LANDMARKS PRESERVATION COMMISSION MEETING

TOWN OF PALM BEACH

SEPTEMBER 17, 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 from the August 20, 2025, Landmarks Preservation Commission Meeting

CONSENT AGENDA

2. ZON-25-0055 100, 101, 102, and 103 FOUR ARTS PLZ – THE SOCIETY OF THE FOUR ARTS. The applicant, Society of the Four Arts Inc., has filed an application requesting a variance from the floodplain requirement from Chapter 50, Floods, to maintain the existing buildings and the associated additions at a finished floor elevation below current FEMA requirement, impacting the O'Keeffe, Rovensky, and Shade House buildings (approved per COA-24-0018 (ZON-24-0043) at the January 22, 2025, LPC meeting).

APPROVAL OF AGENDA

ADMINISTRATION OF THE OATH

COMMENTS

3. OFFICIALS

4. STAFF

4.1 Administrative Review Monthly Update

5. PUBLIC - 3 MINUTE LIMIT

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

UNFINISHED BUSINESS

6. 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. ***[This item has been deferred to the October 22, 2025, Landmark Preservation Commission meeting.]***

7. 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.

NEW BUSINESS

8. COA-25-0024 241 SEAVIEW AVE. The property owner, Palm Beach Day School (Maura Ziska, Authorized Representative), has filed an application requesting a Certificate of Appropriateness to remove a hedge from the previously approved scope of work, located behind the northern site wall of the landmarked property.

9. COA-25-0025 (ZON-25-0050) 70 ROYAL POINCIANA WAY (COMBO). The property owner, Sidney Spiegel, Trustee of Trust #31520371 (James M. Crowley, Authorized Representative), has filed an application requesting a Certificate of Appropriateness for building identification signage for the Royal Poinciana Playhouse Glazer Hall, requiring variances for the signage location and area for the landmarked property. This is a combination project that shall also be reviewed by the Town Council as it pertains to zoning relief/approval.

10. COA-25-0026 280 SUNSET AVE. The property owner, Bradley Park Owner, LLC (James M. Crowley, Authorized Representative), has filed an application requesting a Certificate of Appropriateness for the installation of cabana-style umbrellas in the courtyard of the White Elephant Hotel, as well as minor landscape modifications for the landmarked property.

11. COA-25-0027 0 ROYAL POINCIANA WAY MEDIANS. The applicant, Town of Palm Beach, in conjunction with the Garden Club of Palm Beach has filed an application requesting a Certificate of Appropriateness to revise the previously approved crushed shell paths to concrete within the medians of the historic vista. ***[Due to the Town Council decision at the September 9, 2025, meeting, this application will not move forward.]***

ANY OTHER BUSINESS

12 Quick Fix #8: Landmark Incentives

MEETING SCHEDULE

13. The next meeting is scheduled for Wednesday, October 22, 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 August 20, 2025

CALL TO ORDER AND ROLL CALL

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

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

Members Unexcused: Alexander Griswold

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 Landmarks Preservation Commission Meeting on July 16, 2025

A motion was made by Mr. Ives and seconded by Ms. Coleman to approve the July 16, 2025, meeting minutes as presented. The motion was carried unanimously, 7-0.

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

2. OFFICIALS

Ms. Damgard stated that staff had provided the proposed 2026 meeting dates. She reaffirmed the Roberts Rules of Order that the commission would follow in the meeting.

3. STAFF

3.1 Administrative Review Monthly Update

Ms. Mittner indicated that 28 administrative approvals had been made over the last month, in coordination with the Chair.

4. PUBLIC - 3 MINUTE LIMIT

Aimee Sunny of the Preservation Foundation of Palm Beach introduced the new Director, Danielle Del Sol. Ms. Del Sol introduced herself and stated she was happy to be in Palm Beach and looked forward to meeting everyone.

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.

Mr. Fogel provided staff comments.

Several members disclosed ex parte communications.

Pat Segraves of SKA Architect + Planner provided the architectural plans for the proposed carport structure.

Mr. Ives wondered if an organic structure, grown over time, could be used in lieu of the carport structure. Mr. Segraves stated his client would prefer something similar to what he proposed.

Ms. Brooker wondered about the original garage for the home. Mr. Segraves stated there had been a garage, but it had been used as a bedroom since it opened to the back pool area. He spoke of the changes made to the home, including the elimination of a curb cut. He said his client was not initially going to use a garage, but as he lived in the home, he wanted a place to park his car undercover.

Ms. Herzig-Desnick wondered if the structure could be painted green so it would not appear as prominent. Mr. Segraves stated he would consider the suggestion. Ms. Herzig-Desnick thought it would be less intrusive.

Mr. Segraves stated the proposed structure would likely be aluminum or galvanized steel with

painted aluminum poles.

Ms. Coleman expressed concern that the driveway was being narrowed and trees were added to conceal the unattractive feature. She did not favor the yellow and white color scheme. Mr. Segraves clarified that the landscaping proposal was intended to minimize street visibility, and the hedge could remain as is if preferred.

Ms. Albarran preferred option B because it appeared like a pergola; she suggested adding vines. She preferred the narrower opening with the hedges. Mr. Segraves placed a picture on the overhead projector of an entrance with a tree canopy, similar to what he would propose for this home's entrance.

Ms. Damgard asked if the house was for sale and why the changes were proposed if the home was for sale. Mr. Segraves stated that the project was not contingent on the sale but added that the home had been sold.

Ms. Coleman asked if the new owner knew about the proposed project, to which Mr. Segraves confirmed that he did.

Ms. Albarran thought that option B would be easier to maintain.

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

Ms. Damgard stated that while the design was acceptable, she opposed its location in front of a landmarked house, citing a lack of forethought, an undesirable precedent, and the inappropriateness of considering future buyers.

Ms. Brooker agreed and commented that while the design was much improved, she remained concerned about its placement at the front of the house. She noted that while additional landscaping might help, the need for extensive measures to disguise the structure suggested it may not be appropriate in that location.

Ms. Coleman agreed and believed the structure did not belong in the proposed location.

Ms. Damgard wondered if there was another location for the structure other than the front yard. Due to site constraints and limited side yard space, Mr. Segraves explained that the front motor court was the only feasible parking location. He noted that neighboring property owners had provided letters of support and that placing the structure behind the hedge would minimize visibility.

Ms. Albarran suggested relocating the structure to the east side along Cocoanut Row to avoid placement in front of the historic façade. However, this would require removing trees and adding hardscape. After discussion, it was acknowledged that such a location might still leave the structure visible from the street. In contrast, the proposed placement behind the hedge would minimize visibility without additional hardscape.

Mr. Ives stated that the proposal did not damage the property's historic integrity but raised concerns about its architectural and aesthetic impact. While ultimately able to support the

project, Mr. Ives cautioned that approving it could set an undesirable precedent for similar structures in town.

Mr. Ittleson stated that the proposed structure would detract from the historic character and presence of the landmarked property, set a poor precedent, and could not support the project.

A motion was made by Mr. Ives and seconded by Ms. Albarran to approve the project as presented, with option B. The motion failed 2-5, with Mses. Coleman, Herzig-Desnick, Brooker, Lindsay-Scott, and Damgard dissenting.

A motion was made by Ms. Brooker and seconded by Ms. Coleman to deny project COA-25-0021, located at 360 Seaspray Avenue, finding that the overall design of the project does not meet criteria c and d in Sections 54-122. The motion was carried 6-1, with Mr. Ives dissenting.

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.

Mr. Fogel provided staff comments on the project.

Several members disclosed ex parte communications.

Dustin Mizell of Environment Design Group presented the landscape and hardscape plans for the proposed project and provided a material sample for the commissioners to view.

Ms. Coleman asked if the color would fade. Mr. Mizell explained that while the wood material will fade over time, it will be kept natural without a clear coat to avoid a contemporary appearance. He noted the darker color was chosen for sustainability and durability in Palm Beach's climate, to align with the home's interior aesthetic, and because it would provide a simple fence solution without adding bulk or impacting neighboring properties.

Mr. Ittleson thought the material worked well with the property. Ms. Lindsay-Scott agreed.

Ms. Damgard asked if the material was wood with chemicals added to it. Mr. Mizell clarified that the proposed material was real wood, harvested sustainably. While the wood was blackened through a burning process for durability against salt and weather, Mr. Mizell noted they would be willing to adjust the color on the neighbor-facing side if objections arose.

Ms. 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.

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.

Ms. Mittner provided staff comments on the project.

Several members disclosed ex parte communications.

Kristi Munilla, licensed interior designer and project manager, spoke on behalf of the property owner and emphasized that the home will be the family's primary residence. She highlighted the team's expertise in historic preservation, commitment to restoring the house with integrity, and willingness to incorporate Commission feedback. Ms. Munilla noted the significant structural issues inherited from prior work, explained that corrections will align with original drawings, and stressed the owner's investment in preserving the home's historic character while making it a livable residence for his family.

Sabrina Iorio of Rafael de Cardenas presented the architectural plans for the proposed home modifications. Michael Perry of MP Design & Architecture explained that the original white roof tile used on the house was no longer manufactured and required replacement with a comparable flat clay tile since the existing roof was failing. He provided material samples of what was being proposed.

Ms. Herzig-Desnick asked about the medallion on the fence and wondered about its orientation. Ms. Iorio stated it would face out. Ms. Herzig-Desnick asked about the front door design and thought it felt heavy for the style. Ms. Iorio explained that the new front door is based on the original design but simplified, meant to feel warm and inviting. Ms. Herzig-Desnick thought the door seemed Mediterranean and not in the style of the home. Ms. Iorio stated it was not the intent, and they would be happy to study the item.

Ms. Coleman expressed strong concern with the new front door, describing it as overly imposing and uninviting, and suggested the addition of sidelights or a transom to soften its appearance.

Considering its many evolutions, Mr. Ives asked what the home's style was. Ms. Iorio did not believe the home had a specific style but added that they were committed to working with the home as it existed. Mr. Ives asked about the historic railings, to which Ms. Iorio showed a photo of what she believed were the historic railings. Mr. Ives asked about the condition of the current roof tiles and wondered if it was a maintenance issue. Mr. Perry confirmed that the roof replacement was a maintenance issue.

Ms. Coleman asked about a different railing she saw at the property and showed the commissioners a photograph. Ms. Iorio stated the railings in question were on the south side balconies and did not match other railings. Mr. Perry confirmed that the railings shown by Ms. Coleman were not original. Ms. Coleman asked about the railings with the added mesh; Ms. Iorio responded and stated how the railings could be designed without the mesh.

Ms. Damgard asked why the design did not include the original Chippendale railings. Ms. Iorio believed the current Chippendale railing style conflicted with the home's softer, more organic features such as the Dutch gables, curved entrances, and railings. While it fit the original Howard Major design, she felt the newer proposed design would better harmonize with the house as it exists today.

Chair Damgard called for public comment.

Aimee Sunny of Preservation Foundation of Palm Beach emphasized the historical significance of the 1939 Howard Major design, noting Major's advocacy for white roofs and British Colonial/West Indies influences. She provided background on Major's architectural philosophy and the property's evolution, stressing that the original white tile roof and Chippendale railings are defining features that should be preserved. Ms. Sunny urged the Commission to require retention or in-kind replacement of these elements under the Secretary of the Interior's Standards, as they represent the property's true period of significance rather than later alterations.

Ms. Herzig Desnick asked Ms. Sunny about the original front door. Ms. Sunny confirmed that the existing front door was original to the house and shown in the historic drawings. She noted that the proposal is to recreate it in the same design and style, and clarified that the new door under discussion pertains only to the new construction, not the historic portion.

Mr. Perry explained that while the Chippendale railings could legally remain under historical exemption, the owners prefer to meet the modern code for safety due to their young children. Regarding the new front door, he noted that a transom like the original is impractical with the current Dutch Colonial design. Still, he offered to explore alternative panel and side light options. He added that the original white roof tiles were no longer available, the roof must be replaced, and historically, the house carried a red clay tile roof from the late 1970s through 2019.

Ms. Damgard confirmed that a new Chippendale railing could be made to comply with the existing code; Mr. Perry agreed.

Ms. Coleman asked about the shutters that appeared longer than the windows. Ms. Iorio stated they would be maintained but refinished in a new color. She added that there was a panel below the windows.

Ms. Albarran stated that while a wooden door would be acceptable since the original was wood, she disliked the proposed panel design, describing the panels as too long and narrow compared to the wider proportions of the original. She suggested revising the layout to better reflect the original door's design. Ms. Iorio stated that the client preferred the proposed door, but they would be open to restudying the feature.

Mr. Ives observed that the property had undergone significant changes over its 86-year history, raising questions about its architectural integrity and whether it ever merited Historically Significant Building (HSB) designation. He noted conflicts between the original 1939 design and later alterations, particularly the Dutch gables, which he felt most damaged the historical character. He added that he would ultimately support the application but lamented the loss of the original 1939 house.

Ms. Brooker acknowledged the difficulty in identifying the original house within the current structure. Still, she stressed the importance of preserving elements of the original architect's intent now that it is designated as an HSB. She supported maintaining the Chippendale railings and white roof, noting similar examples in town, while also praising the design team's proposed

changes, such as softened shutters, a wood front door, cypress balconies, and the pergola, for improving the building's overall appearance.

Ms. Albarran emphasized the importance of maintaining the white roof and replicating the Chippendale railings in a code-compliant manner. She also supported the use of a wood front door with slight alterations.

A motion was made by Ms. Coleman and seconded by Ms. Albarran to approve HSB-25-009 located at 10 Tarpon Isle, finding the overall design of the project meets Secretary of Interior's Standards for Rehabilitation and the criteria set forth in Sections 18-306, 54-122 and 54-123, subject to the following conditions: the roof tile material shall be white, the railings shall be in the Chippendale style, and the front door and bridge designs shall be deferred to the September 17, 2025, meeting. The motion was carried 6-1, with Mr. Ives dissenting.

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.]***

**Note: This item was deferred to the meeting on September 17, 2025, at the Approval of the Agenda.*

ANY OTHER BUSINESS

Ms. Mittner stated that the staff was continuing to work on landmark incentives, which would be presented to the commissioners later.

MEETING SCHEDULE

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

ADJOURNMENT

A motion was made by Mr. Ives and seconded by Ms. Albarran to adjourn the meeting at 11:31 AM. The motion was carried unanimously, 7-0.

Respectfully Submitted,

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Brittain Damgard, Chair

TOWN OF PALM BEACH

Information for Landmarks Preservation Commission Meeting on:
September 17, 2025

To: Landmarks Preservation Commission

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

From: Planning, Zoning & Building

Re: ZON-25-0055 100, 101, 102, and 103 FOUR ARTS PLZ – THE SOCIETY OF THE FOUR ARTS. The applicant, Society of the Four Arts Inc., has filed an application requesting a variance from the floodplain requirement from Chapter 50, Floods, to maintain the existing buildings and the associated additions at a finished floor elevation below current FEMA requirement, impacting the O'Keeffe, Rovensky, and Shade House buildings (approved per COA-24-0018 (ZON-24-0043) at the January 22, 2025, LPC meeting).

Date: 9/10/2025

ATTACHMENTS

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

STRATEGIC PLAN

Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Community Preservation
Quality of Life

FUNDING

No Fiscal Impact

ZON-25-0055 100, 101, 102, and 103 FOUR ARTS PLZ – THE SOCIETY OF THE FOUR ARTS.
The applicant, Society of the Four Arts Inc., has filed an application requesting a variance from the floodplain requirement from Chapter 50, Floods, to maintain the existing buildings and the associated additions at a finished floor elevation below current FEMA requirement, impacting the O'Keefe, Rovensky, and Shade House buildings (approved per COA-24-0018 (ZON-24-0043) at the January 22, 2025, LPC meeting).

Property Owner: Society of the Four Arts Inc.
Representative: Harvey E. Oyer III

HISTORY:
The Society of the Four Arts site has an east and west campus that is bifurcated by the Four Arts Plaza right-of-way. The east campus contains The Dixon Education Building, The King Library, and the Phillip Hulitar Sculpture and Botanical Garden. The west campus contains The Rovensky Building and The Esther B. O'Keeffe Gallery Building, surface parking areas, and a portion of the Lake Trail.

In 1979, the property was landmarked. The Esther B. O'Keeffe Gallery Building is a Mediterranean Revival structure was constructed in 1929. As indicated in the designation report: *"The largest building in the complex is the two-story stuccoed gallery-auditorium. This was originally the Addison Mizner-designed Mediterranean Revival "Club de Montmarte" owned by Colonel Edward R. Bradley. Purchased from the Bradley estate in 1947 the building was renovated by John L. Volk for its present use. The asymmetrical building with multiple roof lines has many distinctive features that add to the integrity of the Mediterranean Revival style…The main north façade entrance designed by John Volk is enhanced by a covered arched portico…The Royal Palm Way entrance designed by Addison Mizner has an arched double doorway of planked wood and wrought iron hardware."*



Photo of the Esther B. O'Keeffe Gallery Building.

The Rovensky Building is Mediterranean Revival structure was constructed in 1924. As indicated in the designation report: *"The third building in the complex also designed by Addison Mizner is the Rovensky Building, formerly the Embassy Apartments... Its stuccoed exterior is enhanced by sculpted stone blocks on the first level and a belt course with decorative medallions between the first and second story. A wrought iron railing covers the balcony that runs the length of the second story on the south elevation...A low-pitched hipped roof is covered with red barrel tile."*



Photo of the Rovensky Building.

A major request, COA-24-0018 (ZON-24-0043), was originally presented at the November 13, 2024, TC meeting, where it was deferred to allow initial review of the project by LPC. At the November 12, 2024, LPC meeting, the project was deferred to the January 22, 2025, meeting to address several items. For the Rovenksy Building, re-study the scale of the windows and doors to ensure they are subordinate to or match the existing structure, reduce the prominence of the entrance, connection, and pavilion elements, review precedents within the Town, and scale down the third-floor boardroom. For the O'Keefe Building, the north arcade's articulation and run was to be re-studied, elements deemed too tall, such as the fly tower and the west addition's roofline, were to be examined, and the southeast corner addition was to be eliminated.

At the January 22, 2025 LPC meeting, the Commission approved the application. Additionally, the Commission approved that the implementation of the proposed variance would not negatively affect the architecture. At the February 12, 2025, TC meeting, the associated special exceptions, site plan review, and variance were approved.

At the time of these approvals, the applicant did not anticipate that the improvements would exceed 50% of the value improvements to the structures. Therefore, a concurrent floodplain variance was not requested. The applicant has returned since this threshold will be exceeded.

THE PROJECT:

The following is the scope of work for the Project:

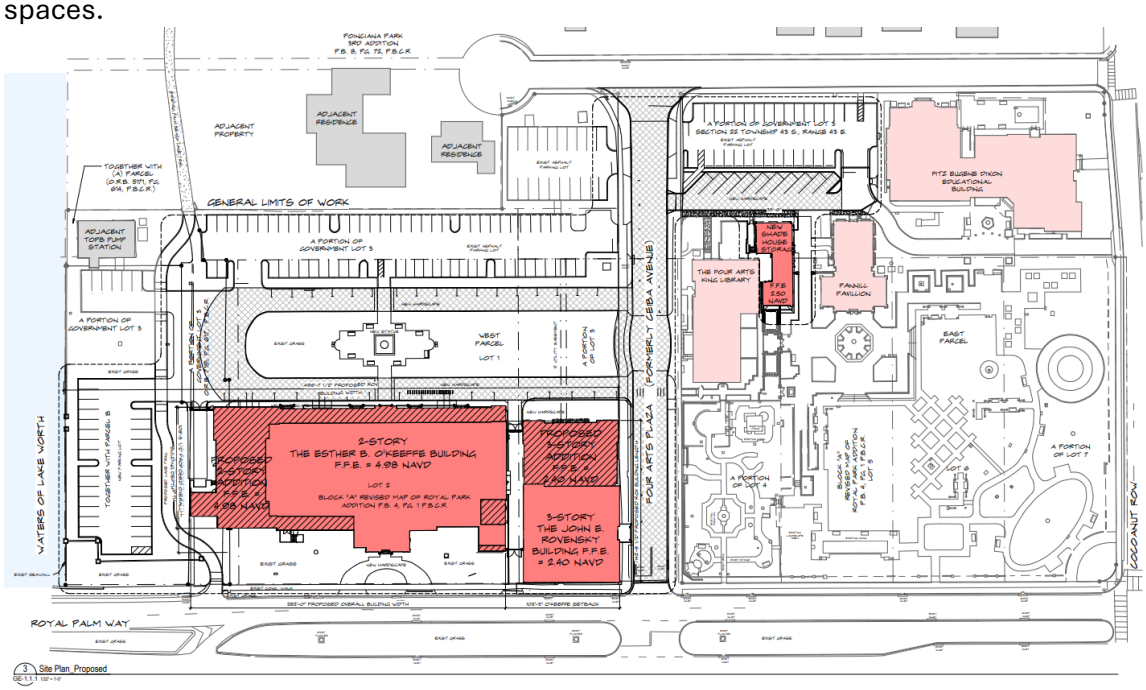
- A variance from the floodplain requirement from Chapter 50, Floods, impacting the O'Keefe, Rovensky, and Shade House buildings and their respective additions.

Site Data			
Zoning District	C-I	**Future Land Use**	Private Group Use
Lot Size (SF)	334,443 SF (CAMPUS) (7.677 pb acres)	**Existing Finished Floor Elevation**	4.98' NAVD (O'Keeffe) 2.40' NAVD (Rovensky) 2.50' NAVD (Shade Structure)
Flood Zone	AE 7	**Required Finished Floor Elevation**	8.00' NAVD

Surrounding Properties / Zoning	
North	Two-story residence / R-B Two-story residence / R-A
South	Five-story office / C-OPI Three-story office / C-OPI
East	Two-story educational facility (Palm Beach Public Elementary) / R-B
West	Intracoastal Waterway

STAFF ANALYSIS:

The previously approved scope of work was determined to meet Sections 54-122 and 54-123 of the Town's code. Due to a substantial improvement, a variance from the floodplain requirement from Chapter 50, Floods, is needed to avoid floodproofing of the non-residential spaces.



Site plan, showing the location of the impacted buildings.

Per Section 50-114: *A variance is authorized to be issued for the repair, improvement, or rehabilitation of a historic building that is determined eligible for the exception to the flood resistant construction requirements of the Florida Building Code, Existing Building, Chapter*

12 Historic Buildings, ***upon a determination that the proposed repair, improvement, or rehabilitation will not preclude the building's continued designation as a historic building and the variance is the minimum necessary to preserve the historic character and design of the building****. If the proposed work precludes the building's continued designation as a historic building, a variance shall not be granted and the building and any repair, improvement, and rehabilitation shall be subject to the requirements of the Florida Building Code*.

The property is located within Flood Zone AE 7, which requires a base flood elevation of 7' (plus 1' freeboard) = 8' NAVD. The floodplain variance would allow the existing structures and their respective additions to be maintained at the current finished floor elevations of 4.98' NAVD for the O'Keeffe Building, 2.40' NAVD for the Rovensky Building, and 2.50' NAVD for the Shade Structure.

CONCLUSION:

The previously approved changes were determined to meet Sec. 54-122 and Sec. 54-123 of the Landmark Preservation Ordinance. Therefore, Sec. 50-114 will be met for the floodplain variance as the buildings' continued historic designation will not be precluded. Approval of the project will require one (1) motion to be made by the Commission:

(1) that the implementation of the proposed work and flood plain variance **will not** preclude the buildings' continued designation as a historic building.

WRB:JGM:FHM:ALF

SPINAOROURKE + PARTNERS

KEITH SPINA
TAMMY O'ROURKE
WILLIAM CALDWELL
JESSICA GOMES

September 2, 2025

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

Project: Society of the Four Arts 100, 101, 102 and 103 Four Arts Plaza, Palm Beach, FL
Zoning / COA Number: ZON-25-0055

We are pleased to submit the following request for our project at The Society of the Four Arts. Please note the following as it relates to this application:

A. Landmarks Preservation in accordance with Section 54-122 and/or Section 54-161.
    a. Not Applicable. The proposed modifications to the structure were approved by the Landmarks Commission under application number COA-24-0018 and Zoning under application number ZON-24-0053.

B. Architectural Review in accordance with Section 18-205 and/or Section 18/206.
    a. Not Applicable.

C. Special Exception in accordance with Section 134-229.
    a. Not Applicable

D. Site Plan Review Approval in accordance with Section 134-329.
    a. Not Applicable

E. Variance (s) in accordance with Section 134-201.
    a. Section 50-114: A request for a flood plain variance in order to construct previously approved additions at the following elevations in lieu of the 7.50 NAVD required when construction exceeds 50% of the mark value of a structure:
        i. O'Keefe: 4.98 NAVD to match existing
        ii. Rovenksy: 2.40 NAVD to match existing
        iii. Shade House: 2.50 NAVD to match existing

F. Other
    a. None at this time.

Very truly yours,

KEITH M. SPINA
CEO

Autodesk Docs://Society of the Four Arts/XA-SFA-Site-R22.rvt

The Society of the Four Arts

100 & 102 Four Arts Plaza, Palm Beach, FL 33480

GENERAL SCOPE OF WORK INCLUDES:

SECTION 50-114: A REQUEST FOR A FLOOD PLAIN VARIANCE IN ORDER TO CONSTRUCT PREVIOUSLY APPROVED ADDITIONS AT FOLLOWING ELEVATIONS IN LIEU OF THE 7.5 FOOT NAVD REQUIRED WHEN CONSTRUCTION EXCEEDS 50% OF THE MARKET VALUE OF A STRUCTURE
- O'KEEFE: 4.98 NAVD TO MATCH EXISTING
- ROVEKNSKY: 2.40 TO MATCH EXISTING
- SHADE HOUSE: 2.50 TO MATCH EXISTING

PROJECT PREVIOUSLY APPROVED UNDER
- LPC: COA-24-0018
- ZONING: ZN-24-0053



FINAL SUBMITTAL 09-02-25

ZON-25-0055

BEYER BLINDER BELLE

SPINAOROURKE + PARTNERS
Architecture + Interior Design
Keith M. Spina # AR13419

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SPINAOROURKE + PARTNERS
Architecture+Interior Design
Keith M. Spina #

The Society of the Four Arts
100 & 102 Four Arts Plaza, Palm Beach, FL 33480

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REVISIONS

No	Date	Description
1	2024/12/30	TOPB Resubmission #1

Project no: 2953
Date: 2024.10.07
Drawn by: Author
Project Manager: Checker

COVER.

CVR

Final Submittal

12/27/2024 4:39:28 PM

1 VICINITY MAP - EAST PARCEL
GE-0.2.0 12" = 1'-0"



VICINITY LOCATION MAP

GE-0.2.0

Final Submittal

Project no: 2053
Date: 2024.10.07
Drawn by: Author
Project Manager: Checker

REVISIONS

No	Date	Description

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The Society of the Four Arts

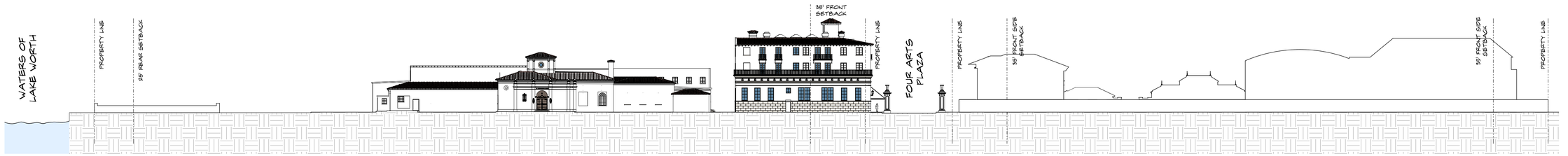
100 & 102 Four Arts Plaza, Palm Beach, FL 33480

SPINA OROURKE + PARTNERS
Architecture • Interior Design
Keith M. Spina #

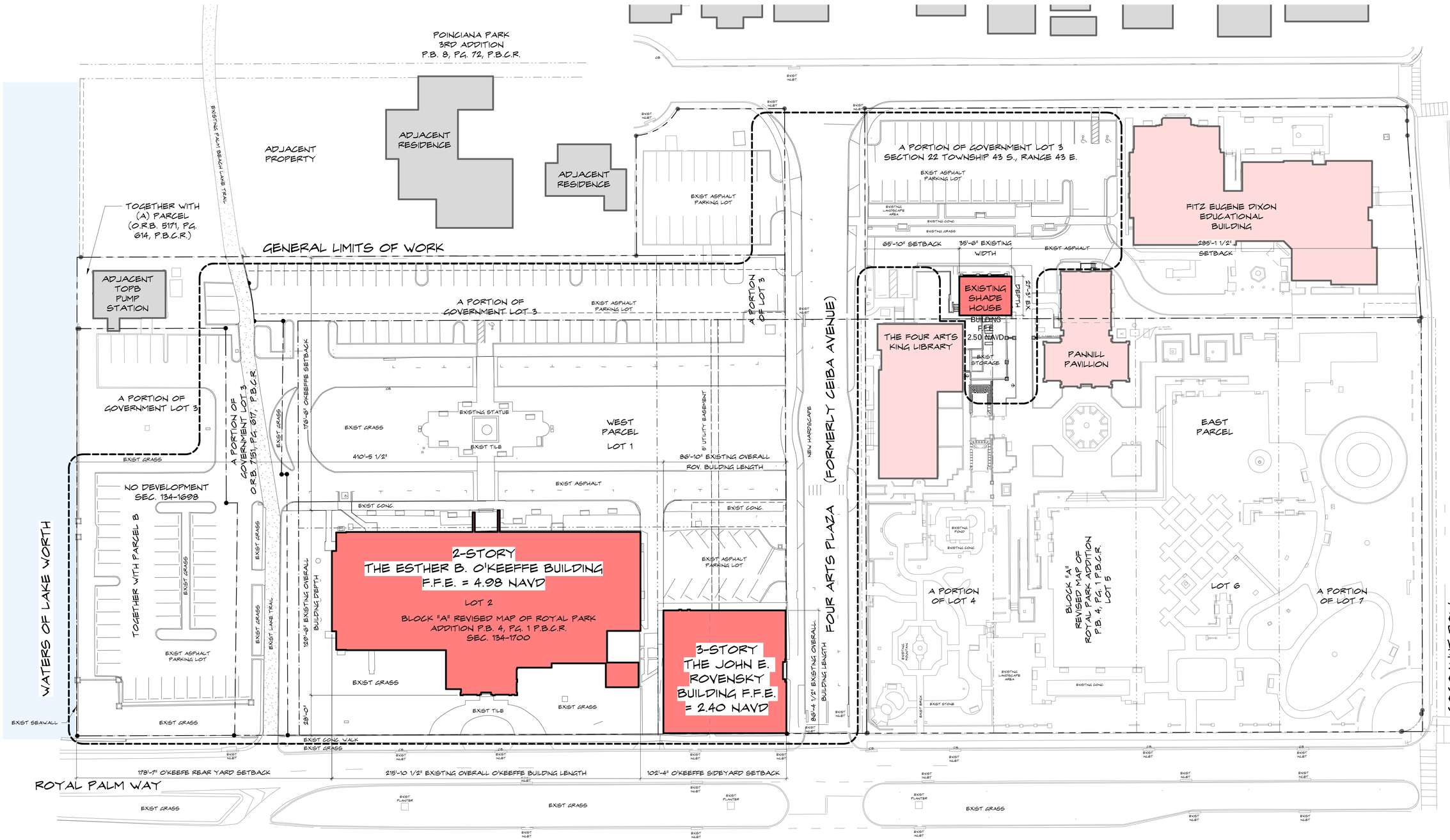
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West Palm Beach
Florida 33401
561.684.6844
spinaorourke.com
FL Lic # AA26002399

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120 Broadway
20th Floor
New York, NY, 10271
212 777 7800
beyerblinderbelle.com

Autodesk Docs://Society of the Four Arts/XA-SFA-Site-R22.rvt



1 Existing Streetscape Elevation
GE-1.1.0 1/32" = 1'-0"



2 Site Plan - Existing
GE-1.1.0 1/32" = 1'-0"

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120 Broadway
20th Floor
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212 777 7800
beyerblindebelle.com

285 Banyan Blvd
West Palm Beach
Florida, 33401
561 804 8342
spinaorourke.com
FL Lic.# AA26002899

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Keith M. Spina #

The Society of the Four Arts

100 & 102 Four Arts Plaza, Palm Beach, FL 33480

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REVISIONS

No	Date	Description

Project no: 2953
Date: 2024.10.07
Drawn by: Author
Project Manager: Checker

EXISTING OVERALL SITE PLAN

GE-1.1.0

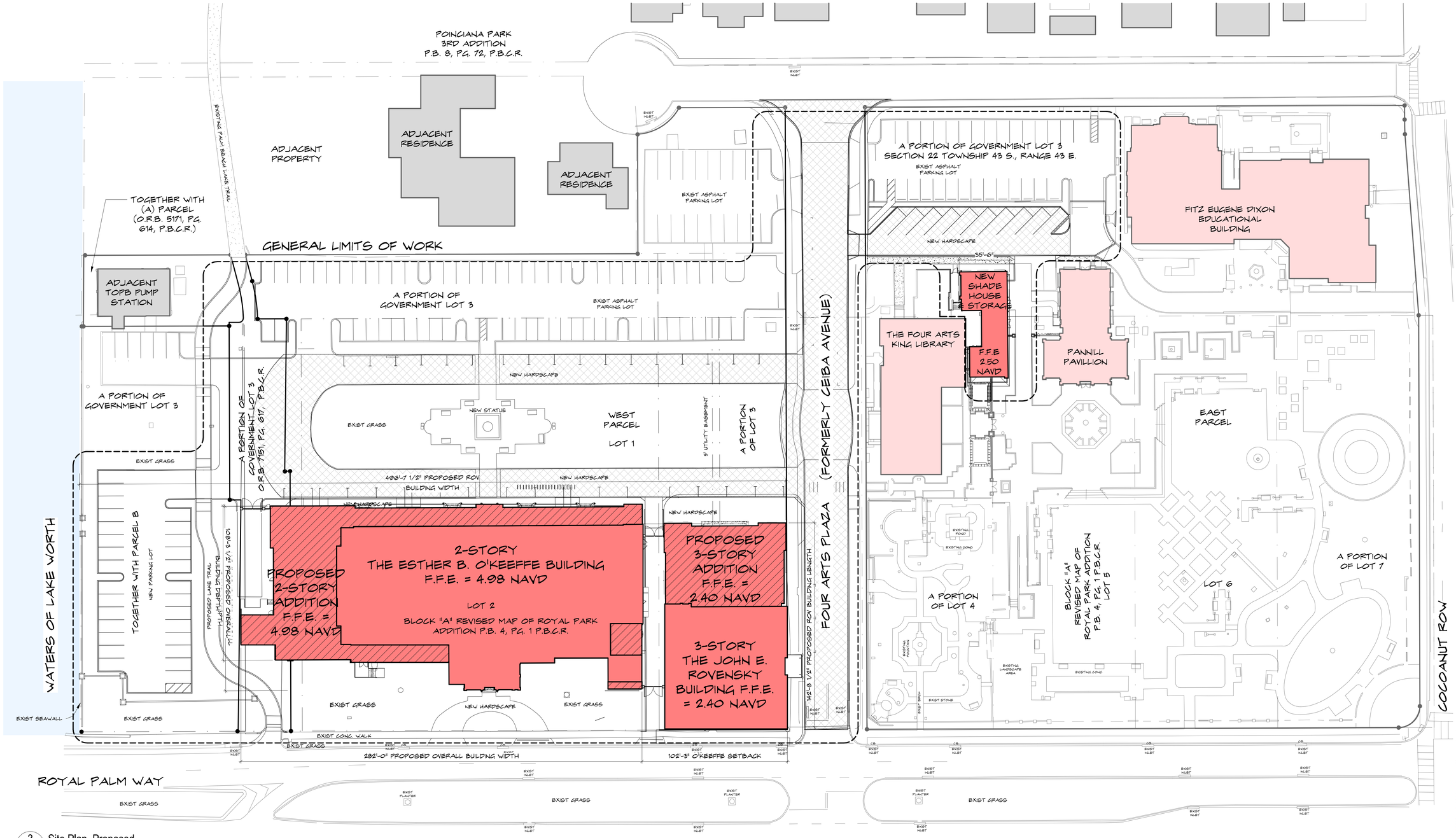
Final Submittal

12/27/2024 4:41:08 PM

Autodesk Docs://Society of The Four Arts/XA-SFA-Site-R24.rvt



1 Proposed Streetscape Elevation
GE-1.1.1 1/32" = 1'-0"



3 Site Plan_Proposed
GE-1.1.1 1/32" = 1'-0"

8/1/2025 1:33:45 PM

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285 Banyan Blvd
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Florida 33401
561 804 8342
spinaorourke.com
FLLic.# AA26002699
Architecture•Interior Design
Keith M. Spina #

The Society of the Four Arts

100 & 102 Four Arts Plaza, Palm Beach, FL 33480

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REVISIONS

No	Date	Description

Project no: 2953
Date: 2025.04.24
Drawn by: Author
Project Manager: Checker

PROPOSED OVERALL SITE PLAN

GE-1.1.1

Final Submittal

FOUR ARTS PLAZA



SUPPLEMENTARY INFORMATION
TO THE
DESIGNATION REPORT OF 7-11-79
September 20, 1995

Landmarks Preservation Commission
Palm Beach, Florida

SUPPLEMENTARY REPORT

FOUR ARTS COMPLEX
455 ROYAL PALM WAY

Table of Contents

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II. LOCATION MAP

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VI. CRITERIA FOR DESIGNATION

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VIII. PHOTOGRAPHY

IX. SELECTED BIBLIOGRAPHY

Report produced by Research Atlantica, Inc.

Report edited by Timothy M. Frank, AICP, Planner/Projects Coordinator, Town of Palm Beach.

I. GENERAL INFORMATION

Location:	Four Arts Complex 455 Royal Palm Way Palm Beach, Florida
Date of Construction:	1924 (Rovensky Building) 1929 (Gallery/Auditorium) 1938 (Library)
Principal Architect:	Addison Mizner (1929) Maurice Fatio (1938) John Volk (1947) Marion Sims Wyeth (1947)
Present Owner:	The Society of the Four Arts
Present Use:	Cultural Institution
Present Zoning:	R-B (special exception use)
Palm Beach County Tax Folio Number:	50-43-43-23-05-0210-010 50-43-43-23-05-0210-050 50-43-43-23-05-0210-060 50-43-43-22-00-0030-080 50-43-43-22-00-0030-090
Current Legal Description:	The South 45.12 feet of the South 1/2 of Subdivision N of Government Lot 3, lying West of Ceiba Avenue, the South 1/2 of Subdivision N of Government Lot 3, between Coconut Row and Ceiba Avenue(less Seaview Ave. and the East 219.41 feet), in Sec. 22, Township 43 South, Range 43 East, and Lot 1, and land lying West of Lot 1 (less the East 43 feet), and land lying West of Lot 2 (less Lake Drive), the North 145 feet of the West 47 of Lot 3 and the East 88.9 feet thereof; and Lots 4, 5, 6, and 7, Block A, of Royal Park Addition, as in Plat Book 4,pg 1.

Gallery/Auditorium

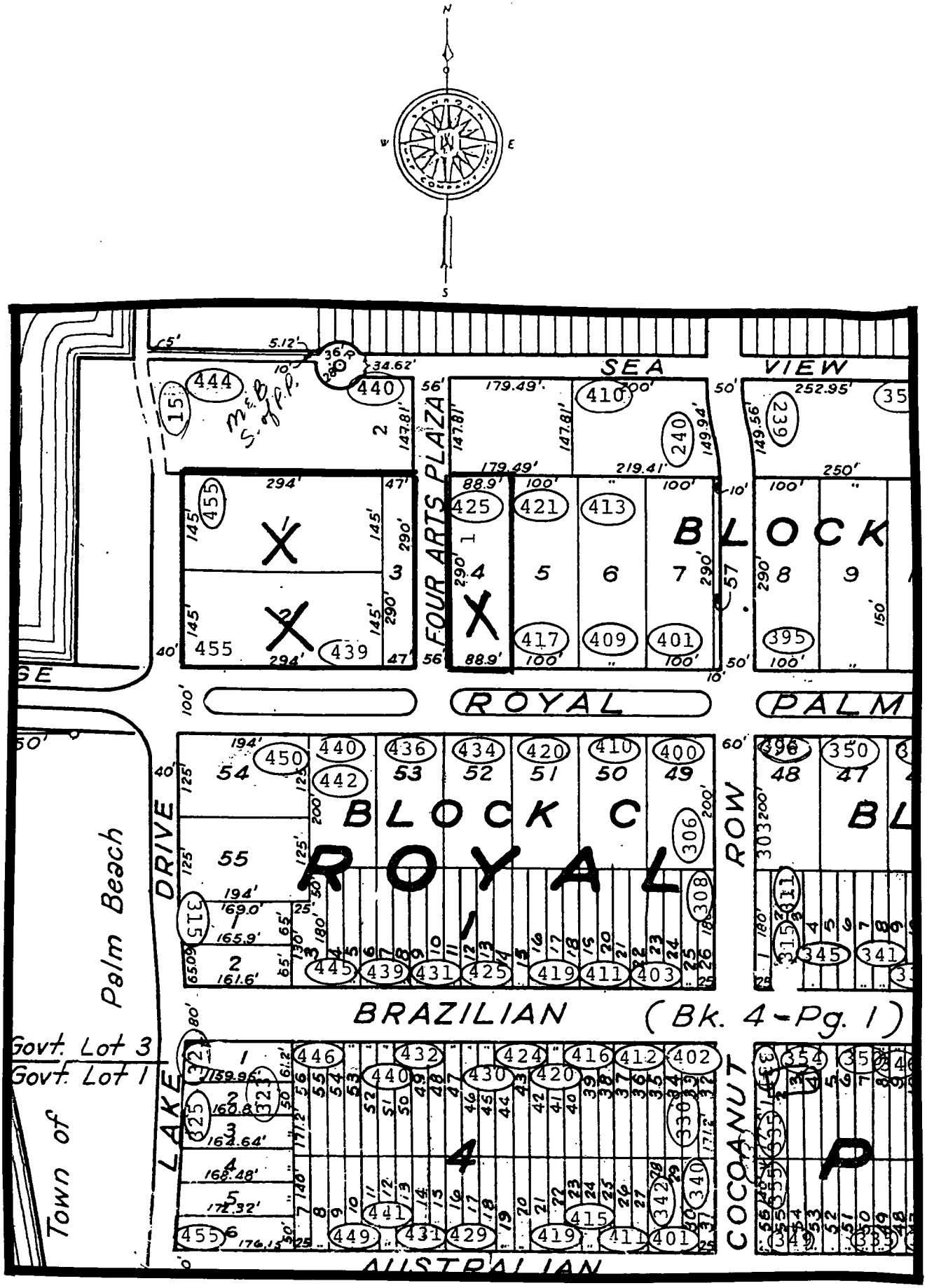
Classification in the "Historic Building Survey of Palm Beach, 1981: This is an Addison Mizner building, with simple, dignified Classical detailing. The original building of 1923, later burned, was built for the Club De Montmartre. The present building of 1929, by the most famous Palm Beach architect, was erected for the Embassy Club. It was taken over by the Society of Four Arts in the late 1930's.

Rovensky Building

Classification in the "Historic Building Survey of Palm Beach, 1981: This is an Addison Mizner building, which one had full-length Gothic windows on the ground floor; it now features single and paired double-hung sash windows above a rusticated base. Mizner was the most famous Palm Beach architect.

Gate Piers

Classification in the "Historic Building Survey of Palm Beach, 1981: These tall, dignified piers mark the entrance to a short street. They are among the best of Palm Beach's rare public monuments.


SEA VIEW
FOUR ARTS PLAZA
ROYAL
PALM
BLOCK
ROYAL
BLOCK C
BRAZILIAN (Bk. 4-Pg. 1)
AUSTRALIAN
COCOANUT
LAKE DRIVE
Palm Beach
Town of
Govt. Lot 3
Govt. Lot 1
ROW

STATE OF FLORIDA
DEPARTMENT OF STATE
Division of Archives, History
and Records Management
DS-HSP-3AAA Rev. 3-79

FLORIDA MASTER SITE FILE
Site Inventory Form

FDAHRM 802= =
1009= =

Site No. 820= =
Site Name Four Arts Building 830= = Survey Date 8101
Address of Site: 455 Royal Palm Way, Palm Beach, FL 33480 905= =
Instruction for locating Royal Palm Way at S Lake Dr NE corner 813= =
Location: Royal Park (subdivision name) A (block no.) 2 (lot no.) 868= =
County: Palm Beach 808= =
Owner of Site: Name: Four Arts Society, Tr
Address: Four Arts Plaza, Palm Beach, FL 33480 902= =
Type of Ownership institutional 848= = Recording Date 832= =
Recorder:
Name & Title: Kidney, Walter C. (Architectural Historian)
Address: Landmarks Planning, Inc., Allegheny Square West
Pittsburgh, PA 15212 818= =

Condition of Site: (Check One)
- [X] Excellent 863= =
- [ ] Good 863= =
- [ ] Fair 863= =
- [ ] Deteriorated 863= =

Integrity of Site: (Check One or More)
- [X] Altered 858= =
- [ ] Unaltered 858= =
- [X] Original Site 858= =
- [ ] Restored( )(Date: X)858= =
- [ ] Moved( )(Date: X)858= =

Original Use entertainment 838= =
Present Use museum 850= =
Dates: Beginning +1929 844= = BP
Culture/Phase American 840= =
Period 20th Century 845= =

NR Classification Category: Building 916= =

Threats to Site: (Check One or More)
- [ ] Zoning(X X)878= =
- [ ] Development(X X)878= =
- [ ] Deterioration(X X)878= =
- [ ] Borrowing(X X)878= =
- [ ] Other (See Remarks Below): 878= =
- [ ] Transportation(X X)878= =
- [ ] Fill(X X)878= =
- [ ] Dredge(X X)878= =

Areas of Significance: Architecture 910= =

Significance: This is an Addison Mizner building, with simple, dignified Classical detailing. The original building of 1923, later burned, was built for the Club de Montmartre. The present building of 1929, by the most famous Palm Beach architect, was erected for the Embassy Club. It was taken over by the Society of Four Arts in the late 1930's.

Grade: A

LAPB 911= =

ARCHITECT Mizner, Addison (Palm Beach, FL) 872 = =

BUILDER Lightbown, Millard J 874 = =

STYLE AND/OR PERIOD Mediterranean Revival 964 = =

PLAN TYPE irregular; irregular 966 = =

EXTERIOR FABRIC(S) stucco: roughcast 854 = =

STRUCTURAL SYSTEM(S) brick # tile 856 = =

PORCHES N/ square 1-bay entrance porch, round arches w/keystones on plain piers 942 = =

FOUNDATION: 942 = =

ROOF TYPE: hip # flat: parapet 942 = =

SECONDARY ROOF STRUCTURE(S): tower: pavilion # parapet, urns 942 = =

CHIMNEY LOCATION: offset: lateral slope # E/ end: interior 942 = =

WINDOW TYPE: casement, 8, wood # 942 = =

CHIMNEY: masonry, stuccoed 882 = =

ROOF SURFACING: tile: barrel 882 = =

ORNAMENT EXTERIOR: stucco # stone: coral # metal 882 = =

NO. OF CHIMNEYS 2 952 = = NO. OF STORIES 1 # 2 950 = =

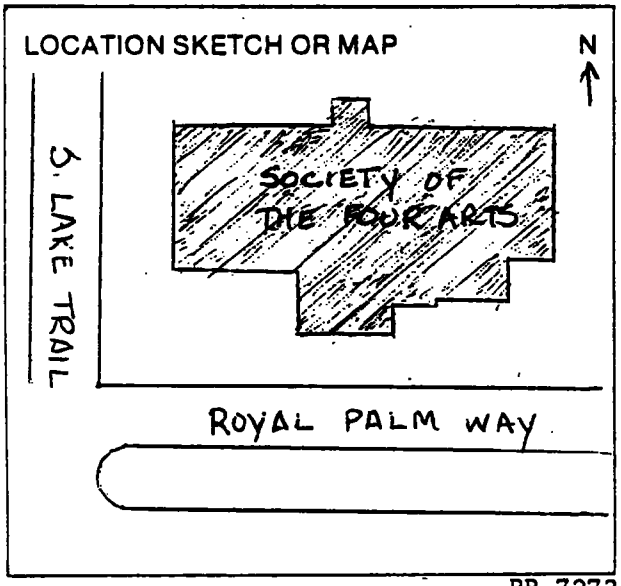
NO. OF DORMERS none 954 = =

Map Reference (incl. scale & date) USGS Palm Beach 7.5 MIN 1:24,000 1946(photorevised 1967) 809 = =

Latitude and Longitude:
26° 42' 40" ° ' " 800 = =

Site Size (Approx. Acreage of Property): 2 833 = =

LOCATION SKETCH OR MAP



Township	Range	Section

812 = =

UTM Coordinates:

890 = =

Zone Easting Northing

Photographic Records Numbers PB-7273-1-F1 860 = =

Contact Print



STATE OF FLORIDA
DEPARTMENT OF STATE
Division of Archives, History
and Records Management
DS-HSP-3AAA Rev. 3-79

FLORIDA MASTER SITE FILE
Site Inventory Form

FDAHRM 802 = =
1009 = =

Site No. 830 = =
Site Name Singer Office Building and Embassy Apartments Survey Date 8101 820 = =
Address of Site: 437-441 Royal Palm Way, Palm Beach, FL 33480 905 = =
Instruction for locating S side of Royal Palm Way between Four Arts Plaza and S Lake Dr 813 = =
Location: Royal Park (subdivision name) A (block no.) 2 (lot no.) 868 = =
County: Palm Beach 808 = =
Owner of Site: Name: Embassy Corporation
Address: P O Box 750 902 = =
Type of Ownership corporate 848 = = Recording Date 832 = =
Recorder:
Name & Title: Kidney, Walter C. (Architectural Historian)
Address: Landmarks Planning, Inc., Allegheny Square West
Pittsburgh, PA 15212 818 = =

Condition of Site: Integrity of Site: Original Use commercial 838 = =

Check One		Check One or More	
☒ Excellent	863 = =	☒ Altered	858 = =
☐ Good	863 = =	☐ Unaltered	858 = =
☐ Fair	863 = =	☒ Original Site	858 = =
☐ Deteriorated	863 = =	☐ Restored ( ) (Date: X)	858 = =
		☐ Moved ( ) (Date: X)	858 = =

Present Use other: apartments 850 = =
Dates: Beginning c.+1924 844 = = NOBP
Culture/Phase American 840 = =
Period 20th Century 845 = =

NR Classification Category: Building 916 = =

Threats to Site:

Check One or More			
☐ Zoning (X)	X) 878 = =	☐ Transportation (X)	X) 878 = =
☐ Development (X)	X) 878 = =	☐ Fill (X)	X) 878 = =
☐ Deterioration (X)	X) 878 = =	☐ Dredge (X)	X) 878 = =
☐ Borrowing (X)	X) 878 = =		
☐ Other (See Remarks Below):	878 = =		

Areas of Significance: Architecture 910 = =

Significance: This is an Addison Mizner building, which once had full-length Gothic windows on the ground floor; it now features single and paired double-hung sash windows above a rusticated base. Mizner was the most famous Palm Beach architect.

Grade: C

pre-1947 (BP) LAPB 911 = =

ARCHITECT Mizner, Addison (Palm Beach, FL) 872 = =

BUILDER 874 = =

STYLE AND/OR PERIOD Mediterranean Revival 964 = =

PLAN TYPE square; irregular 966 = =

EXTERIOR FABRIC(S) stucco: roughcast 854 = =

STRUCTURAL SYSTEM(S) brick # tile 856 = =

PORCHES E/ 1st-fl marquee, 2 iron balconies ea, 3rd and 4th fls # S/ iron balcony along 3rd fl, 3 iron balconies, 4th fl # (see cont. sheet) 942 = =

FOUNDATION: 942 = =

ROOF TYPE: flat 942 = =

SECONDARY ROOF STRUCTURE(S): 942 = =

CHIMNEY LOCATION: NW/ corner 942 = =

WINDOW TYPE: French, 10, wood # casement, 6, wood 942 = =

CHIMNEY: masonry, stuccoed 882 = =

ROOF SURFACING: built-up 882 = =

ORNAMENT EXTERIOR: stucco 882 = =

NO. OF CHIMNEYS 1 952 = = NO. OF STORIES 3 # 4 950 = =

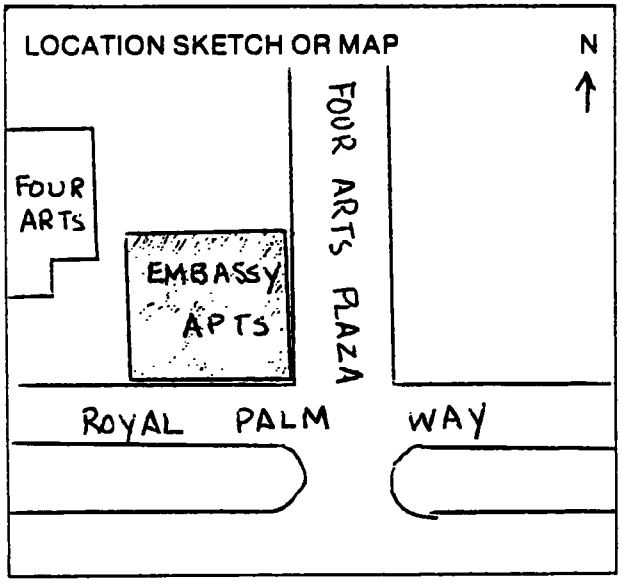
NO. OF DORMERS none 954 = =

Map Reference (incl. scale & date) USGS Palm Beach 7.5 MIN 1:24,000 1946(photorevised 1967) 809 = =

Latitude and Longitude: 26 ° 42′ 40″ ° ′ ″ 800 = =

Site Size (Approx. Acreage of Property): LT 1 833 = =

LOCATION SKETCH OR MAP



Township	Range	Section

812 = =

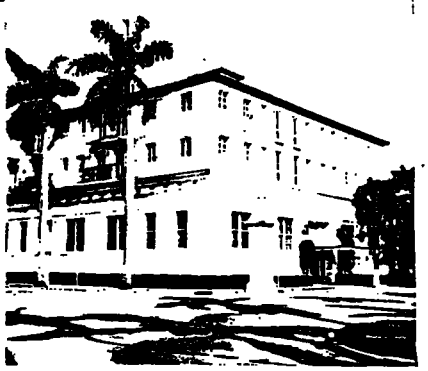
UTM Coordinates:

890 = =

Zone Easting Northing

Photographic Records Numbers PB-7273-2-F4 860 = =

Contact Print



CONTINUATION SHEET

Site Name: Singer Office Building and Embassy Apartments
Address of Site: 437-441 Royal Palm Way, Palm Beach, FL 33480

Porches Continued: N/ 1 balcony 2nd fl, 2 balconies 3rd fl 942==

STATE OF FLORIDA
DEPARTMENT OF STATE
Division of Archives, History
and Records Management
DS-HSP-3AAA Rev. 3-79

FLORIDA MASTER SITE FILE
Site Inventory Form

FDAHRM 802 = =
1009 = =

Site No. 820 = =

Site Name gate piers 830 = = Survey Date 8011 905 = =

Address of Site: Four Arts Plaza at Royal Palm Way, Palm Beach, FL 33480

Instruction for locating 813 = =

Location: Royal Park (subdivision name) A (block no.) 3, 4 (lot no.) 868 = =

County: Palm Beach 808 = =

Owner of Site: Name: Four Arts Society

Address: Four Arts Plaza 902 = =

Type of Ownership institutional 848 = = Recording Date 832 = =

Recorder:

Name & Title: Kidney, Walter C. (Architectural Historian)

Address: Landmarks Planning, Inc., Allegheny Square West
Pittsburgh, PA 15212 818 = =

Condition of Site: Integrity of Site: Original Use other: entrance 838 = =

Check One		Check One or More		Present Use other: entrance 850 = =
☐ Excellent	863 = =	☐ Altered	858 = =	Dates: Beginning c.+1930 844 = =
☒ Good	863 = =	☐ Unaltered	858 = =	Culture/Phase American 840 = =
☐ Fair	863 = =	☒ Original Site	858 = =	Period 20th Century 845 = =
☐ Deteriorated	863 = =	☐ Restored ( ) (Date: X)	858 = =	
		☐ Moved ( ) (Date: X)	858 = =	

NR Classification Category: Building 916 = =

Threats to Site:

Check One or More

☐ Zoning (X)	X) 878 = =	☐ Transportation (X)	X) 878 = =
☐ Development (X)	X) 878 = =	☐ Fill (X)	X) 878 = =
☐ Deterioration (X)	X) 878 = =	☐ Dredge (X)	X) 878 = =
☐ Borrowing (X)	X) 878 = =		
☐ Other (See Remarks Below):	878 = =		

Areas of Significance: Architecture 910 = =

Significance: These tall, dignified piers mark the entrance to a short street. They are among the best of Palm Beach's rare public ornaments.

