



LANDMARKS PRESERVATION COMMISSION MEETING

TOWN OF PALM BEACH

OCTOBER 22, 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
Patrick Segraves, Architect 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 September 17, 2025, Landmarks Preservation Commission Meeting

APPROVAL OF AGENDA

ADMINISTRATION OF THE OATH

COMMENTS

2. OFFICIALS
3. STAFF
4. PUBLIC - 3 MINUTE LIMIT

For those unable to attend in person: [Submit a written comment](#) [Register to comment virtually](#)

CONSENT AGENDA

5. ZON-25-0069 335 COCOANUT ROW The applicant, 335 Cocoanut Row Trust, has filed an application requesting a variance from the floodplain requirement from Chapter 50, Floods, to maintain the existing primary structure and accessory structure at a finished floor elevation below the current FEMA requirement for the property containing two (2) Historically Significant Buildings.

6. ZON-25-0062 222 SEASPRAY AVE. The property owners, Robin Esterson and Pamela Hickory, have filed an application requesting a variance from the floodplain requirement from Chapter 50, Floods, to maintain the existing primary structure and accessory structure at a finished floor elevation below the current FEMA requirement.

UNFINISHED BUSINESS

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. ***[This item has been deferred to the November 19, 2025, Landmark Preservation Commission meeting.]***
8. HSB-24-0009 (ZON-25-0004) 335 COCOANUT ROW (COMBO) The applicant, 335 Cocoanut Row Trust, has filed an application requesting the review and approval of window and door replacement, roof replacement, and landscaping and hardscape modifications including a new pool which requires a variance to allow landscape open space to increase from existing but still not meet the minimum requirement for the property containing two (2) Historically Significant Buildings. ***[Per the Development Order condition of approval, the applicant will present window shop drawings.]***

NEW BUSINESS

9. COA-25-0028 159 AUSTRALIAN AVE. The property owners, Cornelia and Richard Thornburgh (SKA Architect + Planner, Design Professional), have filed an application requesting Landmarks Preservation Commission review and approval of a Certificate of Appropriateness for a new 26KW generator for the landmarked property.
10. COA-25-0029 1100 SOUTH OCEAN BLVD – MAR-A-LAGO The applicant, Mar-a-Lago Club, Inc. (Harvey E. Oyer, III, Authorized Representative), has filed an application requesting a Certificate of Appropriateness review and approval for a helicopter pad and associated site work within the western lawn of the landmarked property.
11. HSB-25-0011 128 SEABREEZE AVE. The applicant, LaBerge & Menard Inc., has filed an application requesting Landmarks Preservation Commission review and approval for partial door replacement for the main structure within the historically significant property.

ANY OTHER BUSINESS

12. Overview of Past Projects: Royal Poinciana Playhouse
13. Historic Resources Map Overview

MEETING SCHEDULE

14. The next meeting is scheduled for November 19, 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 September 17, 2025

CALL TO ORDER AND ROLL CALL

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

Members Present: Alexander Griswold, Julie Herzig Desnick, Jacqueline Albarran, Catherine Brooker, Brittain Damgard, Jane Lindsay-Scott, Kim Coleman, Alexander Ives, and Patrick Segraves

Members Excused: Henry Ittleson

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

PLEDGE OF ALLEGIANCE

Chair Damgard led the Pledge of Allegiance.

MINUTES

1. Minutes from the August 20, 2025, Landmarks Preservation Commission Meeting

A motion was made by None and seconded by None to approve the minutes of the August 20, 2025, meeting. The motion was carried unanimously, 7-0.

CONSENT AGENDA

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

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

A motion was made by Ms. Coleman 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

3. OFFICIALS

No one indicated a desire to speak.

4. STAFF

4.1 Administrative Review Monthly Update

This item was not addressed, and no comments were heard.

5. PUBLIC - 3 MINUTE LIMIT

No one indicated a desire to speak.

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.]*

****Note: This item was deferred to the meeting on October 22, 2025, at the approval of the agenda.***

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.

Mr. Fogel provided staff comments on the project.

Mses. Damgard, Brooker, and Mr. Ives disclosed ex parte communications.

Michael Perry of MP Design & Architecture presented the plans for the proposed generator.

Ms. Coleman asked if there were any neighbor objections and how close the apartment building was to the location. Mr. Perry responded.

Ms. Damgard confirmed it would be enclosed behind a wall, which Mr. Perry confirmed.

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

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

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.

Ms. Mittner provided staff comments on the project.

Several members disclosed ex parte communications.

On behalf of the applicant, Attorney Maura Ziska presented the plan to remove the hedge adjacent to the northern site wall from the previously approved plans.

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

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

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.

Mr. Fogel provided staff comments on the project.

Several members disclosed ex parte communications.

Attorney Jamie Crowley, on behalf of the applicant, introduced and explained the signage and zoning requests. Keith Spina, of Spina O'Rourke + Partners, provided the plans and renderings of the proposed signage.

Ms. Coleman assumed that the Town Council had reviewed the lettering size and ensured it was code-compliant.

Mr. Ives asked about the font style and design and wondered if there would be a historic John Volk reference in the lettering. Mr. Spina said the Glazer Hall font is consistent with other Plaza signs despite slight variations. His team replicated and repainted the west side sign to maintain uniformity.

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

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

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.

Ms. Mittner provided staff comments on the project.

Several members disclosed ex parte communications.

Attorney Jamie Crowley, representing the applicant, provided an overview of the project. Alex Bagmets, of Emeritus Development, presented the architectural plans for the proposed shade structures.

Mr. Ives asked whether the four structures would appear as a single continuous square even though they are separate pieces. He confirmed they are not centered due to the adjacent bar and courtyard layout. He also clarified that the design is split into four pieces because an earlier trellis concept was rejected, and asked if making it one continuous piece remained an option. Mr. Bagmets responded.

Ms. Brooker asked why the design used four post-mounted structures rather than articulating umbrellas. Mr. Bagmets responded.

Ms. Coleman wondered why four different umbrellas were used, as rain could seep between the structures. Mr. Bagmets stated that the four structures brought down the scale.

Mr. Griswold thought that, practically, these semi-permanent structures were appropriate. Additionally, he thought the smaller-scale elements were better than one big tent.

Ms. Albarran thought the smaller-scale tents were appropriate and did not have an issue with the proposed off-center location.

Ms. Herzig-Desnick asked if they were intended to be removed on occasion. Mr. Bagmets stated no, only in case of inclement weather.

Mr. Ives asked the staff to confirm that the proposal met all zoning requirements. Ms. Mittner and Mr. Crowley responded.

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

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

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.]*

****Note: This item was withdrawn at the approval of the agenda.***

ANY OTHER BUSINESS

12 Quick Fix #8: Landmark Incentives

Ms. Mittner presented possible landmark incentives proposed to be changed in the Town's Code and answered the commissioners' questions about the proposals.

Aimee Sunny, Preservation Foundation of Palm Beach, speaking on behalf of the Preservation Foundation, expressed strong enthusiasm for the proposed program, noting she has advocated for it for over five years. She thanked the Town staff for their efforts and emphasized that landmark properties require unique considerations that standard code compliance cannot always address. She explained that the program would give the Landmarks Commission greater flexibility in evaluating whether proposed changes protect and respect a property's historic character rather than simply meeting code. Drawing on her experience with similar programs in other municipalities, she said such frameworks successfully protect landmarks, offer property owners flexibility, and build goodwill by encouraging thoughtful stewardship.

Ms. Damgard noted that during her time on the Commission, there have been cases where decisions that were not ideal for the landmark properties had to be made, leaving her with some regrets. She said this new program would provide more flexibility and improve outcomes for landmark houses.

James Murphy, Assistant Director of Planning, Zoning, and Building, said he was excited that the Town Council had entrusted his department with code reform. He recalled the past "Keep Palm Beach, Palm Beach" tagline, noting that earlier zoning drafts did not reflect that commitment, especially regarding landmarks. He emphasized that the current zoning code often prevents preservation or rebuilding of features that define Palm Beach. With the Commission's enthusiasm, the Preservation Foundation's support, and the Town Council's receptiveness, he believes now is the right time to create landmark incentives and provide unique opportunities for these properties, directly shaping and protecting the Town's built environment.

By consensus, the Landmarks Preservation Commission blessed the staff with the authority to forward these initiatives to the Planning and Zoning Commission and the Town Council.

MEETING SCHEDULE

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

ADJOURNMENT

A motion was made by Mr. Ives and seconded by Ms. Coleman to adjourn the meeting at 10:32 AM. The motion was carried unanimously, 7-0.

Respectfully Submitted,

Brittain Damgard, Chair

TOWN OF PALM BEACH

Information for Landmarks Preservation Commission Meeting on: October 22, 2025

To: Landmarks Preservation Commission

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

From: Planning, Zoning & Building

Re: ZON-25-0069 335 COCOANUT ROW The applicant, 335 Cocoanut Row Trust, has filed an application requesting a variance from the floodplain requirement from Chapter 50, Floods, to maintain the existing primary structure and accessory structure at a finished floor elevation below the current FEMA requirement for the property containing two (2) Historically Significant Buildings.

Date: 10/15/2025

ATTACHMENTS

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

STRATEGIC PLAN

Strategic Priorities:

Community Culture and Character

Strategic Focus Areas:

Quality of Life

Community Preservation

FUNDING

No Fiscal Impact



ZON-25-0069 335 COCOANUT ROW. The applicant, 335 Cocoanut Row Trust, has filed an application requesting a variance from the floodplain requirement from Chapter 50, Floods, to maintain the existing primary structure and accessory structure at a finished floor elevation below the current FEMA requirement 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. At the September 17, 2025, LPC meeting, LPCS-25-0303 was approved for a new 60KW generator.

THE PROJECT:

The following is the scope of work for the Project:

- A variance from the floodplain requirement from Chapter 50, Floods.

Site Data			
Zoning District	R-C	Future Land Use	MULTI-FAMILY-MODERATE
Lot Size (SF)	6,000 SF	Existing Finished Floor Elevation	3.48' NAVD (Main Structure) 2.68' NAVD (Rear Structure)

Flood Zone	AE 7	Required Finished Floor Elevation	8.00' NAVD
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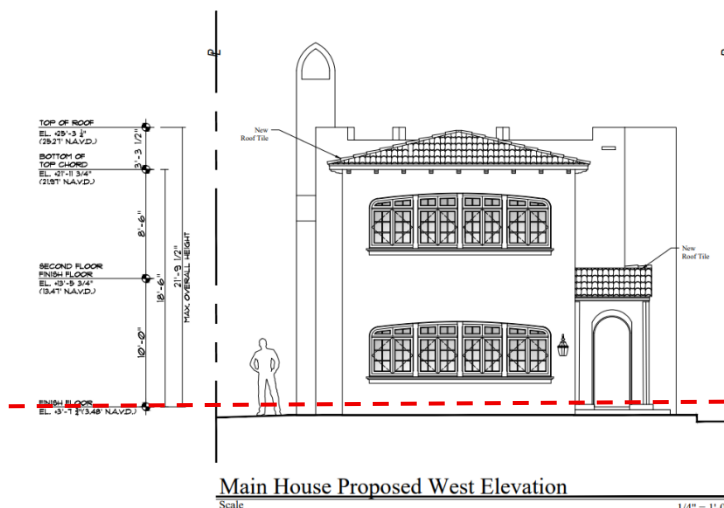
Surrounding Properties / Zoning	
North	354 & 346 Brazilian Ave / R-C
South	339 Brazilian Ave / R-C
East	330 Cocconut Row / R-C
West	340 Brazilian Ave / R-C

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 in Chapter 50, Floods, is needed to avoid raising the primary residence and accessory structure.

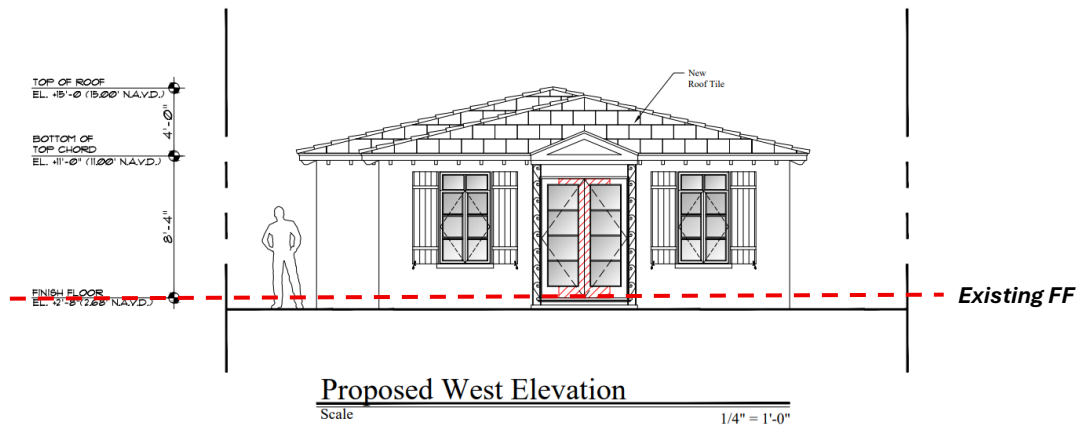
Per Section 50-114: A variance is authorized to be issued for the repair, improvement, or rehabilitation of a historic building that is determined eligible for the exception to the flood resistant construction requirements of the Florida Building Code, Existing Building, Chapter 12 Historic Buildings, **upon a determination that the proposed repair, improvement, or rehabilitation will not preclude the building's continued designation as a historic building and the variance is the minimum necessary to preserve the historic character and design of the building.** If the proposed work precludes the building's continued designation as a historic building, a variance shall not be granted and the building and any repair, improvement, and rehabilitation shall be subject to the requirements of the Florida Building Code.

The 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 to be maintained at the current finished floor elevations of 3.48' NAVD (Main Structure) and 2.68' NAVD (Rear Structure).



* HSB-24-0009 Condition of Approval - 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.

Existing FF



* HSB-24-0009 Condition of Approval - Rear Structure: The existing shutter style shall be retained, and the double door shall be revised to a single door.

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

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

October 13, 2025

Re: 335 Cocoanut Row Palm Beach, FL 33480

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 is for the **Approved Landmark** in which included the following:

1. The project consists of interior and exterior modifications to the existing 2 story house and 1 story guest house on 335 Cocoanut Row. The lot coverage and square footage will remain the same. We are proposing to eliminate an existing exterior stair at the rear of the main house. The exterior changes consist of new windows and shutters. The Structure is not listed under "Designated Landmarks" nor "Properties Under Consideration".
2. There will be a new proposed pool with new Landscape and Hardscape.
3. There are no historically significant trees present at the site.
4. This house is a historically significant building in the Town of Palm Beach.
5. The existing structures are under the base flood elevation required by FEMA. We will be performing a substantial improvement which will require a Floodplain Variance.
6. The existing finish floor elevation is 3.48' NAVD & required floor elevation is 8.00' NAVD.

Please note the following:

- A. FLOODPLAIN VARIANCE - 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.

Respectfully,



Michael Perry

MP Design & Architecture, Inc.

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Palm Beach, Florida 33480

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Town of Pam Beach
2024
360 S. County Rd.
Palm Beach, FL 33480

February 28, 2025

Re: 335 Cocoanut Row Palm Beach, FL 33480
HSB-24-0009

We are submitting the attached drawings and application 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 interior and exterior modifications to the existing 2 story house and 1 story guest house on 335 Cocoanut Row. The lot coverage and square footage will remain the same. We are proposing to eliminate an existing exterior stair at the rear of the main house. The exterior changes consist of new windows and shutters. The Structure is not listed under "Designated Landmarks" nor "Properties Under Consideration".
2. There will be a new proposed pool with new Landscape and Hardscape.
3. There are no historically significant trees present at the site.
4. 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
Proposed Renovation of 2,832 SF 2-Story Existing House &
1,008 SF 1-Story Existing Guest House.
Proposed new landscape and hardscape, new pool.

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

MP Design & Architecture, Inc.

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D. SPECIAL EXCEPTION – Section 134-22

Not applicable

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% in lieu of the minimum required 45%.

- 1) The project is located 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 new proposed 32.88%.
- 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 on 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

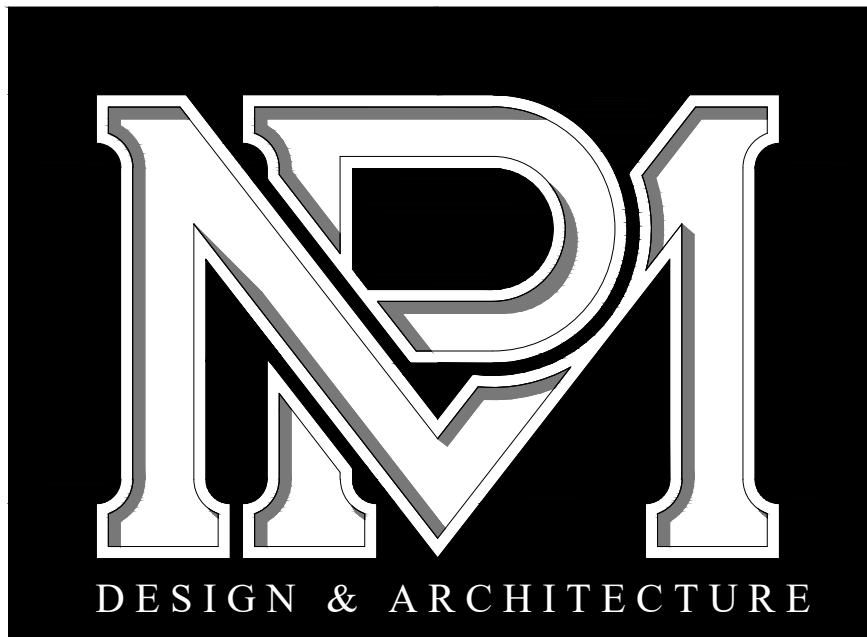
Not applicable.

Respectfully,



Michael Perry

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



ARCHITECTURE

MP DESIGN & ARCHITECTURE

LANDSCAPE

ENVIRONMENT DESIGN GROUP

HSB-24-0009

ZON-25-0004

First Submit 11-21-2024
Second Submit 02-03-2025
Final Submit 03-03-2025
LPC Meeting 03-19-2025

PROPOSED SCOPE OF WORK

- Proposed Renovation to an Existing Two-Story Residence & One Story Guest House with New Doors & Windows, New Roof New Pool & New Hardscape.

SHEET INDEX

COVER	GENERAL NOTES & DRAWING INDEX	A200	EXISTING & PROPOSED NORTH ELEVATION
	SURVEY	A200.1	EXISTING & PROPOSED NORTH ELEVATION w/ AWNING
	VICINITY LOCATION MAP	A201	EXISTING & PROPOSED SOUTH ELEVATION
	LOCATION MAP	A201.1	EXISTING & PROPOSED SOUTH ELEVATION w/ AWNING
PHOTOS 1	SURROUNDING PROPERTY PHOTOS	A202	EXISTING & PROPOSED EAST & WEST ELEVATION
PHOTOS 2	SUBJECT PROPERTY PHOTOS	A202.1	EXISTING & PROPOSED EAST & WEST ELEVATION w/ AWNING
PHOTOS 3	SUBJECT PROPERTY PHOTOS		
PHOTOS 4	SUBJECT PROPERTY PHOTOS	A203	GUEST HOUSE EXISTING & PROPOSED NORTH ELEVATION
PHOTOS 5	SIMILAR WINDOWS DESIGN PROPERTIES		GUEST HOUSE EXISTING & PROPOSED SOUTH ELEVATION
A000	EXISTING SITE PLAN	A204	GUEST HOUSE EXISTING & PROPOSED EAST ELEVATION
A001	PROPOSED SITE PLAN		GUEST HOUSE EXISTING & PROPOSED WEST ELEVATION
A003	PROPOSED A/C EQUIPMENT SITE WALL SECTION		
	ZONING LEGEND		MATERIALS
A100	EXISTING FIRST & SECOND PLAN		WINDOW SILL ELEVATION & DETAIL
A101	PROPOSED FIRST & SECOND PLAN	A500	DOOR SCHEDULE & TYPES
A102	EXISTING & PROPOSED ROOF PLAN	A550	MAIN HOUSE WINDOW SCHEDULE & TYPES
A103	EXISTING & PROPOSED GUEST HOUSE FLOOR PLAN	A551	GUEST HOUSE WINDOW SCHEDULE & TYPES
A104	EXISTING & PROPOSED GUEST HOUSE ROOF PLAN	A002	STREETSCAPE
		A006	CONSTRUCTION SCREENING PLAN
		A007	CONSTRUCTION STAGING & TRUCK LOGISTICS PLAN

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 Coconut 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.

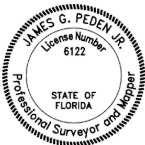
NOTES:

- 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.
- 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.
- Description furnished by client or client's agent.
- 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.
- This survey cannot be transferred or assigned without the specific written permission of Wallace Surveying Corporation. Certificate of Authorization Number LB8598.
- Except as shown, underground and overhead improvements are not located. Underground foundations not located.
- 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.
- No responsibility is assumed by this surveyor for the construction of improvements, from building ties shown on this survey.
- Revisions shown hereon do not represent a "survey update" unless otherwise noted.
- 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.
- 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.
- 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.
- 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.
- 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.

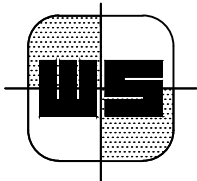
DATE OF LAST FIELD SURVEY: 01/14/2025



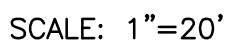

James G. Peden, Jr.
Professional Surveyor and Mapper
Florida Certificate No. 6122
Sheet 1 of 2

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

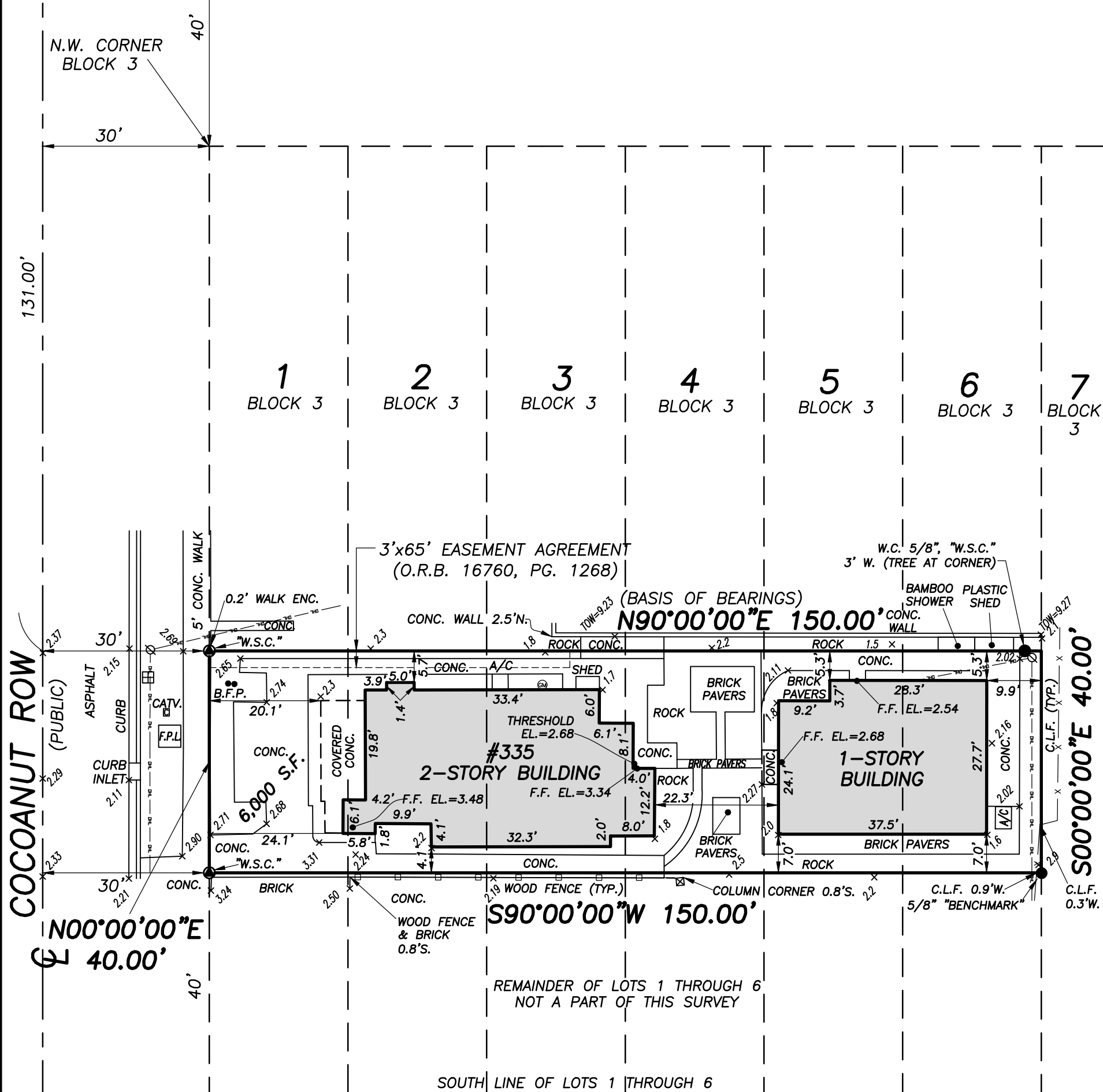


WALLACE SURVEYING
A DIVISION OF LANDTEC CONSTRUCTION
SURVEYING, LLC, LB #8598
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-4551



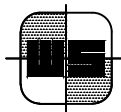
<u>TITLE COMMITMENT REVIEW</u>						
CLIENT: N & R 335, LLC		COMMITMENT NO. : OP-25-FL1629-6298586	DATE: 01/23/18			
REVIEWED BY: Craig Wallace		JOB NO. : 21-1107				
B2 ITEM NO.	DOCUMENT	DESCRIPTION	AFFECTS AND PLOTTED	AFFECTS AND NOT PLOTT- ABLE	DOES NOT AFFECT	NOT A SURVEY MATTER
1-7	N/A	Standard 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.				●

CL BRAZILIAN AVENUE
(PUBLIC)



REVISIONS

01/14/25; SURVEY AND TIE-IN UPDATE; E.G./B.M.; 233735-SE-1; BOOK3/69-71
06/29/22 TITLE REVIEW 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



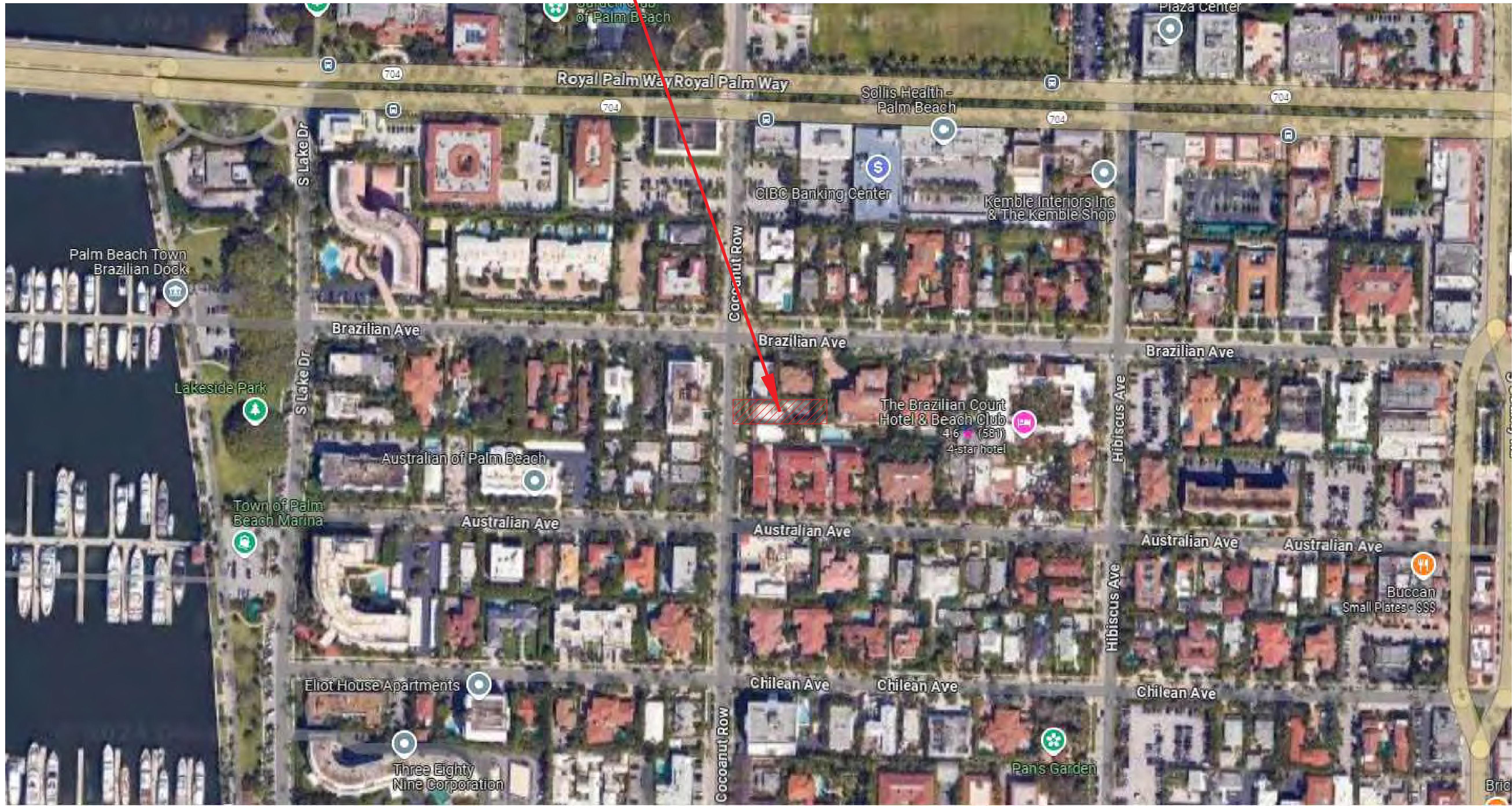
WALLACE SURVEYING
A DIVISION OF LANDTEC CONSTRUCTION

A DIVISION OF LANDTEC CONSTRUCTION
SURVEYING, LLC. LB #8598

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

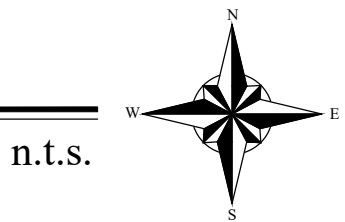
FIELD: J.O.	JOB NO.: 233735	F.B.: PB309 PB310	PG.: 17 2
OFFICE: S.W.	DATE: 04/05/21	DWG. NO.: 233735-SE-1	
C'K'D: C.W.	REF: 21-1107.DWG	SHEET 2 OF	

SUBJECT PROPERTY



Vicinity Location Map

Scale



HSB-24-0009
ZON-25-0004



COMM NO.
2412

DATE
11-07-24

REVISIONS

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



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SHEET NO.
Vicinity
Location
Map



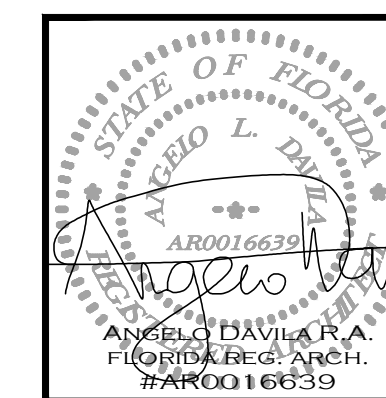
DATE
11-07-24

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A Renovation for
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Palm Beach FL 33480

335 Coconut Row



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61.833.75/5
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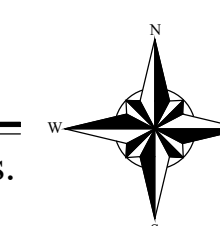
Location Map



Location Map

Scale

n.t.s.



HSB-24-0009
ZON-25-0004



354 Brazilian Ave
(north of subject property)



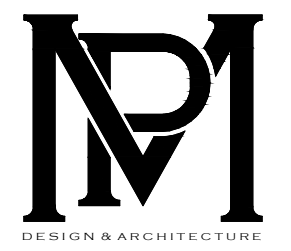
339 & 353 Cocoanut Row
(south of subject property)



330 Cocoanut Row
(west of subject property)



340 Cocoanut Row
(west of subject property)

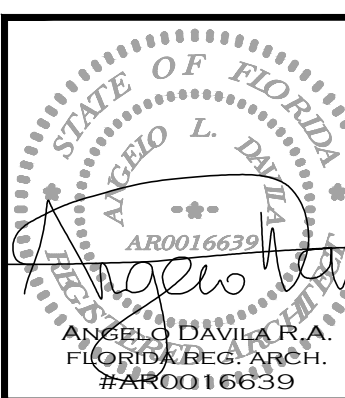


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REVISIONS

A Renovation for
335 Cocoanut Row LLC
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335 Cocoanut Row



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SHEET NO.

Photos 1

HSB-24-0009
ZON-25-0004



335 Cocoanut Row
(subject property)



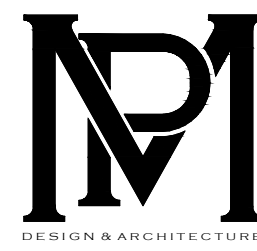
335 Cocoanut Row
(subject property)



335 Cocoanut Row
(subject property)



335 Cocoanut Row
(subject property)

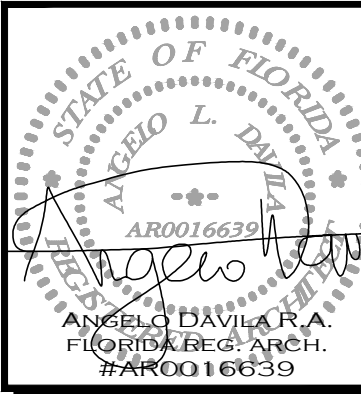


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REVISIONS

A Renovation for
335 Cocoanut Row LLC
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335 Cocoanut Row



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SHEET NO.

Photos 2



335 Cocoanut Row
(subject property)



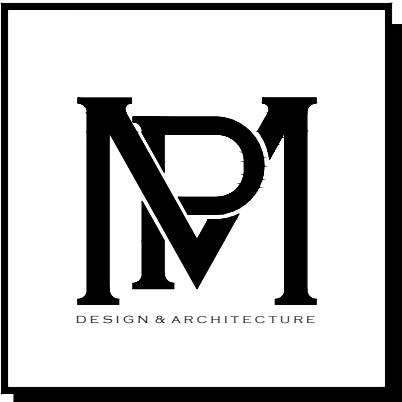
335 Cocoanut Row
(subject property)



335 Cocoanut Row
(subject property)



335 Cocoanut Row
(subject property)



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2412

DATE
11-07-24

REVISIONS

A Renovation for
335 Cocoanut Row LLC
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SHEET NO.
Photos 3



335 Coconut Row
(subject property)



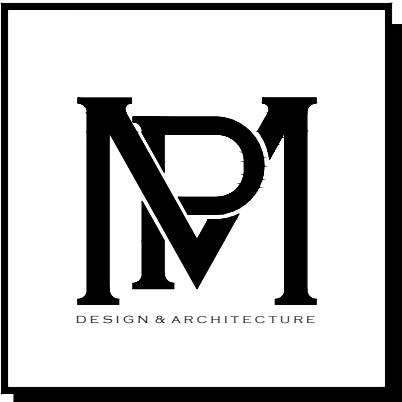
335 Coconut Row
(subject property)



335 Coconut Row
(subject property)



335 Coconut Row
(subject property)



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Photos 4



330 Cocoanut Row
Similar Window Design



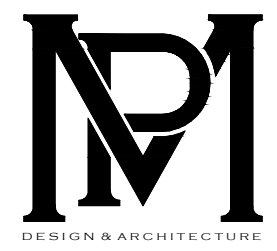
339 Cocoanut Row
Similar Window Design



337 Brazilian Ave
Similar Window Design



354 Brazilian Ave
Similar Window Design



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

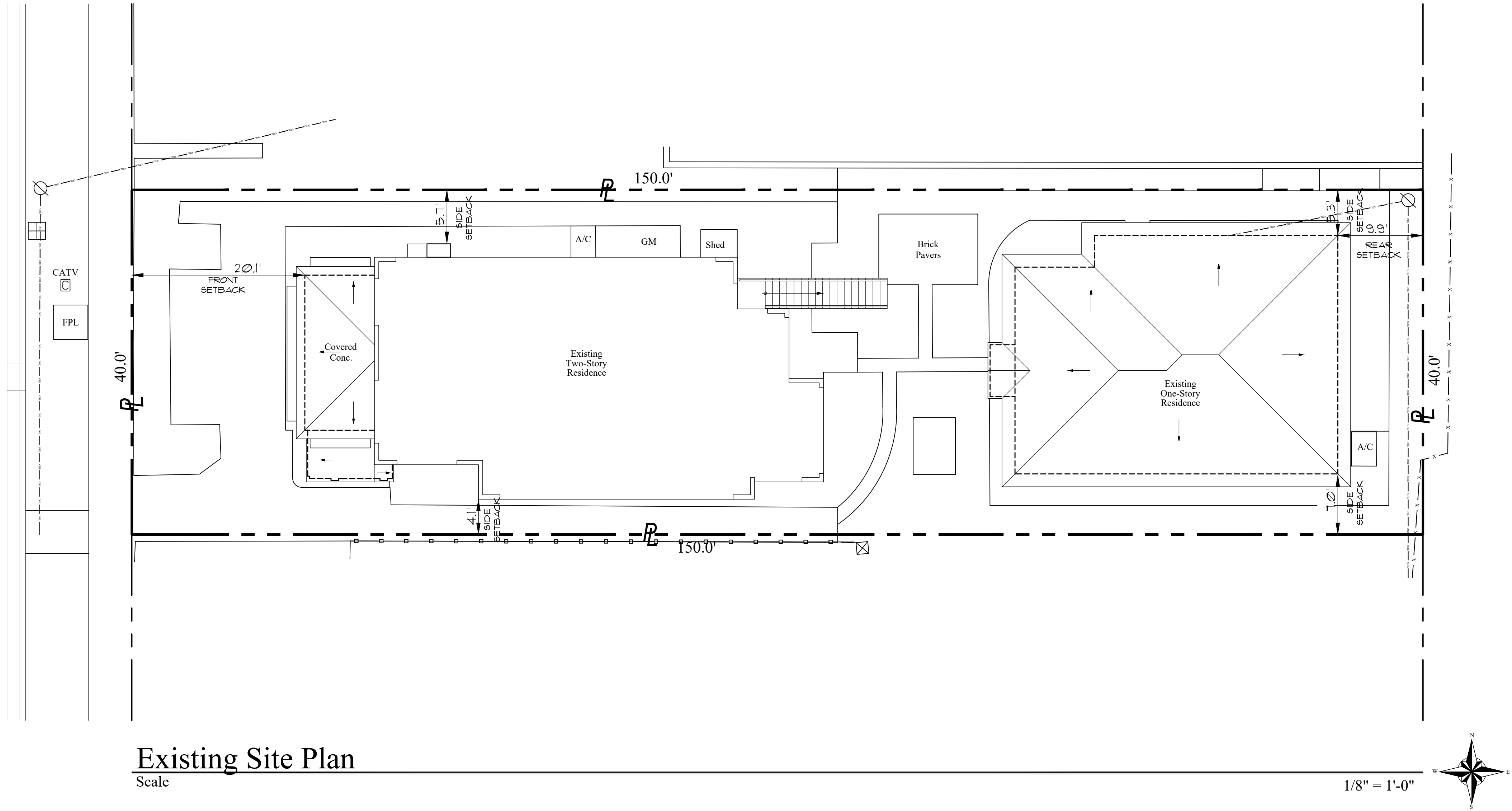


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SHEET NO.

Photos 5

Cocoanut Row



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REVISIONS

A Renovation for
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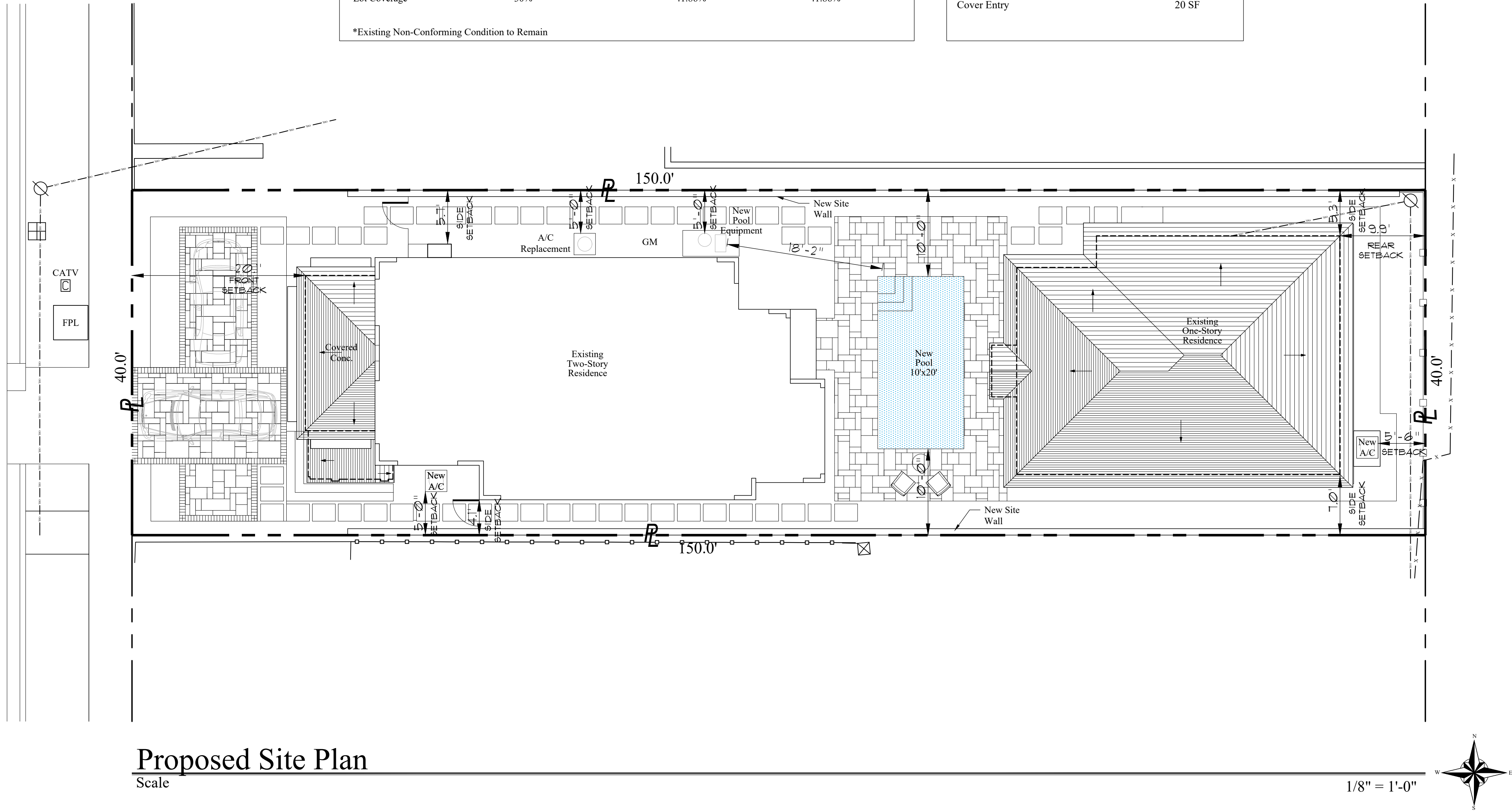


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SHEET NO.
A000

HSB-24-0009
ZON-25-0004

Cocoanut Row



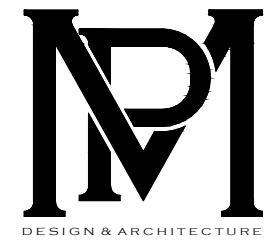
ZONING & SITE CALCULATIONS			
Zoning Item	Required/Allowed	Existing	Proposed
Zoning District	RC	RC	RC
Lot Gross Area	10,000 SF	*6,000 SF	*6,000 SF
Lot Width	100'	*40.0'	*40.0'
Lot Depth	100'	*150.0'	*150.0'
Front Yard Setback	25' 2-Story	20.1'	20.1'
Side Yard Setback	10' 2-Story	4.1'	4.1'
Rear Yard Setback	15' 2-Story	9.9'	9.9'
Maximum Building Height	23'-6" 2-Story	18'-6"	18'-6"
Maximum Overall Height	26'-6"	21'-9 1/2"	21'-9 1/2"
Landscape Open Space	50%		
Lot Coverage	30%	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



COMM NO.
2412

DATE
11-07-24

REVISIONS

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

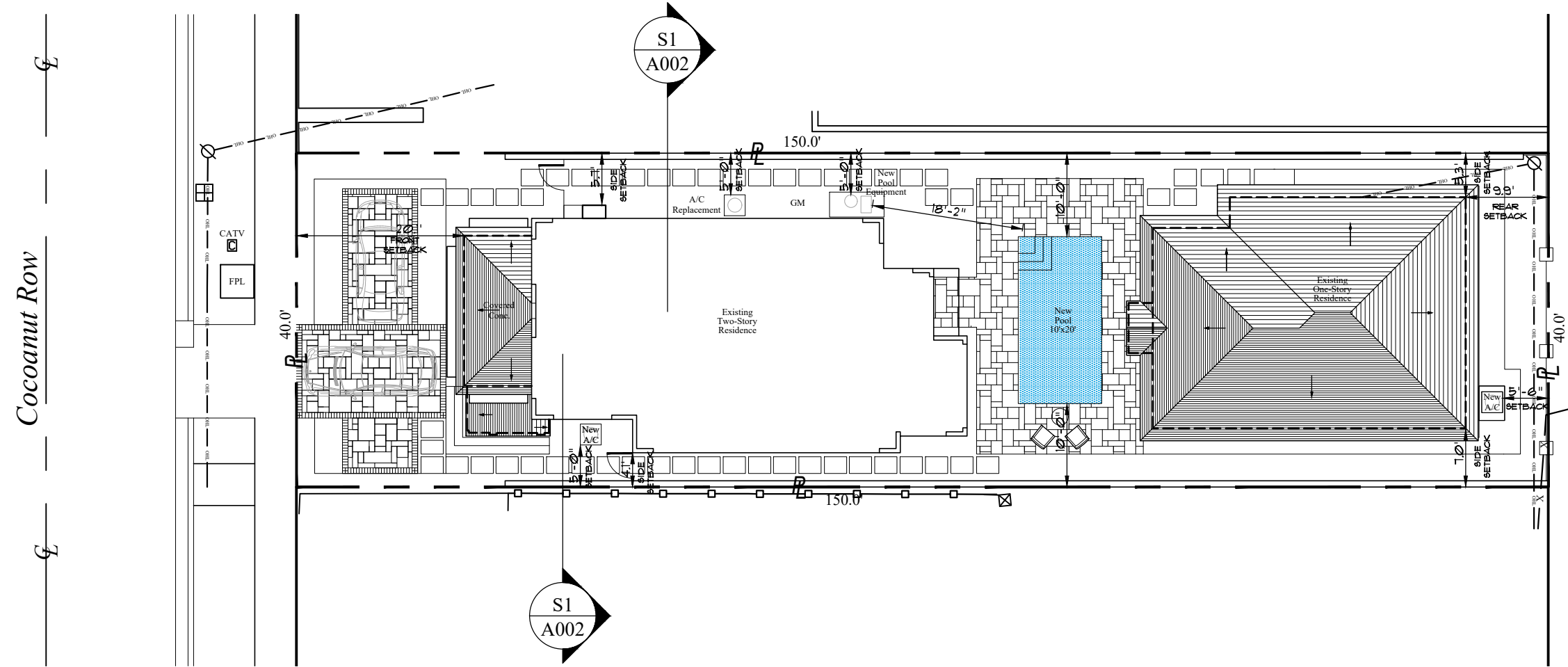


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SHEET NO.

