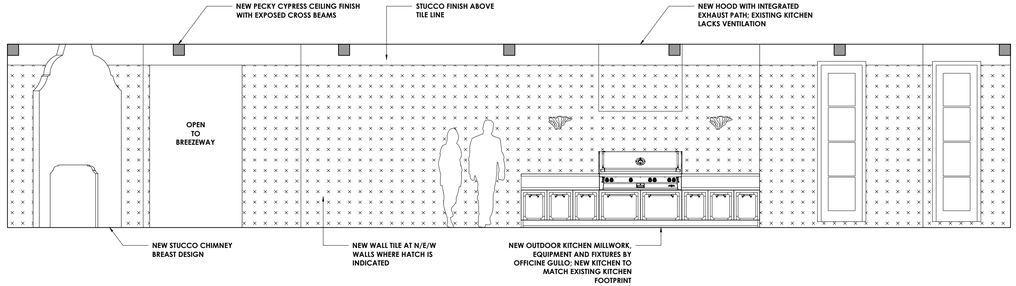
VINTAGE WALL TILE TO BE REPRODUCED BY "SOLAR ANTIQUE TILES"

PROPOSED OUTDOOR KITCHEN (RENDERING)

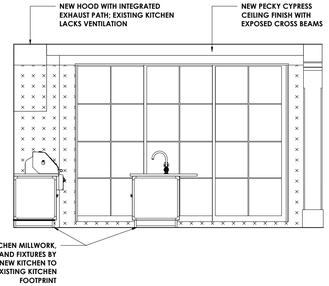


EXISTING OUTDOOR KITCHEN (PHOTO)

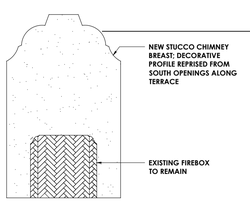




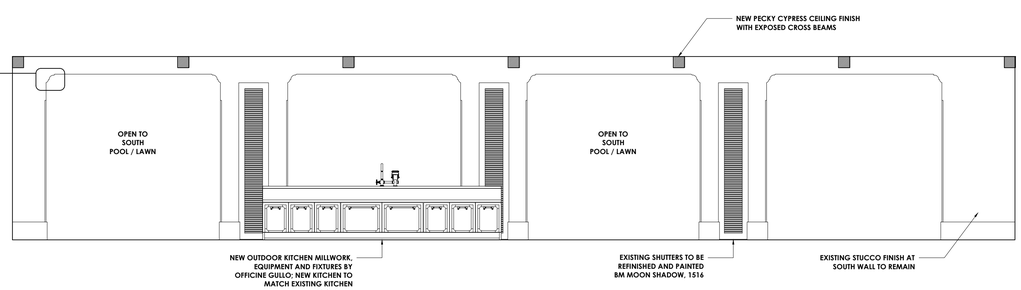
5 A-502 OUTDOOR KITCHEN - NORTH ELEVATION
SCALE: 1/4" = 1'-0"



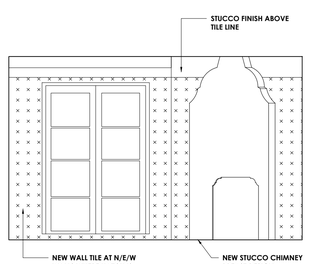
4 A-502 OUTDOOR KITCHEN - EAST ELEVATION
SCALE: 1/4" = 1'-0"



3 A-502 FIREPLACE - FRONT ELEVATION
SCALE: 1/4" = 1'-0"



2 A-502 OUTDOOR KITCHEN - SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



1 A-502 OUTDOOR KITCHEN - WEST ELEVATION
SCALE: 1/4" = 1'-0"

FINAL SUBMISSION
July 28, 2025

MCI PROPERTIES LLC

10 Tarpon Isle
Palm Beach, Florida

Designers:
Rafael De Càrdenas
611 Broadway, Studio 627
New York, NY 10012
212-965-8755

Architects:
Cooper Robertson
40 Fulton Street, 21th Fl
New York, NY 10038
212-247-1717