911 = =

ARCHITECT _____ 872 = =

BUILDER _____ 874 = =

STYLE AND/OR PERIOD Neoclassical Revival 964 = =

PLAN TYPE square 966 = =

EXTERIOR FABRIC(S) stucco 854 = =

STRUCTURAL SYSTEM(S) masonry 856 = =

PORCHES N/A

942 = =

FOUNDATION: 942 = =

ROOF TYPE: N/A 942 = =

SECONDARY ROOF STRUCTURE(S): Urns 942 = =

CHIMNEY LOCATION: N/A 942 = =

WINDOW TYPE: N/A 942 = =

CHIMNEY: N/A 882 = =

ROOF SURFACING: N/A 882 = =

ORNAMENT EXTERIOR: ? stone: cast 882 = =

NO. OF CHIMNEYS N/A 952 = = NO. OF STORIES 1 950 = =

NO. OF DORMERS N/A 954 = =

Map Reference (incl. scale & date) USGS Palm Beach 7.5 MIN 1:24,000
1946 (photorevised 1967) 809 = =

Latitude and Longitude:
26° 42' 40" ° ' " 800 = =

Site Size (Approx. Acreage of Property): N/A 833 = =

LOCATION SKETCH OR MAP N

Township	Range	Section

812 = =

UTM Coordinates:

890 = =

Zone Easting Northing

Photographic Records Numbers PB-8102-1-F15 860 = =

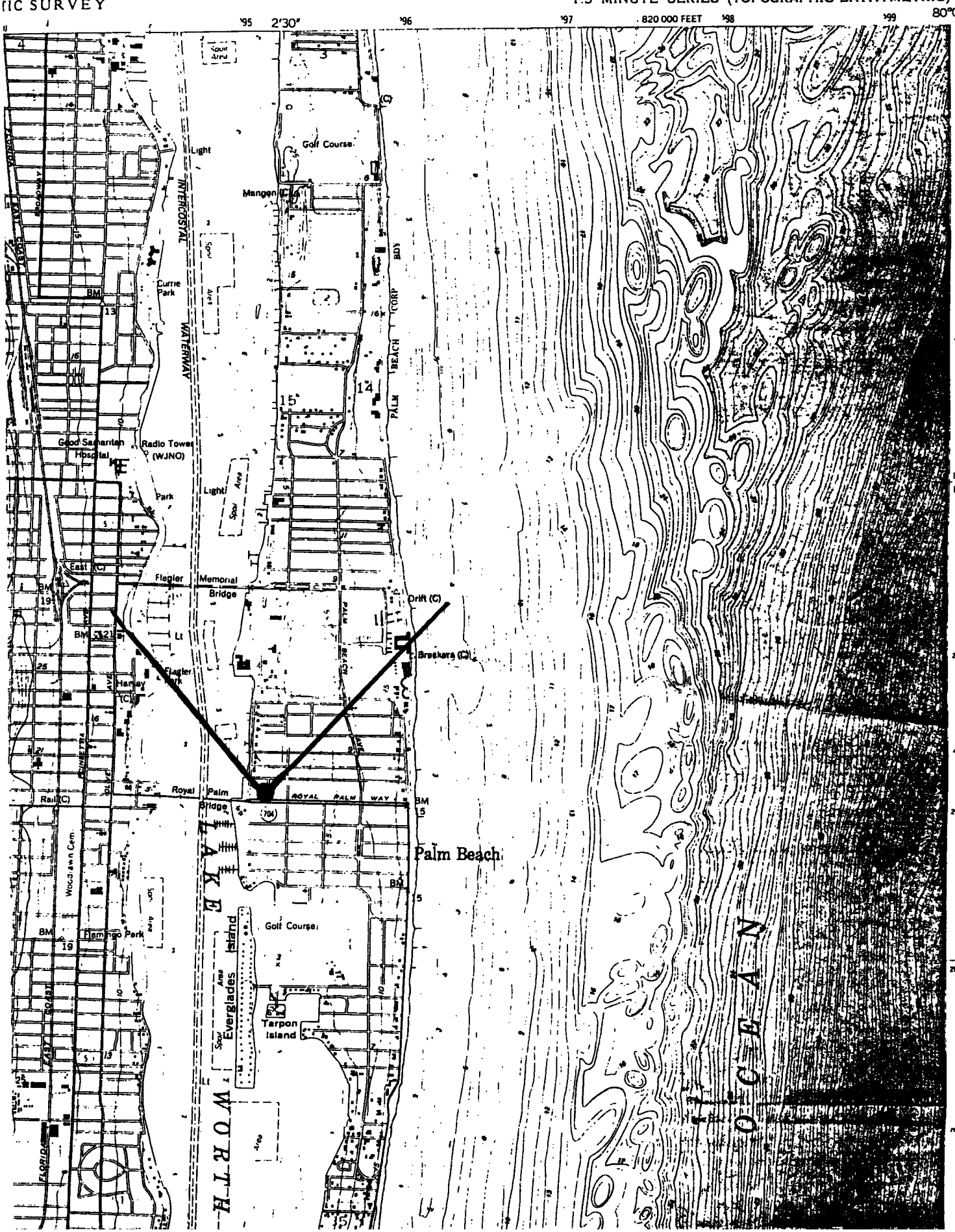
Contact Print



ATES
COMMERCE
TIC SURVEY

The Society of the Four Arts

PALM BEACH QUADRANGLE
FLORIDA–PALM BEACH CO.
7.5 MINUTE SERIES (TOPOGRAPHIC-BATHYMETRIC)



III. ARCHITECTURAL INFORMATION

The Society of the Four Arts is comprised of three buildings whose Mediterranean Revival style of architecture can be found throughout the complex. This style refers to a style derived from a combination of architectural features commonly found in countries and cultures bordering the Mediterranean Sea, primarily Spain and Italy.

The Society's two story library, located on the east side of Four Arts Plaza, was designed by Maurice Fatio. Completed in 1938 the smooth stuccoed building has distinctive Italianate features. A graceful tripartite entranceway enhances the symmetrical central block. Murals by Albert Herter depicting the Four Arts cover the walls of the recessed portico. Additional features found on the front entrance are a cut coral stone floor, two low platforms that are the bases for elegant bronze panthers and wrought iron lanterns. Above the entrance is a balcony with stone balusters and balustrade. A narrow stone belt course further defines the two stories.

A low-pitched hipped roof is covered with red barrel tile. The moderate overhang is enhanced by decorative brackets. A flat roofed rectangular wing extends to the north of the central building. Ground floor casement windows are framed with rectangular stone molding. Second story windows, also casement, have shutters and stone sills. A small outbuilding known as the summer house is found to the rear of the central block. Also completed in 1938 this building is maintained by the Garden Club of Palm Beach.

The largest building in the complex is the two story stuccoed gallery-auditorium. This was originally the Addison Mizner-designed Mediterranean Revival "Club de Montmarte" owned by Colonel Edward R. Bradley. Purchased from the Bradley estate in 1947 the building was renovated by John L. Volk for its present use. The asymmetrical building with multiple roof lines has many distinctive features that add to the integrity of the Mediterranean Revival style.

The main north facade entrance designed by John Volk is enhanced by a covered arched portico. The portico is topped by a relatively restrained pediment. The flat roof line is delineated with simple stone molding. A small tiled roof section can be found to the west of the entrance. The entranceway is further enhanced by a reflective pool and sculpture. Stone statues decorate the windowless West elevation.

The Royal Palm Way entrance designed by Addison Mizner has an arched double doorway of planked wood and wrought iron hardware. The wrought iron theme is continued on this elevation with lanterns and grill work on small windows. Five rectangular stone pilasters have decorative terminals that project above the roof line. This building section has a hipped roof covered with red barrel tile. A square cupola also has rectangular stone pilasters, fixed octagonal windows and a tile covered hipped roof.

The third building in the complex also designed by Addison Mizner is the Rovensky Building, formerly the Embassy Apartments. This three story box-shaped building is located on the corner of Four Arts Plaza and Royal Palm Way. Its stuccoed exterior is enhanced by sculpted stone blocks on the first level and a belt course with decorative medallions between the first and second story. A wrought iron railing covers the balcony that runs the length of the second story on the south elevation. Various smaller balconies are found on the third floor.

A low-pitched hipped roof is covered with red barrel tile. The moderate overhang is enhanced by decorative wooden brackets. Ground floor windows are 4/4 single hung sash while upper floor windows are casement. French doors exit to the balconies.

Additional elaborations to the Four Arts Plaza are the two Volk-designed piers that grace the entrance of the avenue. These modern pillars are topped with stylized urns.

IV. HISTORICAL INFORMATION

The Society of the Four Arts is a non-profit organization dedicated to promoting interest in art, literature, drama and music. The roots of the present day society date back to the 1920s when pioneering arts promoters and early society leaders such as John Riter, the Stotesburys, Paris Singer and Hugh Dillman actively participated in The Society of the Arts. This organization used the newly opened Paramount Theater and the Whitehall Hotel for art exhibits and concerts[1].

In 1936 a newly incorporated Society of the Four Arts led by Maud Howe Elliot moved into a vacant store provided by Colonel Edward R. Bradley. The Royal Palm Way site was in the Spanish Provincial Building formerly known as the Embassy Club. The first art exhibit sponsored by the Society was a display for 50 Old Masters owned by members. Highlighting this exhibition was Rembrandt's "Aristotle Contemplating the Bust of Homer"[2].

By January 1938 the Society purchased land owned by John Phipps whose family donated additional property to the Society for use as a parking lot. Architect Maurice Fatio, an original member of the Board of Trustees, donated his services for the design of a building which he called "modified Spanish architecture"[3]. On the front loggia of this building Albert Herter painted canvas murals depicting the four arts:

---

[1]Donald Curl, **Palm Beach County**, Windsor Publications, Inc. p.101.

[2]"The Society of The Four Arts Celebrates Its Golden Anniversary", **Palm Beach Life**, February 1986. pp. 125-130.

[3]**Palm Beach Life**, pp. 125-130.

painting and sculpture, music, drama and literature. The first exhibition in the Society's new home was "Origins of the Modern Movement", again artwork on loan from Society members.

Members of the Palm Beach Garden Club conceived the idea of having a tropical garden complement the building. Under the guidance of Mrs. Alfred Kay lush Florida foliage was introduced onto the Society's property. After World War II landscape architect Richard Webel redesigned the gardens with pathways and a fountain. He also added the formal Chinese garden. The maintenance of the garden remains under the auspice of the Garden Club.

By 1947 the Society purchased Bradley's Embassy Club on Royal Palm Way. Bradley had commissioned Addison Mizner in 1928 to design the Embassy Club as a night club. The club was never a success. When Bradley died the Society purchased not only the building but also the surrounding property adjacent to Lake Worth.

Architect John Volk suggested renovations of the newly purchased buildings rather than new construction. Volk began the transformation of the Embassy Club into a cultural center when he added a roof to the large open air courtyard. He transformed this area into a 718 seat theater and converted the bar and grill into a gallery/boardroom. He retained the original loggias. Specific areas were allocated for gallery space, sculpture, work areas, children's rooms and administrative offices. A new entrance on the north facade was created which overlooked a landscaped parking area. Two modern pillars were added to the intersection of Ceiba Avenue and Royal Palm Way giving newly landscaped Ceiba a distinctive mall appearance. Throughout the massive renovations Volk was able to retain the original integrity of Mizner's Spanish style. At the grand opening in January 1948 Volk's design was described as "masterful"[4].

With the renovations of the Embassy Club building into new gallery space and administrative offices the original Four Arts building designed by Fatio was remodeled by well-known Palm Beach architect Marion Sims Wyeth. Wyeth redesigned this two story building to house the Society's growing library collection. The library is open year round for both residents and non-residents of Palm Beach.

Major expansions have continued. In 1993 the Society acquired the Embassy Apartments, also known as the Spanish Provincial Apartments. This building was originally designed for Paris Singer by Addison Mizner in 1924. After the Society's acquisition the building was dedicated to Palm Beach financier John E. Rovensky and is now known as the Rovensky Building. It houses the Children's Library and the Society's administrative offices.

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[4]**Palm Beach Life**, 1986.

The addition of special collections such as the Addison Mizner Collection (volumes on architecture, designs and Mizner notebooks) add to the scholastic integrity of the library. The development of the sculpture garden has added another dimension to the complex. The acquisition in 1976 of Isamu Noguchi's "Intetra" enhanced the Society's permanent collection. Concerts have varied from the Vienna Boys Choir(1974) to Victor Borge(1982). The lecture series is equally diverse, ranging from the Duke of Marlborough (1977) to James Michener(1976)[5].

The goal nurtured by a small group of Palm Beach residents in 1936 to promote the arts has developed into a thriving arts complex. The Society of The Four Arts has become an integral part of the Town of Palm Beach.

V. STATEMENT OF SIGNIFICANCE

The three buildings and two piers that comprise the Society of the Four Arts complex are significant under the Criteria for Designation listed in Section 16-38A of the Town of Palm Beach Landmarks Preservation Ordinance #2-84. They exemplify the broad cultural and social history of Palm Beach during the 1930s and 1940s, embody distinguishing characteristics of an architectural style, represent the notable works of four well-known architects and show the adaptability of Palm Beach buildings by ingenious renovations.

VI. CRITERIA FOR DESIGNATION

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

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

The Four Arts Plaza complex reflects the broad cultural and social history of the Town of Palm Beach during the 1930s and the 1940s. The Society of the Four Arts, a non-profit corporation, promoted a level of refinement through public support of the

[5]Olivia Gazzam Morrish, "A History of The Society of The Four Arts". 1983.

Society's sponsorship of art exhibits, musical concerts, literary readings and lectures. The development of an art gallery and library has made a substantial impression on Palm Beach life. Therefore, the complex fulfills criteria (a) for Historic Designation.

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

The three buildings within the complex have distinguishing characteristics of the Mediterranean Revival style of architecture. Features found on all the buildings are low-pitched hipped roofs with barrel tile, stucco exteriors, stone ornamentation, belt courses and wrought iron. Additionally each building displays individual features. The library has an elegant tripartite entranceway that is enhanced by bronze sculpture and a painted mural. The Rovensky building's symmetrical shape is dotted with wrought iron balconies and decorative medallions. The two-story art gallery/auditorium has an arched portico topped by a simple pediment on the north entrance while the south entrance has impressive wood planked doors. A square cupola adds additional interest to this building. These features meet the requirements for criteria (c).

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

The three buildings which comprise the Four Arts Plaza have the unique distinction of having Palm Beach's four most prominent architects involved in either the original design or major renovations of the complex. Original buildings were designed by Addison Mizner and Maurice Fatio. Later renovations by John Volk and Marion Sims Wyeth kept the integrity of Mizner's and Fatio's original designs while expanding the facilities to house the ever growing Society. The buildings and accompanying gardens are a harmonious blend of the talents of these four masters therefore fulfilling criteria (d) for Historic Designation.

VII. ARCHITECT'S BIOGRAPHY

Addison Mizner

Addison Cairns Mizner was one of the Palm Beach's most flamboyant architects from his arrival on the island in 1918 to his death in 1933. With Richard M. Hunt and Stanford White he was known as one of the "great society architects". Mizner socialized with the wealthy, and through his contacts introduced Mediterranean Revival architecture to Palm Beach, revolutionizing the shape of the town.

Mizner was born in 1872 in Benicia, California, the son of a prominent California pioneer family. Although he never studied architecture at the university level, Mizner absorbed design concepts "in the field" while his father was ambassador to Central America. Fluent in Spanish from his time in Guatemala City, Mizner travelled to Spain where he lived in Salamanca for less than a year. Despite the fact that his time in Spain was short his travels left a lasting imprint on his life and work.

From 1893 to 1896 Mizner expanded his knowledge of Spanish style architecture by serving an apprenticeship with a leading proponent of the style, Willis Polk, in San Francisco. His apprenticeship taught him draftsmanship and construction techniques and eventually led to a partnership with Polk. From California Mizner traveled to New York City where he benefitted from a friendship with Stanford White, who helped him become established in the city.

Mizner first visited Palm Beach in 1918 while recovering from an accident. Already established as a New York architect, he stayed with Paris Singer, son of Sewing Machine mogul Isaac Singer and husband of dancer Isadora Duncan. Singer was interested in developing Palm Beach as a resort for the wealthy of New York. Mizner received a $6,000 per year retainer from Singer to encourage his New York society cliental to build vacation homes in Palm Beach.

The Everglades Club, designed in 1918, was Mizner's first project and set the tone for the new Palm Beach. Addison Mizner moved away from the single cottage style town of Henry Flagler and moved toward a resort of fashion and elegance.

In the Town of Palm Beach Mizner buildings included dozens of mansions, the Via Mizner, Via Pariogi, office buildings, apartments, and shops. One of Mizner's unique attributes was his ability to adapt to circumstances. When the elements of his Spanish style buildings became unavailable (iron work, tiles, etc. that help define the Mediterranean Revival style) he established Mizner Industries to produce the needed materials. Eventually he produced the new and "antique" furniture used to decorate his houses.

After the collapse of Mizner's project in Boca Raton, and the failure of the Mizner development, he continued to live in Villa Mizner but had financial trouble maintaining his life style. Mizner died of a heart attack on February 5, 1933.

Maurice Fatio

Maurice Fatio was one of the Palm Beach's top architects from the 1920s to the early 1940s. His firm, Treanor & Fatio, was one of the largest architectural firms in Palm Beach and Fatio's distinctive designs can be seen throughout the Island.

Fatio was born in 1897 in Geneva, Switzerland. He studied architecture under Karl Moser at the Zurich Polytechnical. After graduation in 1920, Fatio came to America and apprenticed with Harrie T. Lindeberg, a prominent New York architect of Norman and English style country houses.

In 1921, Fatio formed a partnership with William A. Treanor, another architect in Lindeberg's firm. They quickly achieved a great deal of success, constructing numerous houses, primarily Colonial, on Long Island as well as buildings in Manhattan, including Beekman Tower on the East River.

Fatio's association with Florida can be traced to his employment with Lindeberg, when he received the commission for eight small houses in New Symrna, Florida. In October 1923, Treanor and Fatio were asked to be the architects for the Olympia Beach development, now Jupiter Island. The next year Fatio opened an office in Palm Beach.

Fatio's many commissions for houses and commercial buildings in Palm Beach were based on his reputation in New York as well as his charm, good looks, and European manner. During his career in Florida, Fatio designed in many diverse styles. Mediterranean Revival, more specifically, Italianate houses incorporating tower blocks, were designed for William McAneeny (195 Via Del Mar), the Coopers (801 South County Road), Mortimer Schiff (920 South Ocean Boulevard), and Daniel McCarthy (550 South Ocean Boulevard). More horizontal, symmetrical and formal Florentine houses were designed for Otto Kahn (690 North County Road) and Joseph Widner (1500 South Ocean Boulevard). In the mid-30s, Fatio began designing in the Georgian and British Colonial styles. Large commissions for Albert Worswick (1860 South Ocean Boulevard), E. F. Hutton (1768 South Ocean Boulevard), and Wolcott Blair (1960 South Ocean Boulevard) with their simple materials and uncluttered lines reflected the sober economic climate and set the pace for the smaller Colonial and Regency commissions that followed them.

During this time, Fatio also worked in the modern style, producing such modern masterpieces as "The Reef" built for Mrs. Barclay Douglas (Jo Hartford). Other modern houses were designed for Messmore Kendall, aviation pioneer Grover Loening, and Prince and Princess Zalstem-Zalessky (Evangeline Johnson Merrill).

World War II brought a halt to construction in Palm Beach. Although Fatio was already beginning to suffer from cancer, he entered the Office of Strategic Services in June of 1943. He died of cancer later that same year, on December 2, 1943.

John Volk

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

Volk was born in Graz, Austria in 1901. He came to the United States with his parents at the age of nine and grew up in New York. He was a graduate of the Columbia University School of Architecture and the Ecole des Beaux Arts. Volk opened his office in Palm Beach in 1925.

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

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

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

Marion Sims Wyeth

One of Palm Beach's earliest and most successful architects is Marion Sims Wyeth whose career spanned sixty years. Wyeth was noted for his "quiet, subdued and rational" interpretations of both the Spanish and Italian styles. With Addison Mizner, Maurice Fatio, Joseph Urban and John Volk, he is credited with creating the "Palm Beach Style".

Wyeth, a member of the well-known family of artists, was born in New York City in

1889. He began architectural studies at Princeton in 1910 and completed his classic training at the Ecole des Beaux Arts, Paris. He started his career in New York with the firm Carrere and Hastings before relocating to Palm Beach in 1919 where he met with immediate success. He was a founding partner in Wyeth and King, later becoming Wyeth, King and Johnson; New York and Palm Beach.

The socially popular Wyeth was a prolific craftsman whose designs are found throughout Palm Beach. More than one hundred of his residences have graced the Island. Some examples are Qui Si Sana, Casa Juanita and Hogarcito. His impressive list of contributing works includes many prominent structures: i.e., the Good Samaritan Hospital, Seminole Golf Club, Bethesda-by-the-Sea rectory, the Norton Gallery and the Governor's Mansion in Tallahassee.

Wyeth's contemporaries recognized his genius. He was known to help Addison Mizner bring reality into some of his more complex ideas. While Joseph Urban is credited with Mar-a-Lago, Wyeth's association with the project was essential for its completion.

Later in his career Wyeth designed houses in a Southern Colonial style. He always remained faithful to his classic training. Refined and graceful designs were his trademark.

Wyeth, who died in 1982, was the first Palm Beach architect to be elected to a fellow of the American Institute of Architecture.

IX. SELECTED BIBLIOGRAPHY

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Palm Beach Life. "The Society of The Four Arts Celebrates Its Golden Anniversary". February 1986.

Palm Beach Post Times. "Four Arts Society Prepares for Number of Exhibitions". December 5, 1937.

Palm Beach Post Times. Photograph of architectural sketch by John Volk, reproduction by Robideaux Studio. August 8, 1947.

Palm Beach Post Times. Supplement regarding the opening celebration of the Society of the Four Arts. January 11, 1948.

Sanborn Map. on file with the Town of Palm Beach Planning and Zoning Department. 1956.

Town of Palm Beach. Planning and Zoning Department file on Four Arts Plaza and the Embassy Apartments.

UNPUBLISHED DOCUMENTS

Letter from Mrs. John L. Volk to Historic Palm Beach County Preservation Board, December 2, 1991. on file at The Town of Palm Beach.

Volk, John L., original blue prints on file (Tube #105) in the private collection of Mrs. John L. Volk, Palm Beach, Florida.



Royal Palm Way entrance to art gallery/auditorium



West elevation, Library



Entrance to Four Arts Plaza through Volk-designed pillars



Rovensky Building, south elevation
former Spanish Provincial Apartments

TOWN OF PALM BEACH

Information for Landmarks Preservation Commission Meeting on:
September 17, 2025

To: Landmarks Preservation Commission

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

From: Planning, Zoning & Building

Re: 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.

Date: 9/10/2025

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

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.

Applicant: 335 Cocoanut Row Trust
Professional: Michael Perry | MP Design & Architecture

HISTORY:
The Town's Historic Conservation Districts and the Historically Significant Building (HSB) program were adopted through Ordinance No. 02-2020 in August 2020. The HSB designation of 335 Cocoanut Row was completed in March 2024. The Mediterranean Revival apartments, later converted to a single-family dwelling, were constructed in 1925. The Masonry Vernacular guest house was constructed in 1949. The property is located within the Royal Park Conservation District. As indicated in the designation form: *"335 Cocoanut Row reflects the broad cultural, economic, and social history of the Town of Palm Beach. The building was constructed in 1925 as a two-unit apartment originally named The Saint Rachel in the Royal Park subdivision, one of Palm Beach's earliest subdivisions...In 1949, the garage was demolished, and a guest house was designed by architect Seymore B. Ralston and constructed by builder J.R. Warbruman in a masonry vernacular style unlike the Mediterranean Revival style main building."*

At the March 19, 2025, LPC meeting, HSB-24-0009 was approved with conditions window and door replacement, roof replacement, and landscaping and hardscape modifications including a new pool. The conditions required:

1. Main Structure: Window shop drawings shall return to LPC, shutters from the north, south, and east facades shall be removed, fixed glass shall be removed from the front arch and the entry door shall be shifted further in the recess to the east.
2. Rear Structure: The existing shutter style shall be retained, and the double door shall be revised to a single door.

At the April 9, 2025, TC meeting, the associated variance ZON-25-0004 was approved to reduce the required landscape open space.

THE PROJECT:
The applicant has submitted plans, entitled "Renovations to the: 335 Cocoanut Row Palm Beach Fl. 33480", as prepared by **MP Design & Architecture**, uploaded on September 2, 2025.

The following is the scope of work:

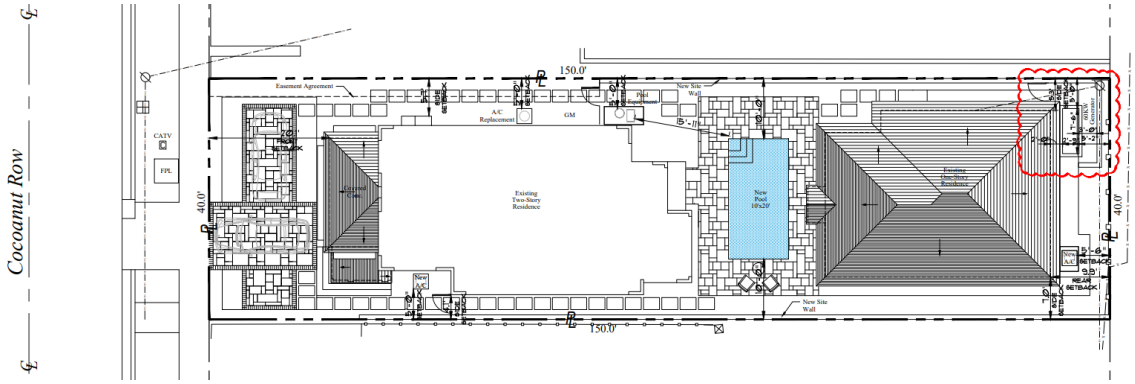
- Installation of a new 60KW generator.

Site Data			
Zoning District	R-C	**Future Land Use**	MULTI-FAMILY-MODERATE DENSITY
Designation	2024	**Architect/Builder:**	Ralston (Guest House)
Lot Area	6,000 SF	**Year of Construction**	1925; 1949
Flood Zone	AE 7	**Required Finished Floor**	8' NAVD

Project			
	Required/Allowed	**Previously Approved**	**Proposed**
Landscape Open Space	45.0% (2,700 SF)	32.88% (1,973 SF)	No change
Surrounding Properties / Zoning			
North	354 & 346 Brazilian Ave / R-C		
South	339 Brazilian Ave / R-C		
West	330 Cocoanut Row / R-C		
East	340 Brazilian Ave / R-C		

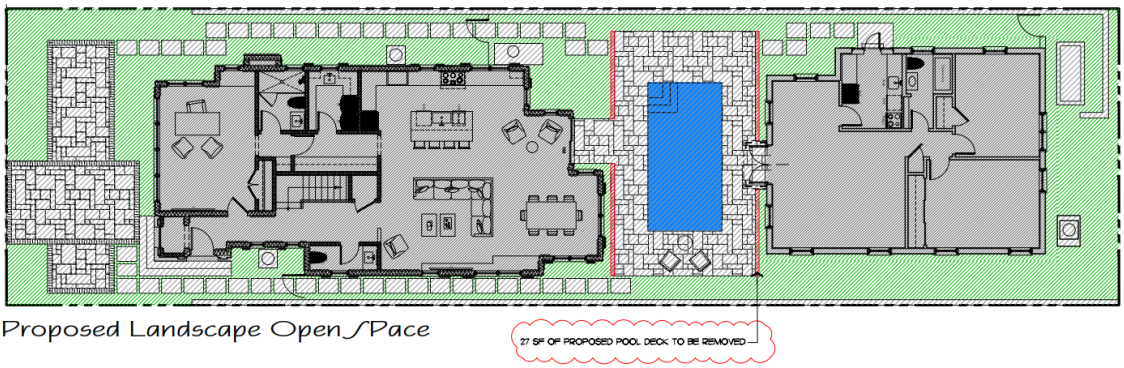
STAFF ANALYSIS:

The application is seeking approval for a new 60KW generator at the rear (east) of the property. This request could not be reviewed administratively with the LPC Chair, because the applicant did not secure neighbor consent from all abutting neighbors for the project's impacted area.



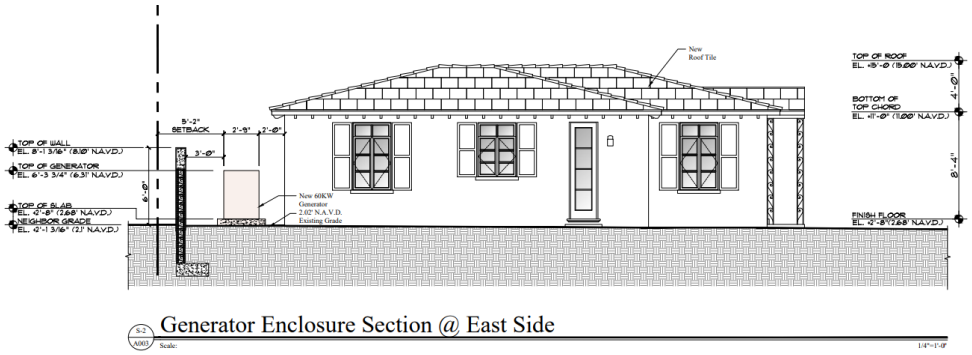
Site plan.

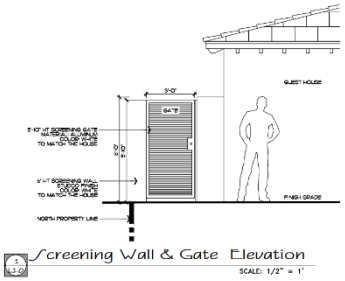
Since the property was previously granted a landscape open space (LOS) variance, a reduction of the pool deck is proposed to offset the new generator pad area. As a result, the LOS will remain the same.



Landscape open space diagram.

The generator will be screened by a 6-foot-high (as measured from the neighbor's grade) concrete wall enclosure and a white aluminum gate. Additionally, the new generator will meet the minimum 5-foot side and rear setbacks.





Generator section. ***Enclosure and gate elevation.***

CONCLUSION:

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

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

WRB: JGM: FHM: ALF

MP Design & Architecture, Inc.

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

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

June 17, 2025

Re: 335 Cocoanut Row Palm Beach, FL33480
LPCS-25-0303

We are submitting the attached drawings and applications for the review of our project at 335 Cocoanut Row Palm Beach, FL 33480.
The Scope of Work includes the following:

1. The project consists of a proposed 60KW generator on the Northeast corner of the property with enclosed walls for privacy for screening of surrounding properties. The Main and Guest structure is not listed under "Designated Landmarks" nor "Properties Under Consideration".
2. There are no historically significant trees present at the site.
3. This house is a Historically Significant Building in the Town of Palm Beach.

Please note the following:

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

B. ARCHITECTURAL REVIEW – Section 18-205
Not Applicable.

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

D. SPECIAL EXCEPTION – Section 134-22
Not applicable

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

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

F. VARIANCE – Section 66-123 & 134-948 (11): A variance for the landscape open space of 32.88% previously approved to the new proposed 32.5% in lieu of the minimum required 45%.

1) The project is in the RC zoning district. Due to the previously constructed residence, guest house and hardscape the existing landscape open space is non-conforming to today's code. This is a special circumstance that necessitates requesting a variance to modify the existing hardscape and landscape to improve the non-conforming landscape open space from the existing 27.77% to the previously proposed 32.88% to the new proposed 32.5%.
2) The applicant was not the cause of the special conditions of the property or existing non-conformities of the residence as the applicant just recently purchased the property.
3) The granting of the variance will not confer on the applicant a special privilege that is denied to the neighboring properties.
4) The hardship which runs with the land is that the house is already under a landscape open space and the modifications to the property bring it more conforming to code.
5) The variance requested is the minimum necessary to make reasonable use of the land considering the increase in the existing landscape open space.
6) The granting of the variance will not be injurious to the neighborhood.
The request is de minimis.

G. OTHER
Not applicable.

Respectfully,



Michael Perry

Renovations to the:
335 Cocoanut Row
Palm Beach Fl. 33480

DESIGN & ARCHITECTURE

ARCHITECURE

MP DESIGN & ARCHITECURE

LANDSCAPE

ENVIRONMENT DESIGN GROUP

LPCS-25-0303

First Submit 06-20-2025
Second Submit 07-07-2025
Final Submit 07-28-2025
LPC Meeting 08-20-2025

PROPOSED SCOPE OF WORK

- Proposed of a new 60KW Generator on the Northeast Side Corner of the Property.

SHEET INDEX

COVER	GENERAL NOTES & DRAWING INDEX
	SURVEY
	VICINITY LOCATION MAP
	LOCATION MAP
PHOTOS 1	SURROUNDING PROPERTY PHOTOS
PHOTOS 2	SUBJECT PROPERTY PHOTOS
PHOTOS 3	SUBJECT PROPERTY PHOTOS
PHOTOS 4	SUBJECT PROPERTY PHOTOS
PHOTOS 5	SIMILAR WINDOWS DESIGN PROPERTIES
A000	EXISTING SITE PLAN
A000	PREVIOUSLY APPROVED SITE PLAN
A001.1	PROPOSED SITE PLAN
A003	PROPOSED A/C EQUIPMENT/ GENERATOR ENCLOSURE SITE WALL SECTION
	ZONING LEGEND

BOUNDARY SURVEY FOR:
N & R 335 LLC

This survey is made specifically and only for the following parties for the purpose of design on the surveyed property.

N & R 335 LLC
Westcor Land Title Insurance Company

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

PROPERTY ADDRESS: *335 Cocoanut Row, Palm Beach, FL 33480*

LEGAL DESCRIPTION:
North forty (N40) foot of the South Eighty (S80) foot of Lots 1-2-3-4-5-6 in Block Three, ***REVISED MAP OF ROYAL PARK ADDITON TO PALM BEACH, FLORIDA****, according to the plat thereof on file in the office of the Clerk of the Circuit Court in and for Palm Beach County, Florida in Plat Book 4, Page 1.*

FLOOD ZONE: *This property is located in Flood Zone AE (EL. 7) according to F.I.R.M. (Flood Insurance Rate Map) No. 12099C 0583G, dated 12/20/2024.*

NOTES:
1. *All information regarding record easements, adjoiners, and other documents that might affect the quality of title to tract shown hereon was gained from commitment number OP-25-fl1629-6298586, issued by Westcor Land Title Insurance Company, dated January 23, 2018. This office has made no search of the Public Records.*
2. *Elevations shown hereon, if any, are in feet and decimal parts thereof and are based on NAVD-88. The expected accuracy of the elevations shown hereon is 0.03' for the hard surface elevations (shown thus x 0.00) and 0.1' (shown thus x 0.0) for the soft surface elevations. Elevations shown hereon are U.S. survey feet unless otherwise noted.*
3. *Description furnished by client or client's agent.*
4. *Unless presented in digital form with electronic seal and electronic signature this survey must bear the signature and the original raised seal of a Florida licensed surveyor or mapper this drawing, sketch, plat or map is for informational purposes only and is not valid.*
5. *This survey cannot be transferred or assigned without the specific written permission of Wallace Surveying Corporation. Certificate of Authorization Number LB8598.*
6. *Except as shown, underground and overhead improvements are not located. Underground foundations not located.*
7. *The survey sketch shown hereon does not necessarily contain all of the information obtained or developed by the undersigned surveyor in his field work, office work or research.*
8. *No responsibility is assumed by this surveyor for the construction of improvements, from building ties shown on this survey.*
9. *Revisions shown hereon do not represent a "survey update" unless otherwise noted.*
10. *All dates shown within the revisions block hereon are for interoffice filing use only and in no way affect the date of the field survey stated herein.*
11. *In some instances, graphic representations have been exaggerated to more clearly illustrate the relationships between physical improvements and/or lot lines. In all cases, dimensions shown shall control the location of the improvements over scaled positions.*
12. *It is a violation of Rule 5J-17 of the Florida Administrative Code to alter this survey without the express prior written consent of the Surveyor. Additions and/or deletions made to the face of this survey will make this survey invalid.*
13. *The ownership of fences, perimeter walls and/or hedges shown hereon are not known and thus are not listed as encroachments. Fences, hedges and/or perimeter walls are shown in their relative position to the boundary.*
14. *The expected horizontal accuracy of the information shown hereon is +/- 0.10'.*

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

DATE OF LAST FIELD SURVEY: 01/14/2025

JAMES G. PEDEN JR. License Number 6122 STATE OF FLORIDA Professional Surveyor and Mapper

James G. Peden, Jr.
Professional Surveyor and Mapper
Florida Certificate No. 6122
Sheet 1 of 2

LEGEND

A	= ARC LENGTH	F.P.L.	= FLORIDA POWER & LIGHT	P.O.C.	= POINT OF COMMENCEMENT	W.C.	= WITNESS CORNER
A/C	= AIR CONDITIONING	I.D.	= INSIDE DIAMETER	P.R.C.	= POINT OF REVERSE CURVATURE	W.M.E.	= WATER MANAGEMENT EASEMENT
A.E.	= ACCESS EASEMENT	INV.	= INVERT	P.R.M.	= PERMANENT REFERENCE MONUMENT	W.M.M.E.	= WATER MANAGEMENT MAINTENANCE EASEMENT
A.K.A.	= ALSO KNOWN AS	I.T.W.C.D.	= INDIAN TRAIL WATER CONTROL DISTRICT	PROP.	= PROPOSED		
ASPH.	= ASPHALT	L.A.E.	= LIMITED ACCESS EASEMENT	P.T.	= POINT OF TANGENCY	W.S.C.	= WALLACE SURVEYING CORPORATION
BLDG.	= BUILDING	L.B.	= LICENSE BOARD	PVM'T	= PAVEMENT		= BASELINE
B.M.	= BENCHMARK	L.W.D.D.	= LAKE WORTH DRAINAGE DISTRICT	(R)	= RADIAL		= CENTERLINE
B.O.C.	= BACK OF CURB	(M)	= FIELD MEASUREMENT	R	= RADIUS		= CENTRAL ANGLE/DELTA
B.O.W.	= BACK OF WALK	M.H.	= MANHOLE	RGE.	= RANGE		= CONCRETE MONUMENT FOUND (AS NOTED)
(C)	= CALCULATED	M.H.W.L.	= MEAN HIGH WATER LINE	R.P.B.	= ROAD PLAT BOOK		
CATV	= CABLE ANTENNA TELEVISION	MIN.	= MINIMUM	R/W	= RIGHT OF WAY		= CONCRETE MONUMENT SET (LB #8598)
C.B.	= CHORD BEARING	M.L.W.L.	= MEAN LOW WATER LINE	(S)	= SURVEY DATUM		= ROD & CAP FOUND (AS NOTED)
C.B.S.	= CONCRETE BLOCK STRUCTURE	N.G.V.D.	= NATIONAL GEODETIC VERTICAL DATUM	S.B.	= SETBACK		= 5/8" ROD & CAP SET (LB #8598)
C.C.C.L.	= COASTAL CONSTRUCTION CONTROL LINE	N.P.B.C.I.D.	= NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT	SEC.	= SECTION		= IRON PIPE FOUND (AS NOTED)
CH	= CHORD			S/D	= SUBDIVISION		= IRON ROD FOUND (AS NOTED)
C.L.F.	= CHAIN LINK FENCE	N.T.S.	= NOT TO SCALE	S.F.	= SQUARE FEET		= NAIL FOUND (AS NOTED)
CLR.	= CLEAR	O.A.	= OVERALL	S.F.W.M.D.	= SOUTH FLORIDA WATER MANAGEMENT DISTRICT		= NAIL & DISK FOUND (AS NOTED)
C.M.P.	= CORRUGATED METAL PIPE	O.D.	= OUTSIDE DIAMETER				
CONC.	= CONCRETE	O/H	= OVERHEAD UTILITY LINE	S.I.R.W.C.D.	= SOUTH INDIAN RIVER WATER CONTROL DISTRICT		= MAG NAIL & DISK SET (LB #8598)
(D)	= DESCRIPTION DATUM	O.R.B.	= OFFICIAL RECORD BOOK				= PROPERTY LINE
D.B.	= DEED BOOK	O/S	= OFFSET	S.R.	= STATE ROAD		= UTILITY POLE
D.E.	= DRAINAGE EASEMENT	(P)	= PLAT DATUM	STA.	= STATION		= FIRE HYDRANT
D.H.	= DRILL HOLE	P.B.	= PLAT BOOK	STY.	= STORY		= WATER METER
D/W	= DRIVEWAY	P.B.C.	= PALM BEACH COUNTY	S/W	= SIDEWALK		= WATER VALVE
EL.	= ELEVATION	P.C.	= POINT OF CURVATURE	T.O.B.	= TOP OF BANK		= LIGHT POLE
ENC.	= ENCROACHMENT	P.C.C.	= POINT OF COMPOUND CURVATURE	T.O.C.	= TOP OF CURB		
E.O.P	= EDGE OF PAVEMENT	P.C.P.	= PERMANENT CONTROL POINT	TWP.	= TOWNSHIP		
E.O.W.	= EDGE OF WATER	PG.	= PAGE	TYP.	= TYPICAL		
ESM'T	= EASEMENT	P.I.	= POINT OF INTERSECTION	U/C	= UNDER CONSTRUCTION		
F.F.	= FINISH FLOOR	P/O	= PART OF	U.E.	= UTILITY EASEMENT		
FND.	= FOUND	P.O.B.	= POINT OF BEGINNING	U.R.	= UNRECORDED		

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

TITLE COMMITMENT REVIEW

CLIENT: N & R 335, LLC		COMMITMENT NO. : OP-25-FL1629-6298586	DATE: 01/23/18			
REVIEWED BY: Craig Wallace		JOB NO. : 21-1107				
B2 ITEM NO.	**DOCUMENT**	**DESCRIPTION**	**AFFECTS AND PLOTTED**	**AFFECTS AND NOT PLOTT-ABLE**	**DOES NOT AFFECT**	**NOT A SURVEY MATTER**
1-7	N/A	Standard Exceptions.				•
8	PB 4, PG 1	Restrictions, reservations, setbacks and easements, if any, as indicated and/or shown on the Plat Royal Park Addition.	•			
8a	ORB 23302, PG 1034	Together with Clerk's Certificate.		•		
9	ORB 16760, PG 1268	Easement recorded.	•			
10	N/A	Standard Exception.				•

N

SCALE: 1"=20'

℄ BRAZILIAN AVENUE
(PUBLIC)

40'

N.W. CORNER BLOCK 3

30'

131.00'

1 BLOCK 3 | 2 BLOCK 3 | 3 BLOCK 3 | 4 BLOCK 3 | 5 BLOCK 3 | 6 BLOCK 3 | 7 BLOCK 3

3'x65' EASEMENT AGREEMENT
(O.R.B. 16760, PG. 1268)

W.C. 5/8", "W.S.C."
3' W. (TREE AT CORNER)

(BASIS OF BEARINGS)
N90°00'00"E 150.00'

BAMBOO SHOWER
PLASTIC SHED

5' CONC. WALK
0.2' WALK ENC.
CONC.
"W.S.C."
CONC. WALL 2.5'N.
TOW=9.23
TOW=9.27
CONC. WALL
ROCK
CONC.
ROCK
CONC.
A/C
SHED
BRICK PAVERS
BRICK PAVERS
ROCK
CONC.
F.F. EL.=2.54
F.F. EL.=2.68
B.F.P.
CATV.
F.P.L.
ASPHALT
CURB
CURB INLET
COVERED CONC.
CONC.
"W.S.C."
CONC.
BRICK
CONC.
WOOD FENCE (TYP.)
COLUMN
CORNER 0.8'S.
WOOD FENCE & BRICK 0.8'S.
THRESHOLD EL.=2.68
#335
2-STORY BUILDING
F.F. EL.=3.34
4.2' F.F. EL.=3.48
1-STORY BUILDING
BRICK PAVERS
BRICK PAVERS
ROCK
ROCK
CONC.
CONC.
A/C
CONC.
6,000 S.F.
20.1'
33.4'
9.9'
24.1'
5.8'
32.3'
22.3'
37.5'
28.3'
9.2'
9.9'
27.7'
24.1'
3.9'
5.0'
1.4'
19.8'
6.1'
6.0'
8.1'
4.0'
12.2'
8.0'
2.0'
4.1'
1.8'
7.0'
7.0'
5.3'
3.7'
C.L.F. (TYP.)
C.L.F. 0.9'W.
5/8" "BENCHMARK"
C.L.F. 0.3'W.

℄ N00°00'00"E 40.00'

S90°00'00"W 150.00'

S00°00'00"E 40.00'

COCOANUT ROW (PUBLIC)

REMAINDER OF LOTS 1 THROUGH 6
NOT A PART OF THIS SURVEY

SOUTH LINE OF LOTS 1 THROUGH 6

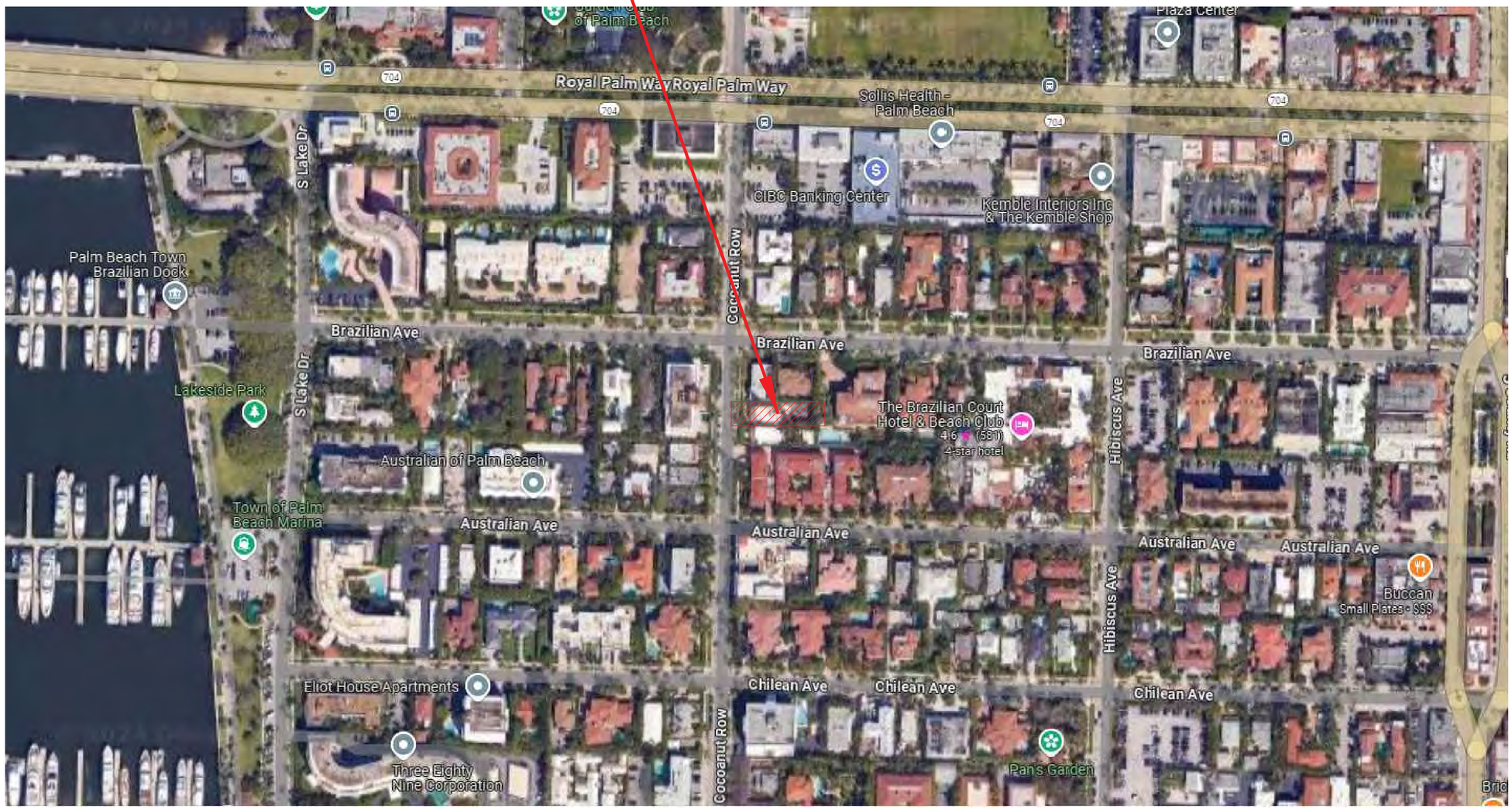
REVISIONS

01/14/25; SURVEY AND TIE-IN UPDATE; E.G./B.M.; 233735-SE-1; BOOK3/69-71
06/29/22 TITLE REWIEW M.B. 21-1107.5
05/13/22 SURVEY AND TIE-IN UPDATE (ELEVATIONS NOT UPDATED AT THIS TIME) J.F./M.B. 21-1107.4 PB332/29
02/19/22 SURVEY AND TIE-IN UPDATE J.P./M.B. 21-1107.2 PB329/15

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

FIELD: J.O.	JOB NO.: 233735	F.B.: PB309 PB310 PG.: 17 2
OFFICE: S.W.	DATE: 04/05/21	DWG. NO.: 233735-SE-1
C'K'D: C.W.	REF: 21-1107.DWG	SHEET 2 OF

SUBJECT PROPERTY



Vicinity Location Map

Scale n.t.s.

LPCS-25-0303

COMM NO.
2412

DATE
06-20-25

REVISIONS

A Renovation for
335 Cocoanut Row LLC
335 Cocoanut Row Palm Beach FL 33480

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

MP DESIGN & ARCHITECTURE, INC
319 CLEMATIS STREET
10TH FLOOR - SUITE 1000
WEST PALM BEACH, FLORIDA 33401
561.833.7575
AA26001667

SHEET NO.
Vicinity Location Map



Location Map

Scale n.t.s.

LPCS-25-0303

MP DESIGN & ARCHITECTURE

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REVISIONS

A Renovation for

335 Cocoanut Row LLC

335 Cocoanut Row Palm Beach FL 33480

STATE OF FLORIDA ANGELO L. DAVILA AR0016639

ANGELO DAVILA R.A.
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SHEET NO.

Location Map



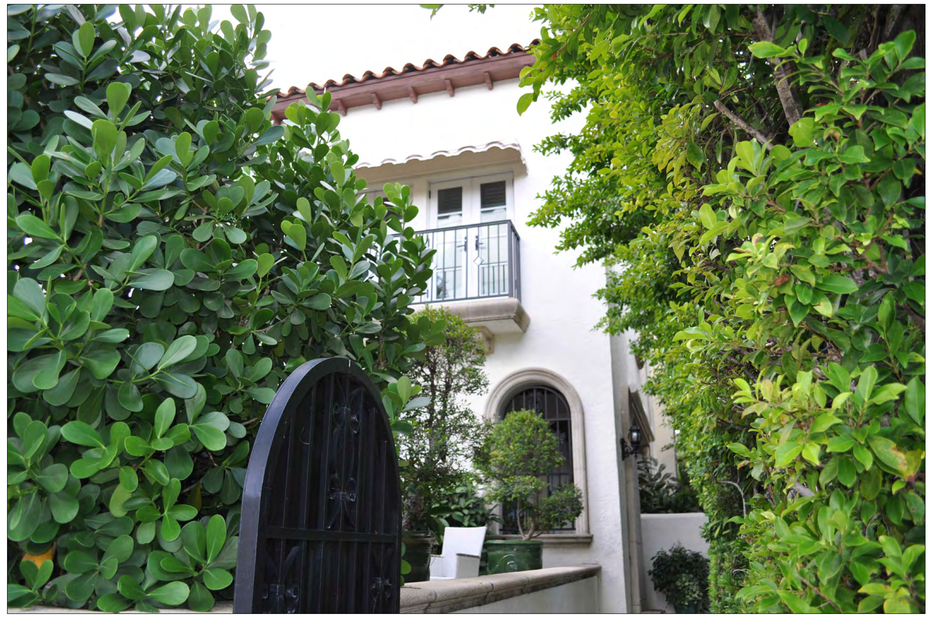
354 Brazilian Ave
(north of subject property)



339 & 353 Cocoanut Row
(south of subject property)



330 Cocoanut Row
(west of subject property)



340 Cocoanut Row
(west of subject property)

LPCS-25-0303

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2412

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REVISIONS

A Renovation for
335 Cocoanut Row LLC
Palm Beach FL 33480

335 Cocoanut Row

STATE OF FLORIDA
ANGELO L. DAVILA
AR0016639
ANGELO DAVILA R.A.
FLORIDA REG. ARCH.
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561.833.7575
AA26001667

SHEET NO.
Photos 1



335 Cocoanut Row
(subject property)



335 Cocoanut Row
(subject property)



335 Cocoanut Row
(subject property)



335 Cocoanut Row
(subject property)

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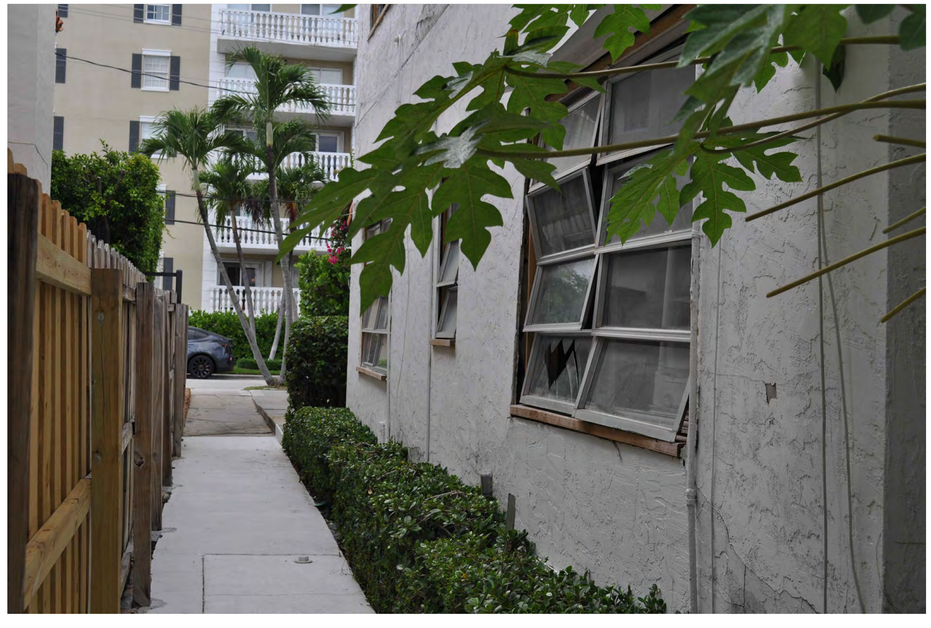
SHEET NO.
Photos 2



335 Cocoanut Row
(subject property)



335 Cocoanut Row
(subject property)



335 Cocoanut Row
(subject property)



335 Cocoanut Row
(subject property)

LPCS-25-0303

MP DESIGN & ARCHITECTURE

COMM NO.
2412

DATE
06-20-25

REVISIONS

A Renovation for
335 Cocoanut Row LLC
Palm Beach FL 33480
335 Cocoanut Row

STATE OF FLORIDA
ANGELO L. DAVILA
AR0016639
ANGELO DAVILA P.A.
FLORIDA REG. NO.
#AR0016639

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WEST PALM BEACH, FLORIDA 33401
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SHEET NO.
Photos 3



335 Cocoanut Row
(subject property)



335 Cocoanut Row
(subject property)



335 Cocoanut Row
(subject property)



335 Cocoanut Row
(subject property)

LPCS-25-0303

COMM NO.
2412

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06-20-25

REVISIONS

A Renovation for
335 Cocoanut Row LLC
335 Cocoanut Row
Palm Beach FL 33480

STATE OF FLORIDA
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SHEET NO.
Photos 4



330 Cocoanut Row
Similar Window Design



339 Cocoanut Row
Similar Window Design



337 Brazilian Ave
Similar Window Design



354 Brazilian Ave
Similar Window Design

LPCS-25-0303

MP DESIGN & ARCHITECTURE

COMM NO.
2412

DATE
06-20-25

REVISIONS

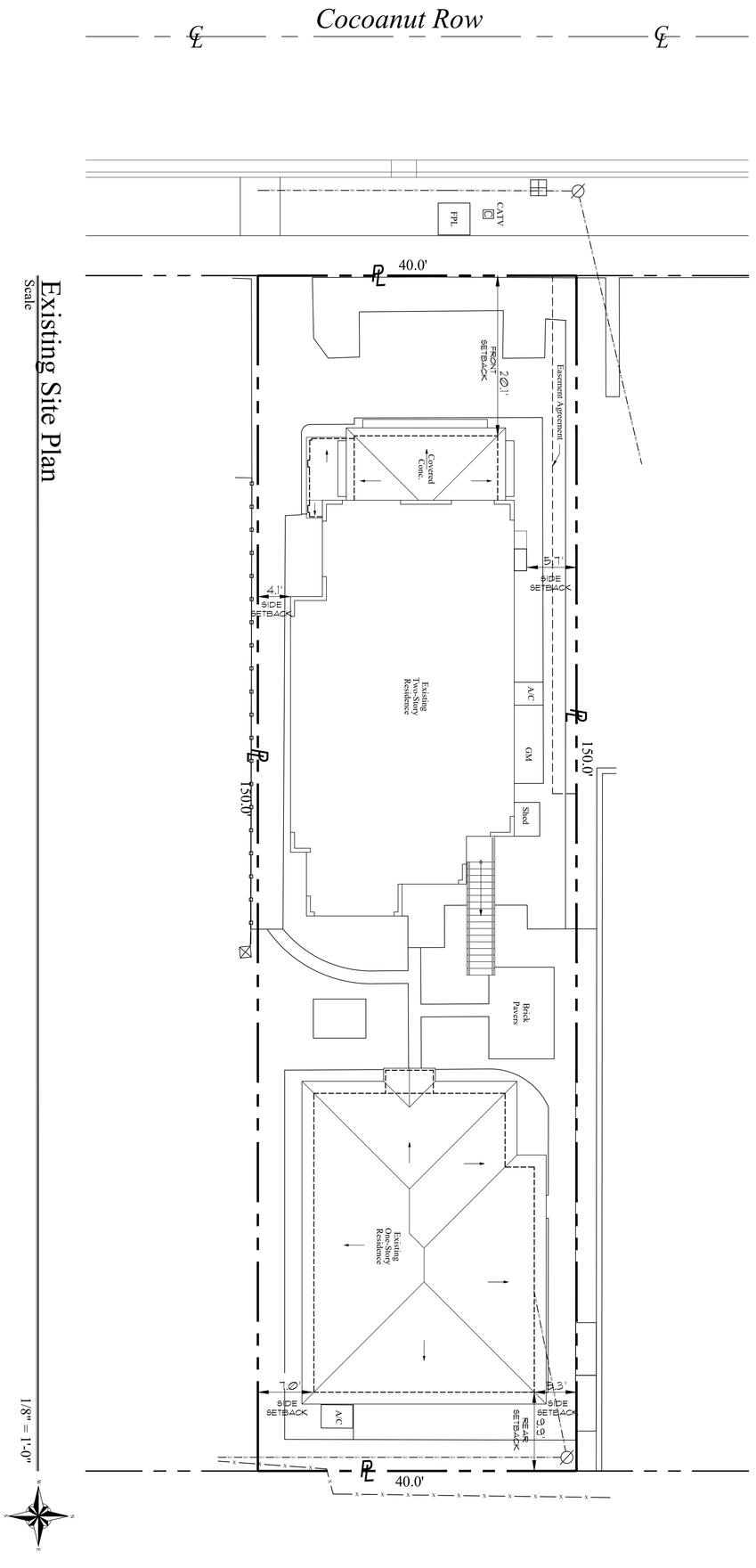
A Renovation for
335 Cocoanut Row LLC
Palm Beach FL 33480

335 Cocoanut Row

STATE OF FLORIDA
ANGELO L DAVILA
AR0016639
ANGELO DAVILA R.A.
FLORIDA REG. ARCH.
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MP DESIGN &
ARCHITECTURE, INC
319 CLEMATIS STREET
10TH FLOOR - SUITE 1000
WEST PALM BEACH, FLORIDA 33401
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SHEET NO.
Photos 5



Existing Site Plan

Scale 1/8" = 1'-0"

LPCS-25-0303

SHEET NO.						
A001	MP Design & ARCHITECTURE, INC 319 CLEMATIS STREET 10TH FLOOR · SUITE 1000 WEST PALM BEACH, FLORIDA 33401 561.833.7575 AA26001667		A Renovation for 335 Cocoanut Row LLC 335 Cocoanut Row Palm Beach FL 33480	REVISIONS	DATE 06-20-25	COMM NO. 2412

ZONING & SITE CALCULATIONS

Zoning Item	Required/Allowed	Existing	Previously Approved	Proposed
Zoning District	RC	RC	RC	RC
Lot Gross Area	10,000 SF	*6,000 SF	*6,000 SF	*6,000 SF
Lot Width	100'	*40.0'	*40.0'	*40.0'
Lot Depth	100'	*150.0'	*150.0'	*150.0'
Front Yard Setback Side Yard Setback	25' 2-Story 10' 2-Story	20.1' 4.1'	20.1' 4.1'	20.1' 4.1'
Rear Yard Setback	15' 2-Story	9.9'	9.9'	9.9'
Maximum Building Height	23'-6" 2-Story	18'-6"	18'-6"	18'-6"
Maximum Overall Height	26'-6"	21'-9 ½"	21'-9 ½"	21'-9 ½"
Landscape Open Space	45% (2,700 SF)	27.77% (1,664 SF)	32.88% (1,973 SF)	32.88% (1,973 SF)
Perimeter Landscape Open Space	50% (1,350 SF)	54.14% (1,774 SF)	65.7% (1,774 SF)	64.88% (1,752 SF)
Lot Coverage	30%	41.86%	41.86%	41.86%

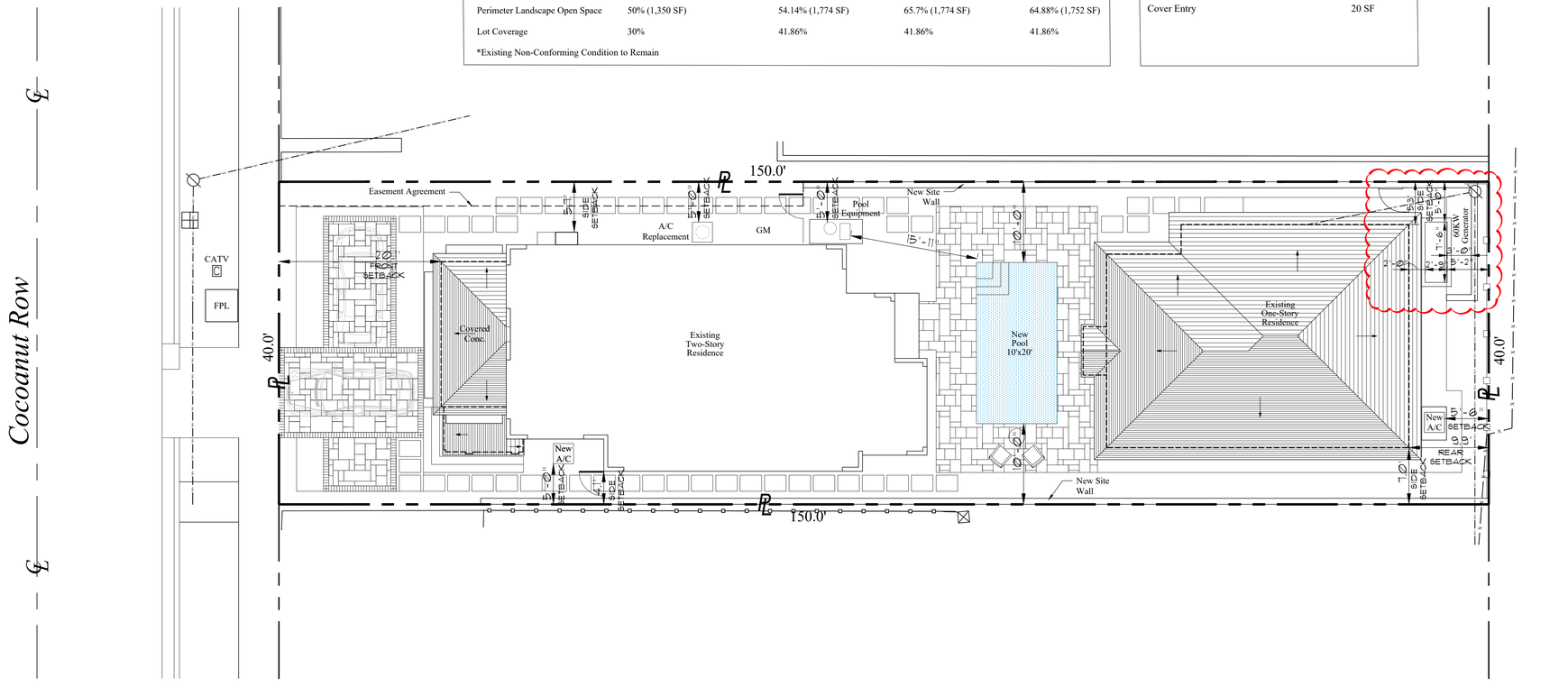
*Existing Non-Conforming Condition to Remain

LEGAL DESCRIPTION

North forty (N40) foot of the South Eighty (S80) foot of Lots 1-2-3-4-5-6 in Block Three, Royal Addition to Palm Beach, Florida, according to the revised plat thereof on file in the office of the Clerk of the Circuit Court in and for Palm Beach County, Florida in Plat Book 4, Page 1.