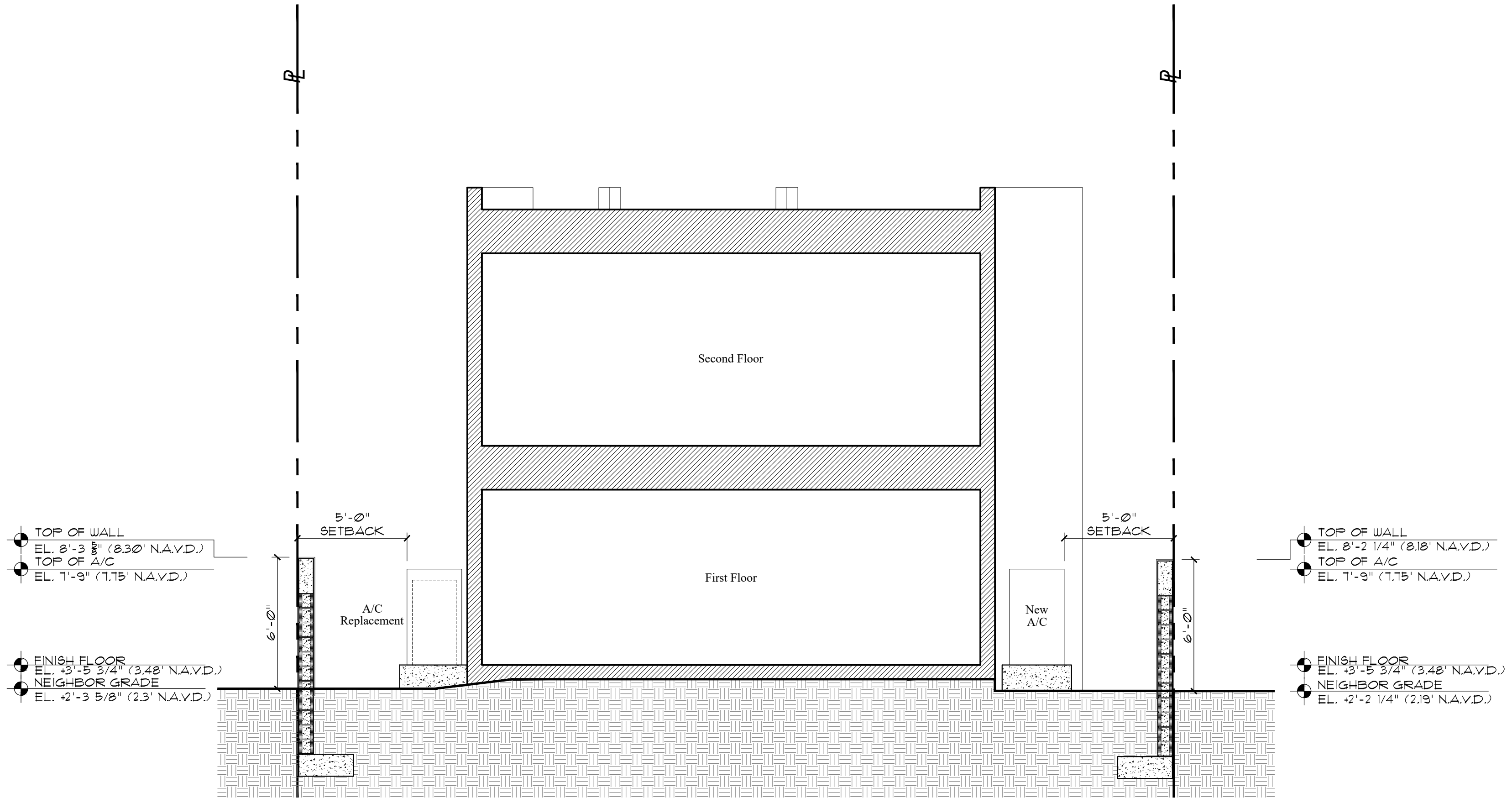
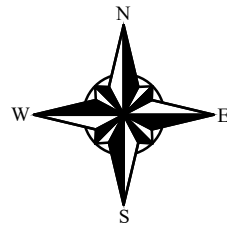
A001

HSB-24-0009
ZON-25-0004



Key Plan

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



Proposed A/C Equipment Site Wall Section

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



COMM NO.
2412

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REVISIONS

A Renovation for
335 Coconut Row LLC
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A003

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ZON-25-0004



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%	32.88%
24	Perimeter LOS (Sq Ft and %)	50%	54.14%	65.7%
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



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Palm Beach FL 33480

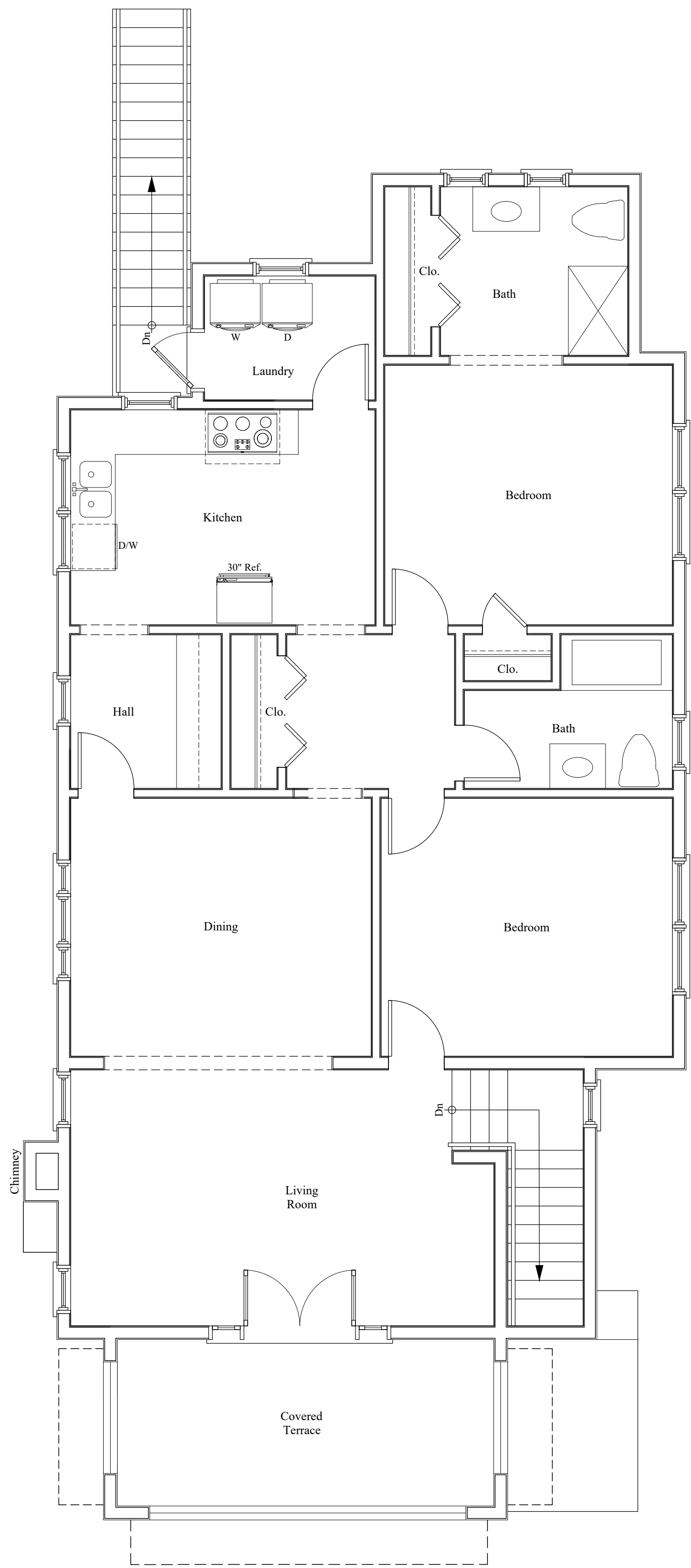


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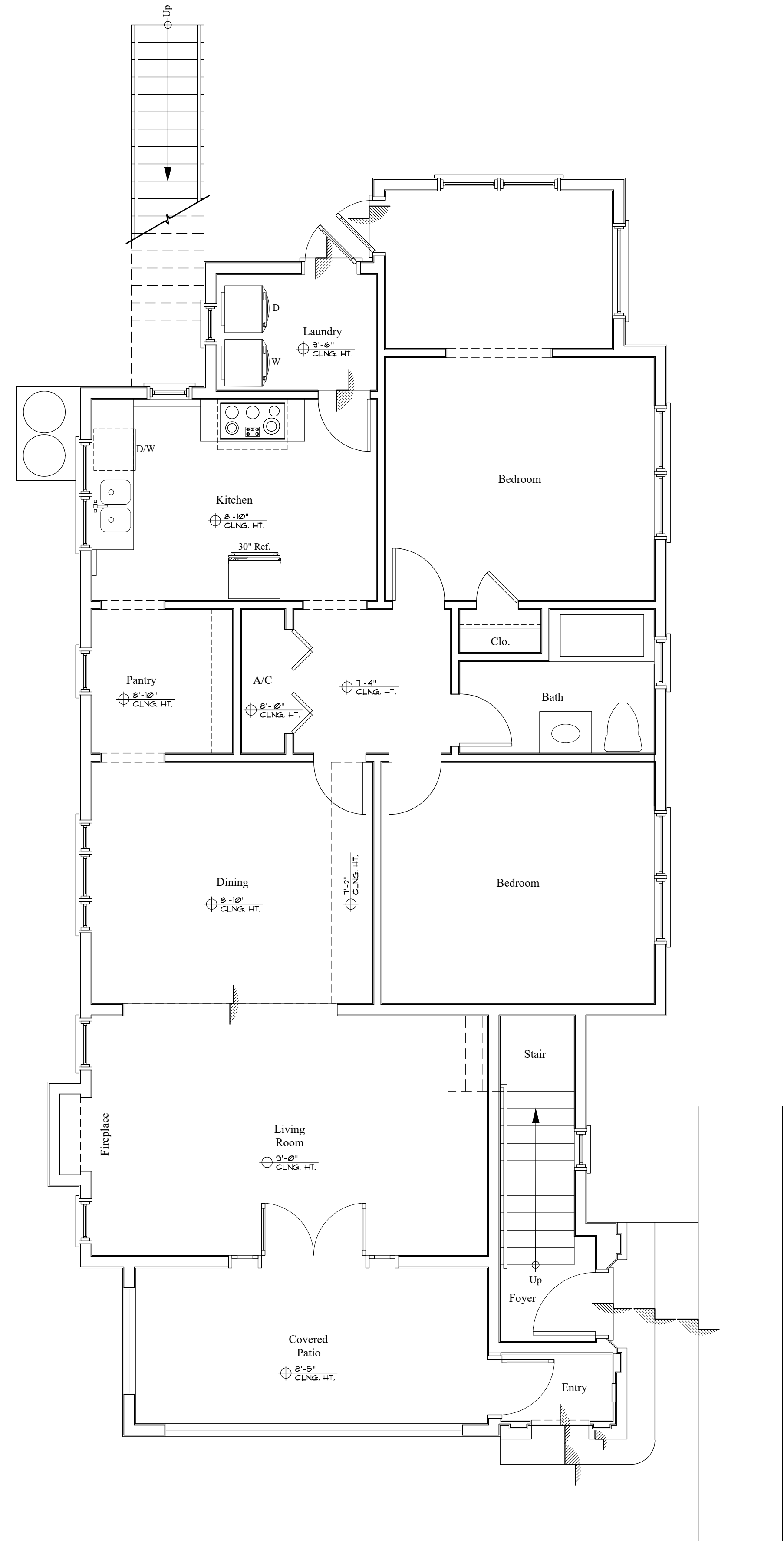
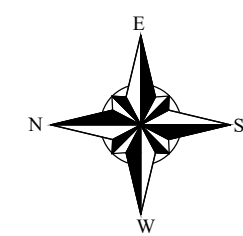
SHEET NO.

Zoning
Legend



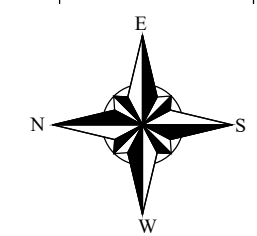
Existing Second Floor Plan

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



Existing First Floor Plan

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



HSB-24-0009
ZON-25-0004



COMM NO.
2412
DATE
11-07-24

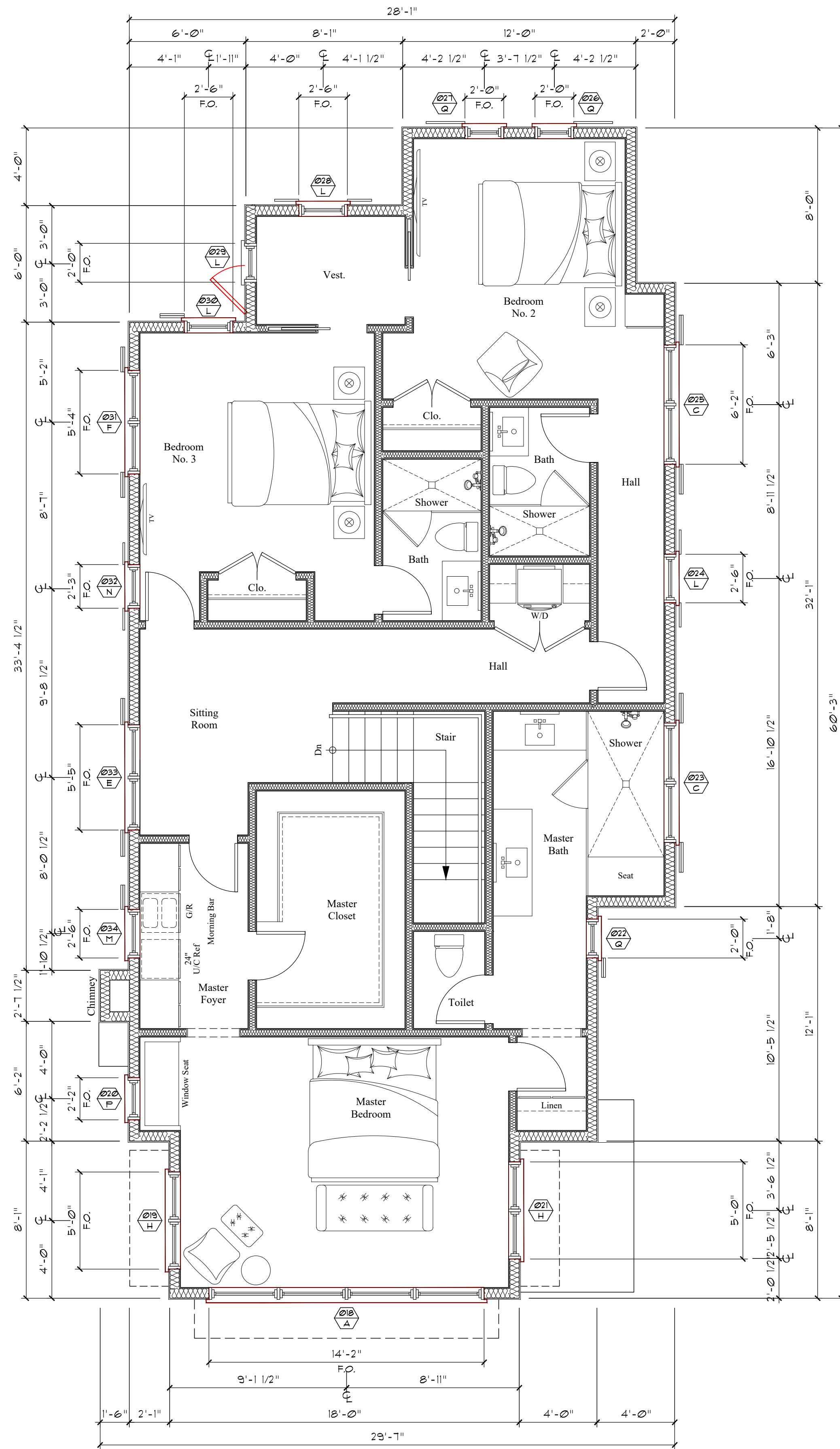
REVISIONS

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



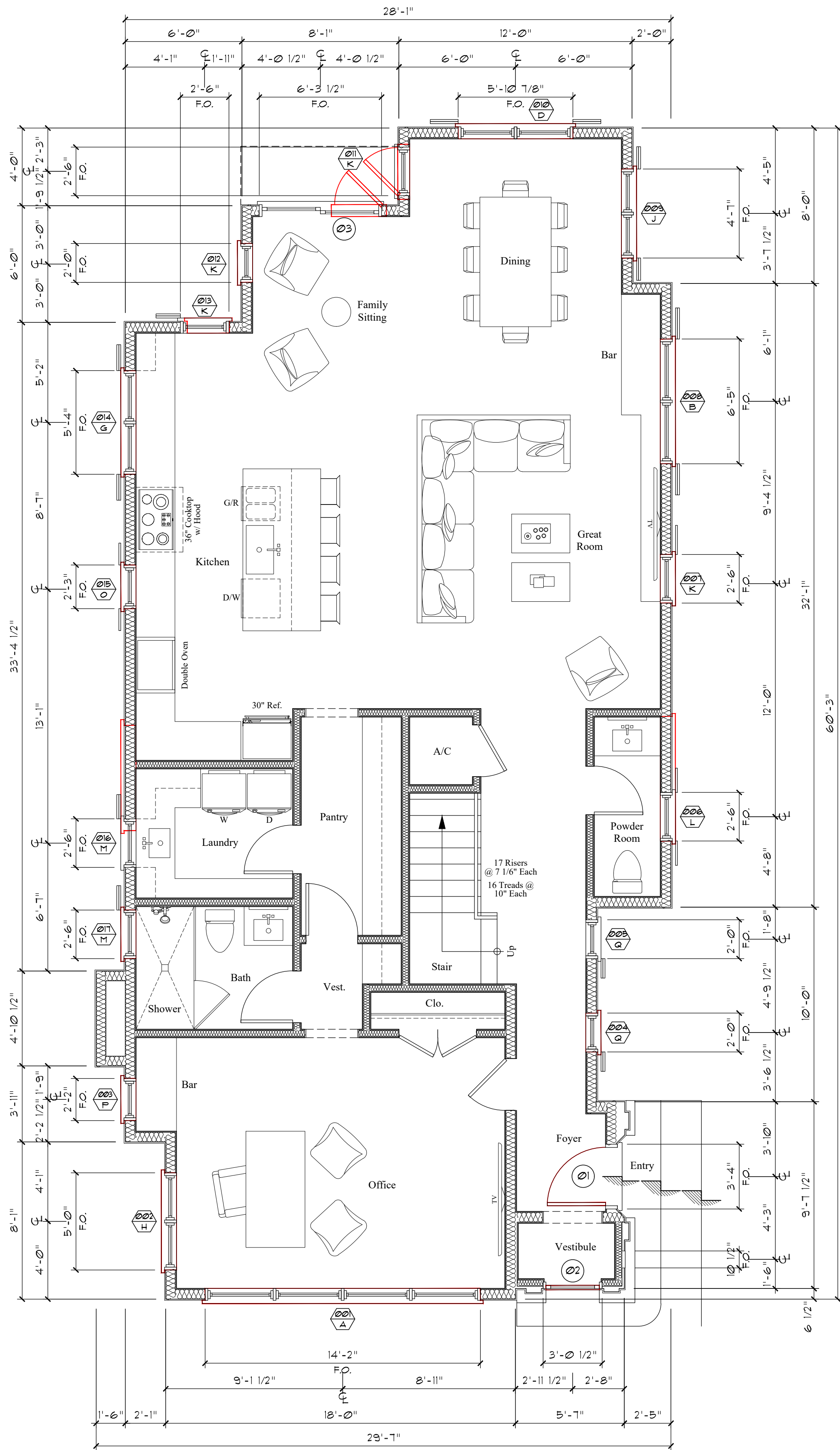
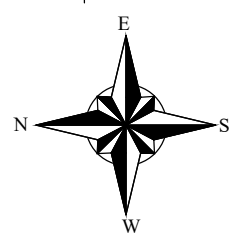
MP DESIGN &
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561.833.7575
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SHEET NO.
A100



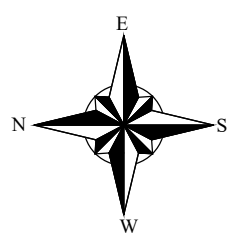
Proposed Second Floor Plan

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



Proposed First Floor Plan

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



HSB-24-0009
ZON-25-0004



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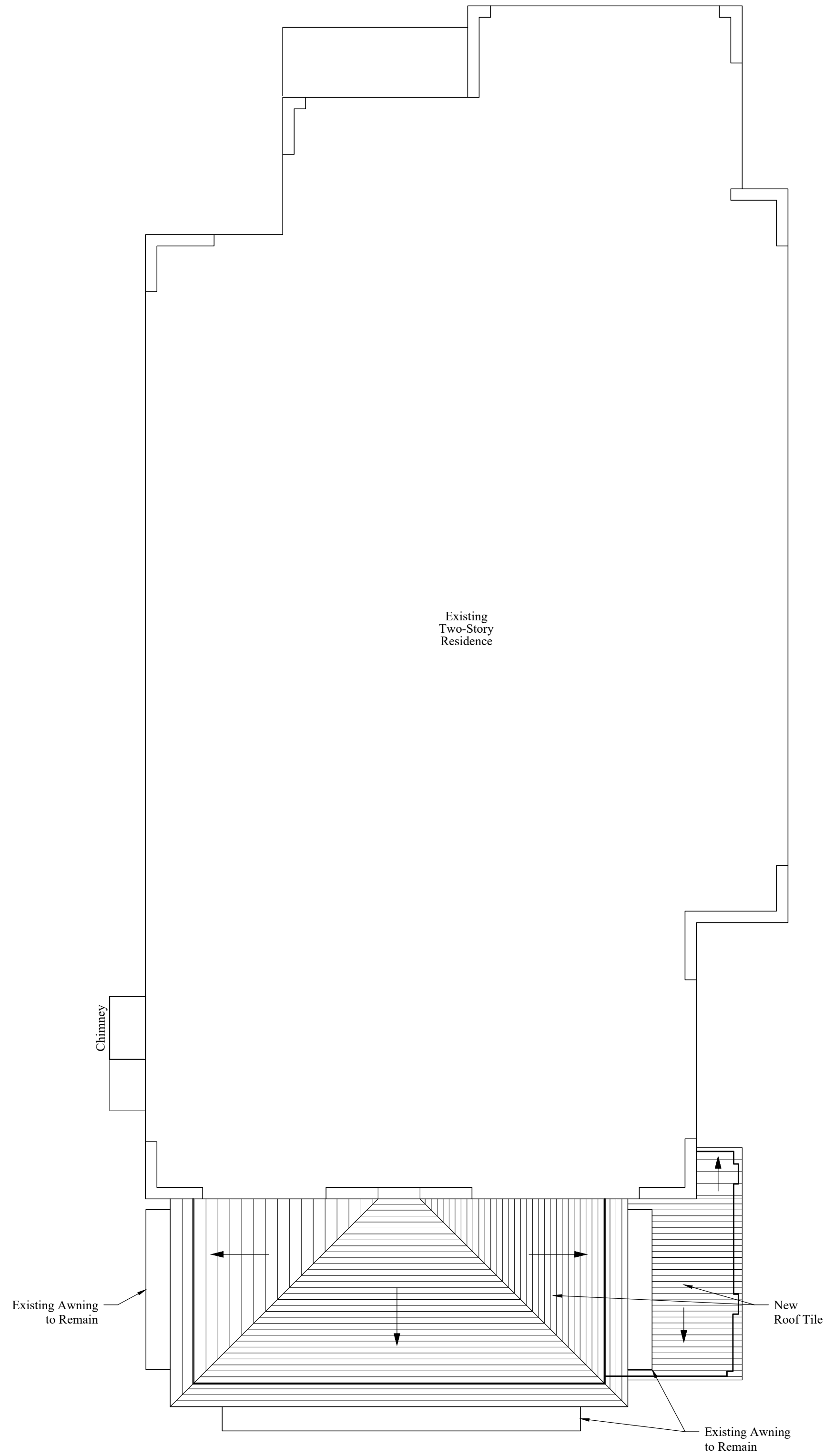
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335 Coconut Row
Palm Beach FL 33480



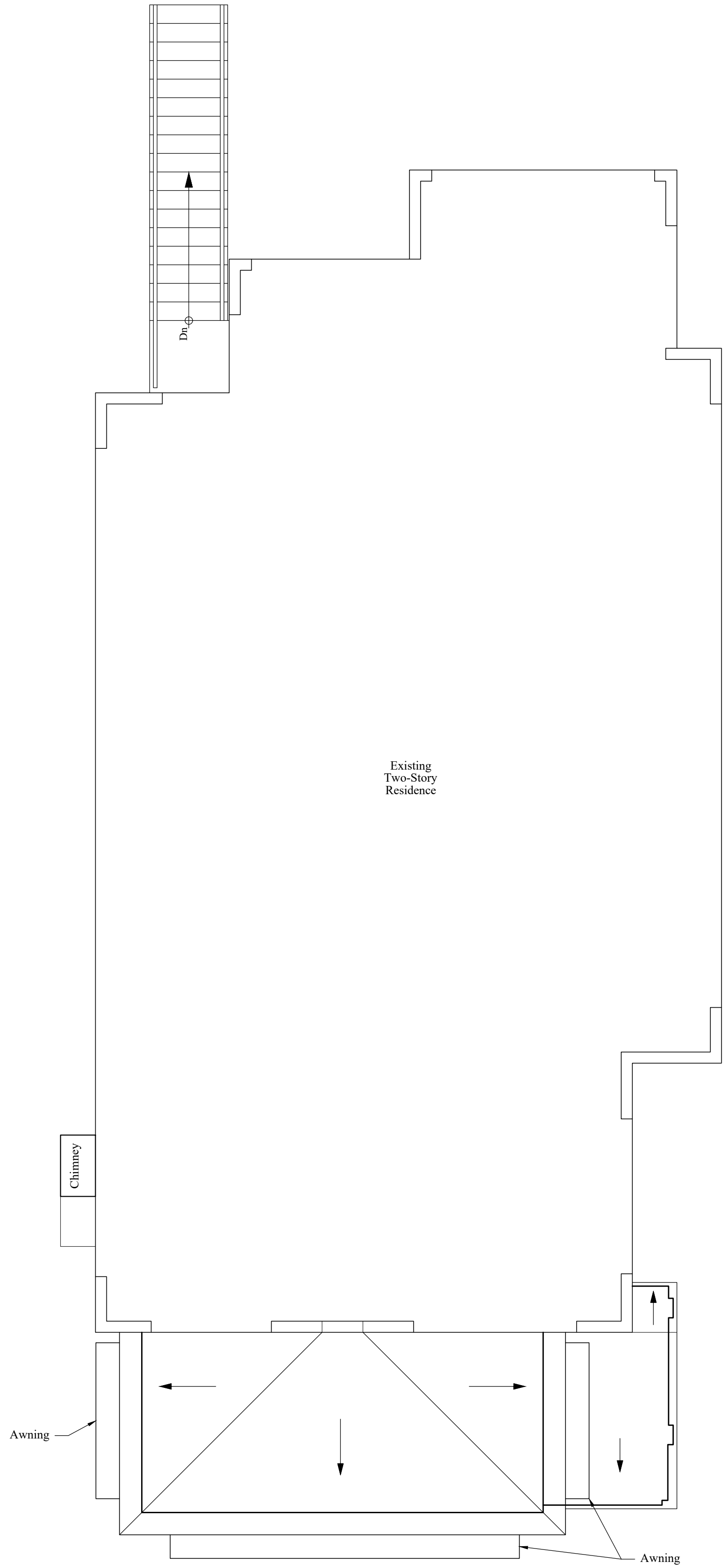
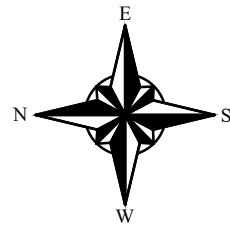
MP DESIGN &
ARCHITECTURE, INC
217 PERUVIAN AVENUE, SUITE 4
PALM BEACH, FLORIDA 33480
561.833.7575
AA26001667

SHEET NO.
A101



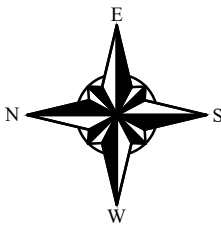
Proposed Roof Plan

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



Existing Roof Plan

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



HSB-24-0009
ZON-25-0004



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11-07-24

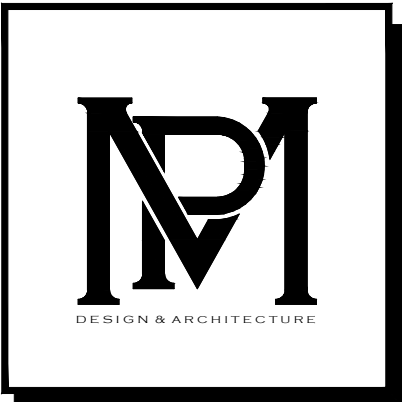
REVISIONS

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SHEET NO.
A102



COMM NO.
2412

DATE
11-07-24

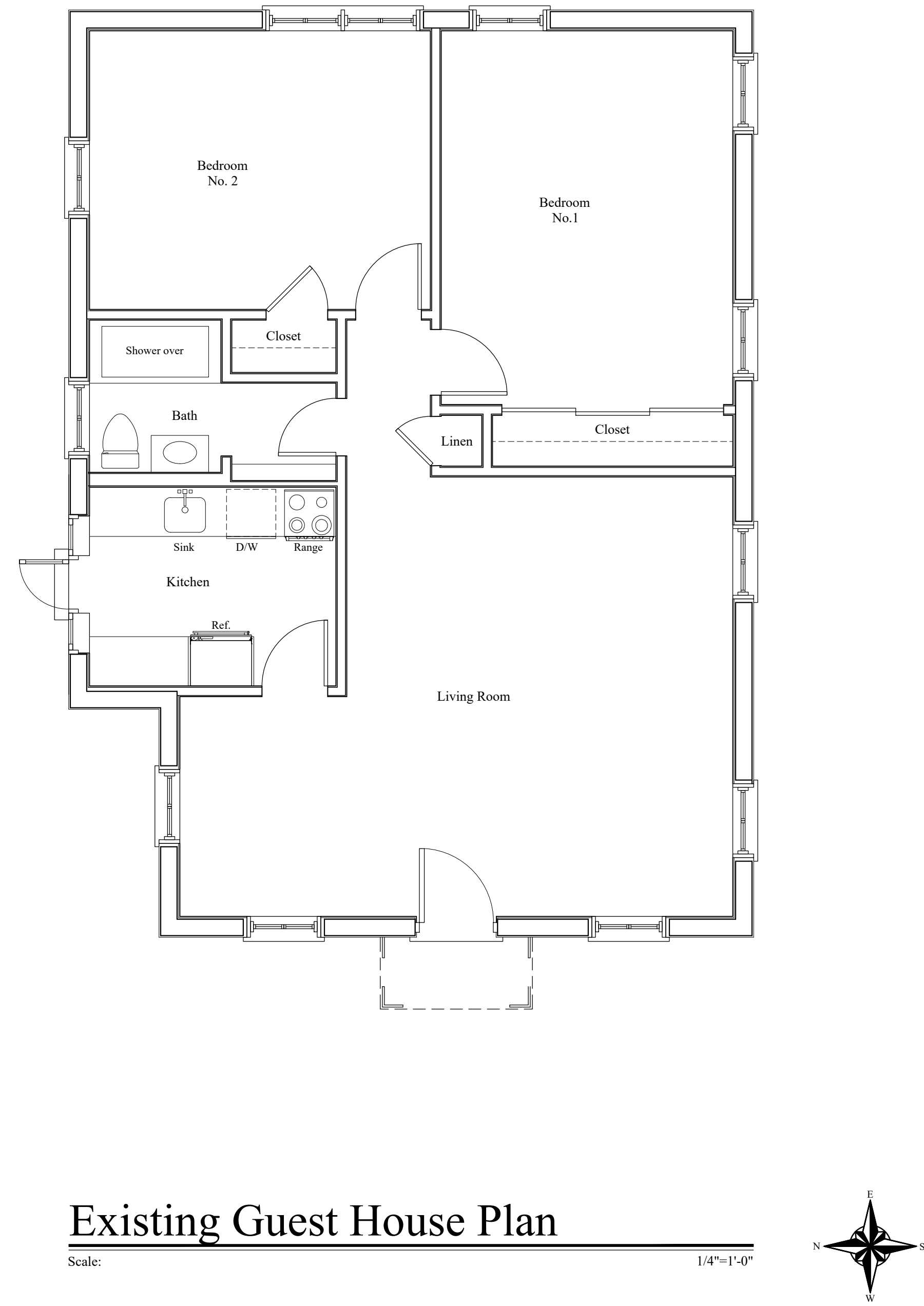
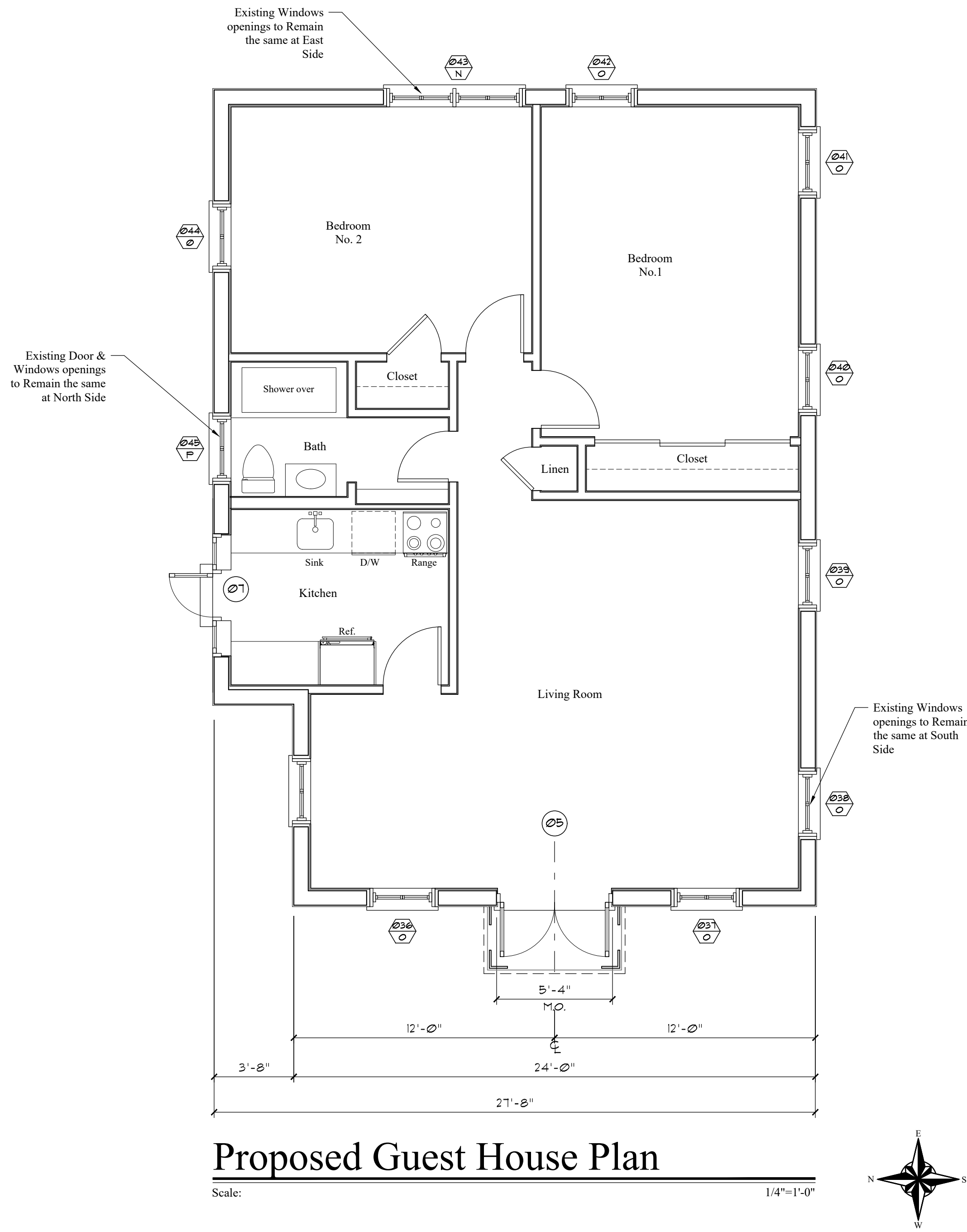
REVISIONS

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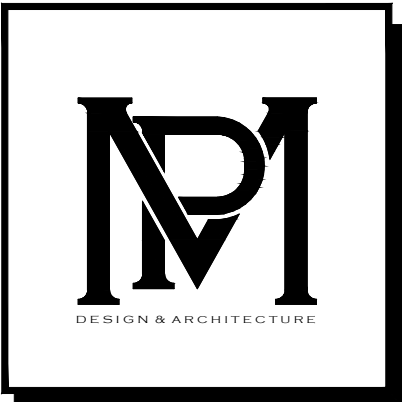


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SHEET NO.
A103



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ZON-25-0004



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2412

DATE
11-07-24

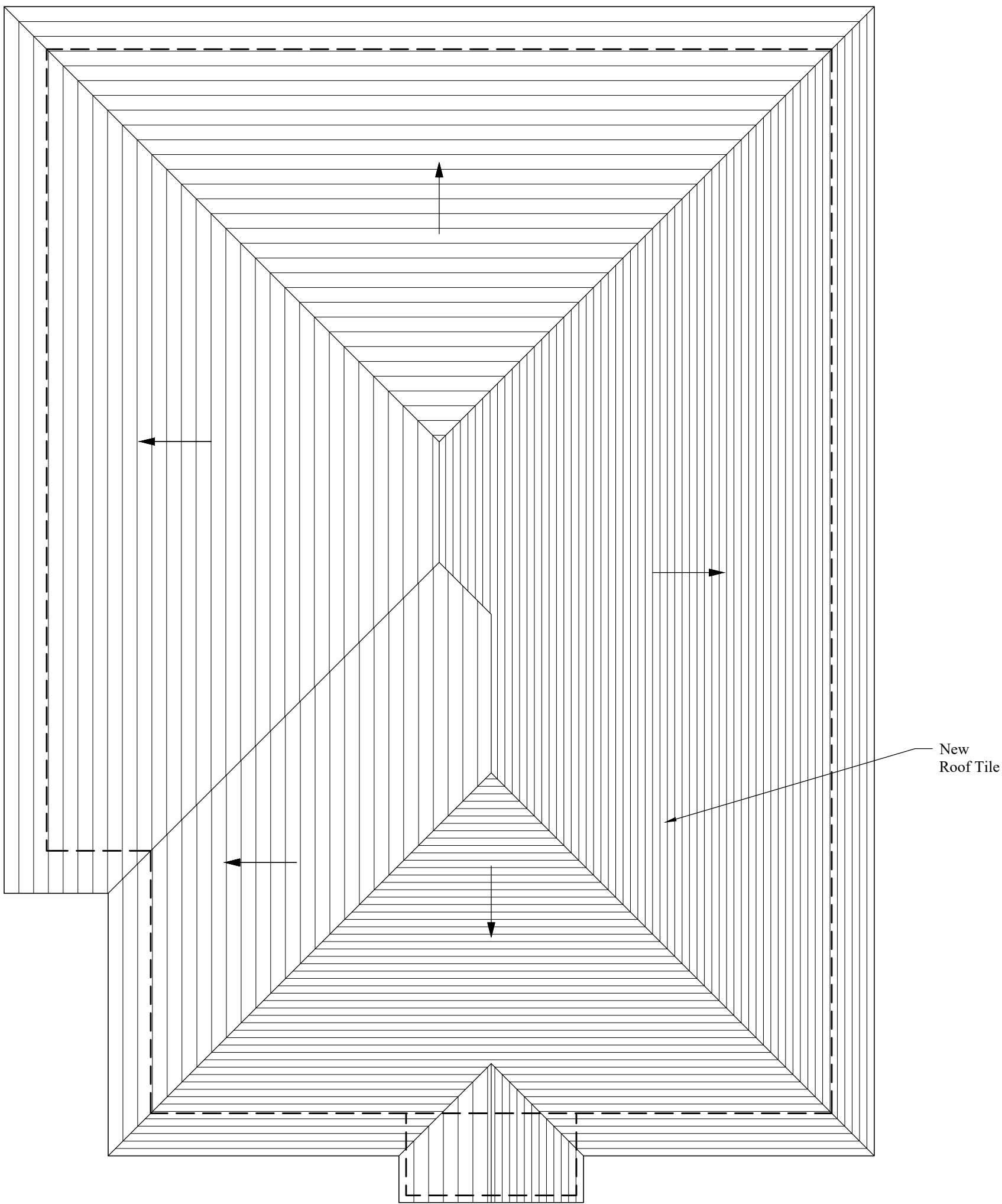
REVISIONS

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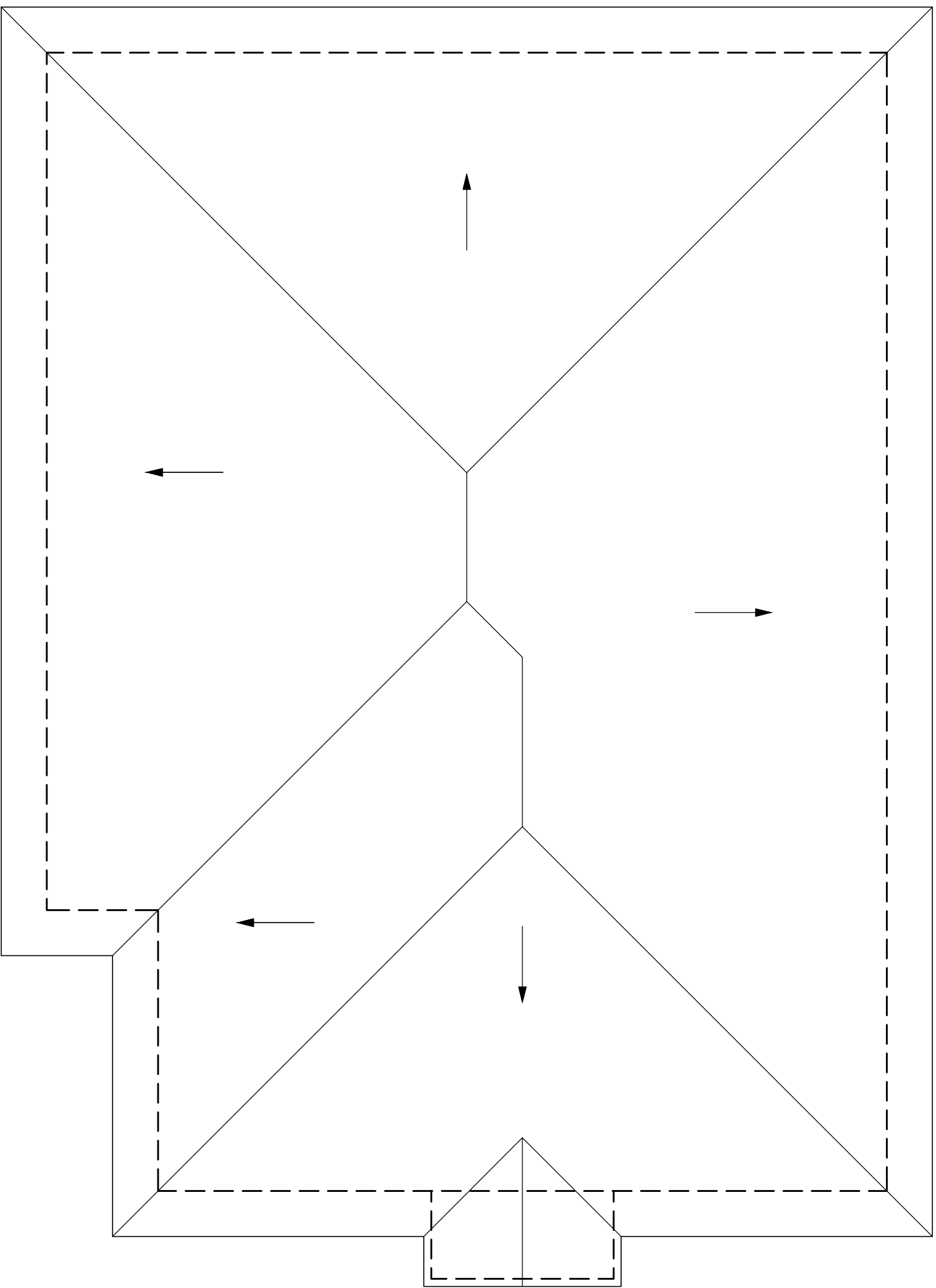
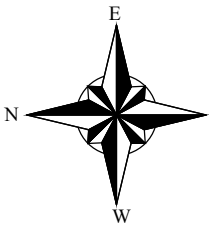
MP DESIGN &
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SHEET NO.
A104



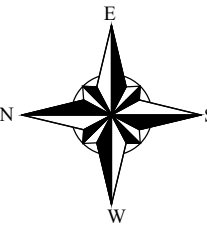
Proposed Guest House Roof Plan

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



Existing Guest House Roof Plan

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



HSB-24-0009
ZON-25-0004



Existing North Elevation

Scale

1/4" = 1'-0"



Proposed North Elevation

Scale

1/4" = 1'-0"



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A Renovation for

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SHEET NO.

A200



Existing North Elevation w/ Awning

Scale

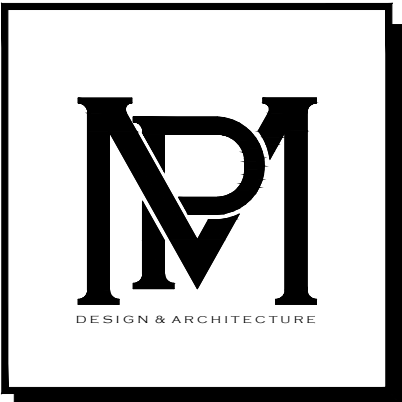
1/4" = 1'-0"



Proposed North Elevation w/ Awning

Scale

1/4" = 1'-0"



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2412

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A Renovation for
335 Coconut Row LLC
Palm Beach FL 33480



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SHEET NO.
A200.1



Existing South Elevation

Scale

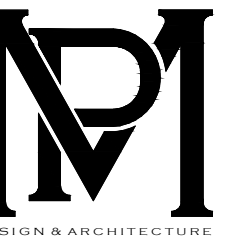
1/4" = 1'-0"



Proposed South Elevation

Scale

1/4" = 1'-0"



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2412

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A Renovation for
335 Coconut Row LLC

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335 Coconut Row

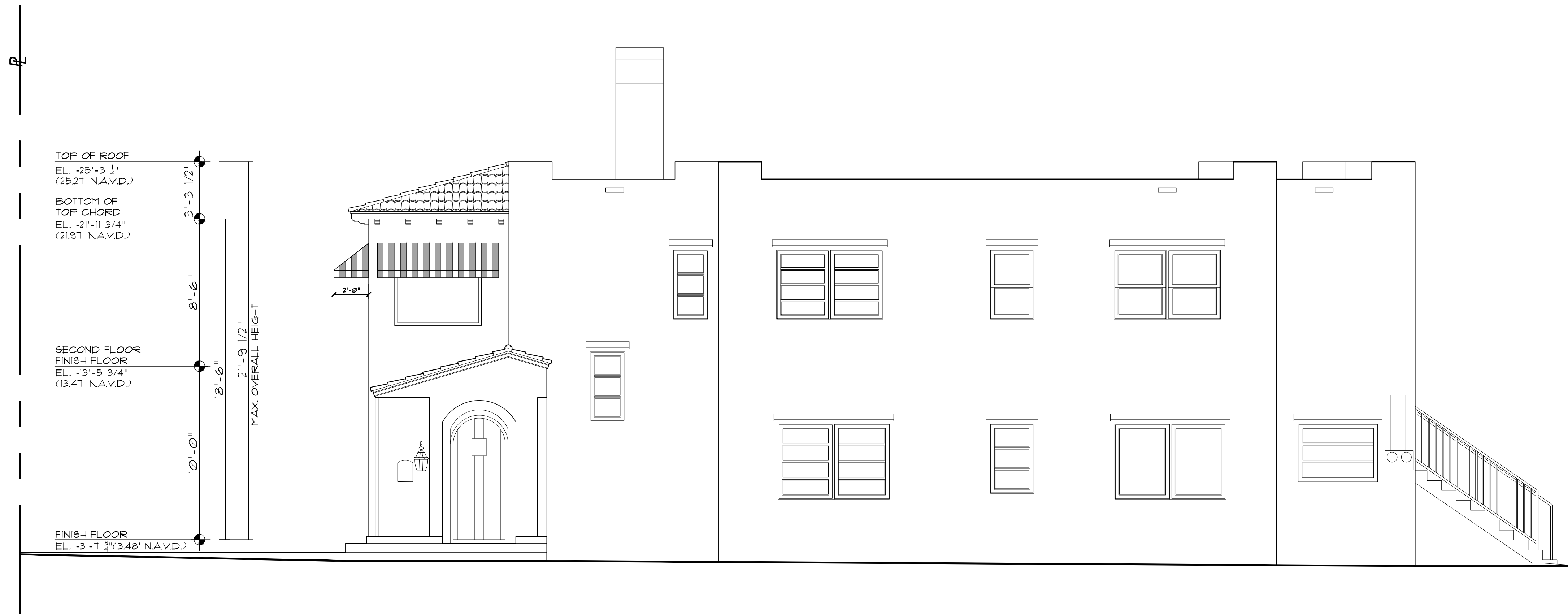


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SHEET NO.

A201

HSB-24-0009
ZON-25-0004



Existing South Elevation w/ Awning

Scale

1/4" = 1'-0"



Proposed South Elevation w/ Awning

Scale

1/4" = 1'-0"



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2412

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SHEET NO.

A201.1

HSB-24-0009
ZON-25-0004

TOP OF ROOF
EL. +25'-3 1/4"
(25.21' NAVD.)

BOTTOM OF
TOP CHORD
EL. +21'-11 3/4"
(21.91' NAVD.)

SECOND FLOOR
FINISH FLOOR
EL. +13'-5 3/4"
(13.41' NAVD.)

FINISH FLOOR
EL. +3'-1 3/4"(3.48' NAVD.)

3'-3 1/2"
8'-6"
10'-0"
21'-9 1/2"
18'-6"
MAX. OVERALL HEIGHT



Existing East Elevation

Scale

1/4" = 1'-0"

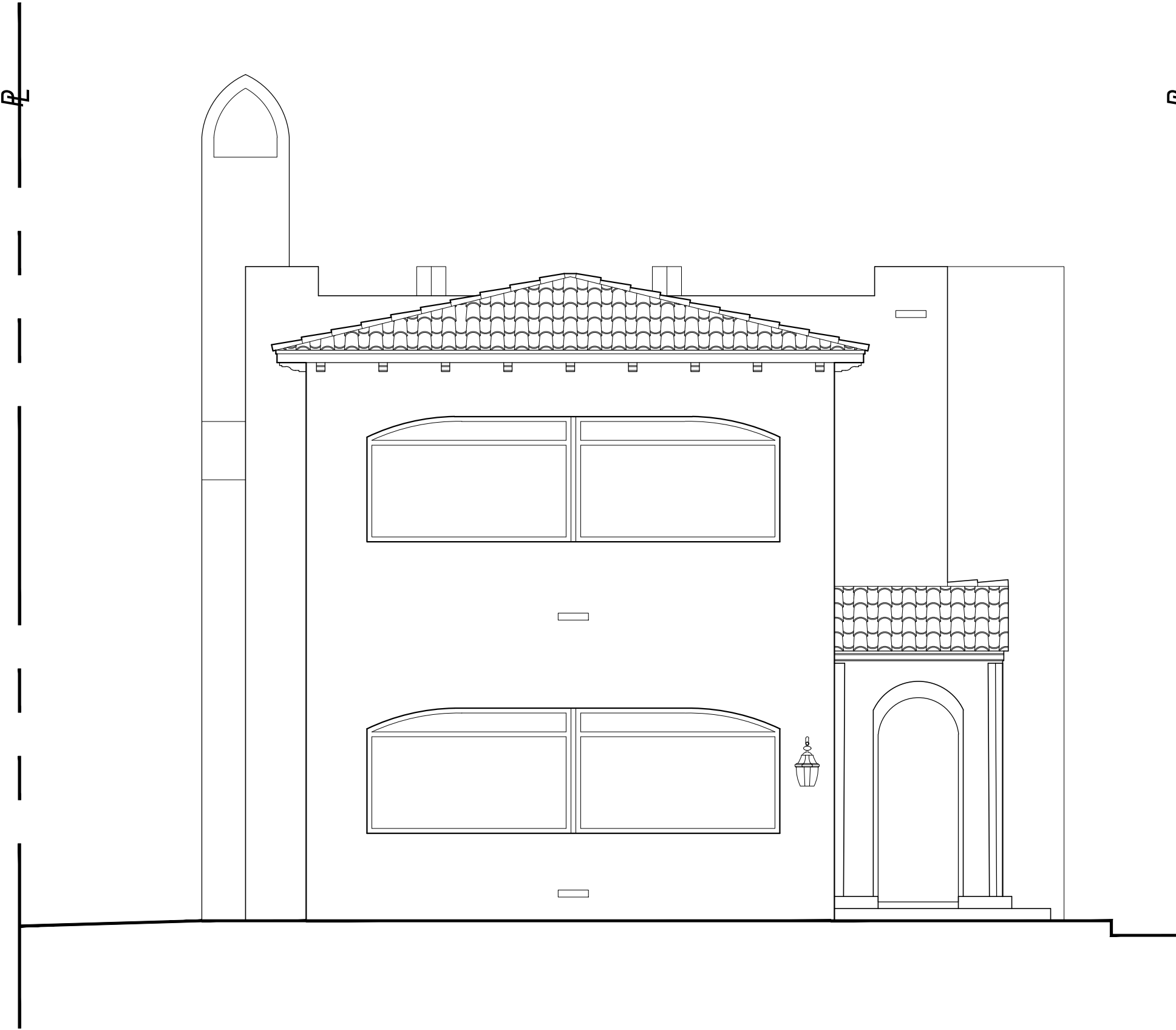
TOP OF ROOF
EL. +25'-3 1/4"
(25.21' NAVD.)

BOTTOM OF
TOP CHORD
EL. +21'-11 3/4"
(21.91' NAVD.)

SECOND FLOOR
FINISH FLOOR
EL. +13'-5 3/4"
(13.41' NAVD.)

FINISH FLOOR
EL. +3'-1 3/4"(3.48' NAVD.)

3'-3 1/2"
8'-6"
10'-0"
21'-9 1/2"
18'-6"
MAX. OVERALL HEIGHT



Existing West Elevation

Scale

1/4" = 1'-0"

TOP OF ROOF
EL. +25'-3 1/4"
(25.21' NAVD.)

BOTTOM OF
TOP CHORD
EL. +21'-11 3/4"
(21.91' NAVD.)

SECOND FLOOR
FINISH FLOOR
EL. +13'-5 3/4"
(13.41' NAVD.)

FINISH FLOOR
EL. +3'-1 3/4"(3.48' NAVD.)