REVISION

No.:	Date:	Description:
04	07/28/25	Final Submission
03	07/07/25	Second Submission
02	06/20/25	First Submission
01	06/09/25	Arch. & Landmarks Preservation Comm.
00	04/07/25	Arch. & Landmarks Preservation Comm.
No.:	Date:	Description:

ISSUE

Notes:

PROPOSED ALTERATIONS
NOT FOR CONSTRUCTION

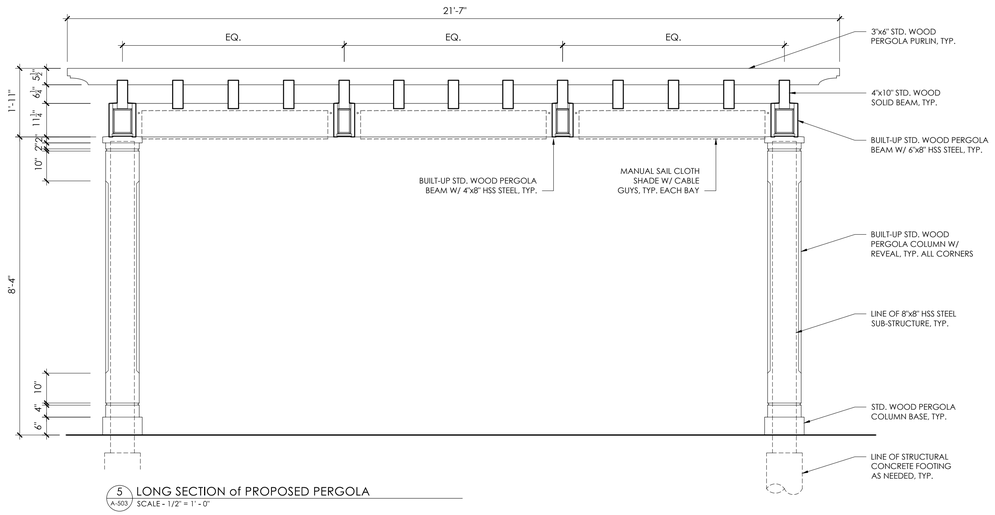
© COOPER ROBERTSON RAFAELDECARDENAS™

Drawing Title:

PROPOSED OUTDOOR KITCHEN:
ELEVATIONS, RENDERINGS

STATE OF FLORIDA
RAFAEL ROBERT DE CARDENAS
AR92457
REGISTERED ARCHITECT

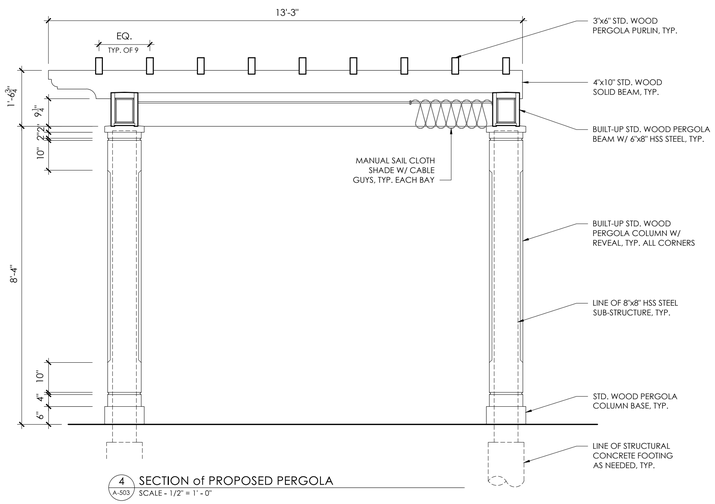
Scale:	AS NOTED
Date:	June 09, 2025
Project No.:	24018.00
Drawing No.:	A-502
Sheet No.:	