AREAS

	Existing	Proposed
1st Floor A/C	1,344 SF	1,379 SF
2nd Floor A/C	1,315 SF	1,453 SF
Total A/C	2,659 SF	2,832 SF
Guest House AC	1,008 SF	1,008 SF
Cover Entry		20 SF



Proposed Site Plan

Scale 1/8" = 1'-0"

COMM NO.
2412

DATE
06-20-25

REVISIONS

A Renovation for

335 Cocoanut Row LLC

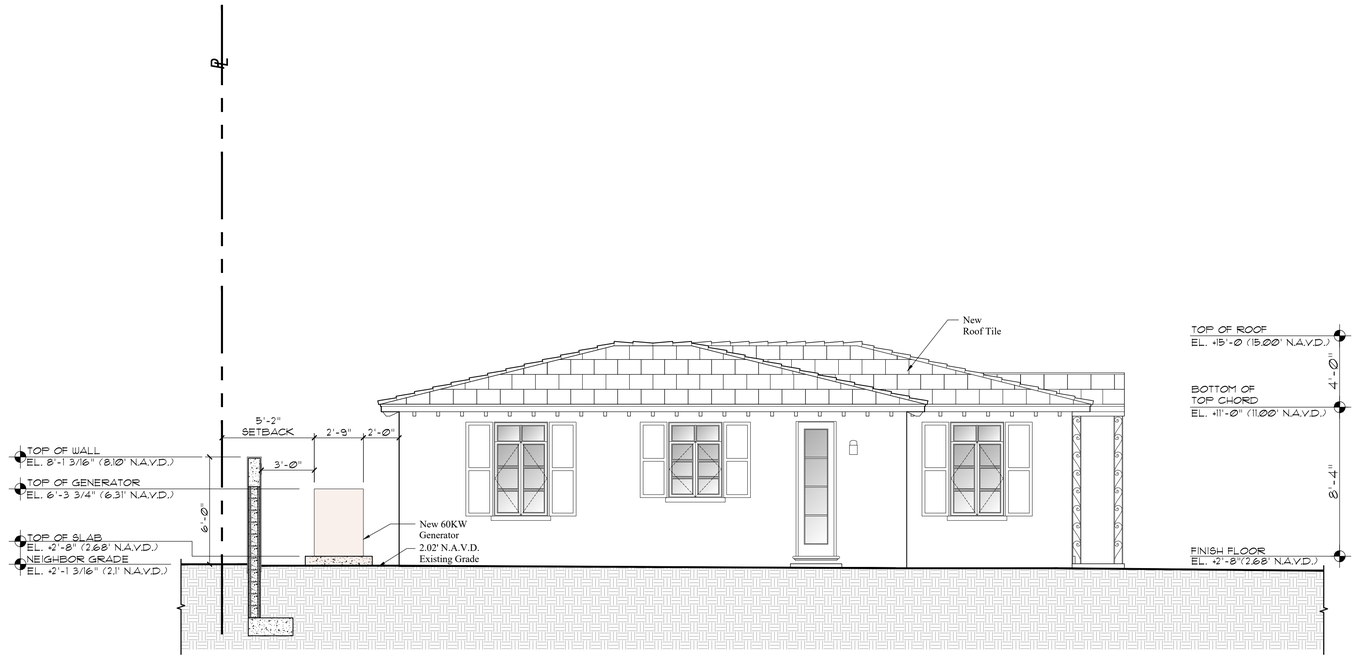
335 Cocoanut Row
Palm Beach FL 33480

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

MP DESIGN & ARCHITECTURE, INC
319 CLEMATIS STREET
10TH FLOOR - SUITE 1000
WEST PALM BEACH, FLORIDA 33401
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SHEET NO.
A001.1

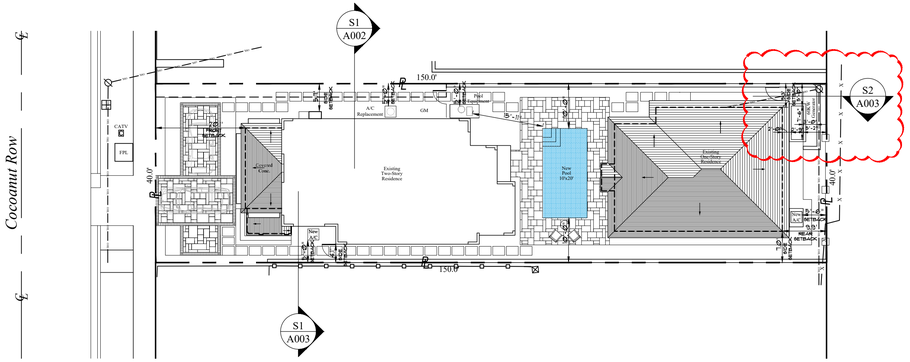
LPCS-25-0303



S-2 / A003

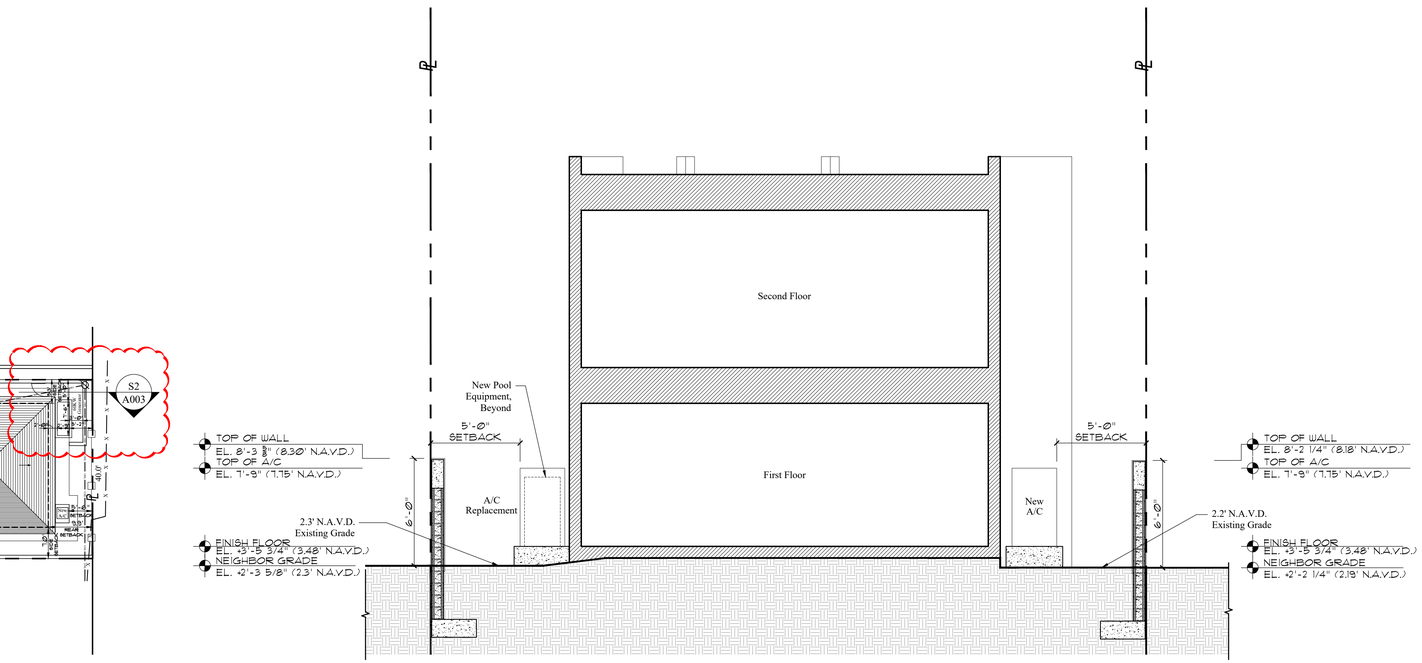
Generator Enclosure Section @ East Side

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



Key Plan

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



S1 / A003

Proposed A/C Equipment Site Wall Section

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

LPCS-25-0303

MP DESIGN & ARCHITECTURE

COMM NO.
2412

DATE
06-20-25

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A Renovation for
335 Cocoanut Row LLC
Palm Beach FL 33480

335 Cocoanut Row

STATE OF FLORIDA
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SHEET NO.

A003

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:**	335 Cocoanut Row, Palm Beach, Florida		
2	**Zoning District:**	RC		
3	**Lot Area (sq. ft.):**	6,000 SF		
4	**Lot Width (W) & Depth (D) (ft.):**	40.0' X 150.0'		
5	**Structure Type:** (Single-Family, Multi-Family, Comm., Other)	Multi-Family		
6	**FEMA Flood Zone Designation:**	AE		
7	**Zero Datum for point of meas. (NAVD)**	3.48'		
8	**Crown of Road (COR) (NAVD)**	2.29'		
9		REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq Ft and %)	30%	41.86%	41.86%
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc)	-	2,512	2,512
12	*Front Yard Setback (Ft.)	25'	20.1'	20.1'
13	* Side Yard Setback (1st Story) (Ft.)	10'	5.3'	5.3'
14	* Side Yard Setback (2nd Story) (Ft.)	10'	4.1'	4.1'
15	*Rear Yard Setback (Ft.)	15'	9.9'	9.9'
16	Angle of Vision (Deg.)	N/A	N/A	N/A
17	Building Height (Ft.)	23'-6"	18'-6"	18'-6"
18	Overall Building Height (Ft.)	26'-6"	21'-9 1/2"	21'-9 1/2"
19	Cubic Content Ratio (CCR) (R-B ONLY)	N/A	N/A	N/A
20	** Max. Fill Added to Site (Ft.)	N/A	N/A	N/A
21	Finished Floor Elev. (FFE)(NAVD)	-	3.48'	3.48'
22	Base Flood Elevation (BFE)(NAVD)	6	6	6
23	Landscape Open Space (LOS) (Sq Ft and %)	45%	27.77%	32.5%
24	Perimeter LOS (Sq Ft and %)	50%	54.14%	64.88%
25	Front Yard LOS (Sq Ft and %)	40%	33.3%	40.1%
26	*** Native Plant Species %	*Please refer to TOPB Landscape Legend.*		

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

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

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

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

REV BF 20230626

LPCS-25-0303

MP DESIGN & ARCHITECTURE

COMM NO.
2412

DATE
06-20-25

REVISIONS

A Renovation for
335 Cocoanut Row LLC
Palm Beach FL 33480
335 Cocoanut Row

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

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319 CLEMATIS STREET
10TH FLOOR - SUITE 1000
WEST PALM BEACH, FLORIDA 33401
561.833.7575
AA26001667

SHEET NO.
Zoning Legend

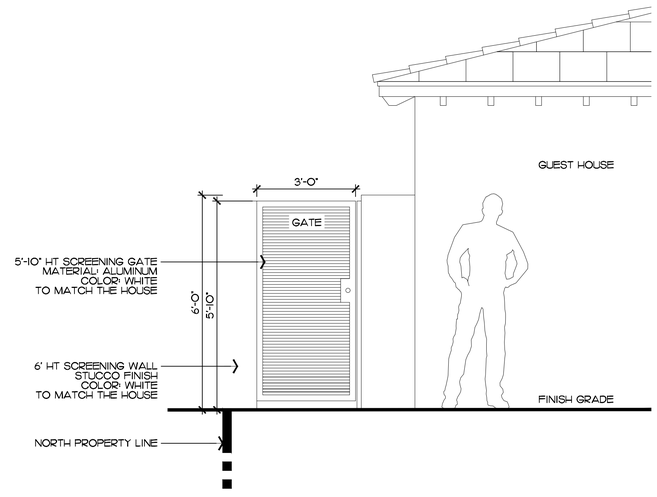
ENVIRONMENT DESIGN GROUP
139 North County Road SJ20-B Palm Beach, Fl 33480
Phone 561.832.4600 Mobile 561.313.4424
Landscape Architecture
Land Planning
Landscape Management
Dustin M. Mizell, MLA FLA #6666784
Dustin@environmentdesigngroup.com

Private Residence
335 Coconut Row
Palm Beach
FLORIDA

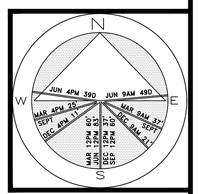
COCOANUT ROW

EXISTING CURB
OHW
WHO
LAWN
CONCRETE APRON
EXISTING SIDEWALK
8' X 15' SAFE SIGHT VISIBILITY TRIANGLE
EXISTING CURB

24" X 32" CORAL STEPPING STONES W/ GROUNDCOVER JOINTS
LANDSCAPE PRIVACY BUFFER
6' HT SCREENING WALL
POOL EQUIPMENT SCREENING FENCE & GATE REFER TO ARCHITECTURAL DRAWINGS FOR DETAILS A/C
FOUNDATION PLANTING
ENTRY STEP TO BE CLAD WITH CORAL PAVERS
SCREENING WALL & GATE
LAWN
MOTOR-COURT CORAL STONE PAVERS
ENTRY STEPS
POOL DECK CORAL STONE PAVERS
POOL 20' X 10'
60 KW GEN
DRIVEWAY BORDER 4" X 8" OLD CHICAGO BRICK PAVERS IN SOLDIER COURSE PATTERN
FENCE & GATE
NEIGHBOR'S EXISTING FENCE
ALUMINUM LANDSCAPE EDGING
FOUNDATION PLANTING
A/C



1 L1.0 Screening Wall & Gate Elevation
SCALE: 1/2" = 1'



JOB NUMBER: # 24200.00 LA
DRAWN BY: Jean Twomey
DATE: 01.31.2025
07.08.2025

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ZON-25-004
HSB-24-0009

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

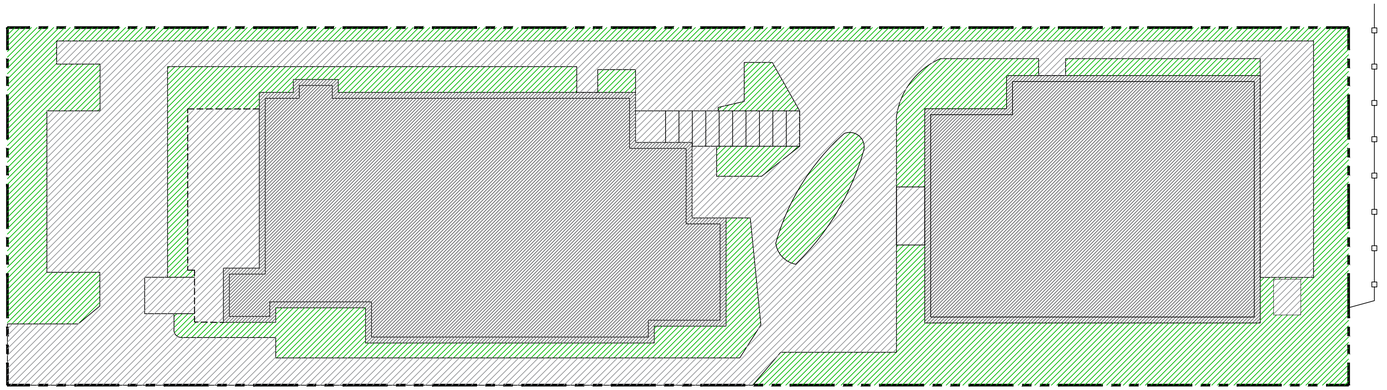
SHEET L1.0

Landscape Legend

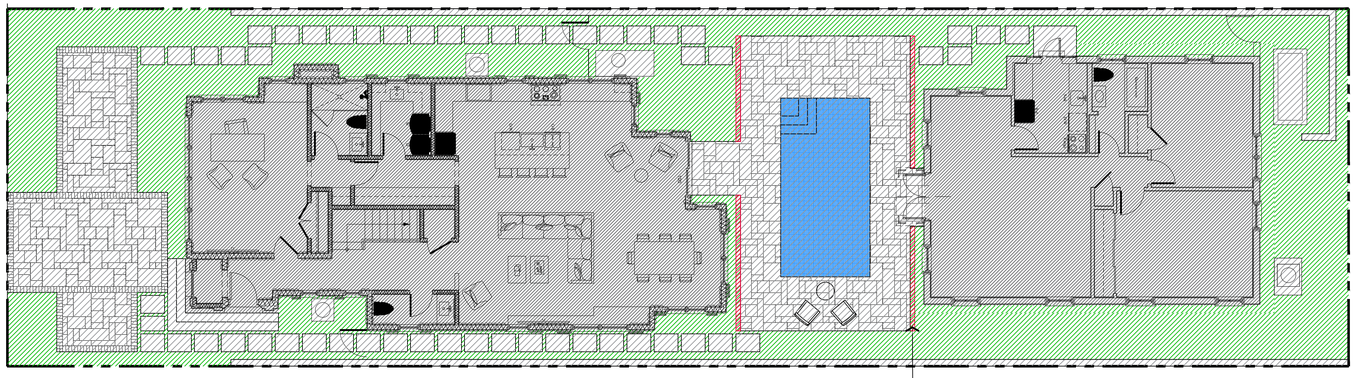
	REQ'D / PERMITTED	EXISTING	PREV. APPROVED	PROPOSED
LANDSCAPE OPEN SPACE (LOS) (SQ. FT. AND %)	45% MINIMUM 2,700 S.F.	27.77% 1,664 S.F.	32.88% 1,973 S.F.	32.88% 1,973 S.F.
LOS TO BE ALTERED (SQ. FT. AND %)	N/A	N/A	N/A	N/A
PERIMETER LOS (SQ. FT. AND %)	50% 1,350 S.F.	54.14% 1,462 S.F.	65.7% 1,774 S.F.	64.88% 1,752 S.F.
FRONT YARD LOS (SQ. FT. AND %)	40% MIN. 400 S.F.	33.3% 333 S.F.	40.1% 402 S.F.	40.1% 402 S.F.
NATIVE TREES %	30%	N/A	50%	50%
NATIVE SHRUBS & VINES %	30%	N/A	41.9%	41.9%
NATIVE GROUNDCOVER %	30%	N/A	100%	100%

Legend

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



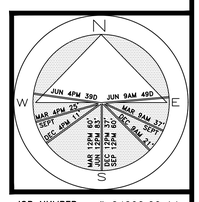
Existing Landscape Open Space



Proposed Landscape Open Space

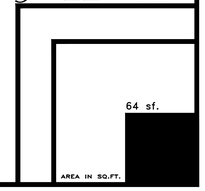
ENVIRONMENT DESIGN GROUP
139 North County Road SR20-B Palm Beach, Fl 33480
Phone 561.832.4600 Mobile 561.313.4424
Landscape Architecture
Land Planning
Landscape Management
Dustin M. Mizell, MLA FLA #6666784
Dustin@environmentdesigngroup.com

Private Residence
335 Cocoanut Row
Palm Beach
FLORIDA



JOB NUMBER: # 24200.00 LA
DRAWN BY: Allison Padilla
DATE: 01.31.2025
08.20.2025

SHEET L2.0



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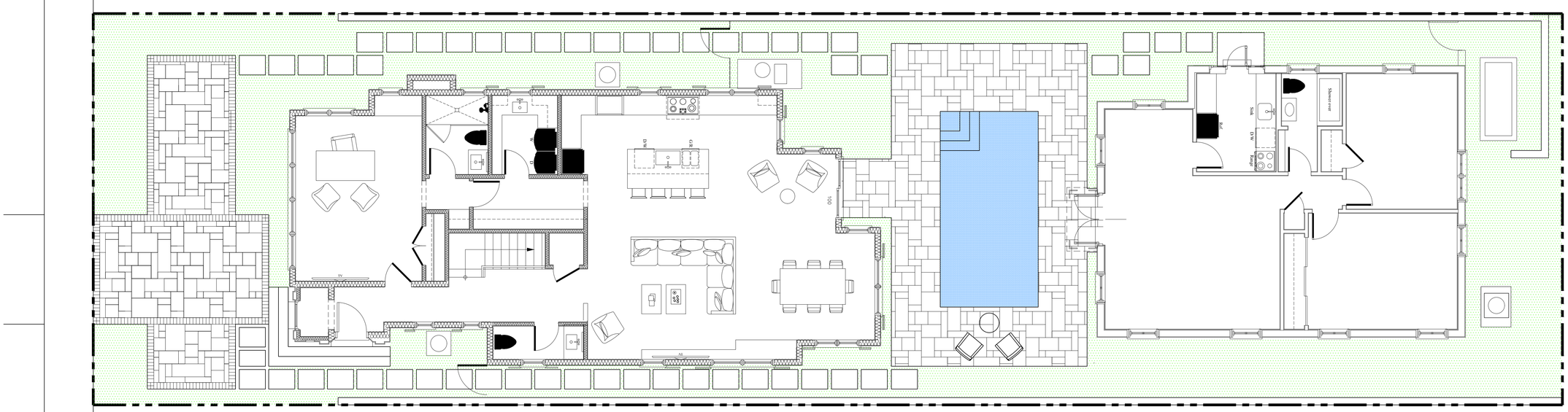
ZON-25-004
HSB-24-0009

Landscape Open Space Calculations

SCALE IN FEET 0' 8' 16' 24'

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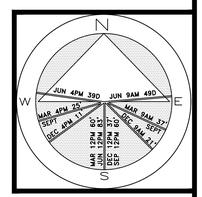
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335 Cocoanut Row
Palm Beach
L O R I D A



Legend

NEW LANDSCAPE

NOTE: 1,951 SF (32.5%)
TO BE ALTERED



JOB NUMBER: # 24200.00 LA
DRAWN BY: Allison Padilla
DATE: 01.31.2025
06.17.2025

SHEET L3.0

64 sf.
AREA IN SQ.FT.

ZON-25-004
H/SB-24-0009

Landscape Alteration Diagram

SCALE IN FEET: 3/16"=1'

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Dustin@environmentdesigngroup.com

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Palm Beach
FLORIDA

(220) PHYLA NODIFLORA
FROG FRUIT GROUNDCOVER JOINTS
1 GAL., 8" O.C.

(18) SPARTINA BAKERII
SAND CORDGRASS
7 GAL., 24" O.C.

(1) BURSERA SIMARUBA
GUMBO LIMBO TREE
18' HT., SPECIMEN
CHARACTER-TRUNK

(2) BOUGAINVILLEA SPP.
BOUGAINVILLEA VINE
15 GAL., ATTACHED TO HOUSE

(25) PODOCARPUS MACROPHYLLUS
PODOCARPUS HEDGE
6' HT., 18" O.C.

(14) NEPHROLEPIS BISERRATA
MACHO FERN - 3 GAL., 24" O.C.

(7) NEPHROLEPIS BISERRATA
MACHO FERN - 3 GAL., 24" O.C.

(5) ARCHONTOPHOENIX ALEXANDRAE
ALEXANDER PALM
14' CT.

(25) PODOCARPUS MACROPHYLLUS
PODOCARPUS HEDGE
6' HT., 18" O.C.

(3) ADONIDIA MERRILLII
CHRISTMAS PALM
TRIPLE TRUNK 8' CT.

(14) NEPHROLEPIS BISERRATA
MACHO FERN - 3 GAL., 24" O.C.

(14) ALOCASIA SPP.
DWARF ALOCASIA
7 GAL., 24" O.C.

(2) COCOS NUCIFERA
COCONUT PALM - 14' CT.,
CURVED TOWARD POOL

(8) NEPHROLEPIS BISERRATA
MACHO FERN - 3 GAL., 24" O.C.

(1) LIGUSTRUM LUCIDUM
LIGUSTRUM TREE
16' HT., 6' CT.

(4) FICUS PUMILA
CREEPING FIG
1 GAL, 60" OC

(4) RHAPIS EXCELSA
LADY PALM - 15 GAL.

(30) PHYLA NODIFLORA
FROG FRUIT GROUNDCOVER JOINTS
1 GAL., 8" O.C.

(4) RHAPIS EXCELSA
LADY PALM - 15 GAL.

(1) PLUMERA ROSA
PINK FRANGIPANI TREE
12' HT.

(4) NEPHROLEPIS BISERRATA
MACHO FERN - 3 GAL., 24" O.C.

(5) RAVENALA MADAGASCARIENSIS
TRAVELER PALM
18' OA.

(14) CHRYSOBALANUS ICACO
RED-TIP COCOPLUM
6' HT., 36" O.C.

(5) NEPHROLEPIS BISERRATA
MACHO FERN - 3 GAL., 24" O.C.

(10) FICUS PUMILA
CREEPING FIG
1 GAL 60" OC

150.0'

(1) COCOS NUCIFERA
COCONUT PALM
VARYING HEIGHTS
CURVED TOWARD POOL

20' CT.

16' CT.

14' CT.

40.0'

LAWN

(3) RHAPIS EXCELSA
LADY PALM - 15 GAL.

(5) MONSTERA DELICIOSA
SWISS CHEESE PLANT
15 GAL.

(10) FICUS MICROCARPA
GREEN ISLAND FICUS
3 GAL., 18" O.C.

(8) FICUS MICROCARPA
GREEN ISLAND FICUS
3 GAL., 18" O.C.

OHW

(20) PODOCARPUS MACROPHYLLUS
PODOCARPUS HEDGE
6' HT., 18" O.C.

(1) BURSERA SIMARUBA
GUMBO LIMBO TREE
18' HT., SPECIMEN
CHARACTER-TRUNK

(3) RHAPIS EXCELSA
LADY PALM - 15 GAL.

(2) ADONIDIA MERRILLII
CHRISTMAS PALM
TRIPLE TRUNK 8' CT.

(150) PHYLA NODIFLORA
FROG FRUIT GROUNDCOVER JOINTS
1 GAL., 8" O.C.

(25) FICUS PUMILA
CREEPING FIG
1 GAL 60" OC

(3) RHAPIS EXCELSA
LADY PALM - 15 GAL.

(24) FICUS MICROCARPA
GREEN ISLAND FICUS
3 GAL., 18" O.C.

(4) ALOCASIA SPP.
DWARF ALOCASIA
7 GAL., 24" O.C.

(4) ARCHONTOPHOENIX ALEXANDRAE
ALEXANDER PALM
14' CT.

(14) ALOCASIA SPP.
DWARF ALOCASIA
7 GAL., 24" O.C.

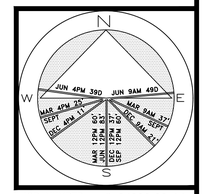
(1) COCOS NUCIFERA
COCONUT PALM - 20' CT.
CURVED TOWARD POOL

(4) RAVENALA MADAGASCARIENSIS
TRAVELER PALM
18' OA.

(10) ARCHONTOPHOENIX ALEXANDRAE
ALEXANDER PALM
10' CT.

(12) PSYCHOTRIA NERVOSA
WILD COFFEE HEDGE - 4" HT., 36" O.C.

(45) NEPHROLEPIS BISERRATA
MACHO FERN - 3 GAL., 24" O.C.



JOB NUMBER: # 24200.00 LA
DRAWN BY: Allison Padilla
DATE: 11.18.2024
07.08.2025

SHEET L4.0

64 sf.

AREA IN SQ.FT.

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ZON-25-004
HSB-24-0009

Landscape Plan

SCALE IN FEET 0' 8' 16' 24'

Trees

SYMBOL	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	BURSERA SIMARUBA GUMBO LIMBO TREE	2	18' HT., SPECIMEN CHARACTER TRUNK	YES
	LIGUSTRUM JAPONICUM LIGUSTRUM TREE	1	16' HT., 6' CT.	NO
	PLUMERIA ROSA PINK FRANGIPANI TREE	1	12' HT.	NO

TOTAL:	4
NATIVE SPECIES:	2 (50%)

Palms

SYMBOL	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	ADONIDIA MERRILLII ADONIDIA PALM	5	8' CT., TRIPLE-TRUNK MATCHING	NO
	ARCHONTOPHOENIX ALEXANDRAE ALEXANDER PALM	10 9	10' CT., MATCHING 14' CT., MATCHING	NO
	COCOS NUCIFERA COCONUT PALM	6 2	SEE PLAN FOR HEIGHTS	NO
	RAVENALA MADAGASCARIENSIS TRAVELER PALM	9	18 OA.	NO

Groundcovers

SYMBOL	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	PHYLA NODIFLORA FROG FRUIT	400	1 GAL, 6" OC	YES

TOTAL:	400
NATIVE SPECIES:	400 (100%)

Shrubs & Vines

SYMBOL	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	ALOCASIA SPP. DWARF ALOCASIA	32	7 GAL, 24" OC	NO
	CHRYSOBALANUS ICACO RED-TIP COCOPLUM	14	6' HT., 36" O.C.	YES
	MONSTERA DELICIOSA SWISS CHEESE PLANT	5	15 GAL	NO
	NEPHROLEPIS BISERRATA MACHO FERN	83	3 GAL., 24" O.C.	YES
	PSYCHOTRIA NERVOSA WILD COFFEE HEDGE	12	4' HT., 36" O.C.	YES
	PODOCARPUS MACROPHYLLUS PODOCARPUS HEDGE	70	6' HT, 18" OC	NO
	RHAPIS EXCELSA LADY PALM	17	15 GAL.	NO
	FICUS MICROCARPA GREEN ISLAND FICUS	53	3 GAL., 18" O.C.	YES
	SPARTINA BAKERII SAND CORDGRASS	7	7 GAL., 24" O.C.	YES
	BOUGAINVILLEA SPP BOUGAINVILLEA VINE	2	10' HT, ESPALIER TO WALLS	NO
	FICUS PUMILA CREEPING FIG	39	1 GAL 60" O.C.	NO

TOTAL:	341
NATIVE SPECIES:	169 (49%)

Lawn & Mulch

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

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

Private Residence
335 Cocoanut Row
Palm Beach
FLORIDA

JOB NUMBER: # 22008.00 LA
DRAWN BY: Sean Twomey
DATE: 01.31.2025
06.18.2025

SHEET L4.1

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ZON-25-004
HSB-24-0009

Landscape Schedule

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Landscape Architecture
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Landscape Management
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JOB NUMBER: # 22008.00 LA
DRAWN BY: Aleksandra Evgrid
DATE: 12.06.2024
06.18.2025

SHEET L5.0

ZON-25-004
HSB-24-0009

Rendered Landscape Plan

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

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

Previously Approved Landscape Plans

Private Residence
335 Cocoanut Row
Palm Beach
FLORIDA

JOB NUMBER: # 24200.00 LA
DRAWN BY: Sean Twomey
DATE: 06.18.2025

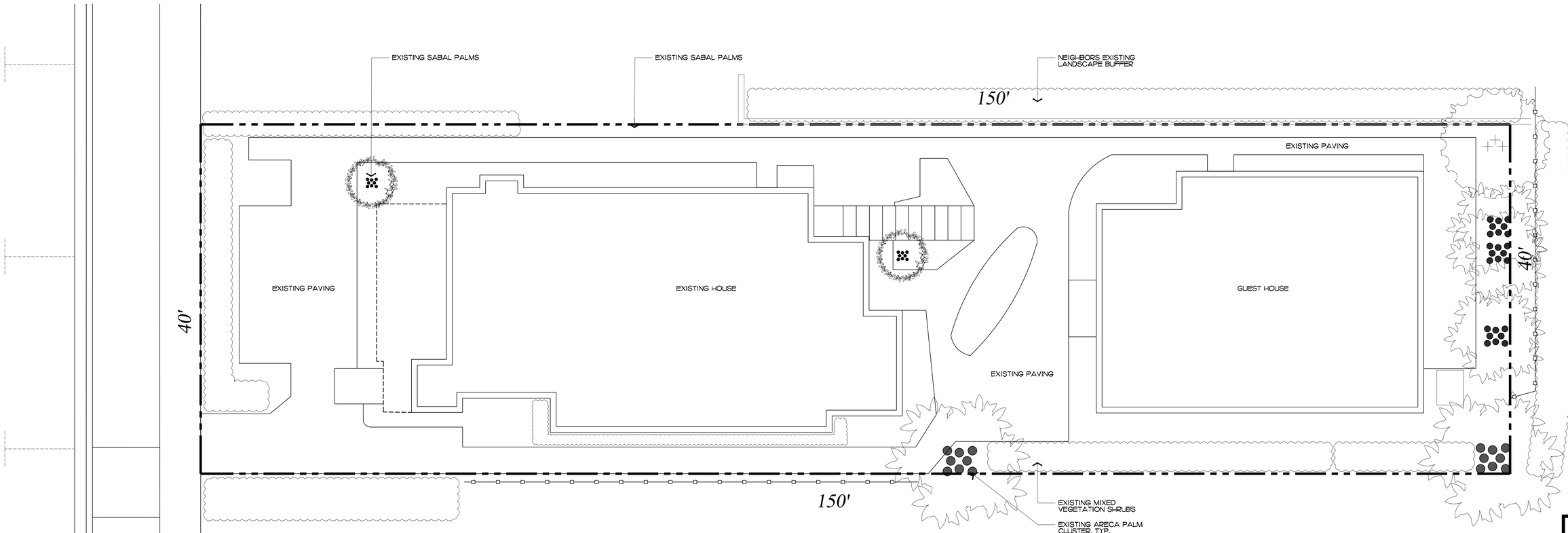
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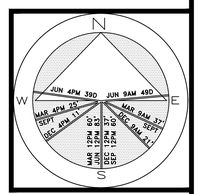
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Palm Beach
FLORIDA



JOB NUMBER: # 24200.00 LA
DRAWN BY: Allison Padilla
DATE: 01.31.2025

SHEET L1.0

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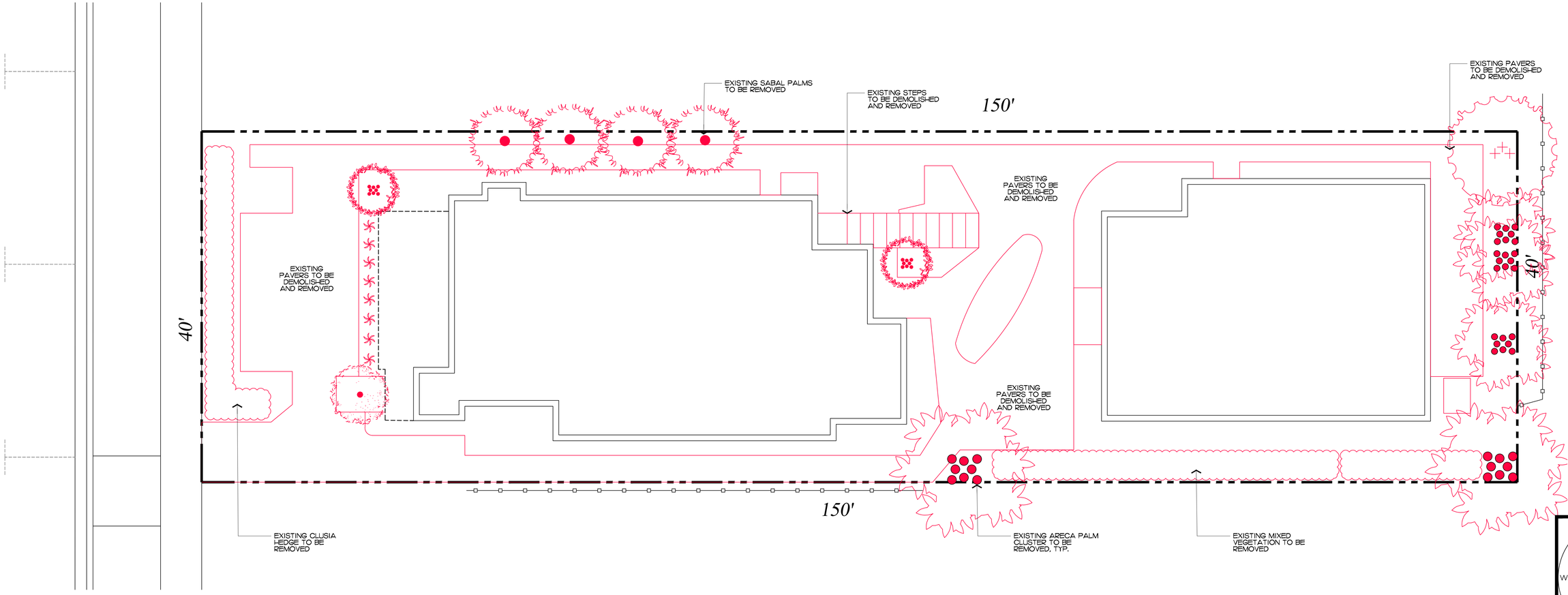
Existing Conditions

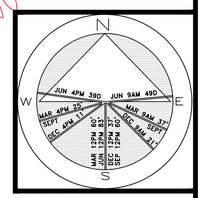
SCALE IN FEET: 3/16"=1'-0"

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Private Residence
335 Cocoanut Row
Palm Beach

PALM BEACH COUNTY, FLORIDA





JOB NUMBER: # 24200.00 LA
DRAWN BY: Allison Padilla
DATE: 01.31.2025

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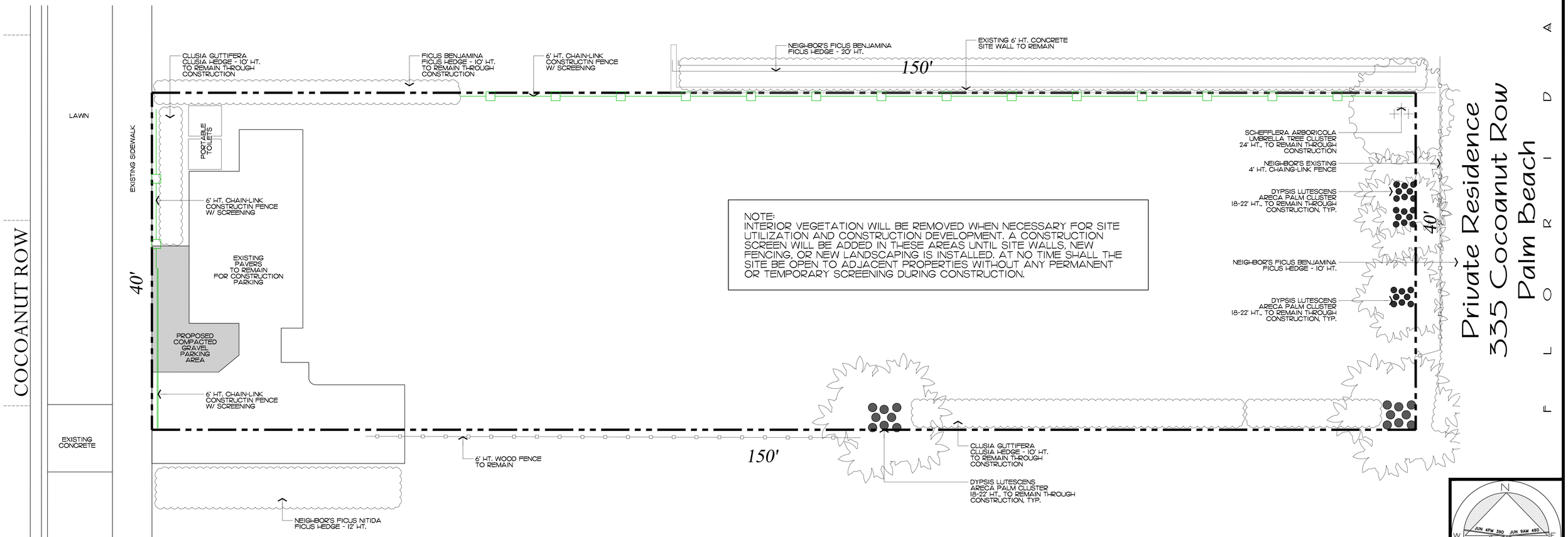
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Demolition Plan

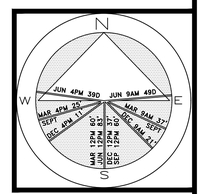
SCALE IN FEET: 3/16"=1'-0"

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



NOTE:
INTERIOR VEGETATION WILL BE REMOVED WHEN NECESSARY FOR SITE UTILIZATION AND CONSTRUCTION DEVELOPMENT. A CONSTRUCTION SCREEN WILL BE ADDED IN THESE AREAS UNTIL SITE WALLS, NEW FENCING, OR NEW LANDSCAPING IS INSTALLED. AT NO TIME SHALL THE SITE BE OPEN TO ADJACENT PROPERTIES WITHOUT ANY PERMANENT OR TEMPORARY SCREENING DURING CONSTRUCTION.

Private Residence
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Palm Beach
FLORIDA



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DRAWN BY: Allison Padilla
DATE: 01.31.2025

SHEET L3.0

ZON-25-004
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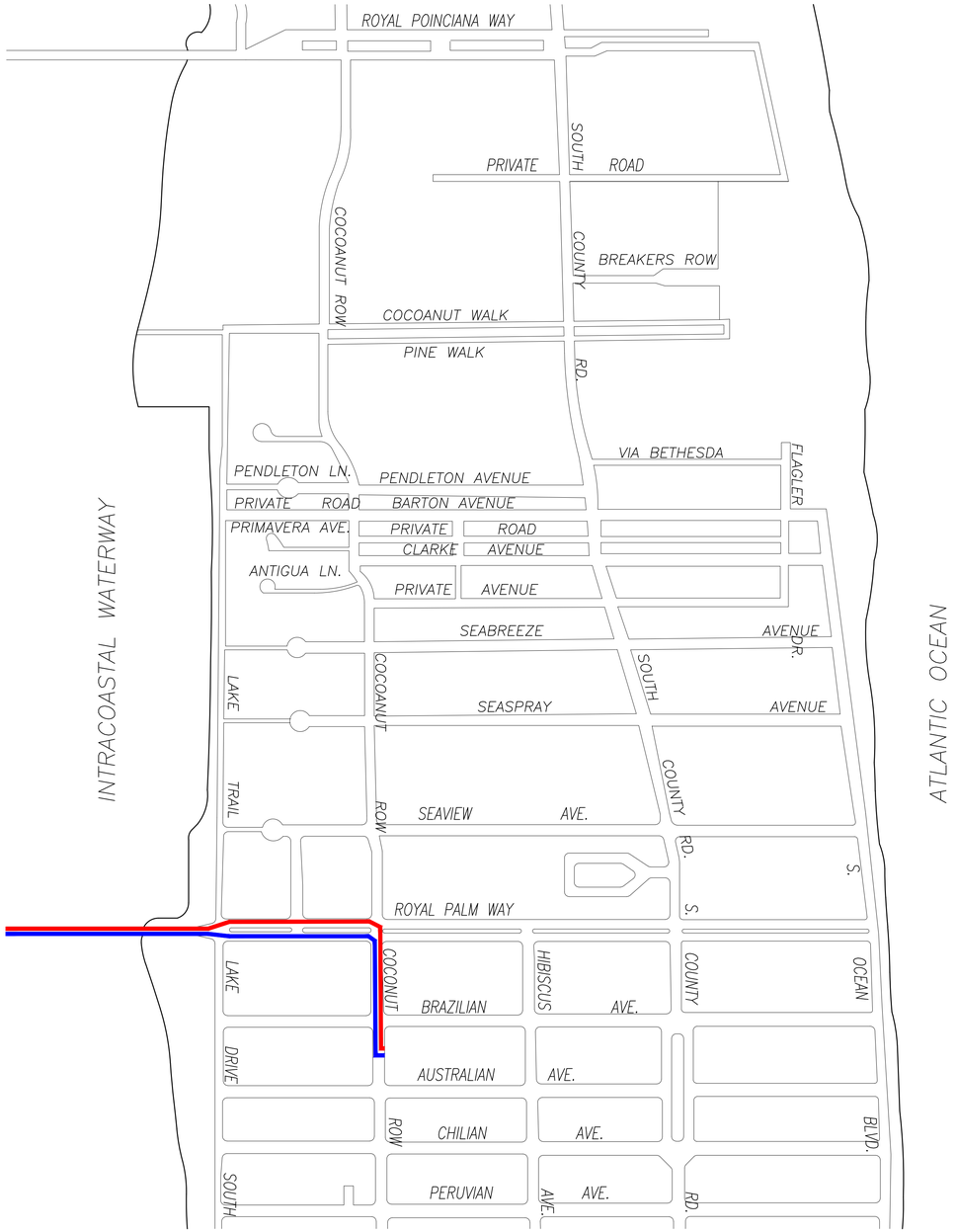
Construction Staging & Screening Plan

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CONCEPTUAL CONSTRUCTION SCHEDULE	
• FEB 2025 – ARCOM MEETING	
• MAY–JUN 2025 – SUBMIT FOR PERMIT	
• 1 MONTH –JULY 2025	– MOBILIZATION & DEMOLITION OF EXISTING STRUCTURES
• 2 MONTHS	– SITE/BUILDING PREPARATION
• 1.5 MONTHS	– FOUNDATION
• 2.5 MONTHS	– BLOCK DELIVERIES & CONC. POURS
• 1 MONTH	– ROOF TRUSS DELIVERY AND SET TRUSSES
• 1.5 MONTHS	– WINDOW/DOOR DELIVERIES AND INSTALLATION
• .5 MONTH	– DRY–IN
• 1.5 MONTHS	– INTERIOR FRAMING
• 2 MONTHS	– ROUGH–IN
• .5 MONTH	– DRY WALL
• 6 MONTHS	– FINISHES
• 2 MONTHS	– LANDSCAPE & HARDSCAPE INSTALLATION
• 2 MONTHS	– FINAL INSPECTIONS
• +/–24 MONTHS	– PROPOSED TOTAL CONSTRUCTION FOLLOWING BUILDING PERMIT

1 *PROPOSED TRUCK INGRESS / EGRESS ROUTES MAP*

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

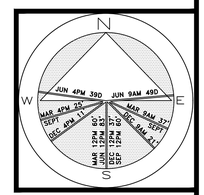
NOTE: SEE SEPARATE "CONSTRUCTION STAGING PLAN" SHEET FOR INFORMATION ON LOCATIONS FOR PARKING, MATERIAL STORAGE, DELIVERIES, DUMPSTER, PORTABLE TOILETS, TIRE CLEANING AREA, SILT FENCE, ETC.