3'-3 1/2"
8'-6"
10'-0"
21'-9 1/2"
18'-6"
MAX. OVERALL HEIGHT



Proposed East Elevation w/ Awning

Scale

1/4" = 1'-0"

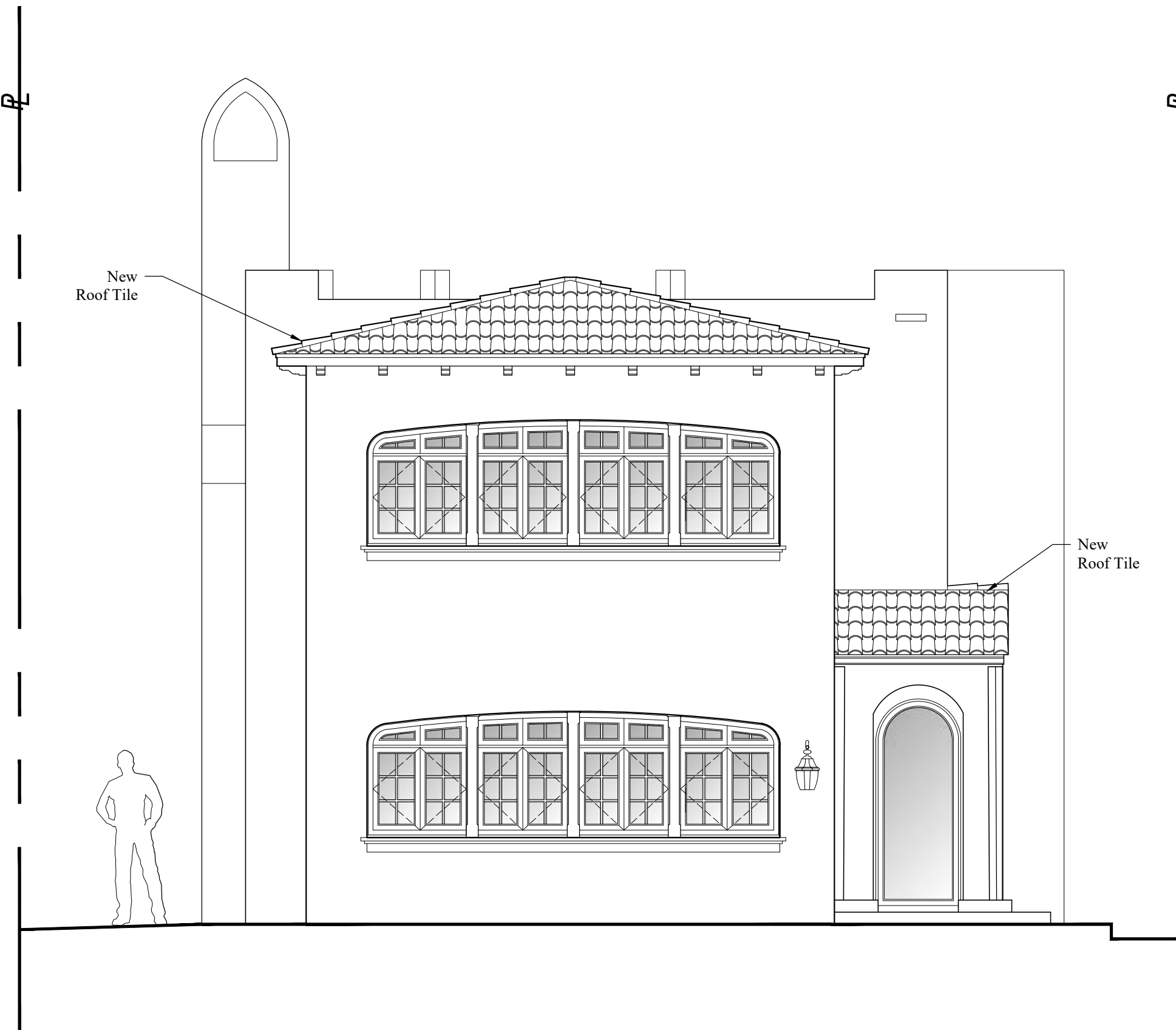
TOP OF ROOF
EL. +25'-3 1/4"
(25.21' NAVD.)

BOTTOM OF
TOP CHORD
EL. +21'-11 3/4"
(21.91' NAVD.)

SECOND FLOOR
FINISH FLOOR
EL. +13'-5 3/4"
(13.41' NAVD.)

FINISH FLOOR
EL. +3'-1 3/4"(3.48' NAVD.)

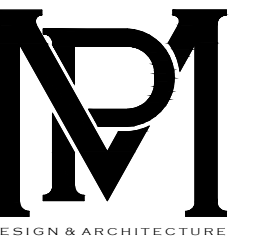
3'-3 1/2"
8'-6"
10'-0"
21'-9 1/2"
18'-6"
MAX. OVERALL HEIGHT



Proposed West Elevation

Scale

1/4" = 1'-0"



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2412

DATE
11-07-24

REVISIONS

A Renovation for
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SHEET NO.

A202

HSB-24-0009
ZON-25-0004

TOP OF ROOF
EL. +25'-3 1/4"
(25.21' NAVD.)

BOTTOM OF
TOP CHORD
EL. +21'-11 3/4"
(21.91' NAVD.)

SECOND FLOOR
FINISH FLOOR
EL. +13'-5 3/4"
(13.41' NAVD.)

FINISH FLOOR
EL. +3'-1 3/4"(3.48' NAVD.)

3'-3 1/2"
8'-6"
10'-0"
21'-9 1/2"
18'-6"
MAX. OVERALL HEIGHT



Existing East Elevation w/ Awning

Scale

1/4" = 1'-0"

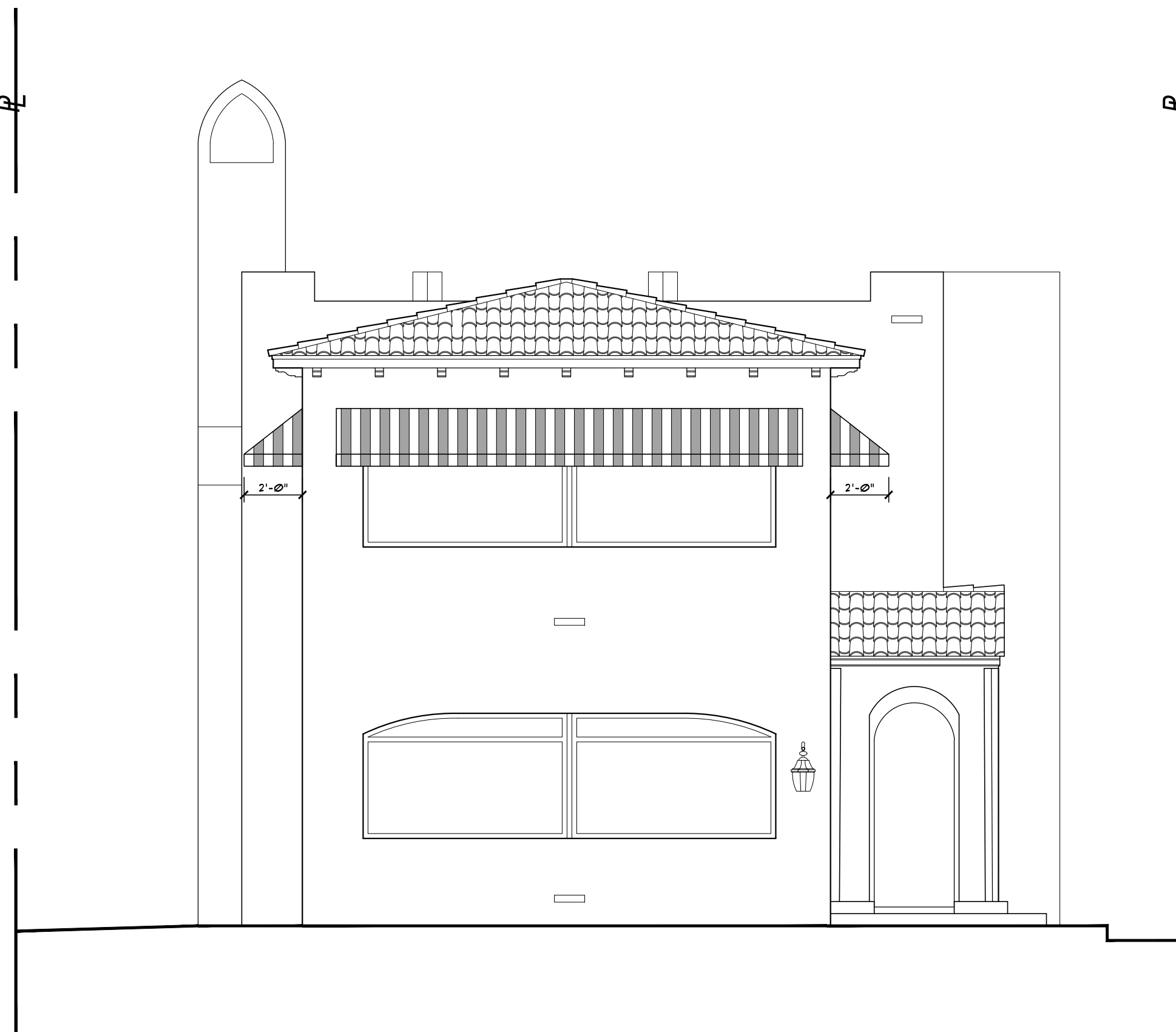
TOP OF ROOF
EL. +25'-3 1/4"
(25.21' NAVD.)

BOTTOM OF
TOP CHORD
EL. +21'-11 3/4"
(21.91' NAVD.)

SECOND FLOOR
FINISH FLOOR
EL. +13'-5 3/4"
(13.41' NAVD.)

FINISH FLOOR
EL. +3'-1 3/4"(3.48' NAVD.)

3'-3 1/2"
8'-6"
10'-0"
21'-9 1/2"
18'-6"
MAX. OVERALL HEIGHT



Existing West Elevation w/ Awning

Scale

1/4" = 1'-0"

TOP OF ROOF
EL. +25'-3 1/4"
(25.21' NAVD.)

BOTTOM OF
TOP CHORD
EL. +21'-11 3/4"
(21.91' NAVD.)

SECOND FLOOR
FINISH FLOOR
EL. +13'-5 3/4"
(13.41' NAVD.)

FINISH FLOOR
EL. +3'-1 3/4"(3.48' NAVD.)

3'-3 1/2"
8'-6"
10'-0"
21'-9 1/2"
18'-6"
MAX. OVERALL HEIGHT



Proposed East Elevation w/ Awning

Scale

1/4" = 1'-0"

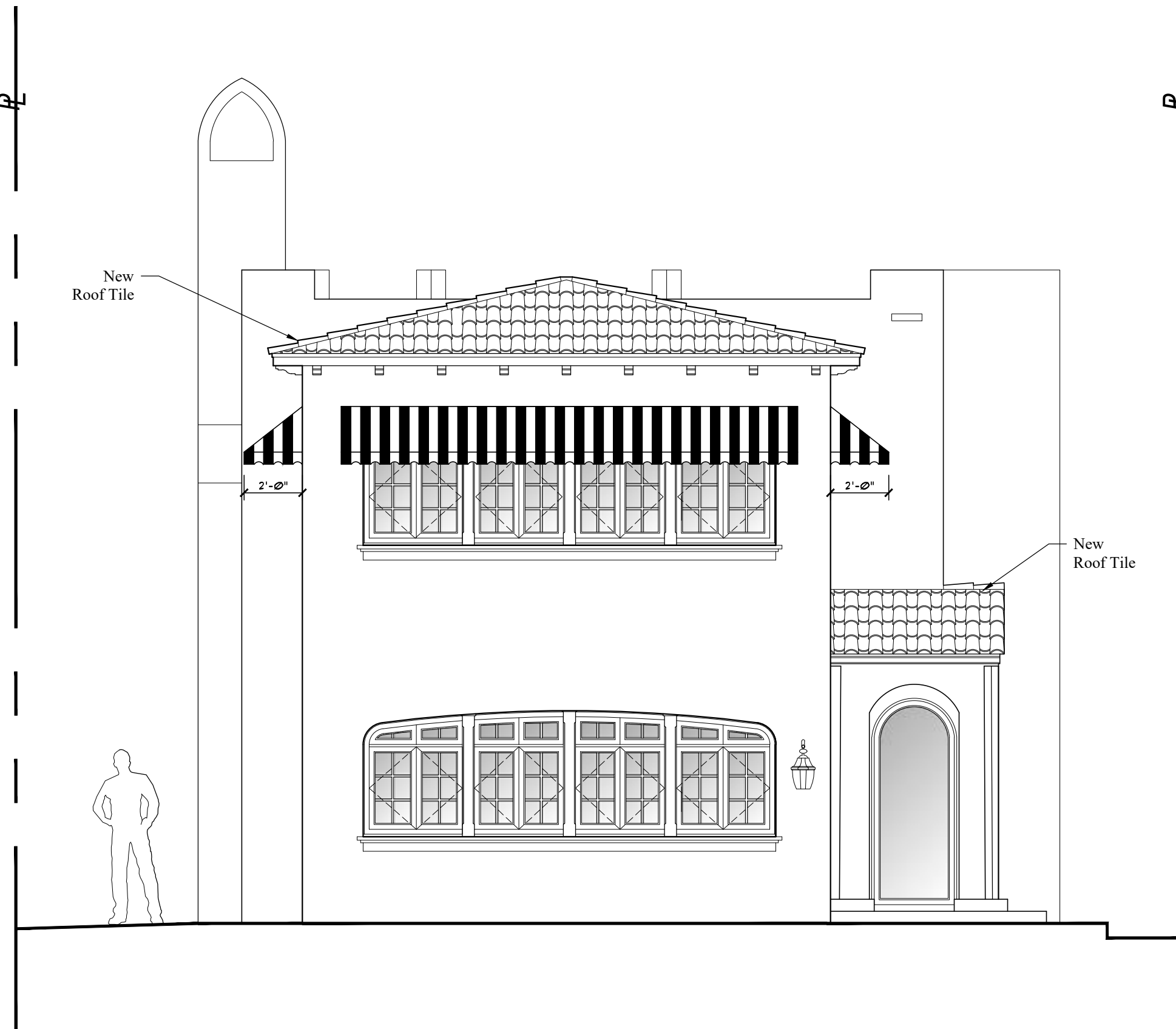
TOP OF ROOF
EL. +25'-3 1/4"
(25.21' NAVD.)

BOTTOM OF
TOP CHORD
EL. +21'-11 3/4"
(21.91' NAVD.)

SECOND FLOOR
FINISH FLOOR
EL. +13'-5 3/4"
(13.41' NAVD.)

FINISH FLOOR
EL. +3'-1 3/4"(3.48' NAVD.)

3'-3 1/2"
8'-6"
10'-0"
21'-9 1/2"
18'-6"
MAX. OVERALL HEIGHT



Proposed West Elevation w/ Awning

Scale

1/4" = 1'-0"



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2412

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A Renovation for
335 Coconut Row LLC
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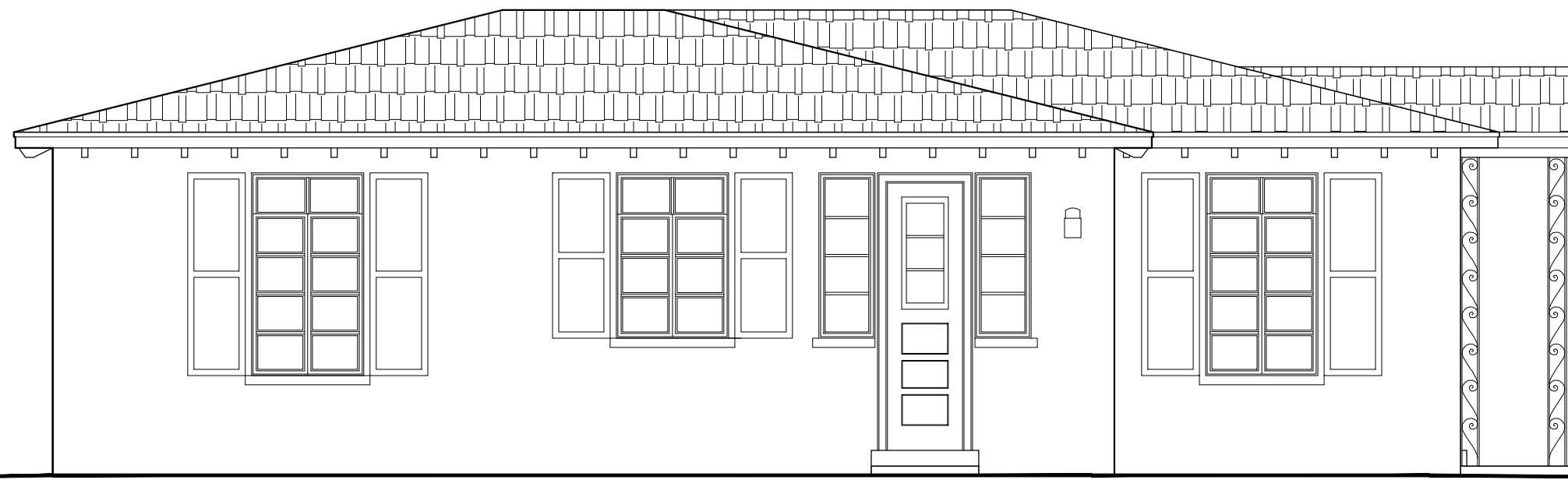
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AA26001667

SHEET NO.

A202.1

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ZON-25-0004

PL



TOP OF ROOF
EL. +15'-0" (15.00' NAVD.)

BOTTOM OF
TOP CHORD
EL. +11'-0" (11.00' NAVD.)

FINISH FLOOR
EL. +2'-8" (2.68' NAVD.)

4'-0"

8'-4"

Existing North Elevation

Scale

1/4" = 1'-0"

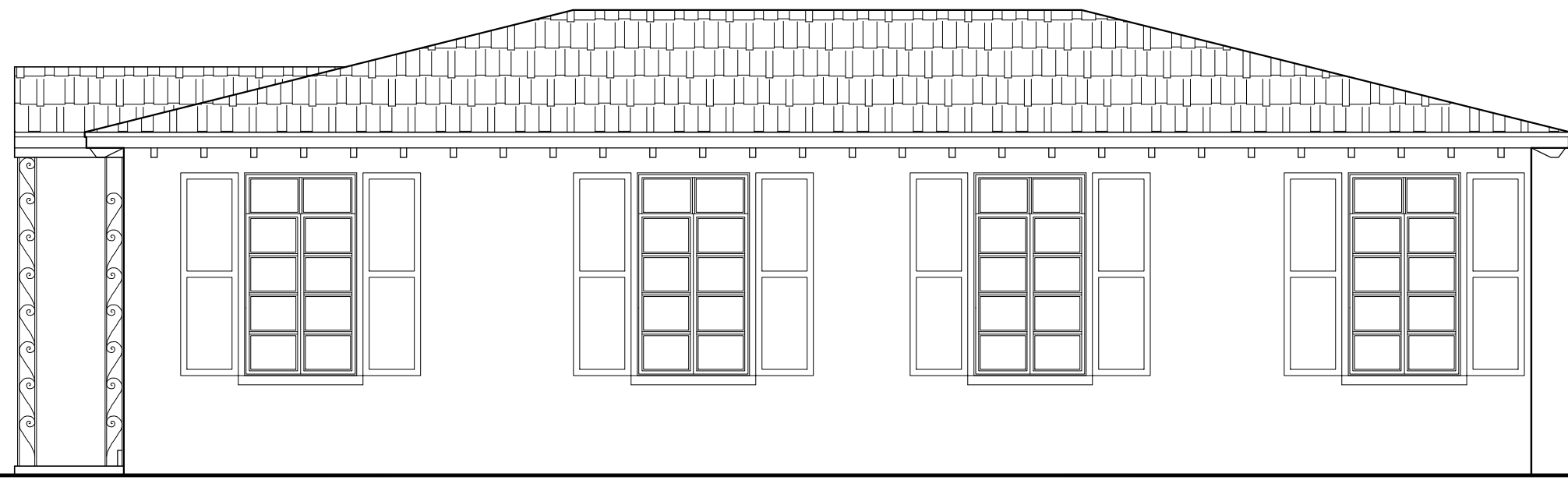
TOP OF ROOF
EL. +15'-0" (15.00' NAVD.)

BOTTOM OF
TOP CHORD
EL. +11'-0" (11.00' NAVD.)

FINISH FLOOR
EL. +2'-8" (2.68' NAVD.)

4'-0"

8'-4"

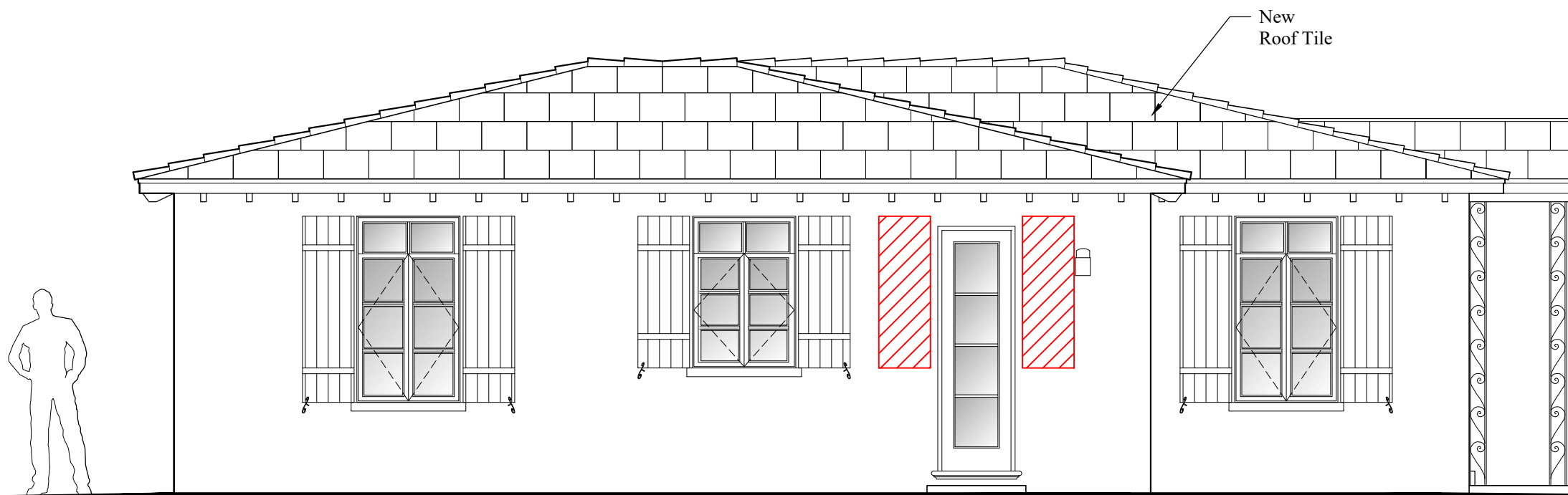


Existing South Elevation

Scale

1/4" = 1'-0"

PL



TOP OF ROOF
EL. +15'-0" (15.00' NAVD.)

BOTTOM OF
TOP CHORD
EL. +11'-0" (11.00' NAVD.)

FINISH FLOOR
EL. +2'-8" (2.68' NAVD.)

4'-0"

8'-4"

Proposed North Elevation

Scale

1/4" = 1'-0"

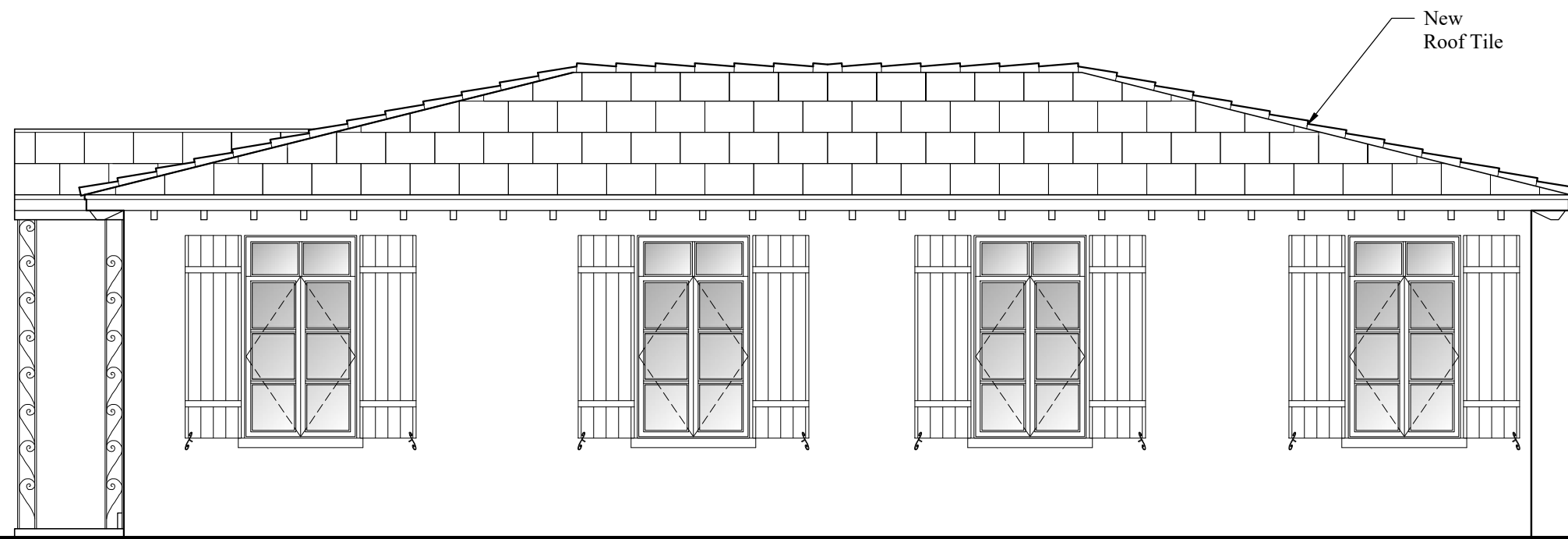
TOP OF ROOF
EL. +15'-0" (15.00' NAVD.)

BOTTOM OF
TOP CHORD
EL. +11'-0" (11.00' NAVD.)

FINISH FLOOR
EL. +2'-8" (2.68' NAVD.)

4'-0"

8'-4"



Proposed South Elevation

Scale

1/4" = 1'-0"



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2412

DATE
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A Renovation for
335 Coconut Row LLC
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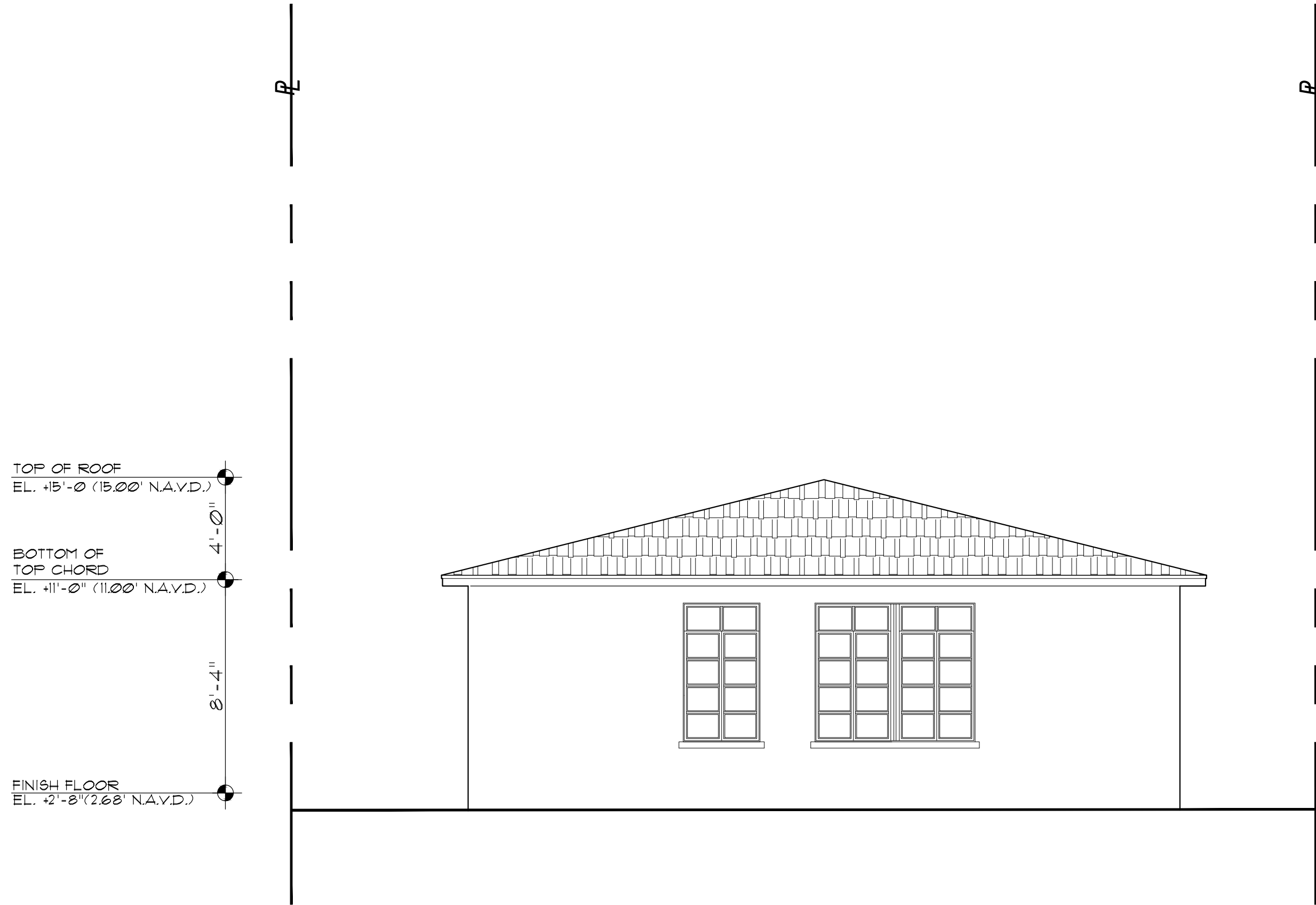


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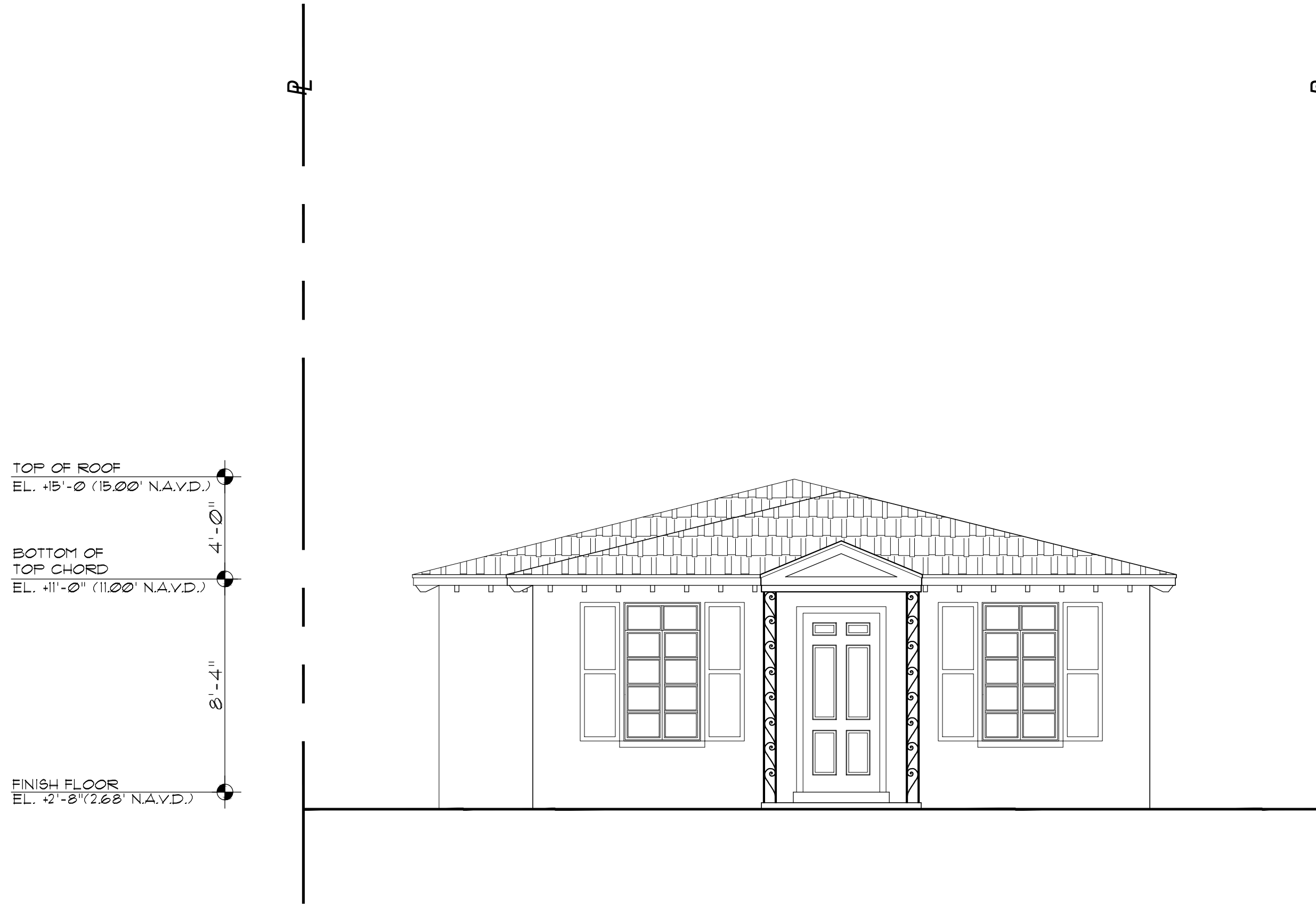
A203

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ZON-25-0004



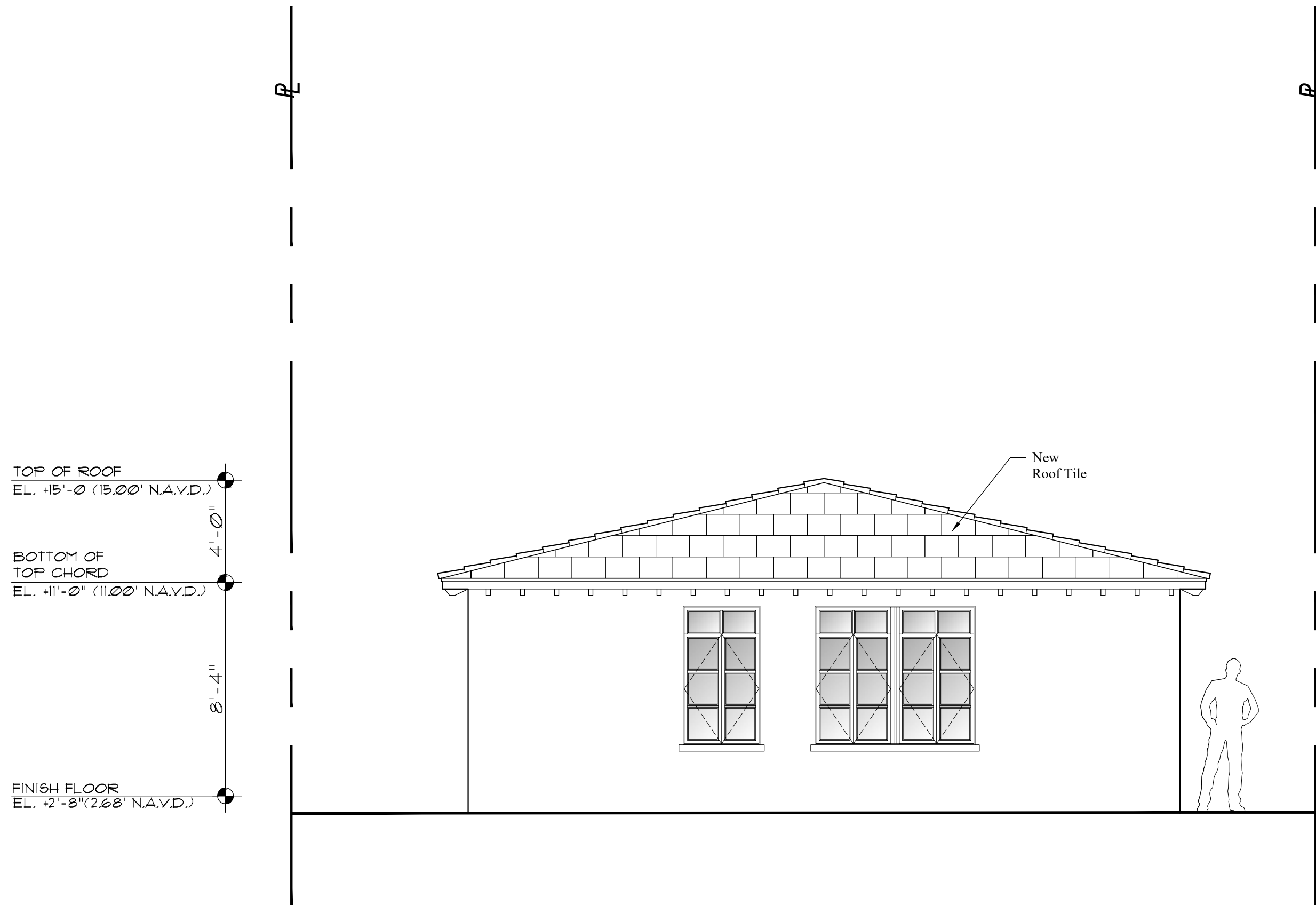
Existing East Elevation

Scale 1/4" = 1'-0"



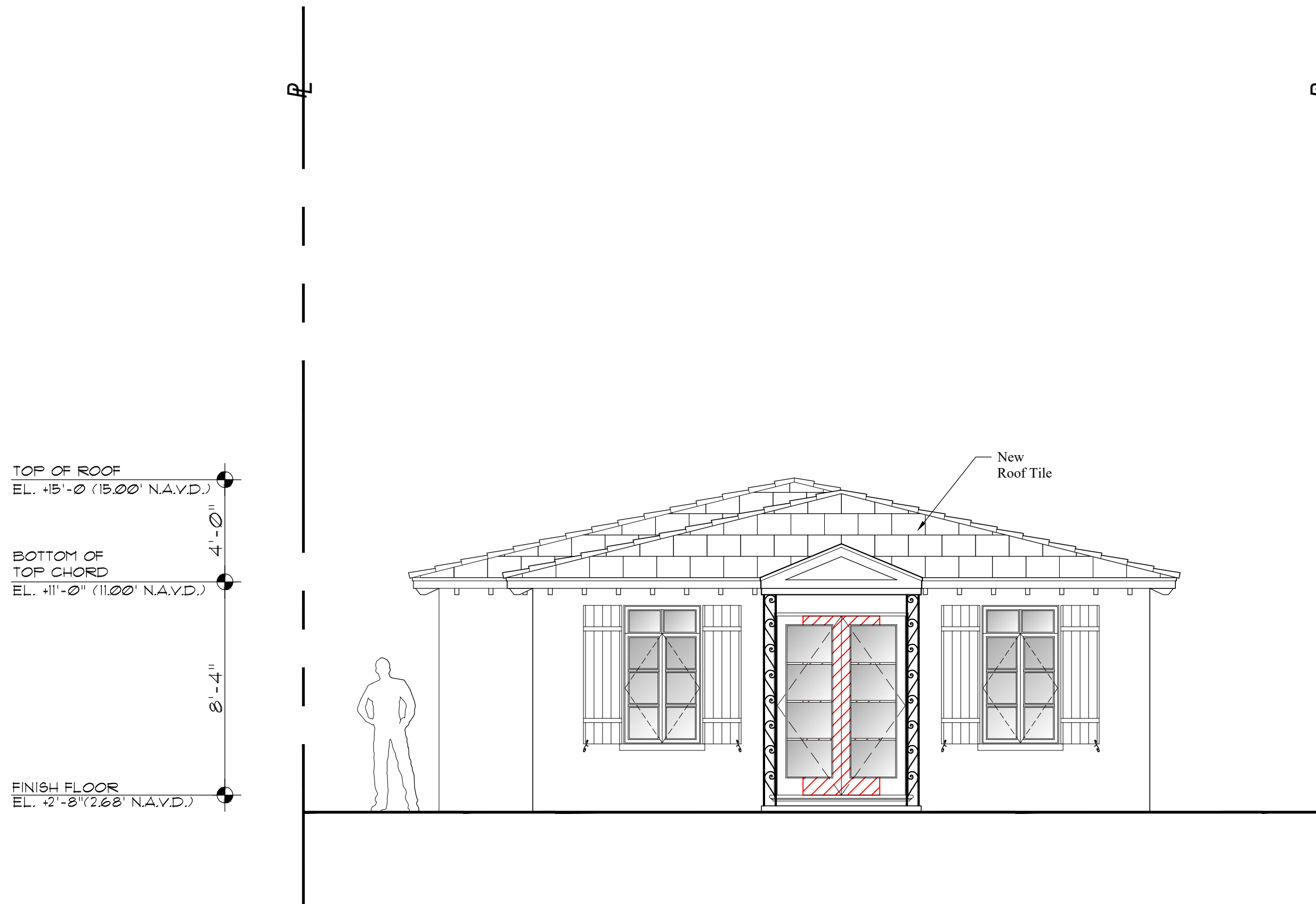
Existing West Elevation

Scale 1/4" = 1'-0"



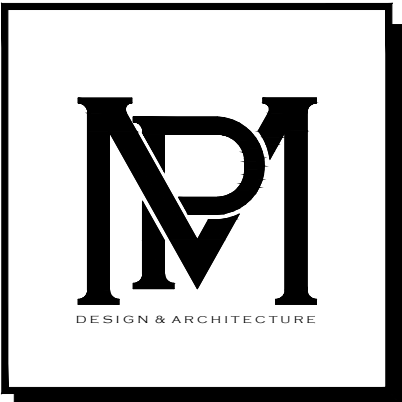
Proposed East Elevation

Scale 1/4" = 1'-0"



Proposed West Elevation

Scale 1/4" = 1'-0"



COMM NO.
2412
DATE
11-07-24

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



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SHEET NO.
A204

HSB-24-0009
ZON-25-0004













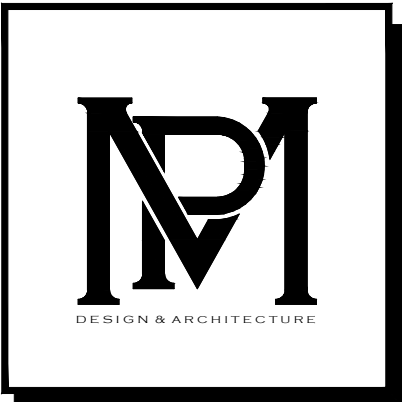












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2412

DATE
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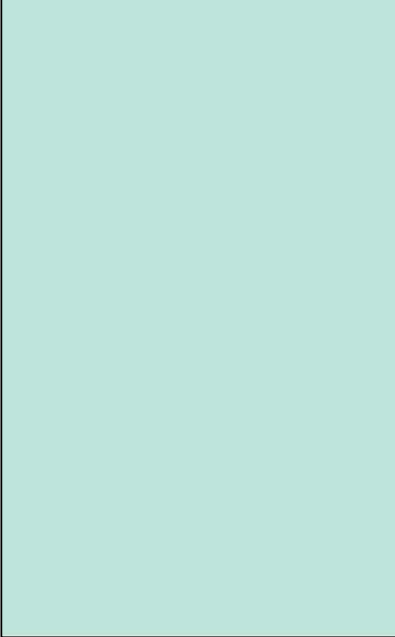
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335 Coconut Row
Palm Beach FL 33480



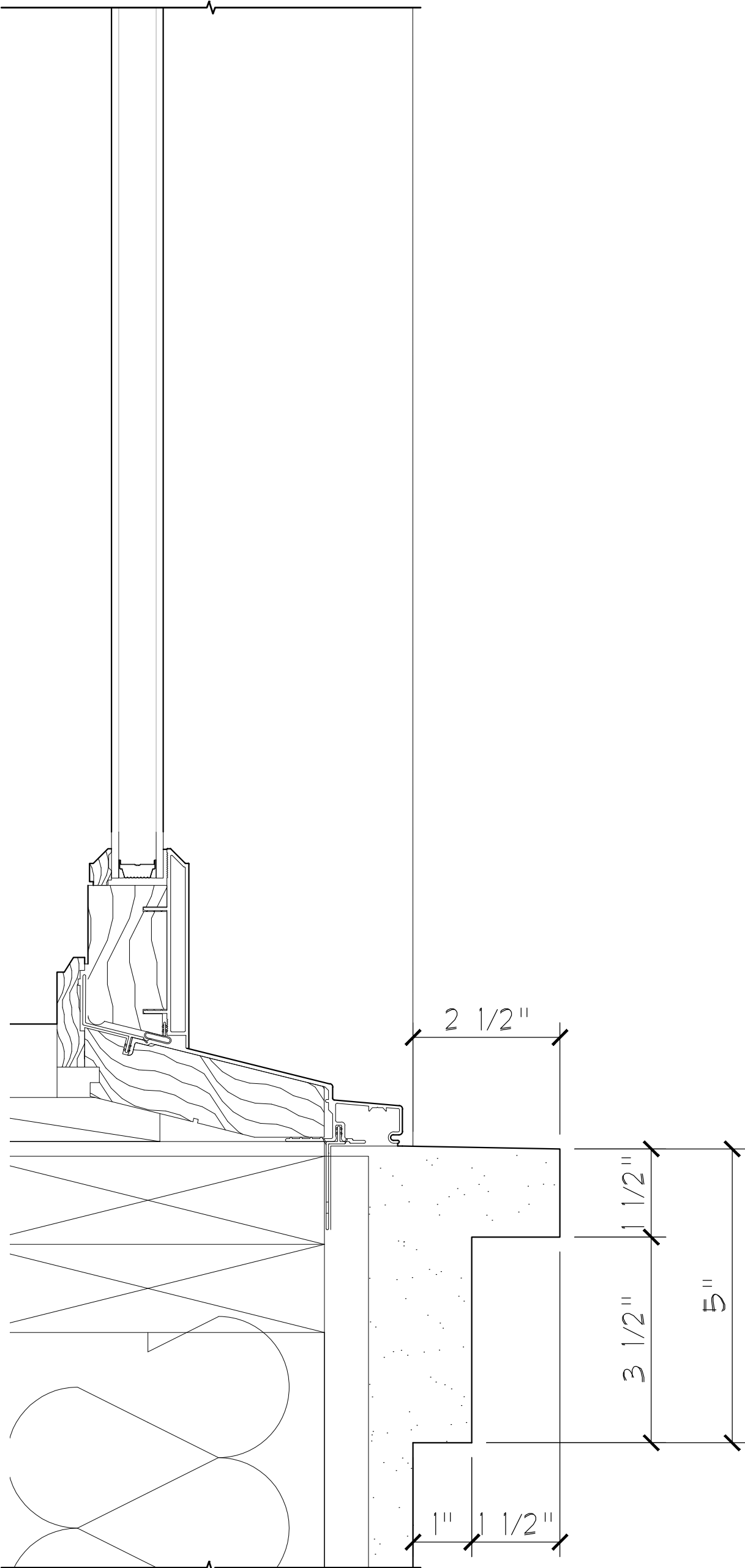
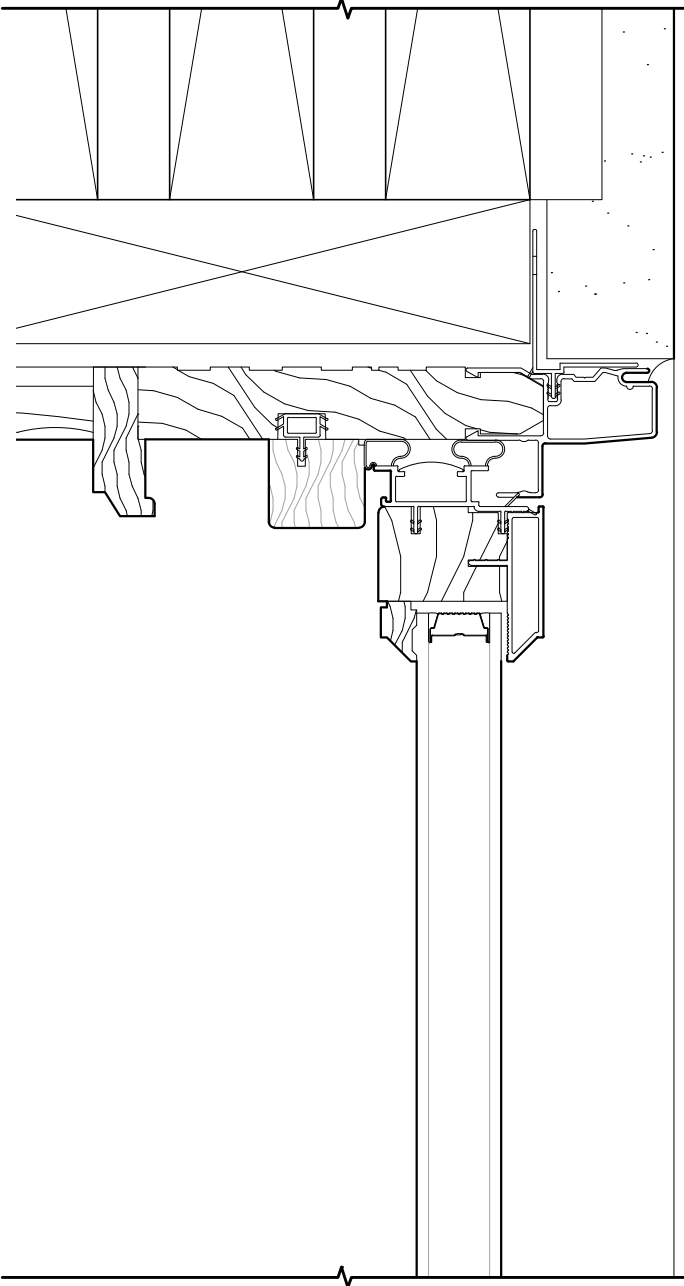
MP DESIGN &
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PALM BEACH, FLORIDA 33480
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SHEET NO.