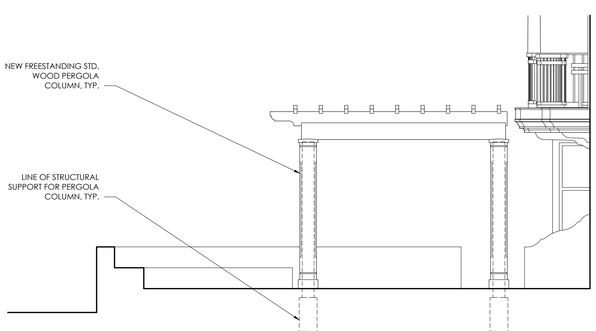
5 A-503 LONG SECTION of PROPOSED PERGOLA
SCALE - 1/2" = 1' - 0"



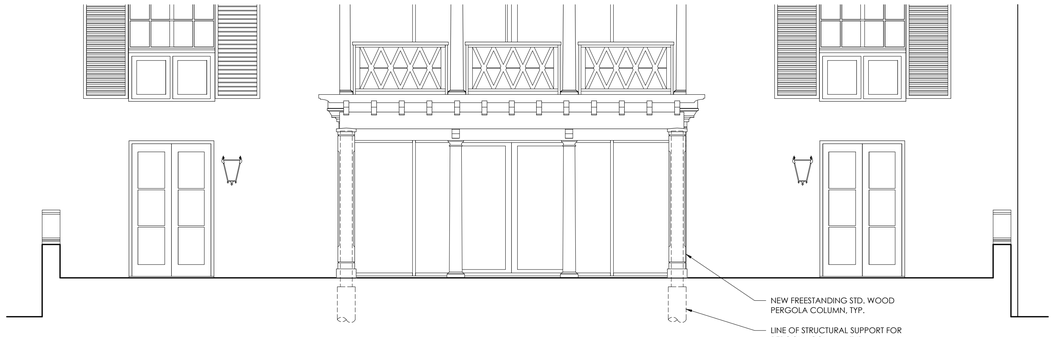
SOUTHEAST RENDERING - PROPOSED PERGOLA



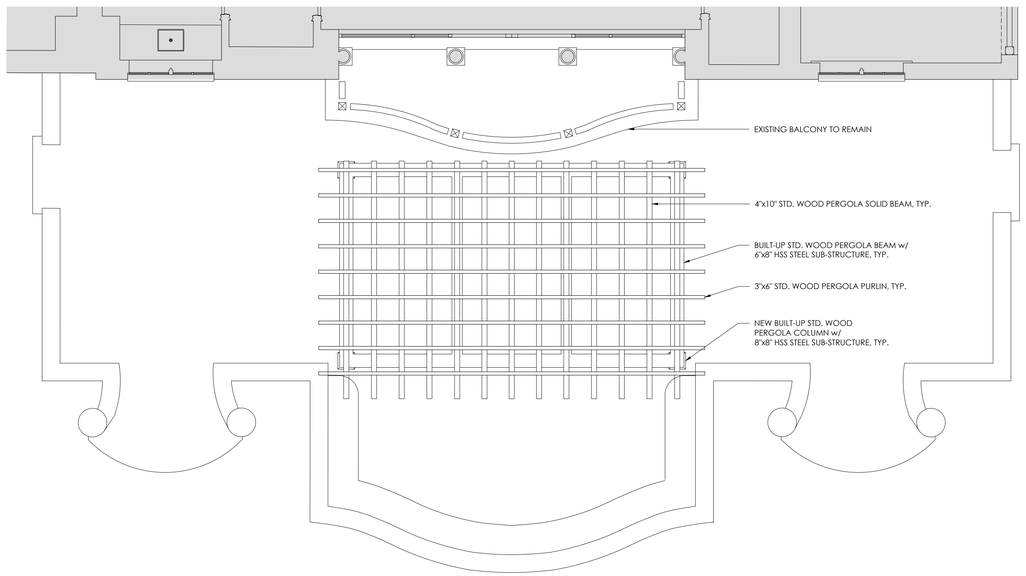
4 A-503 SECTION of PROPOSED PERGOLA
SCALE - 1/2" = 1' - 0"