PROPOSED INGRESS TRUCK ROUTE

PROPOSED EGRESS TRUCK ROUTE

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DATE: 01.31.2025

SHEET L4.0

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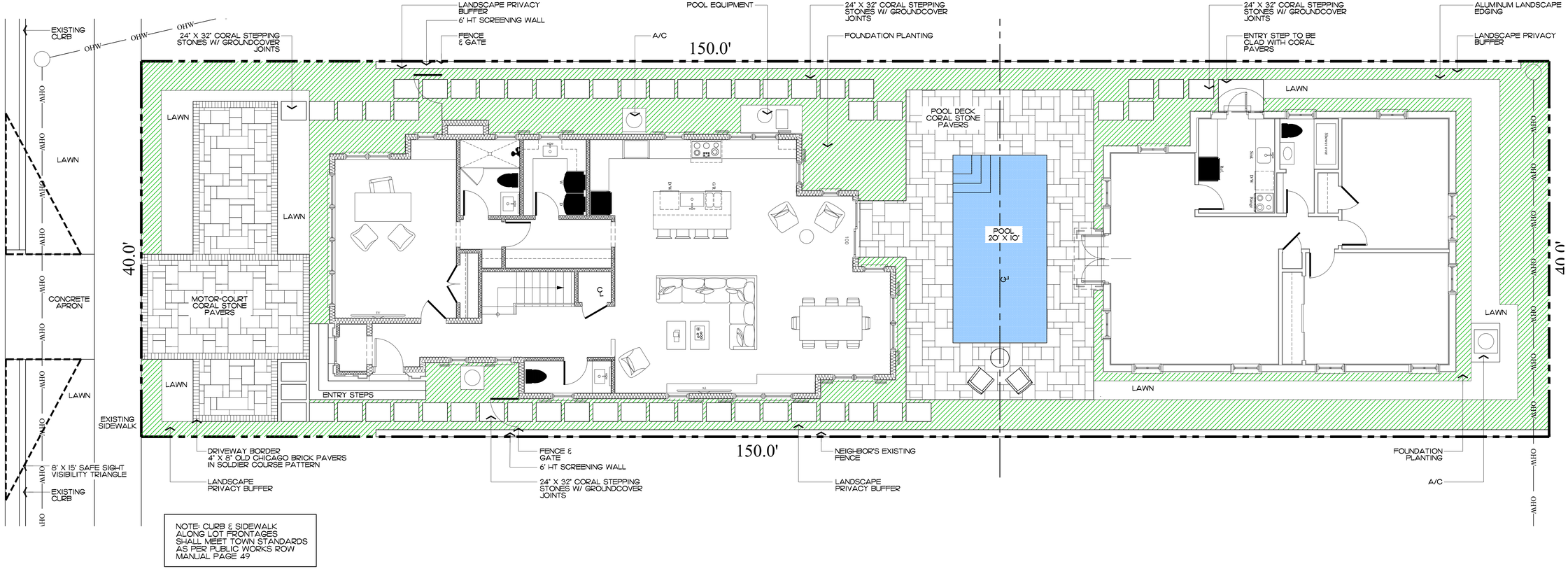
Truck Logistics Plan

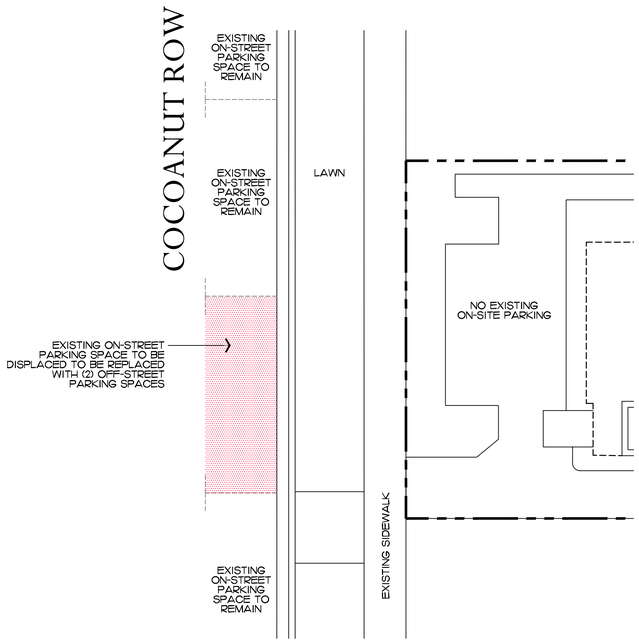
SCALE: NOT TO SCALE

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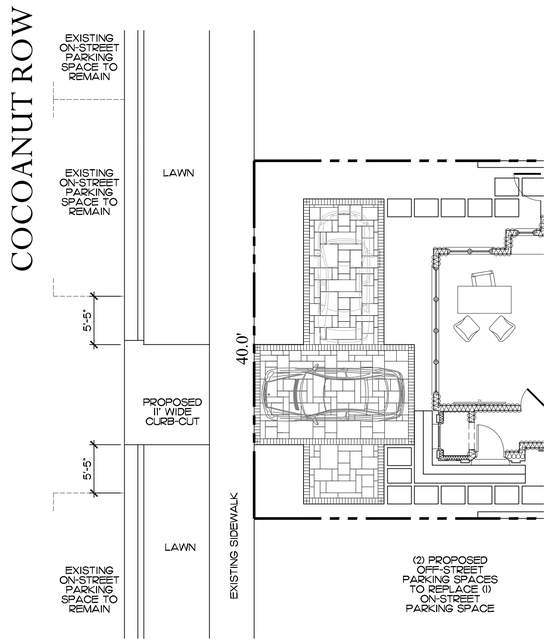
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Existing Parking Conditions

SCALE: 1/8" = 1'



Proposed Parking Conditions

SCALE: 1/8" = 1'

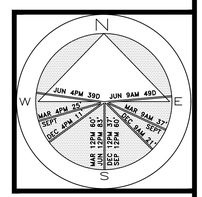
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Hardscape Materials



DRIVEWAY: CORAL STONE PAVERS WITH CHICAGO BRICK BORDER

POOL DECK: CORAL STONE PAVERS



JOB NUMBER: # 24200.00 LA
DRAWN BY: Sean Twomey
DATE: 01.31.2025

Site Plan

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

SHEET L5.0

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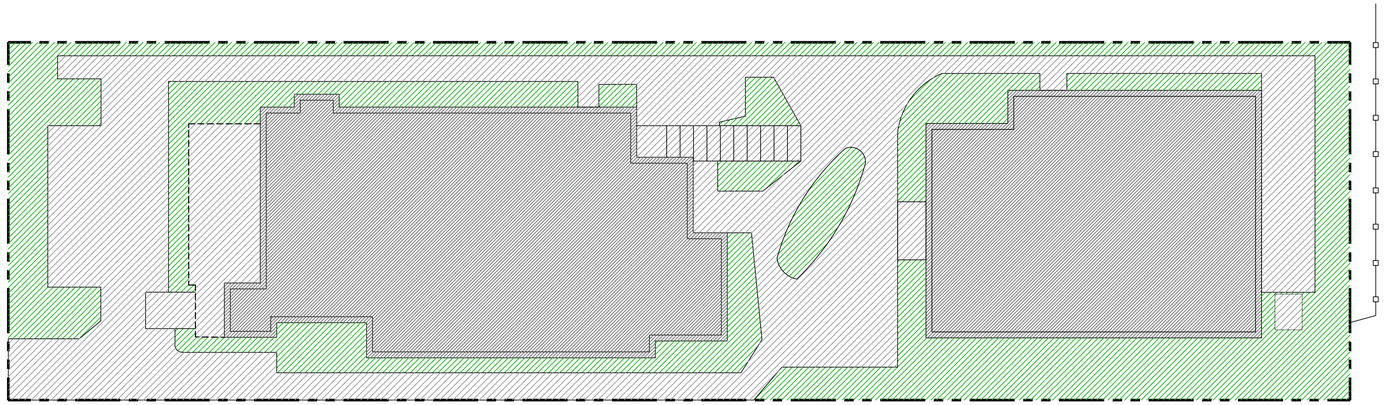
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Legend

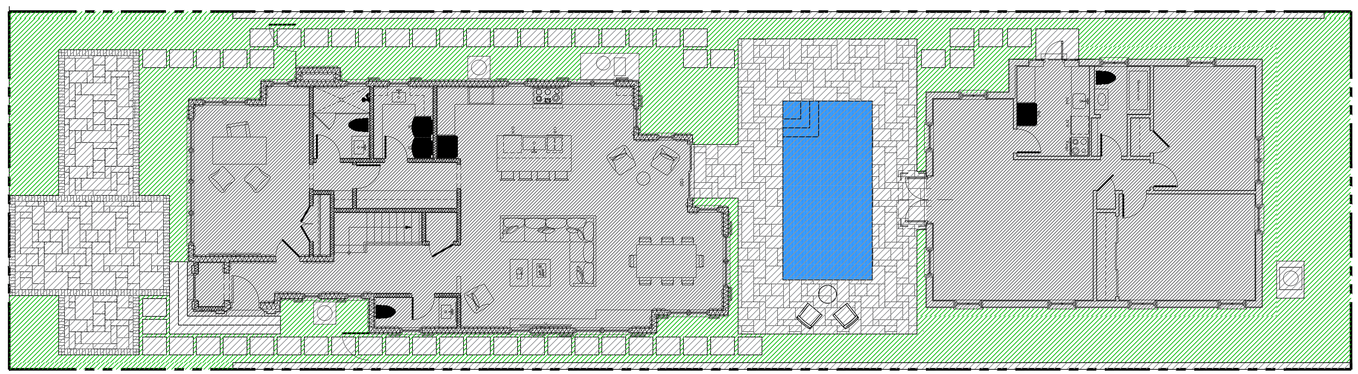
- IMPERVIOUS AREA (HOUSE/STRUCTURE)
- IMPERVIOUS AREA (HARDSCAPE)
- PERVIOUS AREA / OPEN SPACE
- IMPERVIOUS AREA (POOL)

Landscape Legend

	REQ'D / PERMITTED	EXISTING	PROPOSED
LANDSCAPE OPEN SPACE (LOS) (SQ. FT. AND %)	45% MINIMUM 2,700 S.F.	27.77% 1,664 S.F.	32.88% 1,973 S.F.
LOS TO BE ALTERED (SQ. FT. AND %)	N/A	N/A	N/A
PERIMETER LOS (SQ. FT. AND %)	50% 1,350 S.F.	54.14% 1,462 S.F.	65.7% 1,774 S.F.
FRONT YARD LOS (SQ. FT. AND %)	40% MIN. 400 S.F.	33.3% 333 S.F.	40.1% 402 S.F.
NATIVE TREES %	30%	N/A	50%
NATIVE SHRUBS & VINES %	30%	N/A	41.9%
NATIVE GROUNDCOVER %	30%	N/A	100%



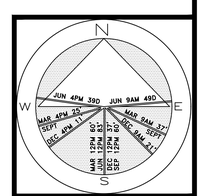
Existing Landscape Open Space



Proposed Landscape Open Space

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SHEET L5.1

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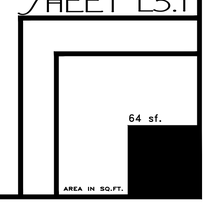
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Landscape Open Space Calculations

SCALE IN FEET 0' 8' 16' 24'



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(220) PHYLA NODIFLORA
FROG FRUIT GROUNDCOVER JOINTS
1 GAL., 8" O.C.

(18) SPARTINA BAKERII
SAND CORDGRASS
7 GAL., 24" O.C.

(1) BURSERA SIMARUBA
GUMBO LIMBO TREE
15' HT., SPECIMEN
CHARACTER-TRUNK

(2) BOUGAINVILLEA SPP.
BOUGAINVILLEA VINE
15 GAL., ATTACHED TO HOUSE

(25) PODOCARPUS MACROPHYLLUS
PODOCARPUS HEDGE
6' HT., 18" O.C.

(14) NEPHROLEPIS BISERRATA
MACHO FERN - 3 GAL., 24" O.C.

(7) NEPHROLEPIS BISERRATA
MACHO FERN - 3 GAL., 24" O.C.

(5) ARCHONTOPHOENIX ALEXANDRAE
ALEXANDER PALM
14' CT.

(10) FICUS PUMILA
CREEPING FIG
1 GAL 60" OC

(3) ADONIDIA MERRILLII
CHRISTMAS PALM
TRIPLE TRUNK 8' CT.

(14) NEPHROLEPIS BISERRATA
MACHO FERN - 3 GAL., 24" O.C.

(14) ALOCASIA SPP.
DWARF ALOCASIA
7 GAL., 24" O.C.

(2) COCOS NUCIFERA
COCONUT PALM - 14' CT.
CURVED TOWARD POOL

(8) NEPHROLEPIS BISERRATA
MACHO FERN - 3 GAL., 24" O.C.

(1) LIGUSTRUM LUCIDUM
LIGUSTRUM TREE
16' HT., 6' CT.

(4) RHAPIS EXCELSA
LADY PALM - 15 GAL.

(30) PHYLA NODIFLORA
FROG FRUIT GROUNDCOVER JOINTS
1 GAL., 8" O.C.

(4) RHAPIS EXCELSA
LADY PALM - 15 GAL.

(1) PLUMERA ROSA
PINK FRANGIPANI TREE
12' HT.

(4) NEPHROLEPIS BISERRATA
MACHO FERN - 3 GAL., 24" O.C.

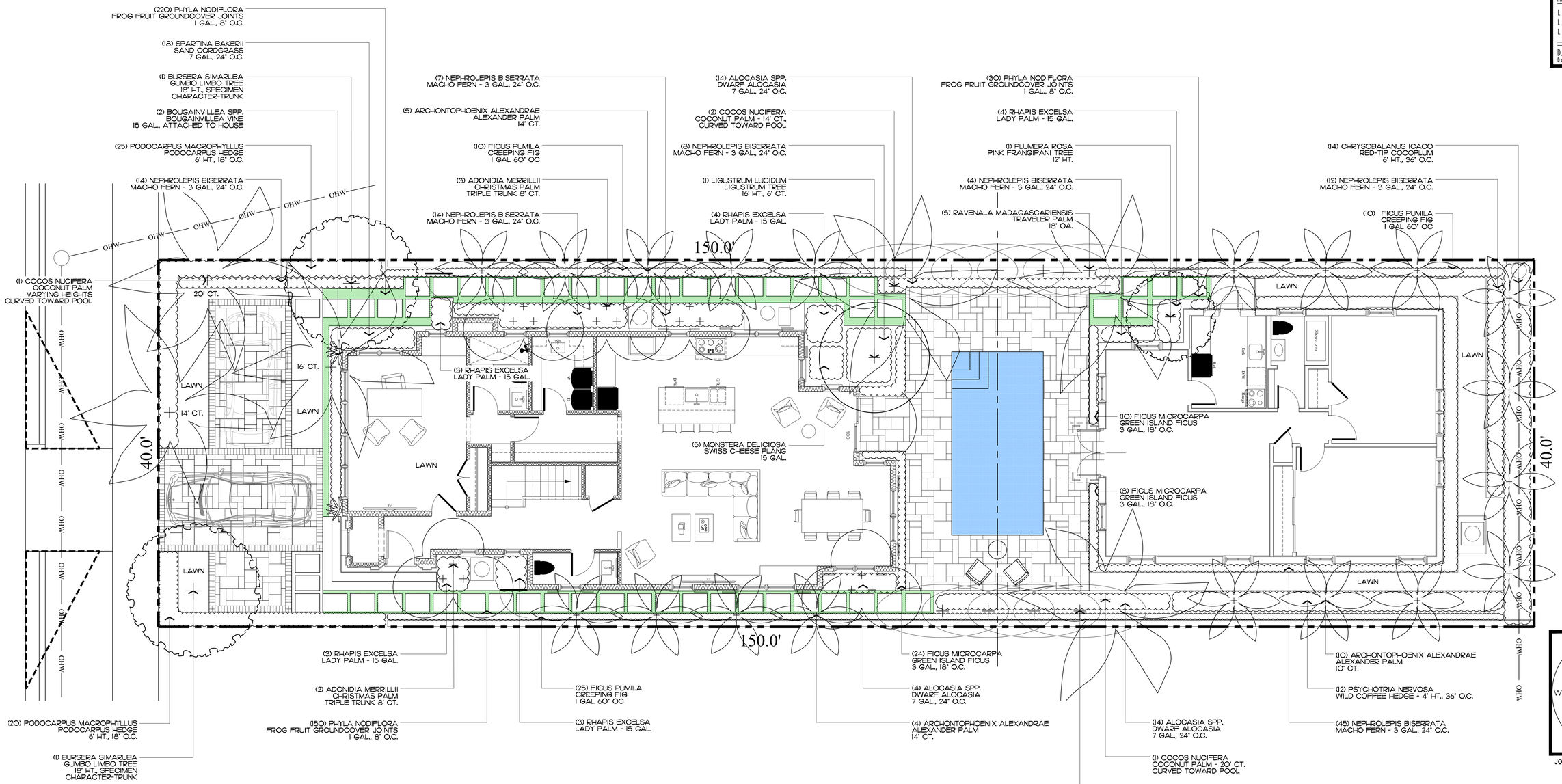
(5) RAVENALA MADAGASCARIENSIS
TRAVELER PALM
18' OA.

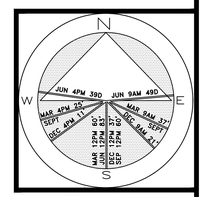
(14) CHRYSOBALANUS ICACO
RED-TIP COCOPLUM
6' HT., 36" O.C.

(12) NEPHROLEPIS BISERRATA
MACHO FERN - 3 GAL., 24" O.C.

(10) FICUS PUMILA
CREEPING FIG
1 GAL 60" OC

(1) COCOS NUCIFERA
COCONUT PALM
VARYING HEIGHTS
CURVED TOWARD POOL





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DATE: 11.18.2024

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ZON-25-004
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Landscape Plan
SCALE IN FEET 0' 8' 16' 24'

SHEET L6.0

64 sf.
AREA IN SQ.FT.

Trees

SYMBOL	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	BURSERA SIMARUBA GUMBO LIMBO TREE	2	18' HT., SPECIMEN CHARACTER TRUNK	YES
	LIGUSTRUM JAPONICUM LIGUSTRUM TREE	1	16' HT., 6' CT.	NO
	PLUMERIA ROSA PINK FRANGIPANI TREE	1	12' HT.	NO

TOTAL:	4
NATIVE SPECIES:	2 (50%)

Palms

SYMBOL	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	ADONIDIA MERRILLII ADONIDIA PALM	5	8' CT., TRIPLE-TRUNK MATCHING	NO
	ARCHONTOPHOENIX ALEXANDRAE ALEXANDER PALM	10 9	10' CT., MATCHING 14' CT., MATCHING	NO
	COCOS NUCIFERA COCONUT PALM	6 2	SEE PLAN FOR HEIGHTS	NO
	RAVENALA MADAGASCARIENSIS TRAVELER PALM	9	18 OA.	NO

Groundcovers

SYMBOL	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	PHYLA NODIFLORA FROG FRUIT	400	1 GAL, 6" OC	YES

TOTAL:	400
NATIVE SPECIES:	400 (100%)

Shrubs & Vines

SYMBOL	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	ALOCASIA SPP. DWARF ALOCASIA	32	7 GAL, 24" OC	NO
	CHRYSOBALANUS ICACO RED-TIP COCOPLUM	14	6' HT., 36" O.C.	YES
	MONSTERA DELICIOSA SWISS CHEESE PLANT	5	15 GAL	NO
	NEPHROLEPIS BISERRATA MACHO FERN	90	3 GAL., 24" O.C.	YES
	PSYCHOTRIA NERVOSA WILD COFFEE HEDGE	12	4' HT., 36" O.C.	YES
	PODOCARPUS MACROPHYLLUS PODOCARPUS HEDGE	45	6' HT, 18" OC	NO
	RHAPIS EXCELSA LADY PALM	17	15 GAL.	NO
	FICUS MICROCARPA GREEN ISLAND FICUS	53	3 GAL., 18" O.C.	YES
	SPARTINA BAKERII SAND CORDGRASS	7	7 GAL., 24" O.C.	YES
	BOUGAINVILLEA SPP BOUGAINVILLEA VINE	2	10' HT, ESPALIER TO WALLS	NO
	FICUS PUMILA CREEPING FIG	45	1 GAL 60" O.C.	NO

TOTAL:	322
NATIVE SPECIES:	176 (54%)

Lawn & Mulch

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

Landscape Legend

	REQ'D / PERMITTED	EXISTING	PROPOSED
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PERIMETER LOS (SQ. FT. AND %)	50% 1,350 S.F.	54.14% 1,462 S.F.	65.7% 1,774 S.F.
FRONT YARD LOS (SQ. FT. AND %)	40% MIN. 400 S.F.	33.3% 333 S.F.	40.1% 402 S.F.
NATIVE TREES %	30%	N/A	50%
NATIVE SHRUBS & VINES %	30%	N/A	54%
NATIVE GROUNDCOVER %	30%	N/A	100%

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FLORIDA

JOB NUMBER: # 22008.00 LA
DRAWN BY: Sean Twomey
DATE: 01.31.2025

SHEET L6.1

Landscape Schedule



BURSERA SIMARUBA
GUMBO LIMBO TREE

FLORIDA NATIVE



ADONIDIA MERRILLII
ADONIDIA PALM



ARCHONTOPHOENIX ALEXANDRAE
ALEXANDER PALM



COCOS NUCIFERA
COCONUT PALM



RAVENALA MADAGASCARIENSIS
TRAVELER PALM



LIGUSTRUM JAPONICUM
LIGUSTRUM TREE



ALOCASIA SPP.
DWARF ALOCASIA



CHRYSOBALANUS ICACO
RED-TIP COCOPLUM

FLORIDA NATIVE



PODOCARPUS MACROPHYLLUS
PODOCARPUS HEDGE



PSYCHOTRIA NERVOSA
WILD COFFEE HEDGE

FLORIDA NATIVE



BOUGAINVILLEA SPP
BOUGAINVILLEA VINE



FICUS PUMILA
CREEPING FIG



PLUMERIA ROSA
PINK FRANGIPANI TREE



NEPHROLEPIS BISERRATA
MACHO FERN

FLORIDA NATIVE



MONSTERA DELICIOSA
SWISS CHEESE PLANT



RHAPIS EXCELSA
LADY PALM



SPARTINA BAKERII
SAND CORDGRASS

FLORIDA NATIVE



PHYLA NODIFLORA
FROG FRUIT

FLORIDA NATIVE



FICUS MICROCARPA
GREEN ISLAND FICUS

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

JOB NUMBER: # 22008.00 LA
DRAWN BY: Jean Twomey
DATE: 01.31.2025

Private Residence
335 Coconut Row
Palm Beach
FLORIDA

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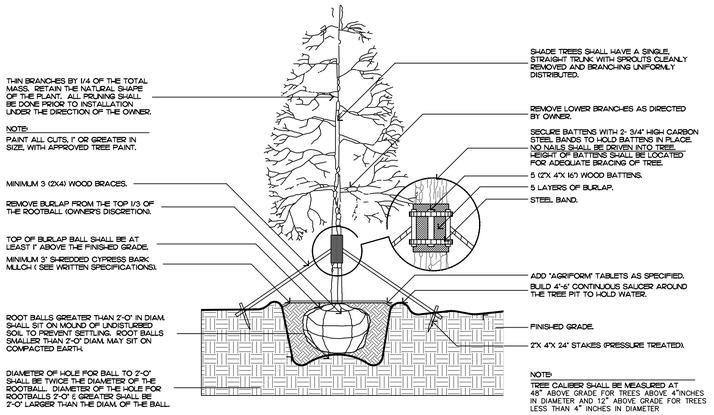
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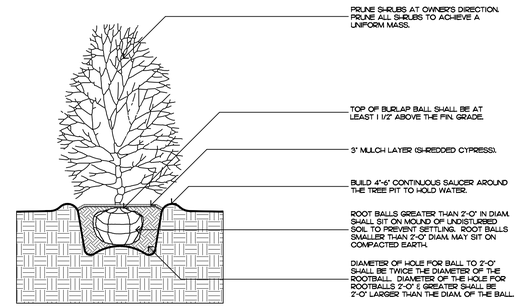
SHEET L6.2

Plant Images



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

tree planting



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

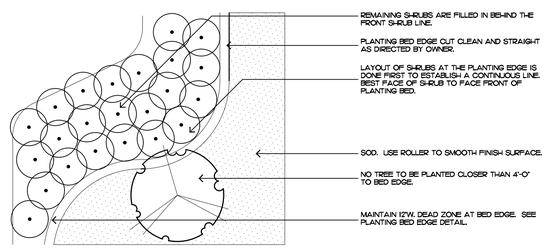
shrub planting

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

irregular and multi-stem tree

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

palm tree planting



shrub & ground cover layout

Planting Notes

COMMERCIAL FERTILIZER:

FERTILIZER SHALL BE COMPLETELY ORGANIC, IT SHALL BE UNIFORM IN COMPOSITION, DRY AND FREE FLOWING. THIS FERTILIZER SHALL BE DELIVERED TO THE SITE IN THE ORIGINAL UNOPENED BAGS, EACH BEARING THE MANUFACTURER'S STATEMENT OF ANALYSIS, AND SHALL MEET THE FOLLOWING REQUIREMENTS:

SIX PERCENT (6%) NITROGEN
SIX PERCENT (6%) PHOSPHOROUS
SIX PERCENT (6%) POTASSIUM

FERTILIZER SHALL BE APPLIED TO ALL SHRUBS (1/3 LB. PER 3 GAL. POT, 1/4 LB. PER 1 GAL. POT) AND GROUNDCOVER. THE SAME FERTILIZER MIXTURE SHALL BE USED ON SOD AT A RATE OF 15 LBS. PER 1000 SQUARE FEET. A FOURTEEN PERCENT (14%) NITROGEN, FOURTEEN PERCENT (14%) PHOSPHOROUS AND FOURTEEN PERCENT (14%) POTASSIUM IS REQUIRED ON ALL TREES AND SHRUBS OVER 5'-0" IN HEIGHT (1/2 LB. PER 5'-0" OF SPREAD). AGRIFORM TABLETS WITH TWENTY PERCENT (20%) NITROGEN, TEN PERCENT (10%) PHOSPHOROUS, FIVE PERCENT (5%) POTASSIUM IN 21 GRAM SIZES SHALL BE APPLIED ALONG WITH THE FERTILIZER PROCESS (1 WITH 1 GAL. PLANTS, 2 WITH 3 GAL PLANTS AND 2 TABLETS PER 1" OF TREE TRUNK CALIPER). BACK FILL HALFWAY UP THE ROOT BALL. PLACE ABOUT ONE INCH (1") FROM ROOT TIPS. MAGNESIUM SULFATE SHALL BE APPLIED TO ALL PALMS AT INSTALLATION AT A RATE OF 1/2 LB. PER INCH OF TRUNK CALIPER. MANGANESE SHALL BE APPLIED AT THE SAME RATE.

MULCH:

MULCH MATERIAL SHALL BE SHREDDED CYPRESS MULCH OR APPROVED EQUAL, MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT. MULCH SHALL BE APPLIED TO A MINIMUM 3" DEPTH IN PLANTING BEDS.

SOD:

THE SOD SHALL BE FREE FROM WEEDS, FUNGUS, INSECTS AND DISEASES OF ANY KIND, CLEAN, STRONGLY ROOTED, UNIFORMLY SIZED STRIPS, MACHINE STRIPPED NOT MORE THAN TWENTY-FOUR (24) HOURS PRIOR TO LAYING.

SUBSTITUTIONS:

NO SUBSTITUTION OF PLANT MATERIAL TYPES OR SIZES WILL BE ALLOWED WITHOUT WRITTEN AUTHORIZATION FROM THE OWNER. CONTAINER GROWN MATERIAL WILL NOT BE ACCEPTED AS SUBSTITUTE FOR B&B MATERIAL UNLESS PREVIOUSLY APPROVED. INTENDED SUBSTITUTIONS SHALL BE SPELLED OUT IN BID.

MEASUREMENTS:

SHADE TREES: HEIGHT SHALL BE MEASURED FROM GROUND TO THE AVERAGE BRANCH HEIGHT OF CANOPY. SPREAD SHALL BE MEASURED TO THE END OF THE BRANCHING EQUALLY AROUND THE CROWN FROM THE CENTER OF THE TRUNK. MEASUREMENTS ARE NOT TO INCLUDE ANY TERMINAL GROWTH. SINGLE TRUNK TREES SHALL BE FREE OF "V" CROTCHES THAT COULD BE POINTS OF WEAK LIMB STRUCTURE OR DISEASE INFESTATION.

SHRUBS: HEIGHT SHALL BE MEASURED FROM THE GROUND TO THE AVERAGE POINT WHERE MATURE PLANT GROWTH STOPS. SPREAD SHALL BE MEASURED TO THE END OF BRANCHING EQUALLY AROUND THE SHRUB MASS. MEASUREMENT AREA NOT TO INCLUDE ANY TERMINAL GROWTH.

PALMS: CLEAR TRUNK (C.T.) - SHALL BE MEASURED FROM THE GROUND AT TIME OF INSTALLATION TO THE POINT WHERE THE MATURE AGED TRUNK JOINS THE IMMATURE OR GREEN PORTION OF THE TRUNK OR HEAD.

OVERALL HEIGHT (O.A.) - SHALL BE MEASURED FROM THE GROUND AT THE TIME OF INSTALLATION TO THE AVERAGE FROND HEIGHT.

PALMS WITH MARRED OR BURNED TRUNKS WILL NOT BE ACCEPTED.

PLANTING SOIL AND BACKFILL:

PLANTING SOIL FOR USE IN PREPARING BACKFILL FOR PLANT PITS SHALL BE A FERTILE, FRIABLE AND NATURAL TOPSOIL, WITHOUT MIXTURE OF SUBSOIL MATERIALS, AND SHALL BE FREE FROM HEAVY CLAY, STONES, LIME, LUMPS, SHELLS, PLANTS, ROOTS OR OTHER FOREIGN MATERIALS, WEEDS, OR NOXIOUS GRASSES (SUCH AS BERMUDA OR NUT GRASS). IT SHALL NOT CONTAIN TOXIC SUBSTANCES WHICH MAY BE HARMFUL TO THE PLANT GROWTH.

BACKFILL FOR SOD AREAS SHALL BE SUBJECT TO LESSER STANDARDS AT THE DISCRETION AND DECISION OF THE OWNER.

EXISTING TOPSOIL SHALL BE USED IN ALL PLANT MATERIAL PITS EXCEPT SABAL PALMS WHERE THE SOIL SHALL CONSIST OF CLEAN SAND.

PLANTING SOIL FOR USE IN BEDS FOR ANNUALS AND/OR PERENNIALS SHALL CONTAIN ONE-THIRD (1/3) POTTING SOIL OR A BLENDED TOPSOIL TILL INTO TOP 10" - 12" OF SOIL WITH A TIME-RELEASE FERTILIZER.

PLANT MATERIALS:

PALMS, TREES, SHRUBS, GROUNDCOVERS AND VINES

PLANT SPECIES AND SIZE SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. NOMENCLATURE SHALL CONFORM TO "STANDARDIZED PLANT NAMES", 1942 EDITION. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH "GRADES AND STANDARDS FOR NURSERY PLANTS PARTS I & II", LATEST EDITION PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. UNLESS SPECIFIED OTHERWISE, ALL PLANTS SHALL BE FLORIDA GRADE NUMBER 1 OR BETTER AS DETERMINED BY THE FLORIDA DIVISION OF PLANT INDUSTRY. SPECIMEN MEANS AN EXCEPTIONALLY HEAVY, SYMMETRICAL TIGHTLY KNIT PLANT, SO TRAINED OR FAVORED IN ITS DEVELOPMENT THAT FIRST APPEARANCE IS UNQUESTIONABLE AND OUTSTANDINGLY SUPERIOR IN FORM, NUMBER OF BRANCHES, COMPACTNESS AND SYMMETRY. ALL PLANTS SHALL BE FRESH-LY DUG, SOUND, HEALTHY, VIGOROUS, WELL BRANCHED AND FREE OF DISEASE AND INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES FOR PLANTING ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER. WHERE REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY AND FLORIDA NUMBER 1. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY UPON THE APPROVAL OF THE OWNER.

CONTAINER GROWN STOCK:

ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS OF GOOD QUALITY AND BE IN A HEALTHY GROWING CONDITION.

1. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG ENOUGH FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE
2. CONTAINER.

WARRANTY:

WARRANTY PLANTS, SHRUBS AND GROUNDCOVERS FOR A PERIOD OF NINETY (90) DAYS: TREES & PALMS FOR ONE YEAR (1) AGAINST UNHEALTHY CONDITION, EXCEPT AS MAY RESULT FROM NEGLECT BY OWNER, DAMAGE BY OTHERS, AND UNUSUAL PHENOMENA BEYOND INSTALLER'S CONTROL. REPLACE AT TIME REQUESTED BY THE OWNER OR LANDSCAPE ARCHITECT.

MAINTENANCE:

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

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Private Residence
335 Cocoanut Row
Palm Beach
FLORIDA

JOB NUMBER: # 22008.00 LA
DRAWN BY: Dustin Mizell
DATE: 01.31.2025

SHEET L6.3

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ZON-25-004
HSB-24-0009

Planting Details & Specifications

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Dustin@environmentdesigngroup.com



Private Residence
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Palm Beach
FLORIDA

JOB NUMBER: # 22008.00 LA
DRAWN BY: Aleksandra Bugri
DATE: 12.06.2024

SHEET L7.0

ZON-25-004
HSB-24-0009

Rendered Landscape Plan

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

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JOB NUMBER: # 22008.00 LA
DRAWN BY: Alex Bugrii
DATE: 02.27.2025

SHEET L7.1

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ZON-25-004
HSB-24-0009

Rendered Landscape Elevations

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



North (Side) Elevation



South (Side) Elevation

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ZON-25-004
HSB-24-0009

Rendered Landscape Elevations

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

SHEET L7.2

Historically Significant Building Designation Form
335 Cocoanut Row





Historic Conservation District:	Royal Park Conservation District
Address:	335 Cocoanut Row, Palm Beach, Florida
Date of Construction:	1925
Historic Name:	St. Rachel Apartments
Current Owner:	335 Cocoanut Row Trust & Christine N. Fletcher Trust
Present Use:	Residential
Present Zoning:	R-C Medium Density Residential
Palm Beach County Tax Folio #:	50-43-43-23-05-003-0011
Legal Description:	Royal Park Addition North 40 Feet of South 80 Feet of Lots 1 to 6 INC Block 3

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."

335 Cocoanut Row reflects the broad cultural, economic, and social history of the Town of Palm Beach. The building was constructed in 1925 as a two-unit apartment originally named The Saint Rachel in the Royal Park subdivision, one of Palm

Beach's earliest subdivisions. The development of Royal Park as a residential and commercial subdivision was a tremendous undertaking planned by the Palm Beach Improvement Company which was led by Palm Beach's future town council president Harvey Geer and Palm Beach's first mayor Cap Elisha N. Dimick. When started in 1908 the area was mostly jungle, sand, and muck, and included 160 acres of land from approximate present-day Royal Palm Way south to Worth Avenue, and from the Atlantic Ocean to Lake Worth. 335 Cocoanut Row was built in 1925 at the height of the Palm Beach building boom when there was an influx of northerners coming to Palm Beach to spend the winter season. This building's original address was 333-335 Cocoanut Row, with one apartment on each floor and a garage in the rear. There is also a sister apartment building to the south at 337-339 Cocoanut Row originally named The Saint Rosaline. In c.1939, Sam and Alice Kassatly purchased 335 Cocoanut Row and lived there with their family, likely converting it into a single family dwelling with the address 335 Cocoanut Row. In 1949, the garage was demolished, and a guest house was designed by architect Seymore B. Ralston and constructed by builder J.R. Warbruman in a masonry vernacular style unlike the Mediterranean Revival style main building. Sam and Alice Kassatly were well known and respected businesspeople in Palm Beach. In 1923 they opened their Venice Lace Shop in Palm Beach's Beaux Arts Building. A few years later they changed the name to Kassatly's and moved the shop to Worth Avenue. The shop is still owned by the Kassatly family and is the oldest retail establishment on Worth Avenue, celebrating its 100-year anniversary in 2023. The Kassatly family owned 335 Cocoanut Row for nearly 85 years, selling it to the current owner in 2023.

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

The residence at 335 Cocoanut Row is a good example of Mediterranean Revival style of architecture that had become very popular during Palm Beach's 1920s land and housing boom. It was constructed in the Royal Park subdivision where buildings took design inspiration from some of the grand Mediterranean Revival estates but were built on a smaller scale. The two-story frame building is covered with rough stucco and has a flat roof surrounded by a parapet. Distinctive features of the building include the wide arched porches on the first and second stories covered by a barrel tile roof with overhanging eaves and exposed rafter tails and the one-story entry vestibule with arched openings covered with a barrel tile shed roof. These features and the overall design reflect the builder's interpretation of the Mediterranean Revival style.

TOWN OF PALM BEACH

Information for Landmarks Preservation Commission Meeting on:
September 17, 2025

To: Landmarks Preservation Commission

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

From: Planning, Zoning & Building

Re: COA-25-0024 241 SEAVIEW AVE. The property owner, Palm Beach Day School (Maura Ziska, Authorized Representative), has filed an application requesting a Certificate of Appropriateness to remove a hedge from the previously approved scope of work, located behind the northern site wall of the landmarked property.

Date: 9/10/2025

ATTACHMENTS

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

STRATEGIC PLAN

Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Quality of Life
Community Preservation

FUNDING

No Fiscal Impact

COA-25-0024 241 SEAVIEW AVE. The property owner, Palm Beach Day School (Maura Ziska, Authorized Representative), has filed an application requesting a Certificate of Appropriateness to remove a hedge from the previously approved scope of work, located behind the northern site wall of the landmarked property.

Applicant: Palm Beach Day School
Representative: Maura Ziska

HISTORY:
The subject property was built in 1931 and designed by Marion Sims Wyeth. The school was landmarked in 1991. As stated in the designation report: *"The Palm Beach Private School is the finest example of the Art Moderne style found in Palm Beach."*

At the June 22, 2022, LPC meeting, COA-22-026 was approved with conditions for the construction of a new surface parking lot, new parking gates, lighting plan, and the construction of a new PVC fence along the north property line. The conditions required that the parking lot, the new apron, and the existing apron be decorative concrete with an exposed aggregate, and that the site wall be constructed with CBS.

At the August 10, 2022, TC meeting, the associated special exception with site plan review (ZON-22-070) was approved with the conditions that the applicant would return in one month to negotiate a modified declaration of use agreement for the property, the material for the new parking area and two driveway aprons would be sand set pavers, and that pitch apple shade trees be installed along Seaview Avenue.

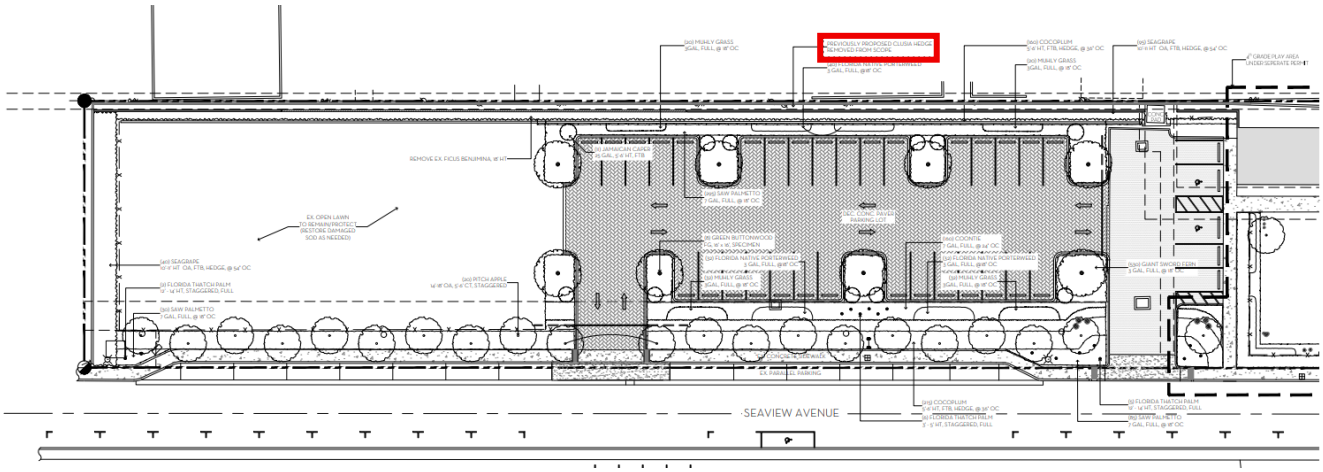
At the December 14, 2022, TC meeting, the modification to the declaration of use agreement was approved with the conditions that the parking lot lights will be off when the school is not open, the signage for the parking lot will state the lot is reserved for PBDA staff and guests, and the Palm Beach Day Academy will send the school calendar and listings of all special events to the school's abutting neighbors. At the July 19, 2023, LPC meeting, a two (2) year extension of time was approved for COA-22-026.

The applicant has submitted a letter of intent that explains the proposed revision to the previously approved plans to remove the hedge on the opposite side of the north site wall. This request could not be reviewed administratively with the LPC Chair, because the applicant did not secure neighbor consent from all abutting neighbors for the project's impacted area.

THE PROJECT:
The applicant has submitted plans, entitled "PBDA PARKING LOT", as prepared by **Nievera Williams Design**, uploaded on September 2, 2025.

The following is the scope of work:

- Revision to previously approved plans to remove a hedge located on the opposite side of the north site wall.



Landscape Plan.

Site Data			
Zoning District	R-B	**Lot Size (SF)**	113,168 SF
Future Land Use	Private Group Use	**Landscape Open Space**	No change

Surrounding Properties / Zoning	
North	350, 346, 332, 330, 322, 318, 256, 252, 246, 242, 238, 234, 230, 228, 222, 218, and 212 Seaspray Ave / R-B
South	239 Cocoanut Row and 340 Seaview Ave / R-B 215, 209, and 206 Phipps Plaza / R-C
East	213 Seaview Ave / C-TS
West	235 and 231 Cocoanut Row / R-B

STAFF ANALYSIS:

The application is seeking a Certificate of appropriateness to modify the previous approval by eliminating a clusia hedge on the opposite side (north) of the north site wall.

The previously approved and proposed conditions are shown in the renderings below:



Previously Approved.



Proposed.

CONCLUSION:

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

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

WRB: JGM: FHM: ALF

August 29, 2025

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

NIEVERA WILLIAMS
DESIGN

RE: COA-25-0024 | 241 Seaview Avenue - Letter of Intent

The scope of proposed exterior improvements and renovations for the above-listed property include the following:

- Removal from scope of previously proposed Clusia hedge behind northern site wall.
    - Note: The hedge is located within a utility easement and on the opposite side to the North of the 7-foot CBS wall required by the Mediation Agreement. The proposed hedge is not accessible from the Academy's side of the wall. As a result, the hedge cannot be maintained by the Academy.

Background & Context:

As part of the resolution of litigation with adjacent property owners, the Academy and Plaintiffs entered into a Mediation Agreement to resolve disputes regarding the development of the Academy's west lawn. Among other terms, the Academy agreed to construct a 7-foot-tall CBS wall at least 2.5 feet south of the north property line. The Plaintiffs were granted the right to install and maintain dense vegetative screening on the Academy's property, north of this wall, subject to Town approval.

The previously proposed Clusia hedge fell within this area and was originally considered as part of the Academy's landscape plan. However, in accordance with the Mediation Agreement, the hedge area is now designated for potential planting by the adjacent property owners and falls outside the Academy's ability to maintain. Accordingly, we are removing the hedge from the current scope/plan.

Sincerely,
Mauricio Manrique Martinez

Nievera Williams Design

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STE 502
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15th Floor
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nieverawilliams.com

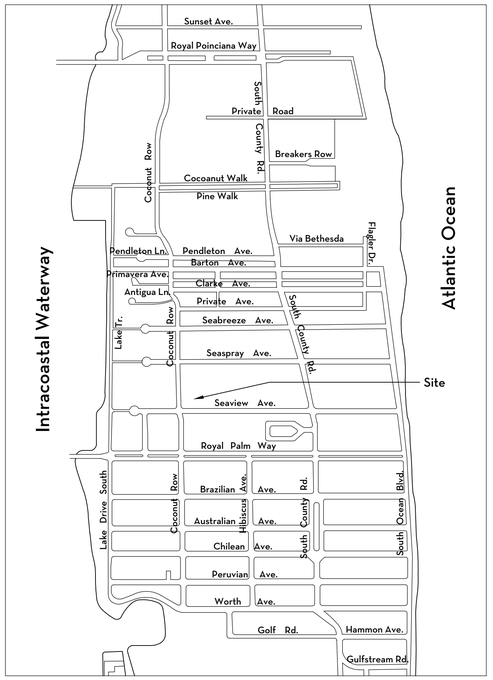
PBDA PARKING LOT

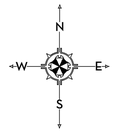
241 SEAVIEW AVENUE, PALM BEACH, FLORIDA 33480

COA-25-024

SUBMITTAL SCHEDULE:

07/07/2025 PRE-APP SUBMITTAL
07/17/2025 FIRST SUBMITTAL
08/04/2025 SECOND SUBMITTAL
09/02/2025 FINAL SUBMITTAL
09/17/2025 TENTATIVE MEETING DATE





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S	SURVEY
SP0	LOCATION PLAN
EX1	EXISTING CONDITION PHOTOS
L1	WEST FIELD SITE PLAN
LP0	ILLUSTRATIVE WEST FIELD SITE PLAN
LP1	WEST FIELD LANDSCAPE PLAN
LP2	LANDSCAPE MATERIAL SCHEDULE & DETAILS
S1	ILLUSTRATIVE SECTION
CSP	CONSTRUCTION SCREENING PLAN

SCOPE OF WORK:

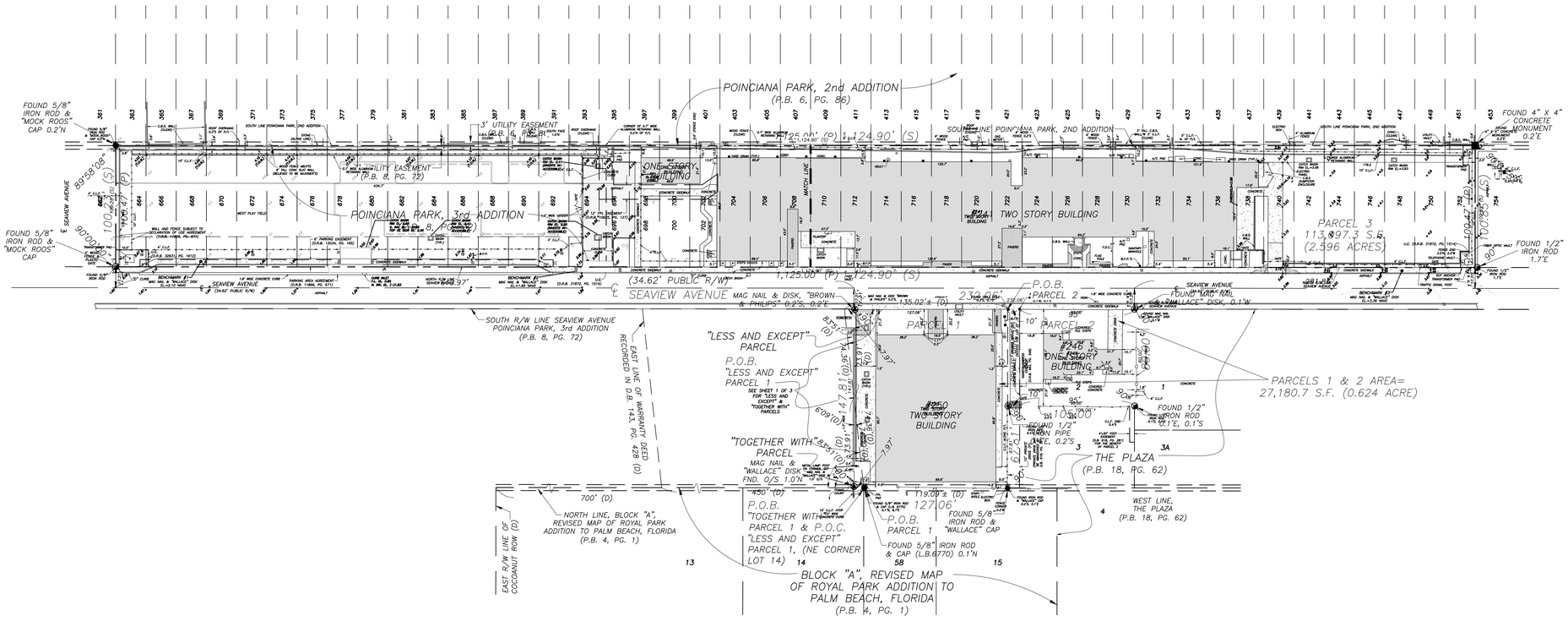
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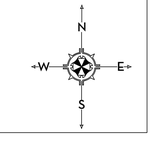
NIEVERA WILLIAMS DESIGN

625 N. FLAGLER DRIVE
SUITE 502
WEST PALM BEACH, FLORIDA
P: 561-659-2820
F: 561-659-2113
nieverawilliams.com

*SURVEY PROVIDED BY *WALLACE SURVEYING*
SHOWN FOR REFERENCE

*NOTE:
SHOWN FOR REFERENCE
NO ADDITIONAL WORK IS PROPOSED





MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

SURVEY

PBDA PARKING LOT

241 SEAVIEW AVENUE, PALM BEACH, FLORIDA 33480

02 SEP 2025
04 AUG 2025
17 JUL 2025
07 JUL 2025

NIEVERA WILLIAMS
DESIGN

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S



MARIO F. NIEVERA

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LOCATION PLAN

PBDA PARKING LOT

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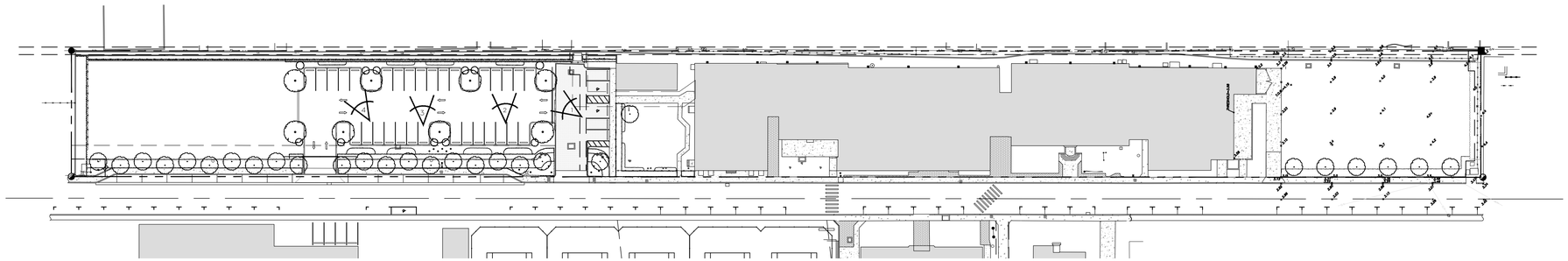
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West Palm Beach, FL 33401
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SPo

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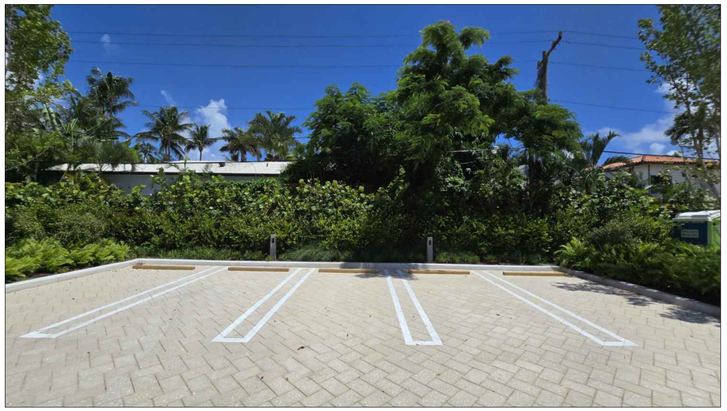


LOCATION KEY PLAN

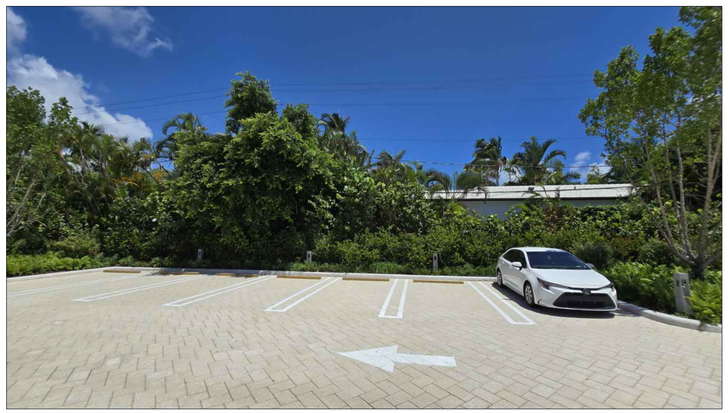
1



2



3



4



MARIO F. NIEVERA

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Registration No.
6666856

EX. CONDITIONS PHOTOS

PBDA PARKING LOT

241 SEAVIEW AVENUE, PALM BEACH, FLORIDA 33480

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EX1

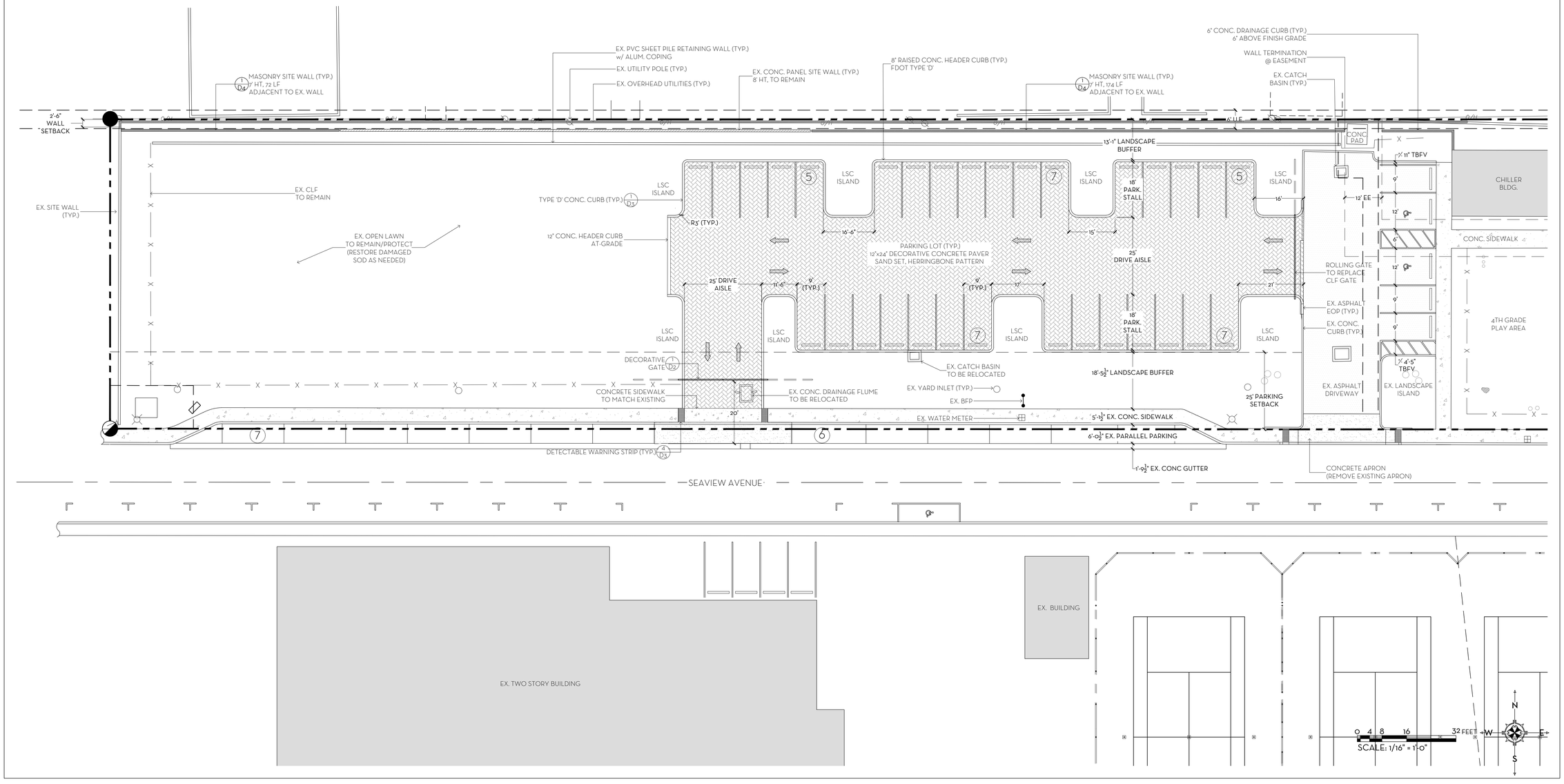
*NOTE:
SHOWN FOR REFERENCE
NO ADDITIONAL WORK IS PROPOSED

OVERALL R-B SITE CALCULATIONS:

SITE AREA =	113,168	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	56,584	SQ FT	50.0%
EXISTING =	68,151	SQ FT	60.2%
PROPOSED =	56,587	SQ FT	50.0%

FRONT SETBACK SITE CALCULATIONS:

25' SETBACK AREA =	28,119	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	11,247	SQ FT	40.0%
EXISTING =	17,203	SQ FT	61.2%
PROPOSED =	16,721	SQ FT	59.5%



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State of Florida
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SCALE: 1/16" = 1'-0"

SITE PLAN

PBDA PARKING LOT

241 SEAVIEW AVENUE, PALM BEACH, FLORIDA 33480

02 SEP 2025
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L1



MARIO F. NIEVERA

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Registration No.
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ILLUSTRATIVE LANDSCAPE PLAN

PBDA PARKING LOT

241 SEAVIEW AVENUE, PALM BEACH, FLORIDA 33480

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

02 SEP 2025
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LPo

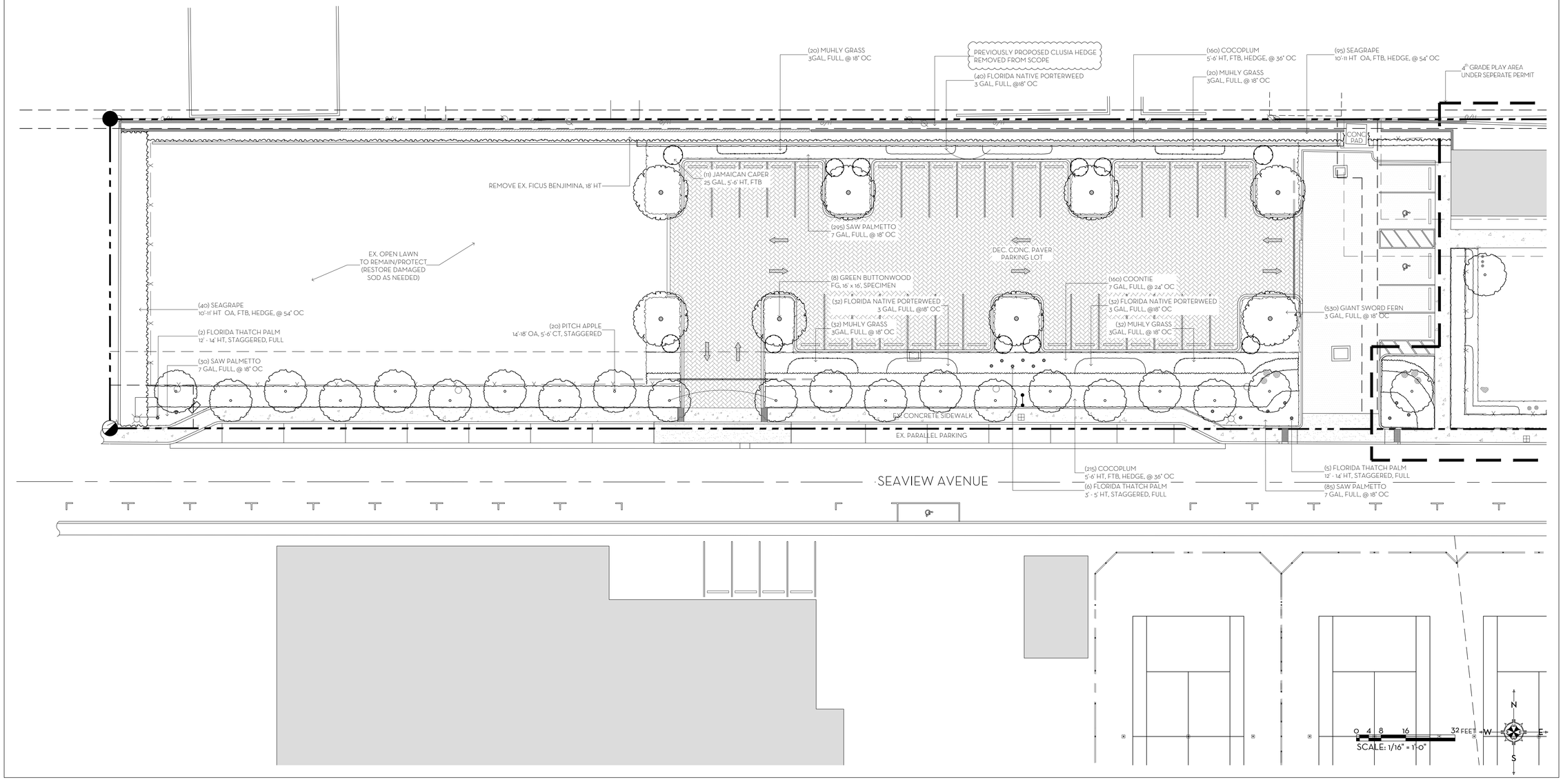
*NOTE:
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NO ADDITIONAL WORK IS PROPOSED

OVERALL R-B SITE CALCULATIONS:

SITE AREA =	113,168	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	56,584	SQ FT	50.0%
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FRONT SETBACK SITE CALCULATIONS:

25' SETBACK AREA =	28,119	SQ FT	100%
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PROPOSED =	16,721	SQ FT	59.5%



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LANDSCAPE PLAN

PBDA PARKING LOT

241 SEAVIEW AVENUE, PALM BEACH, FLORIDA 33480

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

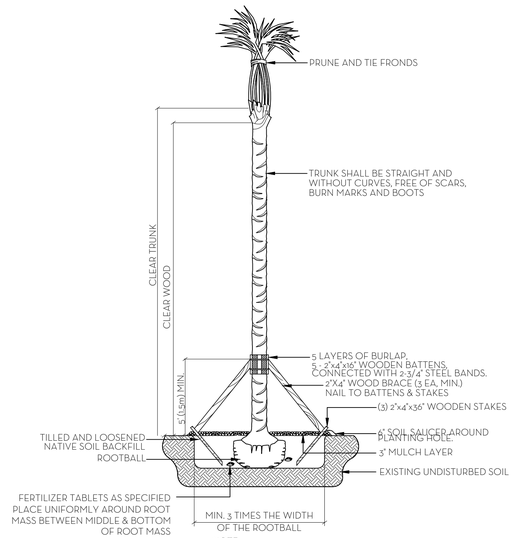
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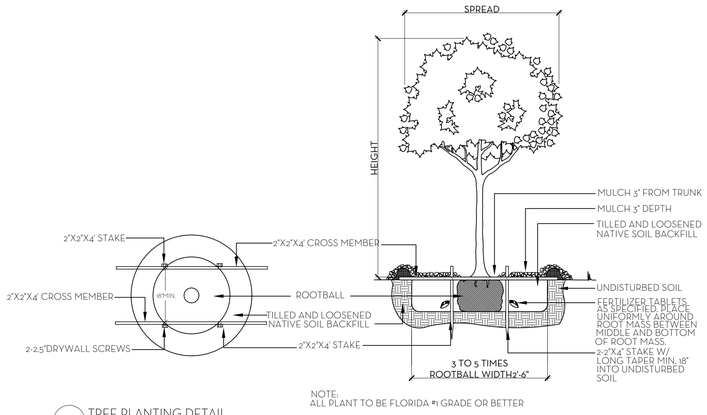
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LP1



PALM PLANTING DETAIL
N.T.S.