Material

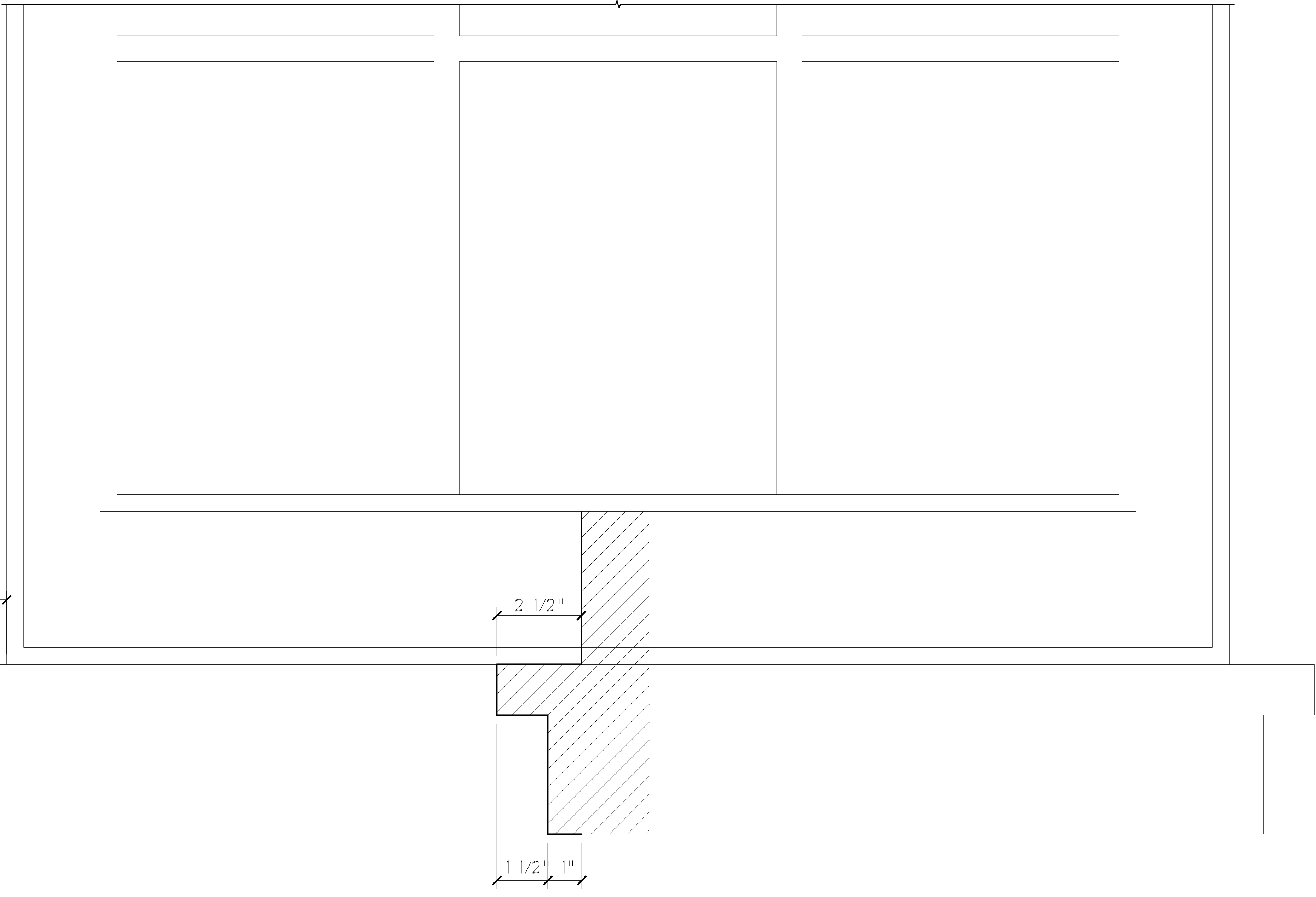
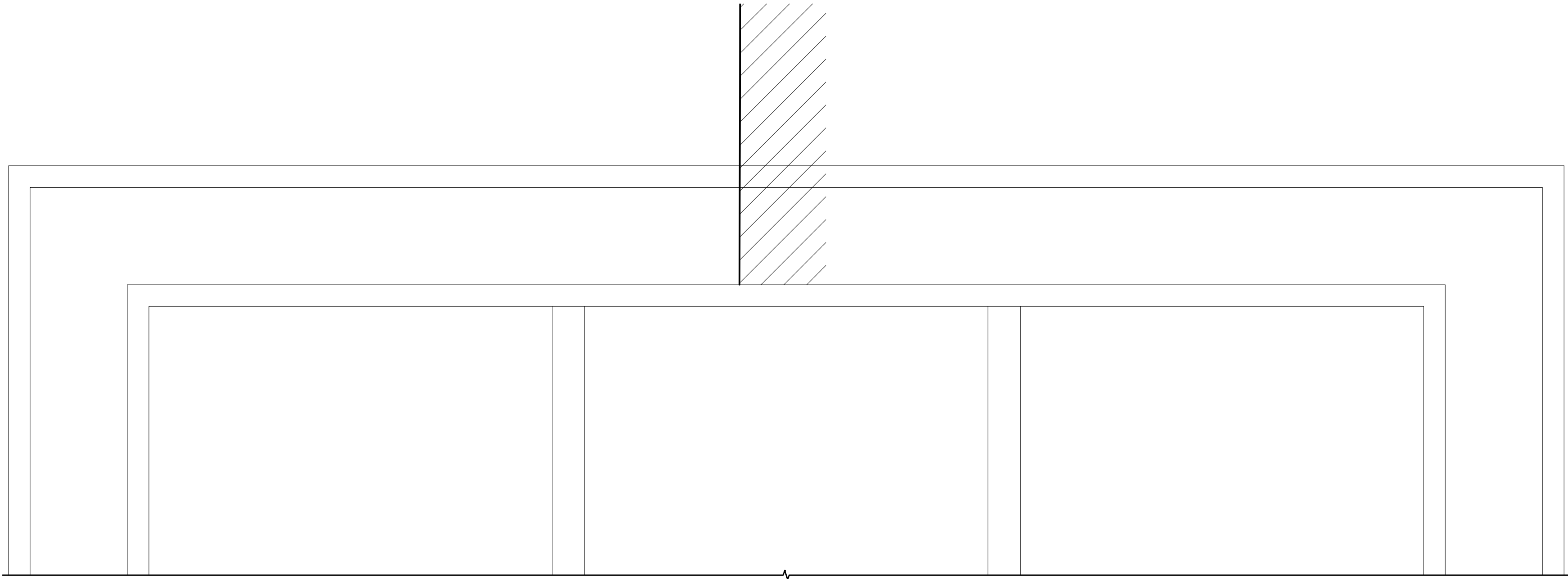
					
<u>Cloud White OC-130</u>	<u>2039-60 Seafoam Green</u>	<u>Handmade Barrel Tile</u>	<u>Flat Red Clay Tile</u>	<u>Cypress</u>	<u>Black & White</u>
Benjamin Moore	Benjamin Moore				
Building Color	Doors, Windows	Main House Roof	Guest House Roof	Entry Door, Shutters, Outlookers	Awning Fabric

Proposed Building Colors



Window Sill Detail

Scale: 6" = 1'-0"



Window Sill Elevation Detail

Scale:

6" = 1'-0"

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ZON-25-0004



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2412
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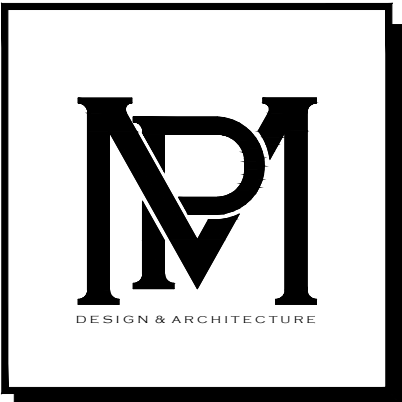
REVISIONS

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



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SHEET NO.
Window
Sill
Detail



COMM NO.
2412

DATE
11-07-24

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A Renovation for

335 Coconut Row LLC

335 Coconut Row

Palm Beach FL 33480



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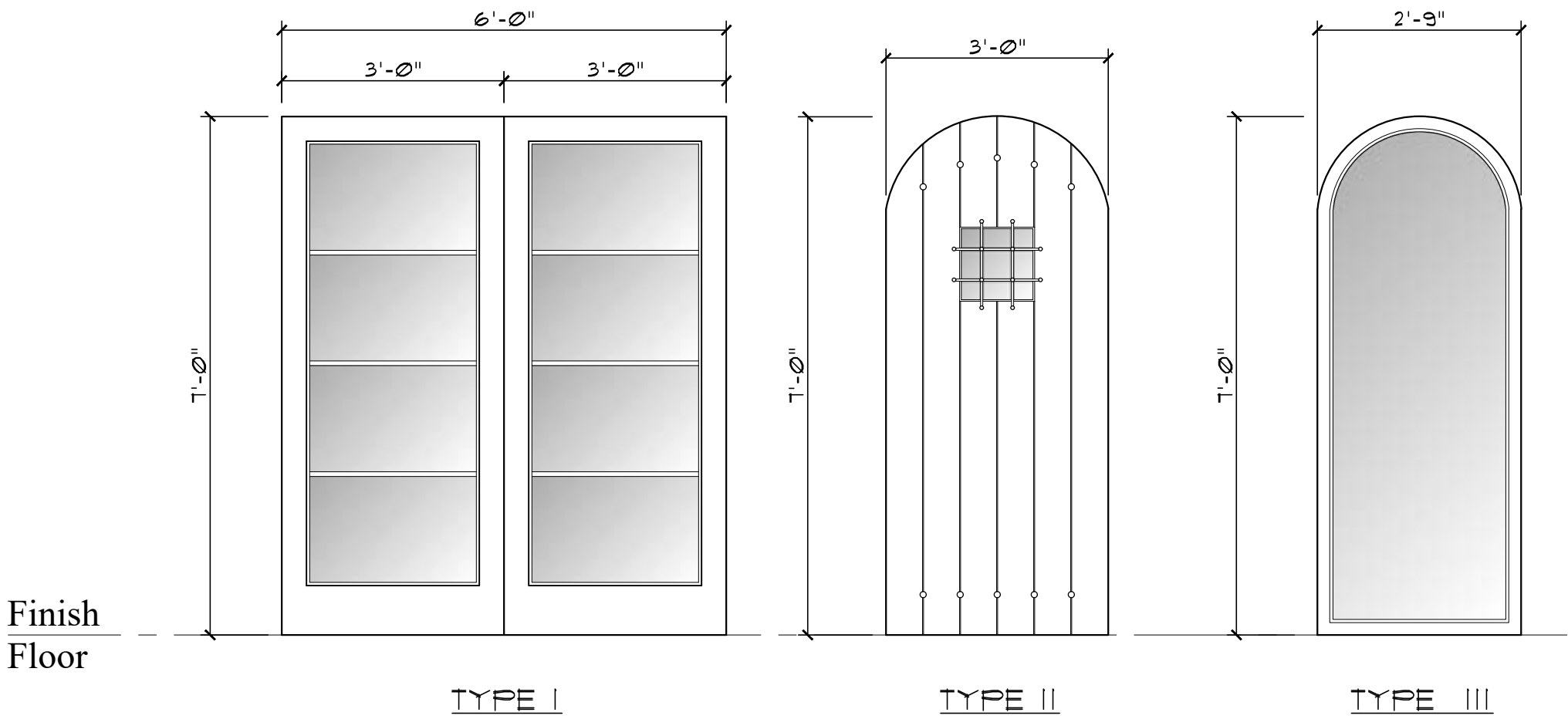
217 PERUVIAN AVENUE, SUITE 4
PALM BEACH, FLORIDA 33480
561.833.7575

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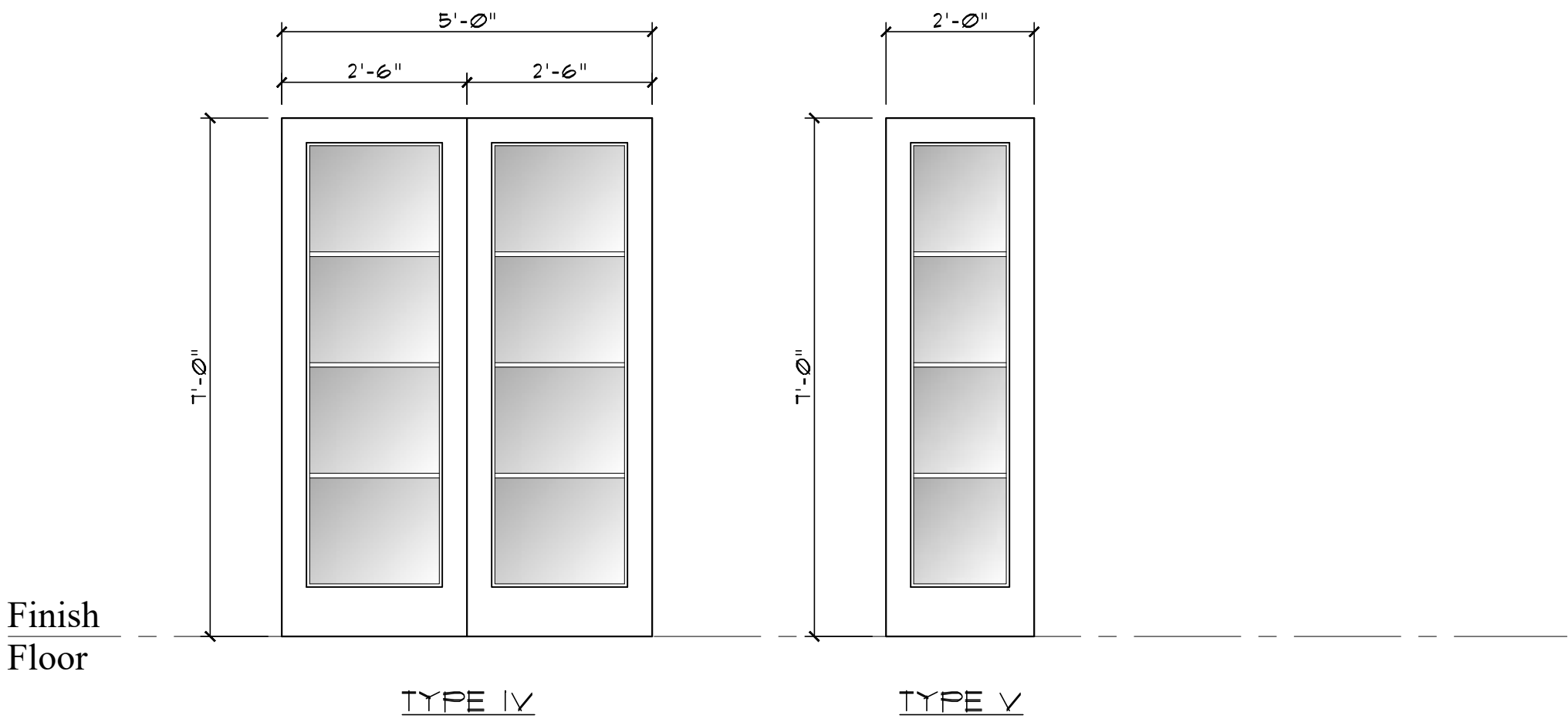
SHEET NO.

A500

First Floor Door Schedule													ISSUE DATE:			
NO.	ROOM LOCATION	DOOR LEAF SIZE			DOOR MAT.	DOOR TYPE	DOOR FINISH INT./EXT.	FRAME CASING MAT.	FRAME DETAILS			REMARKS	WIND PRESSURES			
		W	H	T					HD.	JMB.	SILL.		ZONE	-	+	SF.
01	FOYER	3'-0"	7'-0"	2-1/4"	WOOD	II	PAINT/PAINT	WOOD	2/A501	1/A501	2/A501	OUTSWING ENTRY DOOR				
02	VESTIBULE	2'-9"	7'-0"	2-1/4"	WOOD	III	PAINT/PAINT	WOOD	2/A501	1/A501	2/A501	FIXED - FULL-VIEW GLAZING				
03	FAMILY SITTING	2'-3"-0"	7'-0"	2-1/4"	WOOD	I	PAINT/PAINT	WOOD	2/A501	1/A501	2/A501	CLAD SLIDING FRENCH DOORS				
DOOR SCHEDULE NOTES:																
1. VERIFY ALL DOOR SIZES IN FIELD REPORT ALL DISCREPANCIES W/ ARCHITECT PRIOR TO PLACING ORDER. DOOR MANUFACTURER TO PROVIDE SHOP DRAWINGS TO ARCHITECT FOR APPROVAL.																
2. ALL EXTERIOR DOORS TO BE INSTALLED IN COPPER PAN FLASHING WITH CONTINUOUS SOLDER & LAP ALL SEAMS - TURN UP & DOWN 6" @ JAMBS.																
3. ALL EXTERIOR DOORS ARE TO BE HARDWIRED TO THE ALARM SYSTEM, VERIFY TYPE OF WIRING AND CONNECTION REQUIRED WITH ALARM SYSTEM SUB AND/OR OWNER.																
4. ALL EXTERIOR DOORS ARE TO BE HURRICANE RATED.																
5. ALL INTERIOR DOORS TO MATCH EXISTING.																



First Floor Door Schedule - Guest House													ISSUE DATE:			
NO.	ROOM LOCATION	DOOR LEAF SIZE			DOOR MAT.	DOOR TYPE	DOOR FINISH INT./EXT.	FRAME CASING MAT.	FRAME DETAILS			REMARKS	WIND PRESSURES			
		W	H	T					HD.	JMB.	SILL.		ZONE	-	+	SF.
04	LIVING ROOM	2'-2"-6"	7'-0"	2-1/4"	WOOD	IV	PAINT/PAINT	WOOD	2/A501	1/A501	2/A501	OUTSWING FRENCH DOORS				
05	LIVING ROOM	2'-2"-6"	7'-0"	2-1/4"	WOOD	IV	PAINT/PAINT	WOOD	2/A501	1/A501	2/A501	OUTSWING FRENCH DOORS				
06	LIVING ROOM	2'-2"-6"	7'-0"	2-1/4"	WOOD	IV	PAINT/PAINT	WOOD	2/A501	1/A501	2/A501	OUTSWING FRENCH DOORS				
07	KITCHEN	2'-0"	7'-0"	2-1/4"	WOOD	V	PAINT/PAINT	WOOD	2/A501	1/A501	2/A501	OUTSWING FRENCH DOOR				
DOOR SCHEDULE NOTES:																
1. VERIFY ALL DOOR SIZES IN FIELD REPORT ALL DISCREPANCIES W/ ARCHITECT PRIOR TO PLACING ORDER. DOOR MANUFACTURER TO PROVIDE SHOP DRAWINGS TO ARCHITECT FOR APPROVAL.																
2. ALL EXTERIOR DOORS TO BE INSTALLED IN COPPER PAN FLASHING WITH CONTINUOUS SOLDER & LAP ALL SEAMS - TURN UP & DOWN 6" @ JAMBS.																
3. ALL EXTERIOR DOORS ARE TO BE HARDWIRED TO THE ALARM SYSTEM, VERIFY TYPE OF WIRING AND CONNECTION REQUIRED WITH ALARM SYSTEM SUB AND/OR OWNER.																
4. ALL EXTERIOR DOORS ARE TO BE HURRICANE RATED.																
5. ALL INTERIOR DOORS TO MATCH EXISTING.																



Door Types

Scale

1/2" = 1'-0"

HSB-24-0009
ZON-25-0004



DATE
11-07-24

REVISIONS

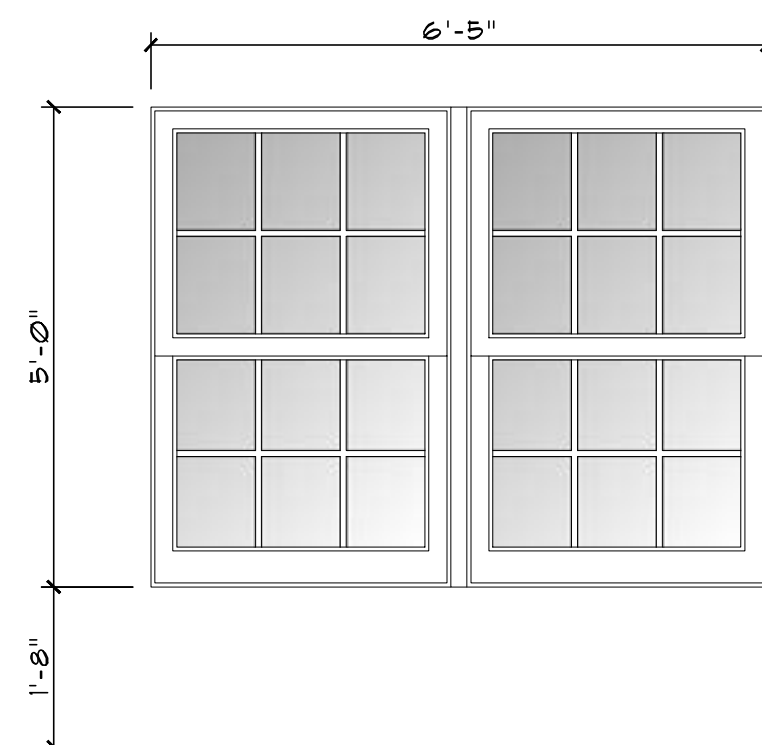
A Renovation for
335 Coconut Row LLC
335 Coconut Row
Palm Beach FL 33480



MP DESIGN &
ARCHITECTURE, INC
217 PERUVIAN AVENUE, SUITE 4
PALM BEACH, FLORIDA 33480
561.833.7575

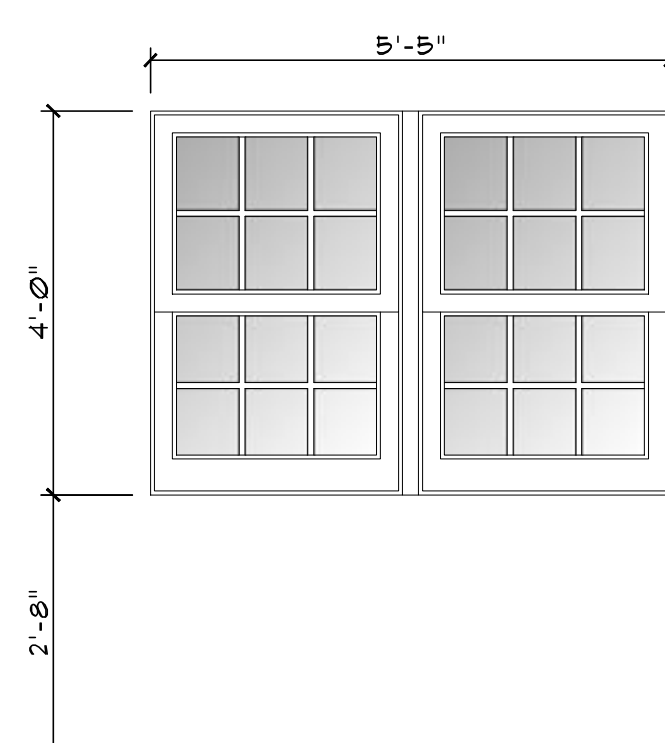
SHEET NO.

A550



First &
Second Floor
Finish

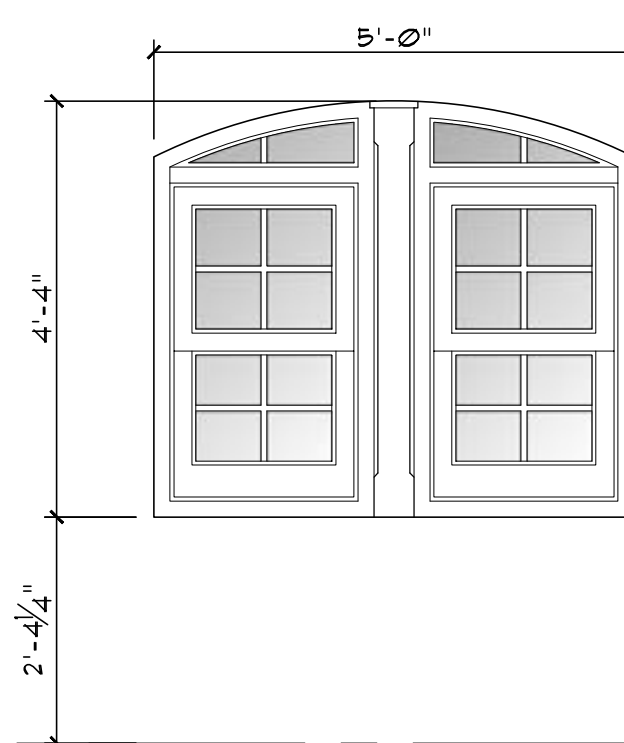
First Floor
Finish



Second
Floor Finish

First Floor
Finish

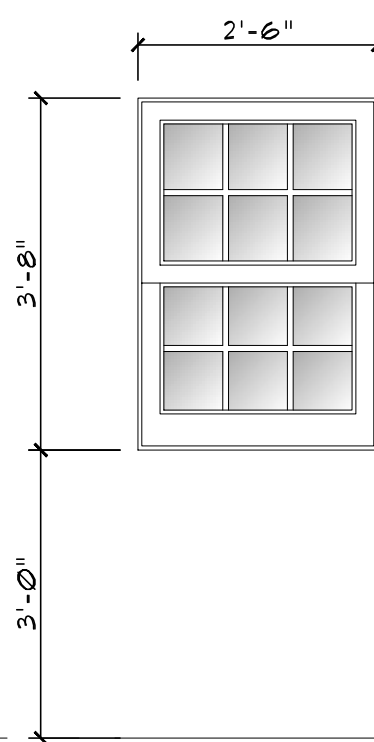
Second Floor Finish



Second Floor Finish

First Floor
Finish

First &
Second Floor
Finish

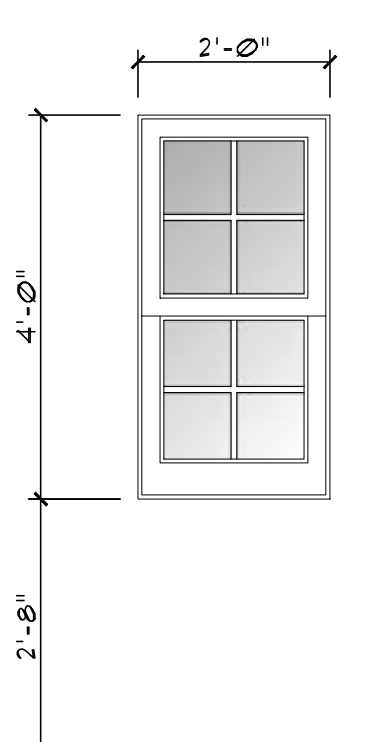


First Floor
Finish

First Floor
Finish

First &
Second Floor
Finish

First &
Second Floor
Finish



Second Floor Finish

First Floor

First &
Second Floor
Finish

First &
Second Floor
Finish

SEE PRODUCT APPROVALS FOR FASTENING AND BUCK DETAILS

SEE PRODUCT APPROVALS FOR FASTENING AND BUCK DETAILS.

Scale

1/2" = 1'-0"
 HSB-24-0009
 ZON-25-0004



DATE
11-07-24

REVISIONS

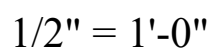
A Renovation for
335 Coconut Row LLC
Palm Beach FL 33480



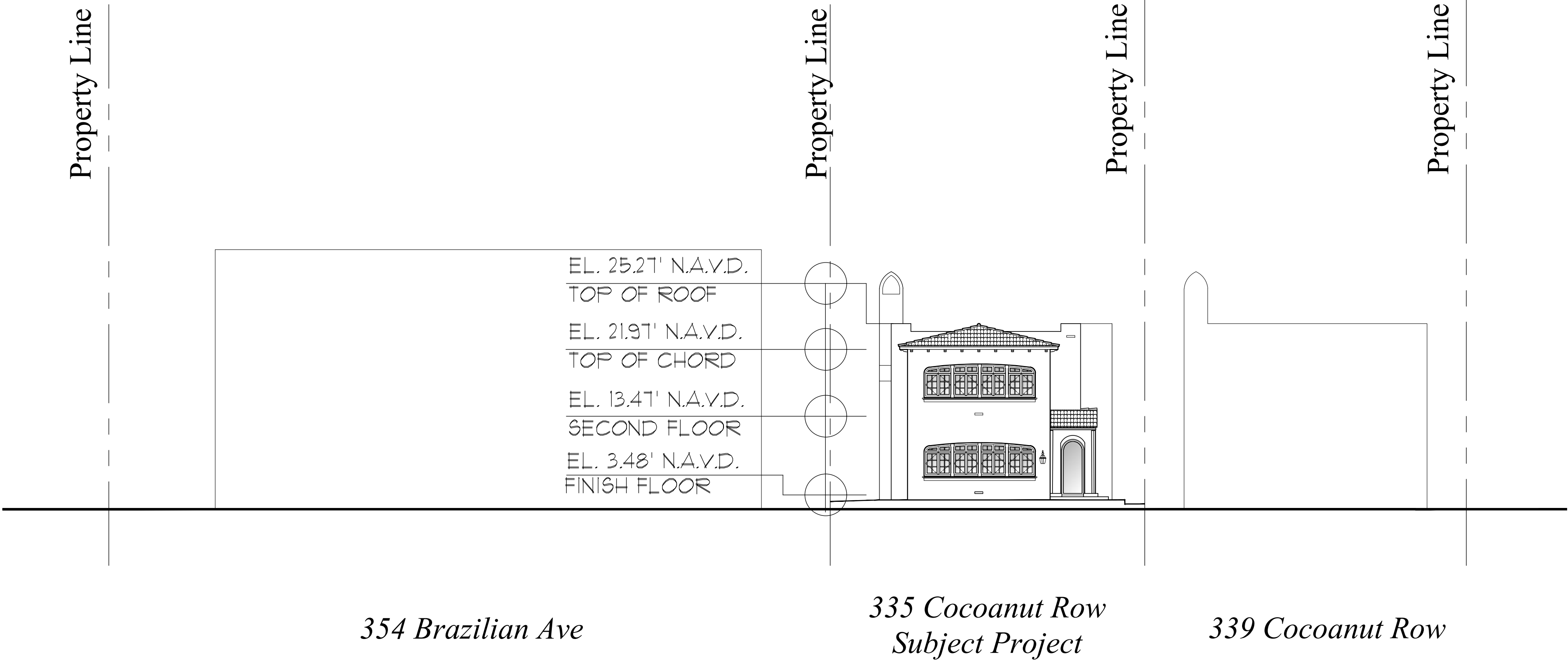
SHEET NO.

A551

SEE PRODUCT APPROVALS FOR FASTENING AND BUCK DETAILS



HSB-24-0009
ZON-25-0004



Streetscape (West Side) Coconut Row

Scale

3/32" = 1'-0"



COMM NO.
2412

DATE
11-07-24

REVISIONS

A Renovation for
335 Coconut Row LLC

335 Coconut Row
Palm Beach FL 33480



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ARCHITECTURE, INC
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PALM BEACH, FLORIDA 33480
561.833.7575
AA26001667

SHEET NO.

A002

Route To Property:

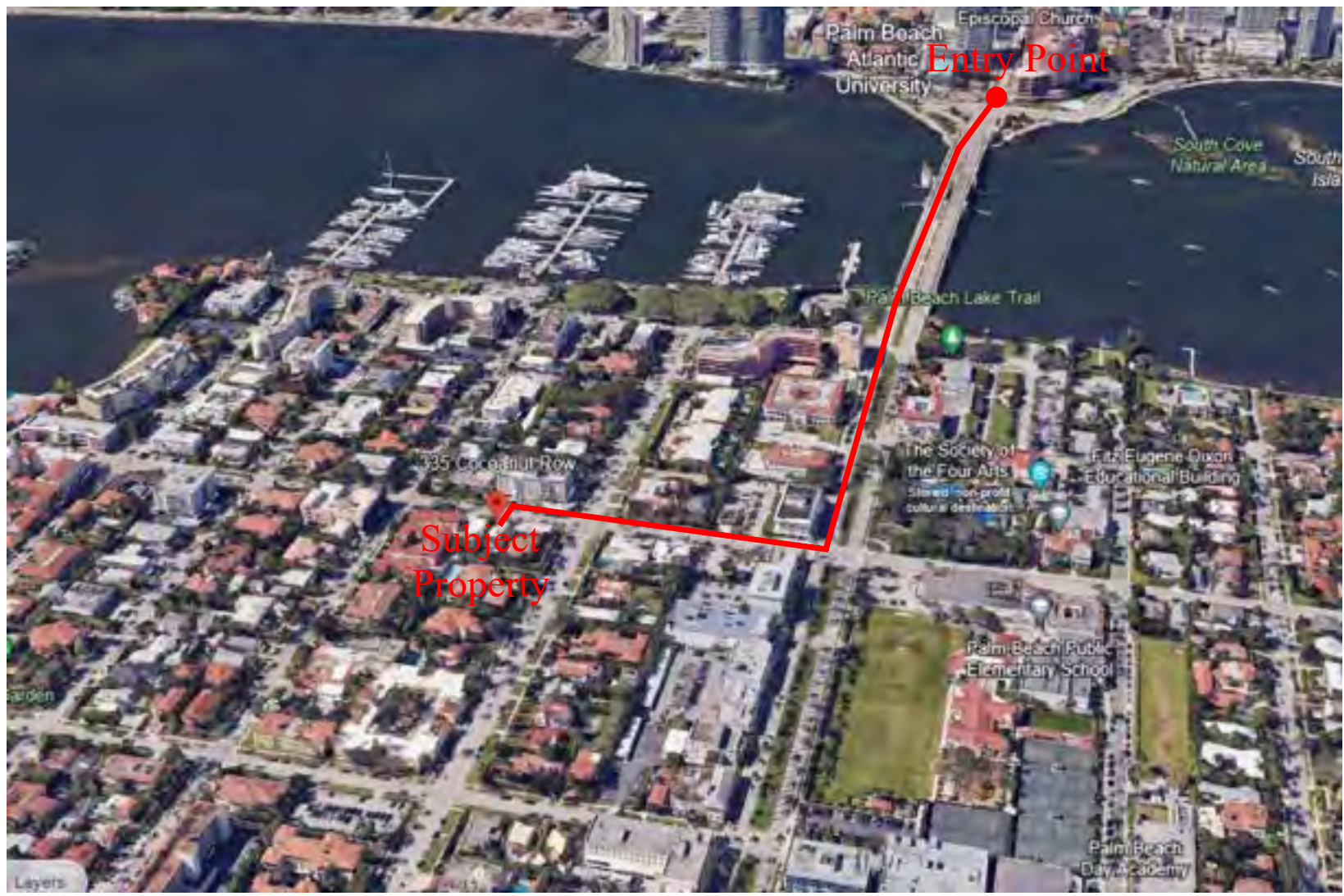
Enter the Town of Palm Beach thru Royal Ponciana Way over the Flagler Memorial Bridge. Turn right on Cocoanut Row heading South to Cocoanut Row until reaching subject property.

Max. Number Of Trips to Subject Property:

80 Building material and dumpster trucks

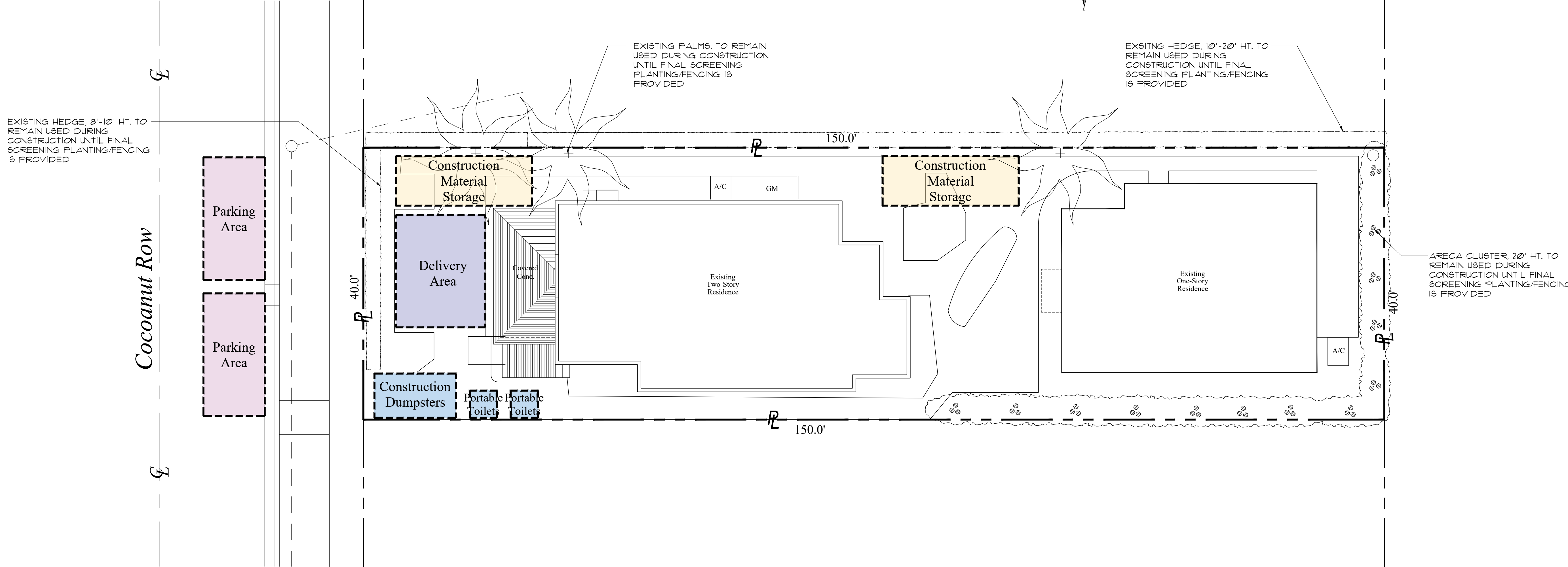
Maximum Truck Length:

60'



Truck Traffic Map

Scale NTS



Construction Staging & Truck Logistics Plan

Scale 1/8" = 1'-0"



COMM NO.
2412

DATE
11-07-24

REVISIONS

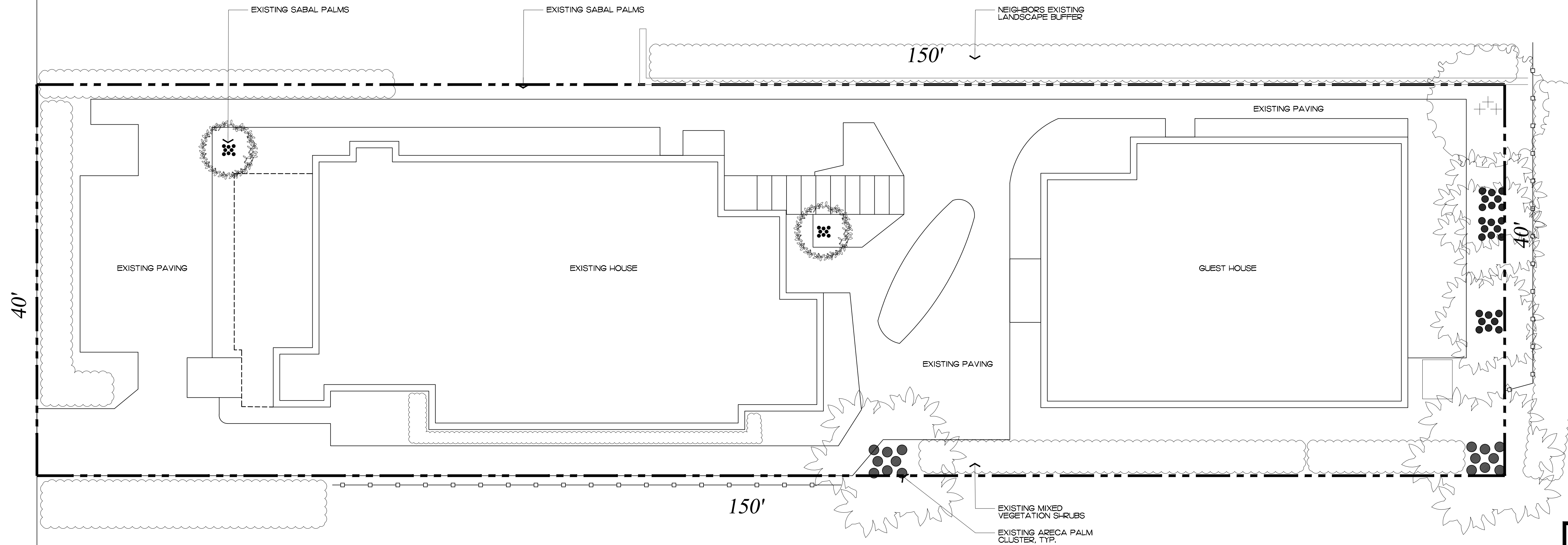
A Renovation for
335 Cocoanut Row LLC
Palm Beach FL 33480



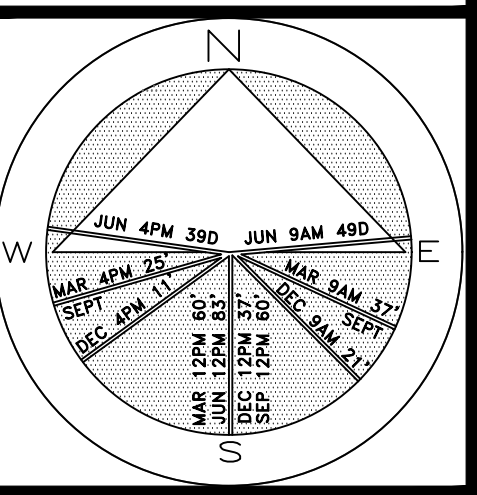
ANGELA DAVILA, P.E.
FLORIDA License No. AR0016639

MP DESIGN & ARCHITECTURE, INC
217 PERUVIAN AVENUE, SUITE 4
PALM BEACH, FLORIDA 33480
561.833.7575
AA26001667

SHEET NO.
A007



Private Residence
335 Coconut Row
Palm Beach



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

SHEET L1.0

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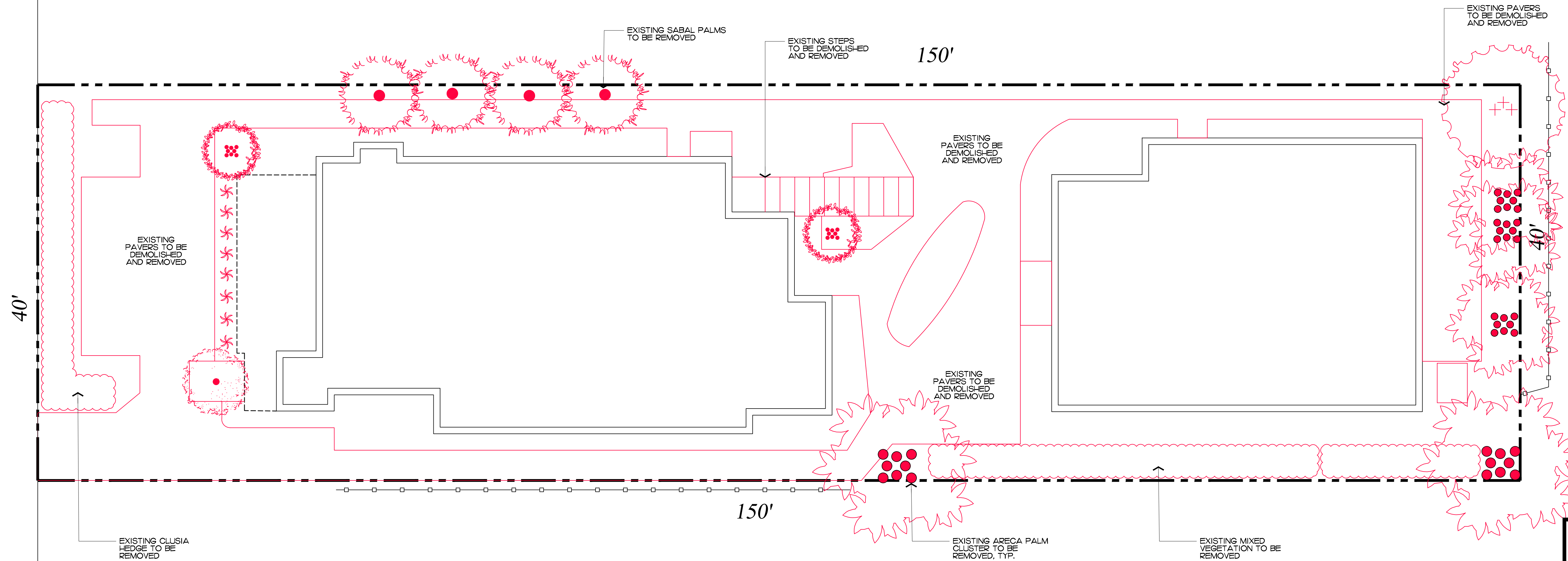
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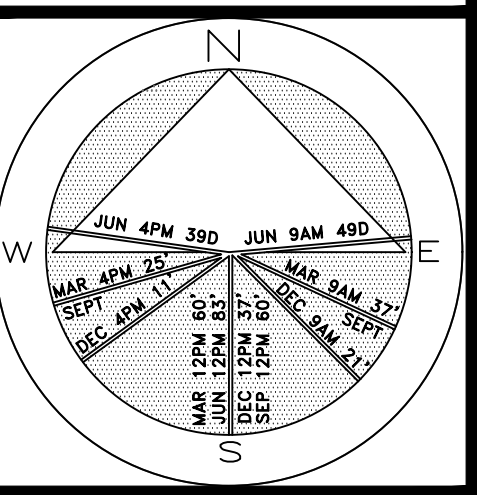
ZON-25-004
H/B-24-0009

Existing Conditions

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



Private Residence
335 Coconut Row
Palm Beach



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

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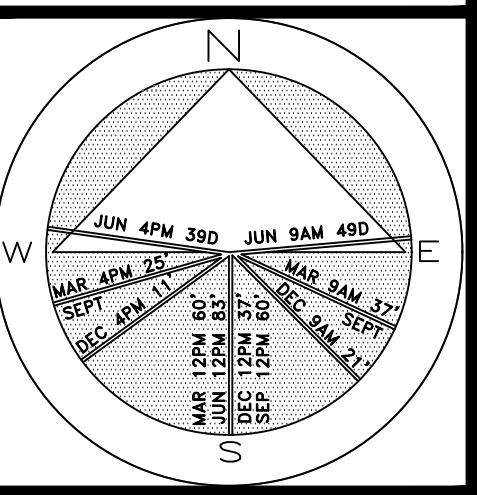
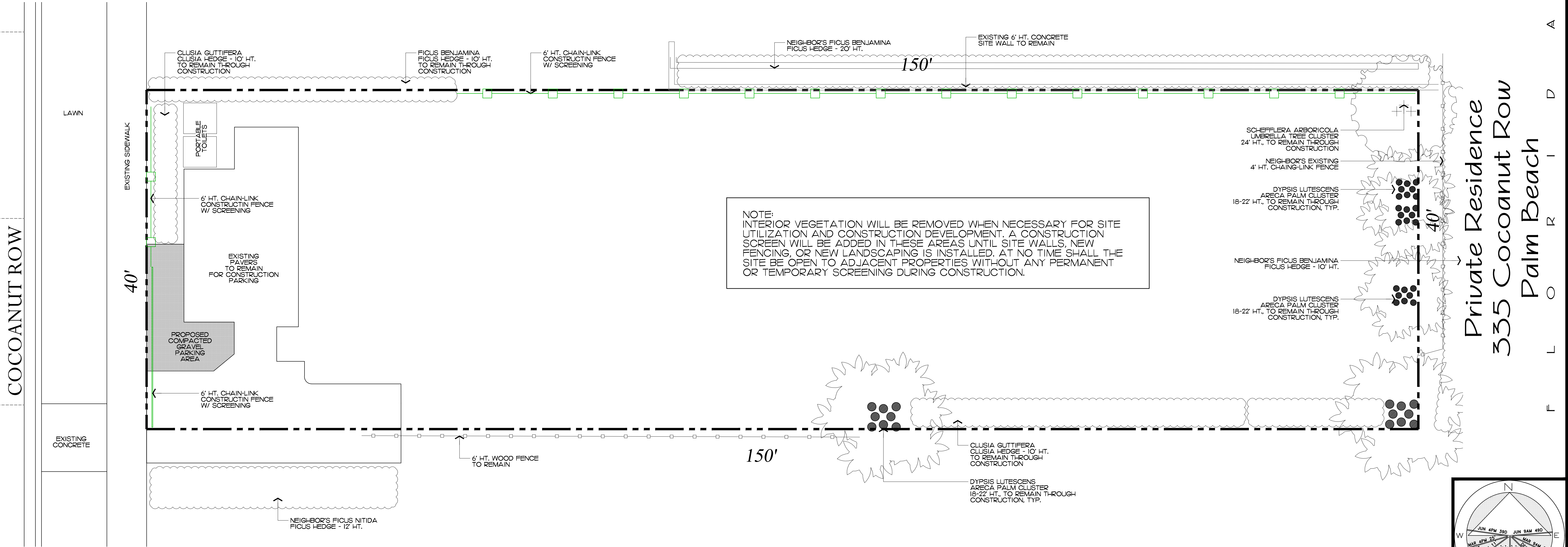
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ZON-25-004
H/B-24-0009

Demolition Plan

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

SHEET L2.0



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DRAWN BY: Allison Padilla
DATE: 01.31.2025

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ZON-25-004
H/B-24-0009
Construction Staging & Screening Plan

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

SHEET L3.0



- 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

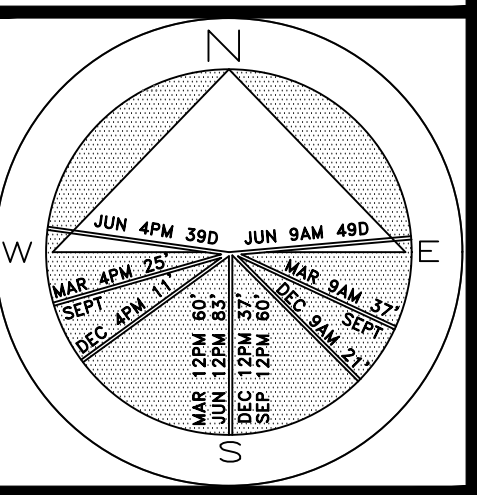
- 1.5 MONTHS – WINDOW/DOOR DELIVERIES AND INSTALLATION
- .5 MONTH – DRY-IN
- 1.5 MONTHS – INTERIOR FRAMING
- 2 MONTHS – ROUGH-IN
- .5 MONTH – DRY WALL
- 6 MONTHS – FINISHES
- 2 MONTHS – LANDSCAPE & HARDSCAPE INSTALLATION
- 2 MONTHS – FINAL INSPECTIONS

- +/-24 MONTHS – PROPOSED TOTAL CONSTRUCTION FOLLOWING BUILDING PERMIT

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

 *PROPOSED INGRESS TRUCK ROUTE*

 *PROPOSED EGRESS TRUCK ROUTE*



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

SHEET L4.0

ZON-25-004
HJB-24-0009

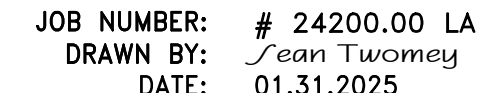
Truck Logistics Plan

SCALE: NOT TO SCALE

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Existing Parking Conditions

SCALE: 1/8" = 1'

Proposed Parking Conditions

SCALE: 1/8" = 1'

Site Plan

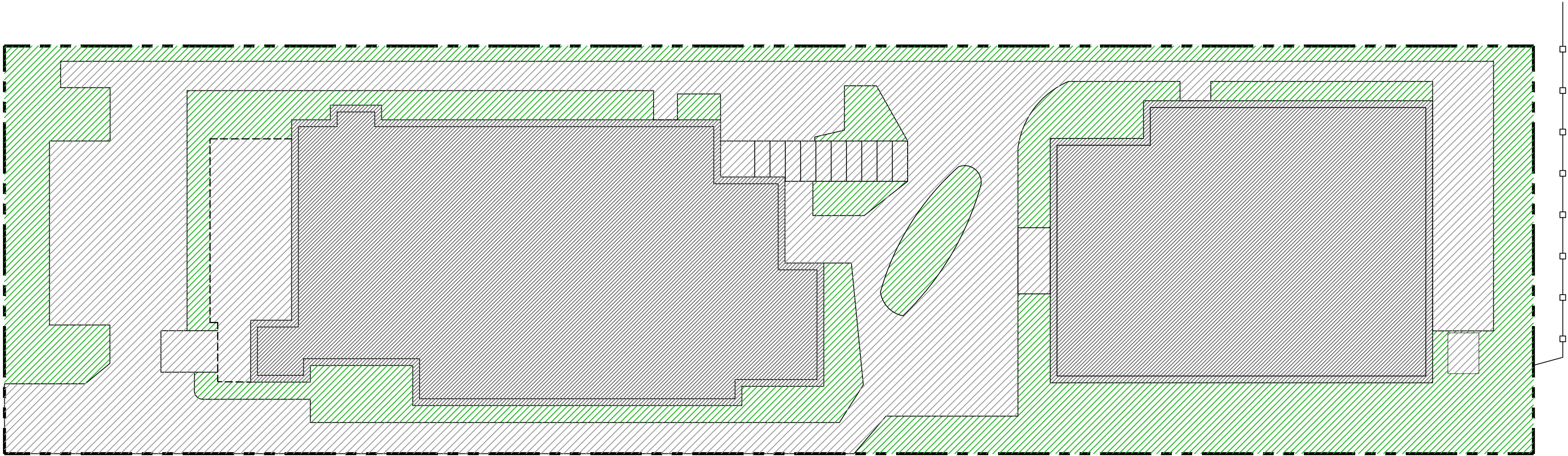
SCALE IN FEET: 3/16"=1'-0"

Legend

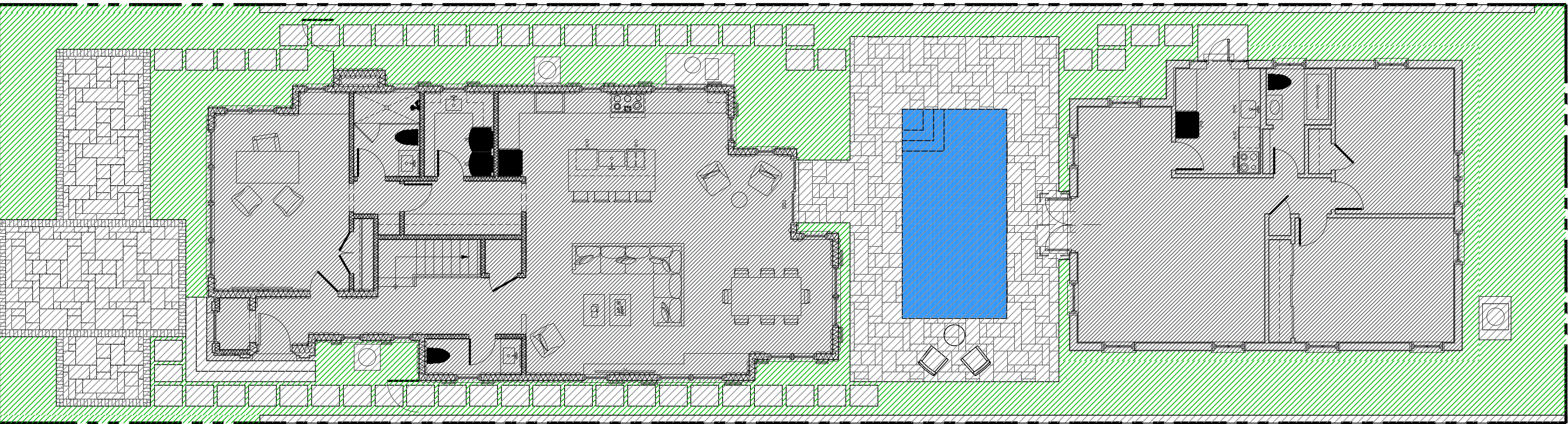
- IMPERVIOUS AREA (HOUSE/STRUCTURE)
- IMPERVIOUS AREA (HARDSCAPED)
- PERVIOUS AREA / OPEN SPACE
- IMPERVIOUS AREA (POOL)

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

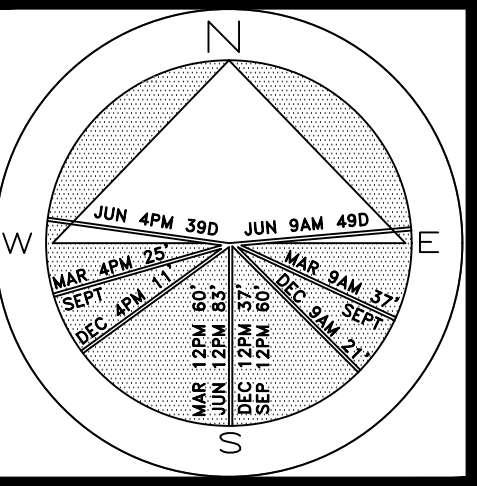
ENVIRONMENT
DESIGN
GROUP

139 North County Road 5920-8 Palm Beach, FL 33480
Phone: 561.832.4600 Mobile: 561.313.4424

Landscape Architecture
Land Planning
Landscape Management

Dustin M. Mizell, M.L.A. P.L.A. #6666784
Dustin@environmentdesigngroup.com

Private Residence
3355 Coconut Row
Palm Beach



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

SHEET L5.1

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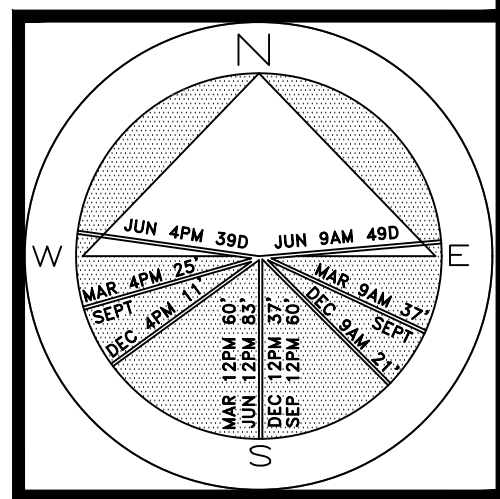
Landscape Open Space Calculations

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

SCALE IN FEET 0' 8' 16' 24'

64 sq. ft.
AREA IN SQ. FT.