3 A-503 PARTIAL EAST ELEVATION of PROPOSED PERGOLA
SCALE - 1/4" = 1' - 0"



2 A-503 PARTIAL SOUTH ELEVATION OF PROPOSED PERGOLA
SCALE - 1/4" = 1' - 0"



1 A-503 PLAN of PROPOSED PERGOLA - SECOND FLOOR
SCALE - 1/4" = 1' - 0"

FINAL SUBMISSION
July 28, 2025

MCI PROPERTIES LLC

10 Tarpon Isle
Palm Beach, Florida

Designers:
Rafael De Càrdenas
611 Broadway, Studio 627
New York, NY 10012
212-965-8755

Architects:
Cooper Robertson
40 Fulton Street, 21st Fl
New York, NY 10038
212-247-1717

REVISION

No.:	Date:	Description:
04	07/28/25	Final Submission
03	07/07/25	Second Submission
02	06/20/25	First Submission
01	06/09/25	Arch. & Landmarks Preservation Comm.
00	04/07/25	Arch. & Landmarks Preservation Comm.
No.:	Date:	Description:

ISSUE

Notes:

PROPOSED ALTERATIONS

NOT FOR CONSTRUCTION

© COOPER ROBERTSON RAFAELDECARDENAS™

Drawing Title:

PROPOSED PERGOLA - PLAN, ELEVS & SECTIONS, RENDERING

STATE OF FLORIDA
ROBERT FINK
AR92457
REGISTERED ARCHITECT

Scale:	1/4" = 1'-0"
Date:	June 09, 2025
Project No.:	24018.00
Drawing No.:	A-503
Sheet No.:	

Historically Significant Building Designation Form
10 Tarpon Island



Historic Conservation District:	Estate Conservation District
Address:	10 Tarpon Island, Palm Beach, Florida
Date of Construction:	1939
Original Owner:	Steuart Davis
Current Owner:	William Toll
Architect:	Howard Major
Builder:	Charles J. Trevail
Present Use:	Residential
Present Zoning:	RA – Estate Residential
Palm Beach County Tax Folio Number:	50-43-43-27-05-000-0380
Current Legal Description:	El Bravo Park Lot 38 & Land Surrounding Same IN DB587P481 & DB772PGS28, 32 & 51

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

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

10 Tarpon Island is a unique property that reflects the cultural, economic and social history of the Town of Palm Beach. The house was constructed in 1939 during the post-Depression era prior to the start of WWII. Tarpon Island, originally known as Clement Island, was a small natural island that the Palm Beach Company filled in, bulkheaded and landscaped creating an approximately 2 ½ acre island. This development was part of the Everglades Island development that began in1937 when Island Road Development Company created a bulkhead around the island (formerly Lone

Cabbage Island) filled it in to create house lots and designated the east-west road along the golf course Island Road and the north-south road along the lake Island Drive. Clement Island was accessed by a road leading south off of Island Road. Steuart Davis purchased the Clement Island property from the Palm Beach Company in 1939, had a picturesque bridge built connecting his island to the mainland and hired esteemed architect Howard Major to design a British West Indies style house for the extensive property. The Davis's house was just the second house built in the Everglades Island development. By 1942 Clement Island had been renamed Tarpon Island and in 1948 Mr. and Mrs. Wiley R. Reynolds, Jr. purchased the island property which they owned for thirty years. Also in 1948, Wiley R. Reynolds, Jr. was elected to succeed his father as president of the First National Bank in Palm Beach, a very prestigious appointment for such a young man, having started his career in the banking field after graduating from Yale in 1940 though taking off several years while serving in the Air Forces during WWII. The Reynolds hired distinguished architect John Volk to do several additions and alterations to their house for 10 years from 1953-1963. The house had further additions and alterations in 1979 under the ownership of Thomas Dittmer and these revisions along with the original Howard Major design and the John Volk modifications are what is evident in the dwelling's current design. The unique location, development history and prominent ownership of the island and dwelling make this an important property in Palm Beach.