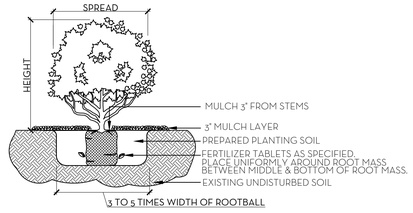
NOTES:
1. ALL WOOD SHALL BE SPRUCE OR PINE-NOT PRESSURE TREATED.
2. CROSS TIES SHALL NOT CROSS OVER WOODY ROOTS.
3. REMOVE ALL STRING &/OR WIRE WRAPPED AROUND TRUNK.
4. REMOVE ALL STRAPS, ROPES, WIRE, &/OR STRINGS USED TO LIFT THE ROOTBALL.
5. REMOVE ALL BURLAP &/OR WIRE FROM THE TOP OF THE ROOT BALL.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



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

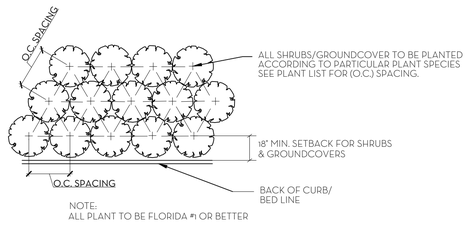
TREE PLANTING DETAIL
N.T.S.

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



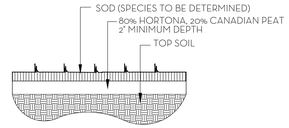
NOTE:
ALL MATERIAL TO BE FLORIDA #1 OR BETTER

SHRUB & GROUNDCOVER PLANTING DETAIL
N.T.S.



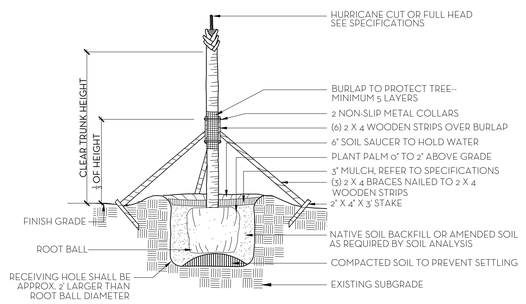
NOTE:
ALL PLANT TO BE FLORIDA #1 OR BETTER

PLANT SPACING DETAIL
N.T.S.



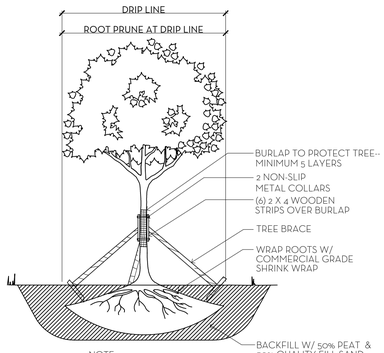
SOD PLANTING DETAIL
N.T.S.

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



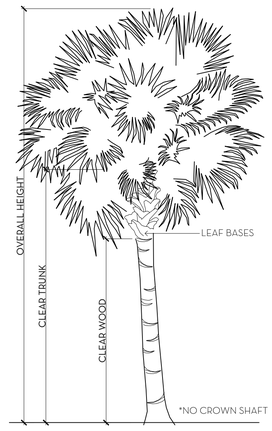
NOTES: STAKING & GUYING REQUIRED FOR PALMS, IF NECESSARY, OR AS DIRECTED BY THE LANDSCAPE ARCHITECT. ALL PLANT TO BE FLORIDA #1 OR BETTER

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



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

TREE ROOT PRUNING DETAIL
N.T.S.



PALM SPECIFICATION DETAIL
N.T.S.

FERTILIZATION

SHRUBS AND TREES
ALL TREES AND SHRUBS SHALL BE FERTILIZED WITH "AGRIFORM" 20-15-5 PLANTING TABLETS AT TIME OF INSTALLATION AND PRIOR TO COMPLETION OF PIT BACKFILLING. TABLETS SHALL BE PLACED UNIFOMLY AROUND THE ROOT MASS OF A DEPTH THAT IS BETWEEN THE MIDDLE AND BOTTOM OF THE ROOT MASS.
APPLICATION RATE:

1 GALLON CAN:	1 - 21 GRAM TABLET
3 GALLON CAN:	2 - 21 GRAM TABLETS
5 GALLON CAN:	3 - 21 GRAM TABLETS
7 GALLON CAN:	4 - 21 GRAM TABLETS
TREES:	3 - 21 GRAM TABLETS EACH 1/2" OF CALIPER
PALMS:	7 - 21 GRAM TABLETS

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

NIEVERA WILLIAMS DESIGN

PBDA Parking Lot
241 Seaview Ave, Palm Beach, Fl, 33480
July 17, 2025

Landscape Material Schedule

Item No.	Common Name	Botanical Name	Quantity	Native	Specification
	Trees				
1	Green Buttonwood	Conocarpus erectus	8	✓	FG, 16' x 16', Specimen
2	Pitch Apple Tree	Clusia rosea	20	✓	14'-18' OA, 5'-6' CT, Staggered
	Palms				
3	Florida Thatch	Thrinax radiata	7	✓	12'-14' HT, Staggered, Full
4	Florida Thatch	Thrinax radiata	6	✓	5'-5' HT, Staggered, Full
	Shrubs				
5	Cocoplum	Chrysobalanus icaco	375	✓	5'-6' HT, FTB
6	Seagrape	Coccoloba uvifera	135	✓	10'-11' HT OA, FTB,
7	Florida Native Porterweed	Stachytarpheta jamaicensis	104	✓	3 GAL, Full
8	Jamaican Caper	Capparis cynophallophora	11	✓	25 GAL, 5'-6' HT, FTB
9	Saw Palmetto	Serenoa repens	410	✓	7 GAL, Full
10	Coontie	Zamia integrifolia	160	✓	7 GAL, Full
11	Giant Sword Fern	Nephrolepis biserrata	530	✓	3 GAL, Full
	Groundcover				
12	Muhly Grass	Muhlenbergia capillaris	104	✓	3 GAL, Full

Line #	Landscape Legend		
1	**Property Address:**	241 Seaview Ave, Palm Beach, FL 33480	
4		Required	Proposed
5	Lot Size (sq ft)	113,168 SF	113,168 SF
6	Landscape Open Space (LOS) (Sq Ft and %)	56,584 SF (50%)	56,587 SF (50.0%)
7	Perimeter LOS (Sq Ft and %)	N/A	N/A
8	Front Yard LOS (Sq Ft and %)	N/A	N/A
9	Native* Trees %	25%	100.00%
10	Native* Palms %	25%	100.00%
11	Native* Shrubs %	25%	100.00%
12	Native* Vines / Ground Cover %	25%	100.00%

*NOTE:
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NO ADDITIONAL WORK IS PROPOSED

MARIO F. NIEVERA

State of Florida
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6666856

LANDSCAPE MATERIAL SCHEDULE & DETAILS

PBDA PARKING LOT

241 SEAVIEW AVENUE, PALM BEACH, FLORIDA 33480

02 SEP 2025
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DESIGN

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LP2



1 / S1 SITE SECTION (ORIGINALLY PROPOSED)
SCALE: 1/4"=1'-0"



2 / S1 SITE SECTION (CURRENTLY PROPOSED)
SCALE: 1/4"=1'-0"

MARIO F. NIEVERA

State of Florida
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Registration No.
6666856

SITE SECTION

PBDA PARKING LOT

241 SEAVIEW AVENUE, PALM BEACH, FLORIDA 33480

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

02 SEP 2025
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07 JUL 2025

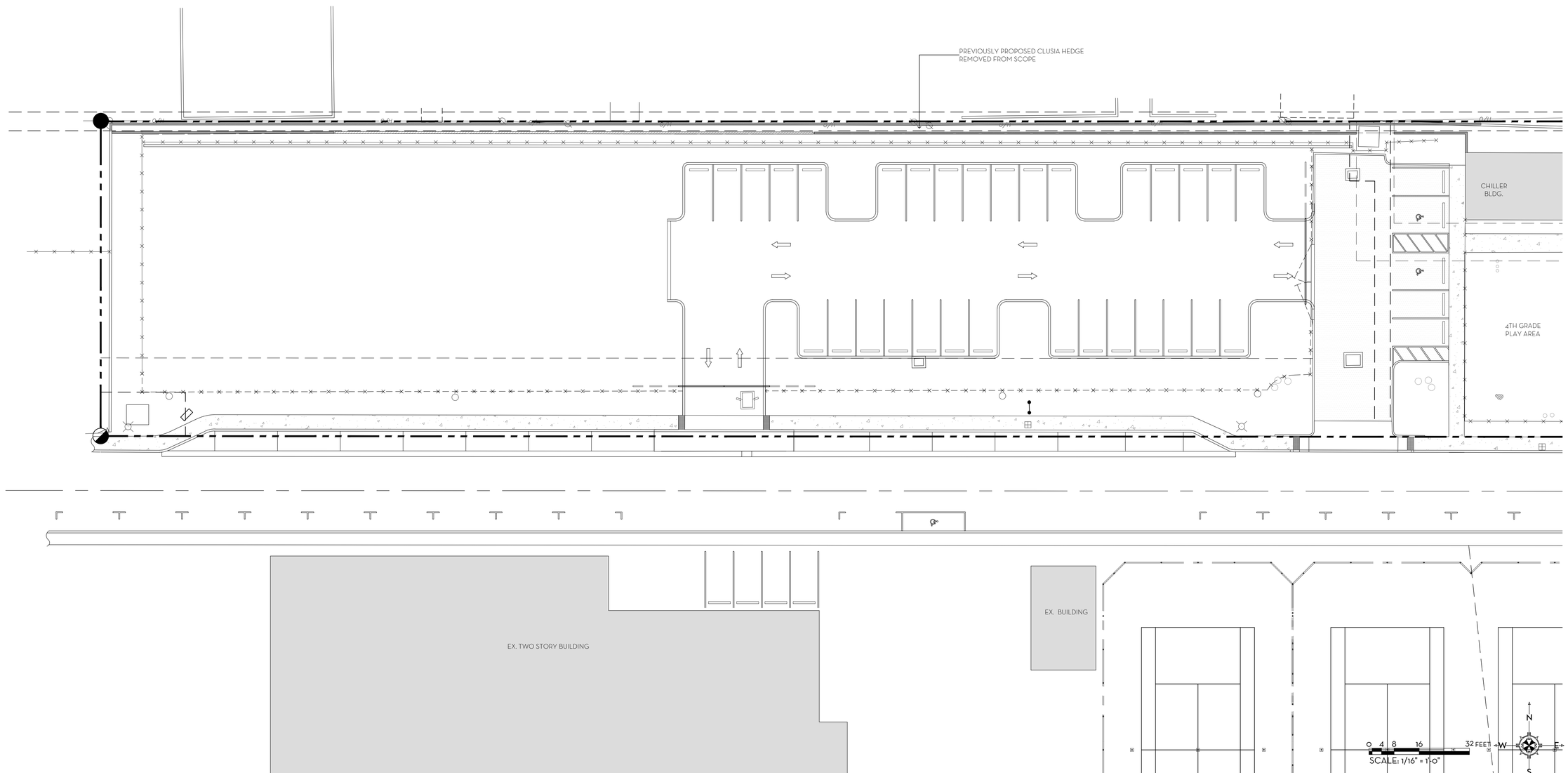
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S1

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

CONSTRUCTION SCREENING PLAN

PBDA PARKING LOT

241 SEAVIEW AVENUE, PALM BEACH, FLORIDA 33480

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CSP

PALM BEACH DAY SCHOOL



DESIGNATION REPORT: 241 Seaview Avenue

TABLE OF CONTENTS

I. GENERAL INFORMATION

II. LOCATION MAP

III. ARCHITECTURAL INFORMATION

IV. HISTORICAL INFORMATION

V. STATEMENT OF SIGNIFICANCE

VI. CRITERIA FOR DESIGNATION

VII. SELECTED BIBLIOGRAPHY

VIII. PHOTOGRAPHY

Report prepared August 1989 Eric Egan, Student Intern, Brown University.

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

I. General Information

Location: 241 Seaview Avenue, Palm Beach, Florida

Date of Construction: 1931

Architect: Marion Sims Wyeth

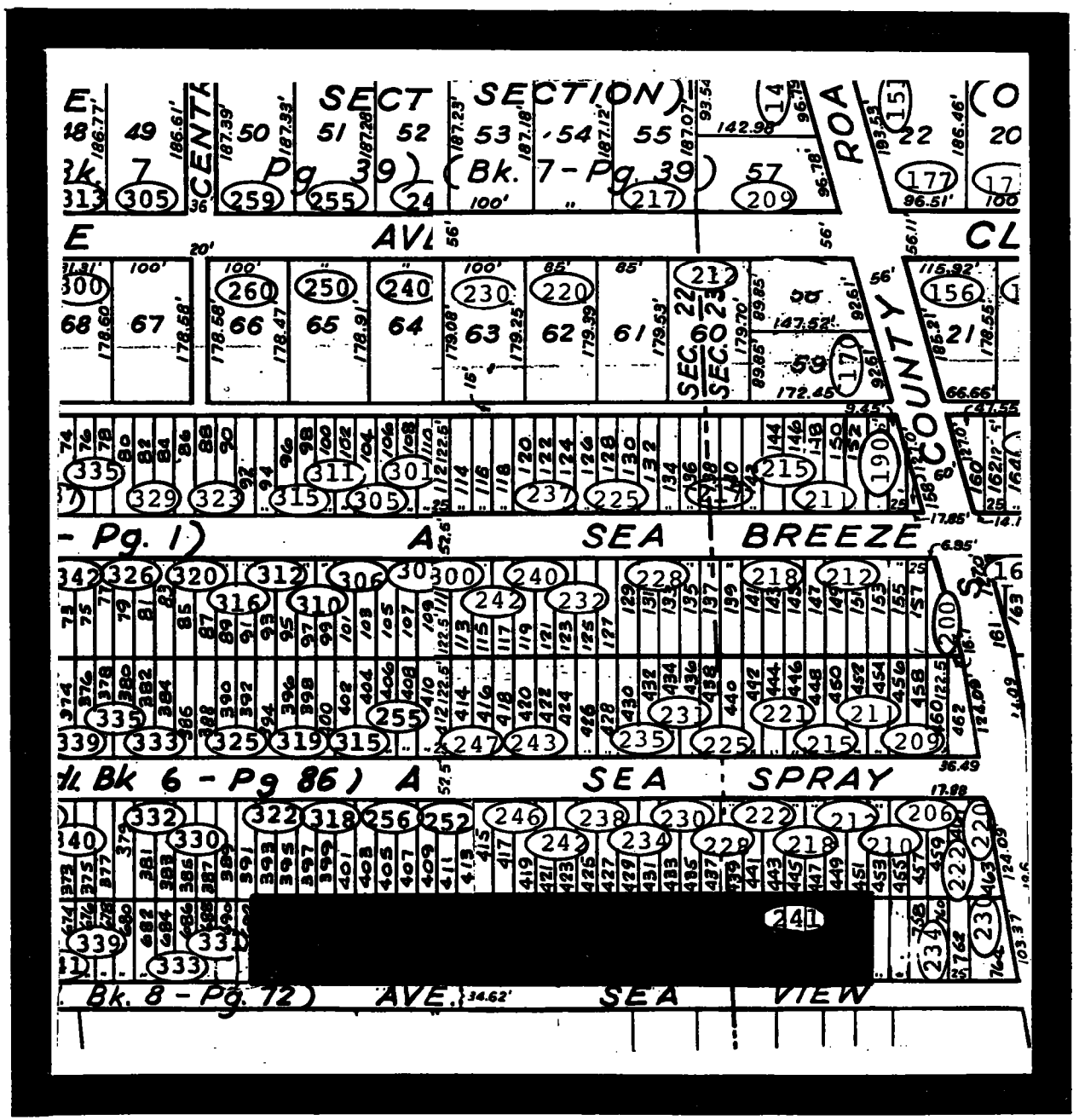
Present Owner: Palm Beach Private School

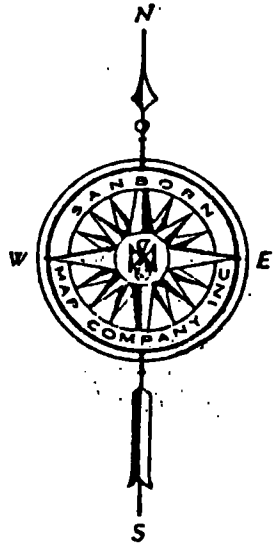
Present Use: Palm Beach Private Schools

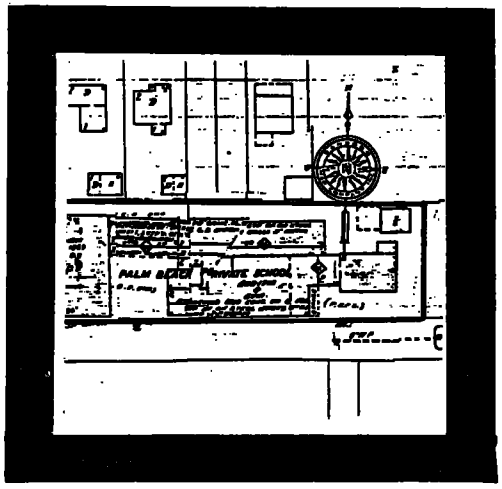
Present Zoning: R-B

Palm Beach County Tax Folio #: 50-34-43-22-08-000-6920

Classification in the Historic Building Survey of Palm Beach": An excellent example of the Art Moderne style in an educational building by a master architect that is eligible for local designation."







LOCATION MAP 241 SEAVIEW AVENUE

III. Architectural Information

The Palm Beach Private School is the premier Art-Moderne building on the island. The street facade ia a symmetrical five bay design. The center element contains the entrance, projected slightly from the facade. Stylized pilasters flank the double door with the smooth wrought iron grille. The transom contains a painted cast cement bas-relief design. Town eagles are perched upon the lintel. The sides of the entrance are fluted and step back to the wall. On the second floor are two tall jalousie windows, where fluting replaces the traditional shutters.

The white stucco facade contrasts with the dark vertical elements. First and second floor windows are aligned with decorated metal panels, uniting to give the structures vertical rise. There are four groups of these paired vertical elements.

The moulded cornice is, like the rest of the building, simple and restrained. There is virtually no overhang from the hipped roof. The simple, efficient design of the Palm Beach Private School incorporates "moderne" styling elements with functional elements of proportion and design.

There have been many alterations to the Palm Beach Private School. The majority of these have been done in a truly Modern style, leaving Wyeth's original facade untouched.

IV. Historical Information

241 Seaview was built as the Palm Beach Private School, and continues to serve in that capacity today.

V. Statement of Significance and Criteria for Designation

Statement of Significance

241 Seaview has served as the Palm Beach Private School since it was built in 1931. The original building wa designed by Marion Sims Wyeth and is one of the few remaining Art Moderne buildings in Palm Beach. Wyeth's original facade remains today as it was when the building was opened. Because of the high quality of

its design, the rarity of the style here in Palm Beach, and the tremendous educational role of Palm Beach Private School has served in Palm Beach. This building is worthy of the protection and special consideration it would be afforded if designated a Town Landmark.

Criteria for Designation

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

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

The Palm Beach Private School is the finest example of the Art Moderne style found in Palm Beach. The building employs a fantastic entrance decorated with fluting, "modern" lettering, angular eagle sculptures and decorative wrought iron gates. The metal panels used between the windows have equally beautiful, clean designs etched into them.

Unlike many "Moderne" buildings, the Palm Beach Private School is quite symmetrical. The windows serve the dual purpose of admitting light and air as well as creating an effective solid-void, giant column composition.

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

PLEASE SEE MARION SIMS WYETH BIOGRAPHY, AS ATTACHED.

MARION SIMS WYETH (1889-1982) BIOGRAPHY

The architect of more than 100 Palm Beach houses since 1919, Marion Sims Wyeth established himself as one of Palm Beach's foremost architects.

Wyeth was born in New York City, and his father was a pioneer in the field of graduate education for physicians. He attended the Lawrenceville School and graduated from Princeton in 1910. From 1920 to 1914, he was a student at the Ecole des Beaux Arts in Paris and then served one year as secretary to the American Ambassador in Rome. Between 1915 and 1917, he was associated first with the office of Bertram Grosvenor Goodhue and then Carrere and Hastings. He opened his Palm Beach office in 1919.

After completing the original Good Samaritan Hospital in West Palm Beach, he designed a number of houses on Golf Road, including houses for Clarence Geist and Mr. and Mrs. Edward F. Hutton. When the Huttons decided to build Mar-A-Lago, they again asked Wyeth to be their architect. Before he had finished the plans, the Huttons had brought in Joseph Urban to complete the detailed designs. Wyeth later designed some alterations and additions to Mar-A-lago including the ballroom, scene of Mrs. Post's famous square dances.

In 1920, Wyeth formed a partnership with Frederic Rhinelander King (1887-?) in New York City. King, a Harvard and Columbia Architecture graduate, attended the Ecole des Beaux Arts at the same time as Wyeth. William Royster Johnson joined the firm as a draftsman in 1925. In 1944, he was made a partner with the firm name changed to Wyeth, King and Johnson.

Wyeth's largest Palm Beach house was the residence for James F. Donahue, just north of Mar-A-Lago on the Ocean Blvd. Today, the estate has been subdivided as the house itself, forming five different residences. In a career that spanned over fifty years, Wyeth designed houses that can be found on almost every street in Palm Beach. Among his commissions were the rectory of Bethesda-by-the-Sea, Florida's Governor's Mansion in Tallahassee, and the Norton Gallery of Art.

Wyeth became a Fellow of the American Institute of Architects in 1954, and in 1981, the Palm Beach Chapter of the AIA presented him an award for architecture "that stood the test of time". He retired from active practice in 1973, and died in Good Samaritan Hospital on February 7, 1982.

VIII. Selected Bibliography

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Fletcher, Sir Bannister A History of Architecture Glasgow: Robert Maclehouse & Co. Ltd. 1896 (17th Edition) New York: Charles Scribner's Son's, 1967.

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

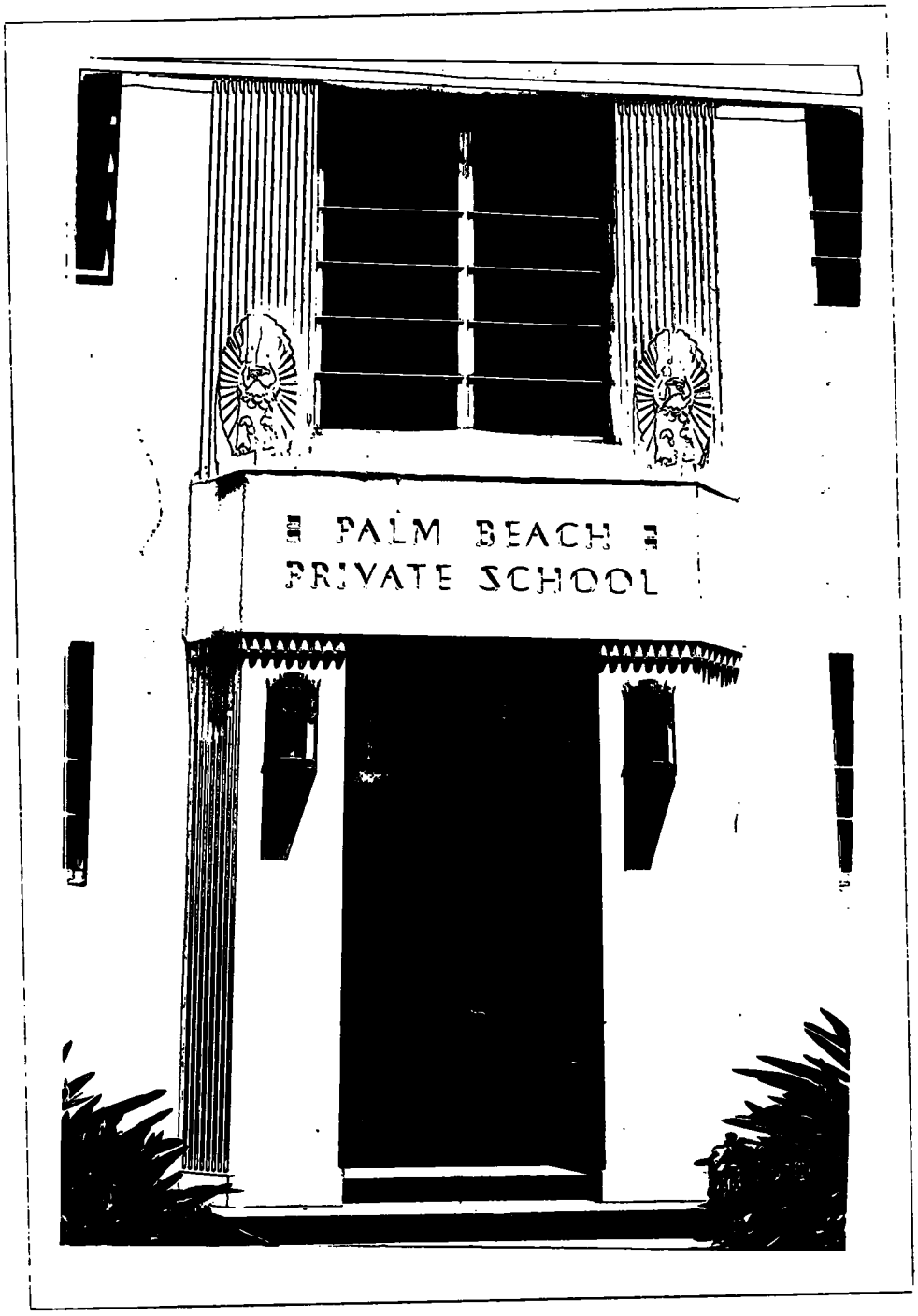
Kidney, Walter C. Historic Building Survey of Palm Beach Pittsburgh: Landmarks Planning, Inc., 1981.

Palladio, Andrea The Four Books of Architecture (Issac Ware translation) (Adolph Pleczak, editor) New York: Dover Publications, 1961.

Additional information from the Town of Palm Beach Building and Zoning Department records office.



241 Seaview Avenue, North Elevation



241 Seaview Avenue, Entry Detail


PALM BEACH
PRIVATE SCHOOL


PALM BEACH
PRIVATE SCHOOL


PALM BEACH
PRIVATE SCHOOL



TOWN OF PALM BEACH

Information for Landmarks Preservation Commission Meeting on:
September 17, 2025

To: Landmarks Preservation Commission

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

From: Planning, Zoning & Building

Re: COA-25-0025 (ZON-25-0050) 70 ROYAL POINCIANA WAY (COMBO). The property owner, Sidney Spiegel, Trustee of Trust #31520371 (James M. Crowley, Authorized Representative), has filed an application requesting a Certificate of Appropriateness for building identification signage for the Royal Poinciana Playhouse Glazer Hall, requiring variances for the signage location and area 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: 9/10/2025

ATTACHMENTS

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

STRATEGIC PLAN

Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Quality of Life
Community Preservation

FUNDING

No Fiscal Impact

COA-25-0025 (ZON-25-0050) 70 ROYAL POINCIANA WAY (COMBO). The property owner, Sidney Spiegel, Trustee of Trust #31520371 (James M. Crowley, Authorized Representative), has filed an application requesting a Certificate of Appropriateness for building identification signage for the Royal Poinciana Playhouse Glazer Hall, requiring variances for the signage location and area 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-25-0050 (COA-25-0025) 70 ROYAL POINCIANA WAY (COMBO) - VARIANCES. The property owner, Sidney Spiegel, Trustee of Trust #31520371 (James M. Crowley, Authorized Representative), has filed an application requesting Town Council review and approval for three (3) variances associated with building identification signage for the Royal Poinciana Playhouse Glazer Hall, (1) to allow signage on façades not fronting onto a street, (2) to exceed the maximum signage area and quantity, and (3) to allow signage to be installed on the parapet above the roof for the landmarked property. The Landmarks Preservation Commission shall perform design review of the application.

Property Owner: Sidney Spiegel, Trustee of Trust #31520371
Professional: Keith Spina, Spina O'Rourke + Partners
Representative: James M. Crowley, Gunster

HISTORY:
The Royal Poinciana Playhouse was designed by John Volk and constructed in 1957. In 2008, the structure was designated as a landmark, along with the Royal Poinciana Plaza. As stated in the designation report: *"Built in 1957, it was designed by well known architect John L. Volk, and is a good example of his work and the Regency style of architecture. It is also important as the site of one of the Town's leading cultural institutions, and historically was placed on the site of an earlier theater and gathering place Henry M. Flagler's Royal Poinciana Hotel."*

At the February 16, 2022, LPC meeting, COA-22-003 was approved for rehabilitation of the existing structure, one and two-story additions, as well as landscape and hardscape improvements including support for the 12 requested variances. The variances, and special exception with site plan review (ZON-22-018) were approved by Town Council. The approval established the location of historic signage and the new signage. Through the administrative review process each individual business identification signage was reviewed for consistency with the approved plans.

In June of 2025, an administrative review application (LPCS-25-0348) was submitted for building identification signage for Glazer Hall. The applicant was advised that only one of the proposed signage locations could be approved, the remaining locations would require variances and were not anticipated in the 2022 plans. As reviewed with the LPC Chair, only a single awning signage location was approved on the east façade.

The applicant has submitted a request to install the remaining Glazer Hall building identification signage locations. In total, two (2) new signs are being requested. The variance

portion of the application was reviewed and approved (4-1) by Town Council at the September 10, 2025, Development Review meeting. The signage on the north façade of the building was withdrawn by the applicant.

THE PROJECT:

The applicant has submitted plans, entitled "Glazer Hall - Signage", as prepared by Spina O'Rourke + Partners, uploaded August 22, 2025.

The following is the scope of work for the Project:

- Building identification signage for the Royal Poinciana Playhouse Glazer Hall.

The following variances were approved by the Town Council to achieve the scope of work:

- **VARIANCE #1**: Sec. 134-2437(1): A variance to allow signage on the east and west façades not fronting onto a street.
- **VARIANCE #2:** Sec. 134-2437(1): A variance to allow three (3) building identification signs on the east façade, totaling 24.04 square feet, in lieu of a maximum of one sign up to 20 square feet.
- **VARIANCE #3:** Sec. 134-2441(a): A variance to allow signage to be installed on the parapet above the roof on the east façade.

Site Data			
Zoning District	C-PC Planned Center	**Future Land Use**	COMMERCIAL
Designation	2008	**Architect**	Volk
Year of Construction	1957	**Lot Area**	512,726 SF
Surrounding Properties			
North	Flagler Memorial Bridge & Bradley Park (100 Bradley Place)		
South	Palm Beach Towers (44 Cocoanut Row)		
East	Breakers Golf Course (2 South County Road)		
West	Lake Worth Lagoon		

STAFF ANALYSIS:

The application is seeking a Certificate of Appropriateness for building identification signage for the Royal Poinciana Playhouse Glazer Hall. The Royal Poinciana Playhouse building currently has identification, plaza identification, and business identification signage. The existing, previously approved, and proposed building identification signage is summarized below for each façade. The proposed Royal Poinciana Playhouse Glazer Hall signage will consist of matte black, pin-mounted letters, that are not illuminated.

East Façade

A total of two (2) building identification signs are proposed on this façade. The "Playhouse" wall sign currently exists and replicates the original signage for the building.



Existing east façade signage.

A "Glazer Hall" awning sign was approved, but not yet installed, through LPCS-25-0348. Historically, this awning location contained lettering, which was documented in the 2022 plans. Should the "Glazer Hall" proposed wall sign be approved, staff recommends that the awning lettering revert back to "Playhouse", as exemplified in the historic photo below.

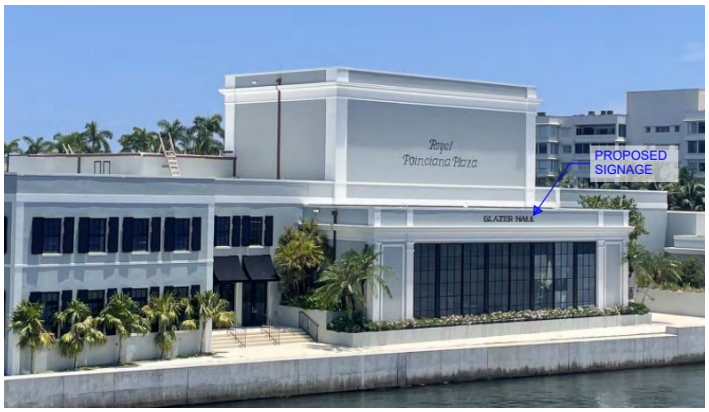


Proposed east façade signage.



Historic photo.

<u>West Façade</u>
New wall signage is proposed on the west façade of the building.



Proposed west façade signage.

<u>CONCLUSION:</u>

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

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

WRB:JGM:FHM:ALF

Gunster

.Our File Number: 70583-00001
Writer's Direct Dial: (561) 650-0633
Writer's E-Mail Address: jcrowley@gunster.com

August 22, 2025

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

Re: LOI for 70 Royal Poinciana Way - Zoning Case Number: ZON-25-0050
Certificate of Appropriateness Number: COA-25-0025

We are pleased to submit the accompanying documents and drawings in connection with our combination application for Certificate of Appropriateness and Variance Approval (the "Application") for the approval of the proposed Glazer Hall donor/building identification signage for the Royal Poinciana Playhouse building, which is part of the Royal Poinciana Plaza property located at 70 Royal Poinciana Way (part of the overall 340 Royal Poinciana Way property), Palm Beach, FL (the "Property"). Section 54-71 of the Town Code of Ordinances requires Landmarks Preservation Commission approval for exterior changes on a landmarked property. The proposed Glazer Hall donor/building identification signage also requires variances because of the location the signs on the north and east sides of the building are above the roof, the east and west side signs do not face a street, and the east side sign is a third building identification sign (when counting the existing/historic "Playhouse" sign) when only one is permitted, and also increases the total square-footage of the east facing building identification signage to 24.04 square feet, which exceeds the 20 square feet permitted. The Glazer Hall donor/building sign on the west side of the building is below the roof line. It should be noted that the exiting historic "Royal Poinciana Plaza" sign on the west side of the building identifies the plaza property, and not the building.

1. Criteria for Development Order Approval

A. Landmarks Preservation in accordance with Section 54-122 (New Construction).

(a) The following aspects of new construction shall be visually compatible with the buildings and environment with which the new construction is visually related:

(1) The height, the gross volume, and the proportion between width and height of the façade;
(2) The proportions and relationships between doors and windows;
(3) The rhythm of solids to voids created by openings in the façade;

(4) The material used in the façade;
(5) The texture inherent in the façade;
(6) The colors, pattern and trim used in the façade; and
(7) The design of the roof.

(b) Existing rhythm created by existing building masses and space between them should be preserved.
(c) The landscape plan should be sensitive to the individual building and its occupants and needs and should be visually compatible with the buildings and environment with which it is visually related.
(d) A new street façade should blend directionally with other buildings with which it is visually related; which is to say, when adjacent buildings have a dominant horizontal or vertical expression, that expression should be carried over in the new façade.
(e) Architectural details should be incorporated as necessary to relate the new with the old and to preserve and enhance the inherent architectural characteristics of the area.

B. Landmarks Preservation in accordance with Section 54-123 (Exterior Alterations).

(a) The criteria set forth in section 54-122, if applicable, shall be considered in passing upon an application for exterior alterations; provided that the commission may consider the original design of the building and the buildings visually related to it and disregard alterations subsequently made thereto.
(b) Exterior alterations shall not affect the architectural quality or historical character of the building.

The Application request for donor signage denoting the Glazer Hall naming for the Royal Poinciana Playhouse building is standard for performing arts buildings in the Town and elsewhere. The proposed signage is also building identification signage, and will be viewable from the rights-of-way, and from the intracoastal waterway. The signage has been designed in a limited fashion in terms of size and number of signs, and is architecturally compatible with the landmarked building.

The previously approved awning “Glazer Hall” sign is visible from the ground when arriving at the valet drop-off; however, the proposed east-facing “Glazer Hall” signage is located on the building and is consistent with the height of the historic “Playhouse” signage over the Cartier shop and is visible within the Plaza for guests arriving in other locations. Similar to the historic “Royal Poinciana Plaza” sign on the flytower, the proposed west-facing “Glazer Hall” sign directs guests to the

Property and signifies the location of the flagship theatre building. The proposed north-facing “Glazer Hall” sign captures visibility for guests arriving along Royal Poinciana Way, and clarifies the location of the loading dock, reducing traffic impacts with the Property.

C. Variance in accordance with Section 134-201(a):

I. Variance Criteria:

(1) Special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings in the same zoning district.

(2) The special conditions and circumstances do not result from the actions of the applicant.

(3) Granting the variance requested will not confer on the applicant any special privilege that is denied by this chapter to other properties in the same zoning district under the terms of this chapter and would work unnecessary and undue hardship on the applicant.

(4) Literal interpretation of this chapter would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this chapter and would work unnecessary and undue hardship on the applicant.

(5) The variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure.

(6) For granting of a variance to sections 134-387 or 134-390 through 134-392, pertaining to the regulation of nonconforming uses, the following additional findings shall be made pertaining to the nonconforming use for which the variance is requested:

a. It is the continuance of a unique hotel or residential use that has, for at least 15 years proven compatible with the surrounding uses; and

b. Neither rezoning to a district which would allow the use, nor inclusion of the subject use as a permitted or special exception use in the district would act to achieve the preservation of the subject use without opening the possibility of the incursion of uses incompatible with the immediately surrounding area and, further, such variance shall:

1. Be granted only for the continuation of the same hotel or residential use; and

2. Require the applicant to submit a declaration of use limiting the utilization of the property for which the variance was granted to

the same use as that existing at the time the variance was granted.

(7) The grant of the variance will be in harmony with the general intent and purpose of this chapter, and such variance will not be injurious to the area involved or otherwise detrimental to the public welfare. In granting any variance, the town council may prescribe appropriate conditions and safeguards in conformity with this chapter. Upon granting a variance the town council may require the landowner to provide a declaration of use agreement which shall be recorded in the public records to ensure continuing compliance with the town council imposed conditions of such grants. Violation of such conditions and safeguards, when made a part of the terms under which the variance is granted, shall be deemed a violation of this chapter.

II. Variance Requested:

1. A request for variance from the requirements from Sections 134-2437(1) and 134-2441(a) to permit a second east side donor/building identification sign to not face a street, to be above the roof of the building, and to have a total of 24.04 square feet of donor/building identification signage (when including the existing/historic “Playhouse” sign) in lieu of the 20 square-foot maximum, as shown on the plans provided.
2. A request for variance from the requirements from Section 134-2441(a) to permit the proposed north side donor/building identification sign to be above the roof of the building, as shown on the plans provided.
3. A request for variance from the requirements of Section 134-2437(1) to permit the proposed west side donor/building identification sign to not face a street, as shown on the plans provided.

III. Justification for Variance Requested:

As mentioned previously, the proposed donor/building identification signage denoting the Glazer Hall naming for the Royal Poinciana Playhouse building is standard for performing arts buildings in the Town and elsewhere. The signage proposed will be viewable from the rights-of-way, and from the intracoastal waterway, and the signage has been designed in a limited fashion in terms of size and number of signs and is architecturally compatible with the landmarked building. Given the large scale of the playhouse building and the location of the building being a great distance away from the adjacent roads, the signage must be placed higher than typically permitted for it to be viewable from the roads and intracoastal. Without the higher elevation for the signage, the signs simply will not be viewable, and serve no point.

In closing, we feel this request for approval of the donor/building identification signage for the Royal Poinciana Playhouse is an extremely reasonable request, and will allow for the signage to be viewable from the adjacent roads and intracoastal, and will be effective in noting the new Glazer Hall name for the playhouse building. Furthermore, the proposed signage will not adversely affect the historic buildings on the property, nor will the signage negatively impact the surrounding the neighborhood.

Sincerely,



James M. Crowley

JMC/jl

BIM 360://Royal Poinciana Playhouse/Royal Poinciana Playhouse20061.rvt

Glazer Hall - Signage

The Royal Poinciana Plaza
70 Royal Poinciana Way, Suite 70,
Palm Beach, Florida 33480

SHEET INDEX

NO.	SHEET TITLE
CVR	COVER SHEET
1 OF 2	SURVEY - COVER SHEET
2 OF 2	SURVEY
	ARCHITECTURAL
A-0.1.0	VICNITY LOCATION MAP
A-0.1.1	LOCATION PLAN
A-0.2.0	ADJACENT PROPERTY IMAGES
A-0.2.1	RECENT PROPERTY IMAGES
A-1.0.0	OVERALL SITE PLAN
~~A-2.0.0~~	~~ZONING LEGEND~~
A-3.0.0	PREVIOUSLY APPROVED SIGNAGE PLAN
A-4.0.0	EXISTING ELEVATIONS
A-4.1.0	PROPOSED ELEVATIONS
A-4.2.0	APPROVED AND PROPOSED ELEVATIONS
A-5.0.0	CONSTRUCTION TRUCK LOGISTICS PLAN

THE PROPOSED WORK INCLUDES:

THE ADDITION OF THREE BUSINESS IDENTIFICATION SIGNAGE PER SEC. 134-2437 (2)

TENTATIVE PUBLIC HEARING DATES:

TENTATIVE NOTICE TO PROCEED: 08/04/25
TENTATIVE MEETING DATES: 09/10/25 TC
09/17/25 LPC

PROJECT NUMBER:

COA-25-0025
ZON-25-0050

SPINAOROURKE + PARTNERS
Architecture + Interior Design
Keith M. Spina # AR13419

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WEST PALM BEACH, FLORIDA 33401
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FINAL SUBMITTAL 08/22/2025

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SPINAOROURKE + PARTNERS
Architecture • Interior Design
Keith M. Spina # AR13419

Glazer Hall - Signage
The Royal Poinciana Plaza
70 Royal Poinciana Way, Suite 70,
Palm Beach, Florida 33480

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Revisions:

Project no: 21214
Date: 11.17.2023
Drawn by: JG/NC/RR
Project Manager: NF

COVER

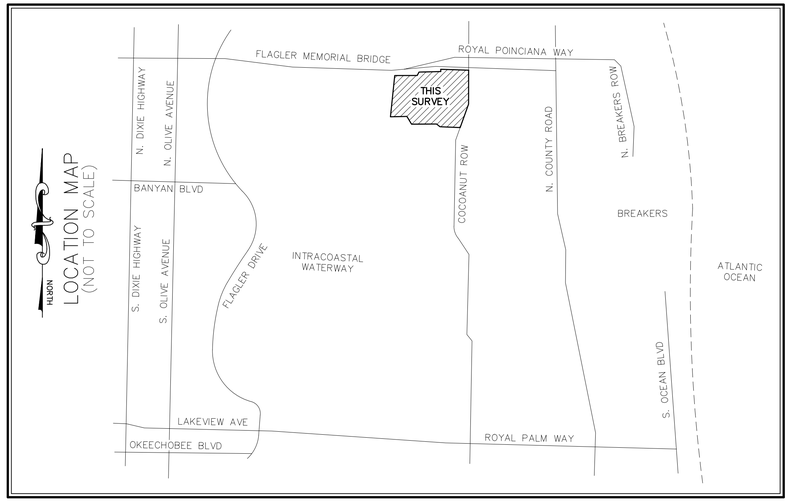
CVR

SIGNAGE PERMIT

3/21/2025 2:01:22 PM

ROYAL POINCIANA PLAZA

ALTA/NSPS LAND TITLE SURVEY



DESCRIPTION

PARCEL A: (LEASEHOLD)
A PARCEL OF LAND IN SECTION 22, TOWNSHIP 43 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BOUNDED AS FOLLOWS:

ON THE NORTH BY THE SOUTHERLY RIGHT OF WAY LINE OF ROYAL POINCIANA WAY; ON THE EAST BY THE WESTERLY RIGHT OF WAY OF COCOANUT ROW; ON THE WEST BY THE WATERS OF LAKE WORTH; AND ON THE SOUTH BY THE FOLLOWING DESCRIBED LINE: COMMENCING AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF WHITE HALL WAY WITH THE WESTERLY RIGHT OF WAY LINE OF COCOANUT ROW, AS SAID STREETS ARE DESCRIBED IN DEED RECORDED IN DEED BOOK 814, PAGE 477, AND SUBSEQUENT PAGES, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTHERLY ALONG THE SAID WESTERLY RIGHT OF WAY LINE OF COCOANUT ROW, A DISTANCE OF 444.76 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 329.60 FEET AND A CENTRAL ANGLE OF 23 DEGREES 53' 30"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 137.44 FEET TO THE TANGENT TO SAID CURVE; THENCE NORTHERLY ALONG SAID TANGENT, A DISTANCE OF 59.62 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED SOUTH LINE; THENCE WESTERLY MAKING AN ANGLE FROM SOUTHWEST TO WEST OF 66 DEGREES 14' 30", A DISTANCE OF 227.26 FEET; THENCE NORTHERLY AT RIGHT ANGLES, A DISTANCE OF 25 FEET; THENCE WESTERLY AT RIGHT ANGLES, A DISTANCE OF 293.43 FEET TO THE BEGINNING OF A CURVE TO THE NORTHEAST, HAVING A RADIUS OF 65.03 FEET AND A CENTRAL ANGLE OF 85 DEGREES 42' 43", A DISTANCE OF 97.28 FEET; THENCE NORTHWESTERLY A DISTANCE OF 33.90 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF A PARCEL OF LAND DESCRIBED IN DEED BOOK 1011, PAGE 226, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID SOUTHEAST CORNER IS LOCATED IN THE ARC OF A CURVE CONCENTRIC WITH THE LAST HEREIN DESCRIBED CURVE, AND HAVING A RADIUS OF 90.03 FEET AND A CENTRAL ANGLE OF 102 DEGREES 55' 30" AND IS 4.19 FEET SOUTHERLY FROM A POINT OF REVERSE CURVE; THENCE NORTHERLY ALONG THE ARC OF THE JUST DESCRIBED CURVE, A DISTANCE OF 4.19 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 513.29 FEET AND A CENTRAL ANGLE OF 15 DEGREES 35' 22"; THENCE NORTHERLY ALONG THE ARC OF SAID REVERSE CURVATURE A DISTANCE OF 97.62 FEET TO A POINT IN A LINE PARALLEL WITH AND 461.20 FEET SOUTHERLY FROM (MEASURED AT RIGHT ANGLES TO) THE SOUTHERLY RIGHT OF WAY LINE OF ROYAL POINCIANA WAY, SAID LINE ALSO BEING DESCRIBED IN DEED BOOK 1011, PAGE 226, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE WESTERLY ALONG SAID PARALLEL LINE, A DISTANCE OF 191.06 FEET, MORE OR LESS, TO THE WATERS OF LAKE WORTH AND THE END OF THE HEREIN DESCRIBED SOUTHERLY LINE.

EXCEPTING, HOWEVER, SO MUCH OF A NEARLY RECTANGULAR AREA OF LAND, TOGETHER WITH RIPARIAN OR LITTORAL RIGHTS APPURTENANT OR INCIDENT THERETO, AS IS INCLUDED IN THE FOREGOING DESCRIBED PARCEL OF LAND, AND WHICH NEARLY RECTANGULAR AREA OF LAND HAS A SOUTHERLY BOUNDARY OF 208.44 FEET, AN EASTERLY BOUNDARY OF 71.20 FEET, A NORTHERLY BOUNDARY OF 190.74 FEET PLUS 12.08 FEET, ON TWO DIFFERENT COURSES COINCIDING WITH THE SOUTH LINE OF THE EAST APPROACH OF FLAGLER MEMORIAL BRIDGE, AND HAVING A WESTERLY BOUNDARY OF 71.88 FEET COINCIDING WITH THE WEST FACE OF AN EXISTING CONCRETE BULKHEAD WITHIN THE WATERS OF LAKE WORTH, AND ALL AS SUCH NEARLY RECTANGULAR AREA OF LAND AND RIPARIAN AND LITTORAL RIGHTS APPURTENANT OR INCIDENT THERETO ARE MORE PARTICULARLY DESCRIBED AND WERE CONVEYED IN DEED OF FLORIDA EAST COAST HOTEL COMPANY TO TOWN OF PALM BEACH, DATED SEPTEMBER 11, 1939, AND RECORDED IN DEED BOOK 592, PAGE 478, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

FURTHER EXCEPTING ANY PORTION THEREOF CONTAINED IN THAT CERTAIN ORDER OF TAKING BY THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RECORDED JANUARY 26, 2010 IN OFFICIAL RECORDS BOOK 23661, PAGE 787, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PARCEL B: (LEASEHOLD)
A PARCEL OF LAND IN SECTION 22, TOWNSHIP 43 SOUTH, RANGE 43 EAST IN THE TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WESTERLY RIGHT OF WAY LINE OF COCOANUT ROW AS NOW LAID OUT AND IN USE AT A DISTANCE OF 173.9 FEET SOUTH OF THE INTERSECTION OF SAID WEST LINE OF THE RIGHT OF WAY OF COCOANUT ROW AND THE SOUTHERLY RIGHT OF WAY LINE OF ROYAL POINCIANA WAY; THENCE WESTERLY PARALLEL TO THE SOUTHERLY RIGHT OF WAY LINE OF SAID POINCIANA WAY A DISTANCE OF 686.33 FEET; THENCE SOUTHERLY AT RIGHT ANGLES TO THE PRECEDING COURSE A DISTANCE OF 245.3 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE WEST AND HAVING A RADIUS OF 513.29 FEET AND A CENTRAL ANGLE OF 15 DEGREES 35' 22"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 42.04 FEET TO THE POINT OF BEGINNING, AND THE NORTHEAST CORNER OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE CONTINUE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 97.62 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHERLY ALONG THE ARC OF A CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 599.29 FEET, A DISTANCE OF 4.06 FEET TO A POINT IN THE SOUTH LINE OF THE HEREIN DESCRIBED PARCEL; THENCE WESTERLY PARALLEL TO AND 561.2 FEET SOUTHERLY (MEASURED AT RIGHT ANGLES) FROM THE SOUTHERLY RIGHT OF WAY LINE OF SAID ROYAL POINCIANA WAY, A DISTANCE OF 180 FEET, MORE OR LESS, TO THE WATERS OF LAKE WORTH; THENCE NORTHERLY ALONG THE WATERS OF LAKE WORTH TO A POINT IN A LINE PARALLEL TO AND 100 FEET NORTHERLY (MEASURED AT RIGHT ANGLES) FROM THE SOUTHERLY LINE OF THE HEREIN DESCRIBED PARCEL; THENCE EASTERLY ALONG SAID PARALLEL LINE A DISTANCE OF 185 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

PARCEL C: (EASEMENT)
A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS, FOR THE BENEFIT OF PARCEL B DESCRIBED ABOVE, CREATED BY AND MORE PARTICULARLY DESCRIBED IN THE INSTRUMENT RECORDED IN DEED BOOK 1090, PAGE 264, PUBLIC RECORDS PALM BEACH COUNTY, FLORIDA.

PARCELS A AND B BEING ALSO DESCRIBED AS FOLLOWS:
A PARCEL OF LAND IN SECTION 22, TOWNSHIP 43 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF WHITE HALL WAY WITH THE WESTERLY RIGHT OF WAY LINE OF COCOANUT ROW, AS SAID STREETS ARE DESCRIBED IN DEED RECORDED IN DEED BOOK 814, PAGE 477, AND SUBSEQUENT PAGES, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE, NORTH 00°00'00" EAST, ALONG THE SAID WESTERLY RIGHT OF WAY LINE OF COCOANUT ROW, A DISTANCE OF 444.76 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EAST, HAVING A RADIUS OF 329.60 FEET; THENCE, NORTHERLY, CONTINUING ALONG SAID WESTERLY LINE AND ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 23°53'30", A DISTANCE OF 137.44 FEET TO THE POINT OF TANGENCY; THENCE, NORTH 23°53'30" EAST, CONTINUING ALONG SAID WESTERLY LINE, A DISTANCE OF 59.62 FEET TO THE NORTHEAST CORNER OF THE LAND OF PALM BEACH TOWERS CONDOMINIUM, AS DESCRIBED IN THAT CERTAIN DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 2207, PAGE 1875, SAID PUBLIC RECORDS, AND THE POINT OF BEGINNING; THENCE, NORTH 89°52'00" WEST, DEPARTING SAID WESTERLY LINE, AND ALONG THE NORTHERLY BOUNDARY OF SAID CONDOMINIUM, A DISTANCE OF 227.26 FEET; THENCE, NORTH 00°08'00" EAST, CONTINUING ALONG SAID NORTHERLY BOUNDARY FOR THIS AND THE NEXT FOUR COURSES, A DISTANCE OF 25.00 FEET; THENCE, NORTH 89°52'00" WEST, A DISTANCE OF 293.43 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEAST, HAVING A RADIUS OF 65.03 FEET; THENCE, NORTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 85°42'43", A DISTANCE OF 97.28 FEET TO THE END OF SAID CURVE; THENCE, NORTH 42°21'59" WEST, A DISTANCE OF 33.90 FEET TO THE SOUTHEAST CORNER OF A PARCEL OF LAND DESCRIBED IN DEED BOOK 1011, PAGE 226, SAID PUBLIC RECORDS; THENCE, NORTH 89°52'00" WEST, A DISTANCE OF 182.62 FEET TO THE WATERS OF LAKE WORTH; THENCE, NORTH 05°21'07" EAST, DEPARTING SAID NORTHERLY BOUNDARY, AND ALONG SAID WATERS OF LAKE WORTH, A DISTANCE OF 501.73 FEET TO THE WESTERLY PROLONGATION OF THE SOUTHERLY LINE OF THAT CERTAIN PARCEL CONVEYED IN DEED OF FLORIDA EAST COAST HOTEL COMPANY TO TOWN OF PALM BEACH, DATED SEPTEMBER 11, 1939, AND RECORDED IN DEED BOOK 592, PAGE 478, SAID PUBLIC RECORDS; THENCE, SOUTH 89°56'15" EAST, DEPARTING SAID WATERS OF LAKE WORTH, AND ALONG SAID PROLONGED LINE, A DISTANCE OF 5.39 FEET TO THE BOUNDARY OF PARCEL NO. 101 AS DESCRIBED IN THE ORDER OF TAKING BY THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RECORDED JANUARY 26, 2010 IN OFFICIAL RECORDS BOOK 23661, PAGE 787, SAID PUBLIC RECORDS; THENCE, SOUTH 06°03'01" WEST, ALONG SAID PARCEL BOUNDARY, A DISTANCE OF 19.69 FEET; THENCE, NORTH 81°46'22" EAST, CONTINUING ALONG SAID PARCEL BOUNDARY, A DISTANCE OF 135.85 FEET; TO SAID SOUTHERLY LINE OF THAT CERTAIN PARCEL RECORDED IN DEED BOOK 592, PAGE 478, SAID PUBLIC RECORDS; THENCE, SOUTH 89°56'15" EAST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 148.34 FEET; THENCE, NORTH 01°03'40" WEST, DEPARTING SAID SOUTHERLY LINE, AND ALONG THE EASTERLY LINE OF SAID PARCEL, A DISTANCE OF 21.56 FEET; THENCE, NORTH 81°46'22" EAST, DEPARTING SAID EASTERLY LINE, AND ALONG THE BOUNDARY OF SAID PARCEL 101, A DISTANCE OF 135.16 FEET; THENCE, SOUTH 89°52'00" EAST, CONTINUING ALONG SAID PARCEL BOUNDARY, A DISTANCE OF 120.00 FEET; THENCE, NORTH 00°08'00" EAST, CONTINUING ALONG SAID PARCEL BOUNDARY, A DISTANCE OF 20.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF ROYAL POINCIANA WAY; THENCE, SOUTH 89°52'00" EAST, DEPARTING SAID PARCEL BOUNDARY, AND ALONG SAID SOUTHERLY LINE, A DISTANCE OF 303.53 FEET TO SAID WESTERLY RIGHT-OF-WAY LINE OF COCOANUT ROW; THENCE, SOUTH 00°01'30" WEST, ALONG SAID WESTERLY LINE, A DISTANCE OF 306.40 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WEST, HAVING A RADIUS OF 669.85 FEET; THENCE, SOUTHERLY, CONTINUING ALONG SAID WESTERLY LINE AND ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 23°52'00", A DISTANCE OF 279.03 FEET TO THE POINT OF TANGENCY; THENCE, SOUTH 23°53'30" WEST, CONTINUING ALONG SAID WESTERLY LINE, A DISTANCE OF 102.52 FEET TO THE POINT OF BEGINNING

SAID LANDS SITUATE IN THE TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA AND CONTAINING 512,925 SQUARE FEET OR 11.775 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, AND RIGHTS-OF-WAY OF RECORD.