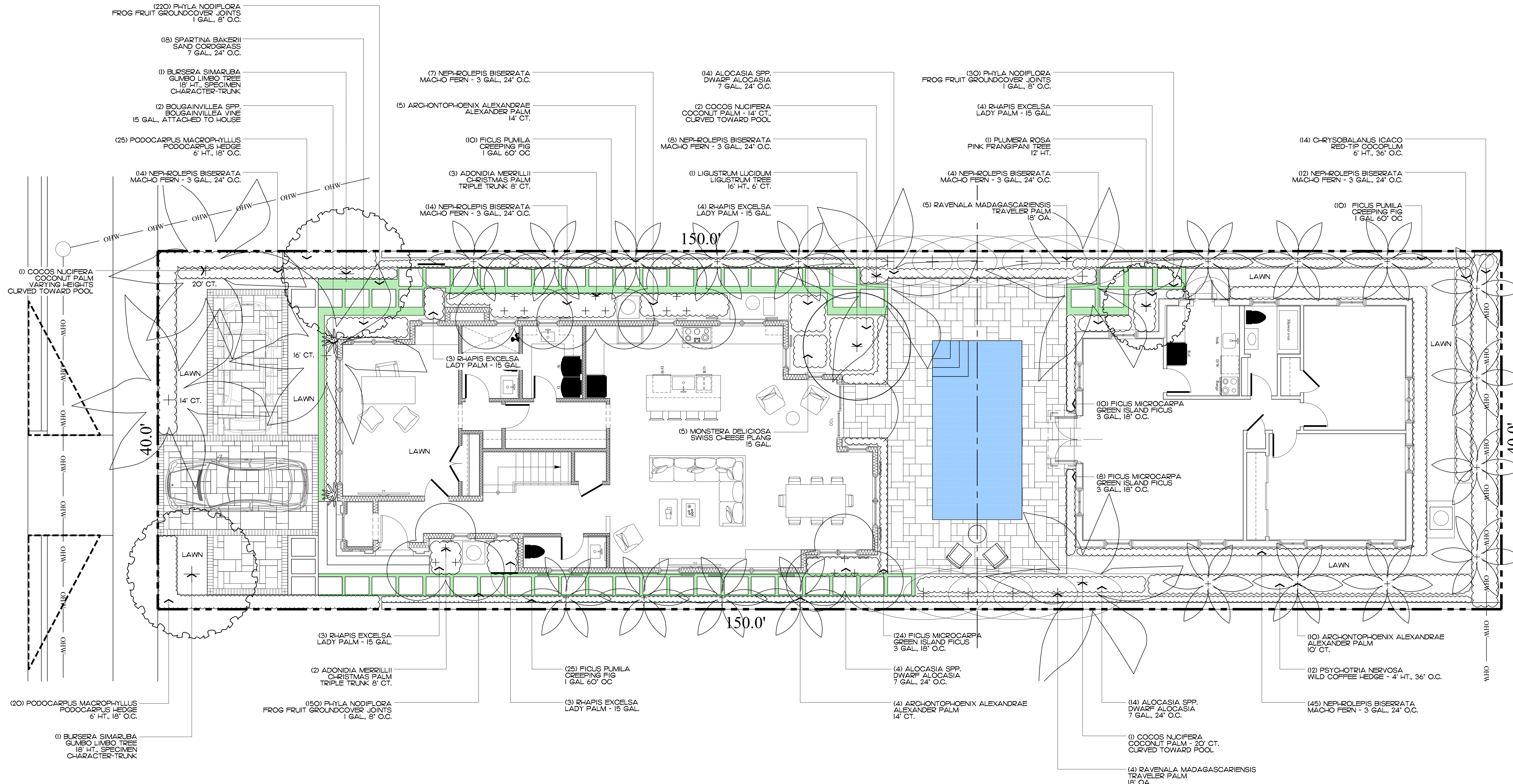
Private Residence
335 Coconut Row
Palm Beach



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

SHEET L6.0

64 sf.
AREA IN SQ. FT.



2025
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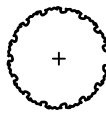
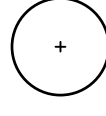
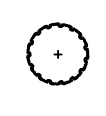
2025
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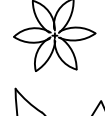
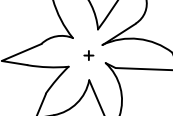
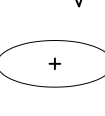
ZON-25-004
H/B-24-0009

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

Trees

SYMBOL	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	BURSERIA 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: NATIVE SPECIES:		4 2 (50%)		

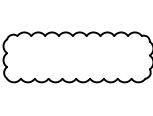
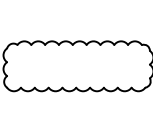
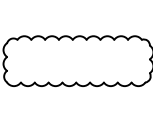
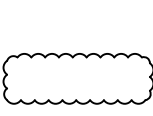
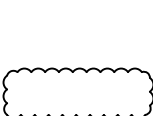
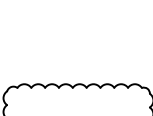
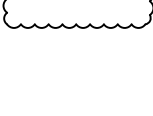
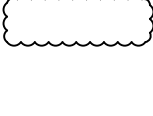
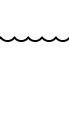
Palms

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
	PHYLANTHUS NODIFLORUS FROG FRUIT	400	1 GAL, 6" OC	YES
TOTAL: NATIVE SPECIES:		400 400 (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: NATIVE SPECIES:		322 176 (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
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	54%
NATIVE GROUNDCOVER %	30%	N/A	100%

Private Residence
3355 Coconut Row
Palm Beach
FL 33480

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

SHEET L6.1



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

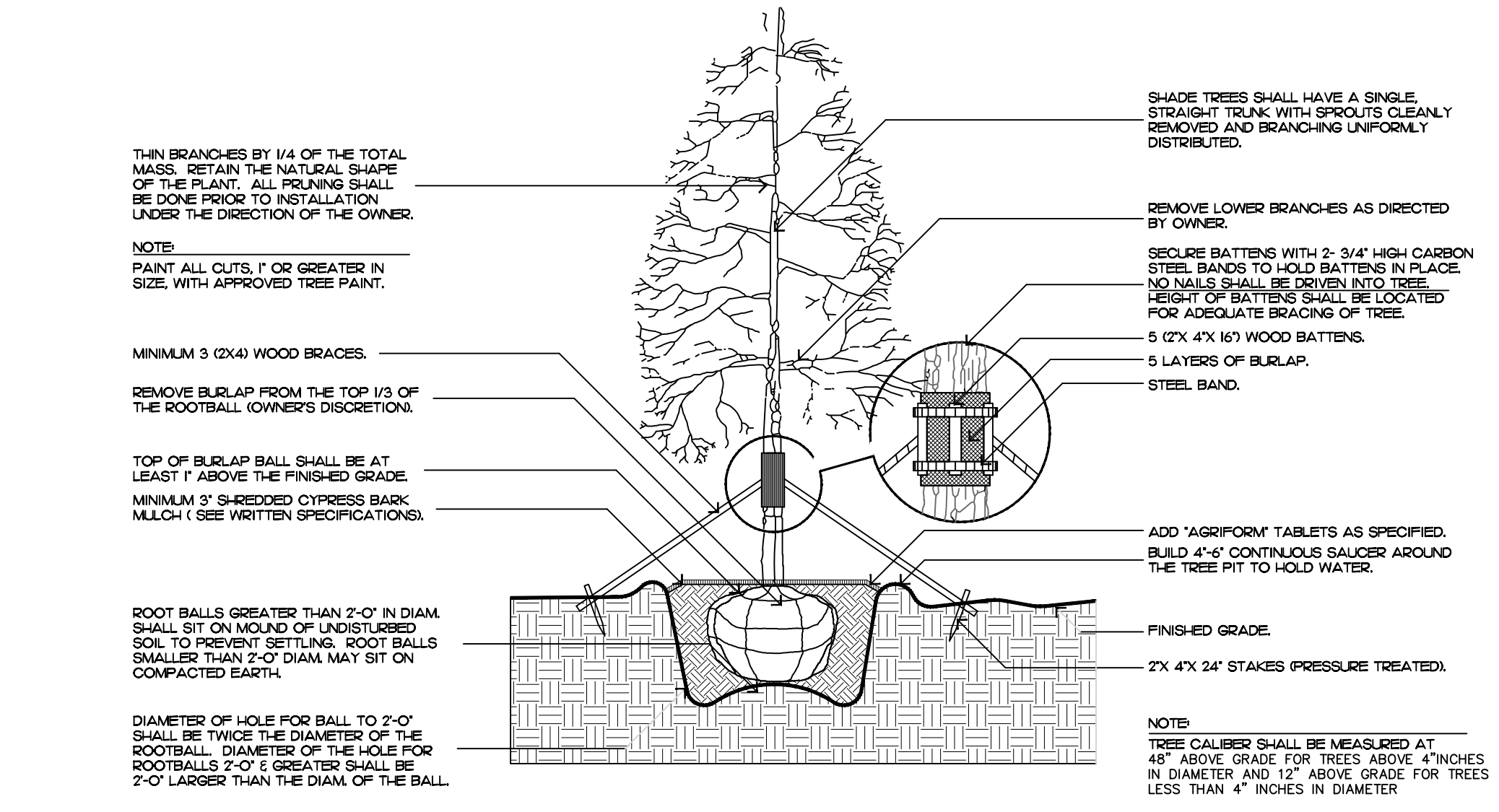


PHYLA NODIFLORA
FROG FRUIT

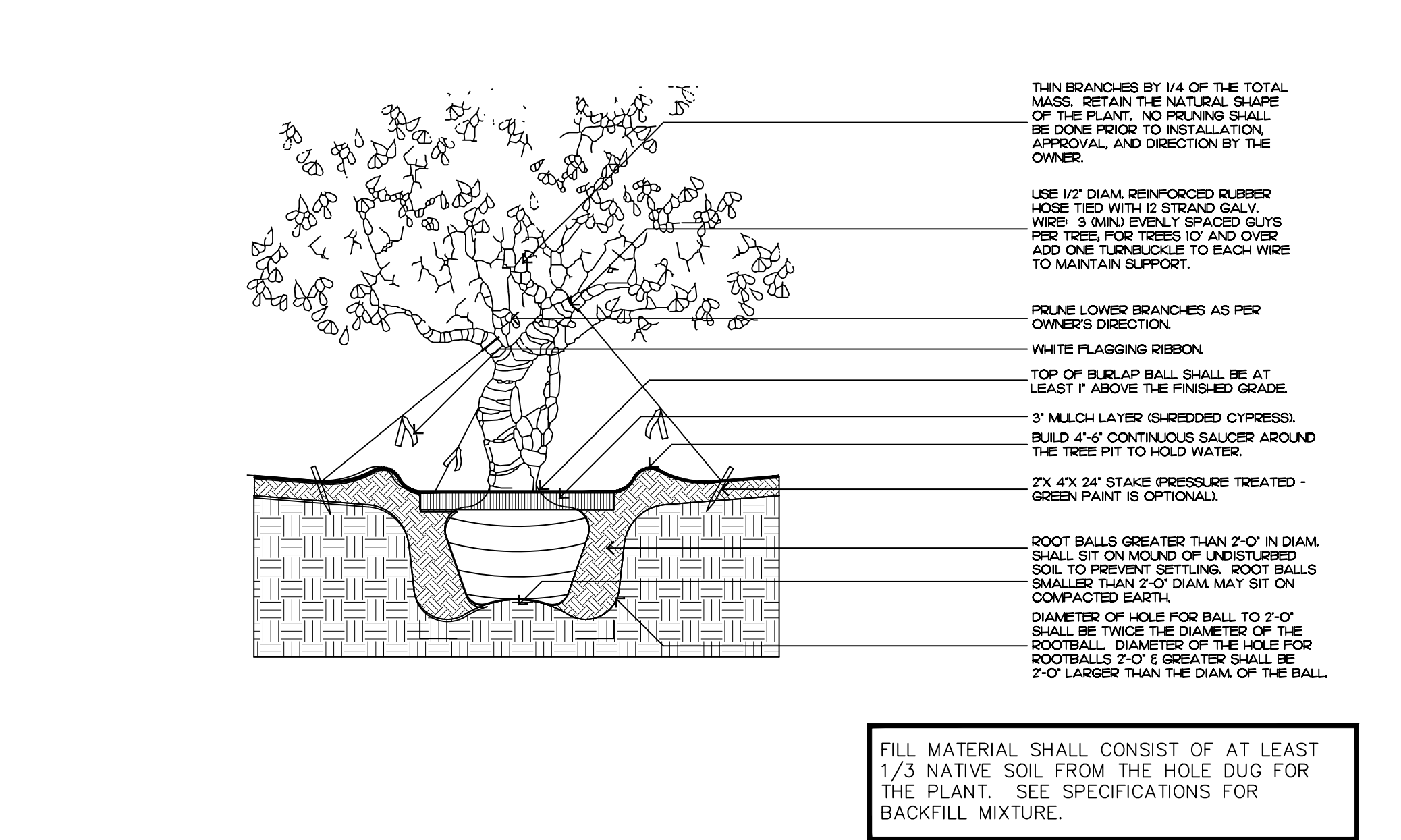
FLORIDA
NATIVE



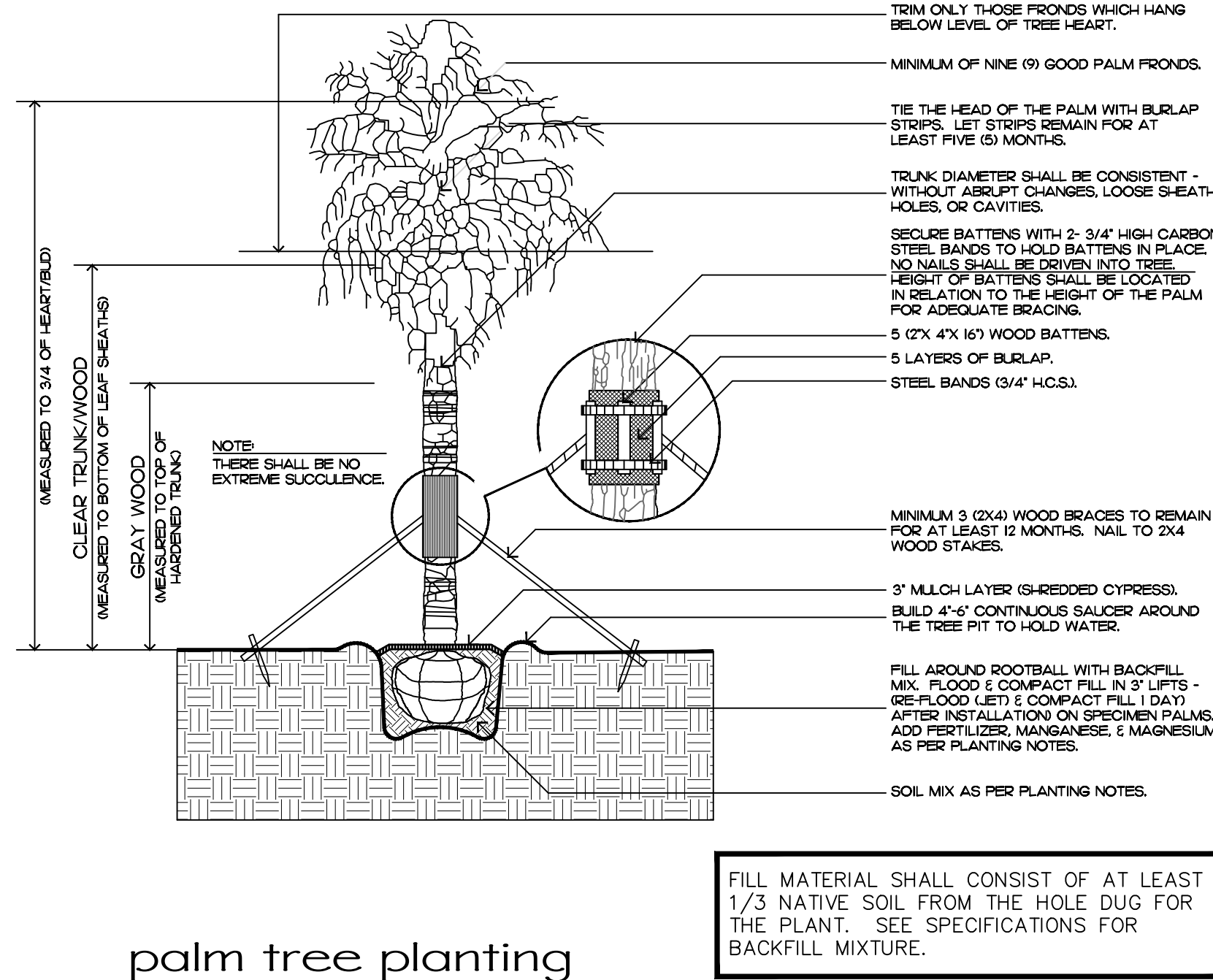
FICUS MICROCARPA
GREEN ISLAND FICUS



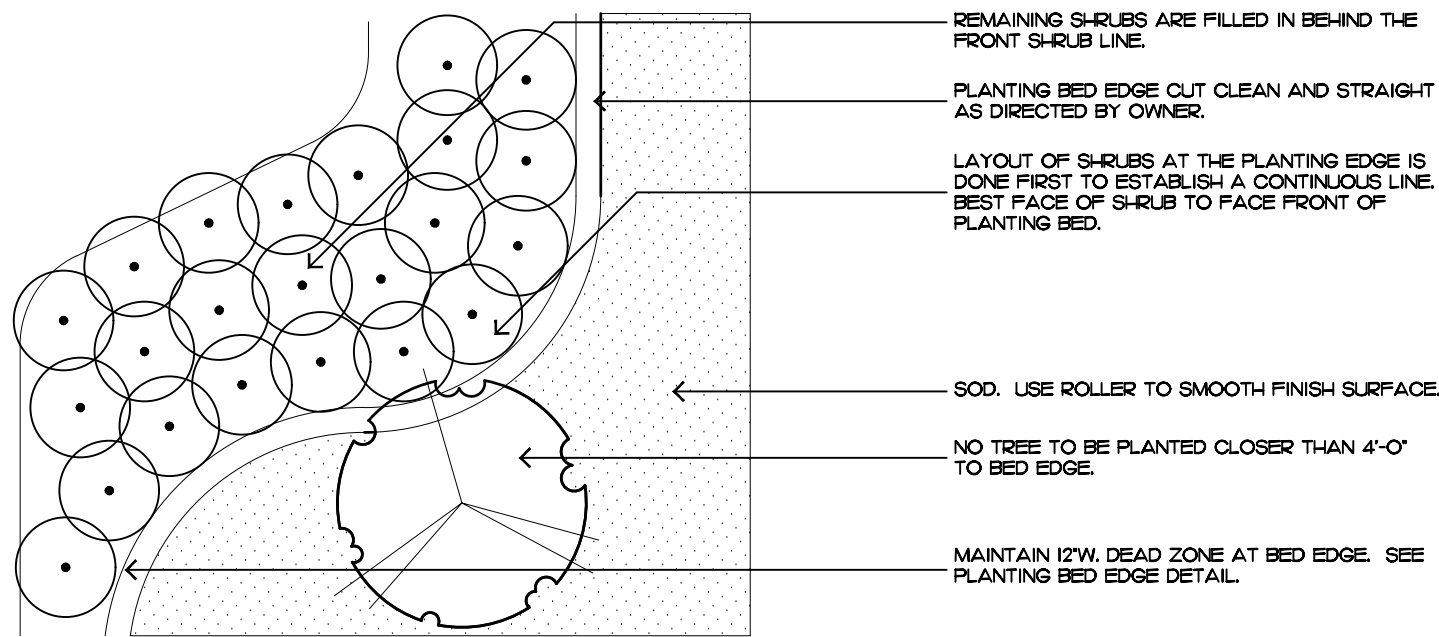
tree planting



irregular and multi-stem tree



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 CALIBER). 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 CALIBER. MANGANESE SHALL BE APPLIED AT THE SAME RATE.

MULCH:

MULCH MATERIAL SHALL BE SHREDED 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, LIMES, LUMPS, SHELLS, PLANTS, ROOTS OR OTHER FOREIGN MATERIALS, WEEDS, OR NOXIOUS GRASSES (SUCH AS BERBERIS OR NUT GRASS). IT SHALL NOT CONTAIN TOXIC SUBSTANCES WHICH MAY BE HARMFUL TO THE PLANT GROWTH.

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

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

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

PLANT MATERIALS:

PALMS, TREES, SHRUBS, GROUNDCOVERS AND VINES

PLANT SPECIES AND SIZE SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. NOMENCLATURE SHALL CONFORM TO 'STANDARDIZED PLANT NAMES', 1942 EDITION. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH 'GRADES AND STANDARDS FOR NURSERY PLANTS PARTS I & II', LATEST EDITION PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. UNLESS SPECIFIED OTHERWISE, ALL PLANTS SHALL BE FLORIDA GRADE NUMBER 1 OR BETTER AS DETERMINED BY THE FLORIDA DIVISION OF PLANT INDUSTRY. SPECIMEN MEANS AN EXCEPTIONALLY HEAVY, SYMMETRICAL, TIGHTLY KNIT PLANT, SO TRAINED OR FAVORED IN ITS DEVELOPMENT THAT FIRST APPEARANCE IS UNQUESTIONABLE AND OUTSTANDINGLY SUPERIOR IN FORM, NUMBER OF BRANCHES, COMPACTNESS AND SYMMETRY. ALL PLANTS SHALL BE FRESHLY DUG, SOUND, HEALTHY, VIGOROUS, WELL BRANCHED AND FREE OF DISEASE AND INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEM. 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.

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

WARRANTY:

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

MAINTENANCE:

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

ENVIRONMENT
DESIGN
GROUP

130 North County Road 5420-B Palm Beach, FL 33480
Phone: 561.832.4600 Mobile: 561.313.4424

Landscape Architecture
Land Planning
Landscape Management

Dustin M. Mizell, M.L.A. P.L.A. #6666784
Dustin@environmentdesigngroup.com

Private Residence
3355 Coconut Row
Palm Beach

A
D
I
R
O
L
F

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

SHEET L6.3

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

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

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

Planting Details & Specifications

COCOANUT ROW



Private Residence
335 Coconut Row
Palm Beach

F L O R I D A

ENVIRONMENT
DESIGN
GROUP

139 North County Road 5420-8 Palm Beach, FL 33480

Phone: 561.832.4600 Mobile: 561.313.4424

Landscape Architecture

Land Planning

Landscape Management

Dustin M. Mizell, M.L.A. P.L.A. #6666784

Dustin@environmentdesigngroup.com

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

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DISCLAIMER: 2024

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SUNSHINE STATE ONE CALL

OF FLORIDA, INC.

ZON-25-004
H/B-24-0009
Rendered Landscape Plan
SCALE IN FEET: 1/4"=1'-0"

SHEET L7.0

Private Residence
335 Coconut Row
Palm Beach

F L O R I D A



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

SHEET L7.1



North (Side) Elevation



South (Side) Elevation

Private Residence
335 Coconut Row
Palm Beach

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

COPYRIGHT:

2025

DISCLAIMER:

2025

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48 HOURS BEFORE DIGGING

CALL TOLL FREE

1-800-432-4770

SUNSHINE STATE ONE CALL

OF FLORIDA, INC.

ZON-25-004

H/B-24-0009

Rendered Landscape Elevations

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

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: October 22, 2025

To: Landmarks Preservation Commission

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

From: Planning, Zoning & Building

Re: ZON-25-0062 222 SEASPRAY AVE. The property owners, Robin Esterson and Pamela Hickory, have filed an application requesting a variance from the floodplain requirement from Chapter 50, Floods, to maintain the existing primary structure and accessory structure at a finished floor elevation below the current FEMA requirement.

Date: 10/15/2025

ATTACHMENTS

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

STRATEGIC PLAN

Strategic Priorities:

Community Culture and Character

Strategic Focus Areas:

Quality of Life

Community Preservation

FUNDING

No Fiscal Impact



ZON-25-0062 222 SEASPRAY AVE. The property owners, Robin Esterson and Pamela Hickory, have filed an application requesting a variance from the floodplain requirement from Chapter 50, Floods, to maintain the existing primary structure and accessory structure at a finished floor elevation below the current FEMA requirement.

Property Owners: Robin Esterson and Pamela Hickory
Design Professional: Varnava Design Studio

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 222 Seaspray Ave was completed in September 2025. The property is located within the Mid-Town Conservation District. As indicated in the designation form: *"The primary residence and accessory structure (garage apartment) at 222 Seaspray Avenue was constructed in 1923 during Palm Beach's first boom time era and is part of the Poinciana Park subdivision that was one of the Island's first successful large residential developments. City Builders Realty Company platted and developed much of Poinciana Park and promoted it as a "home site park" in a premier mid-town location with numerous amenities."*

At the September 25, 2024, ARCOM meeting, ARC-24-0061 (ZON-24-0038) was approved for a second-floor addition over the rear portion of the primary structure requiring a setback variance, a new pergola between the primary and accessory structure, and window and door modifications on both structures. The associated variance was approved by the Town Council at the October 15, 2024, TC meeting.

At the time these approvals were granted, the applicant did not anticipate that the improvements would exceed 50% of the value of the existing structures. Subsequently, the property owners contacted staff to confirm the property's eligibility for the HSB program. As indicated in the HSB form, the property qualifies because it "exemplifies or reflects the broad cultural, political, economic, or social history of the nation, state, county, or town." As an HSB-designated property, it is now eligible for a floodplain variance.

THE PROJECT:

The following is the scope of work for the Project:

- A variance from the floodplain requirement from Chapter 50, Floods.

Site Data			
Zoning District	R-B	Future Land Use	SINGLE-FAMILY
HSB Designation	September 2025	Builder	City Builders Realty Company
Year of Construction	1923	Flood Zone	AE 7

Finished Floor	Required: 8' NAVD Existing: 5' NAVD (Primary Residence) 3.25' NAVD (Accessory Structure)
Surrounding Properties / Zoning	
North	225 Seaspray Ave & 221 Seaspray Ave / R-B
South	241 Seaview Ave (Palm Beach Day School) / R-B
East	218 Seaspray Ave / R-B
West	228 Seaspray Ave / R-B

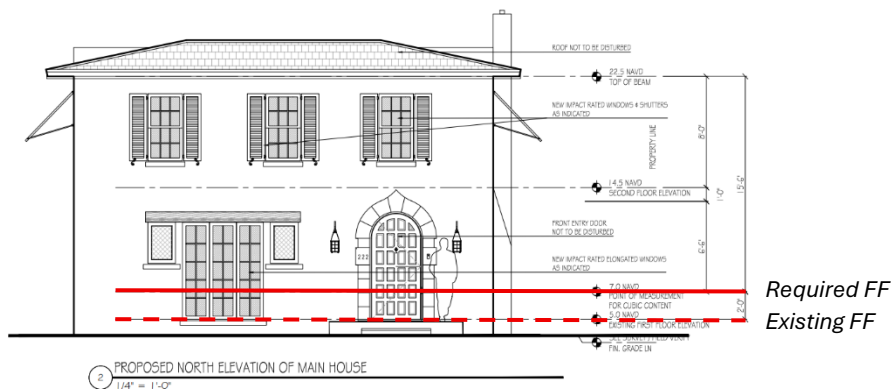
STAFF ANALYSIS:

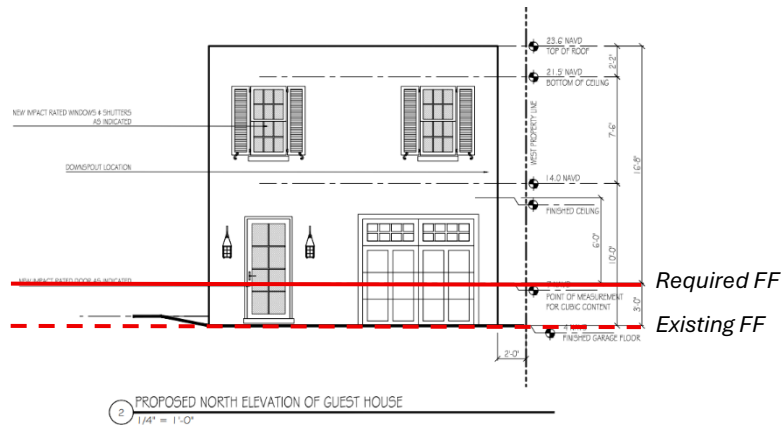
The scope of work was previously approved by ARCOM under ARC-24-0061. The proposed scope included relocation of window openings on the second floor of the front façade of the primary structure, and adding a hipped roof for the accessory structure. These changes could have resulted in a negative architectural impact. However, ARCOM in its review, did not allow these modifications to the primary residence and accessory structure. In addition, the window and door replacement, and the pergola are designed in a manner that meets the Secretary of the Interior's Standards for Rehabilitation and Sections 18-306, 54-122, 54-123 of the Town's code.

Due to a substantial improvement, a variance from the floodplain requirement in Chapter 50, Floods, is needed to avoid raising the primary residence and accessory structure.

Per Section 50-114: *A variance is authorized to be issued for the repair, improvement, or rehabilitation of a historic building that is determined eligible for the exception to the flood resistant construction requirements of the Florida Building Code, Existing Building, Chapter 12 Historic Buildings, upon a determination that the proposed repair, improvement, or rehabilitation will not preclude the building's continued designation as a historic building and the variance is the minimum necessary to preserve the historic character and design of the building. If the proposed work precludes the building's continued designation as a historic building, a variance shall not be granted and the building and any repair, improvement, and rehabilitation shall be subject to the requirements of the Florida Building Code.*

The 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 to be maintained at the current finished floor elevations of 5' NAVD (primary residence) and 3.25' NAVD (accessory structure).





CONCLUSION:

The previously approved changes were determined to meet the Secretary of the Interior's Standards for Rehabilitation and Sec. 18-306, Sec. 54-122 and Sec. 54-123 of the Landmark Preservation Ordinance. Therefore, Sec. 50-114 will be met for the floodplain variance as the building's continued designation as a historic building will not be precluded. Approval of the project will require one (1) motion to be made by the Commission:

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

WRB:JGM:FHM:ALF



Letter of intent

September 17, 2025

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

Re: ZON-25-0062

Property Address: 222 Seaspray Avenue, Palm Beach, FL 33480

Dear Members of the Town of Palm Beach Planning, Zoning & Building Department,

On behalf of Robin Esterson and Pamela G. Hickory, we respectfully submit this Letter of Intent to request a **Flood Plain Variance** for the property located at **222 Seaspray Avenue, Palm Beach, FL 33480**.

This property is recognized as a **Historically Significant Building** within the Town of Palm Beach, and we are committed to preserving its architectural integrity while addressing compliance with current building regulations. **The request for floodplain variance applies to both structures on the property**—the primary residence and the detached guest house. The existing finished floor elevations of these structures fall below the minimum required elevation under the Town's floodplain management standards. Specifically, the detached guest house has a finished floor elevation of **3.25 feet NAVD**.

Raising either structure to meet current code would significantly compromise their historic character and structural integrity. Therefore, we respectfully request a variance to allow the existing elevations to remain, ensuring both the preservation of these historically significant resources and continued compliance with the Town's historic preservation goals.

The proposed project, as approved by the Architectural Commission (ARCOM), has been carefully designed to comply with the **Secretary of the Interior's Standards for Rehabilitation** and the criteria set forth in **Sections 18-306, 54-122, and 54-123** of the Town Code.

PALM BEACH

2875 South Ocean Blvd. Suite 200-33
Palm Beach FL 33480

AR101023

561.302.5853
design@varnavadesignstudio.com

FORT LAUDERDALE

1706 NE 18th Street
Fort Lauderdale FL 33305



In particular:

- The **maintenance of the window opening locations on the second floor of the front façade of the primary structure** ensures the preservation of significant historic features while accommodating necessary updates.
- The **decision not to allow a hipped roof to be added to the accessory (guest) structure** further demonstrates a commitment to retaining the property's original architectural character.
- The rehabilitation efforts are consistent with the Standards by protecting and preserving distinctive materials, features, and spatial relationships that convey the property's historic character.

We acknowledge the importance of floodplain management and are prepared to incorporate reasonable mitigation measures as required to reduce potential flood risk while safeguarding the unique historical attributes of both structures.

We greatly appreciate your consideration of this request and look forward to working with Town staff and the appropriate review boards to achieve a solution **that balances historic preservation with public safety and regulatory compliance.**

Respectfully submitted,

Sincerely,

Yianni Varnava

Varnava Design Studio LLC.

SECOND SUBMITTAL	09.08.24
FINAL SUBMITTAL	09.29.25
LPC	10.22.25

VARIANCE REQUEST



VARNADO DESIGN
STUDIO

ARICIO23

PALM BEACH
2875 SOUTH OCEAN BLVD
SUITE 200-33
PALM BEACH, FLORIDA 33480

FORT LAUDERDALE
1706 NE 18TH ST.
FORT LAUDERDALE, FLORIDA 33305

TEL. 561.302.5853

222 SEASPRAY AVENUE
PALM BEACH, FL, 33480

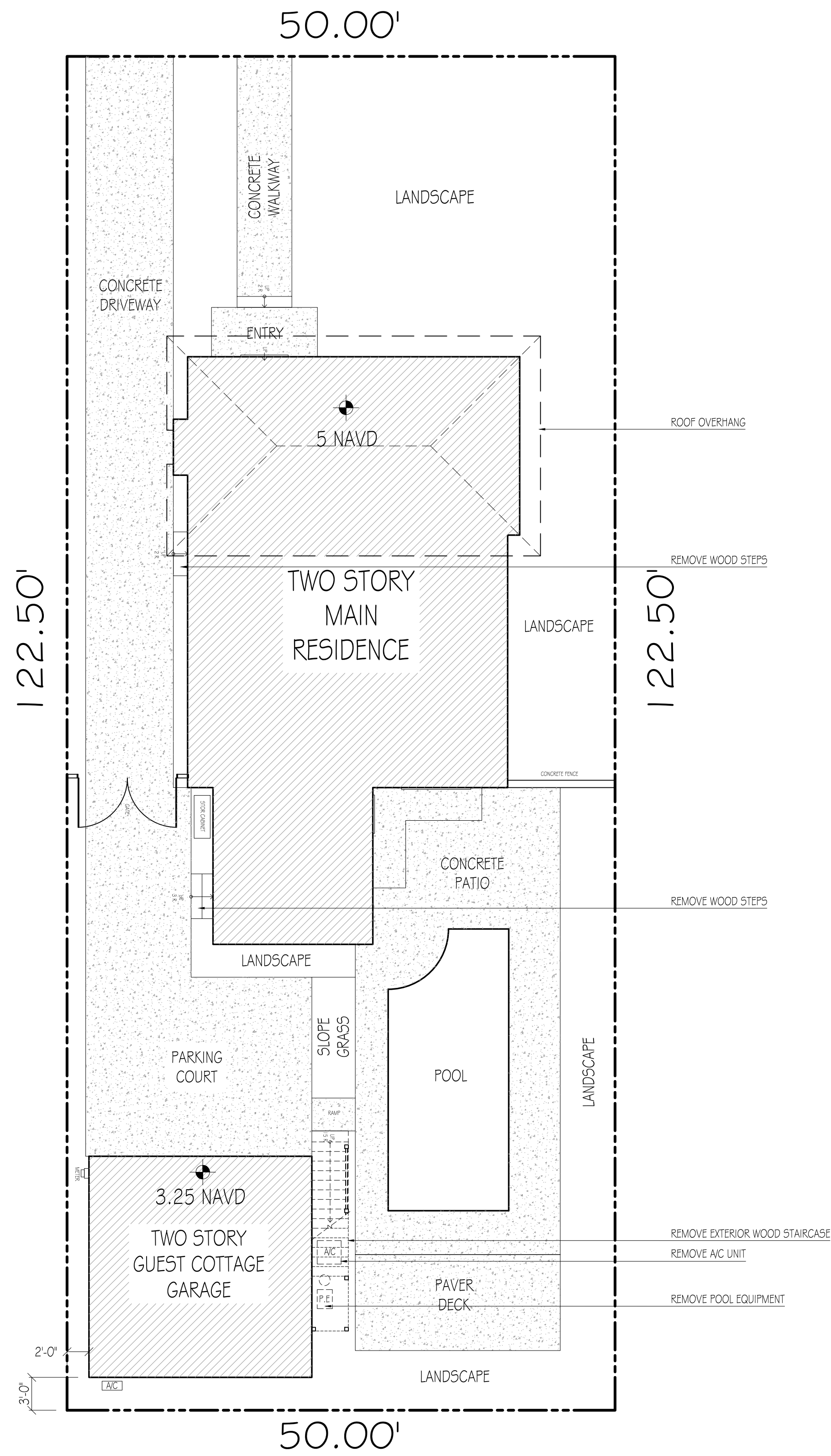
A large, two-story Mediterranean-style house with a light pink facade and a terracotta-tiled roof. The house features green shutters on the windows and a green arched door. A large tree stands to the left of the house, and a driveway leads to a green garage door. The landscaping includes manicured hedges and flower beds.

CP-001	COVER PAGE	A-009	MATERIALS AND FINISHES
SP-001	EXISTING & PROPOSED SITE PLAN	A-010	RENDERINGS
SP-003	LOT COVERAGE CALCULATIONS	A-011	RENDERINGS
SP-004	CUBIC CONTENT CALCULATIONS	A-012	CONSTRUCTION STAGING AND SCREENING
SP-005	STREETSCAPE	A-013	TRUCK LOGISTICS PLAN
SP-006	HOUSE IMAGES		
A-001	DEMOLITION & PROPOSED FLOOR PLAN FOR MAIN HOUSE FIRST FLOOR		
A-002	DEMOLITION & PROPOSED FLOOR PLAN FOR MAIN HOUSE SECOND FLOOR		
A-003	EXISTING AND PROPOSED FLOOR PLANS FOR GUEST HOUSE		
A-004	EXISTING AND PROPOSED ROOF PLANS		
A-005	EXISTING & PROPOSED ELEVATIONS FOR MAIN HOUSE		
A-006	EXISTING & PROPOSED ELEVATIONS FOR MAIN & GUEST HOUSE		
A-007	EXISTING & PROPOSED ELEVATIONS FOR MAIN & GUEST HOUSE		
A-008	EXISTING & PROPOSED ELEVATIONS FOR GUEST HOUSE		

[illegible]

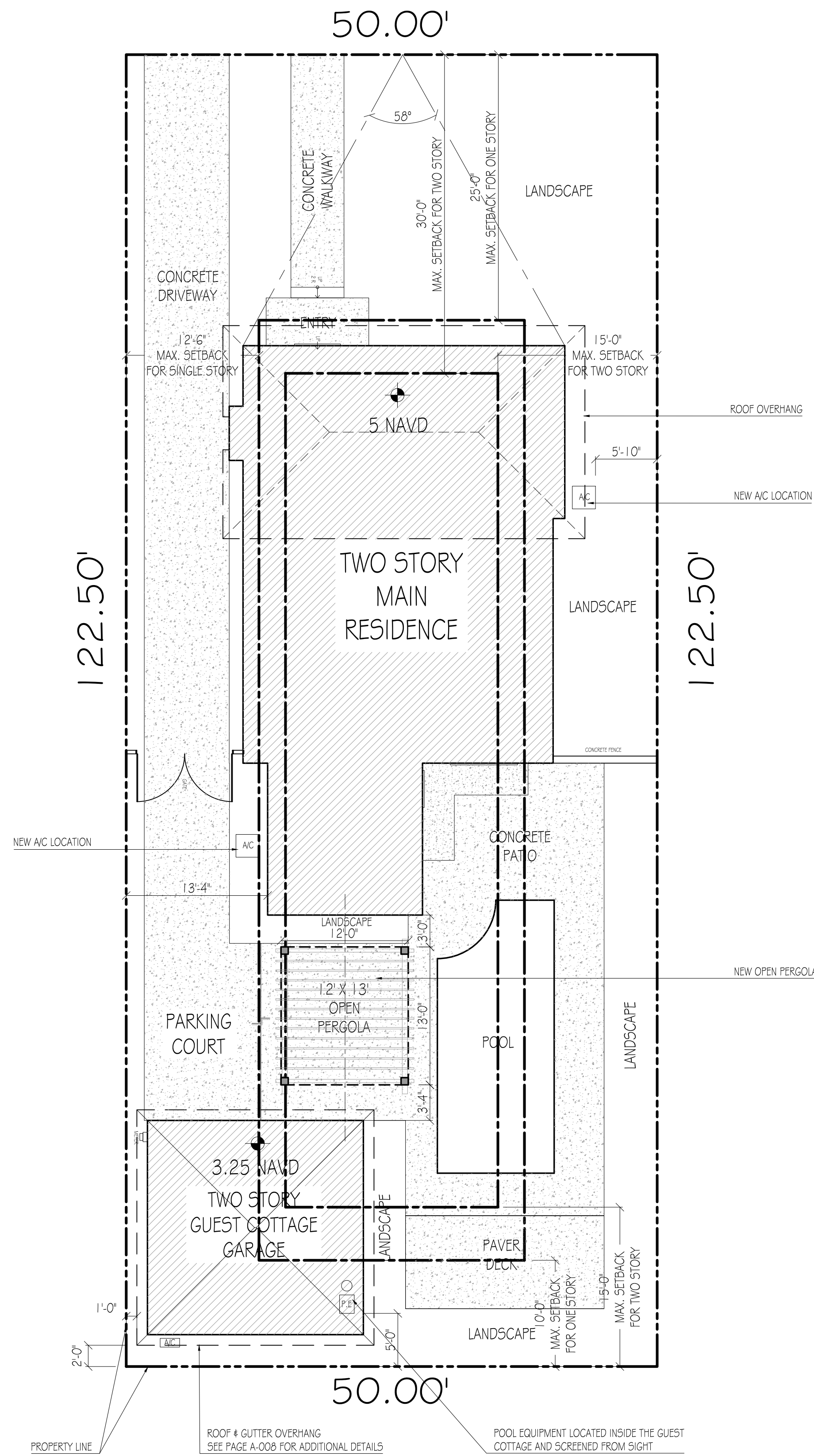
CP-001

SEASPRAY AVENUE



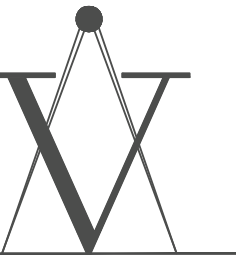
1 EXISTING SITE PLAN
1/8" = 1'-0"

SEASPRAY AVENUE



2 PROPOSED SITE PLAN
1/8" = 1'-0"

TOPB Zoning Legend			
Property Address:		222 Seaspray Avenue	
Zoning District:		R-B	
Structure Type:		WOOD FRAME	
	Required/Allowed	Existing	Proposed
Lot Size (sq ft)	10,000	6,125	6,125
Lot Depth	100'	122.5'	122.5'
Lot Width	75'	50'	50'
Lot Coverage (Sq Ft and %) for two story	30%	30.2%	29.2%
Max total:	30% = 1,838 sq.ft.	1,850 sq. ft.	1,790 sq. ft.
Enclosed Square Footage	n/a	3,375 sq. ft.	3,585 sq. ft.
Cubic Content Ratio (CCR) (R-B ONLY)	4.3875	3.899	4.171
*Front Yard Setback (Ft.)	25' N	27.4' N	27.4' N
* Side Yard Setback (1st Story) (Ft.)	12.5' EW	n/a	n/a
* Side Yard Setback (2nd Story) (Ft.)	15' EW	2' W	2' W
*Rear Yard Setback (2nd Story) (Ft.)	15' S	2' S	2' S
Angle of Vision (Deg.)	100°	58°	58°
Building Height (Ft.)	22'	17'-6"	17'-6"
Overall Building Height (Ft.)	30'	20'-0"	20'-0"
Crown of Road (COR) (NAVD)	TBD	TBD	TBD
Amount of Fill Added to Site (Ft.)	0'	n/a	n/a
Finished Floor Elev. (FFE)(NAVD)	TBD	TBD	TBD
Zero Datum for point of meas. (NAVD)			
FEMA Flood Zone Designation	AE	AE	AE
Base Flood Elevation (BFE)(NAVD)	BFE=7 FT NAVD	BFE=5.0 FT	BFE=5.0 FT



VARNAVA DESIGN
STUDIO
ARIOIO23

PALM BEACH
2875 SOUTH OCEAN BLVD
SUITE 200-33
PALM BEACH, FLORIDA 33480

FORT LAUDERDALE
1706 NE 18TH ST.
FORT LAUDERDALE, FLORIDA 33305

TEL. 561.302.5853

ESTERSON RESIDENCE

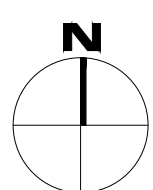
222 SEASPRAY AVENUE
PALM BEACH, FL, 33480

ZON-25-0062

MASK	DATE	DESCRIPTION	
PROJECT NO: ###			
CAD DWG FILE: 111-106987 - JEN-21-0012.DWG			
DRAWN BY: R.S Y.V M.C			
CHK'D BY: Y.V M.C			
PLOT DATE: 09 / 17 / 25			
SHEET TITLE			

EXISTING & PROPOSED SITE PLAN

SP-001





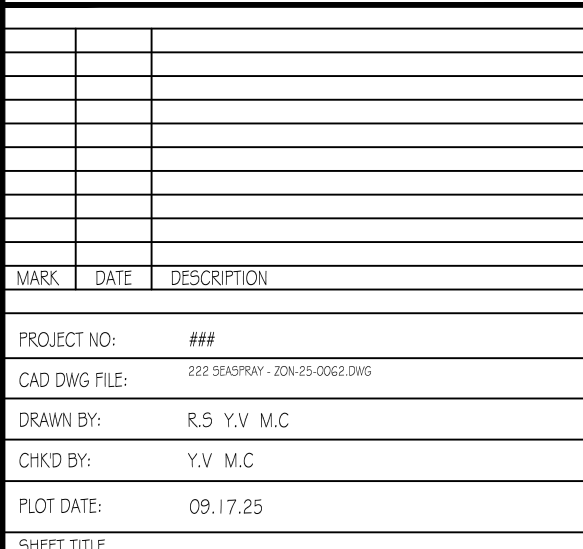
PALM BEACH
2875 SOUTH OCEAN BLVD
SUITE 200-33
PALM BEACH, FLORIDA 33480

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1706 NE 18TH ST.
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222 SEASPRAY AVENUE
PALM BEACH, FL, 33480

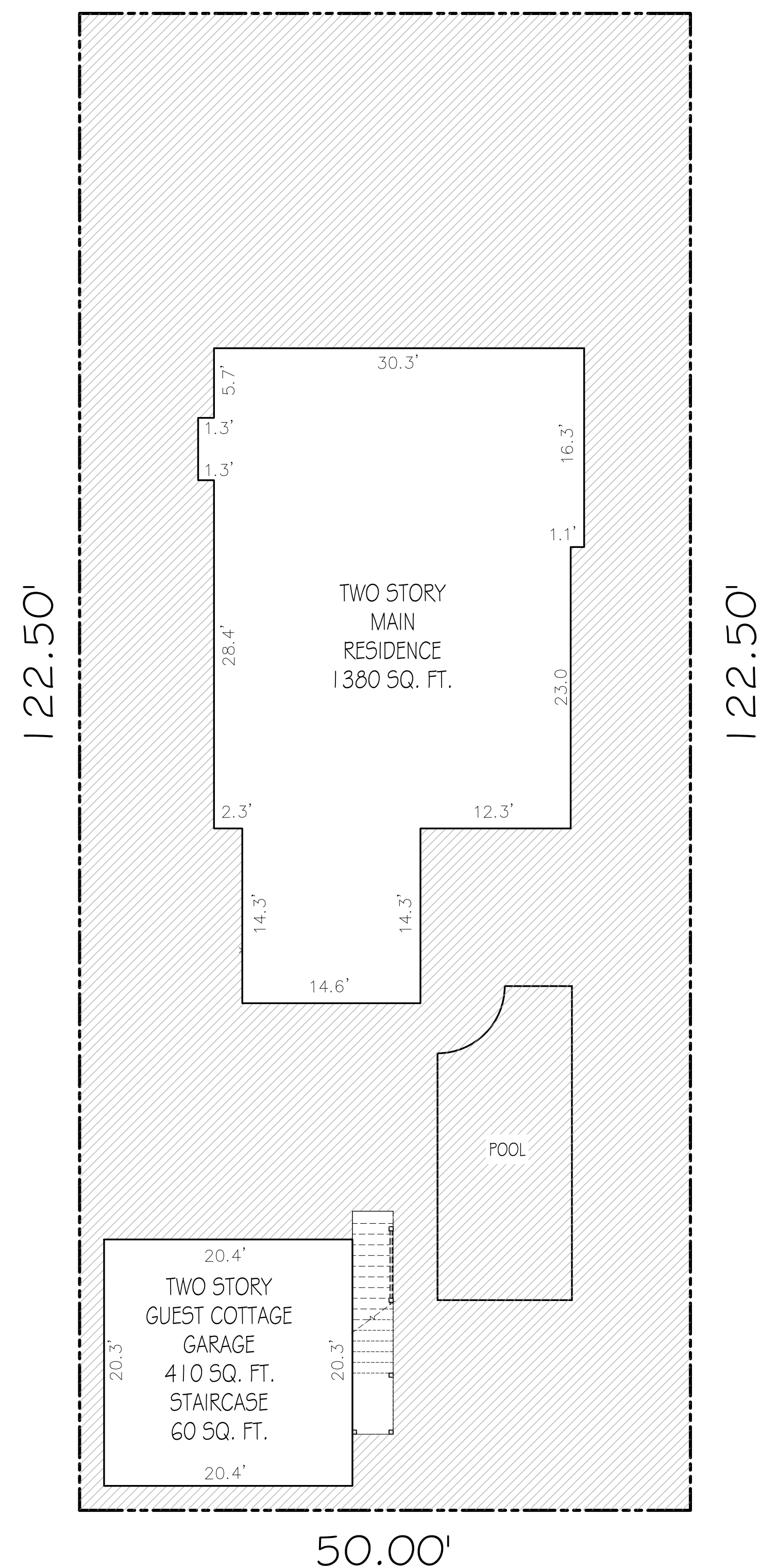
ZON-25-0062



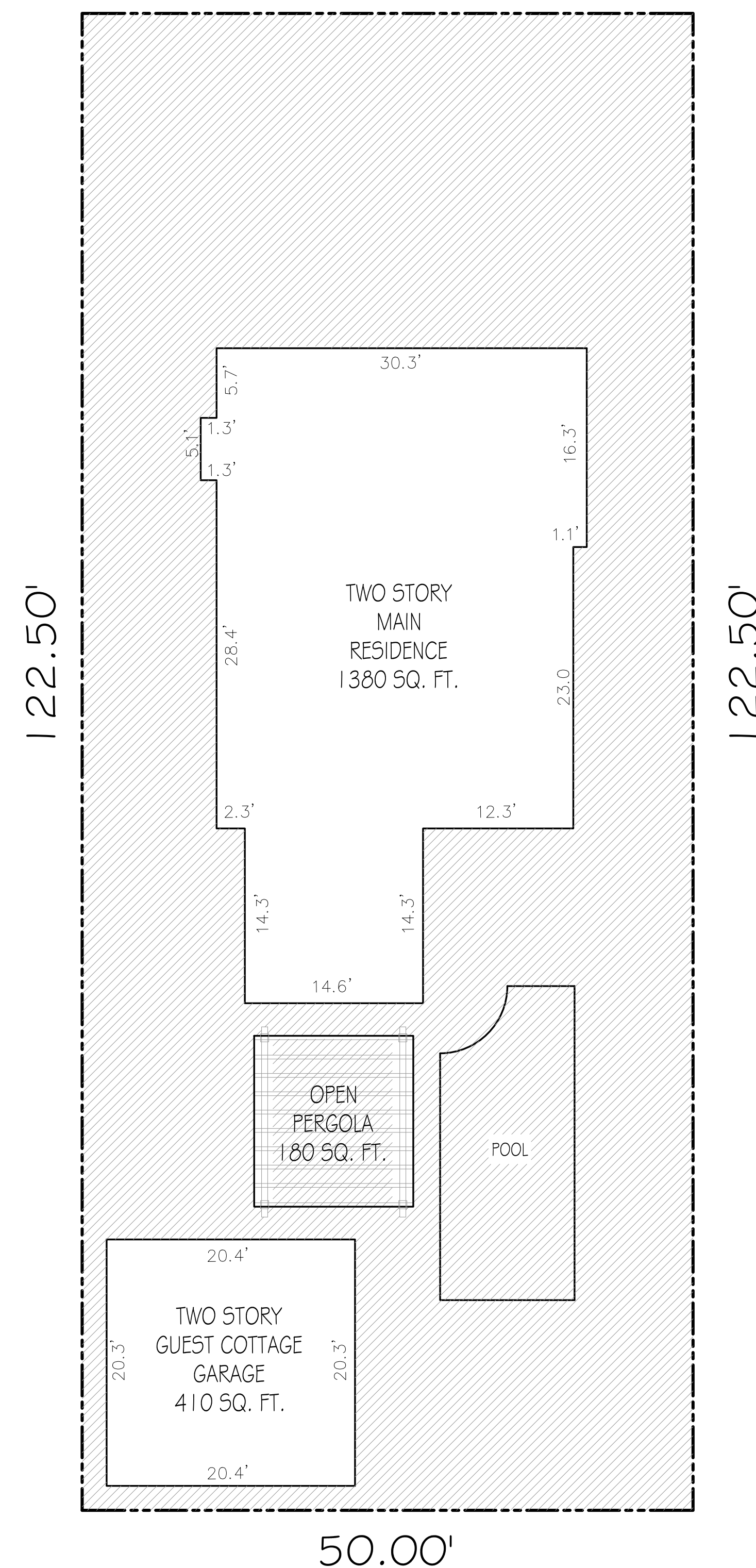
LOT COVERAGE CALCULATIONS

SP-003

50.00'



50.00'



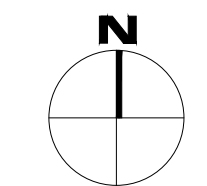
CUBIC CONTENT RATIO = $4.00 + [(10,000 - 6,125) \div 10,000] = 4.388$
 MAXIMUM ALLOWABLE CUBIC CONTENT = $4.3875 \times 6,125 \text{ SQ FT.} = 26,877 \text{ CU FT.}$

EXISTING FIRST & SECOND CCR AT MAIN HOUSE
18,208 CU. FT.
EXISTING FIRST & SECOND CCR AT GUEST HOUSE
5,535 CU. FT.
FLOOR SEPARATION CCR AT MAIN & GUEST HOUSE
1,500 CU. FT.
SECOND FLOOR ADDITION
1,598 CU. FT.