PARKING SPACE COUNT	
REGULAR	690
HANDICAP	15
TOTAL	705

DESCRIPTION

PARCEL A: (LEASEHOLD)
A PARCEL OF LAND IN SECTION 22, TOWNSHIP 43 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BOUNDED AS FOLLOWS:

7. EASEMENT FOR WATER UTILITY PURPOSES GRANTED TO THE WEST PALM BEACH WATER COMPANY BY AN AGREEMENT DATED JANUARY 1, 1923, AS DISCLOSED BY, AND PARTIALLY RELEASED BY THE RELEASE AGREEMENT RECORDED IN DEED BOOK 936, PAGE 633, AS CONVEYED TO THE CITY OF WEST PALM BEACH BY THE INSTRUMENT RECORDED IN DEED BOOK 1117, PAGE 1. (AS TO PARCEL A) **[RECORD NOT AVAILABLE, CENTERLINE OF WATER MAIN DEPICTED AS SHOWN ON PREVIOUS SURVEY BY OTHERS]**
8. EASEMENT FOR INGRESS AND EGRESS SET FORTH IN THE INSTRUMENT RECORDED IN DEED BOOK 1090, PAGE 264. (AS PARCELS A AND C) AND SHOW ON THAT SURVEY PREPARED BY ASSOCIATED LAND SURVEYORS INC., DATED 8/21/2019, LAST REVISED _____ UNDER W0#08-0016 (THE "SURVEY"). **[RECORD NOT AVAILABLE, SHOWN PER PREVIOUS SURVEY BY OTHERS]**
9. EASEMENTS FOR GAS PIPE LINE PURPOSES GRANTED TO FLORIDA PUBLIC UTILITIES COMPANY RECORDED IN DEED BOOK 1163, PAGE 613 AND OFFICIAL RECORDS BOOK 3894, PAGE 1481. (AS TO PARCEL A) AND SHOWN ON THE SURVEY. **[RECORD NOT AVAILABLE, SHOWN PER PREVIOUS SURVEY BY OTHERS]**
10. UNITY OF TITLE RECORDED IN OFFICIAL RECORDS BOOK 3023, PAGE 378. (AS TO PARCEL A) **[AFFECTS, NOT PLOTTABLE, BLANKET]**
11. AGREEMENT BETWEEN THE TOWN OF PALM BEACH AND POINCIANA PROPERTIES, LTD., RECORDED IN OFFICIAL RECORDS BOOK 3023, PAGE 380, AS AFFECTED BY THE ASSIGNMENT AND ASSUMPTION OF AGREEMENT BETWEEN POINCIANA PROPERTIES, LTD. AND SIDNEY SPIEGEL, AS TRUSTEE RECORDED IN OFFICIAL RECORDS BOOK 3150, PAGE 673, TOGETHER WITH UNRECORDED AMENDMENTS DATED MAY 1980; JANUARY 27, 1984; AUGUST 2, 1984; NINTH AMENDMENT DATED OCTOBER 15, 1992, TOGETHER WITH RECORDED AMENDMENTS IN OFFICIAL RECORDS BOOK 4651, PAGE 1553; OFFICIAL RECORDS BOOK 4984, PAGE 1598; OFFICIAL RECORDS BOOK 6192, PAGE 1396; OFFICIAL RECORDS BOOK 6697, PAGE 225; OFFICIAL RECORDS BOOK 7030, PAGE 1513; OFFICIAL RECORDS BOOK 7885, PAGE 1001; OFFICIAL RECORDS BOOK 8464, PAGE 94; OFFICIAL RECORDS BOOK 9065, PAGE 250; OFFICIAL RECORDS BOOK 9490, PAGE 815; OFFICIAL RECORDS BOOK 10035, PAGE 365; OFFICIAL RECORDS BOOK 10646, PAGE 1617; OFFICIAL RECORDS BOOK 11370, PAGE 1464; OFFICIAL RECORDS BOOK 12296, PAGE 1248; OFFICIAL RECORDS BOOK 12863, PAGE 702; OFFICIAL RECORDS BOOK 15160, PAGE 1; OFFICIAL RECORDS BOOK 16487, PAGE 389, AND ANY AMENDMENTS THERETO. (AS TO PARCEL A) **[AFFECTS, NOT PLOTTABLE, BLANKET]**
12. EASEMENT GRANTED TO FLORIDA POWER & LIGHT COMPANY RECORDED IN OFFICIAL RECORDS BOOK 3722, PAGE 1952, AS AFFECTED BY SUBORDINATION OF UTILITY INTERESTS RECORDED IN OFFICIAL RECORDS BOOK 23408, PAGE 771 AND OFFICIAL RECORDS BOOK 23429, PAGE 1766. (AS TO PARCEL A) AND SHOWN ON THE SURVEY **[AFFECTS AS SHOWN]**
13. RESOLUTION NO. 4-94 OF THE TOWN COUNCIL OF THE TOWN OF PALM BEACH, PROVIDING FOR THE DESIGNATION OF CERTAIN HISTORIC OR SPECIMEN TREES, RECORDED IN OFFICIAL RECORDS BOOK 8143, PAGE 124, TOGETHER WITH RESOLUTION NO. 22-95 RECORDED IN OFFICIAL RECORDS BOOK 8850, PAGE 856 AND RESOLUTION NO. 35-99 RECORDED IN OFFICIAL RECORDS BOOK 11660, PAGE 1303. (AS TO PARCEL A) **[AFFECTS AS SHOWN]**
14. INTEREST OF LESSEE(S) TOGETHER WITH THE TERMS, COVENANTS, CONDITIONS, RESTRICTIONS, PROVISIONS, BURDENED EASEMENTS, RIGHTS, DUTIES, OBLIGATIONS AND OTHER MATTERS CONTAINED IN THAT CERTAIN UNRECORDED LEASE DATED AS OF NOVEMBER 23, 1998 BY AND BETWEEN POINCIANA MANAGEMENT, INC. AND HOUSTON'S RESTAURANTS, INC., AS EVIDENCED AND MEMORIALIZED BY THAT CERTAIN MEMORANDUM OF LEASE RECORDED 10900, PAGE 1233, AND RIGHTS OF PARTIES CLAIMING BY, THROUGH OR UNDER THE LESSEE, AS AFFECTED BY SNDA RECORDED MARCH 14, 2020, IN OFFICIAL RECORDS BOOK 31292, PAGE 1252, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. **[AFFECTS, NOT PLOTTABLE, BLANKET]**
15. INTEREST OF LESSEE(S) TOGETHER WITH THE TERMS, COVENANTS, CONDITIONS, RESTRICTIONS, PROVISIONS, BURDENED EASEMENTS, RIGHTS, DUTIES, OBLIGATIONS AND OTHER MATTERS CONTAINED IN THAT CERTAIN UNRECORDED GROUND LEASE BY AND BETWEEN SIDNEY SPIEGEL, AS SUCCESSOR TRUSTEE UNDER THE PROVISIONS OF A CERTAIN TRUST AGREEMENT DATED OCTOBER 25, 1984 AND KNOWN AS TRUST NO. 31520371 AND ISLAND PROPERTIES OF PALM BEACH, INC., A FLORIDA CORPORATION, AS LESSOR, AND STERLING PALM BEACH, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS LESSEE, DATED MARCH 31, 2008, AS EVIDENCED AND MEMORIALIZED BY THAT CERTAIN MEMORANDUM OF GROUND LEASE RECORDED APRIL 3, 2008 IN OFFICIAL RECORDS BOOK 22551, PAGE 401, LESSEE'S INTEREST AS ASSIGNED TO RPP PALM BEACH PROPERTY, LP, A DELAWARE LIMITED PARTNERSHIP BY VIRTUE OF THAT CERTAIN AND TOGETHER WITH ITS OWN TERMS, COVENANTS, CONDITIONS, RESTRICTIONS, PROVISIONS, BURDENED EASEMENTS, RIGHTS, DUTIES, OBLIGATIONS AND OTHER MATTERS CONTAINED IN THAT CERTAIN ASSIGNMENT AND ASSUMPTION OF GROUND LEASE RECORDED AUGUST 28, 2014 IN OFFICIAL RECORDS BOOK 27007, PAGE 340 AND RIGHTS OF PARTIES CLAIMING BY, THROUGH OR UNDER THE LESSEE, SAID GROUND LEASE INCLUDES AN OPTION TO PURCHASE; AS AFFECTED BY NOTICE PURSUANT TO SECTION 713.10, FLORIDA STATUTES RECORDED OCTOBER 17, 2016 IN OFFICIAL RECORDS BOOK 28633, PAGE 1231; AS AFFECTED BY RECOGNITION AGREEMENT (PRIME LEASE) NON-DISTURBANCE AND ATTORNMENT AGREEMENT RECORDED FEBRUARY 15, 2017 IN OFFICIAL RECORDS BOOK 28892, PAGE 1817. **[AFFECTS, NOT PLOTTABLE, BLANKET]**
16. CERTIFICATION OF NOTIFICATION OF DESIGNATION OF CERTAIN PROPERTIES AS LANDMARKS RECORDED DECEMBER 8, 2008 IN OFFICIAL RECORDS BOOK 22984, PAGE 89. **[AFFECTS, NOT PLOTTABLE]**.
17. INTENTIONALLY DELETED.
18. TERMS, COVENANTS, CONDITIONS, RESTRICTIONS, PROVISIONS, BURDENED EASEMENTS, RIGHTS, DUTIES, OBLIGATIONS AND OTHER MATTERS CONTAINED IN THAT CERTAIN UNRECORDED PROFIT PARTICIPATION AGREEMENT BY AND BETWEEN STERLING PALM BEACH, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND RPP PALM BEACH PROPERTY LP, A DELAWARE LIMITED PARTNERSHIP DATED AUGUST 26, 2014, AS EVIDENCED AND MEMORIALIZED BY THAT CERTAIN MEMORANDUM OF PROFIT PARTICIPATION AGREEMENT RECORDED AUGUST 28, 2014 IN OFFICIAL RECORDS BOOK 27007, PAGE 357. **[AFFECTS, NOT PLOTTABLE]**
23. TERMS AND CONDITIONS OF DECLARATION OF USE AGREEMENT BY THE TOWN OF PALM BEACH RECORDED IN OFFICIAL RECORDS BOOK 29158, PAGE 1148. **[AFFECTS, NOT PLOTTABLE]**
24. TERMS AND CONDITIONS OF DECLARATION OF USE AGREEMENT BY THE TOWN OF PALM BEACH RECORDED IN OFFICIAL RECORDS BOOK 29276, PAGE 1582. **[AFFECTS, NOT PLOTTABLE]**
25. TERMS AND CONDITIONS OF DECLARATION OF USE AGREEMENT BY THE TOWN OF PALM BEACH RECORDED IN OFFICIAL RECORDS BOOK 29466, PAGE 845. **[AFFECTS, NOT PLOTTABLE]**
26. TERMS AND CONDITIONS OF DECLARATION OF USE AGREEMENT BY THE TOWN OF PALM BEACH RECORDED IN OFFICIAL RECORDS BOOK 28293, PAGE 4. **[AFFECTS, NOT PLOTTABLE]**
27. RESTRICTIVE COVENANT REGARDING FIRE SAFETY CODE RECORDED IN OFFICIAL RECORDS BOOK 30555, PAGE 768. **[AFFECTS, NOT PLOTTABLE]**
28. TERMS AND CONDITIONS OF UNRECORDED LEASE AS EVIDENCED BY MEMORANDUM OF LEASE BY AND BETWEEN RPP PALM BEACH PROPERTY LP AND HERMES OF PARIS, INC., RECORDED NOVEMBER 29, 2016 IN OFFICIAL RECORDS BOOK 28732, PAGE 1510, AS AFFECTED BY SNDA RECORDED MARCH 14, 2020, IN OFFICIAL RECORDS BOOK 31292, PAGE 1240, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. **[AFFECTS, NOT PLOTTABLE, BLANKET]**
29. RECOGNITION AGREEMENT DATED 3/9/2020, RECORDED 3/14/2020, IN OFFICIAL RECORDS BOOK 31292, PAGE 1263, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. **[AFFECTS, NOT PLOTTABLE]**

NOTES

1. THIS SURVEY OR REPRODUCTIONS THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL, OR THE AUTHENTICATED ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER.
2. SURVEY MAP OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR.
3. LANDS SHOWN HEREON WERE ABSTRACTED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, FILE NUMBER: 41190014 3BM, EFFECTIVE DATE: 9/6/2021 AT 8:00 AM. SCHEDULE B-SECTION II EXCEPTIONS WERE REVIEWED BY THIS OFFICE AND ALL PLOTTABLE EXCEPTIONS ARE SHOWN HEREON.
4. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
5. BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF S01°03'23"W ALONG WESTERLY RIGHT-OF-WAY OF COCOANUT ROW, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT) AND BASED ON FIELD MEASUREMENTS.
6. THE "DESCRIPTION" SHOWN HEREON IS IN ACCORD WITH THE DESCRIPTION PROVIDED BY THE CLIENT.
7. UNDERGROUND FOUNDATIONS WERE NOT LOCATED.
8. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
9. FLOOD ZONE: "AE (EL 6')"; COMMUNITY PANEL NO. 120220 0583 F; DATE: OCTOBER 5, 2017.
10. BENCHMARK ORIGIN DESCRIPTION: NATIONAL GEODETIC SURVEY BENCHMARK "TR 10 RM 1 (USE)". ELEVATION = 15.91' NAVD88
11. NO EVIDENCE OF PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
12. NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

CERTIFICATE:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 3, 4, 5, 7(A), 8, 9, 16, AND 17 OF TABLE A THEREOF.

THE FIELDWORK WAS COMPLETED ON 9/24/2021

DATE OF PLAT OR MAP: 12/6/2021

	CORRECT PARKING SPACE COUNT	12/6/21	RW
	REVISIONS	DATE	BY
	FILE NAME 9649 ALTA.dwg		

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

ROYAL POINCIANA PLAZA
ALTA/NSPS LAND TITLE SURVEY

DATE	9/27/2021
DRAWN BY	EJS
F.B./ PG.	HDS
SCALE	AS SHOWN

DAVID P. LINDLEY
REGISTERED LAND
SURVEYOR NO. 5005
STATE OF FLORIDA
L.B. 3591

JOB #	9649
SHT.NO.	1
OF	2 SHEETS

	CORRECT PARKING SPACE COUNT	12/6/21	RW
	REVISIONS	DATE	BY
	FILE NAME: 9649 ALTA.dwg		

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE SURVEYING
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ROYAL POINCIANA PLAZA
ALTA/NSPS LAND TITLE SURVEY

DATE	9/27/2021
DRAWN BY	EJS
F.B./ PG.	HDS
SCALE	AS SHOWN

DAVID P. LINDLEY
REGISTERED LAND
SURVEYOR NO. 5005
STATE OF FLORIDA
L.B. 3591

JOB #	9649
SHT.NO.	2
OF	2 SHEETS

NORTH

GRAPHIC SCALE

20 0 20 40 80 160

(IN FEET)
1 INCH = 40 FT.

LEGEND

A/C – AIR CONDITIONER
L – ARC LENGTH
ALUM. – ALUMINUM
B.E. – BUFFER EASEMENT
C.O. – CLEANOUT
CLF – CHAIN LINK FENCE
COMM. – COMMUNICATION
CONC. – CONCRETE
COV. COVERED
D.E. – DRAINAGE EASEMENT
ELEC. – ELECTRIC
ELEV. – ELEVATION
EQUIP. – EQUIPMENT
ESMT. – EASEMENT
EXIST. – EXISTING
F.P.L.–FLORIDA POWER & LIGHT
FIN. – FINISHED
FLR. – FLOOR
FND. – FOUND
I.R./CAP – IRON ROD & CAP
INV. – INVERT
IRR. – IRRIGATION
L.A.E. – LIMITED ACCESS EASEMENT
O/S – BUILDING OFFSET
O.R.B. – OFFICIAL RECORD BOOK
P.B. – PLAT BOOK
P.B.C.R. – PALM BEACH COUNTY RECORD
P.O.B. – POINT OF BEGINNING
P.O.C.– POINT OF COMMENCEMENT
PGS – PAGE(S)
P.R.M.–PERMANENT REFERENCE MONUMENT
PROP. – PROPOSED
R – RADIUS
R/W – RIGHT–OF–WAY
RGE. – RANGE
SEC – SECTION
Δ – DELTA (CENTRAL ANGLE)
SQ. FT. – SQUARE FEET
TWP. – TOWNSHIP
TYP. – TYPICAL
U.E. – UTILITY EASEMENT
W.M. – WATER METER
W.E. – WATER EASEMENT
S.E. – SANITARY EASEMENT

- ☼ – LIGHT POLE
- ◉ – FIRE HYDRANT
- ▤ – CATCH BASIN
- ⋈ – WATER VALVE
- ○ – SET 5/8" IR/CAP LB 3591
- Ⓢ – SANITARY MANHOLE
- Ⓓ – DRAINAGE MANHOLE
- ⌐○¬ – WOOD POWER POLE (UNLESS NOTED)
- ℄ – CENTER LINE
- 3.09 – EXISTING ELEVATION
- ⊦ – TRAFFIC SIGN
- – ELECTRICAL WIRES OVERHEAD
- ⟵ – ANCHOR
- ▪ – WATER METER
- ▨ – RPZ
- ▼ – GROUND LIGHT
- ▣ – ELECTRIC HAND HOLE
- ⊛ – IRRIGATION CONTROL VALVE
- ⊡ – CONCRETE POWER POLE
- ✺ – FIRE DEPARTMENT CONNECTION
- ⊙ – CLEANOUT

VICINITY LOCATION MAP



VICINITY LOCATION MAP

A0.1.0

SIGNAGE PERMIT

Project no: 21214
Date: 11.17.2023
Drawn by: JG/NC/BR
Project Manager: NF

Revisions:

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Glazer Hall - Signage

The Royal Poinciana Plaza
70 Royal Poinciana Way, Suite 70,
Palm Beach, Florida 33480

SPINAOROURKE + PARTNERS
Architecture • Interior Design
Keith M. Spina # AR13419

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561.684.6844 • Fax 561.684.5594
spinaorourke.com
FL Lic # AA26002399

FILE A-6.0.1 PROPOSED SIGNAGE PLAN.DWG

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Revisions:

Project no: 21214
Date: 11.17.2023
Drawn by: JG/NC/RR
Project Manager: NF

LOCATION PLAN

A0.1.1

SIGNAGE PERMIT

FILE A-6.0.1 PROPOSED SIGNAGE PLAN.DWG



NORTH FACADE
(LOOKING AT TENANT ON THE EAST SIDE)



NORTHWEST FACADE
(LOOKING AT TENANT ON THE EAST SIDE)



LOOKING NORTHWEST FROM PARKING



LOOKING NORTH FROM COURTYARD



LOOKING WEST TOWARDS THEATER



LOOKING SOUTH TOWARDS PARKING

ADJACENT PROPERTY IMAGES

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Revisions:

Project no: 21214
Date: 11.17.2023
Drawn by: JG/NC/RR
Project Manager: NF

A0.2.0

SIGNAGE PERMIT

FILE A-6.0.1 PROPOSED SIGNAGE PLAN.DWG

CURRENT BUILDING CONDITIONS WITH PROPOSED SIGNAGE

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Revisions:

Project no: 21214
Date: 11.17.2023
Drawn by: JG/NC/RR
Project Manager: NF

A0.2.1

SIGNAGE PERMIT

RECOVERED_A-1.1.0 EXISTING SITE PLAN OVERALL SIGNAGE PLAN.DWG

ROYAL POINCIANA WAY

N82°48'15"E 135.85'

N82°48'15"E 135.16'

S88°50'07"E 120.00'

S88°50'07"E 303.54'

FRONT YARD SETBACK

COMM. EQUIP

UTILITY PADS

RISER PAD

EXISTING VALET PARKING

EXISTING PARKING

EXIST. ENTRANCE

APPROVED TRASH/EQUIP YARD

LOADING AREA

EXISTING VALET PARKING

EXISTING PARKING

EXISTING PARKING

EXIST. ENTRANCE

WATERS OF LAKE WORTH

OVERALL BUILDING

N06°23'00"E 501.73'

APPROVED 2 STORY BUILDING 42,512 SF

APPROVED VALET

EXISTING 2-STORY BUILDING
FIN. FLOOR = 5.48
17,381 SF

EXISTING 1-STORY BUILDING
4,397 SF

EXIST. VALET

S01°03'23"W 306.40'

SIDE YARD SETBACK

EXISTING 2-STORY BUILDING
FIN. FLOOR = 5.48 NAVD
17,381 SF

EXISTING 2-STORY BUILDING
FIN. FLOOR = 5.50 NAVD
17,381 SF

EXIST. VALET

PROPOSED RESTAURANT
6,825 INTERIOR SF

FIN. FLOOR = 7.53 NAVD

PARCEL C

FPL ESMT.

EXISTING PARKING

EXISTING PARKING

EXISTING PARKING

EXIST. ENTRANCE

1565 SF PATIO

EXISTING 1-STORY BUILDING FIN. FLOOR = 5.34 NAVD

EXISTING PARKING

EXISTING PARKING

EXISTING VALET PARKING

EXISTING 2-STORY BUILDING
FIN. FLOOR = 5.05 NAVD
19,510 SF

S24°55'23"W 102.53'

N88°50'07"W 182.62'

PALM BEACH TOWERS

EXISTING VALET PARKING

EXIST. ENTRANCE

REAR YARD SETBACK

EXISTING PARKING

N88°50'07"W 293.43'

N88°50'07"W 227.26'

EXISTING BUILDING

PROPOSED BUILDING ADDITION

FLORIDA PUBLIC UTILITIES COMPANY ESMT.

INGRESS & EGRESS ESMT.

FPL ESMT.

1 A1.0.0 **OVERALL SITE PLAN**
SCALE: 1/32" = 1'-0"

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

Glazer Hall - Signage

The Royal Poinciana Plaza
70 Royal Poinciana Way, Suite 70,
Palm Beach, Florida 33480

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Revisions:

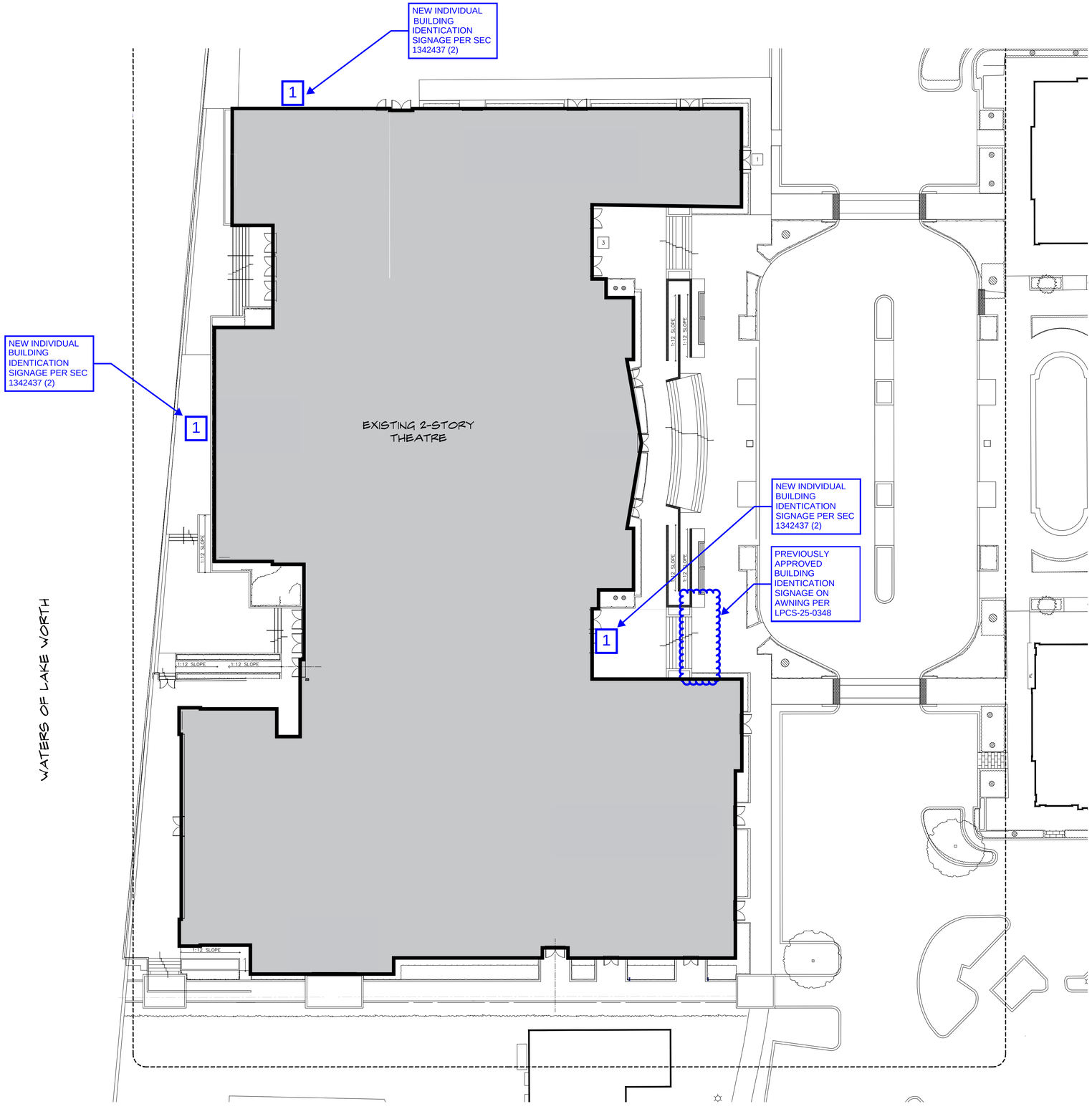
Project no: 21214
Date: 11.17.2023
Drawn by: JG/NC/RR
Project Manager: NF

OVERALL SITE PLAN

A1.0.0

SIGNAGE PERMIT

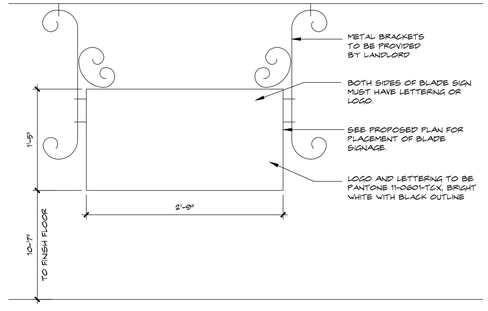
FILE A-6.0.1 PROPOSED SIGNAGE PLAN.DWG



1 A6.0.1 **PROPOSED SIGNAGE PLAN**
SCALE: 1/16" = 1'-0"

BUILDING SIGNAGE KEY NOTES

1 NEW INDIVIDUAL BUSINESS IDENTIFICATION SIGNAGE PER SEC. 134-2437 (2)



A A6.0.1 **BLADE SIGNAGE DESIGN**
SCALE: 1" = 1'-0"

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Date: 11.17.2023
Drawn by: JG/NC/RR
Project Manager: NF

PREVIOUSLY APPROVED SIGNAGE PLAN

A3.0.0

SIGNAGE PERMIT

BIM 360://Royal Poinciana Playhouse/Royal Poinciana Playhouse220061.rvt



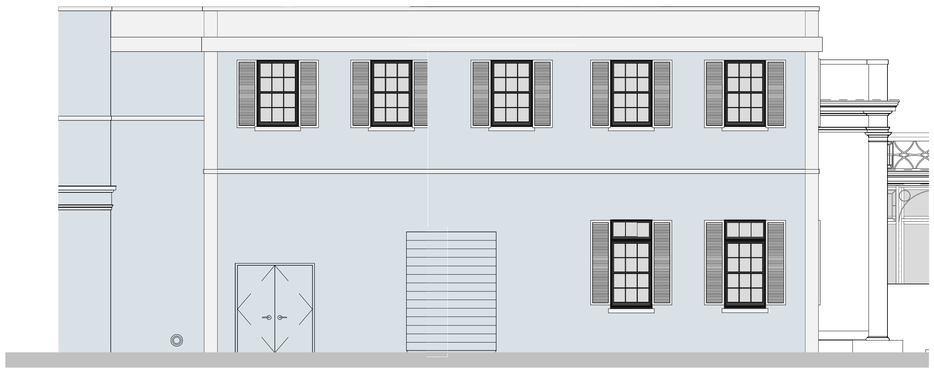
Historic East Elevation



Existing West Elevation



Existing East Elevation



Existing North Elevation

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Date: 11.17.2023
Drawn by: JG/NC/RR
Project Manager: NF

EXISTING ELEVATIONS

A4.0.0

SIGNAGE PERMIT

3/21/2025 4:35:30 PM

BIM 360://Royal Poinciana Playhouse/Royal Poinciana Playhouse20061.rvt

NOTE:
EXISTING LANDSCAPE TO REMAIN, NOT SHOWN FOR CLARITY

BUILDING INDENTIFICATION SIGNAGE TABULAR DATA

	ALLOWED	EXISTING	PROPOSED
EAST	0 SF	17.44 SF	24.04 SF
WEST	0 SF	0 SF	20 SF
NORTH	20 SF	0 SF	9.6 SF
SOUTH	0 SF	0 SF	0 SF
TOTAL	20 SF	17.44 SF	53.64 SF

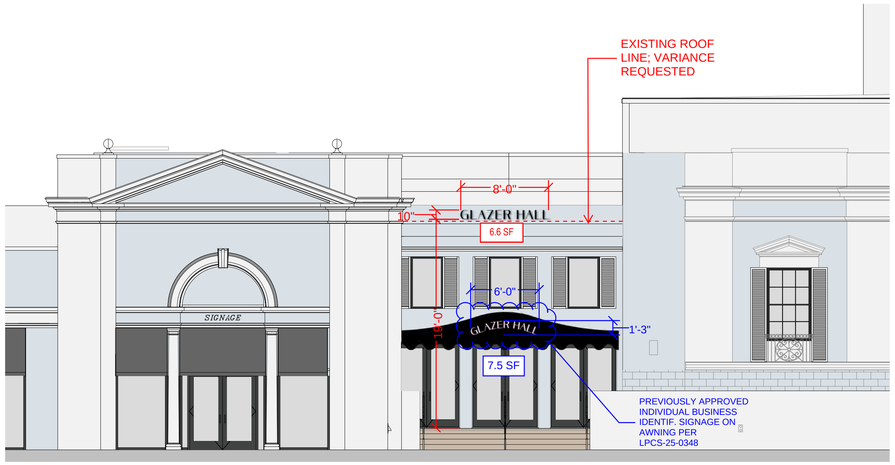


Historic East Elevation



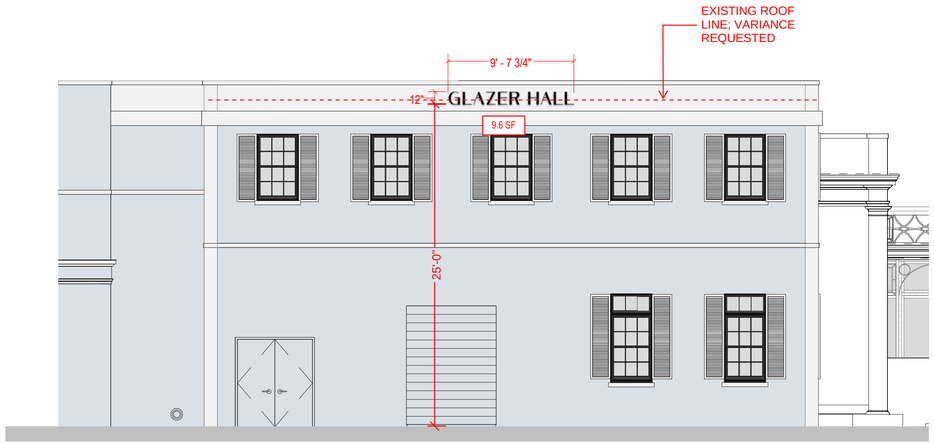
Proposed West Elevation

Matte Black, pinned mounted letters; non-illuminated



Proposed East Elevation

Matte Black, pinned mounted letters; non-illuminated



Proposed North Elevation

Matte Black, pinned mounted letters; non-illuminated

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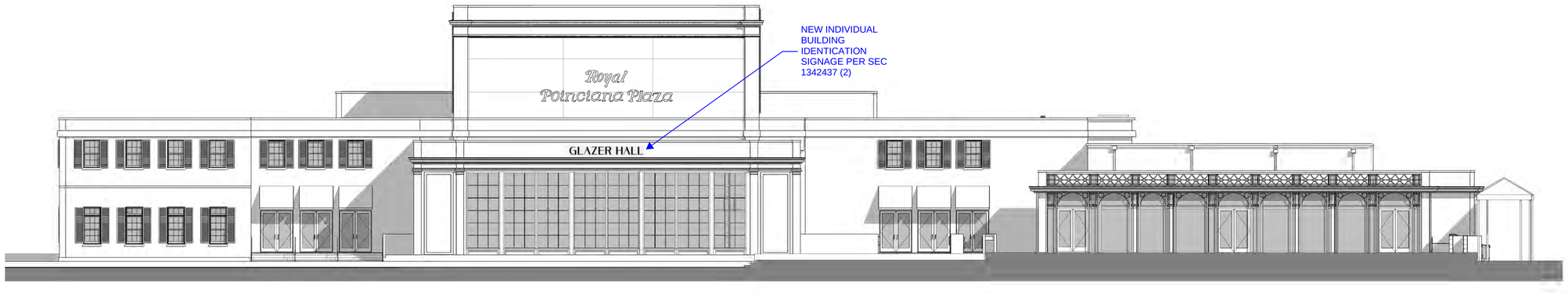
PROPOSED ELEVATIONS

A4.1.0

SIGNAGE PERMIT

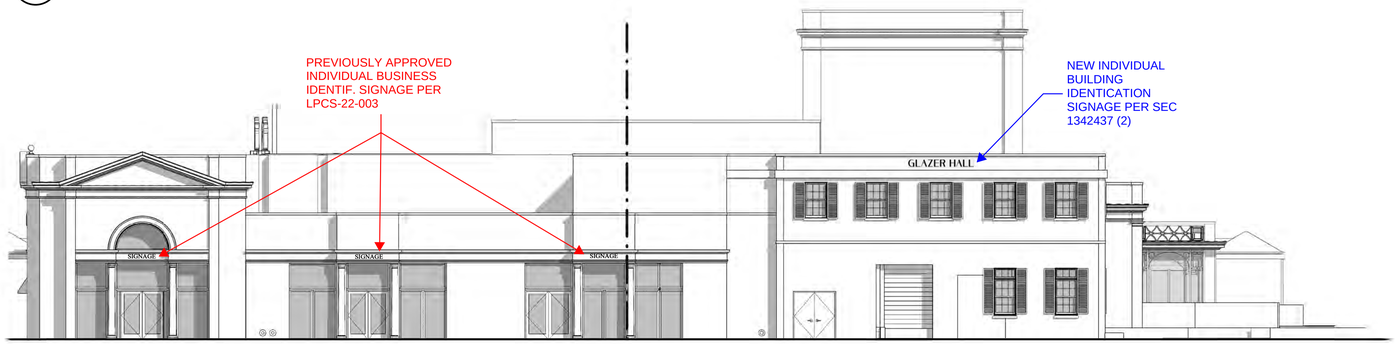
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BIM 360://Royal Poinciana Playhouse/Royal Poinciana Playhouse220061.rvt



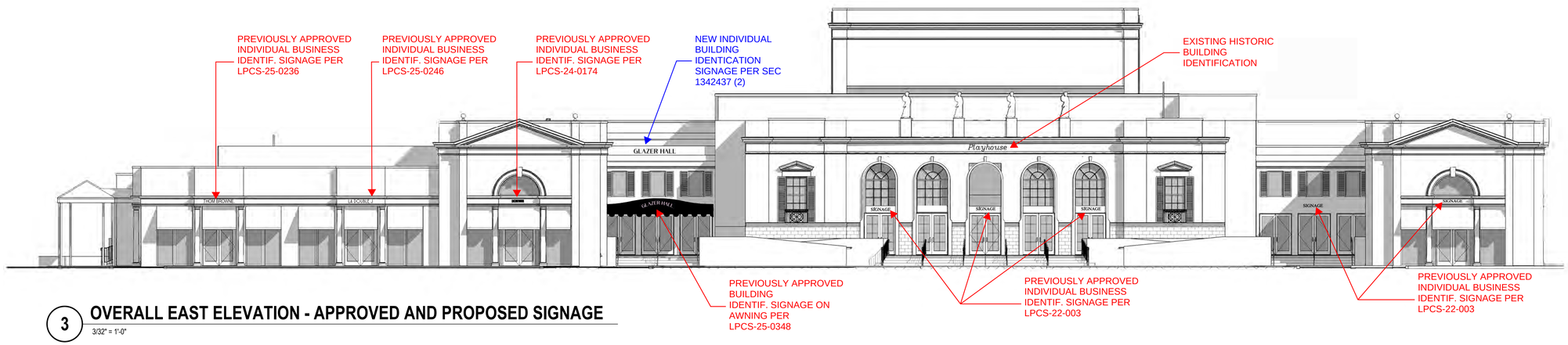
1 OVERALL WEST ELEVATION - APPROVED AND PROPOSED SIGNAGE

3/32" = 1'-0"



2 OVERALL NORTH ELEVATION - APPROVED AND PROPOSED SIGNAGE

3/32" = 1'-0"



3 OVERALL EAST ELEVATION - APPROVED AND PROPOSED SIGNAGE

3/32" = 1'-0"

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Date: 11.17.2023
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PROPOSED ELEVATIONS

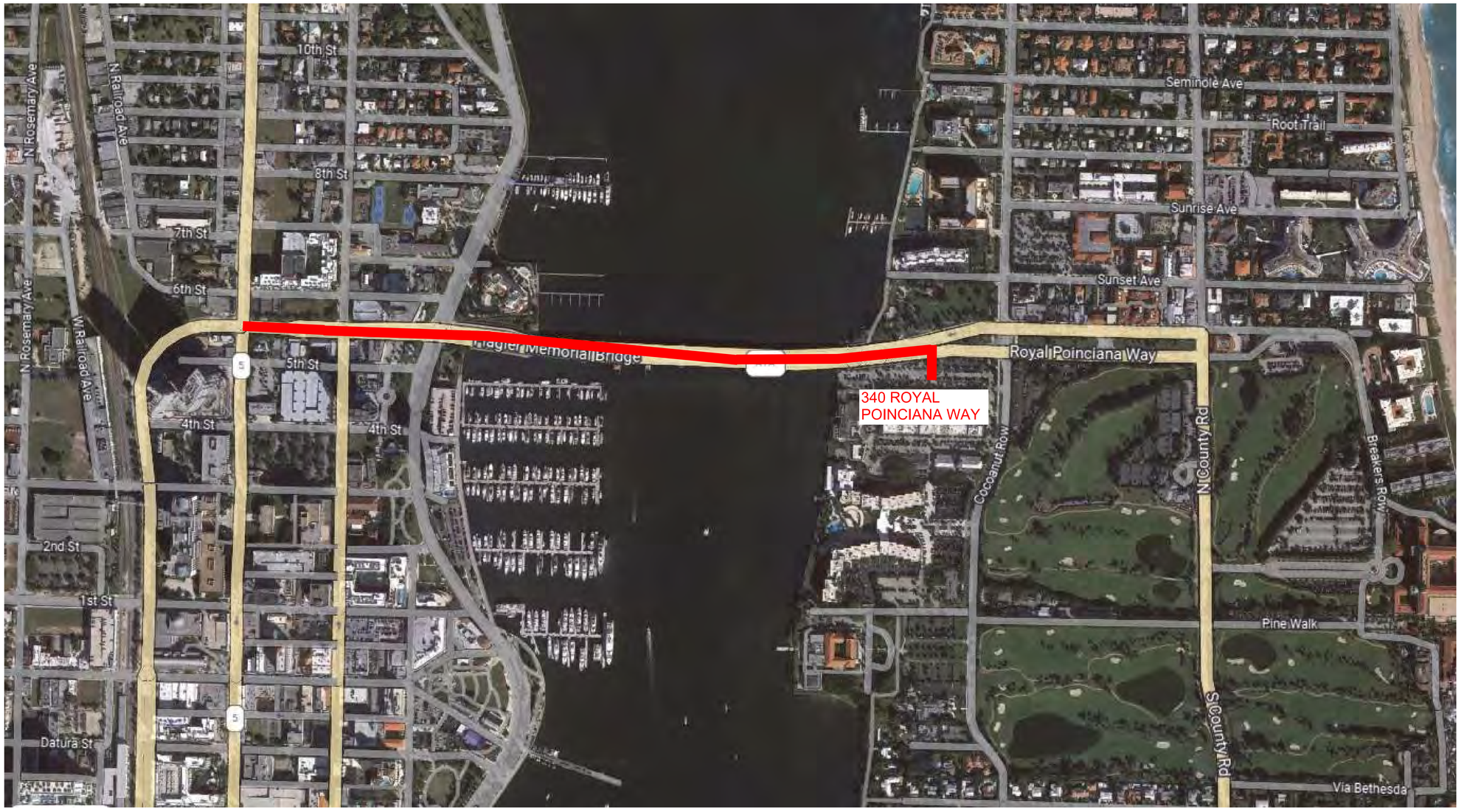
A4.2.0

SIGNAGE PERMIT

3/21/2025 4:35:30 PM

FILE A-6.0.1 PROPOSED SIGNAGE PLAN.DWG

GENERAL SIGNAGE INSTALLATION NOTE:
Construction screening is not required for signage installation. Typical signage to be mounted using a bucket lift unless otherwise noted.



CONSTRUCTION TRUCK LOGISTIC PLAN

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Revisions:

Project no: 21214
Date: 11.17.2023
Drawn by: JG/NC/RR
Project Manager: NF

CONSTRUCTION TRUCK LOGISTIC PLAN

A5.0.0

SIGNAGE PERMIT

Royal Poinciana Playhouse



DESIGNATION REPORT
Wednesday, February 20, 2002

Landmarks Preservation Commission
Palm Beach, Florida

DESIGNATION REPORT

Royal Poinciana Playhouse

Table of Contents

I. GENERAL INFORMATION

II. LOCATION MAP

III. ARCHITECTURAL INFORMATION

IV. HISTORICAL INFORMATION

V. STATEMENT OF SIGNIFICANCE

VI. CRITERIA FOR DESIGNATION

VII. ARCHITECT'S BIOGRAPHY

VIII. PHOTOGRAPHY

IX. SELECTED BIBLIOGRAPHY

Report produced by Research Atlantica, Inc.

Report edited by Timothy M. Frank, AICP, Planner/Projects Coordinator, Town of Palm Beach.

I. GENERAL INFORMATION

Location:	Royal Poinciana Playhouse 70 Royal Poinciana Plaza Palm Beach, Florida
Date of Construction:	1957
Principal Architect:	John L. Volk
Present Owner:	Sidney Spiegel Trust # 31520371
Present Use:	Theater
Present Zoning:	C-PC Zoning District
Palm Beach County Tax Folio Number:	50-43-43-22-00-001-0050-001
Current Legal Description:	This designation report concerns the Royal Poinciana Playhouse, which is located within the boundaries of the Royal Poinciana Plaza. The legal description that follows describes the entire property and is identified as ORB: 7620 PG 1031, "Exhibit A."

LEGAL DESCRIPTION Exhibit "A"

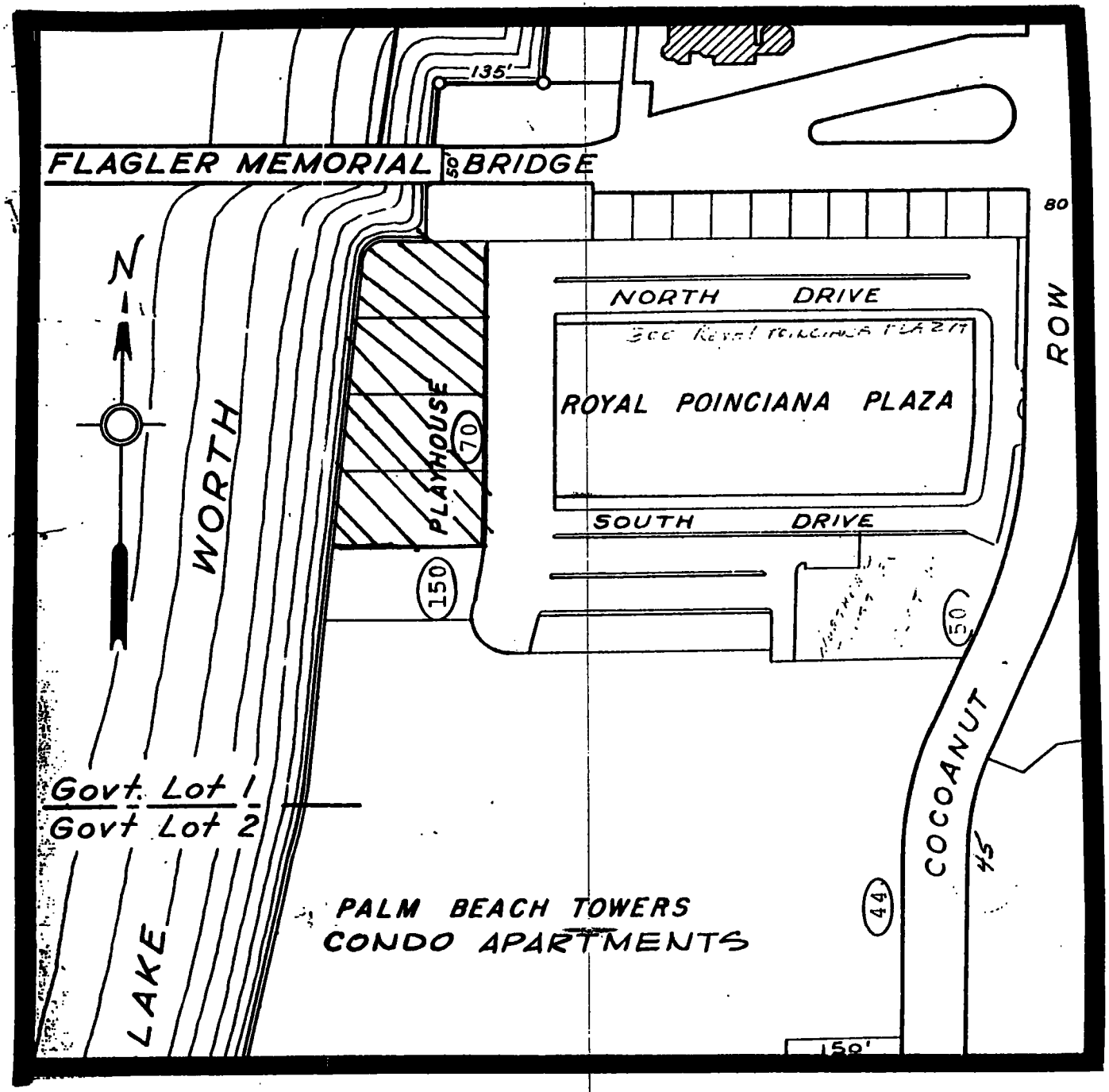
A parcel of land in Section 22, Township 43 South, Range 43 East, Palm Beach County, Florida, bounded as follows:

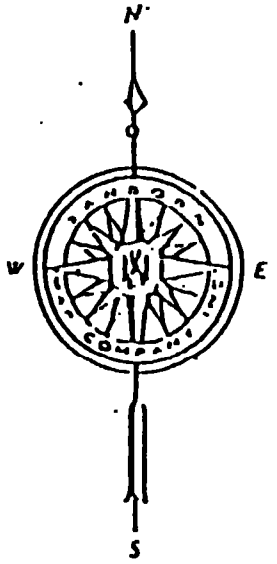
On the north by the southerly right-of-way line of Royal Poinciana Way; on the east by the westerly right-of-way line of Cocoanut Row; on the west by the Waters of Lake Worth; on the south by the following described line:

Commencing at the intersection of the northerly right-of-way line of White Hall Way with the westerly right-of-way line of Cocoanut Row, as said streets are described in deed recorded in Deed Book 814, Page 477, and subsequent pages, public records of Palm Beach County, Florida; thence northerly along the said westerly right-of-way line of Cocoanut Row, a distance of 444.76 feet to the beginning of a curve concave to the east having a radius of 329.60 feet and a central angle of 23° 53' 30"; thence northerly along the arc of said curve, a distance of 137.44 feet, to the tangent to said curve; thence northerly along said tangent, a distance of 59.62 feet to the point of beginning of the herein described south line; thence westerly making an angle from southwest to west of 66° 14' 30", a distance of 227.26 feet; thence northerly at right angles, a distance of 25 feet; thence westerly at right angles, a distance of 293.43 feet to the beginning of a curve to the northeast, having a radius of 65.03 feet and a central angle of 85° 42' 43", a distance of 97.28 feet; thence northwesterly a distance of 33.90 feet, more or less, to the southeast corner of a parcel of land described in Deed Book 1011, Page 226, public records of Palm Beach County, Florida, said southeast corner is located in the arc of a curve concentric with the last herein described curve, and having a radius of 90.03 feet and a central angle of 102° 55' 30" and is 4.19 feet southerly from a point of reverse curve; thence northerly along the arc of the just described curve, a distance of 4.19 feet to the point of reverse curvature of a curve concave to the west, having a radius of 513.29 feet and a central angle of 15° 35' 22"; thence northerly along the arc of said reverse curvature a distance of 97.62 feet to a point in a line parallel with and 461.20 feet southerly from (measured at right angles to) the southerly right-of-way line of Royal Poinciana Way, said line also being described in Deed Book 1011, Page 226, public records of Palm Beach County, Florida; thence westerly along said parallel line, a distance of 191.06 feet, more or less, to the Waters of Lake Worth and the end of the herein described southerly line.

Excepting, however, so much of a nearly rectangular area of land, together with riparian or littoral rights appurtenant or incident thereto, as is included in the foregoing described parcel of land, and which nearly rectangular area of land has a southerly boundary of 208.44 feet, an easterly boundary of 71.20 feet, a northerly boundary of 190.74 feet plus 12.08 feet, on two different courses coinciding with the south line of the east approach of Flagler Memorial Bridge, and having a westerly boundary of 71.88 feet coinciding with the west face of an existing concrete bulkhead within the Waters of Lake Worth, and all as such nearly rectangular area of land and riparian and littoral rights appurtenant or incident thereto are more particularly described and were conveyed in deed of Florida East Coast Hotel Company to Town of Palm Beach, dated September 11, 1939, and recorded in Deed Book 592, Page 478, of the public records of Palm Beach County, Florida.

RECORDER'S MEMO: Legibility of Writing, Typing or Printing unsatisfactory in this document when received.





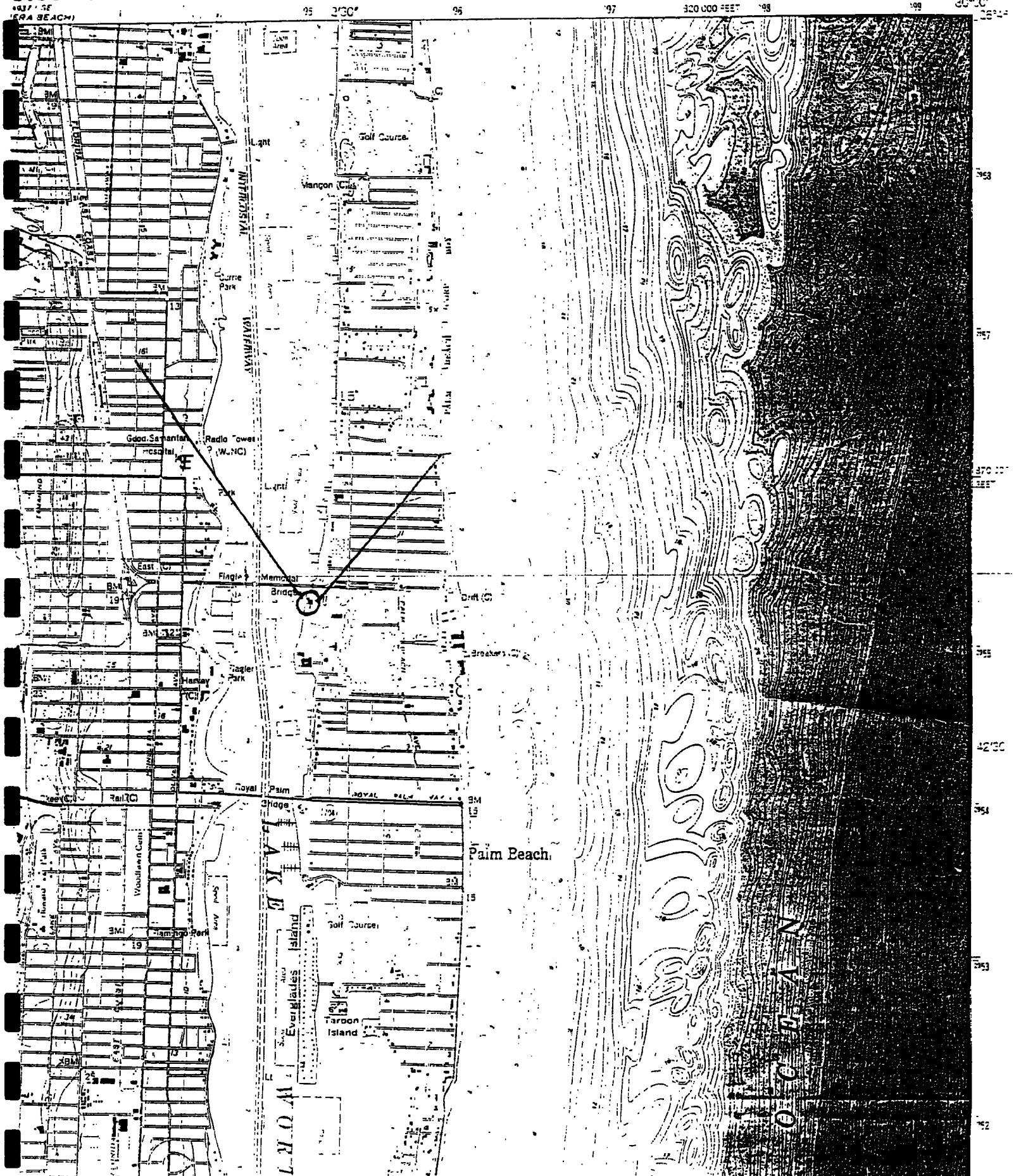
LOCATION MAP

Royal Poinciana Playhouse

Royal Poinciana Playhouse
Palm Beach, Florida

D STATES
T OF COMMERCE
EODETIC SURVEY

PALM BEACH QUADRANGLE
FLORIDA–PALM BEACH CO.
7.5 MINUTE SERIES (TOPOGRAPHIC-BATHYMETRIC)



III. ARCHITECTURAL INFORMATION

The Royal Poinciana Playhouse was designed, along with the Royal Poinciana Plaza, by John L. Volk in 1957 in the Regency style of architecture. Although this designation report only attempts to evaluate and protect the Royal Poinciana Playhouse and not the entire Plaza, it must be remembered that the two were designed at the same time, by the same architect, in the same style. Architecturally the site is part of an integrated whole.