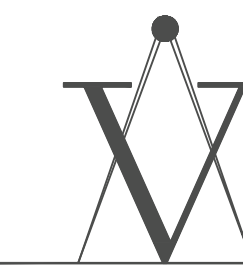
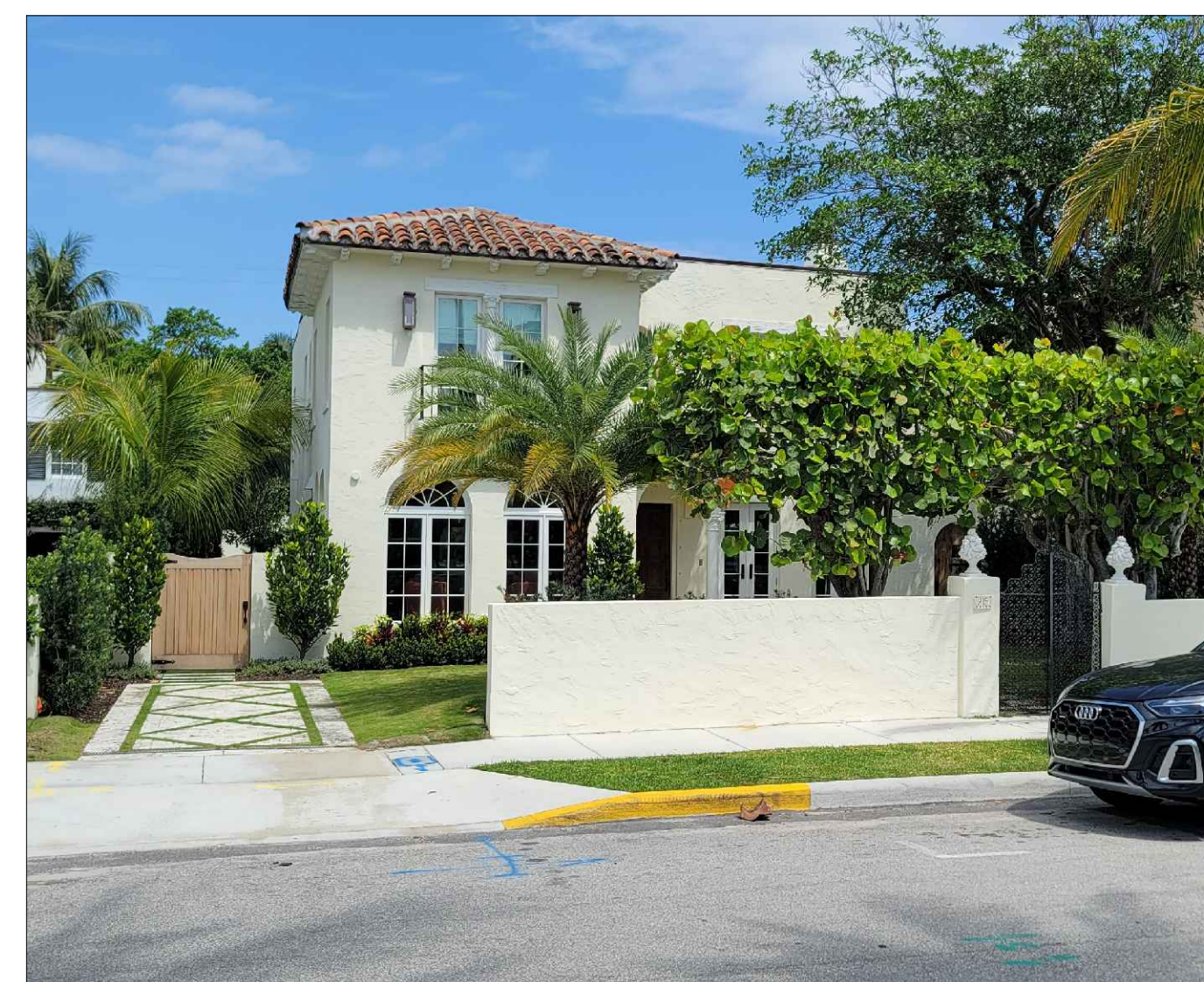
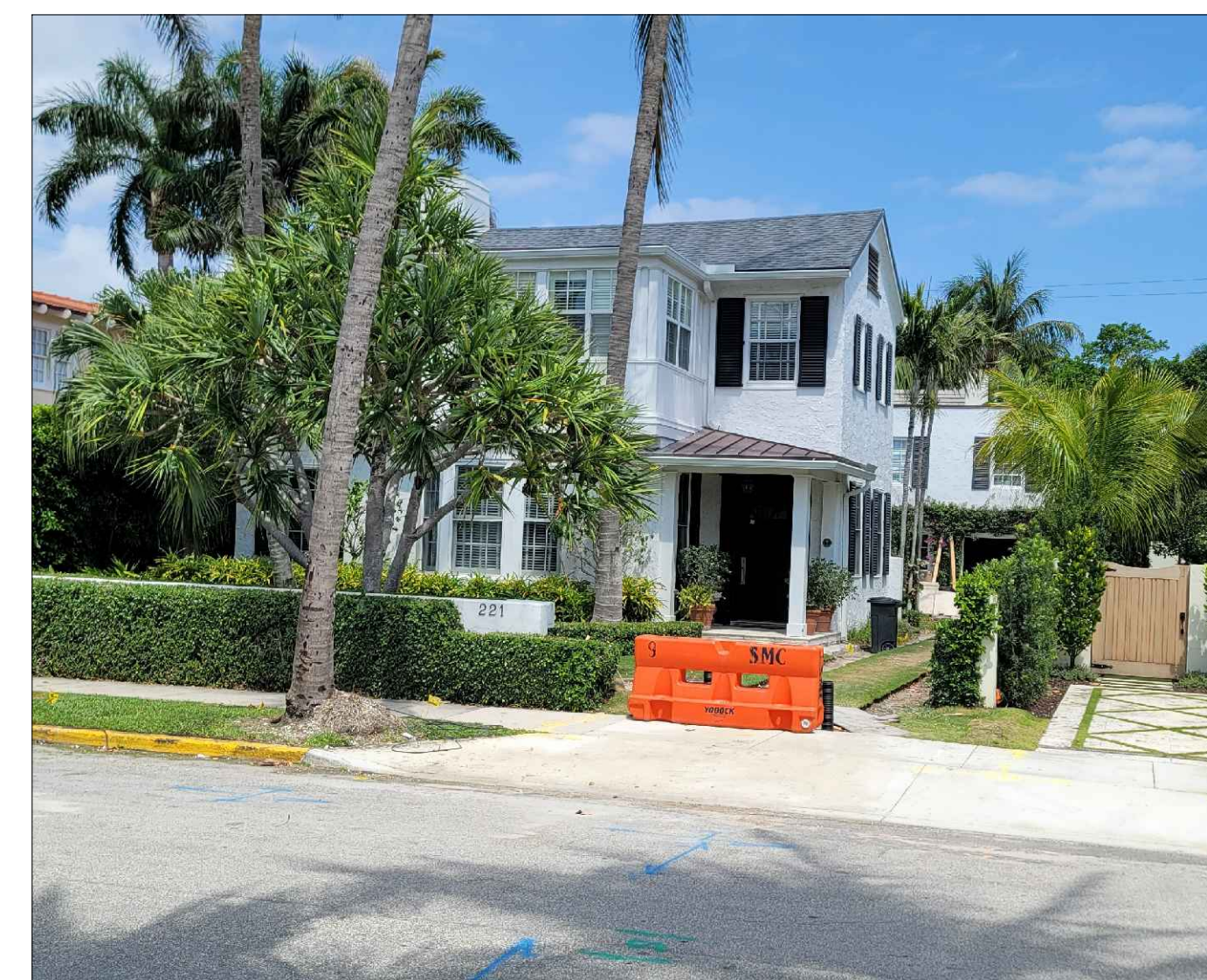
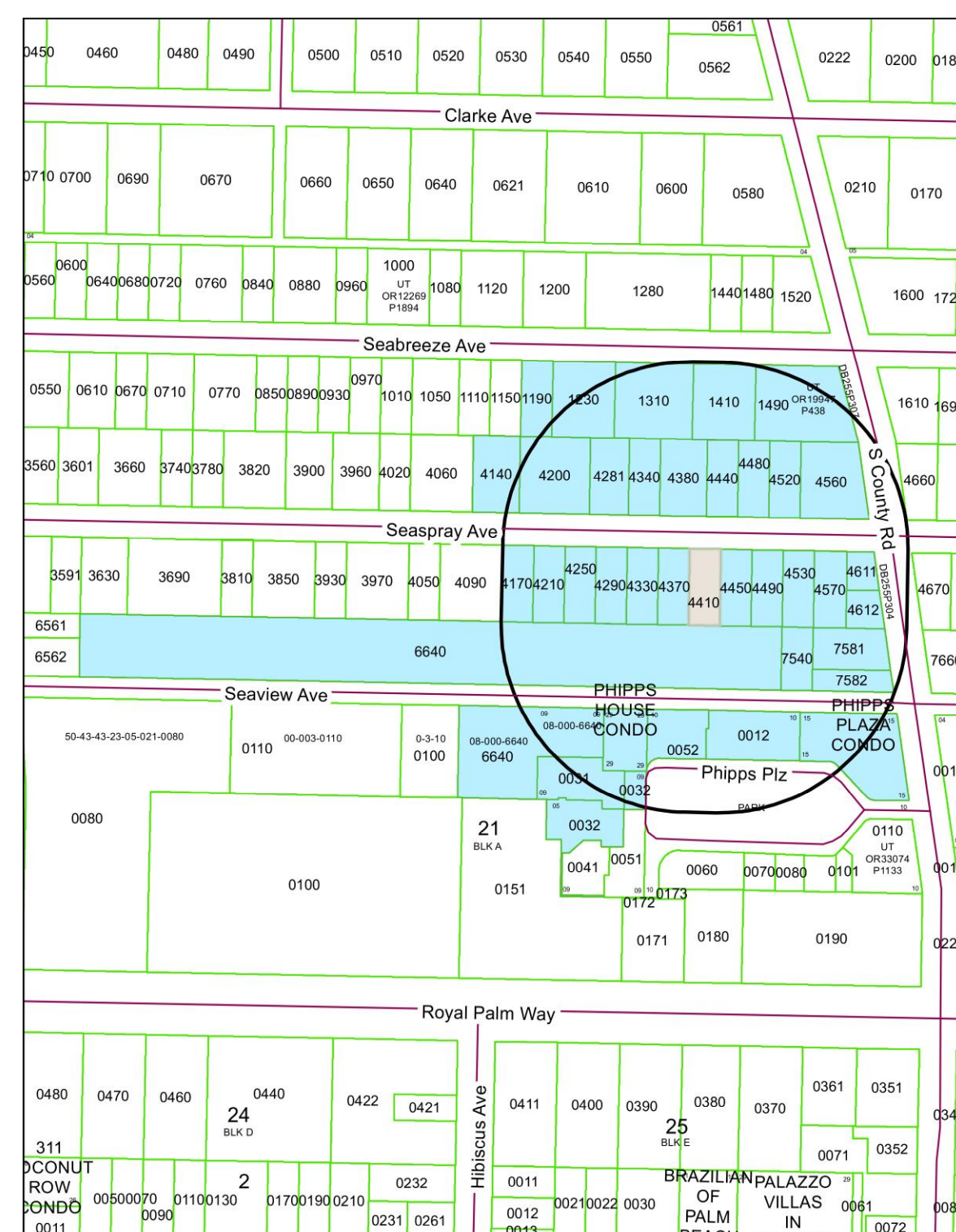
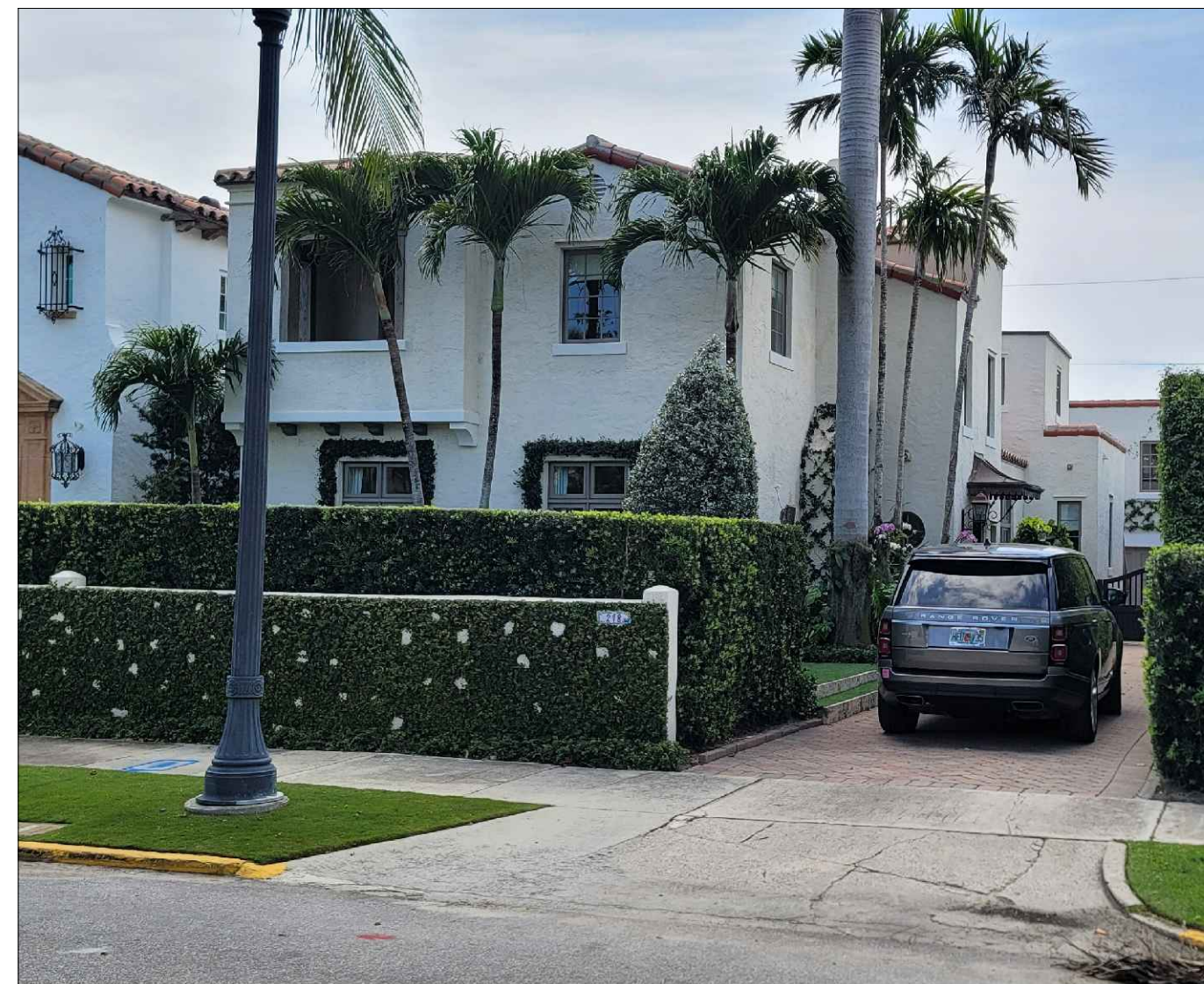
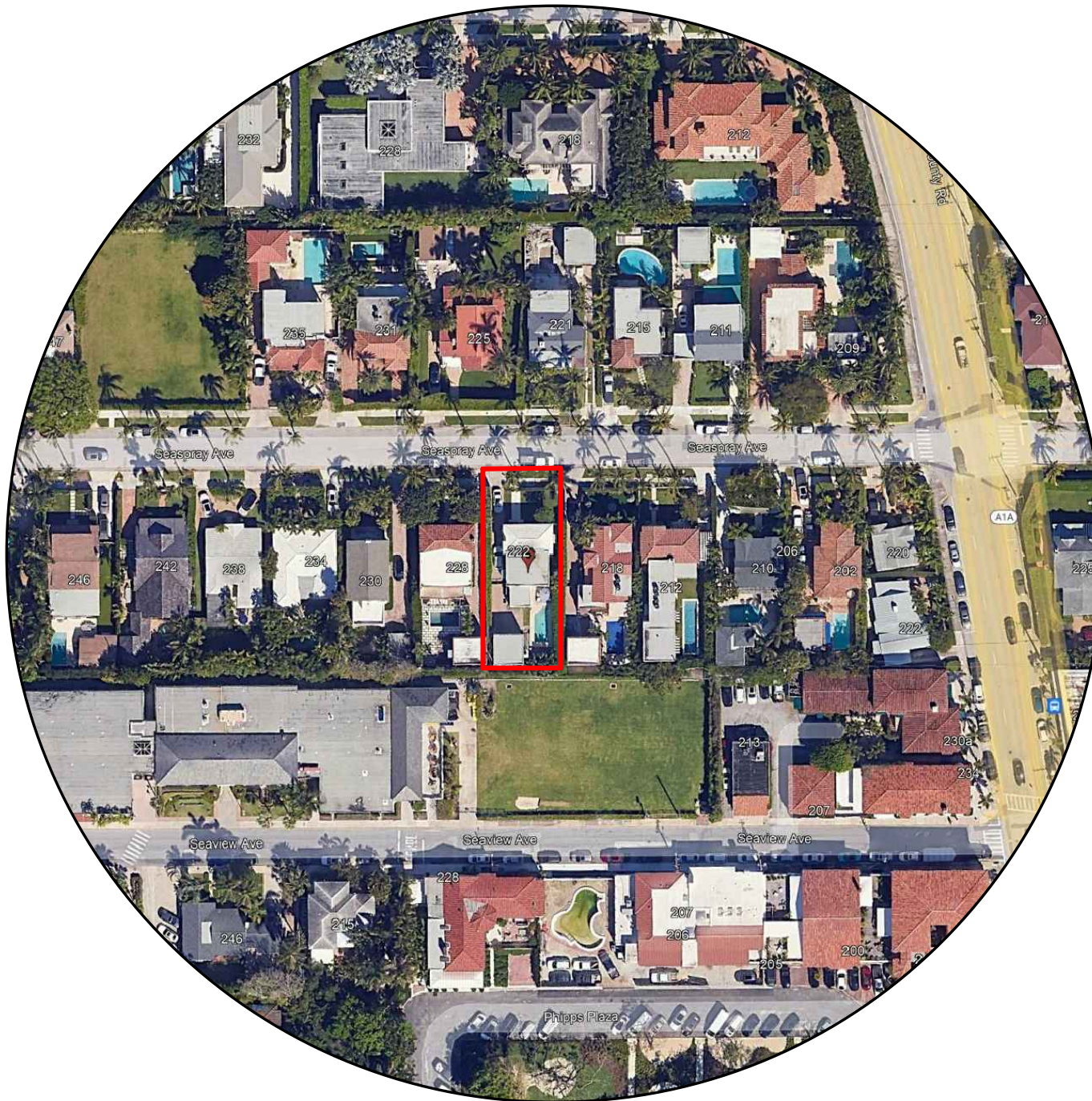
Diagram illustrating the proposed development components and their cubic foot volumes:

- MAIN HOUSE EXISTING FIRST FLOOR: 8,904 CU. FT.
- MAIN HOUSE EXISTING SECOND FLOOR: 9,304 CU. FT.
- FLOOR SEPARATION: 1,100 CU. FT.
- SECOND FLOOR ADDITION: 1,598 CU. FT.
- OPEN PERGOLA: 1,322 CU. FT. < 5% OF 26,877
- GUEST HOUSE FIRST FLOOR: 2,460 CU. FT.
- GUEST HOUSE SECOND FLOOR: 3,075 CU. FT.
- FLOOR SEPARATION: 400 CU. FT.

PROPOSED TOTAL: 26,841 CU. FT.

[illegible]

SP-004



VARNAVA DESIGN
STUDIO
ARIOIO23

PALM BEACH
2875 SOUTH OCEAN BLVD
SUITE 200-33
PALM BEACH, FLORIDA 33480

FORT LAUDERDALE
1706 NE 18TH ST.
FORT LAUDERDALE, FLORIDA 33305

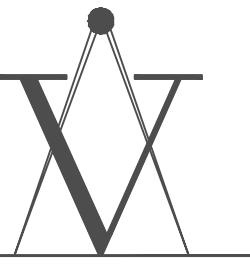
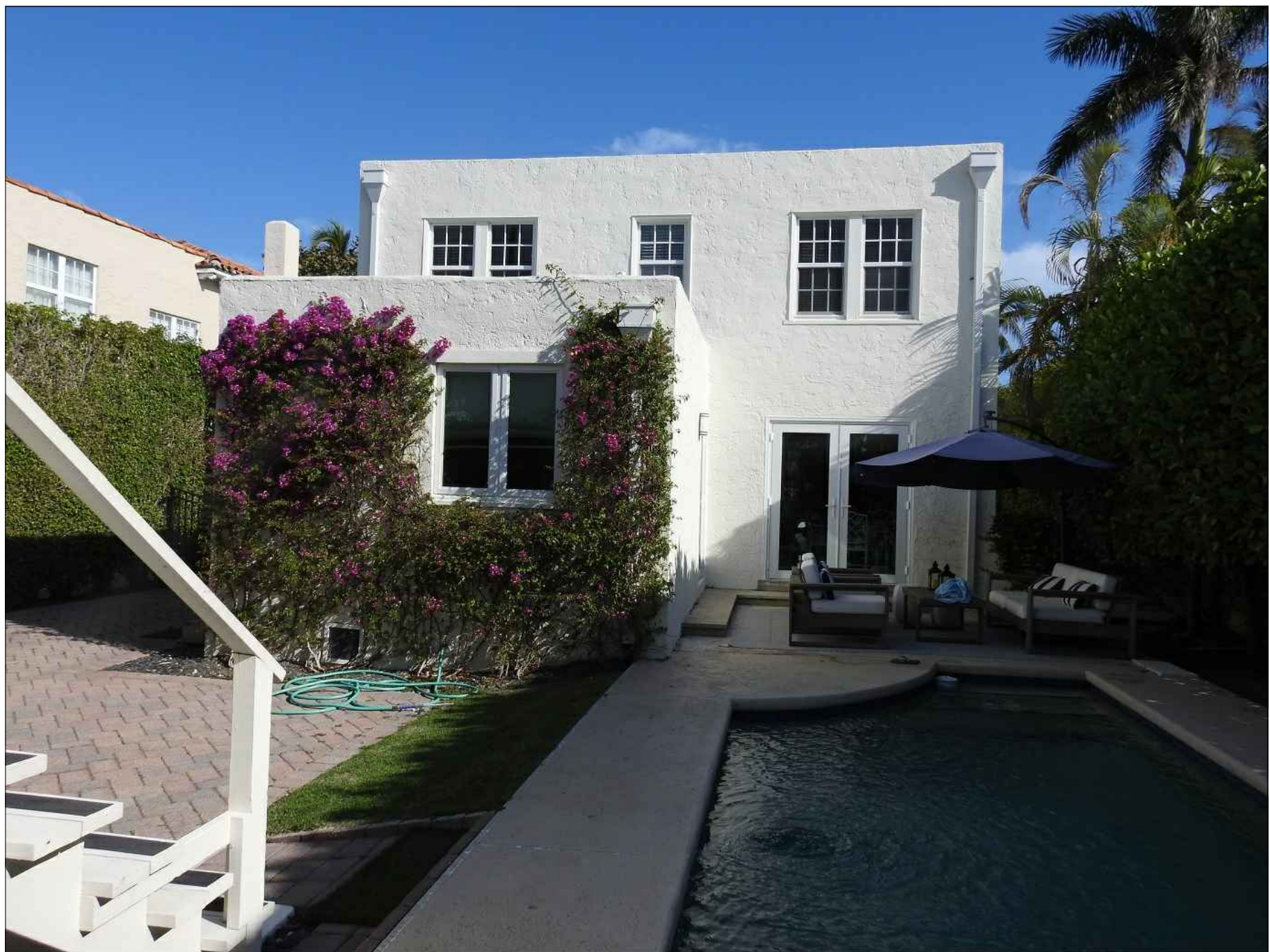
TEL. 561.302.5853

ESTERSON RESIDENCE

222 SEASPRAY AVENUE
PALM BEACH, FL, 33480

ZON-25-0062

[illegible]



VARNAVA DESIGN

AR101023

PALM BEACH
 2875 SOUTH OCEAN BLVD
 SUITE 200-33
 PALM BEACH, FLORIDA 33480

FORT LAUDERDALE
1706 NE 18TH ST.
FORT LAUDERDALE, FLORIDA 33305

TEL. 561.302.5853

ESTERSON RESIDENCE

222 SEASPRAY AVENUE
PALM BEACH, FL, 33480

ZON-25-0062

MARL	DATE	DESCRIPTION
PROJECT NO:	##	
CAD DWG FILE:	D:\P\2007MAY - JUNE-25-2007.DWG	
DRAWN BY:	R.S Y.V M.C	
CHECK BY:	Y.V M.C	
PLOT DATE:	08.17.23	
SHEET "TH"		

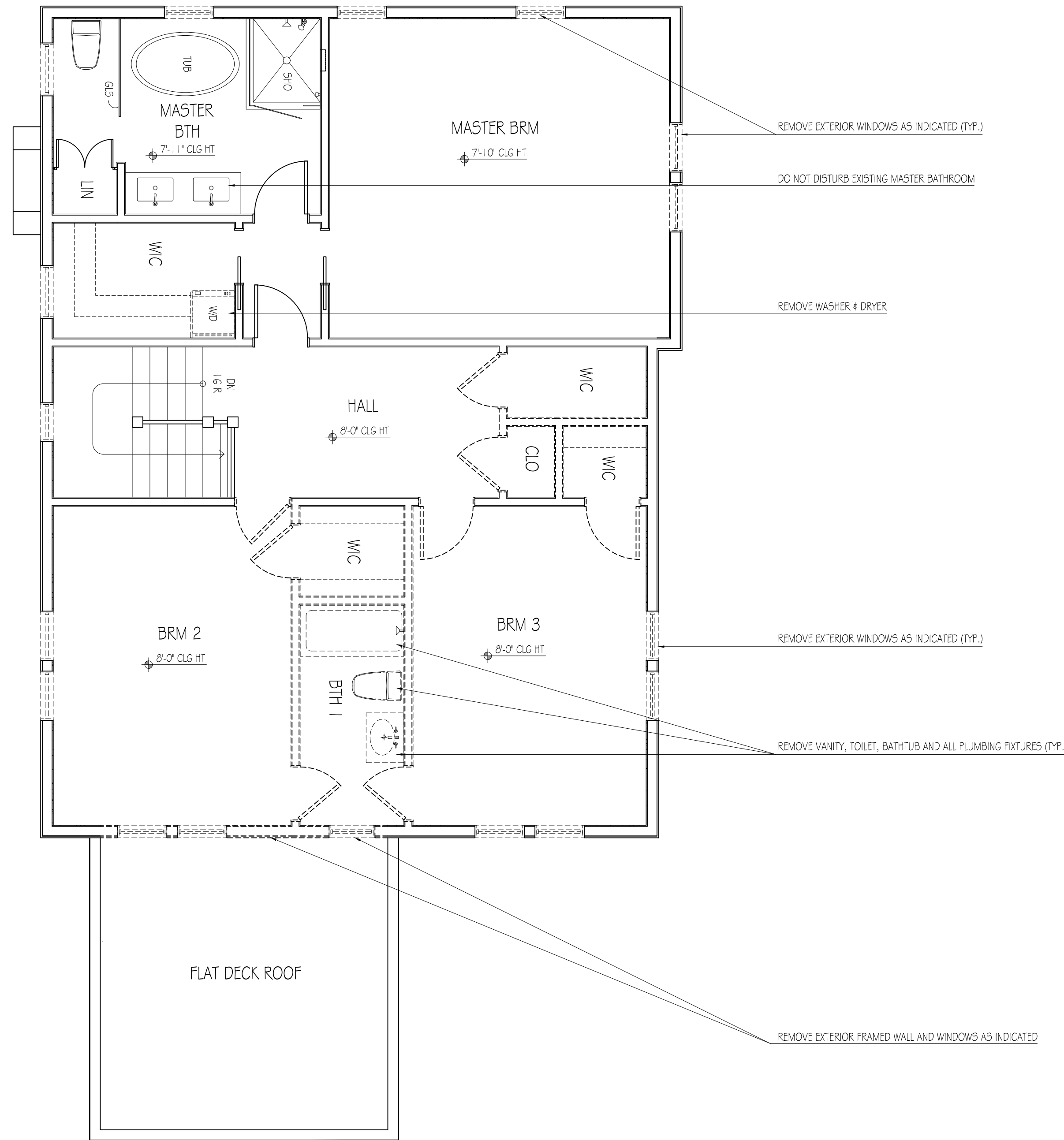
HOUSE IMAGES

SP-005

- KEY:
- EXTERIOR WALLS TO REMAIN
 - INTERIOR PARTITIONS TO REMAIN
 - INTERIOR PARTITIONS TO BE REMOVED

DEMOLITION NOTES

- ALL WORK SHALL COMPLY WITH THE RESIDENTIAL 2023 FLORIDA BUILDING CODE, THE TOWN OF PALM BEACH AMENDMENTS & ALL OTHER PERTINENT CODES & ORDINANCES.
- THE CONTRACTOR IS RESPONSIBLE FOR THE PROPER SEQUENCE OF REMOVAL DURING DEMOLITION, INCLUDING ELECTRICAL AND PLUMBING DISCONNECTS, VERIFY THAT PARTITIONS ARE NON-LOAD BEARING BEFORE THEIR REMOVAL.
- PROTECT ALL FINISHES AND SURFACES NOT SCHEDULED FOR REMOVAL.
- THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH THE WORK.
- THE CONTRACTOR SHALL USE APPROPRIATE METHODS AND QUALIFIED TRADES FOR THE REMOVAL OF ALL HAZARDOUS MATERIALS. (E. ASBESTOS, LEADED PAINT).
- DEMOLITION SHALL COMPLY WITH NFPA 241, STANDARD FOR SAFEGUARDING.
- PLUMBING LINES SHALL BE PROPERLY TERMINATED AND CAPPED FOR THOSE NOT TO BE REUSED.



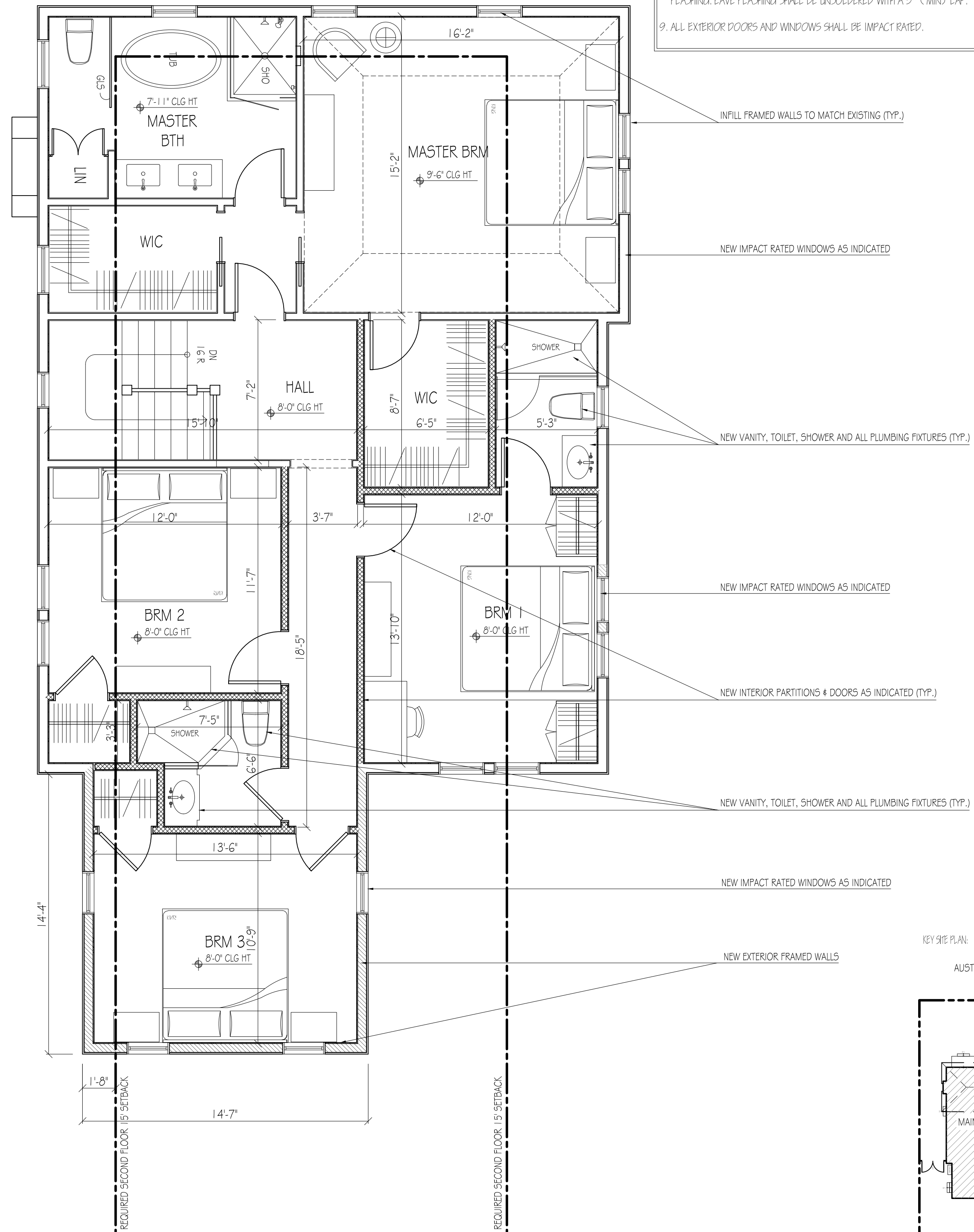
1 MAIN HOUSE DEMOLITION PLAN
1/4" = 1'-0"

- KEY:
- EXTERIOR WALLS TO REMAIN
 - EXTERIOR WALLS INFILL
 - INTERIOR PARTITIONS TO REMAIN
 - NEW INTERIOR PARTITIONS

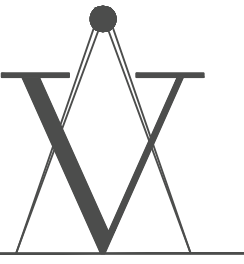
GENERAL NOTES

OCCUPANCY GROUP: RESIDENTIAL (R-3)
ALTERATION - LEVEL 2

- ALL WORK SHALL COMPLY WITH THE RESIDENTIAL 2023 FD, FLORIDA BUILDING CODE, THE TOWN OF PALM BEACH AMENDMENTS AND ALL OTHER PERTINENT CODES AND ORDINANCES.
- THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH THE WORK.
- ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED.
- ISOLATE DISSIMILAR METALS FROM DIRECT CONTACT.
- ALL FERROUS METALS SHALL HAVE A PREMIUM GALVANIZE COATING APPROPRIATE FOR COASTAL LOCATIONS.
- CONSTRUCTION SHALL COMPLY WITH NFPA 241, STANDARD FOR SAFEGUARDING.
- ALL STRUCTURE AND BUILDING ELEMENTS SHALL BE DESIGNED TO RESIST HURRICANE WIND LOADS AND SHALL BE TESTED AND BEAR THE 2023 FLORIDA RESIDENTIAL BUILDING CODE PRODUCT APPROVAL OR EQUAL.
- ROOF FLASHING SHALL BE 16 OZ. WITH HEAVILY SOLDERED JOINTS EXCEPT AT EAVE Drip FLASHING. EAVE FLASHING SHALL BE UNSOLDERED WITH A 3" (MIN) LAP.
- ALL EXTERIOR DOORS AND WINDOWS SHALL BE IMPACT RATED.



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



VARNAVA DESIGN
STUDIO
ARIO1023
PALM BEACH
2875 SOUTH OCEAN BLVD
SUITE 200-33
PALM BEACH, FLORIDA 33480
FORT LAUDERDALE
1706 NE 18TH ST.
FORT LAUDERDALE, FLORIDA 33305
TEL. 561.302.5853

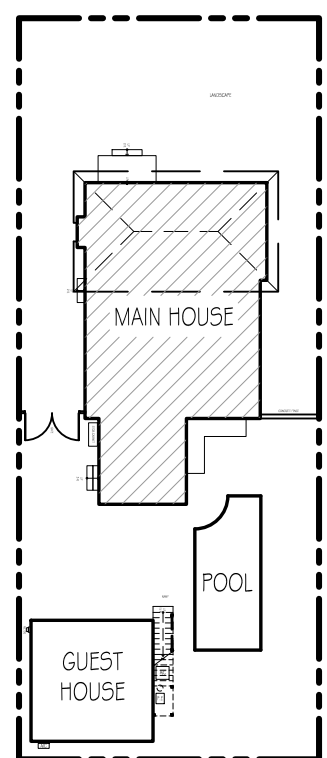
ESTERSON RESIDENCE

222 SEASPRAY AVENUE
PALM BEACH, FL, 33480

ZON-25-0062

KEY SITE PLAN

AUSTRALIAN AVENUE



MARK DATE DESCRIPTION

PROJECT NO: 000
CAD DWG FILE: 122-250000-2024-01-0002.DWG
DRAWN BY: R.S. Y.V. M.C.
CHKD BY: Y.V. M.C.
PLOT DATE: 09.17.25

SHEET TITLE

MAIN HOUSE SECOND FLOOR
DEMOLITION & PROPOSED PLAN

A-002

[illegible]



PALM BEACH
2875 SOUTH OCEAN BLVD
SUITE 200-33
PALM BEACH, FLORIDA 33480

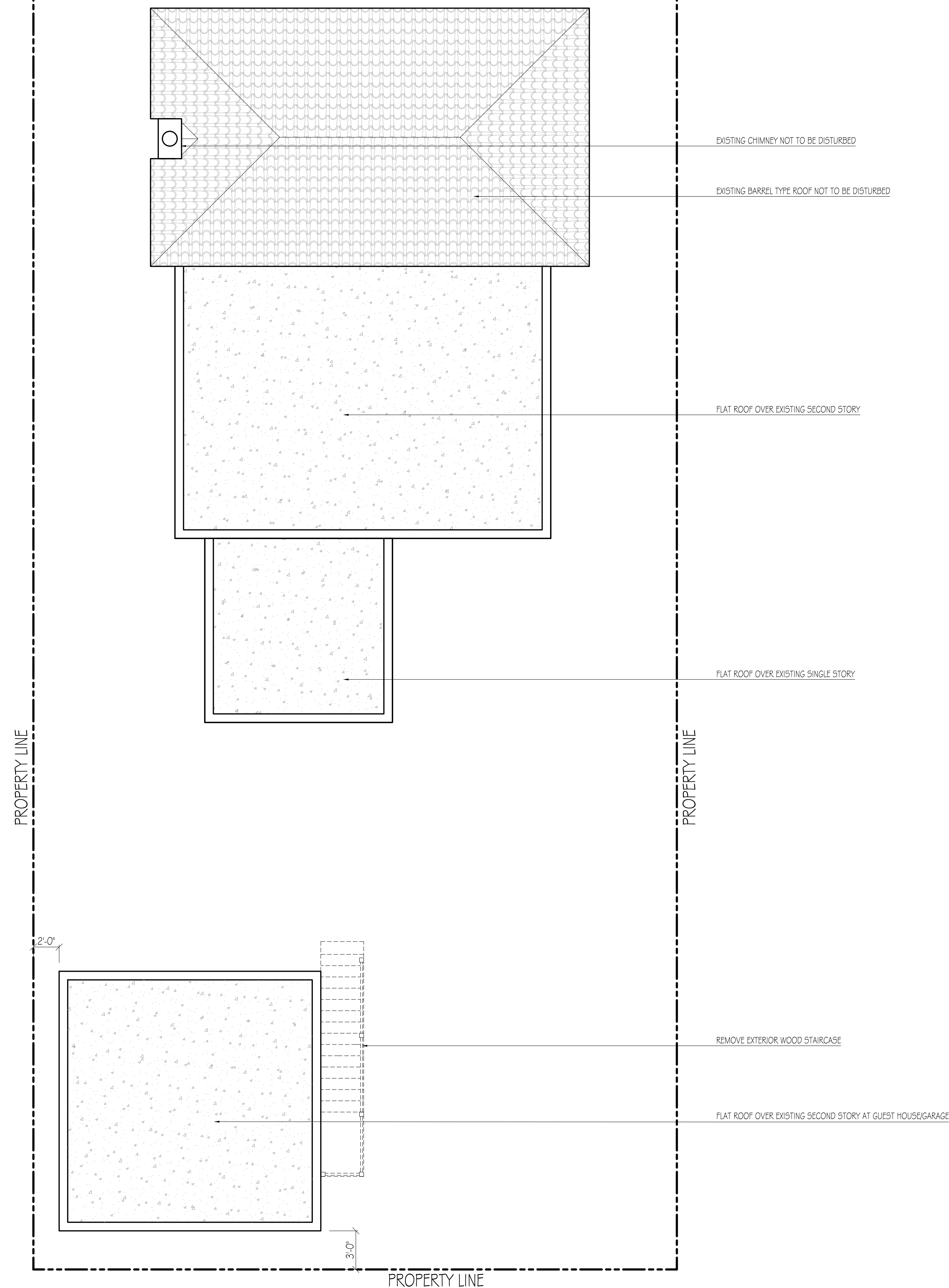
FORT LAUDERDALE
1706 NE 18TH ST.
FORT LAUDERDALE, FLORIDA 33305

TEL. 561.302.5853

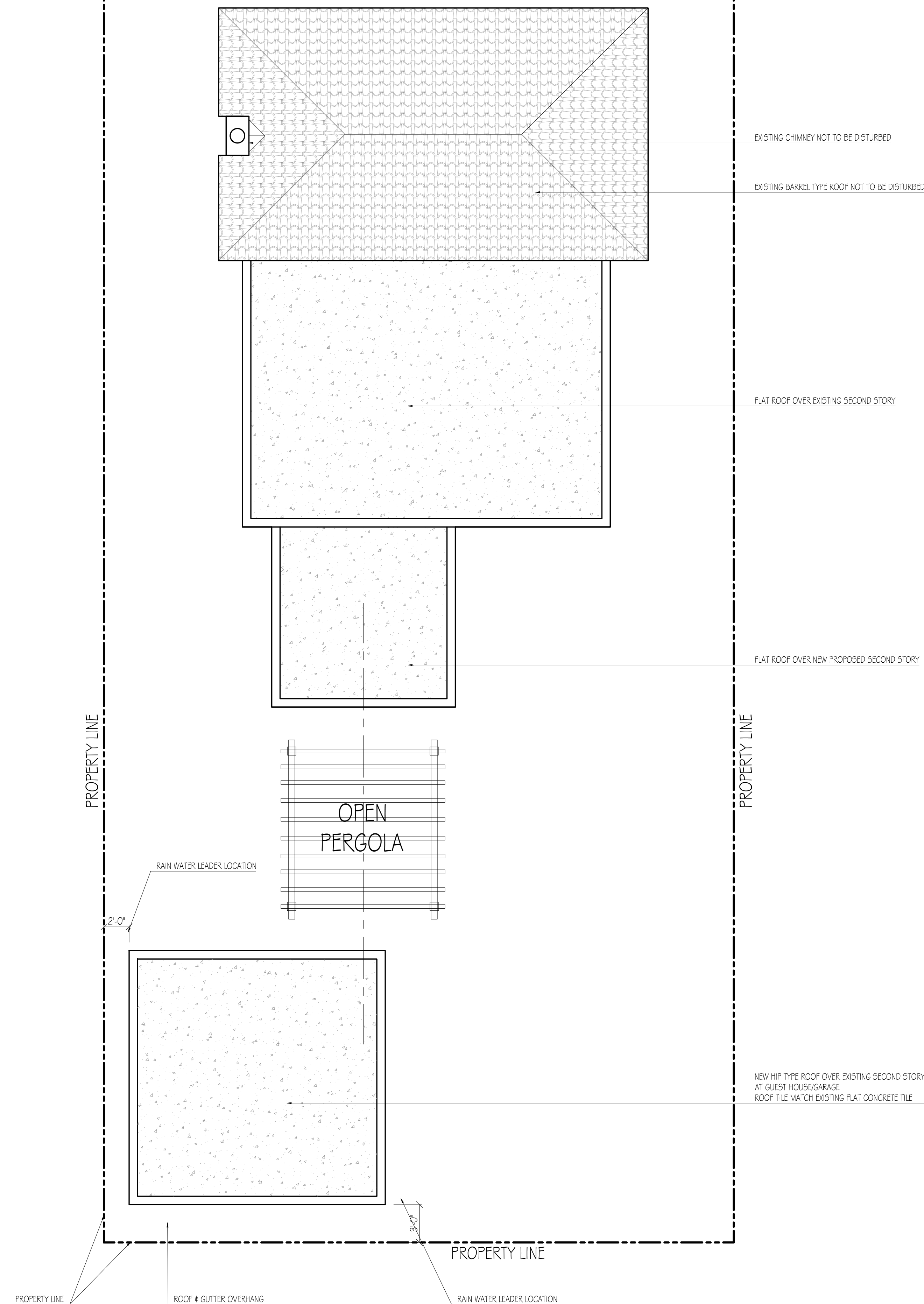
ESTERSON RESIDENCE

222 SEASPRAY AVENUE
PALM BEACH, FL, 33480

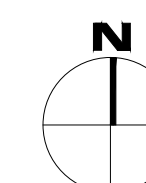
ZON-25-0062



EXISTING ROOF PLAN
3/16" = 1'-0"