When John S. Phipps of Bessemer Properties hired Mr. Volk, Phipps stated, "John Volk, design for us a shopping plaza in any style you wish; however, it must endure for fifty years." [1] Volk took into account the prominence of the site on Lake Worth and adjacent to the entrance to Palm Beach at the Flagler Memorial Bridge. He also waded through the debate of "tradition vs. modernism," reasoning through the design process, and recording his thoughts on paper in a significant document that helps the architectural historian understand why the Regency style was chosen. In John Volk's own words:

> *Palm Beach is an international resort community which derives much of its atmosphere and charm from maintaining traditional architectural styles in its homes and buildings. These include the Spanish and Italian styles introduced in the 1920's and the British Colonial, Georgian and Regency styles in more recent decades.*
>
> *A strong argument for maintaining traditional architecture in Palm Beach, therefore, is the necessity to avoid marked contrast and discord with existing buildings. An ultra modern structure would break the continuity of styling and no matter what the merits, would create an eyesore in the resort. This would also be true were a Georgian mansion erected in Miami Beach whose major areas are dominated by various versions of "modern" styling.*
>
> *Since contemporary modern architecture is in a transitional period of marked and rapid change, it tends to date quickly. This eliminated modern as a style for buildings expected to maintain a lasting quality and usefulness for a specified period.*
>
> *Considering the above factors and the function of the proposed Plaza as an attractive community center and shopping area, I chose Regency as a most appropriate architectural style for the buildings.*
>
> *Regency is also singularly adaptable to the open modern plan. Its use of*

---

[1] John L. Volk, "The Royal Poinciana Plaza" and "The Royal Poinciana Playhouse." Original manuscript on file at the Volk archives, Palm Beach, Florida. See also John L. Volk, John L. Volk, Palm Beach Architect, compiled by Lillian Jane Volk, Lory Armstrong Volk, and William Dale Waters. (Palm Beach: 2001) p.206.

large scale openings, wide arches, porticos, doorways and windows makes it particularly suitable for a community center and shopping area such as the Royal Poinciana Plaza.[2]

Volk makes clear in this document that he is aware of both the importance of tradition and the trend, during the 1950s, toward modernism. His compromise between the two was forward thinking and part of Volk's brilliance. Realizing that the Royal Poinciana property was more than a commercial destination, and in fact with the inclusion of the Playhouse would be a true "community center," Volk adapted the traditional Regency style that harkens back to 19th century England and the work of John Nash and also references the Italian master Andrea Palladio. Volk turned the elegant and rather formal style that features simple lines, uncluttered planes, and Roman columns with porticos, archways and bay windows, into a pedestrian friendly site adopted for commercial use. He integrates indoor and outdoor space, while also designing to accommodate for the automobile, parking, and the need to solve ingress and egress issue. More recent South Florida projects like Mizner Park in Boca Raton, and City Place in West Palm Beach have built on this concept and owe a debt to John L. Volk.

The actual building permit for the Royal Poinciana Playhouse states that the structure was to include a theater building, club facilities, and offices. The estimated cost on the permit was $326,000 although eventually the final cost would top one and half million dollars [3]

The Playhouse is built of concrete blocks and covered with stucco. It is an irregular shaped building with a flat roof that extends to the rear on the shores of Lake Worth. The main entrance to the theater is to the east facade, with a secondary entrance just to the south that originally went into the club facilities called the Celebrity Room. Design details on the building include shutters, pediments, engaged columns, and a double belt course at the roof line. The most prominent feature is the bowed section of the facade to the north of the entrance. This bay of the theater builds from a solid base of scored blocks to five windows that are recessed and topped with fanlights and keystones. Small aluminum balconies add delicate details. Four classical statuaries, that were imported from Italy and represent the Four Seasons, top the theater adding elegance.

On the north facade of the building, recessed to the rear of the structure is another entrance and loading bay for the delivery and removal of scenery and equipment. John Volk designed

---

[2]Ibid.

[3] Town of Palm Beach Building Permit # 49257, September 24, 1957, on file at the Town of Palm Beach. And Edward Colin Dawson, "A Playhouse is Born," The Social Spectator, Volume LXIII, March, 1958.

the theater so that the block that houses the scenery grid and fly gallery, and usually towers over theater facades, was terraced to the rear in graded planes so that it could be integrated with the classical design of the whole and not overpower the design of either the theater itself or the Royal Poinciana Plaza as a whole.

Although the Landmarks Preservation Commission does not usually evaluate interiors, it is important to note that in the case of a theater, the interior dictates its function and contributes to the importance of the building. John Volk was no novice to theater design. Early in his career in New York he had worked on designs for the Rivoli and Capitol Theaters, and during the 1920s, one of his first commissions was the completion of the 5000 seat Mecca Temple in New York which later became the New York City Center.[4] After designing the Royal Poinciana Playhouse, Volk went on to build the Parker Playhouse in Fort Lauderdale in 1966. This continuum of theater design over a long career, adds to the importance of this structure within the framework of Volk's career.

With all this experience, Volk designed the interior of the Royal Poinciana Playhouse taking into account the needs and demands of the theatrical professionals who would work there, and the comfort of the theater going public. "The ceiling has two separate planes and, over the proscenium, is shaped in an acoustical curve which provides a sounding board to carry voices from the stage to every area of the theater."[5] Paul Crabtree, the production director of the theater noted in 1959 that, "We're supposed to have the finest acoustics in the country."[6]

The stage apron curves out into the auditorium and can be removed to reveal an orchestra pit. Seats are arranged in a stadium style to give every viewer good vision. The seats rise outward in a parabolic curve from the apron of the stage, and originally allotted 1200 cubic feet per person instead of the usual 700 cubic feet to provide more comfort.

Backstage the space is deep enough to accommodate three full-stage scenery platforms, and a grid and fly gallery is installed to make scenery change easy. There is also a wardrobe room, a full scene shop, and a paint shop so that scenery can be constructed on site. Lighting and other technical features of the theater were the most up to date of their era. Dressing rooms overlook Lake Worth and have private entrances to a back terrace area for the comfort

---

[4]Dawson, ibid.

[5]John L. Volk, John L. Volk, Palm Beach Architect. 207, and also quoted in Dawson.

[6]"The Royal Poinciana Playhouse," Theatre Arts, February, 1959. On file at the Volk archives, Palm Beach, Florida.

of cast and crew.[7]

The club facilities of the Royal Poinciana Playhouse are to the south of the theater space in an area that was originally called the "Celebrity Room," and later became the Champagne Room and the Poinciana Club. The room was originally elegant in decor and catered to before and after theater suppers and cocktails. There was dancing and entertainment nightly. A mural on the ceiling was painted by artist Robert Bushnell, who had also completed murals for the Bali Bar in the Everglades Club, and in New York's Port Authority building. The mural included the portraits of 125 celebrities looking down from above over a Venetian style balcony and was roughly 45 feet long by 30 feet wide. The "Celebrity Room" proved to be so popular that its greatest renovation took place the year after it was opened in 1958 to accommodate more patrons. Because the room overlooks Lake Worth and the skyline of West Palm Beach, it is the setting of the building and its proximity to the theater that are its most important features. Its interior has been altered over time.

Building permits in the Town of Palm Beach records indicate that the Royal Poinciana Playhouse has had maintenance work over the years but has not been severely altered since its construction in 1957.(except for the enlargement of the Celebrity Room in 1958) Most work includes alterations to kitchens, offices and interior updates. The air-conditioning was replaced in 1983, and the building was re-roofed in 1985. Despite these typical changes, the building maintains the architectural integrity of John Volk's original design.

IV. HISTORICAL INFORMATION

The first building permit listed in the Town of Palm Beach records for the site of the Royal Poinciana Playhouse was issued on September 4, 1951 to Bessemer Properties to construct a seawall at the edge of Lake Worth[8] This action began the conversion of the former site of Henry M. Flagler's Royal Poinciana Hotel to the Royal Poinciana Plaza and Playhouse as we know them today. The Royal Poinciana Hotel, that had originally opened on February 11, 1894, was in its heyday "the world's largest wooden hotel, stretching more than 1800 feet along Lake Worth."[9] With 1100 rooms and a variety of athletic and cultural activities, the Royal Poinciana Hotel was a true social center for the developing community of Palm

---

[7]Dawson, op.cit.

[8] Town of Palm Beach Building Permit # 39751, September 4, 1951, on file at the Town of Palm Beach.

[9]Charles Lockwood, The Breakers, A Century of Grand Traditions (Palm Beach:1996) p.23.

Beach. The original Royal Poinciana Hotel was badly damaged by the hurricane of 1928 and eventually most of it was demolished over a period of years from 1934 to 1936. The huge conservatory and slat house remained and was used by the Palm Beach Playhouse Company as a theater. During this time, the Flagler East Coast Hotel Company sold the property to Bessemer Properties, which was controlled by the Phipps family. Bessemer sold the south portion of the land to the Palm Beach Towers and the Palm Beach Bank and Trust Company, and kept the north half for development.

It was under the ownership of Bessemer Properties that John L. Volk was hired in 1957 to design the Royal Poinciana Plaza for the site. The original idea specified that the Slat house would be converted "into a modern television studio and a 500-seat theater for the former Palm Beach Playhouse Company."[10] Volk suggested to James F. Riley, Sr., the general manager of Bessemer, that "rather than attempt to redesign the old playhouse, a new playhouse with every modern facility and convenience would greatly enhance the magnificent lakefront development and provide Palm Beach with an attraction worthy of its international reputation."[11] Frank J. Hale, a former vaudeville dancer who went on to become the President of the National Yeast Corporation and the lessee of the theater, agreed and the new Royal Poinciana Playhouse was born on a site that had always been used for theatrical and cultural activities in the Town under Henry Flagler. This theater construction was an event of national importance because it was the "first legitimate professional theatre constructed in the United States since the Adephia opened its doors in New York in 1928."[12]

It is also interesting to note when considering the fact that the Royal Poinciana Theater was built in 1957, that the United States was going through one of many Cold War crises. John Volk wrote and it was later picked up in the press that on the day of the groundbreaking of the Playhouse, October 4, 1957, the Russians launched the first sputnik "an event that caused the nations of the world to reel under the impact of the enormity of Soviet scientific advance."[13] In the spirit of patriotism , Volk pushed constructions schedules as quickly as he could and happlily reported that "on February 3, 1958, one day short of four months later (after the groundbreaking) and four days after America's first satellite was placed in orbit, the curtain rose on the grand opening of the Royal Poinciana Playhouse, its Regency

[10]Dawson. Op.cit.

[11]Ibid.

[12]John L. Volk, 207.

[13]Ibid.

elegance highlighting the tropical scene."[14] Edward Colin Dawson wrote in an article entitled "The Royal Poinciana Plaza" that "the dazzling elegance of the Regency terraces which form the Royal Poinciana Plaza is an assurance that not all the roots of our culture have been left to decay in our preoccupation with missiles and sputniks, and austere utilitarianisms."[15]

The opening season of the Royal Poinciana Playhouse was a huge success as were subsequent seasons.[16] Most seasons were completely sold out on a Season Subscription basis. Playhouse productions the first year included "Picnic," "The Boyfriend," and "The Happiest Millionaire." Stars were TV's Wyatt Earp, Hugh O. Brian, Bob Cummings, Vincent Price, Shirley Booth and Alexis Smith. The Playhouse was also the host to the Polo Ball that was attended by the Duke and Duchess of Windsor. Walter Winchell served as master of ceremonies.[17] United Press Columnist Bob Considine reported after visiting the American theater at the Brussels World Fair in 1958 that "I have now seen the second most beautiful theatre in the world. The first is the Royal Poinciana in Palm Beach."[18]

Other firsts at the Royal Poinciana Playhouse marked important cultural events not just for Palm Beach but for the nation. In 1958, Hale presented the world premiere of the first full-length classical ballet created in the United States. Called "The Princess," the score was written by Mario Braggiotti with a libretto by South African ballerina Jo Anna. The cast from New York was supported by the corps de ballet of the newly organized Palm Beach Ballet Company. Hale also started the Academy Royale in association with the Playhouse. This non-profit organization was formed to provide "promising talent with top professional

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[14] Ibid.

[15] Edward Colin Dawson, "The Royal Poinciana Plaza," The Social Spectator, 1958, p. 181.

[16] It is interesting to note that before the opening of the Playhouse's second season, Frank Hale, while traveling to Europe visited Pope Pius XII and reported to the press that the Pope had "blessed the Playhouse and all associated with it." This, the press reported "was Frank's supreme moment." Edward Colin Dawson, "The Royal Poinciana Playhouse, " The Social Spectator, January 1959. P. 107.

[17] Ibid. 99.

[18] This quote was widely used in local sources about the Royal Poinciana Playhouse. It appears in Dawson's article for The Social Spectator, (99) as well as "Playhouse....Palm Beach," and in John Volk's personal writings about the project and in the finished book, John L. Volk, Palm Beach Architect (207). There is no indication of which source was recorded first.

instruction in drama, music and ballet."[19] Miss Helen Hayes served on the group's advisory board.

During the 1961 season, the Royal Poinciana Playhouse was selected by Laurence Langer of the Theatre Guild "over all the other theatres in the country for the American debut" of three plays which the New York Theater Guild was presenting for the United States Department of State.[20] The first play was Thorton Wilder's classic, "The Skin of Our Teeth," starring Helen Hayes. The other two plays were the world premieres of "The Glass Menagerie" and "The Miracle Worker" both of which went on to great theatrical fame and were eventually made into movies. After their run in Palm Beach, the plays went to Washington, D.C. for a performance for new president John F. Kennedy and then proceeded on a 36 week world tour.[21] Other performances that season included Arlene Dahl in "Roman Candle," and a concert by Liberace. Jimmie Durante was rumored to be booked into the Celebrity room.

Throughout the history of the Royal Poinciana Playhouse celebrities and important theatrical productions have been associated with this venue. The Chamber of Commerce reported in its 1984 Official Guide to Palm Beach that, "An integral component of the Plaza's 11 acre complex is the Royal Poinciana Playhouse with a seating capacity of 860. Facing the beautiful intracoastal waterway of Lake Worth, its glamorous opening nights of Broadway's finest live theatre signals the start of the Social Season in Palm Beach." [22] More recently, on January 20, 2002, Edward Albee, the three time Pulitzer Prize winning playwright, and former Palm Beach resident, wrote a letter to the Palm Beach Daily News stating that the playhouse "remains a splendid performing space and is filled with memories of Palm Beach's high points." [23] This is the legacy of John L. Volk's Royal Poinciana Playhouse. It was built on the premise that the site, going back to Flagler's era, has always been a spot for culture and gathering. The Royal Poinciana Playhouse is a place where the arts can be celebrated both for the Town, and for the cultural life of the community at large and as such deserves

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[19]"The Royal Poinciana Playhouse," Palm Beach Life, January 15, 1959. p74.

[20]"Poinciana Playhouse ....Grand Opening January 23 Kicks off 1961 Social Season." On file at the Volk Archives, Palm Beach, Florida.

[21]Ibid.

[22]"Royal Poinciana Plaza," 1984 Official Guide to Palm Beach Palm Beach Chamber of Commerce, p.65.

[23]Edward Albee, "Playhouse part of Cultural Heritage." The Palm Beach Daily News. January 20, 2002. A 10.

protection under the Landmarks Preservation Ordinance.

V. STATEMENT OF SIGNIFICANCE

The Royal Poinciana Playhouse is important to the Town of Palm Beach and should be designated as a Landmark because it fulfills all four criteria of the Town's ordinance. Built in 1957, it was designed by well known architect, John L. Volk, and is a good example of his work and the Regency style of architecture. It is also important as the site of one of the Town's leading cultural institutions, and historically was placed on the site of an earlier theater and gathering place, Henry M. Flagler's Royal Poinciana Hotel.

VI. CRITERIA FOR DESIGNATION

Chapter 54 of the Code of Ordinances of the Town of Palm Beach (Historic Preservation Ordinance) outlines the criteria for designation of a landmark or landmark site and suggests that at least one criterion must be met to justify the designation. Listed below are criteria which relate to this property and justification for designation:

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

The building of the Royal Poinciana Playhouse and the Royal Poinciana Plaza reflect the change of Palm Beach from the Flagler era to the fashions and times of the mid-twentieth century. Built in 1957, The Royal Poinciana Playhouse is a balance between "modern"concepts of gathering spaces and traditional architecture forms. The Playhouse added to the cultural life of the island, bringing top rated legitimate theater to Palm Beach, while preserving a public gathering spot along the lake front.

(b) "is identified with historic personages or with important events in national, state or local history."

The Royal Poinciana Playhouse has long been associated with a multitude of celebrities and theatrical stars. Helen Hayes, Bob Cummings, Arlene Dahl, Eva Gabor, Celeste Holm, Christopher Plummer, and Dame Judith Anderson are just a few of the award winning stars to have performed in this theater. It can also be associated with important playwrights like Edward Albee and Tennessee Williams. More than any one personality, however, the theater is important because it was the first legitimate theater built in the United States after the Adelphia was completed in New York in 1928 and was reviewed as the most beautiful theater in America after its completion in 1958.

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

The Royal Poinciana Playhouse is a good example of the Regency style of architecture as interpreted by John L. Volk in 1957. Bessemer Properties, the developers of both the theater and the entire Royal Poinciana Plaza, gave Volk the freedom to design the project in any architectural type he desired. Using traditional styling and a sophisticated knowledge of theatrical requirements, Volk took an important Palm Beach location, that had previously been occupied by Henry M. Flagler's hotel, The Royal Poinciana, and transformed the site into a modern destination for cultural, commercial, and entertainment activities. As such it is extremely important for study and clearly fulfills criteria (c).

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

John L. Volk has always been recognized as one of the most important architects to have practiced in the Town of Palm Beach. His Palm Beach career started in the Town in 1924 and lasted until his death in 1984. During that sixty years, Volk designed many homes and individual properties, but it is his "public" projects that shaped how citizens of Palm Beach live, work ,and play. The Royal Poinciana Playhouse is one of these works. The Playhouse is the only theater Volk designed for Palm Beach, but the work acted as a prototype for future theater projects and deserves protection under the Landmarks Preservation Ordinance of the Town of Palm Beach.

VII. ARCHITECT'S BIOGRAPHY

John L. Volk

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

Volk was born in Graz, Austria in 1901. He came to the United States with his parents at the age of nine and grew up in New York. He was a graduate of the Columbia University School of Architecture and the Ecole des Beaux Arts. Volk opened his office in Palm Beach in 1925.

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

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

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

IX. SELECTED BIBLIOGRAPHY

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Royal Poinciana Plaza: to be viewed in context with Playhouse



Royal Poinciana Playhouse: east facade

FRANK J. HALE

Welcomes You To The

Playhouse

and

Celebrity Room



OUR ELEVENTH SEASON
OPENING JANUARY FIFTEENTH

Sorry, No Tickets Available. Our Entire 10 - Week
Theatre Season Is Completely Sold Out On Season Subscription

Celebrity Room

Open Nightly throughout the Theatre Season Located immediately adjacent to the Playhouse

COCKTAILS * DINNER * DANCING NIGHTLY * AFTER THEATRE SUPPER

Informal Attire Welcomed Dinner Reservations Recommended 833-6100

An advertisement from 1968 in Palm Beach Life. Note that the season is sold out.

ADDENDUM

The following Agreement was signed between the Town of Palm Beach and the property owner of the Royal Poinciana Playhouse on March 6, 1979 and was agreed to by the present owner of the property on May 12, 1980. It was discovered during routine historical research, and is included in this designation package for your information, because it has been referred to recently in the press.

A G R E E M E N T

THIS AGREEMENT, made and entered into this 6 day of March, 1979, by and between the TOWN OF PALM BEACH (hereinafter referred to as the "Town"), and POINCIANA PROPERTIES, LTD., a Virginia Limited Partnership, authorized to do business in Florida (hereinafter referred to as "Partnership").

W I T N E S S E T H:

WHEREAS, Partnership made an application for variance No. 39-78 with respect to the property known as the Royal Poinciana Plaza on Cocoanut Row in the Town of Palm Beach located on land situate, lying and being in the Town of Palm Beach, Palm Beach County, Florida, more particularly described on the sheet attached hereto as Exhibit A; and

WHEREAS, after public notice and a public hearing on the Partnership application, the Town Council of the Town of Palm Beach granted said variance No. 39-78 with modifications of the original plan at its meeting of February 13, 1979 subject to the following conditions; and

WHEREAS, Partnership suggested and volunteered some of said conditions and by this agreement does hereby covenant and agree with TOWN that the conditions hereinafter set forth have become binding obligations on the part of Partnership, and upon its successors and assigns.

NOW, THEREFORE, know all men by these presents that in consideration of the premises hereinbefore set forth and for other

THIS INSTRUMENT WAS PREPARED BY
[illegible]
Attorney at Law
[illegible] Florida 33480

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

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good and valuable considerations, the parties do hereby agree as follows:

1. The granting of variance No. 39-78 is contingent upon and subject to compliance by Partnership with the following conditions, to wit:

A. Immediately upon the complete execution of this agreement, Partnership shall simultaneously execute a stipulation with the Town to dismiss the legal action against the TOWN for "Declaratory Judgment and Injunctive Relief" filed in the Circuit Court of the Fifteenth Judicial Circuit in and for Palm Beach County, Florida No. 76-508-CA (L) 01 B Civil Division and thereafter stipulation shall be filed and the action shall be dismissed with prejudice.

B. Upon completion of the modified construction proposed to the Council, the buildings and the property shall conform to the requirements of the Zoning Code of TOWN except as to the number and size of nonconforming parking spaces then existing in the Royal Poinciana Plaza and the size of the spaces now existing (and to be added upon demolition of the "Slat House" and to be added as shown in "shaded blocks" on plans) which will continue to be used. No other non-conformity will be permitted.

C. Upon completion of the project, there will be over 16% of landscape open space, as defined by the Zoning Code of TOWN and determined by the Building Official. After construction is completed and certificate of occupancy is issued

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there shall be no conversion of any landscaped areas to paved areas without approval of the Town.

D. All landscaping must be approved on site by Honorable Thomas Mettler, a member of the Town Council, before a certificate of occupancy is granted. In granting such approval said Town Council member will be looking for substantial conformity with both Town Ordinance requirements and with the plans submitted (and to be submitted) and on file with the Building Official. However, the parking spaces which could have been provided in the northeast corner of the property and along the perimeter roads on the east boundary of the property will be eliminated as directed by the Town Council which will add to the number of non-conforming parking spaces permitted.

E. Creation of Unity of Title to prohibit the separate conveyance of any portion of Royal Poinciana Plaza.

2. Subsequent to the completion of construction and during its ownership of the Royal Poinciana Plaza the Partnership (and during the ownership of any purchaser) agrees to perform as follows:

A. In the event of the demise of the historic Mysore Fig Tree, that area within the curb around the base of the tree will be maintained in its entirety as an open landscaped space.

B. There shall be no construction of any new buildings in the Royal Poinciana Plaza after completion of construction of Building B (located in the northwest corner of the Plaza) contemplated under

variance No. 39-78 herein, however, this shall not prohibit construction of alterations or renovations of any buildings in the Plaza which does not increase number of square feet in said buildings. The compromise plan as finally granted by the Town provides for the destruction of all but approximately 2,400 sq. ft. of the easterly portion of the present "old playhouse building a/k/a Slat House" (located in the southeast corner of the Plaza) and conversion of this area to landscaped parking spaces of the same size as those now in the Plaza. The plans for renovation of the easterly portion of the present "old playhouse building a/k/a Slat House" shall be approved by the Architectural Commission of the Town of Palm Beach. Building A as proposed in the variance application shall not be constructed but shall remain as landscaped parking area.

C. It will not object to or contest by legal action any zoning which precludes further development of any nature in the Plaza and further it will not instigate or participate in legal action to repeal current zoning ordinance.

D. It will not require any retail shop in Royal Poinciana Plaza by lease or otherwise to maintain evening hours of operation and will prohibit all but 10% of total square footage of said retail shops from remaining open after 6:00 p.m.

E. It will continue to lease the space now occupied and used by the "Poinciana Theater" only for use as a theater of the performing and/or visual arts and

for lectures or other special events. The current Lessee has agreed that there will be only one matinee performance during the business week (Monday-Friday) beginning with July 1, 1979 through June 30, 1983. Upon entering into a new lease, i.e. after June 30, 1983, it will permit no theater matinees during the week but only on weekends. This will not preclude the use of the theater for lectures or other special events on the weekends during the remainder of the year when theater productions are not being presented.

F. It will include a restrictive clause in any contract of sale of the Plaza whereby the purchaser agrees to prohibit use of the "Poinciana Theater" for any purpose other than as set forth in paragraph E above and that said restriction shall be contained in the dead of conveyance to purchaser.

G. It will not allege economic hardship as a basis to abrogate any of the terms of this agreement.

3. The above conditions shall be construed to be covenants and restrictions running with the land and shall be in full force and effect so long as the structure currently known as the Royal Poinciana Plaza continues to be in existence and is located upon the above-described premises. However, none of the above shall bind Partnership or any subsequent owners of the Royal Poinciana Plaza to this agreement or the current zoning ordinance if at some future date that ordinance is revised as it applies to the plaza and thereby provides for further development possibilities.

4. Upon any breach of the above covenants and conditions by Partnership or its successors and assigns, TOWN shall have all

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the rights and remedies allowed by law to require strict compliance with the said covenants and conditions.

5. Under the TOP, with Sanitary Sewage Good Faith Amendment, the commercial allocation will be used in its entirety for this project and Council has approved 1500 gallons more per day to be allocated tc accommodate this project.

6. This agreement shall inure to and be binding upon the successors and assigns of the parties hereto. This agreement may be changed only by written amendment executed by the TOWN and Partnership or its successors or assigns.

IN WITNESS WHEREOF, the parties have executed this agreement on the day and year first aforesaid.

TOWN OF PALM BEACH

ATTESTED BY:

By: _____
George R. Frost, Town Manager

_____
Grace T. Peters, Town Clerk

CORPORATE SEAL

APPROVED:

_____ 1979
TOWN ATTORNEY

POINCIANA PROPERTIES, LTD.

By: _____ (L.S.)
General Partner

_____
As to Partnership

STATE OF FLORIDA)
: SS
COUNTY OF PALM BEACH)

Before me the undersigned authority personally appeared GEORGE R. FROST and GRACE T. PETERS, Town Manager and Town Clerk respectively of the Town of Palm Beach, a municipal corporation located in Palm Beach County, Florida, known to me to be the individuals described in and who executed the foregoing agreement on behalf of the Town of Palm Beach and they acknowledged before me that they executed the same for the purposes therein expressed.

Witness my hand and official seal this 6th day of _____, 1979.

(NOTARY SEAL)

_____
Notary Public in and for the State and County aforesaid

My Commission Expires:

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STATE OF FLORIDA)
: SS
COUNTY OF PALM BEACH)

Before me the undersigned authority personally appeared JAMES COMYNS, General Partner of Poinciana Properties, Ltd., a Virginia Limited Partnership, known to me to be the individual described in and who executed the foregoing agreement, and acknowledged before me that he executed the same for the purposes herein expressed.

Witness my hand and official seal this 23 day of March, 1979.

(NOTARY SEAL)

Claire C. Peterson
Notary Public in and for the
State and County aforesaid

My Commission Expires:
Notary Public, State of Florida at Large
My Commission Expires Dec. 27, 1979
Bonded by American Fire & Casualty Co.

DESCRIPTION

On the north by the southerly right-of-way line of Royal Poinciana Way; on the east by the westerly right-of-way line of Cocoanut Row; on the west by the Waters of Lake Worth; on the south by the following described line;

Commencing at the intersection of the northerly right-of-way line of White Hall Way with the westerly right-of-way line of Cocoanut Row, as said streets are described in deed recorded in Deed Book 814, page 477 and subsequent pages, public records of Palm Beach County, Florida; thence northerly along the said westerly right-of-way line of Cocoanut Row, a distance of 444.76 feet to the beginning of a curve concave to the east having a radius of 329.60 feet and a central angle of 22°-53'-30"; thence northerly along the arc of said curve, a distance of 137.44 feet, to the tangent to said curve; thence northerly along said tangent, a distance of 59.62 feet to the point of beginning of the herein described south line; thence westerly making an angle from south-west to west of 66°-14'-30", a distance of 227.26 feet; thence northerly at right angles, a distance of 25 feet; thence westerly at right angles, a distance of 293.43 feet to the beginning of a curve to the northeast, having a radius of 65.03 feet and a central angle of 85°-42'-43", a distance of 97.28 feet; thence northwesterly a distance of 33.90 feet, more or less, to the southeast corner of a parcel of land described in Deed Book 1011, page 226, Public Records of Palm Beach County, Florida, said southeast corner is located in the arc of a curve concentric with the last herein described curve, and having a radius of 90.03 feet and a central angle of 102°-55'-30" and is 4.19 feet southerly from a point of reverse curve; thence northerly along the arc of the just described curve, a distance of 4.19 feet to the point of reverse curvature, of a curve concave to the west, having a radius of 513.29 feet and a central angle of 15°-35'-22"; thence northerly along the arc of said reverse curvature, a distance of 97.62 feet to a point in a line parallel with and 461.2 feet southerly from (measured at right angles to) the southerly right-of-way line of Royal Poinciana Way, said line also being described in Deed Book 1011, page 226, Public Records of Palm Beach County, Florida; thence westerly along said parallel line, a distance of 191.06 feet, more or less, to the Waters of Lake Worth and the end of the herein described southerly line.

Excepting, however, so much of a nearly rectangular area of land, together with riparian or littoral rights appurtenant or incident thereto, as is included in the foregoing described parcel of land, and which nearly rectangular area of land has a southerly boundary of 208.44 feet, an easterly boundary of 71.2 feet, a northerly boundary of 190.74 feet plus 12.08 feet on two different courses coinciding with the south line of the "east approach of Flagler Memorial Bridge", and having a westerly boundary of 71.88 feet coinciding with the west face of an existing concrete bulkhead within the Waters of Lake Worth, and all as such nearly rectangular area of land and riparian and littoral rights appurtenant or incident thereto are more particularly described and were conveyed in deed of Florida East Coast Hotel Company to Town of Palm Beach, dated September 11, 1939, recorded in Deed Book 592, page 476 of the Public Records of Palm Beach County, Florida.

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Certified
Palm Beach County, Fla.
John B. Dunkle
Clerk Circuit Court

EXHIBIT "A"

TOWN OF PALM BEACH

Information for Landmarks Preservation Commission Meeting on:
September 17, 2025

To: Landmarks Preservation Commission

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

From: Planning, Zoning & Building

Re: COA-25-0026 280 SUNSET AVE. The property owner, Bradley Park Owner, LLC (James M. Crowley, Authorized Representative), has filed an application requesting a Certificate of Appropriateness for the installation of cabana-style umbrellas in the courtyard of the White Elephant Hotel, as well as minor landscape modifications for the landmarked property.

Date: 9/10/2025

ATTACHMENTS

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

STRATEGIC PLAN

Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Community Preservation
Quality of Life

FUNDING

No Fiscal Impact

COA-25-0026 280 SUNSET AVENUE. The property owner, Bradley Park Owner, LLC (James M. Crowley, Authorized Representative), has filed an application requesting a Certificate of Appropriateness for the installation of cabana-style umbrellas in the courtyard of the White Elephant Hotel, as well as minor landscape modifications for the landmarked property.

Applicant: Bradley Park Owner, LLC
Representative: James M. Crowley

HISTORY:
The subject property was built in 1923 and landmarked in 1980. As stated in the designation report: *"The Bradley House, originally known as the Algomac Hotel, is one of the earliest hotels designed in the Mediterranean motif in Palm Beach...The Algomac Hotel was constructed in 1923 by Colonel F. T. Bradley. The hotel was constructed immediately adjacent to his famous Beach Club gambling casino as a private hotel for his friends and guests."*

THE PROJECT:
The applicant has submitted plans, entitled "COURTYARD UMBRELLA REPLACEMENT", as prepared by **Emeritus Development**, uploaded on August 18, 2025.

The following is the scope of work:

- Installation of four (4) cabana-style umbrellas in the courtyard of the White Elephant Hotel, associated with the Lola 41 restaurant.

Site Data			
Zoning District	C-TS	**Lot Size (SF)**	19,980 SF
Future Land Use	COMMERCIAL	**Lot Coverage**	Required: 70% (13,986 SF) Existing: 41.5% (8,294 SF) Proposed: 44.6% (8,911 SF)

Surrounding Properties / Zoning	
North	135 Bardley Place / C-TS
South	283 and 265 Royal Poinciana Way / C-TS
East	262 Sunset Ave / C-TS
West	Bradley Park / R-B

STAFF ANALYSIS:
The application is seeking a Certificate of Appropriateness to install four (4) cabana-style umbrellas grouped together, each measuring 12'-3" x 12'-7" with an overall height of 11'-5". Their combined area will be approximately 617 square feet.

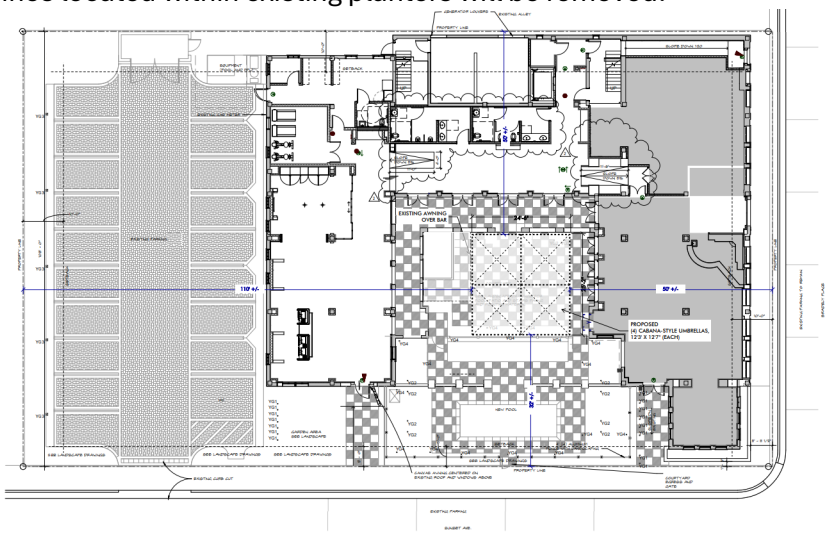


Proposed north elevation.



Renderings.

A black and white striped canvas cover is proposed over each cabana-style umbrella. To accommodate the cabana-style umbrellas, three (3) existing accent palms, shrubs, and vines located within existing planters will be removed.



Roof plan.

As noted in the plans, no seating changes are proposed for the Lola 41 restaurant.

CONCLUSION:

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

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

WRB: JGM: FHM: ALF

Gunster

.Our File Number: 47324-00004
Writer's Direct Dial: (561) 650-0633
Writer's E-Mail Address: jcrowley@gunster.com

August 1, 2025

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

Re: LOI for 280 Sunset Avenue - Certificate of Appropriateness Number: COA-25-0026

We are pleased to submit the accompanying documents and drawings in connection with our combination application for Certificate of Appropriateness and Variance Approval (the "Application") for the approval of four (4) new courtyard umbrellas for the Lola 41 Restaurant at the White Elephant Hotel property located at 280 Sunset Avenue, Palm Beach, FL (the "Property"). Section 54-71 of the Town Code of Ordinances requires Landmarks Preservation Commission approval for exterior changes on a landmarked property. After a great deal of study looking at more permanent options, the removable umbrellas are now being proposed to provide the necessary protection for these previously approved outdoor seats. The umbrellas are necessary to provide a comfortable area for diners at Lola 41, and will provide shade during the hotter summer months, and protection against rain events that often "pop-up" without warning.

1. Criteria for Development Order Approval

A. Landmarks Preservation in accordance with Section 54-122 (New Construction).

(a) The following aspects of new construction shall be visually compatible with the buildings and environment with which the new construction is visually related:

(1) The height, the gross volume, and the proportion between width and height of the façade;
(2) The proportions and relationships between doors and windows;
(3) The rhythm of solids to voids created by openings in the façade;
(4) The material used in the façade;
(5) The texture inherent in the façade;
(6) The colors, pattern and trim used in the façade; and
(7) The design of the roof.

(b) Existing rhythm created by existing building masses and space between them should be preserved.
(c) The landscape plan should be sensitive to the individual building and its occupants and needs and should be visually compatible with the buildings and environment with which it is visually related.
(d) A new street façade should blend directionally with other buildings with which it is visually related; which is to say, when adjacent buildings have a dominant horizontal or vertical expression, that expression should be carried over in the new façade.
(e) Architectural details should be incorporated as necessary to relate the new with the old and to preserve and enhance the inherent architectural characteristics of the area.

B. Landmarks Preservation in accordance with Section 54-123 (Exterior Alterations).

(a) The criteria set forth in section 54-122, if applicable, shall be considered in passing upon an application for exterior alterations; provided that the commission may consider the original design of the building and the buildings visually related to it and disregard alterations subsequently made thereto.
(b) Exterior alterations shall not affect the architectural quality or historical character of the building.

The Application request for four (4) large umbrellas that are physically next to each other is a singularly focused request that will provide shade and shelter from rain events for those dining alfresco at the Lola 41 Restaurant at the White Elephant Hotel. The umbrellas are removable and not permanent in nature, and therefore do not negatively impact the historic hotel in any way. Because the umbrellas are removable and are not permanent, and the area under the umbrellas is not habitable space in any sense of the term, we believe they should not count toward lot coverage. However, even if this area were to be counted toward lot coverage, the lot coverage would only increase from 41.5% to 44.6% of the site, which is well below the 70% lot coverage permitted. Also, it should be noted that the landscape open space areas previously approved for the property will be maintained, with the only change being the removal of three (3) small accent palms from planters, which will be replaced by other landscape material as noted on the proposed landscape plan included in this submittal, because these palms conflict with the proposed umbrellas.

The umbrellas have been designed to perfectly fit-in with the colour palette of the hotel, and will be aesthetically pleasing, whilst providing diners with protection from

the elements, which can be quite severe in the Town. The proposed umbrellas will be visually compatible with the height, gross volume, and the proportion between width and height of the façade of the adjacent buildings and environment, and do not affect the architectural quality or historical character of the building, and we feel actually improve upon the quality and character of the building.

In closing, we feel this request is approval of the four (4) courtyard umbrellas is an extremely reasonable request to provide outdoor diners with protection from the weather, and do so in the least impacting way, given that the umbrellas are removable, and do not adversely affect the historic hotel and property, nor do the negatively impact the surrounding the neighbourhood.

Sincerely,



James M. Crowley

JMC/jl

NEW ENGLAND
DEVELOPMENT

WHITE ELEPHANT
PALM BEACH

LO LA 41°

Gunster

LANDMARKS SUBMISSION:
COURTYARD UMBRELLA REPLACEMENT

AUGUST 18, 2025 EXPECTED HEARING DATE: SEPTEMBER 17, 2025

280 SUNSET AVENUE
PALM BEACH. FL

SHEETS:

SURVEY (IN PROGRESS)
G1.0 LOCATION MAP
G2.0 EXISTING PHOTOS
GS-1 GREENSPACE CALCULATIONS
LP-1 PLANTING PLAN
A1.0 PROPOSED FLOOR PLAN
A3.0 PROPOSED ELEVATION DIAGRAM & PROPOSED MATERIALS
U1.0 UMBRELLA DETAILS

LOCATION PLAN

WHITE ELEPHANT™
PALM BEACH

LO LA 41°

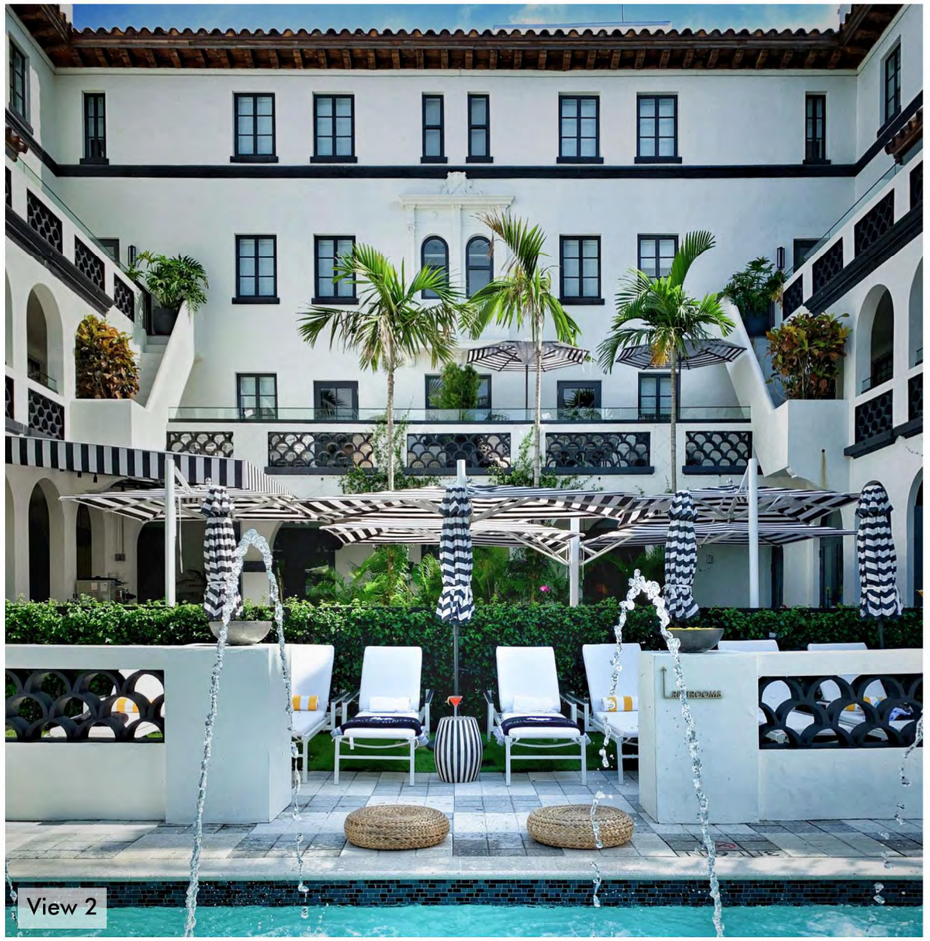
LANDMARKS SUBMISSION:
COURTYARD UMBRELLA REPLACEMENT

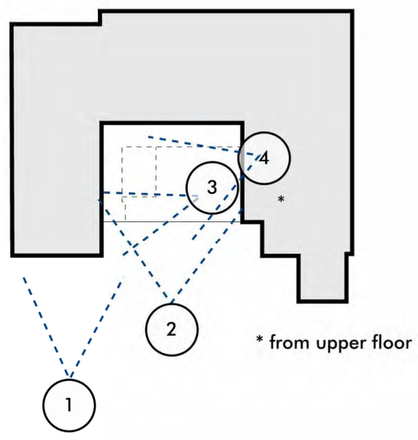
280 SUNSET AVENUE
PALM BEACH, FL

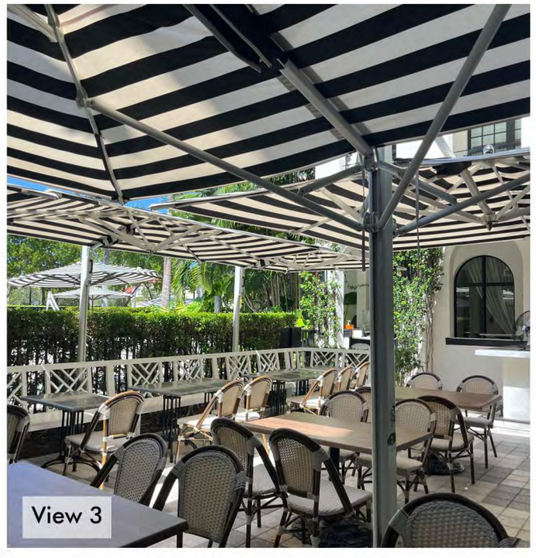
G1.0



View 1


View 2




View 3


View 4

EXISTING PHOTOS

WHITE ELEPHANT™
PALM BEACH

LO LA 41°

LANDMARKS SUBMISSION:
COURTYARD UMBRELLA REPLACEMENT

280 SUNSET AVENUE
PALM BEACH. FL

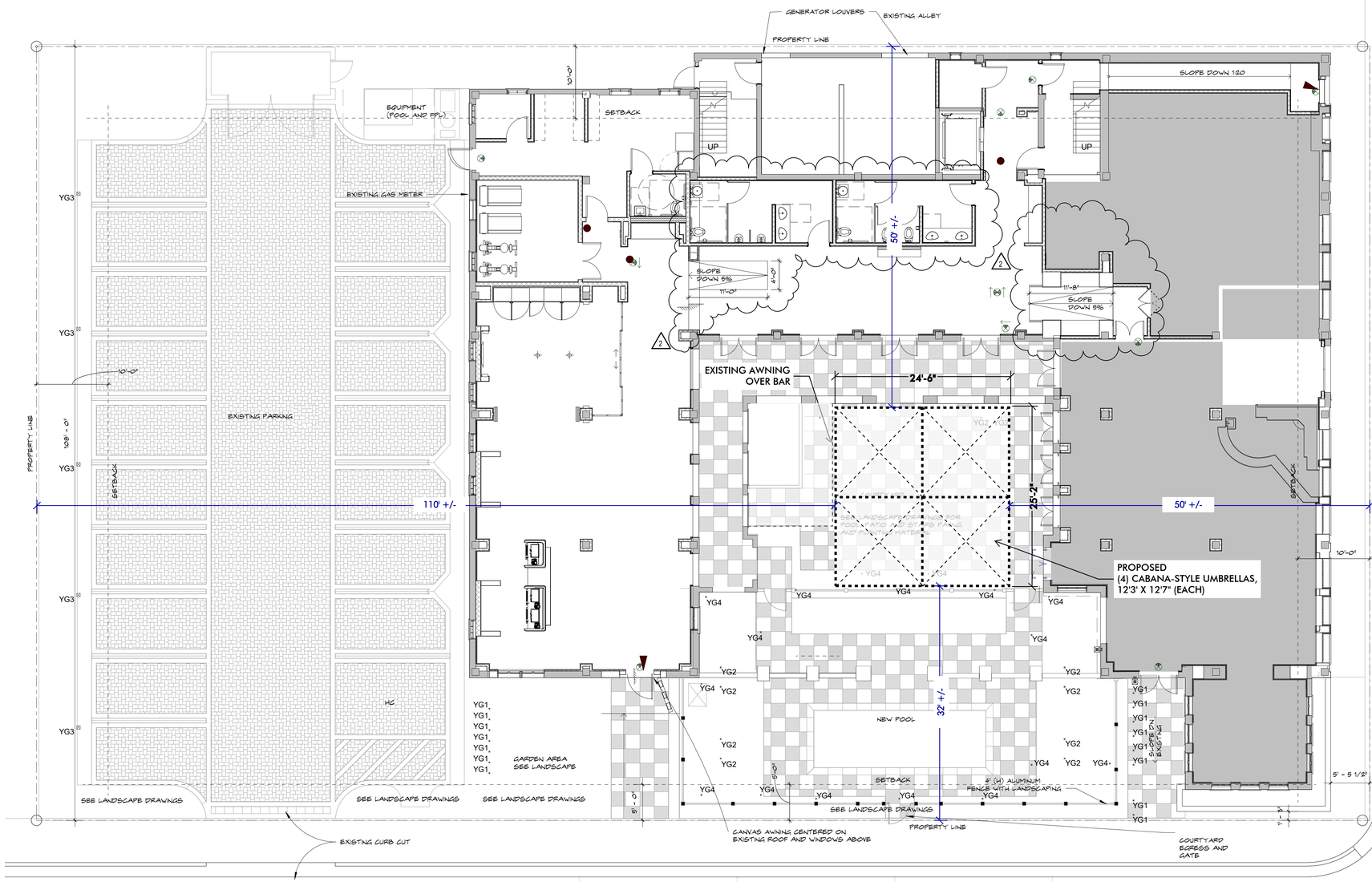
G2.0

BIM 360://Bradley Park Hotel/Bradley Park Hotel.rvt

ZONING DISTRICT	- C-TS COMMERCIAL TOWN SERVICE				NO CHANGE
DESCRIPTION	REQ./ALLOWED EXISTING:	REQ./ALLOWED PROPOSED:	EXISTING:	PROPOSED:	
LOT AREA:	4,000 S.F.	4,000 S.F.	458 ACRES / 19,980 S.F.	458 ACRES / 19,980 S.F.	√
LOT WIDTH:	30'	30'	185'-0"	185'-0"	√
LOT DEPTH:	90'	90'	108'-0"	108'-0"	√
FRONT YARD:	5'	5'	10'-0"	10'-0"	√
SIDE YARD:	10'	10'	10'-0"	10'-0"	√
REAR YARD:	10'	10'	11'-1"	11'-1"	√
STAND ALONE PERGOLA:	5'	5'	-		√
BUILDING G.S.F.	15,000 SF MAX.	15,000 SF MAX.	28,449 S.F.	28,449 S.F.	√
BUILDING HEIGHT	25' (2 STORY)	25' (2 STORY)	64.91 N.A.V.D.	64.91 N.A.V.D.	√
OVERALL BUILDING HEIGHT			64.91 N.A.V.D.	64.91 N.A.V.D.	√
LOT COVERAGE	70% MAX	70% MAX	41.9% (8,394 S.F.)	44.6% (8,911 S.F.)	

+617 S.F. FOR PROPOSED CABANAS

EXISTING BUILDING



NOTES:
PREVIOUS AS-BUILT PLAN BACKGROUND USED TO SHOW PROPOSED CABANA-STYLE UMBRELLA PROPOSAL.

NO CHANGES TO SEATING ARE PROPOSED.

1 / A1.0 PROPOSED TEMPORARY CABANA STYLE UMBRELLAS - FLOOR PLAN
Scale: 1/8" = 1'-0" (Ref from: 4/A2.1.1)

LANDMARKS SUBMISSION: COURTYARD UMBRELLA REPLACEMENT

280 Sunset Avenue,
Palm Beach, Florida 33480

THESE DRAWINGS ARE FOR THE EXCLUSIVE USE OF GLIDDEN SPINA + PARTNERS, INC. AND MAY NOT BE DUPLICATED, REPRODUCED OR USED IN ANY MANNER WITHOUT THE EXPRESS WRITTEN CONSENT OF GLIDDEN SPINA + PARTNERS, INC. ALL RIGHTS RESERVED

Revisions:

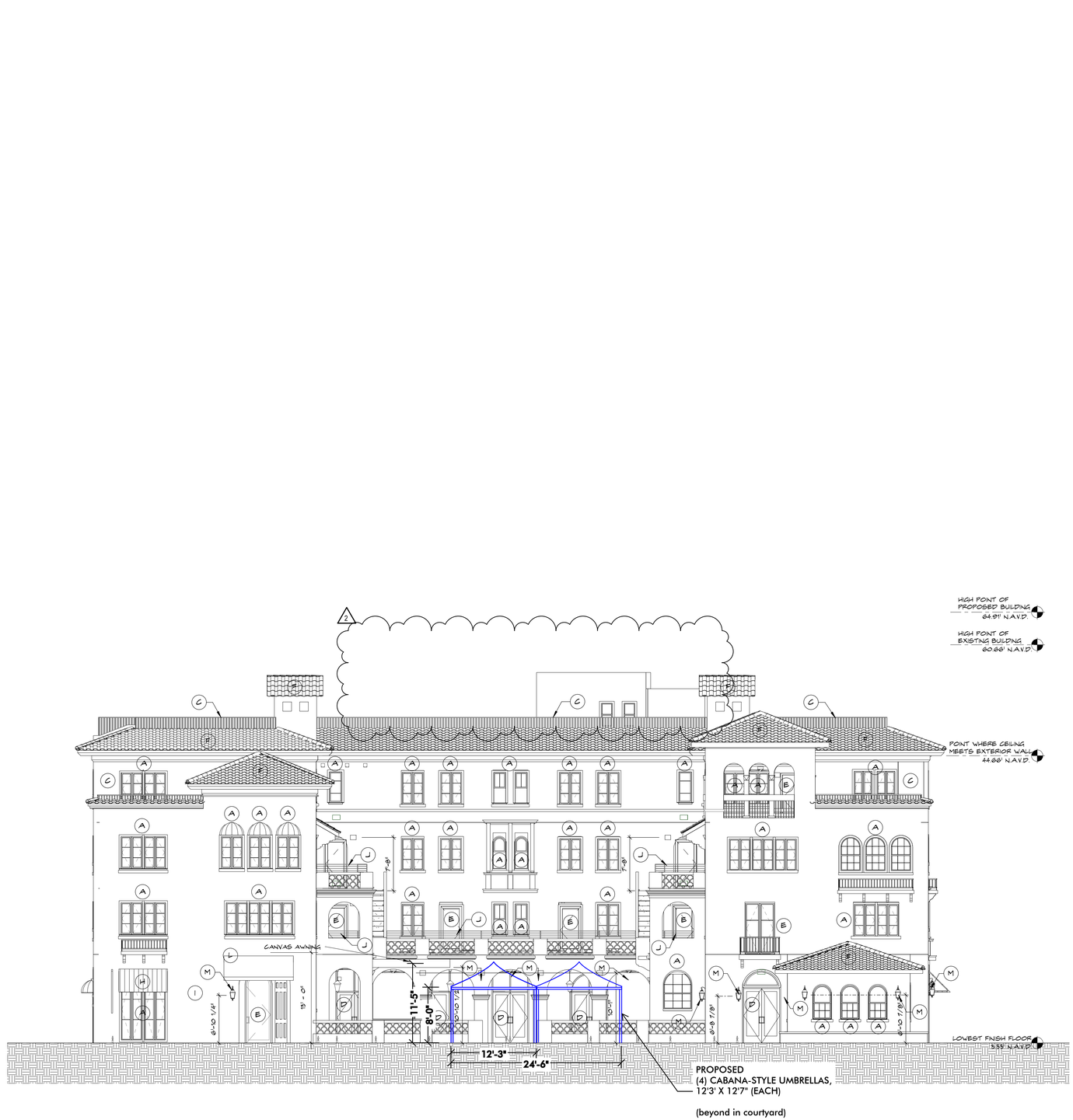
JULY 17, 2026

PROPOSED SITE PLAN

A1.0

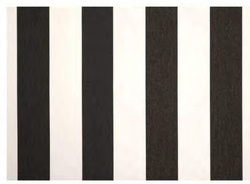
9/11/2019 1:26:28 PM

BIM 360://Bradley Park Hotel/Bradley Park Hotel.rvt



2 A3.0.0 PROPOSED TEMPORARY CABANA STYLE UMBRELLAS - NORTH ELEVATION
Scale: 1/8" = 1'-0" (Ref from: 1/A1.1.1)





PROPOSED FABRIC

STYLE OF PROPOSED UMBRELLAS

NOTES:
PREVIOUS AS-BUILT PLAN BACKGROUND USED TO SHOW PROPOSED CABANA-STYLE UMBRELLA PROPOSAL.

NO CHANGES TO SEATING ARE PROPOSED.

LANDMARKS SUBMISSION:
COURTYARD UMBRELLA REPLACEMENT

280 Sunset Avenue,
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Revisions:

JULY 17, 2026

A3.0

8/30/2019 10:59:34 AM



Proposed North Elevation

3/16" = 1'-0"





Renderings

1 1/2" = 1'-0"

2519

290 Sunset Ave
Palm Beach, FL

emeritus
8 Williams Lane Nantucket, MA
02554
P. 508.325.4995
F. 508.325.6980
www.emeritusdevelopment.com

North Elevation

LANDMARKS CASE #:

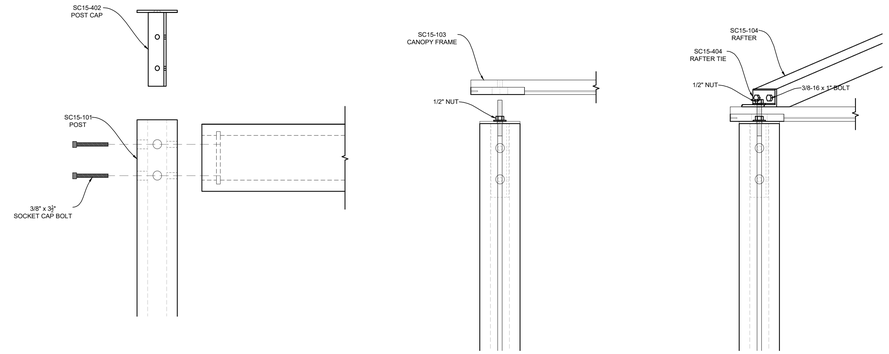
COA-25-0026

SUBMISSION DATE	08/15/2025
LPC HEARING DATE	09/17/2025

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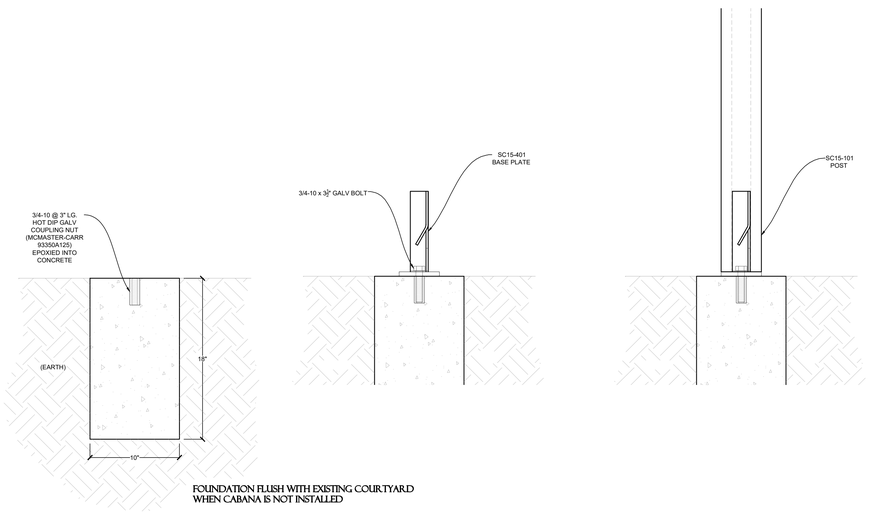
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2519



PROPOSED TEMPORARY CABANA STYLE UMBRELLAS - FRAMING ASSEMBLY DETAILS

Scale: NTS

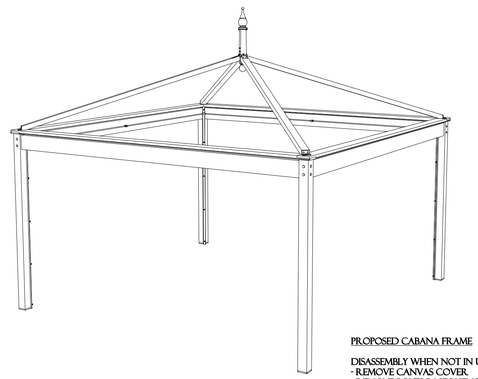


FOUNDATION FLUSH WITH EXISTING COURTYARD
WHEN CABANA IS NOT INSTALLED

ENGINEERING OF ATTACHMENTS TO BE IN COMPLIANCE WITH ALL APPLICABLE CODES.