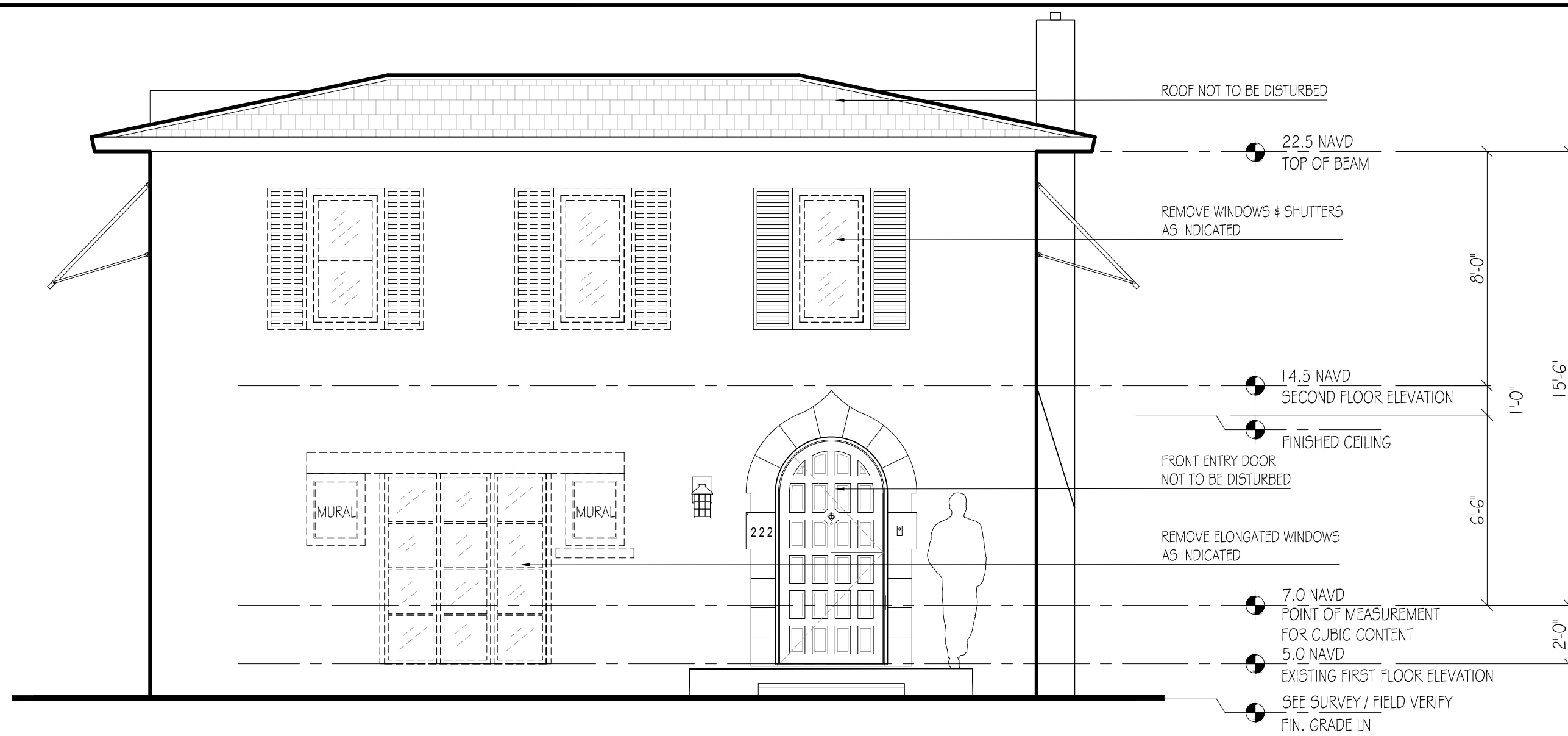


2 PROPOSED ROOF PLAN
3/16" = 1'-0"

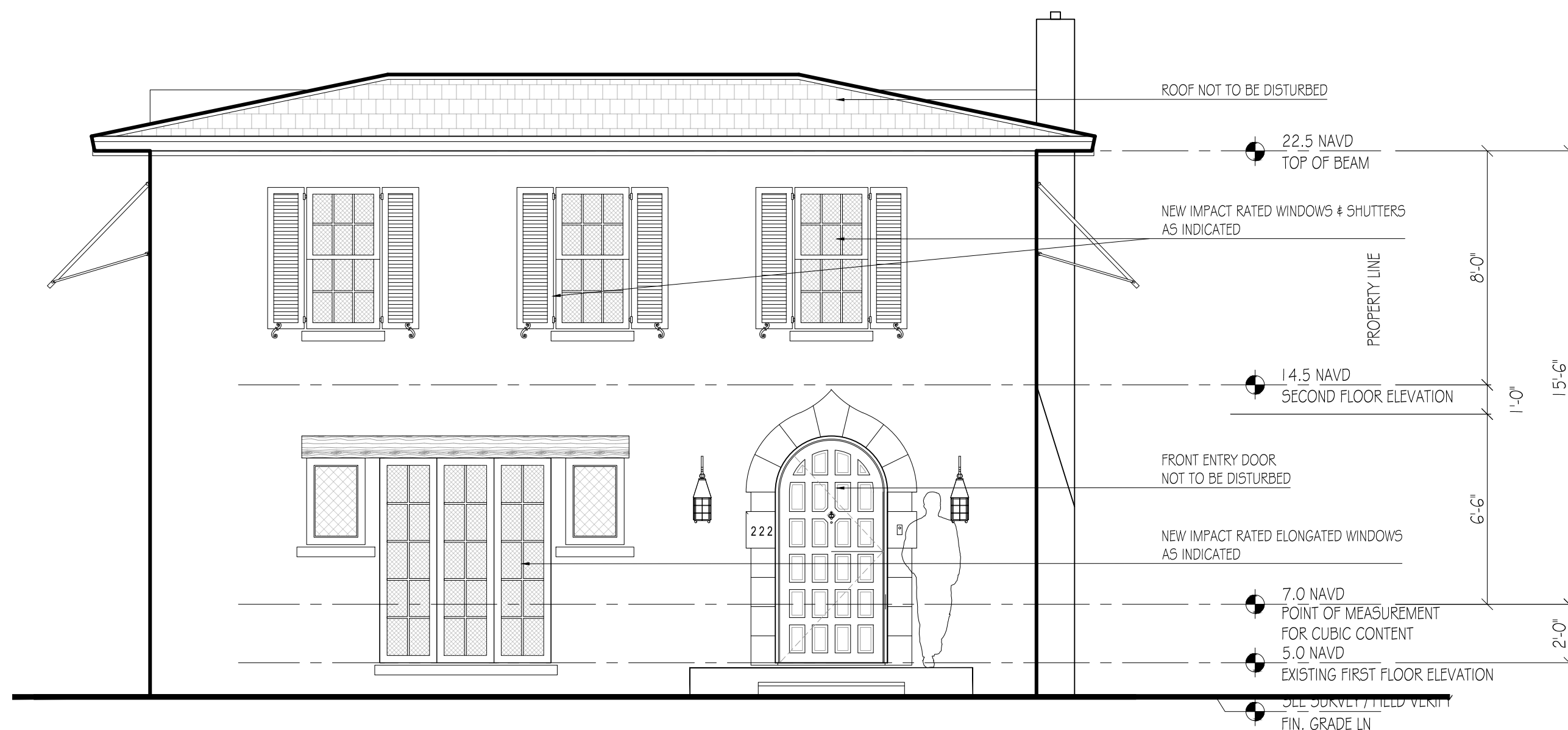
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EXISTING AND PROPOSED ROOF PLANS

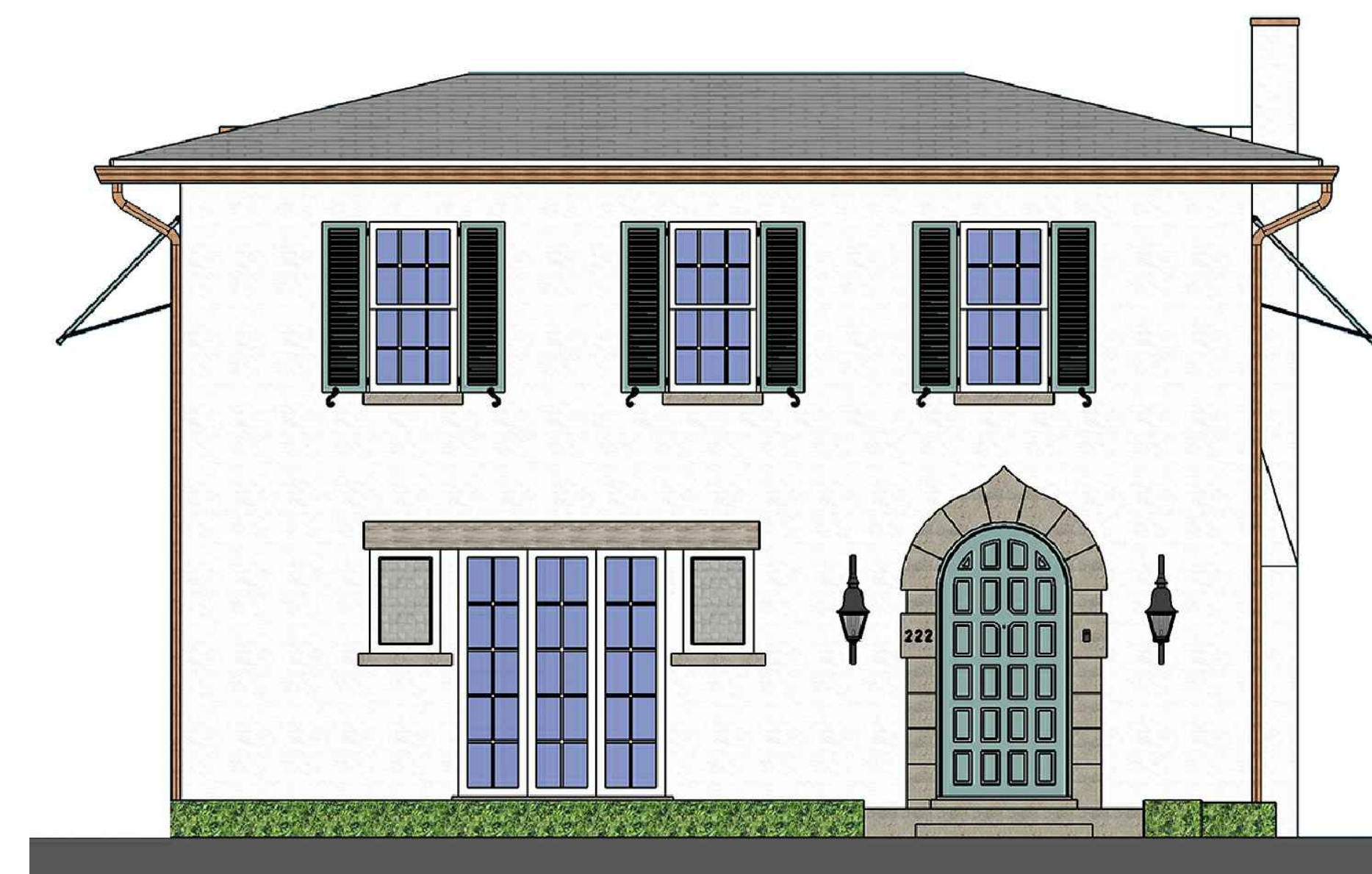
A-004



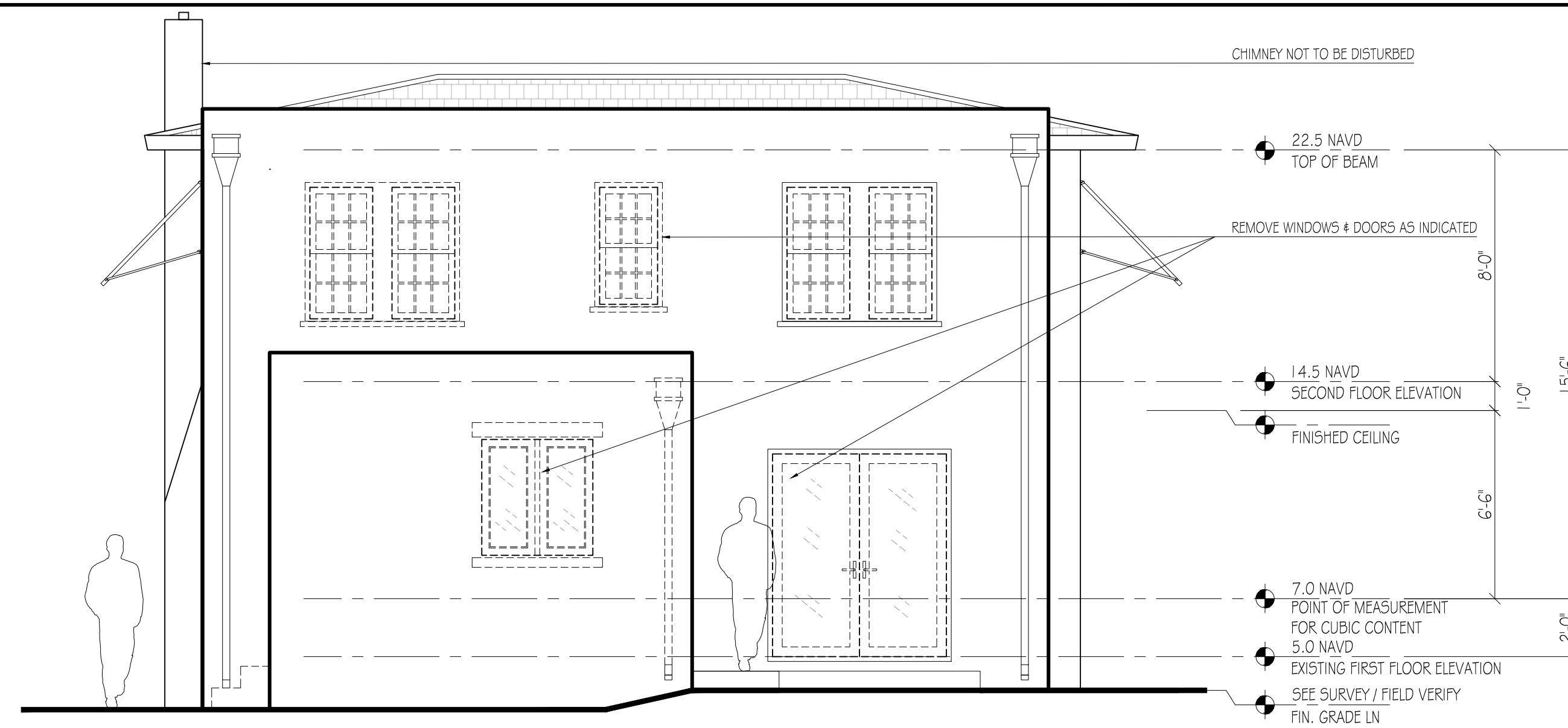
1 EXISTING NORTH ELEVATION OF MAIN HOUSE
1/4" = 1'-0"



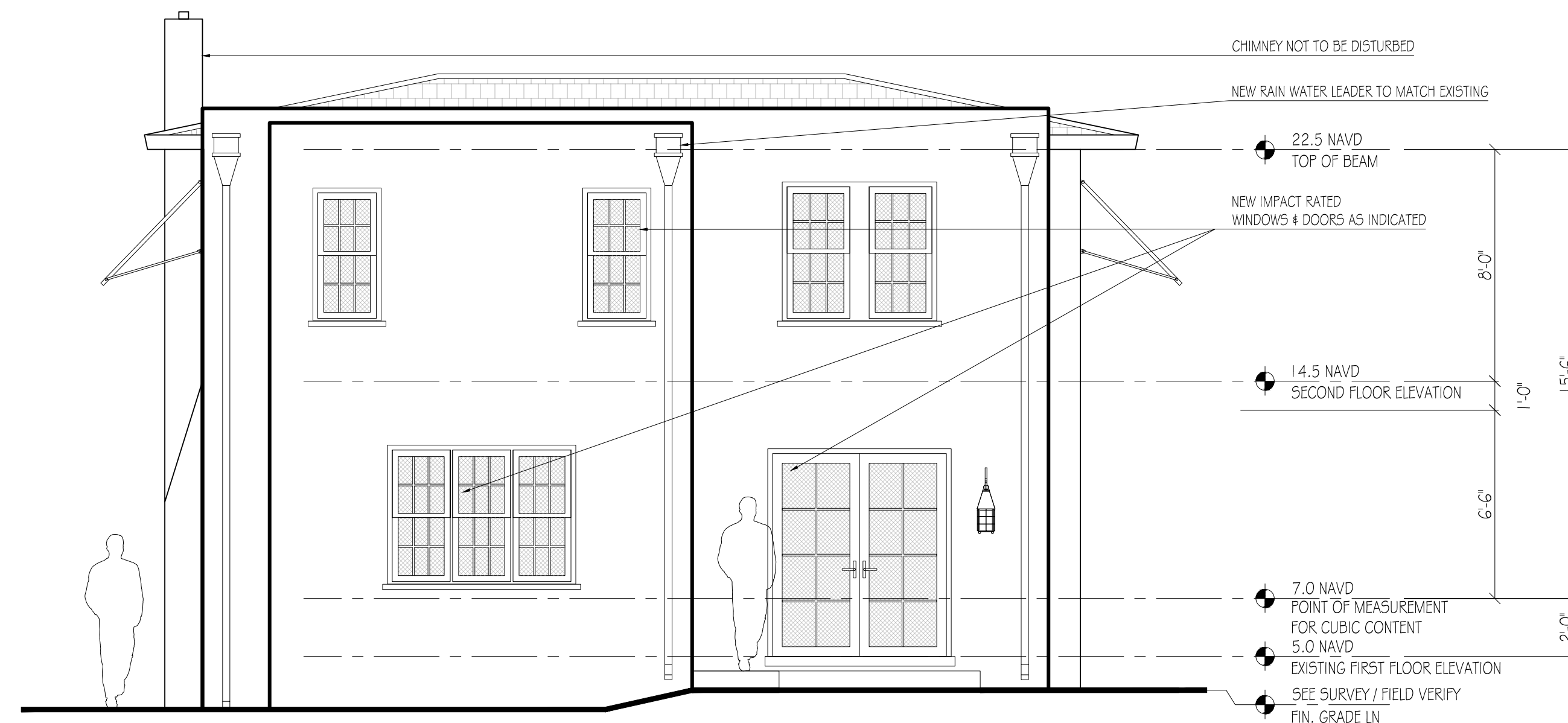
2 PROPOSED NORTH ELEVATION OF MAIN HOUSE
1/4" = 1'-0"



3 PROPOSED RENDERED ELEVATION
1/4" = 1'-0"



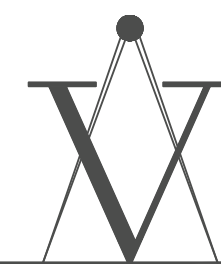
4 EXISTING SOUTH ELEVATION OF MAIN HOUSE
1/4" = 1'-0"



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



6 PROPOSED RENDERED ELEVATION
1/4" = 1'-0"



VARNAVA DESIGN
STUDIO

ARI01023

PALM BEACH
2875 SOUTH OCEAN BLVD
SUITE 200-33
PALM BEACH, FLORIDA 33480

FORT LAUDERDALE
1706 NE 18TH ST.
FORT LAUDERDALE, FLORIDA 33305

TEL. 561.302.5853

ESTERSON RESIDENCE

222 SEASPRAY AVENUE
PALM BEACH, FL, 33480

ZON-25-0062

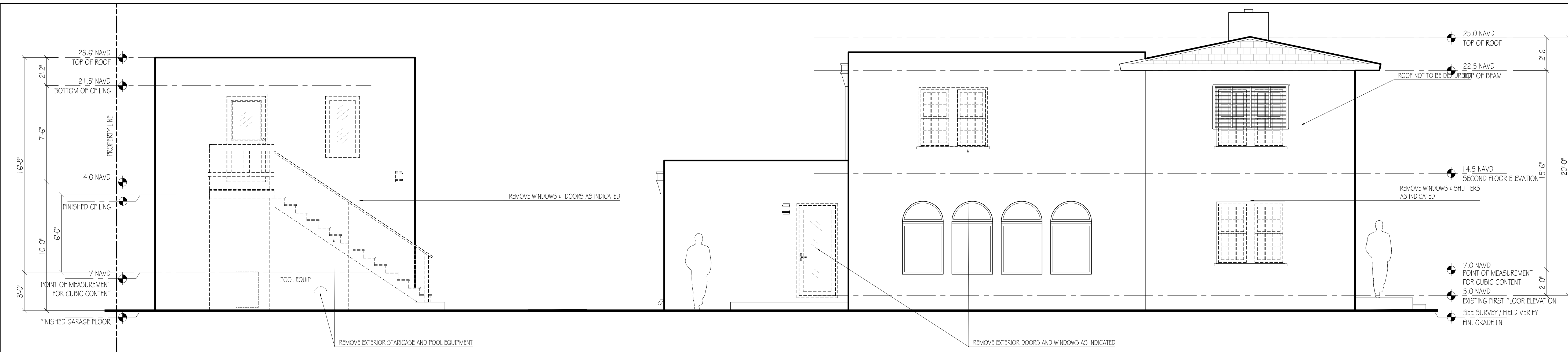
MARK DATE DESCRIPTION

PROJECT NO: 000
CAD DWG FILE: 122-250000-2024-01-0002.DWG
DRAWN BY: R.S. Y.V. M.C.
CHKD BY: Y.V. M.C.
PLOT DATE: 09.17.25

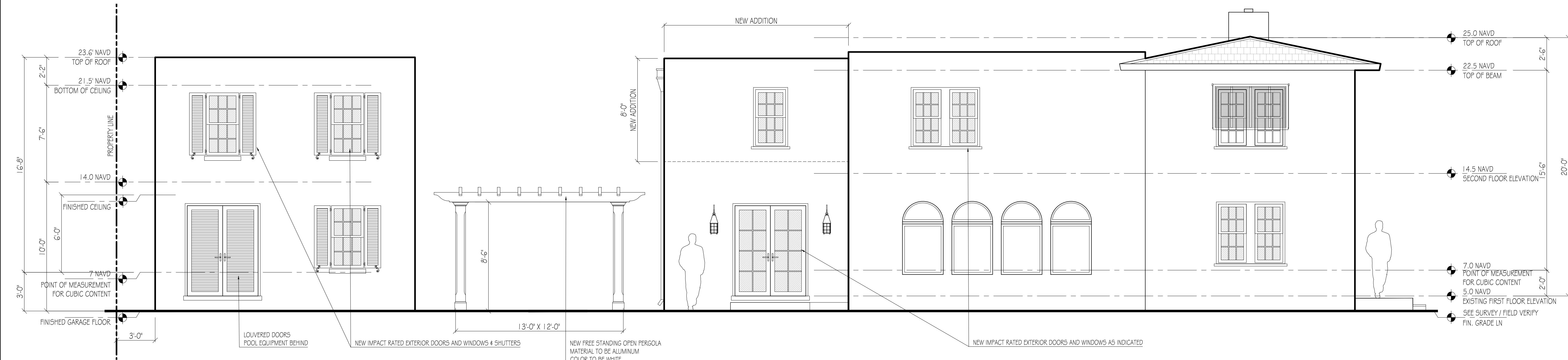
SHEET TITLE

EXISTING & PROPOSED
NORTH & SOUTH ELEVATIONS

A-005



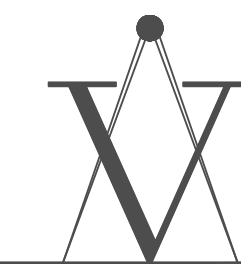
1 EXISTING EAST ELEVATION OF MAIN HOUSE & GUEST COTTAGE/GARAGE
1/4" = 1'-0"



2 PROPOSED EAST ELEVATION OF MAIN HOUSE & GUEST COTTAGE/GARAGE
1/4" = 1'-0"



3 PROPOSED RENDERED ELEVATION
1/4" = 1'-0"



VARNAVA DESIGN
STUDIO
AR101023

PALM BEACH
2875 SOUTH OCEAN BLVD
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PALM BEACH, FLORIDA 33480

FORT LAUDERDALE
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FORT LAUDERDALE, FLORIDA 33305

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ESTERSON RESIDENCE

222 SEASPRAY AVENUE
PALM BEACH, FL, 33480

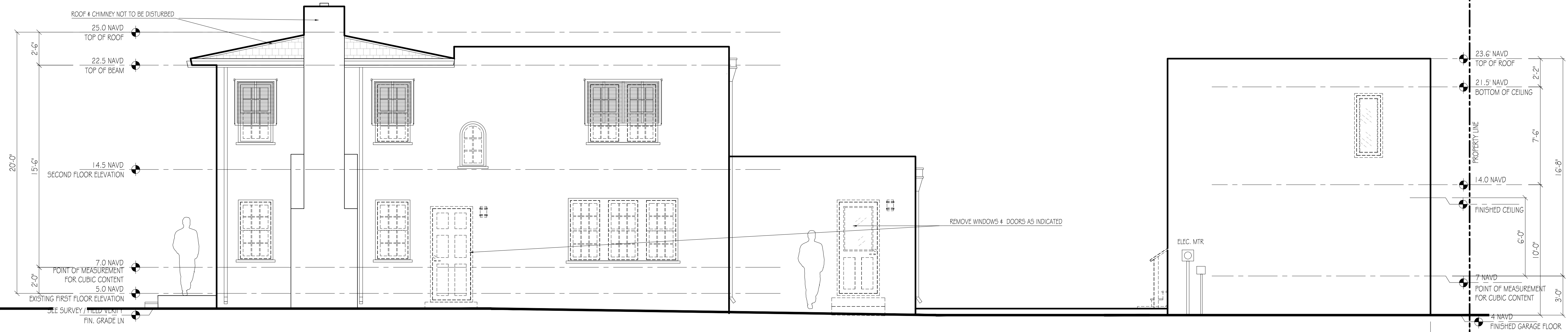
ZON-25-0062

MARK	DATE	DESCRIPTION
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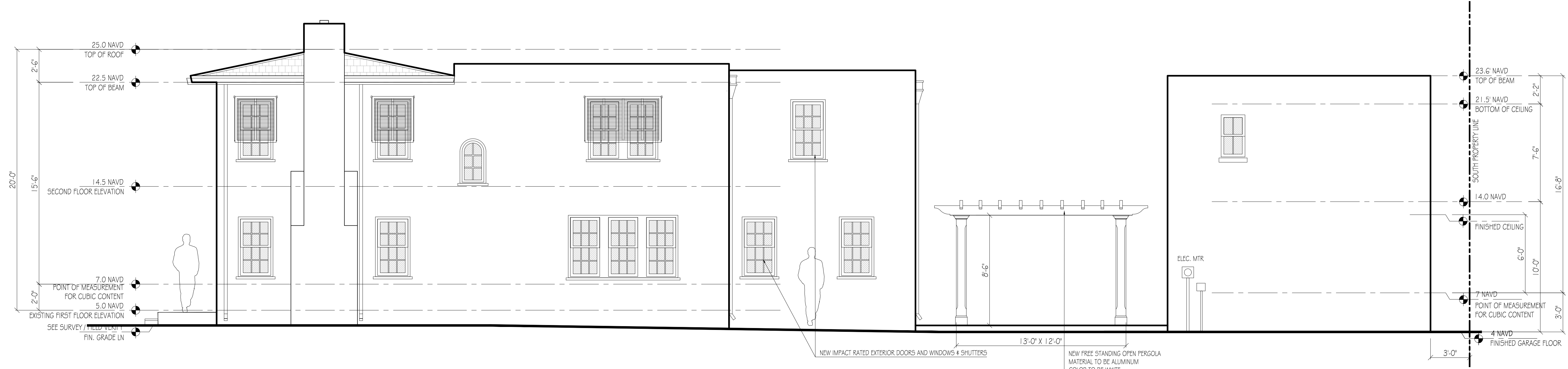
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DRAWN BY:	R.S. Y.V. M.C.
CHKD BY:	Y.V. M.C.
PLOT DATE:	09.17.25

SHEET TITLE
EXISTING & PROPOSED EAST
ELEVATION OF MAIN HOUSE
& GUEST COTTAGE/GARAGE

A-006



1 EXISTING WEST ELEVATION OF MAIN HOUSE & GUEST COTTAGE/GARAGE
1/4" = 1'-0"



2 PROPOSED WEST ELEVATION OF MAIN HOUSE & GUEST COTTAGE/GARAGE
1/4" = 1'-0"



3 PROPOSED RENDERED ELEVATION
1/4" = 1'-0"

ESTERSON RESIDENCE

222 SEASPRAY AVENUE
PALM BEACH, FL, 33480

ZON-25-0062

MARK	DATE	DESCRIPTION
PROJECT NO.	000	
CAD DWG FILE:	122 SEASPRAY - 2024-01-09-02.DWG	
DRAWN BY:	R.S. Y.V. M.C.	
CHKD BY:	Y.V. M.C.	
PLOT DATE:	09.17.25	
SHEET TITLE:	EXISTING & PROPOSED WEST ELEVATIONS	
A-007		





222 SEASPRAY AVENUE
PALM BEACH, FL, 33480

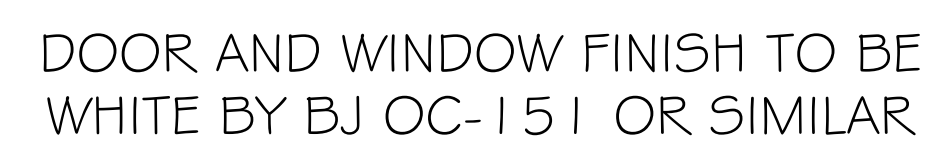
ZON-25-0062



DOORS AND WINDOWS MANUFACTURER TO BE MARVIN - MODEL SIGNATURE SERIES
MATERIAL TO BE WOOD INTERIOR/ALUMINUM EXTERIOR
GLASS TYPE TO BE CLEAR LOW - E



2 PROPOSED WINDOWS

[illegible]

MATERIALS AND FINISHES

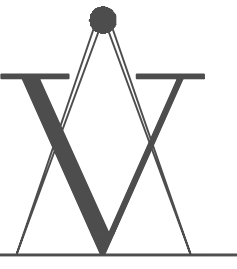
A-009



2 PROPOSED RENDERING OF FRONT FACADE
N.T.S



1 PROPOSED RENDERING OF REAR YARD WITH SECOND FLOOR ADDITION AND PERGOLA
N.T.S



VARNAVA DESIGN

STUDIO

AR101023

PALM BEACH
2875 SOUTH OCEAN BLVD
SUITE 200-33
PALM BEACH, FLORIDA 33480

FORT LAUDERDALE
1706 NE 18TH ST.
FORT LAUDERDALE, FLORIDA 33305

TEL. 561.302.5853

ESTERSON RESIDENCE

222 SEASPRAY AVENUE
PALM BEACH, FL, 33480

ZON-25-0062

[illegible]



222 SEASPRAY AVENUE
PALM BEACH, FL, 33480

ZON-25-0062



RENDERINGS



50.00'

6' TALL x 12' WIDE ROLLING CHAIN-LINK
CONSTRUCTION GATES W/SCREENING

EXISTING 8'-10" TALL LANDSCAPE
NOT TO BE DISTURBED

EXISTING 8'-10' TALL LANDSCAP
NOT TO BE DISTURBED

EXISTING 8' - 10' TALL LANDSCAPE BUFFER - NOT TO BE DISTURBED

EXISTING 4' TALL CONCRETE WALL - NOT TO BE DISTURBED

EXISTING EAST BUFFER

NTS

EXISTING 8' - 10' TALL LANDSCAPE BUFFER - NOT TO BE DISTURBED

EXISTING EAST BUFFER

NTS

SCALE AS NOTED

222 SEASPRAY AVENUE
PALM BEACH, FL, 33480

ZON-25-0062

CONSTRUCTION STAGING & SCREENING PLAN

A-012

CONSTRUCTION SCREENING NOTES

INTERIOR TREES AND PALMS 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.

TWO STORY
MAIN
RESIDENCE

POC

TWO STORY
GUEST COTTAGE
GARAGE

50.00

EXISTING 8'-10' TALL LANDSCAPE
NOT TO BE DISTURBED

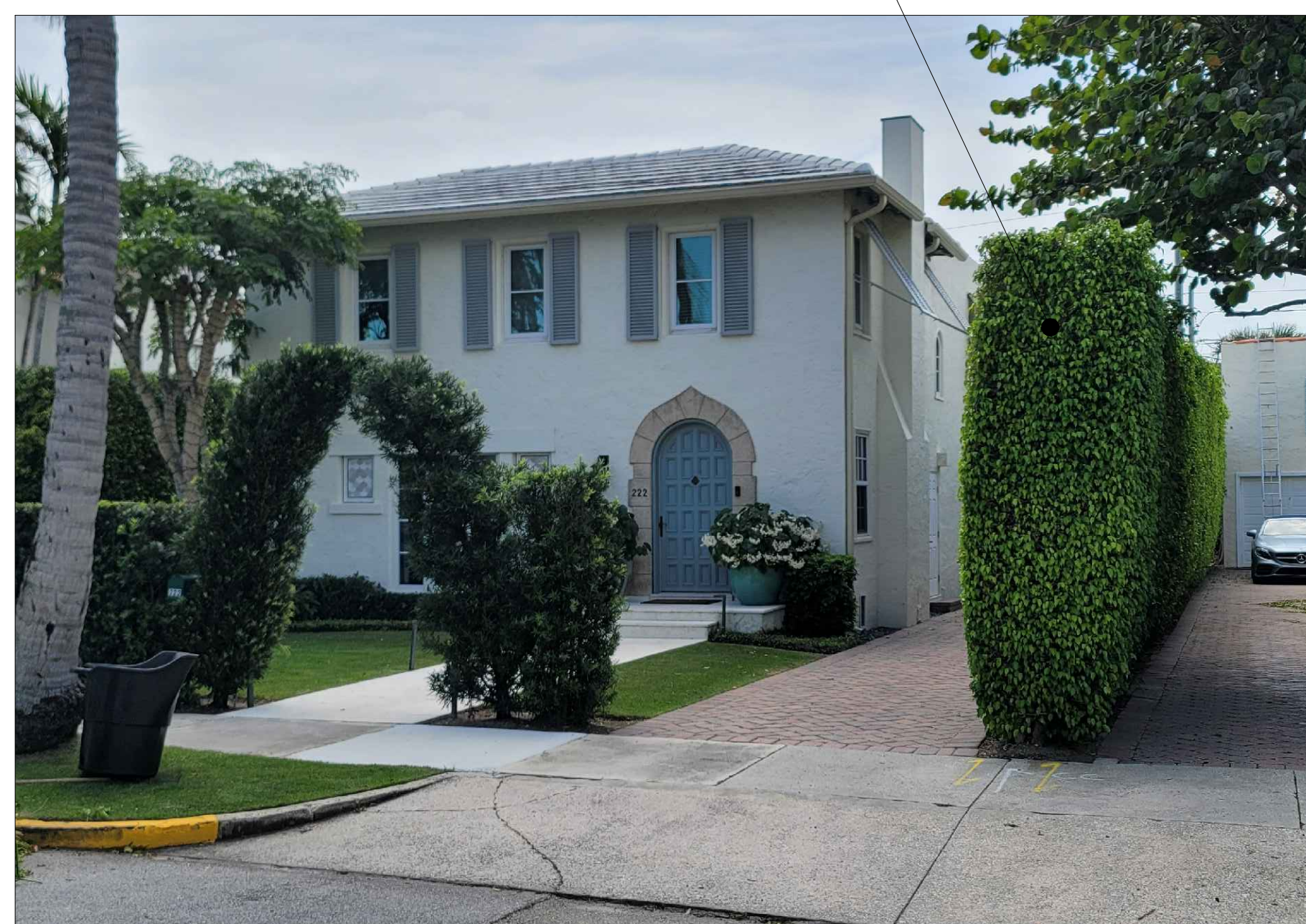
CONSTRUCTION SCREEING

$$118^\circ = 1'-0$$


EXISTING SOUTH BUFFER

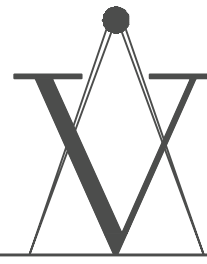
NTS

EXISTING 8' - 10' TALL LANDSCAPE BUFFER - NOT TO BE DISTURBED



EXISTING WEST BUFFER

NTS



VARNAVA DESIGN
STUDIO

AR101023

PALM BEACH
2875 SOUTH OCEAN BLVD
SUITE 200-33
PALM BEACH, FLORIDA 33480

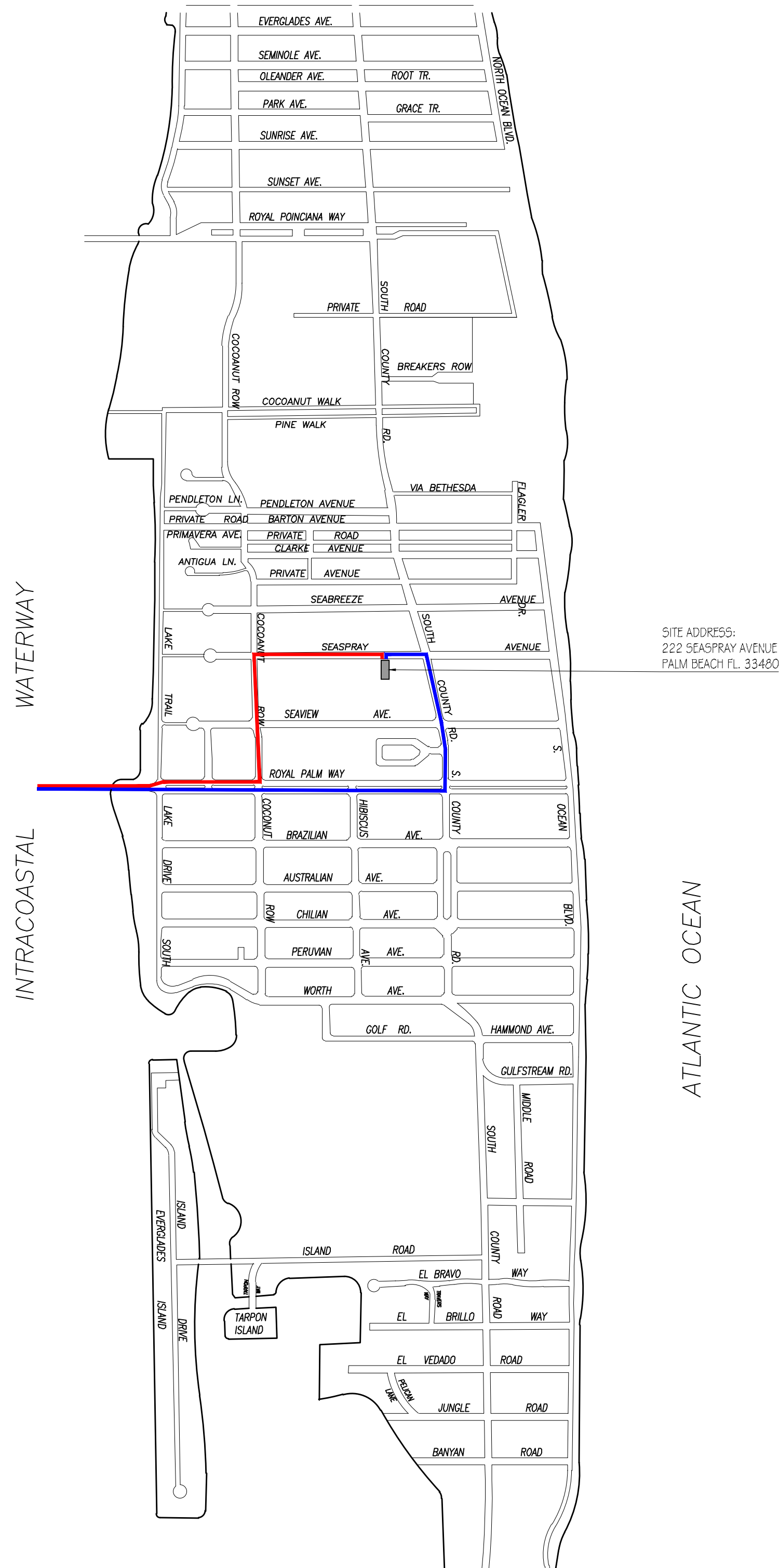
FORT LAUDERDALE
1706 NE 18TH ST.
FORT LAUDERDALE, FLORIDA 33305

TEL. 561.302.5853

ESTERSON RESIDENCE

222 SEASPRAY AVENUE
PALM BEACH, FL, 33480

ZON-25-0062



ATLANTIC OCEAN

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.



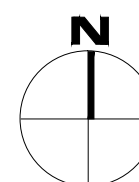
PROPOSED INGRESS TRUCK ROUTE



PROPOSED EGRESS TRUCK ROUTE



TRUCK LOGISTIC PLAN
N.T.S



SCALE AS NOTED

TRUCK LOGISTICS PLAN

A-013



Historically Significant Building (HSB) Designation Form
222 Seaspray Ave

Form Produced by Town of Palm Beach Staff
September 2025

Historic Conservation District:	Mid-Town Conservation District
Address:	222 Seaspray Avenue, Palm Beach, Florida
Date of Construction:	1923 (Primary Residence and Accessory Structure)
Current Owner:	PBI Amalgamated
Architect/Builder	City Builders Realty Company
Present Use:	Residential
Present Zoning:	R-B
Palm Beach County Tax Folio Number:	50-43-43-22-07-000-4410
Current Legal Description:	Lots 441 and 443, Poinciana Park 2 nd Addition

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

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

The primary residence and accessory structure (garage apartment) at 222 Seaspray Avenue was constructed in 1923 during Palm Beach’s first boom time era and is part of the Poinciana Park subdivision that was one of the Island’s first successful large residential developments. City Builders Realty Company platted and developed much of Poinciana Park and promoted it as a “home site park” in a premier mid-town location with numerous amenities. While prior to 1919, Palm Beach’s reputation had mostly rested on the fashionable hotels, the success of Poinciana Park helped establish another dimension to the development of Palm Beach. 222 Seaspray Avenue is also significant because it helps maintain the historic fabric of Seaspray Avenue, the Sea Streets and the development of the Town of Palm Beach.



TOWN OF PALM BEACH

Information for Landmarks Preservation Commission Meeting on: October 22, 2025

To: Landmarks Preservation Commission

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

From: Planning, Zoning & Building

Re: COA-25-0028 159 AUSTRALIAN AVE. The property owners, Cornelia and Richard Thornburgh (SKA Architect + Planner, Design Professional), have filed an application requesting Landmarks Preservation Commission review and approval of a Certificate of Appropriateness for a new 26KW generator for the landmarked property.

Date: 10/15/2025

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-25-0028 159 AUSTRALIAN AVE. The property owners, Cornelia and Richard Thornburgh (SKA Architect + Planner, Design Professional), have filed an application requesting Landmarks Preservation Commission review and approval of a Certificate of Appropriateness for a new 26KW generator for the landmarked property.

Property Owners: Cornelia and Richard Thornburgh
Design Professional: SKA Architect + Planner

HISTORY:

The subject property was built in 1920 and represents the Bungalow style of architecture. In 2012, the property was landmarked. As stated in the designation report: “...159 Australian Avenue retains its architectural integrity and features elements which are defining characteristics of the Bungalow style”

THE PROJECT:

The applicant has submitted plans, entitled “THORNBURGH RESIDENCE 159 AUSTRALIAN AVENUE, PALM BEACH, FL”, as prepared by **SKA Architect + Planner**, uploaded on September 24, 2025.

The following is the scope of work:

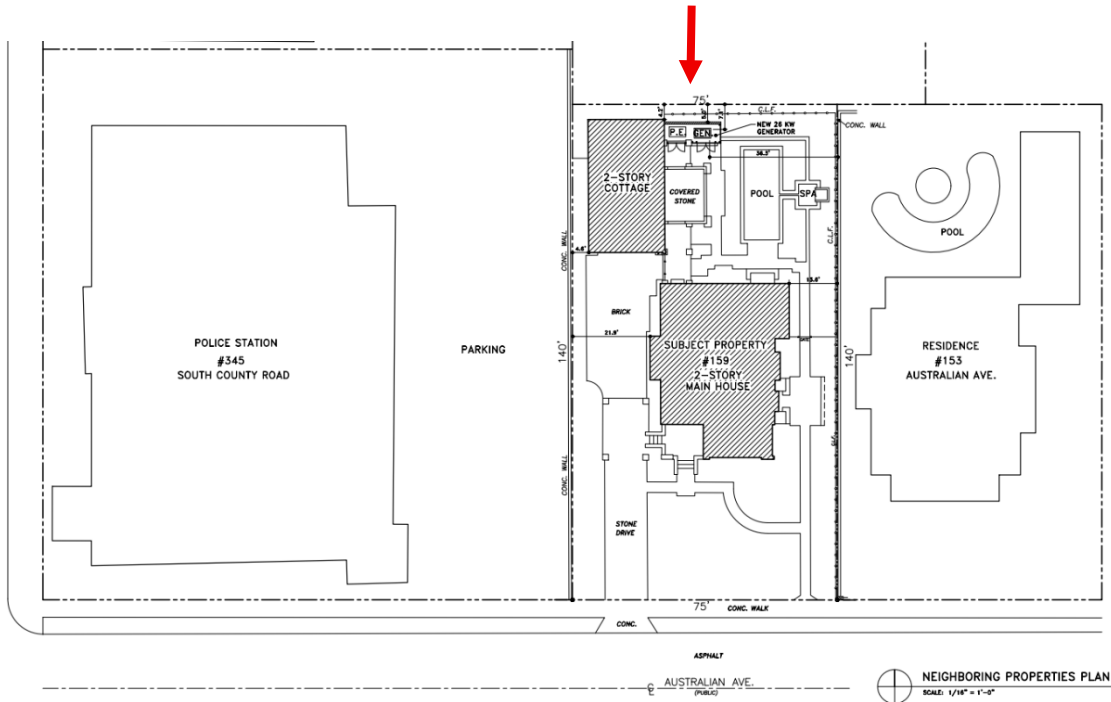
- Installation of a new 26KW generator and the associated mechanical equipment enclosure.

Site Data			
Zoning District	R-B	Future Land Use	SINGLE-FAMILY
Designation	2012	Year of Construction	1920
Lot Size	10,500 SF	Flood Zone	X
Project			
	Required/Allowed	Existing	Proposed
Landscape Open Space	45.0% (4,725 SF)	44.8% (4,700 SF)	44.8% (4,700 SF)
Surrounding Properties / Zoning			
North	160 Brazilian Ave / R-B		
South	150 Australian Ave / R-B		
West	345 South County Rd / C-TS		
East	153 Australian Ave / R-B		

STAFF ANALYSIS:

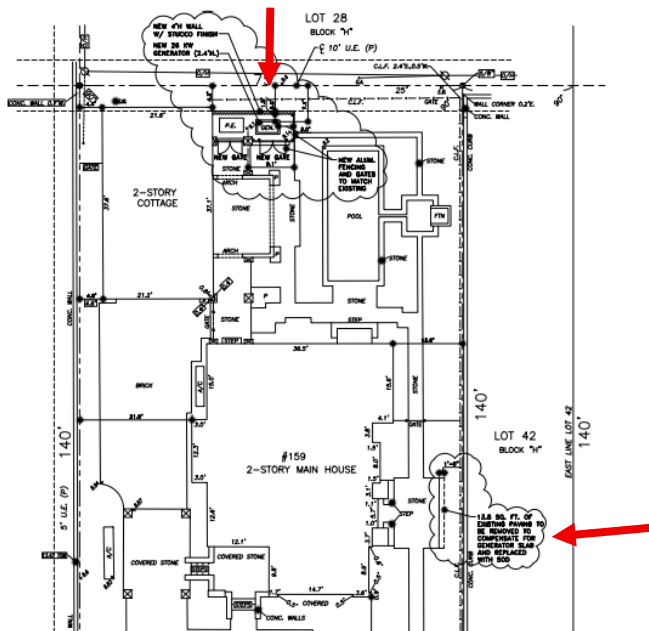
The application is seeking approval for a new 26KW generator at the rear (north) of the property. This request could have been eligible for administrative review with the LPC Chair

if the applicant secured neighbor consent from the property to the north (160 Australian Ave).



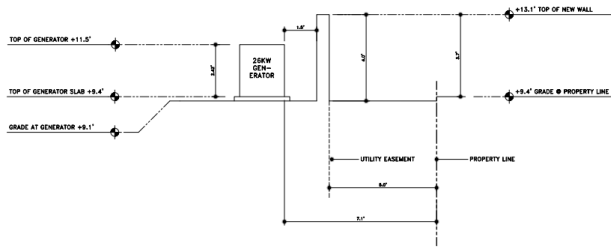
Neighboring properties plan.

Existing paving on the side yard of the property is being removed to offset the generator slab that is proposed.



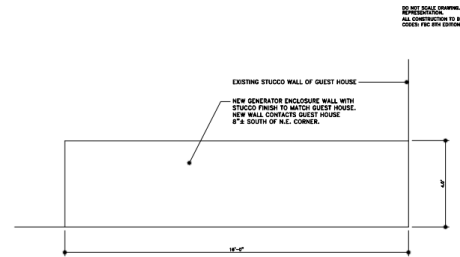
Snippet of proposed site plan.

The generator will be screened from the property to the north by a 4-foot-high concrete wall enclosure (3-foot high as measured from the neighbor's grade). New aluminum fencing and gates are proposed on the east and south sides of the enclosure. The west side of the enclosure will attach to the existing 2-story accessory structure.



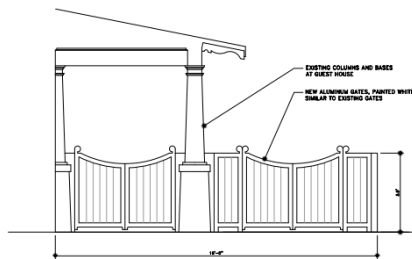
① N-S SITE SECTION AT PROPOSED GENERATOR
SCALE: 1/2"=1'-0"

Generator section.



② NORTH ELEVATION OF ENCLOSURE WALL
SCALE: 1/2"=1'-0"

Enclosure elevation (north).



③ NORTH ELEVATION OF ENCLOSURE WALL
SCALE: 1/2"=1'-0"

Enclosure elevation (south).



④ EAST ELEV. OF GUEST HOUSE W/ WALL IN SECTION
SCALE: 1/2"=1'-0"

Accessory structure elevation (east).

CONCLUSION:

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

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

WRB: JGM: FHM: ALF



SKA
Architect + Planner

Re:
COA-25-0028_
159 Australian Ave
Palm Beach, FL 33480

September 29, 2025

We are pleased to submit the accompanying drawings for our project at 159 Australian Ave in Palm Beach. We are requesting the following:

- Install new 26kw generator and screen wall to the rear of the property.

No Variances required.

Sincerely,

A handwritten signature in black ink, appearing to read 'J. Albarran', written over a horizontal line.

Jacqueline Albarran, Architect P.A.