PROPOSED TEMPORARY CABANA STYLE UMBRELLAS - FOOTING DIAGRAM

Scale: NTS



PROPOSED CABANA FRAME

DISASSEMBLY WHEN NOT IN USE:
- REMOVE CANVAS COVER.
- REMOVE BOLTS IN SEQUENCE
- STORE (13) STICK PIECES

NOTE: FRAME IS BUILT IN SPECIFIC DIMENSIONS FOR EASE OF STORAGE AND ABILITY FOR OPERATIONS TO ASSEMBLE / DISASSEMBLE AFTER INITIAL TRAINING WITH MANUFACTURER.

LANDMARKS SUBMISSION:
COURTYARD UMBRELLA REPLACEMENT

280 Sunset Avenue,
Palm Beach, Florida 33480

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Revisions:

JULY 17, 2026

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8/30/2019 10:59:34 AM

Town of Palm Beach

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

Zoning Legend

Line #				
1	**Property Address:**	280 Sunset Avenue		
2	**Zoning District:**	C-TS		
3	**Lot Area (sq. ft.):**	19,980		
4	**Lot Width (W) & Depth (D) (ft.):**	185' (W) & 108' (D)		
5	**Structure Type:** (Single-Family, Multi-Family, Comm., Other)	Hotel		
6	**FEMA Flood Zone Designation:**	AE		
7	**Zero Datum for point of meas. (NAVD)**	Existing 5.80' and 3.61' (no changes proposed)		
8	**Crown of Road (COR) (NAVD)**	N/C		
9		REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq Ft and %)	13,986 sqft / 70%	8,294 sqft / 41.5%	8,911 sqft / 44.6%
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc)	15,000 sqft	N/C	N/C
12	*Front Yard Setback (Ft.)	5 ft	N/C	N/C
13	* Side Yard Setback (1st Story) (Ft.)	10 ft	N/C	N/C
14	* Side Yard Setback (2nd Story) (Ft.)	10 ft	N/C	N/C
15	*Rear Yard Setback (Ft.)	10 ft	N/C	N/C
16	Angle of Vision (Deg.)	N/A	N/A	N/A
17	Building Height (Ft.)	25 ft	N/C	N/C
18	Overall Building Height (Ft.)	35 ft	N/C	N/C
19	Cubic Content Ratio (CCR) (R-B ONLY)	N/A	N/A	N/A
20	** Max. Fill Added to Site (Ft.)	N/A	N/A	N/A
21	Finished Floor Elev. (FFE)(NAVD)	5.80' and 3.61'	N/C	N/C
22	Base Flood Elevation (BFE)(NAVD)	6	N/C	N/C
23	Landscape Open Space (LOS) (Sq Ft and %)	25%	N/C	N/C
24	Perimeter LOS (Sq Ft and %)	N/A	N/A	N/A
25	Front Yard LOS (Sq Ft and %)	35%	N/C	N/C
26	*** Native Plant Species %	*Please refer to TOPB Landscape Legend.*		

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

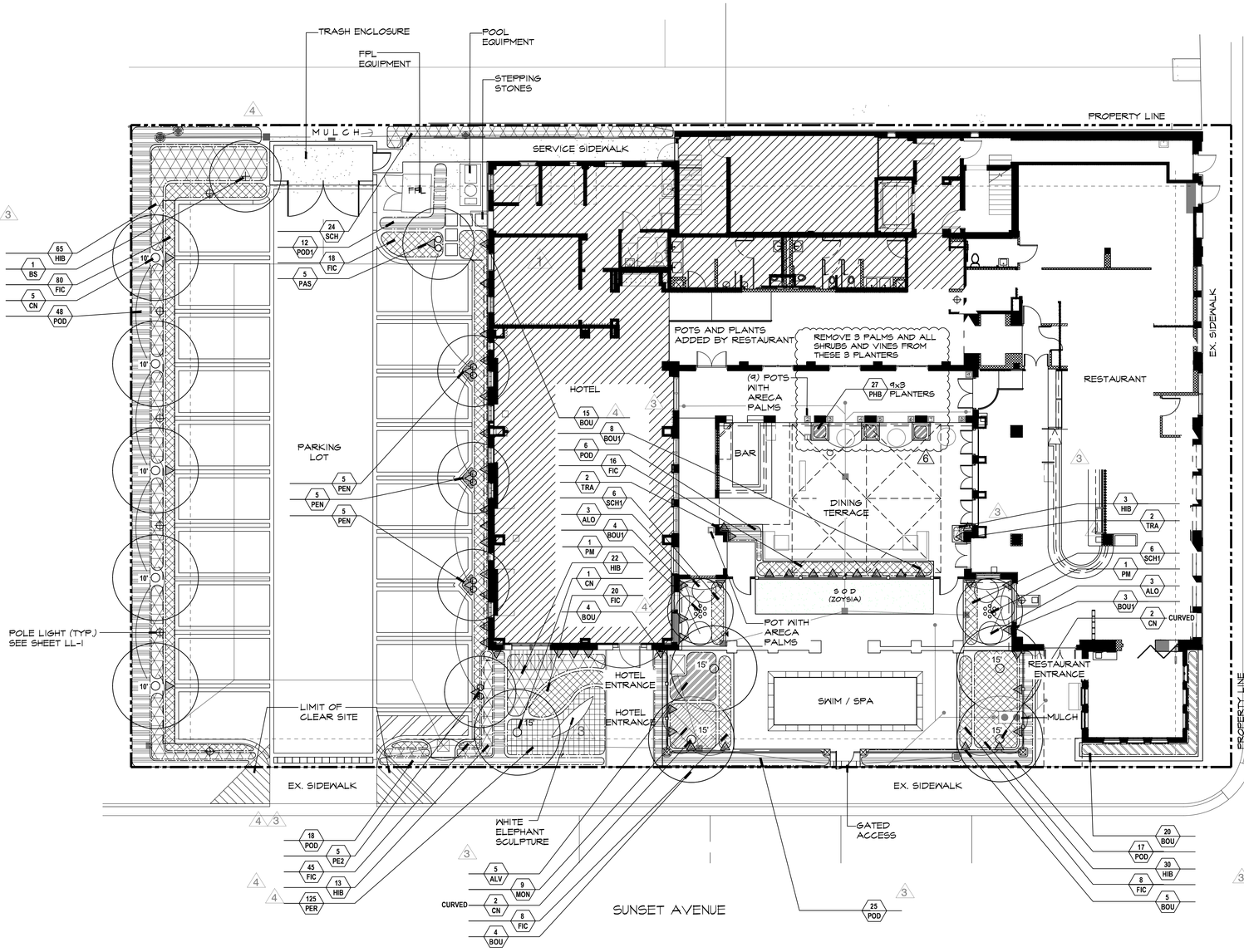
*** Difference of Fin. Floor Elev. (FFE) and highest Crown of Rd (COR) divided by two. (FFE - COR) / 2 = Max. Fill [(Sec. 134-1600)]*

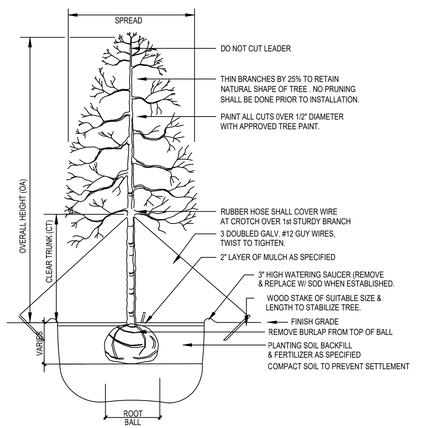
**** Provide Native plant species info per category as requited by [Ord. 003-2023] on separate TOPB Landscape Legend*

Enter N/A if value is not applicable.

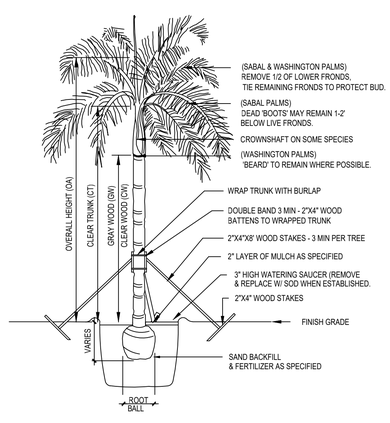
Enter N/C if value is not changing.

REV BF 20230626

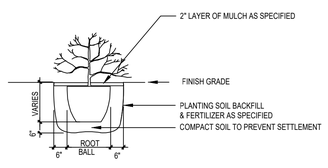




TYPICAL TREE PLANTING DETAIL



TYPICAL PALM PLANTING DETAIL



TYPICAL SHRUB PLANTING DETAIL

NOTE: ALL SQUARE POTS AND PLANTINGS SHOWN IN COURTYARD SUPPLIED BY RESTAURANT

PLANT LIST — 7/17/2025

TREES AND PALMS

KEY	TOTAL QTY	QTY. LP-1	QTY. LP-2	BOTANICAL/COMMON NAME	HEIGHT	SPREAD	CLEAR TRUNK	SPACING	REMARKS
BS^	1	1	0	Bursera simaruba Gumbo Limbo	18-20'	10-12'	6-7'		Full canopy, specimen
CN	10	10	0	Cocos nucifera 'Green Malay' Green Malayan Coconut Palm -Curved	Feet of wood as shown			ED	Curved Trunk
PE1	0	0	0	Ptychosperma elegans single Alexander Palm	24-26' O.A.				Single trunk, full heads
PE2	5	5	0	Ptychosperma elegans double Alexander Palm	24-26' O.A.				Double trunk, full heads
PM	2	2	0	Pachosperma 'macarthurii' McArthur Palm	25-30' O.A.	10"			Full heads multi-trunk

SHRUBS AND GROUNDCOVERS

KEY	TOTAL QTY	QTY. LP-1	QTY. LP-2	BOTANICAL/COMMON NAME	HEIGHT	SPREAD	CLEAR TRUNK	SPACING	REMARKS
ALO	6	6	0	Alocasia Giant Elephant Ear	4'	4'			Full cont.
ALV	5	5	0	Alipinia zerumbet Variegated Shell Ginger	24"	24"		3' o.c.	Full clump 7 gal. cont.
BOU	44	44	0	Bougainvillea 'Barbara Karst' Bougainvillea Shrub Form - Purple	18"	18"		18" o.c.	Full cont.
BOU1	15	15	0	Bougainvillea 'Barbara Karst' Bougainvillea Vine - Magenta	10-12' runners				25 gal. cont. trellis grown
FIC	195	195	0	Ficus microcarpa 'Green Island' Green Island Ficus	16"	16"		18" o.c.	Full cont., 7 gal cont.
HIB	133	133	0	Hibiscus r.s. hedge 'Red' Red Hibiscus Hedge	3'	20-22"	full to base	2' o.c.	Full cont.
MON	9	9	0	Monstera deliciosa Split Leaf Philodendron	2'	2'		2' o.c.	Full cont.
PAS	3	3	0	Passiflora spp. Passion Flower Vine	4-5' runners				7 gal. cont.
PEN	15	15	0	Pentas lanceolata 'hot pink' Pentas	8-10"	10-12"		12" o.c.	Full cont.
PER	125	125	0	Arachis glabrata Perennial Peanut	2"	24"		6" o.c.	
PHB	27	27	0	Philodendron 'Burle Marx' Burle Marx Philodendron	8"	8"			Full cont.
POD	118	114	4	Podocarpus macrophyllus 'Hedge' Japanese Yew Column	6'	36"	full to base	3' o.c.	45 gal. cont.
POD1	12	12	0	Podocarpus macrophyllus 'Hedge' Japanese Yew Column	7'	36"	full to base	3' o.c.	45 gal. cont.
SCH	24	24	0	Schefflera arboricola Dwarf Schefflera	24"	18"		2' o.c.	Full cont.
SCH1	12	12	0	Schefflera arboricola 'variegata' Variegated Dwarf Schefflera	24"	18"		2' o.c.	Full cont.
TRA	6	6	0	Trachelospermum jasminoides Confederate Jasmine	5-6' long runners				Trellis grown 10 gal. cont.

MISCELLANEOUS

507 sf	Sod to be Empire Zoysia sod.
30 cy	Planting soil –1/2 cu. yd. per tree and 4" depth at all hedges and mass planting beds.
8 cy	Sand - Palms to be planted in clean sand; ½ cu. yd. per palm.
16 cy	Mulch – 2" depth of shredded mulch or pine straw at all hedges and mass planting beds.

GENERAL NOTES

- ^ Indicates plant material native to Florida
- All sod to be Emipre Zoysia solid sod.
- All plant materials shall conform to the standards for Florida No. 1 or better as given in "Grades and Standards for Nursery Plants", 2nd Edition: February 1998, State of Florida Department of Agriculture, Tallahassee, or thereto.
- All trees shall be properly guyed and staked at the time of planting to ensure proper establishment.
- The planting soil for all planting areas shall be composed of a minimum of 30% muck or horticulturally acceptable organic material. The minimum soil depth shall be four inches in all hedges and mass planting beds and ½ cu. yd. per tree. Palms to be planted in clean sand.
- Two inches minimum of shredded mulch or pine straw shall be installed around each tree and palm and throughout mass planting beds.
- Irrigation system to provide 100% coverage to landscaped areas with 50% overlap. Irrigation to be an automatic system with a rain gauge/moisture sensor shut-off.
- In case of discrepancies, planting plan takes precedence over plant list.
- Landscape contractor is responsible for his own quantity take-offs.

SCALE: 1"=10'-0"

ELKUS | MANFREDI ARCHITECTS
[address] 25 DRYDOCK AVENUE
BOSTON MASSACHUSETTS 02210
[tel] 617.426.1300

The Bradley Park Hotel

SPA Submittal

Client
NEW ENGLAND DEVELOPMENT
75 Park Plaza
Boston / MA / 02116
617.243.7843

Record Architect
GLIDDENSPINA + PARTNERS
207 Sixth Street
West palm beach / FL / 33401
561.684.6844

Landscape Architect
Design Studio Boca
2300 Corporate Boulevard
NW Suite 214
Boca Raton / FL / 33431
561.212.3504

Civil Engineer
Simmons + White
2581 Metrocenter Boulevard
Suite 3
West Palm Beach/ FL / 33407
561.478.7848

Structural Engineer
ONM&J
1655 Palm Beach Lakes Boulevard
Suite 204
West Palm Beach / FL / 33401
561.835.9994

MEP Engineer
RCI Engineering, Inc.
5230 South University Drive
Suite 106
Davie / FL / 33328
954.680.2690

Code Consultant
KMA ARCHITECTURE+ACCESSIBILITY
One Bridge Street
Newton / MA / 02458
617.641.2802

Lighting Consultant
Lam Partners
84 Sherman Street
Cambridge/ MA / 02140
212.354.4502

Elevator Consultant
Thyssen Krupp
7667 Central Industrial Drive
Riviera Beach / FL / 33404
561.842.5761

PROJECT NUMBER:

DATE: JULY 22, 2019

REVISIONS:

1	Pool Deck Rev.	08/26/2019
2	Owner Rev - Pavers	10/01/2019
3	Owner Rev.	12/18/2019
4	Bldg Permit Resub.	02/14/2020
5	As-Built	11/17/2020
6	Owner Rev.	07/17/2025

SEE PREVIOUS ISSUES FOR REVISIONS NOT LISTED HERE

SCALE: 1" = 10'-0"

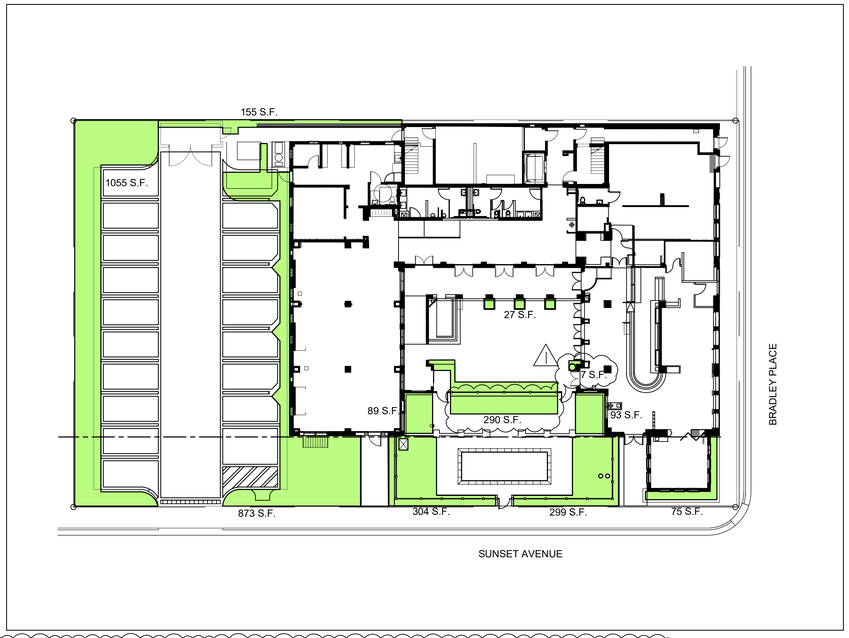
DRAWING NAME:

Planting Plan

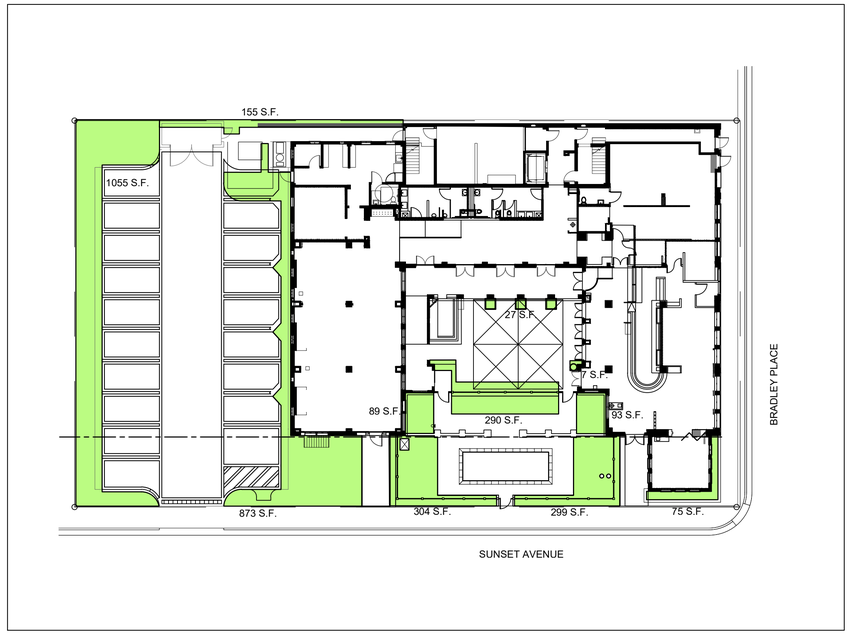
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LP-1

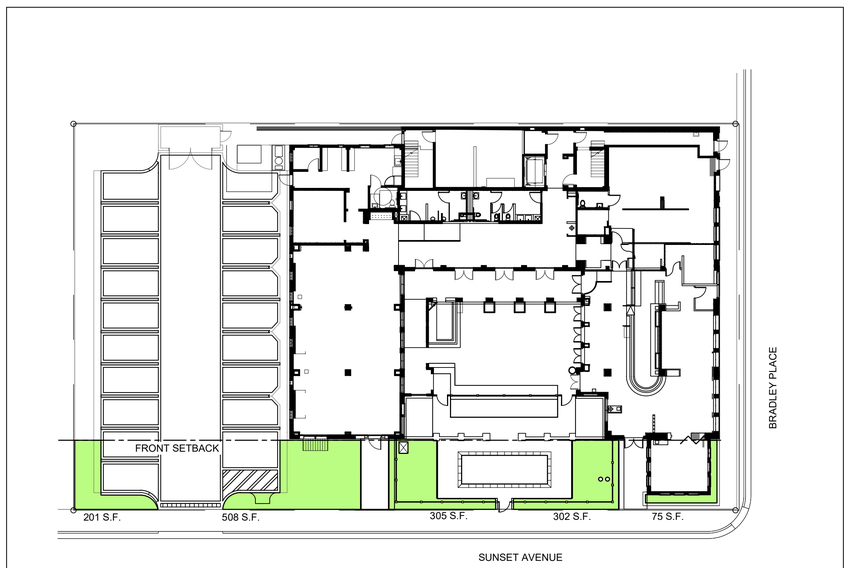
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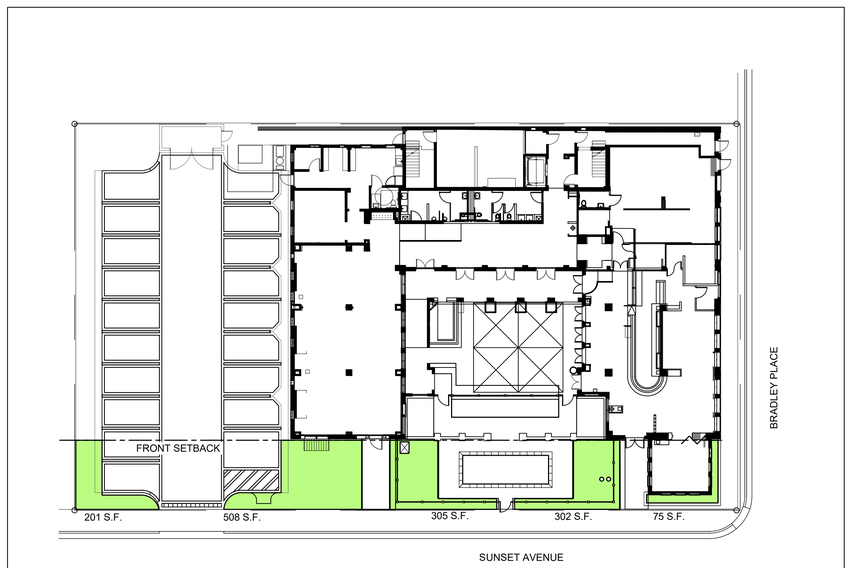
AS-BUILT SITE PLAN: TOTAL GREENSPACE (3,267 S.F.)
(3,267 SF / 19,980 SF = 16.4%)



PROPOSED SITE PLAN: TOTAL GREENSPACE (3,267S.F.)
(3,267 SF / 19,980 SF = 16.4%)



AS-BUILT SITE PLAN: FRONT SETBACK GREENSPACE (1,391 S.F.)
(1,391 SF / 3,589 SF = 38.8%)
(1,391 SF / 19,980 SF = 7.0%)



PROPOSED SITE PLAN: FRONT SETBACK GREENSPACE (1,391 S.F.)
(1,391 SF / 3,589 SF = 38.8%)
(1,391 SF / 19,980 SF = 7.0%)

SCALE: 1"=20'-0"

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ELKUS | MANFREDI ARCHITECTS

[address] 25 DRYDOCK AVENUE
BOSTON MASSACHUSETTS 02210
[tel] 617.426.1300

The Bradley Park Hotel

SPA Submittal

Client
NEW ENGLAND DEVELOPMENT
75 Park Plaza
Boston / MA / 02116
617.243.7843

Record Architect
GLIDDENSPINA + PARTNERS
207 Sixth Street
West palm beach / FL / 33401
561.684.6844

Landscape Architect
Design Studio Boca
2300 Corporate Boulevard
NW Suite 214
Boca Raton / FL / 33431
561.212.3504

Civil Engineer
Simmons + White
2581 Metrocenter Boulevard
Suite 3
West Palm Beach/ FL / 33407
561.478.7848

Structural Engineer
ONM&J
1655 Palm Beach Lakes Boulevard
Suite 204
West Palm Beach / FL / 33401
561.835.9994

MEP Engineer
RCI Engineering, Inc.
5230 South University Drive
Suite 106
Davie / FL / 33328
954.680.2690

Code Consultant
KMA ARCHITECTURE+ACCESSIBILITY
One Bridge Street
Newton / MA / 02458
617.641.2802

Lighting Consultant
Lam Partners
84 Sherman Street
Cambridge/ MA / 02140
212.354.4502

Elevator Consultant
Thyssen Krupp
7567 Central Industrial Drive
Riviera Beach / FL / 33404
561.842.5761

PROJECT NUMBER:

DATE: SEPTEMBER 11, 2020

REVISIONS:

1	Owner Rev.	07/17/2025

SEE PREVIOUS ISSUES FOR REVISIONS NOT LISTED HERE

SCALE: 1" = 20'-0"

DRAWING NAME:

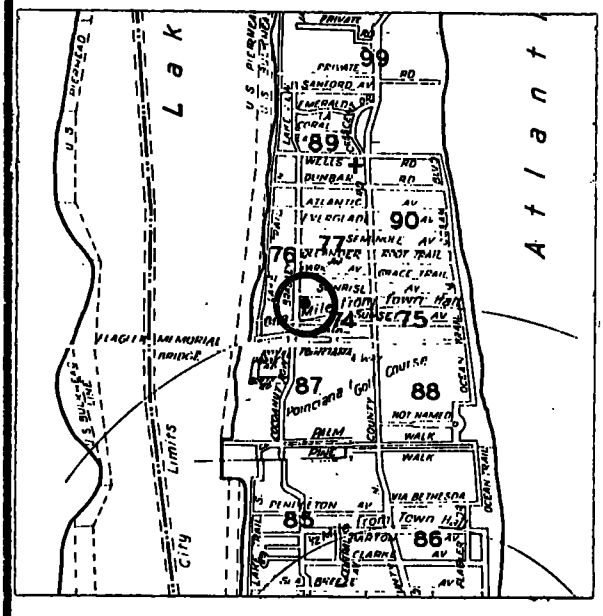
Greenspace Calculations

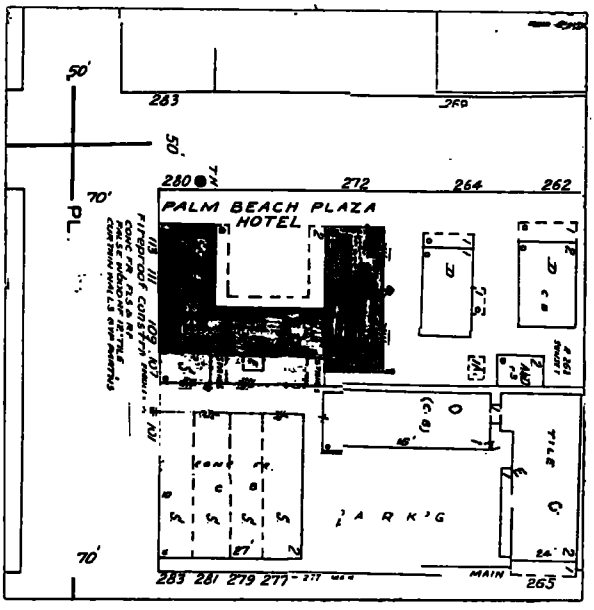
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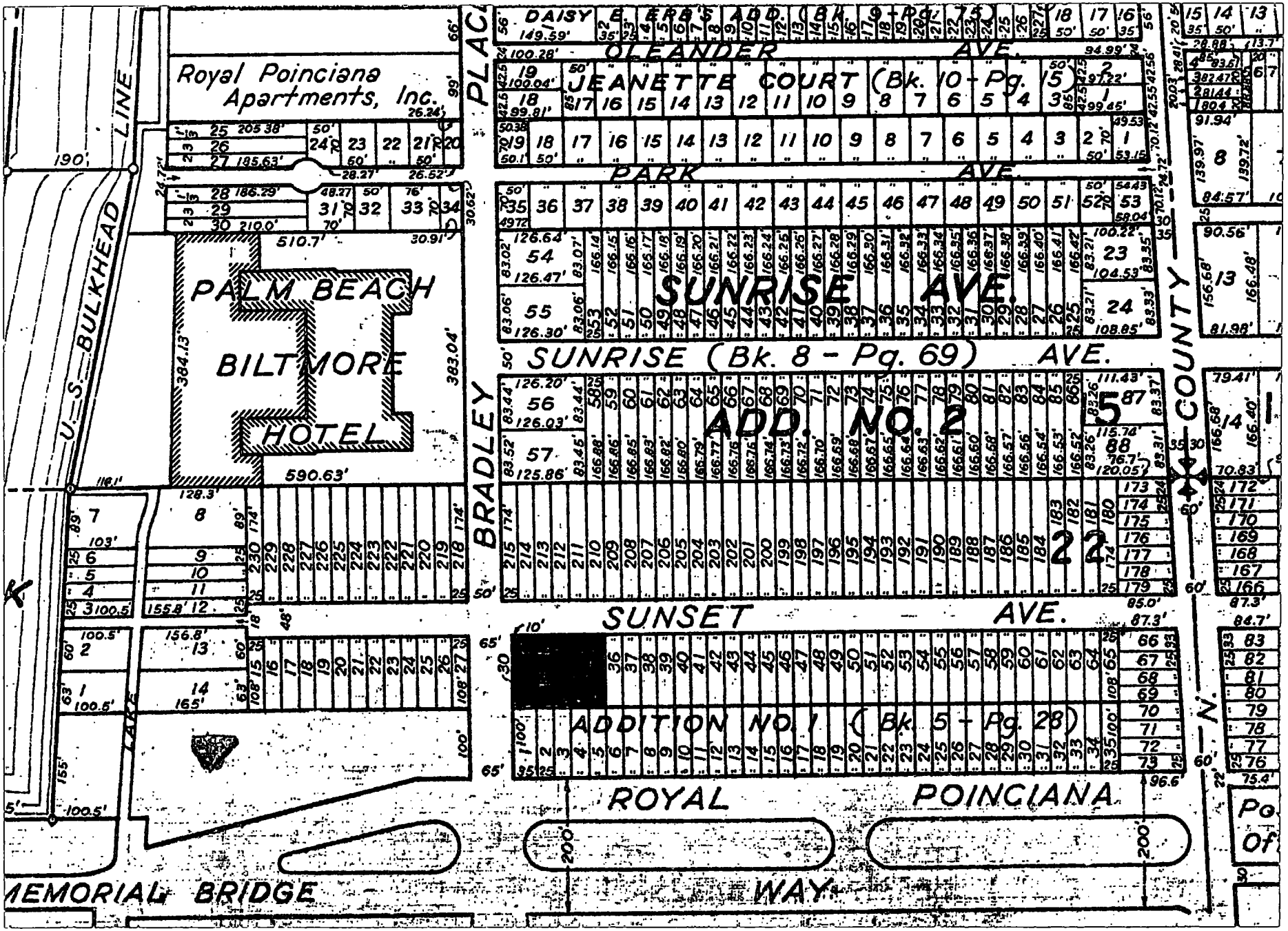
GS-1



BRADLEY HOUSE






Royal Poinciana Apartments, Inc.
PALM BEACH BILTMORE HOTEL
U.S. BULKHEAD LINE
BRADLEY PLACE
DAISY E. ERB'S ADD. (Bk. 9 - Pg. 75)
OLEANDER AVE.
JEANETTE COURT (Bk. 10 - Pg. 15)
PARK AVE.
SUNRISE AVE.
SUNRISE (Bk. 8 - Pg. 69) AVE.
ADD. NO. 2
SUNSET AVE.
ADDITION NO. 1 (Bk. 5 - Pg. 28)
ROYAL POINCIANA WAY
MEMORIAL BRIDGE
LAKE
N. COUNTY

GENERAL INFORMATION

GENERAL INFORMATION

NAME OF STRUCTURE
Bradley House (Algomac Hotel)

ADDRESS OF STRUCTURE
280 Sunset Avenue
Palm Beach, Palm Beach County, Florida
33480

LEGAL DESCRIPTION
Floral Park Addition, PB 2, Pg. 6, east 10 ft. Lot 30 and Lots 31 thru 35 inclusive.

PRESENT OWNER
Michael J. McNurney
202 Commonwealth Building
2881 East Oakland Park Blvd.
Ft. Lauderdale, Florida

— Jimmy Clark - (New) Bradley House LTD. 280 Sunset

ARCHITECT
not known

DATE OF CONSTRUCTION
1923

FUNCTION
Commercial

ZONING
C-A Commercial

PREVIOUS SURVEYS
Florida Master Site File

ARCHITECTURAL DESCRIPTION

280 Sunset Avenue

Architectural Description

The Bradley House, originally known as the Algomac Hotel, is one of the earliest hotels designed in the Mediterranean motif in Palm Beach. The building is "U" shaped with the center being four stories and the wings three stories with a belvedere on the northwest wing. The arms of the building create a central landscaped court opening to the street. The area of most architectural interest is the series of galleries and interconnecting terraces around the court.

The building is constructed of structural terra cotta tile. The tile is surfaced with stucco painted a cream color and all details are plaster painted white. The roof is flat tar and gravel deck with an apron of barrel tile to give the impression of a hipped roof. There is a false soffit, facia and exposed rafters of pecky cypress. Windows are primarily wood framed casement with a few sash, all of which are painted white.

An open arched gallery extends around three sides of the court. On the second floor the gallery roof is balustraded creating a terrace along the center of the building and again an arched gallery on the side wings. The second gallery roof then becomes a terrace for the third floor wings. A solid balustraded staircase connects the second floor gallery with the third floor terrace. All other balustrades are terra cotta arched tiles set between piers and secured by a tie beam handrail.

Noteworthy details are the two baroque window blocks and the belvedere. A breezeway connects the first floor central gallery with the Bradley Place entrance and above this entrance is another pediment. The belevedere has three arches set between piers on each of its four sides. The arches are supported on the interior by two columns with

Architectural Description (cont'd.)

Doric capitals. Wrought iron railings give security on the east and north sides.

French doors open along the first floor gallery and onto a small balcony on the second floor of the west wing. A lobby, offices, a restaurant and cocktail lounge occupy the first floor. Apartments, rooms and suites occupy the remainder of the building.

The court is surfaced with brick, concrete and terra cotta pavers and is restored to the landscape style popular during the 1920's.

ARCHITECTURAL ANALYSIS

Architectural Significance

The Algomac Hotel was constructed in 1923 by Colonel F. T. Bradley. The hotel was constructed immediately adjacent to his famous Beach Club gambling casino as a private hotel for his friends and guests. The hotel is now separated from Bradley Park, where the casino stood, by the street Bradley Place. Becasue the hotel served such an elite clientel, the rooms are comodious and the closets large enough to be used as dressing rooms. This is unique for such a small hotel. When the structure was built, all existing hotels were designed in clapboard or shingle style. The leading hotels were the Palm Beach Hotel, on the site of the present Biltmore; the Royal Poinciana and the old Breakers. Therefore, we can assume that the Algomac is one of the earliest hotels designed in the Mediterranean motif. The area of most architectural interest is the series of galleries and interconnecting terraces. Rather than being a standard repitition of balconies, there is playful variation of balconies, terraces and the superb staircase that makes exterior circulation above the first floor accessible to everyone. Creative circulation and design that is compatible to the climate and outdoor way of life are the main fortes of Mediterranean style architecture of which the Algomac is an excellent example.

280 Sunset Avenue

Supplementary Statement to 1971 "Statement of Significance" in Florida Master Site File.

This statement, included above, still holds. It should be further noted that this small hotel, while overshadowed by the neighboring Palm Beach Biltmore Hotel, is still important to the street scene, visible as it is both from the Hotel and the approach to Palm Beach over Memorial Bridge. Although built for seasonal use, Bradley House was well built. It also was treated with imagination and taste. As an early hotel in the eclectic Mediterranean vernacular, it set standards that other larger hotels could not overlook. In a town of great houses in the same general vernacular it, even though a commercial venture, in no way is it out of keeping with the best commercial ventures on Worth Avenue and elsewhere in the Town which also share a sense of belonging with the great houses.

PHOTOGRAPHY



TOWN OF PALM BEACH

Information for Landmarks Preservation Commission Meeting on:
September 17, 2025

To: Landmarks Preservation Commission

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

From: Planning, Zoning & Building

Re: Quick Fix #8: Landmark Incentives

Date: 9/10/2025

ATTACHMENTS

- PZB Staff Report
- Draft Ordinances

STRATEGIC PLAN

Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Community Preservation
Quality of Life

FUNDING

No Fiscal Impact

STAFF DIRECTIVE:

At the Town Council meeting on August 13, 2025, Planning, Zoning, and Building (PZB) staff presented items from the zoning code study for active consideration. These items are referred to as "Quick Fixes Tranche 02." The presentation was well received with a consensus of the Council to have the “items” placed into a working draft ordinance for review at the Planning & Zoning Commission. This is Quick Fix item number eight, which provides incentives for Landmarked properties and structures.

This “Quick Fix” provided changes to two Code Chapters – Chapter 54 - Historical Preservation, and Chapter 134 – Zoning.

In Chapter 54 – Historical Preservation, to improve the review process for exterior changes to Landmarked properties, staff proposes eliminating the current $2,000 valuation cap for minor reviews. Removing this limit will allow routine, non-controversial projects, such as like-for-like material replacement, to be reviewed administratively, ensuring a faster and more efficient process.

Additionally, staff recommends renaming the existing *Landmarks Preservation Commission Project Designation Guide* as the *LPC Approval Guide* and formally incorporating it into the zoning code. This mirrors the treatment of the ARCOM Project Designation Matrix, which is already referenced in the code.

In Chapter 134 – Zoning, the code currently has provisions for dimensional waivers, which are not utilized since they are procedurally more difficult than variances. In an effort to recognize the unique characteristics of Landmarked properties and structures and the need to provide a more streamlined process for relief requests, the dimensional waivers are being amended and rebranded as dimensional adjustments as they apply to Landmarks.

Key changes include limiting the relief to single-family properties, expanding provisions for the restoration/renovation of nonconforming Landmarks, and diversifying the relief available for the expansion of structures.

DISCUSSION:

In Chapter 54 – Historical Preservation, minor projects affecting Landmarked properties often exceed the current $2,000 threshold, which would unnecessarily require commission review. Eliminating the cap would expedite approvals for these smaller-scale changes by allowing administrative review.

The *Landmarks Preservation Commission Project Designation Guide* is not presently referenced in the code. Staff proposes adding such a reference, enabling the guide to be updated periodically by Town Council upon LPC recommendation. Once adopted, staff will present a revised guide designed to further streamline the review process.

In Chapter 134 – Zoning, the proposed amendments are summarized below:

- Limit landmarks adjustments to single-family structures/properties.
- Revise criteria for the granting of an adjustment.
- Remove front setback relief.
- Revise side/rear setbacks.
- For the restoration/renovation of nonconforming landmarks, providing a decrease of lot coverage, and increasing angle of vision, cubic content ratio, height/overall height, and building height plane.
- For the expansion of landmarks, providing an increase of lot coverage and CCR, and lowering the landscape open space relief.
- Add subsections on notice, approval duration, time extensions, and appeals (cross-referencing Chapter 54).

WRB/JGM/AF/FHM

ORDINANCE NO. XXX-2025

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA, AMENDING CHAPTER 54, HISTORICAL PRESERVATION, ARTICLE I, IN GENERAL, AT SECTION 54-2, DEFINITIONS, TO REMOVE THE DEFINITION OF MINOR EXTERIOR CHANGE AND ADD A DEFINITION FOR THE LPC APPROVAL GUIDE; AT ARTICLE III, CERTIFICATE OF APPROPRIATENESS, DIVISION 1, GENERALLY, AT SECTION 54-71, TO REMOVE THE EXPENDITURE LIMIT FOR EXTERIOR CHANGES AND REFER TO THE LPC APPROVAL GUIDE; DIVISION 2, PROCEDURES AND EFFECT, AT SECTION 54-93; TO REFERENCE THE LPC APPROVAL GUIDE; DIVISION 3, CRITERIA FOR ISSUANCE, AT SECTION 54-121, TO REFERENCE THE LPC APPROVAL GUIDE; PROVIDING FOR THE REPEAL OF ORDINANCES IN CONFLICT; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the Town Council of the Town of Palm Beach, pursuant to the authority granted to it in Chapters 163 and 166, Florida Statutes, is authorized and empowered to consider changes to its land development regulations; and

WHEREAS, as an outgrowth of their ongoing study of the Town's Zoning Code, the Planning, Zoning & Building (PZB) staff presented a number of items 8 through 14 referred to as "Quick Fixes Tranche 2" to the Town Council for consideration at its August 13, 2025, Development Review meeting; and

WHEREAS, the PZB staff recommended, as Quick Fix No. 8, that the Town update the Zoning Code's *Landmark Incentives relating to process;* and

WHEREAS, Town Council on August 13, 2025, directed PZB staff to address the current Landmark Incentives (Quick Fix No. 8) as an immediate priority; and

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WHEREAS, the Town's Planning and Zoning Commission considered the Quick Fixes Tranche 2 at its meeting of September 2, 2025, and *recommended adoption of Quick Fix No. 8.*

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

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

Section 2. Chapter 54, HISTORIC PRESERVATION, ARTICLE I, IN GENERAL, Section 54-2, Definitions, is hereby amended as follows:

Sec. 54-2. Definitions.

***

~~*Minor exterior change* means an exterior change the cost of which does not exceed $2,000.00 as determined by the building official and is determined by the landmarks project coordinator to not materially affect the exterior of the structure.~~

***

LPC Approval Guide is a list of alterations to landmarks and historically significant buildings and properties that identifies whether review and approval are required from staff, the LPC Chair, or the full LPC commission at a public hearing. This list shall be in the form of a matrix, adopted by the town council by resolution and amended by the town council from time to time by resolution after review and recommendation by the landmarks preservation commission.

***

Section 3. Article III, Certificate of Appropriateness, Division 1, Generally, Section 54-71, Required, is hereby amended as follows:

Sec. 54-71. Required.

***

(f) An exterior change project determined by the landmarks preservation commission (LPC) chair ~~project coordinator~~ to be inappropriate, potentially controversial or precedent setting shall be submitted ~~by the staff~~ to the commission for review, in accordance with the LPC Approval Guide. ~~No exterior change project with an estimated expenditure~~

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~~exceeding $2,000.00 as determined by the building official shall fall within the definition of this minor project category.~~

***

Section 4. Division 2, Procedures and Effect, Section 54-93, Uniform Development Review Procedures, is hereby amended as follows:

Sec. 54-93. Uniform Development Review Procedures.

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

***

Section 5. Division 3, Criteria for Issuance, Section 54-121, Generally, is hereby amended as follows:

Sec. 54-121. Generally.

In passing upon an application for a certificate of appropriateness, the commission shall consider the criteria in this division. In addition, such requests will be reviewed in accordance with the procedures set forth in the LPC Approval Guide, as adopted by the town council by resolution and amended by the town council from time to time by resolution after review and recommendation by the landmarks preservation commission.

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

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

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

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

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

_____
Danielle H. Moore, Mayor

_____
Bobbie Lindsay, Town Council President

_____
Lewis S.W. Crampton, President Pro Tem

_____
Julie Araskog, Town Council Member

_____
Bridget Moran, Town Council Member

ATTEST:

_____
Kelly Churney, Town Clerk

_____
Edward Cooney, Town Council Member

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ORDINANCE NO. XXX-2025

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA, AMENDING CHAPTER 134, ZONING, ARTICLE I, IN GENERAL, AT SECTION 134-2, RELATED TO BUILDING HEIGHT POINT OF MEASUREMENT FOR ADDITIONS TO LANDMARKED STRUCTURES; ARTICLE II, ADMINISTRATION, DIVISION 4, SPECIAL EXCEPTIONS, VARIANCES, AND DIMENSIONAL WAIVERS, SUBDIVISION IV, DIMENSIONAL WAIVERS, AT SECTIONS 134-234, AMENDING TO DESCRIBE ADJUSTMENTS FOR LANDMARKED PROPERTIES AND STRUCTURES, AT SECTION 134-235, AMENDING THE GENERAL CONDITIONS; AT SECTION 134-237; AMENDING AND ADDING RELIEF FOR LANDMARKED PROPERTIES AND STRUCTURES; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE REPEAL OF ORDINANCES IN CONFLICT; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the Town Council of the Town of Palm Beach, pursuant to the authority granted to it in Chapters 163 and 166, Florida Statutes, is authorized and empowered to consider changes to its land development regulations; and

WHEREAS, as an outgrowth of their ongoing study of the Town's Zoning Code, the Planning, Zoning & Building (PZB) staff presented a number of items 8 through 14 referred to as "Quick Fixes Tranche 2" to the Town Council for consideration at its August 13, 2025, Development Review meeting; and

WHEREAS, the PZB staff recommended, as Quick Fix No. 8, that the Town update the Zoning Code's Landmark Incentives relating to zoning and design; and

WHEREAS, Town Council on August 13, 2025, directed PZB staff to address the current Landmark Incentives (Quick Fix No. 8) as an immediate priority; and

DRAFT

WHEREAS, the Town's Planning and Zoning Commission considered the Quick Fixes Tranche 2 at its meeting of September 2, 2025, and *recommended adoption of Quick Fix No. 8.*

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

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

Section 2. Chapter 134, Zoning, Article I, In General, Section 134-2, Definitions and Rules of Construction, is hereby amended as follows:

Sec. 134-2. Definitions and Rules of Construction.

***

Building, height of means the maximum height of the building measured from the point of measurement to the highest point of the roof system. It excludes chimneys. skylights, spires, cupolas, and similar architectural features that are usually carried above the roof level and not used for human occupancy. provided that each of the feature shall be erected only to such height and size as is necessary to accomplish the purpose it serves. The height of the outside exterior walls is measured from the point of measurement to the point at which the outside wall meets the horizontal eave of the roof or the bottom of a parapet wall. The lowest habitable finished floor elevation shall be at or above the point of measurement applicable to the subject lot.

The building height point of measurement (zero datum) shall be the greater of the following conditions as applied to the location of the subject lot:

(1) For lots in the Special Flood Hazard Area, and not seaward of the CCCL. the point of measurement shall be at the current FEMA base flood elevation plus one foot of freeboard.
(2) For lots seaward of the Coastal Construction Control Line (CCCL), the point of measurement shall be 15.9 feet NAVD (13.9 feet NAVD plus two feet above the lowest horizontal structural member).
(3) For lots outside the Special Flood Hazard Area and lots that are not seaward of the CCCL. the point of measurement shall be a maximum of 18 inches above the highest street elevation of the crown of the public or private street or road, measured along the front property line of the subject lot.
(4) For through lots and comer lots, the point of measurement (zero datum) related to the crown of the abutting public or private street, shall be measured only along the street with the primary entrance for the proposed building on the

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subject lot. For the purpose of constructing additions to Landmark structures, the planning, zoning, and building director or designee, shall determine from which street the point of measurement (zero datum) shall be measured to ensure visual compatibility.

Section 2. Chapter 134, Zoning, Article II, Administration, Division 4, Special Exceptions, Variances, and Dimensional Waivers, Subdivision IV, Dimensional Waivers, Section 134-234, Dimensional Waiver Described, is hereby amended as follows:

Sec. 134-234. Dimensional Waiver and Landmark Adjustment Described.

Waivers and landmark adjustments providing for relief from the strict application of certain of the dimensional requirements of the zoning code are available for the following situations:

(1) Additions to, or renovation of existing single-family development constructed prior to 1980. These waivers will be reviewed and approved or denied administratively by the director of the planning, zoning and building department.

(2) Modifications to single-family landmarked structures or properties. These landmark adjustments~~waivers~~ will be reviewed and approved or denied by the landmarks preservation commission and ratified by the town council.

(3) Any additional relief beyond the prescribed dimensional waiver and/or landmark adjustment below herein shall be identified and reviewed as a variance and shall meet the established standards for granting a variance, in accordance with Section 134-201.

Section 3. Chapter 134, Article II, Administration, Division 4, Special Exceptions, Variances, and Dimensional Waivers, Subdivision IV, Dimensional Waivers Section 134-235, General conditions applicable to all dimensional waivers, is hereby amended as follows:

Sec. 134-235. General Conditions Applicable to All Dimensional Waivers and Landmark Adjustments.

(a) Approval of the waiver or landmark adjustment will not compromise traffic safety.

(b) Approval of the waiver or landmark adjustment will not compromise fire safety.

(c) ~~There shall be no objection of any abutting property owner(s).~~ Approval of the waiver or landmark adjustment will not have a materially negative impact on adjacent and surrounding properties, or mitigation is proposed that will address any negative impacts created by the dimensional landmark adjustment.

Section 4. Section 134-237, Dimensional Waivers for Landmark Properties, is hereby amended as follows:

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Sec. 134-237. Dimensional adjustments~~waivers~~ for single-family landmark properties.

The purpose and intent of this section is to provide owners of single-family landmark properties and structures with flexibility in the rehabilitation, expansion, and redevelopment of buildings and structures within the town. This Code establishes general standards for the location, design, scale, and massing of buildings and structures which do not always fit the unique conditions and circumstances of a built-out community that includes many buildings of distinctive individual and cumulative design and character. This section establishes substantive criteria for the review and approval of development on landmarked properties when the property owner desires to use ~~conditional~~ dimensional landmark adjustments~~waivers~~ to the strict application of the underlying zoning district regulations.

(1) *Application of dimensional adjustments~~waivers~~ for landmark properties*. The dimensional landmark adjustments~~waivers~~ of this section may be applied to applications that seek to deviate from the strict application of the underlying zoning district regulations~~, except that these standards shall not be applied in commercial zoning districts~~. The dimensional landmark adjustments~~waivers~~ of this section shall be applied in addition to the standards for approval of certificates of appropriateness that are set out in chapter 54. It is not the intent of this section that the consideration of a dimensional landmark adjustment~~waiver~~ supersedes the criteria for granting a certificate of appropriateness.

(2) *Description of ~~conditional~~ dimensional adjustments~~waivers~~ available for landmark structures*. The landmark preservation commission may apply the following ~~conditional~~ dimensional landmark adjustments~~waivers~~ in the alternative to the strict application of the underlying zoning district regulations:

a. *Reduced setbacks for expansion of landmark buildings*. Reduced side and rear yard setbacks may be approved for the expansion of landmark buildings, or the addition of permissible new buildings, on a lot which contains a landmark building if all of the following are demonstrated:

1. The setback does not violate any of the following conditions:

~~*Front:* Reduction can be up to 90 percent of underlying zoning district requirement; provided, however that the front yard setback shall not be less than the lesser of the existing front yard setbacks of the principal structures on the lots immediately abutting the side property lines of the lot for which the waiver is being requested.~~

A. *Side and rear*: The resulting yard setback is not less than any existing nonconforming yard setback of the principal structure~~Reduction can be up to 65 percent of underlying zoning district requirement~~; provided, however, that the side yard setback shall not be less than five feet.

B. *Side and rear street:* ~~Reduction can be up to 65 percent of underlying zoning district requirement.~~ The resulting street yard setback is not

less than the lesser of any existing nonconforming street yard setback of the principal structures located on property immediately abutting either side of the property for which the landmark adjustment is requested; provided, however, that the side yard setback shall not be less than ten feet.

C. The new addition(s) shall be compatible and diminutive to the massing, size, and scale of the existing landmarked building.

~~*Rear:* Reduction does not result in a rear yard setback of less than seven and one-half feet.~~

~~*Rear street:* Reduction does not result in a rear street yard setback of less than 20 feet.~~

2. The proposed portion of building or structure between the required setback and the reduced setback does not compromise the historic character of the landmark building, due to one or more of the following:

   A. The architecture and design of the additional building or structure between the required setback and the reduced setback:

      i. Is complimentary to the architecture of the landmark building, while neither replicating the architecture nor fundamentally departing from it;

      ii. Is such that the additional building or structure appears subordinate to those parts of the landmark building that materially contribute to its landmark status;

      iii. Does not block public views of those parts of the landmarked building that materially contribute to its landmark status; ~~and~~

      iv. Allows for future removal of the additional building or structure, ~~and~~ restoration of the landmark building to its existing design, and differentiation; and~~.~~

      v. Does not damage, remove, or destroy historic materials and character-defining features of the landmarked building.

   B. The volume and footprint of the portion of the building or structure between the required setback and the reduced setback is deminimus, and the character of the proposed building or structure does not tend to distract the eye from the principal landmark building.

   C. The portion of the additional building or structure between the required setback and the reduced setback is completely screened from view from public rights-of-way by existing topography, existing

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walls, and/or existing landscaping that do not interfere with the historic character of the landmark building.

D. Reasonable alternative designs that are permitted by the strict requirements of the underlying zoning district ~~and result in the same cubic content ratio~~ would detract from the landmark character of the building and the proposed landmark adjustment will conform with a setback dimension more characteristic of the period of construction of the landmark building or structure.

b. *Reduced setbacks for restoration/replacement of documented portion of a landmark building that has been destroyed*. A reduction of up to 100 percent of any required setback may be approved if it is demonstrated that the proposed development between the required setback and the reduced setback area enhances the historic character of the landmark building by restoring or replacing a portion of the original building or structure that had been destroyed or demolished.

c. *Increasing maximum height of driveway gates*. An increase in the maximum height of driveway gates may be approved if it is demonstrated that:

1. The proposed driveway gates will restore or replace gates that contribute to the character of landmark building;
2. The proposed driveway gates are located no closer to the street than the original driveway gates; and
3. The proposed driveway gates will not compromise traffic safety.

d. *Decreasing minimum setback of driveway gates*. A decrease in the minimum setback of driveway gates may be approved if it is demonstrated that:

1. The proposed driveway gates will restore or replace gates that contribute to the character of landmark building;
2. The proposed driveway gates are located no closer to the street than the original driveway gates; and
3. The proposed driveway gates are designed and located in such a manner that they will not compromise traffic safety.

e. *Decreasing landscaped open space and lot coverage for the restoration or renovation of nonconforming landmark buildings*. A decrease in the minimum landscaped open space and lot coverage may be approved in order to permit landmark buildings that do not conform to the minimum landscaped open space requirements to be renovated, reconstructed, or restored, in order to either preserve the building as it existed when it was landmark; or in conjunction with restoration that involves the application of subsection b.

f. Increasing angle of vision, cubic content ratio, height and overall height, and building height plane for restoration or renovation of nonconforming landmark

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buildings. An increase in the maximum angle of vision, cubic content ratio, height and overall height, and building height may be approved in order to permit landmark buildings that do not conform to the maximum angle of vision, cubic content ratio, height and overall height, and building height requirements to be renovated, reconstructed, or restored, in order to either preserve the building as it existed when it was landmark; or in conjunction with restoration that involves the application of subsection b.

~~g~~f. *Decreasing landscaped open space for the expansion of landmarked buildings ~~which are used for an important public purpose~~*. A decrease of up to 10~~5~~ percent of the minimum required landscaped open space may be approved if it is demonstrated that:

1. The reduction is necessary to permit the necessary expansion of a landmark building ~~which serves an important public purpose~~; and
2. Reasonable alternative designs that are otherwise permitted by the strict requirements of the underlying zoning district, ~~and which would result in the same cubic content ratio,~~ would detract from the landmark character of the building.

h. *Increasing lot coverage for the expansion of landmarked buildings*. An increase of up to 10 percent of the maximum permitted lot coverage may be approved if it is demonstrated that:

1. The increase permits a necessary expansion of a landmark building; and
2. Reasonable alternative designs that are otherwise permitted by the strict requirements of the underlying zoning district, would detract from the landmark character of the building.

i. Increasing cubic content ratio for the expansion of landmarked buildings located within the R-B zoning district. An increase over the maximum permitted cubic content ratio may be approved if it is demonstrated that:

1. The increase permits a necessary expansion of a landmark building; and
2. Reasonable alternative designs that are otherwise permitted by the strict requirements of the underlying zoning district, would detract from the landmark character of the building.

j. Increasing the number of stories permitted for new unattached accessory structures in landmarked properties located within the R-B zoning district. Landmarked properties under 20,000 square feet may be allowed to construct a 2-story unattached accessory structure, up to 25 feet in overall height, if it is demonstrated that:

1. The increase permits a necessary expansion of a landmark building;

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2. Reasonable alternative designs that are otherwise permitted by the strict requirements of the underlying zoning district, would detract from the landmark character of the building;

3. The primary residence has 2 stories; and

4. The overall height of the accessory structure does not exceed the overall height of the primary residence.

(3) *Landmarks preservation commission action; town council ratification of commission action on applications involving dimensional landmark adjustments~~waivers~~*.

a. *Decisions to be placed on town council consent agenda*. Decisions of the landmark preservation commission to approve, approve with conditions, or deny applications for development approval involving dimensional landmark adjustments~~waivers~~ shall be placed on the consent agenda of the first available meeting of the town council after the decision.

b. *Removal of decisions from consent agenda*. Decisions that are placed on the town council consent agenda pursuant to subsection a., may be removed from the consent agenda and placed on the regular agenda at the request of a member of the town council.

(3) Notice of landmarks preservation commission public hearing.

a. Dimensional landmark adjustments shall be noticed in accordance with Section 54-93(4).

(4) Duration of approval and time extensions.

a. The applicant's approval will expire in accordance with the provisions of Section 54-94(1).

b. Time extensions shall be granted in accordance with the provisions of Section 54.94(2).

(5) Appeals.

a. The applicant or any interested party may file an appeal to the town council on any ruling by the landmark preservation commission in accordance with Section 54-41.

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

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

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

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

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

_____
Danielle H. Moore, Mayor

_____
Bobbie Lindsay, Town Council President

_____
Lewis S.W. Crampton, President Pro Tem

_____
Julie Araskog, Town Council Member

_____
Bridget Moran, Town Council Member

ATTEST:

_____
Kelly Churney, Town Clerk

_____
Edward Cooney, Town Council Member

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