324 Royal Palm Way #227 * Palm Beach, FL 33480 * 561-655-7676 * FAX 561-655-3533



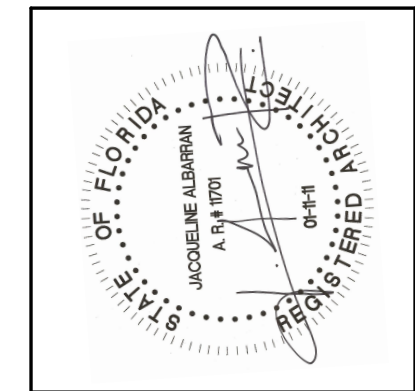
S County Rd

Brazilian Ave

Australian Ave

FINAL SUBMITTAL COA-25-0028
LPC HEARING: 10-22-25

THORNBURGH RESIDENCE
159 AUSTRALIAN AVENUE
PALM BEACH, FL



JACQUELINE ALBARRAN, PA
REGISTERED ARCHITECT 11701

REVISIONS:

SHEET NUMBER:
DATE:
09-29-25
JOB #
0450

SKA
SKA ARCHITECT + PLANNER
324 ROYAL PALM WAY, SUITE 227, PALM BEACH, FLORIDA
TEL: 561.655.7676 FAX: 561.655.3533

INDEX OF DRAWINGS

ARCHITECTURAL

- A0- PLOT PLAN, INDEX
- A1- NEIGHBORING PROPERTIES PLAN
- PHOTO PAGES
- A2- EXISTING AND PROPOSED SITE PLANS
- A3- SITE SECTION AND ELEVATIONS
- A4- COLOR RENDERING

SURVEY

BOUNDARY, TOPOGRAPHIC AND EASEMENT SURVEY

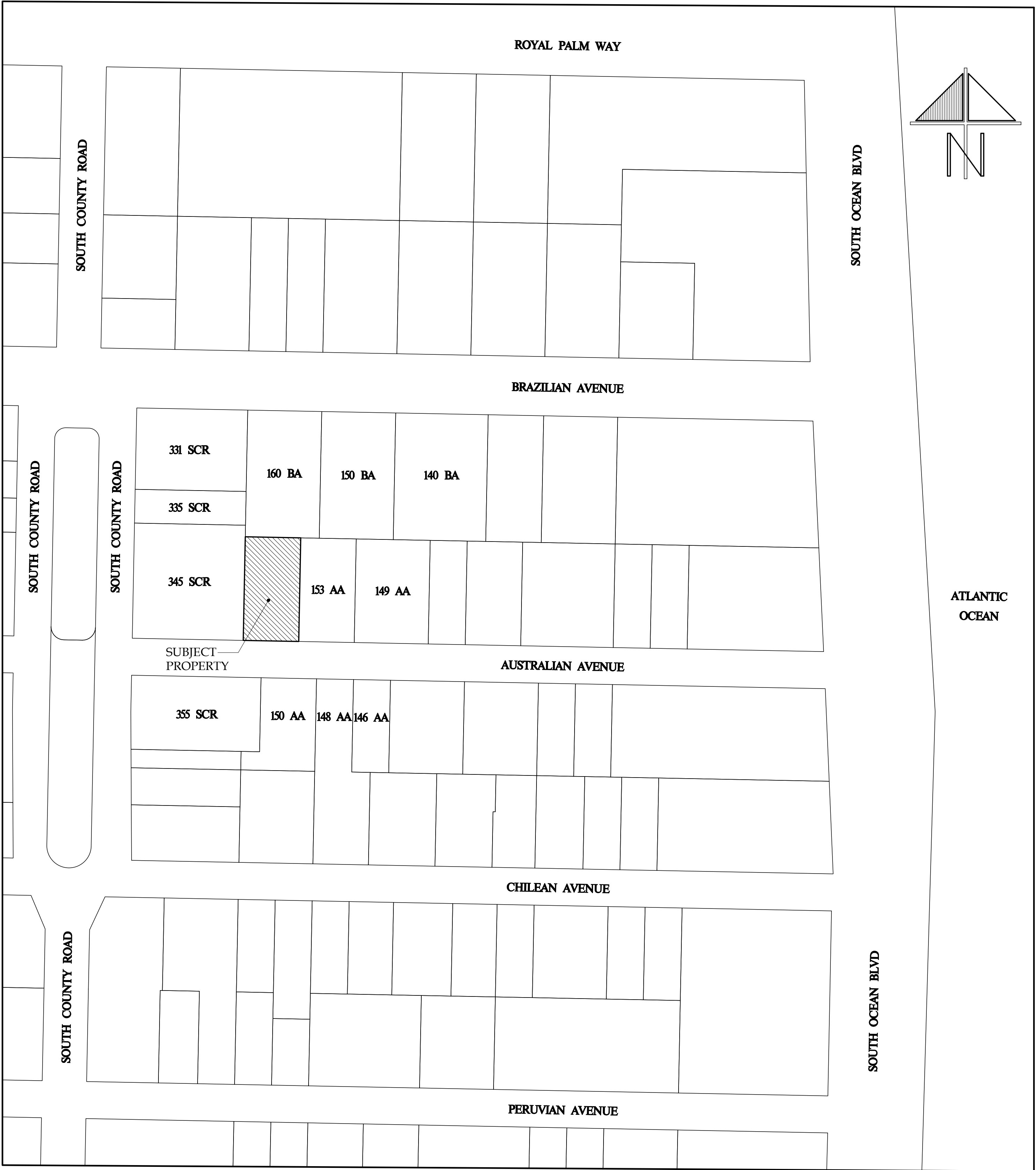
ARCHITECT

SKA Architect + Planner
Attn: Jacqueline Albarran
324 Royal Palm Way Suite 227
Palm Beach, Fl 33480
(561) 655-7676

CONSULTING SURVEYORS

Wallace Surveying
5553 Village Blvd.
West Palm Beach, FL 33407
(561) 640-4551

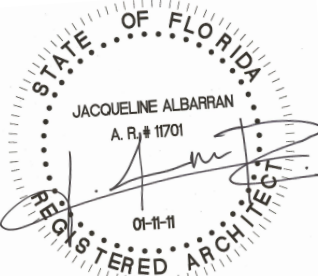
Line 0	ZONING LEGEND			
1	PROPERTY ADDRESS	159 AUSTRALIAN AVENUE, PALM BEACH, FL		
2	ZONING DISTRICT	R-B		
3	STRUCTURE TYPE	WALLS: FRAME – ROOF: SHINGLE		
4		REQUIRED/ALLOWED	EXISTING	PROPOSED
5	LOT SIZE (SQ. FT.)	10,000 MIN.	10,500	10,500
6	LOT DEPTH	100 MIN.	140’	140’
7	LOT WIDTH	100 MIN.	75’	75’
8	LOT COVERAGE (SQ. FT.)	3,150 MAX. (30%)	3,138 (29.9%)	3,138 (29.9%)
9	ENCLOSED SQUARE FOOTAGE		10,711	10,711
10	CUBIC CONTENT RATIO	4.0 MAX.		NO CHANGE
11	FRONT YARD SETBACK	25.0’ MIN.	39.7’	39.7’
12	SIDE YARD SETBACK (WEST)	15.0’ MIN.	4.6’	4.6’
13	SIDE YARD SETBACK (EAST)	15.0’ MIN.	13.6’	13.6’
14	REAR YARD SETBACK	15.0’ MIN.	4.2’	4.2’
15	ANGLE OF VISION	100°	63°	63°
16	BUILDING HEIGHT	22.0’		NO CHANGE
17	OVERALL BUILDING HEIGHT	30.0’		NO CHANGE
18	CROWN OF ROAD (COR) (NAVD)		7.96’	7.96’
19	MAX. AMOUNT OF FILL ADDED TO SITE			0
20	FINISH FLOOR ELEVATION (FFE) (NAVD)	7.00’ NAVD	10.67’ NAVD	10.67’ NAVD
21	ZERO DATUM-PT. OF MEAS. (NAVD)	26.5’ NAVD	9.46’ NAVD	9.46’ NAVD
22	FEMA FLOOD ZONE DESIGNATION		X	X
23	BASE FLOOD ELEVATION (BFE) (NAVD)	+7.00’ NAVD	+7.00’ NAVD	+7.00’ NAVD
24	LANDSCAPE OPEN SPACE (LOS)	4,725 (45%)	4,700 (44.8%)	4,700 (44.8%)
25	PERIMETER (LOS)			NO CHANGE
26	FRONT YARD (LOS)			NO CHANGE
27	NATIVE PLANT SPECIES %			NO CHANGE



SCOPE OF WORK

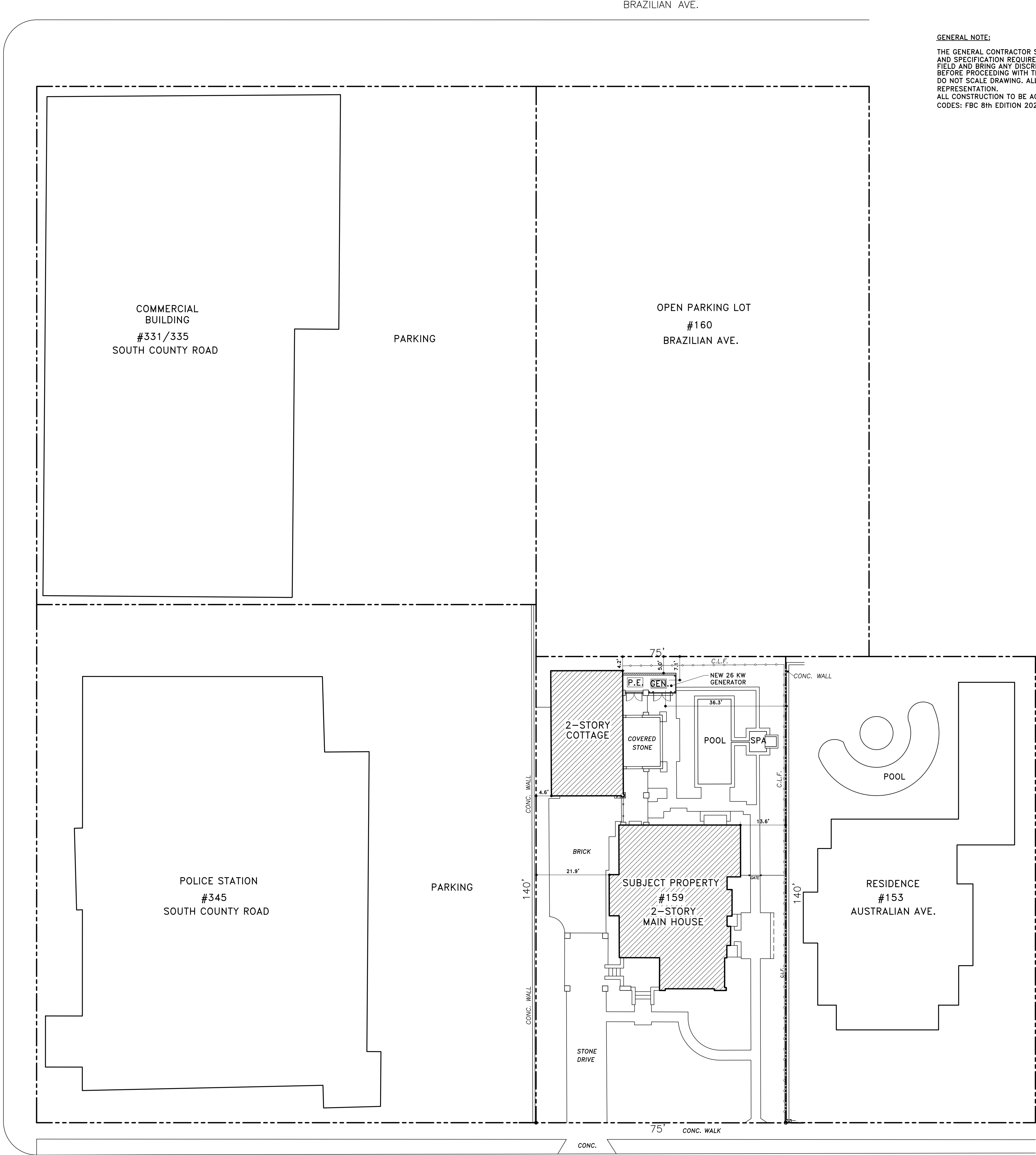
WE ARE PROPOSING TO INSTALL A NEW 26 KW GENERATOR IN THE REAR SETBACK, SCREENED FROM THE NEIGHBORING PROPERTY BY A SOLID WALL AND EXISTING LANDSCAPING.

PLOT PLAN
SCALE: N.T.S.



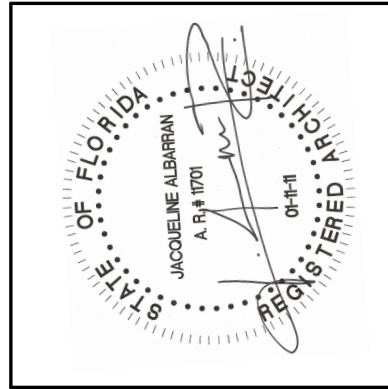
FINAL SUBMITTAL COA-25-0028
LPC HEARING: 10-22-25

DATE:
09-29-25



GENERAL NOTE:
THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DRAWINGS AND SPECIFICATION REQUIREMENTS WITH EXISTING CONDITIONS IN THE FIELD AND BRING ANY DISCREPANCIES TO THE ARCHITECT'S ATTENTION BEFORE PROCEEDING WITH THE WORK.
DO NOT SCALE DRAWING. ALL DIMENSIONS SUPERSEDE ANY GRAPHIC REPRESENTATION.
ALL CONSTRUCTION TO BE ACCORDING TO CURRENT LOCAL CODES: FBC 8th EDITION 2023

THORNBURGH RESIDENCE
159 AUSTRALIAN AVENUE
PALM BEACH, FLORIDA



JACQUELINE ALBARRAN, P.A.
REGISTERED ARCHITECT 11701

REVISIONS:	
1	

SHEET NUMBER:	
A1	
DATE:	09-29-25
JOB #	0450

BRAZILIAN AVE.

SOUTH COUNTY ROAD

OPEN PARKING LOT
#160
BRAZILIAN AVE.

COMMERCIAL
BUILDING
#331/335
SOUTH COUNTY ROAD

PARKING

POLICE STATION
#345
SOUTH COUNTY ROAD

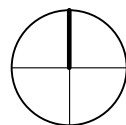
PARKING

2-STORY COTTAGE
COVERED STONE
NEW 26 KW GENERATOR
POOL
SPA
P.E. GEN.
C.L.F.
CONC. WALL
C.L.F.
BRICK
21.9'
SUBJECT PROPERTY
#159
2-STORY MAIN HOUSE
STONE DRIVE
140'
140'
75'
CONC. WALK
CONC.
ASPHALT

POOL

RESIDENCE
#153
AUSTRALIAN AVE.

AUSTRALIAN AVE.
(PUBLIC)



NEIGHBORING PROPERTIES PLAN

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



VIEW OF BACK YARD
AND GUEST HOUSE



EXISTING GATE AT
REAR YARD

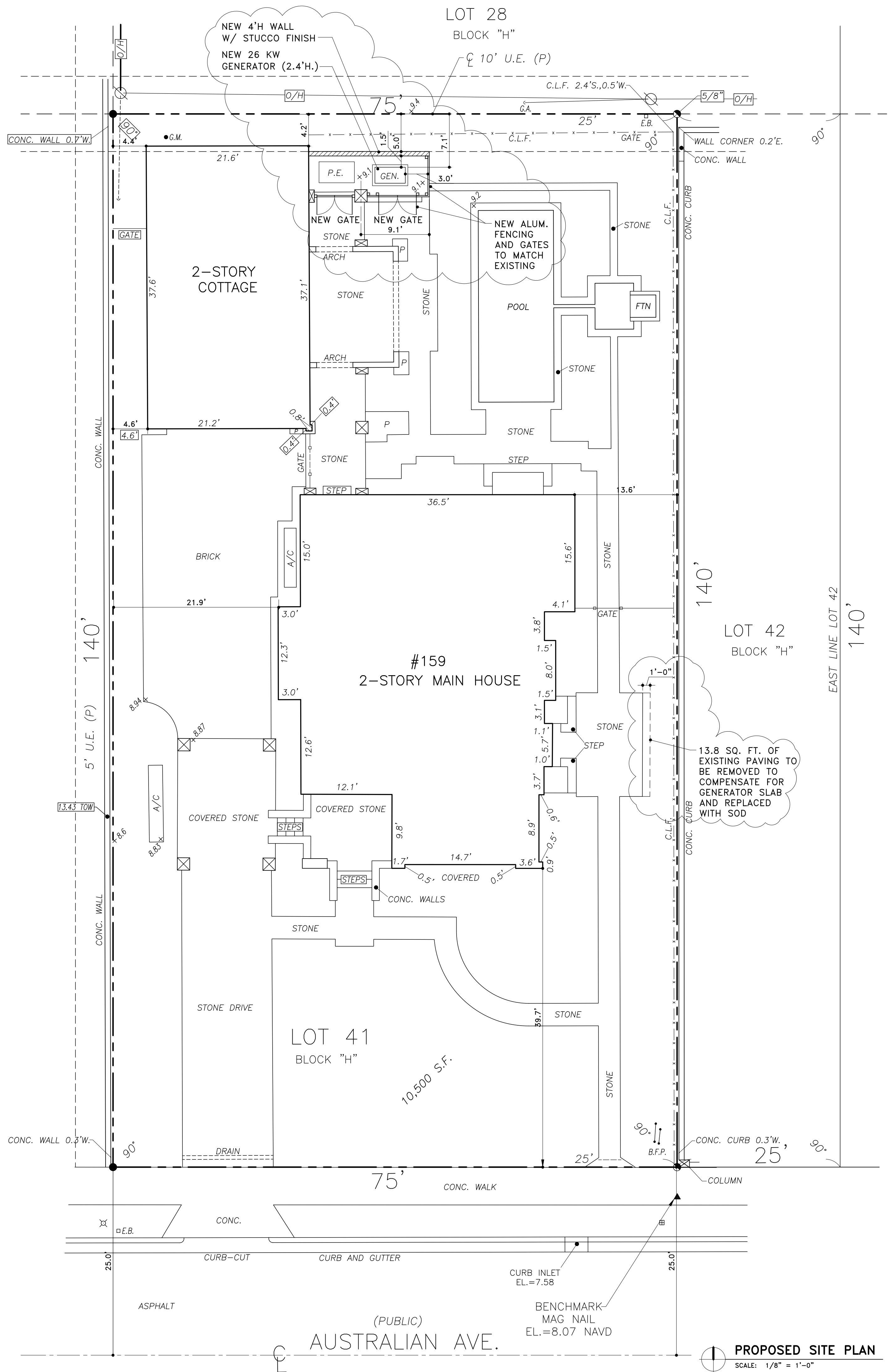
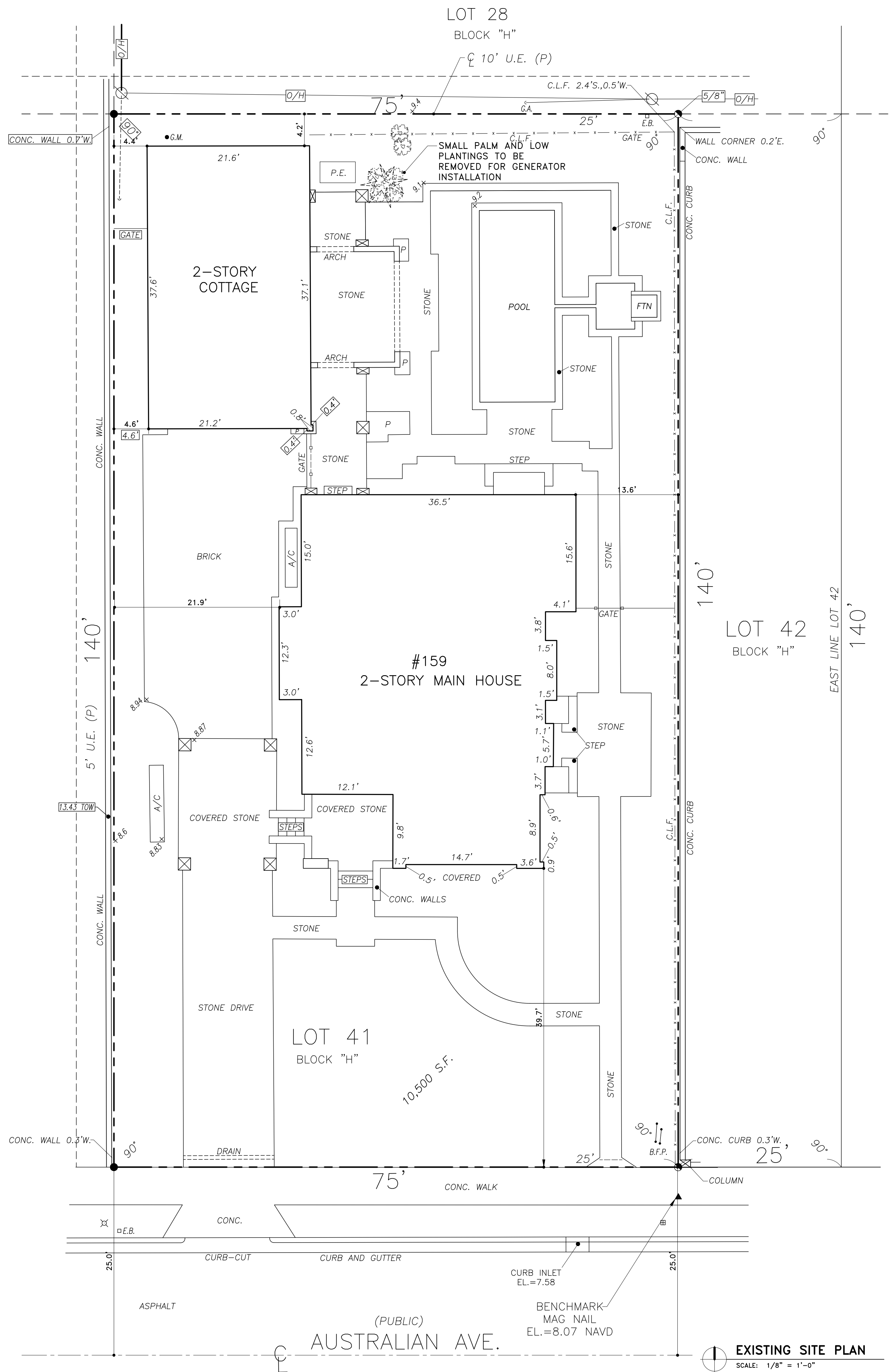


SMALL PALM TO BE REMOVED
FOR GENERATOR INSTALLATION

SMALL
PALM &
LOW
PLANTINGS
TO BE
REMOVED



VIEW OF EXISTING HEDGE FROM
PARKING LOT TO THE NORTH



SKA

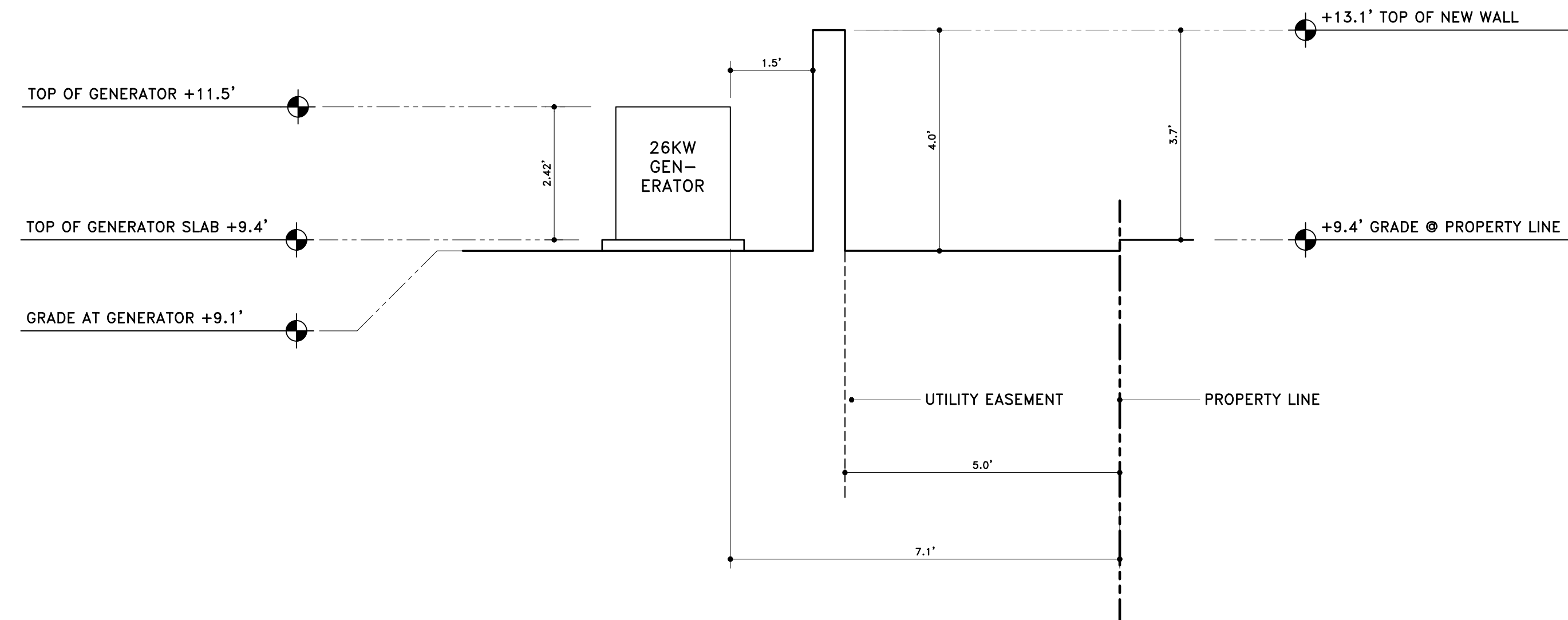
THORNBURGH RESIDENCE
159 AUSTRALIAN AVENUE
PALM BEACH, FLORIDA

STATE OF FLORIDA
JACQUELINE L. JAMES
REGISTERED PROFESSIONAL PLANNER
0454
RECEIVED

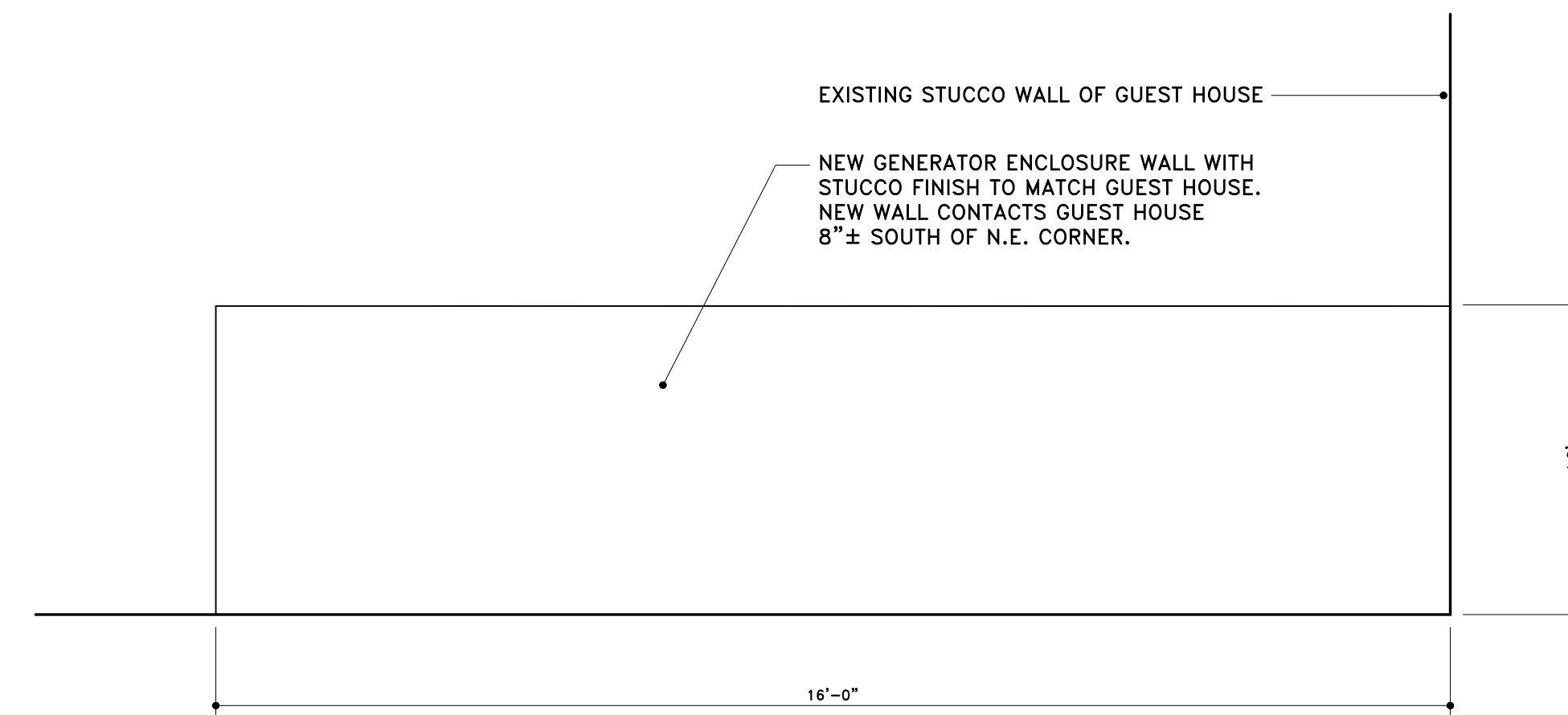
REVISIONS:
1

SHEET NUMBER:
A2
DATE:
09-29-25
JOB #
0450

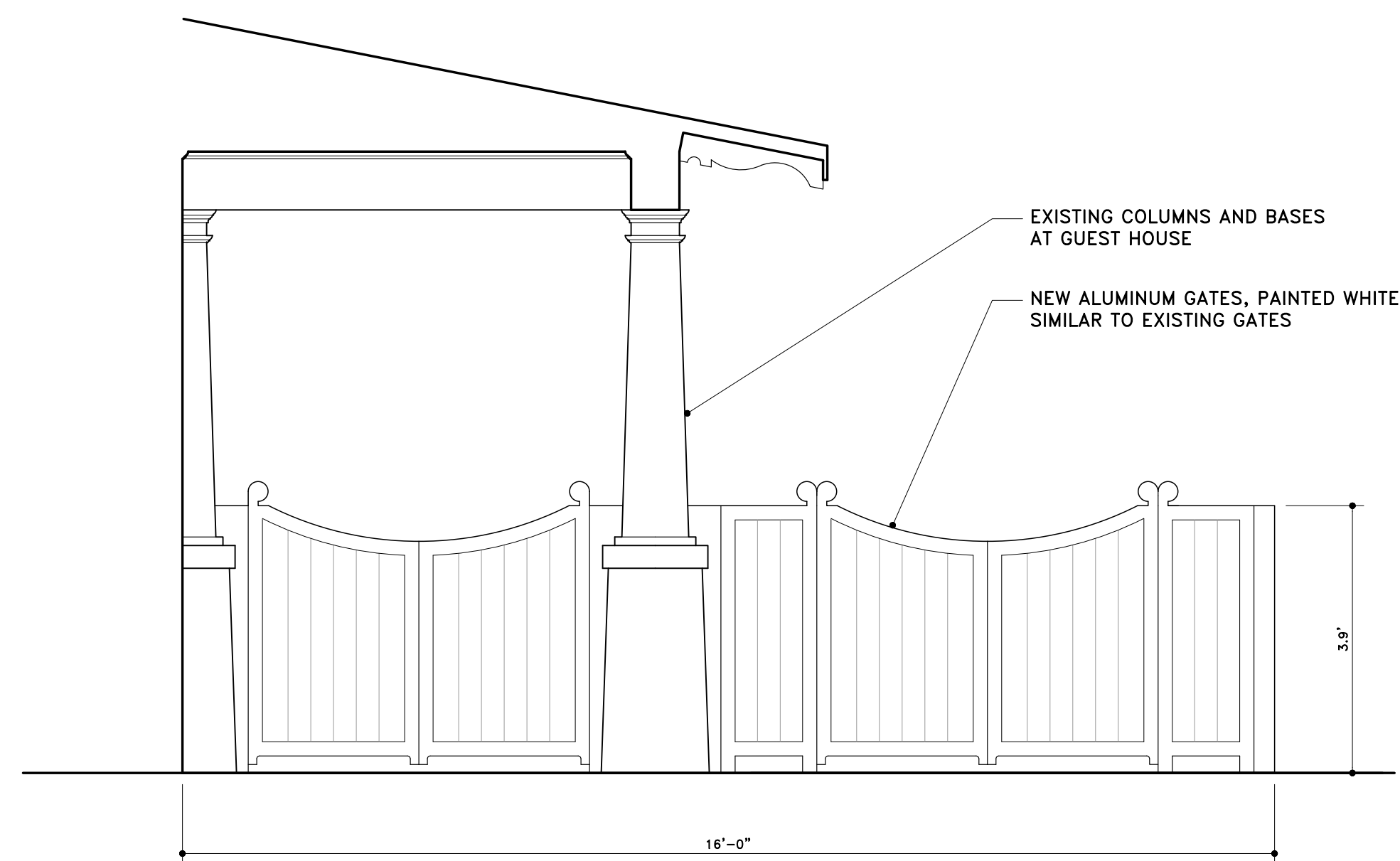
SKA ARCHITECT + PLANNER
324 ROYAL PALM AVENUE, SUITE 227, PALM BEACH, FLORIDA
TEL: 561.655.7676 FAX: 561.655.3533



1 N-S SITE SECTION AT PROPOSED GENERATOR
SCALE: 1/2"=1'-0"



2 NORTH ELEVATION OF ENCLOSURE WALL
SCALE: 1/2"=1'-0"



3 NORTH ELEVATION OF ENCLOSURE WALL
SCALE: 1/2"=1'-0"

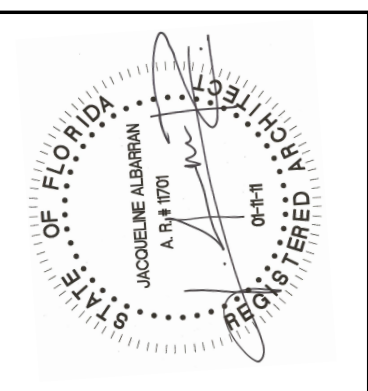


4 EAST ELEV. OF GUEST HOUSE W/ WALL IN SECTION
SCALE: 1/2"=1'-0"

GENERAL NOTE:
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ALL CONSTRUCTION TO BE ACCORDING TO CURRENT LOCAL CODES: FBC 8TH EDITION 2023.

THORNBURGH RESIDENCE
159 AUSTRALIAN AVENUE
PALM BEACH, FLORIDA

SKA
SKA ARCHITECT + PLANNER
324 ROYAL PALM WAY, SUITE 227, PALM BEACH, FLORIDA
TEL: 561.655.7676 FAX: 561.655.3533



REVISIONS:
△

SHEET NUMBER:
A3
DATE:
09-29-25
JOB #
0450

GENERAL NOTE:
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ALL CONSTRUCTION TO BE ACCORDING TO CURRENT LOCAL CODES: FBC 8TH EDITION 2023.



1 COLOR RENDERING OF THE NORTH ELEVATION OF THE ENCLOSURE WALL

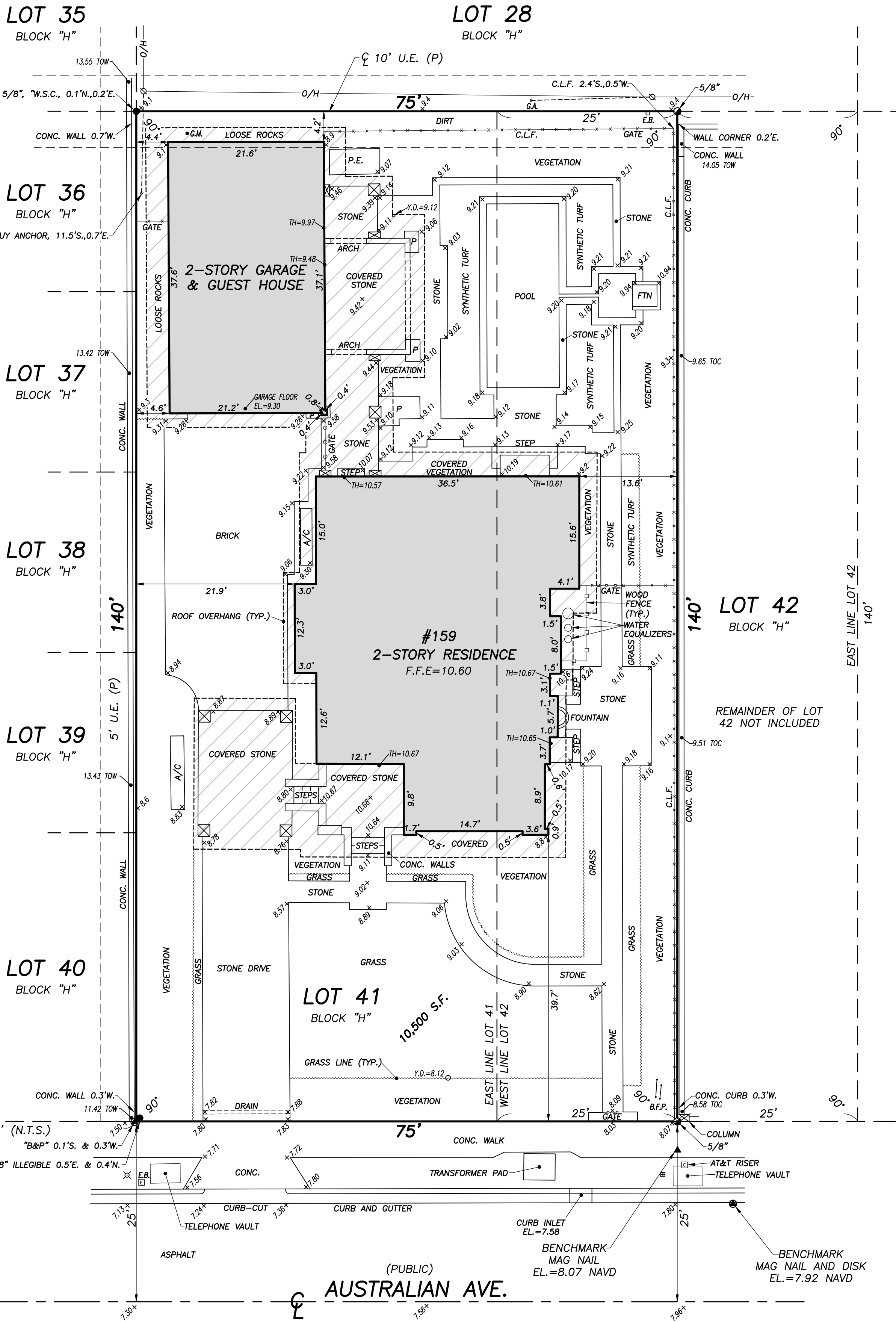
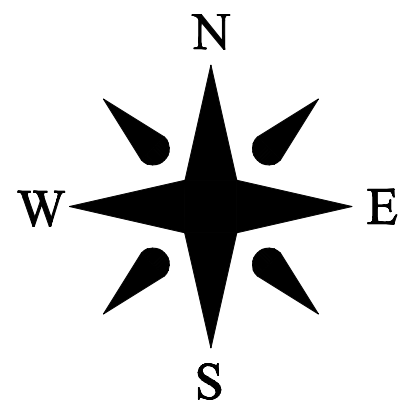
SKA
SKA ARCHITECT + PLANNER
324 ROYAL PALM WAY, SUITE 227, PALM BEACH, FLORIDA
TEL: 561.655.7676 FAX: 561.655.3533

THORNBURGH RESIDENCE
159 AUSTRALIAN AVENUE
PALM BEACH, FLORIDA



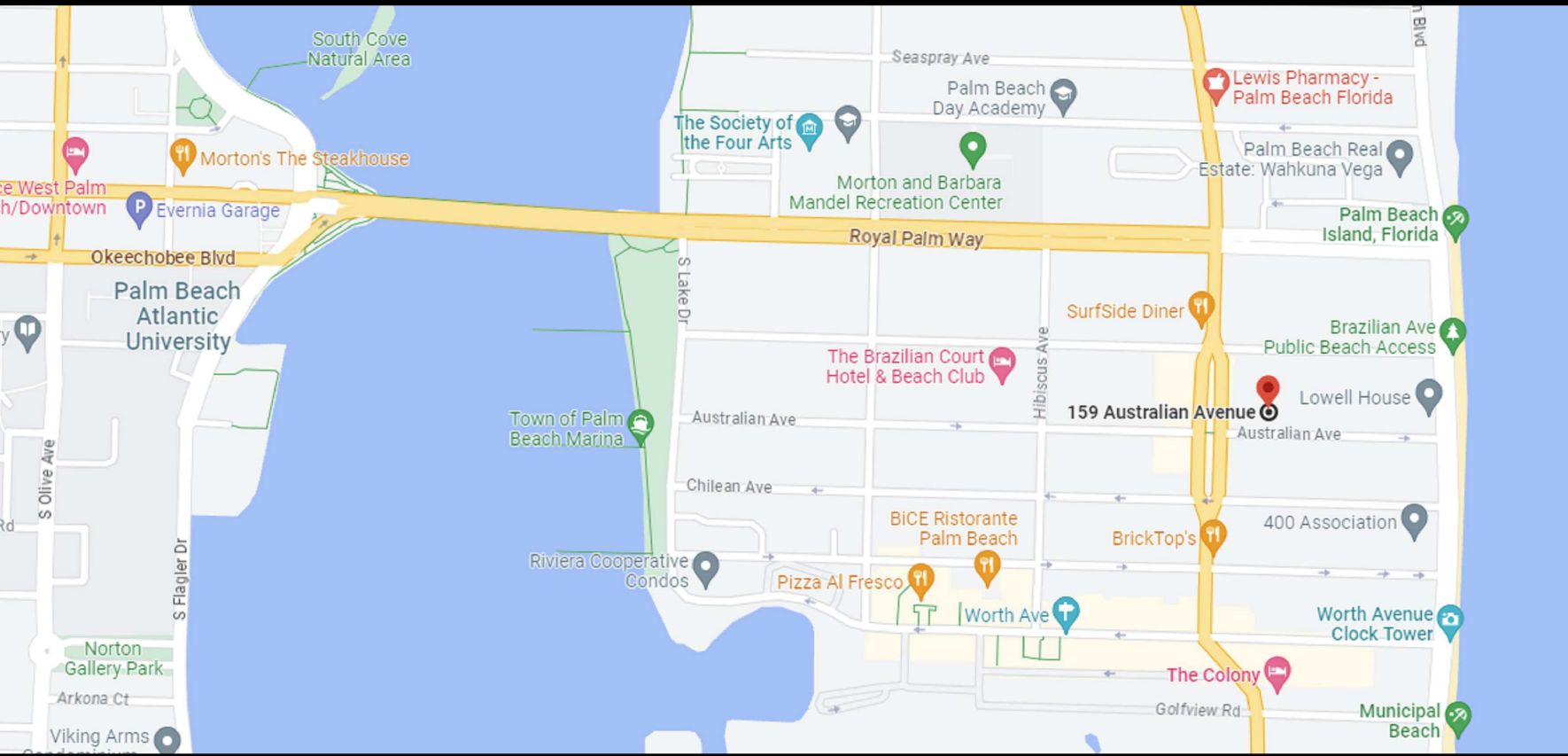
REVISIONS:	
△	

SHEET NUMBER:	
A4	
DATE:	09-29-25
JOB #	0450



NOTES:

- 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 7223-6429090, issued by First American Land Title Company, dated April 13, 2023. This office has made no search of the Public Records.
- 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.
- Description furnished by client or client's agent.
- 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.
- This survey cannot be transferred or assigned without the specific written permission of Wallace Land Surveying LLC. Certificate of Authorization Number LB8598.
- Except as shown, underground and overhead improvements are not located. Underground foundations not located.
- 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.
- No responsibility is assumed by this surveyor for the construction of improvements, from building ties shown on this survey.
- Revisions shown hereon do not represent a "survey update" unless otherwise noted.
- 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.
- 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.
- 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.
- 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.
- The expected horizontal accuracy of the information shown hereon is +/- 0.10'.



VICINITY SKETCH N.T.S.

BOUNDARY SURVEY FOR:
RICHARD E. THORNBURGH, TRUSTEE OF THE RICHARD E. THORNBURGH 2014 REVOCABLE TRUST AGREEMENT DATED OCTOBER 27, 2014 AND CORNELIA PARSONS THORNBURGH, TRUSTEE OF THE CORNELIA PARSONS THORNBURGH REVOCABLE TRUST AGREEMENT DATED OCTOBER 27, 2014.

Richard E. Thornburgh, Trustee of The Richard E. Thornburgh 2014 Revocable Trust Agreement dated October 27, 2014 and Cornelia Parsons Thornburgh, Trustee of The Cornelia Parsons Thornburgh Revocable Trust Agreement dated October 27, 2014.
First American Land Title Company

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

PROPERTY ADDRESS:
159 Australian Avenue
Palm Beach, FL 33480

LEGAL DESCRIPTION:
Lot 41, and the West One-Half (1/2) of Lot 42, Block "H", REVISED MAP OF ROYAL PARK ADDITION TO PALM BEACH, FLORIDA, according to the Plat thereof, as recorded in Plat Book 4, Page 1, of the Public Records of Palm Beach County, Florida.

FLOOD ZONE:
This property is located in Flood Zone X, according to F.I.R.M. (Flood Insurance Rate Map) No. 12099CO583G, dated 12/20/2024.

TITLE COMMITMENT REVIEW					
CLIENT: Richard E. Thornburgh, Trustee of The Richard E. Thornburgh 2014 Revocable Trust Agreement dated October 27, 2014 and Cornelia Parsons Thornburgh, Trustee of The Cornelia Parsons Thornburgh Revocable Trust Agreement dated October 27, 2014.		COMMITMENT NO. : 7223-6429090	DATE: 04/13/23		
REVIEWED BY: Craig Wallace		JOB NO. : 23-1211.1			
B2 ITEM NO.	DOCUMENT	DESCRIPTION	AFFECTS AND PLOTTED	AFFECTS AND NOT PLOTT-ABLE	DOES NOT AFFECT
1-8	N/A	Standard Exceptions.			
9	PB 4, PG 1	Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of REVISED MAP OF ROYAL PARK ADDITION TO PALM BEACH, FLORIDA.	•		
10	ORB 27339, PG 1516	Resolution No. R-2015-0192.		•	
11	ORB 27339, PG 1519	Historic Preservation Property Tax Exemption Covenant.		•	

REVISIONS

09/09/25 SURVEY & TIE-IN UPDATE B.M./S.C.W. 23-1211 223177

09/09/24 ADD COVERED AREA NOTES CHANGE GARAGE TO 2 STORY J.P.

BOUNDARY SURVEY FOR:

RICHARD E. THORNBURGH, TRUSTEE OF THE RICHARD E. THORNBURGH 2014 REVOCABLE TRUST AGREEMENT DATED OCTOBER 27, 2014 AND CORNELIA PARSONS THORNBURGH, TRUSTEE OF THE CORNELIA PARSONS THORNBURGH REVOCABLE TRUST AGREEMENT DATED OCTOBER 27, 2014.

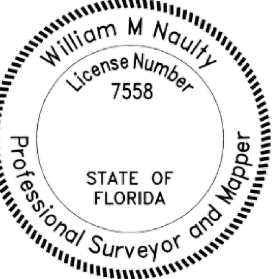
WALLACE LAND SURVEYING, LLC

5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 (561) 640-4551 LB #8598

FIELD	B.M.	JOB NO.	23-1211.1	F.B.	PB350	PG.	15
OFFICE	M.B.	DATE	5/24/23	DWG. NO.	23-1211		
C.K'D	C.W.	REF.	23-1211.DWG	SHEET	1	OF	1

CERTIFICATION:

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



DATE OF LAST FIELD SURVEY: 09/09/2025

William M. Naulty
Professional Surveyor and Mapper
Florida Certificate No. 7558

159 Australian Avenue



DESIGNATION REPORT

Wednesday, December 19, 2012

Landmark Preservation Commission

Palm Beach, Florida

DESIGNATION REPORT

159 Australian Avenue

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Report produced by Murphy Stillings, LLC

I. General Information

Location:	159 Australian Avenue Palm Beach, Florida
Date of Construction:	1920
First Owner:	Delwin M. Shepley
Architect:	Not Listed; Likely Contractor Designed and Built
Builder/Contractor:	Wesley A. Rhodehamel
Present Owner:	Allan and Susan Kauffman, TR
Present Use:	Residential
Present Zoning:	R B
Palm Beach County Tax Folio Number:	50-43-43-23-05-028-0410
Current Legal Description:	Royal Park Addition Lot 41 & W ½ of Lot 42 Block H

II. Location Map

159 Australian Avenue



III. Architectural Information

The house at 159 Australian Avenue is a good example of the Bungalow style of architecture that was popular throughout the United States from approximately 1905 - 1930. Built in 1920 of frame construction and covered with stucco, the house is one-and-a half stories in height with broad overhanging eaves. Though the house has had a few additions and alterations, 159 Australian Avenue retains its architectural integrity and features elements which are defining characteristics of the Bungalow style.

The most common features of the Bungalow style are low-pitched, gable roofs with unenclosed eave overhangs and exposed roof rafters or brackets. Other identifying features are beams or braces under the gables, full or partial porches supported by square columns, dormers and contiguous bands of windows. At 159 Australian Avenue, the main house is covered with a low-pitched side-gable roof punctuated with front-gabled dormers on both the front and rear slopes. These wide dormers break the large expanse of the roof line and emphasize the horizontal feeling that is typical of most Bungalow designs. Both the main roof and the dormers have wide overhanging eaves with carved brackets, triangular knee braces, and attic vents. They are also both covered with asphalt shingles.



The massing and fenestration of 159 Australian Avenue are irregular. There are many original wood windows with rope sash cords in either 9/1 or 6/1 double-hung sash glazing. Those on the first floor front façade are 9/1 double-hung sash arranged in a ribbon of four windows. The front dormer has four 6/1 double-hung sash windows; a pair in the center and one on each side. All four windows have

louvered Bahamian shutters. The east and west façades have original 6/1 and 9/1 double-hung wood sash windows as well as replacement metal awning windows toward the rear where there have been alterations. In addition, the east façade has 8-light casement windows flanking the exterior stepped chimney that pierces the wide overhanging eave. On the first floor of the rear there are modern sliding glass doors and a fully glazed rear entry door, both which are replacement features. The rear dormer has a ribbon of three 6/1 double hung sash wood windows which would have provided cross ventilation with the windows in the front dormer before the era of air conditioning. These windows are covered with Bahamian shutters, while most of the wood windows on the first floor have electric roll down hurricane shutters that were installed in 1993.¹



The porch on the Bungalow at 159 Australian Avenue is a one-bay wide entry porch on the southwest corner of the residence. On the front façade the porch entry is formed as a very wide stucco archway. The walls on either side project out from the house and have a stucco band creating the look of low piers topped with broad columns, which is a typical feature of Bungalow style houses. The porch is accessed from the south by three stairs that are flanked by walls with a curved stone top. The west side of the porch has a wide arched opening with a pilaster on the north end and is covered by the dwellings overhanging eaves and a porte cochere which extends from the west side of the house. The porte cochere has wide eaves with carved brackets resembling those on the house and garage

¹ Lindley Hoffman, Architect, Plans for Alterations to Existing House at 159 Australian Avenue. March 15, 1993.

apartment, but the narrow 6" x 6" chamfered wood posts indicate this is a later addition, and in fact it was added in 1993.² Columns on bungalows are typically short, square upper columns that sit atop more massive piers.



The front porch of 159 Australian Avenue originally extended the full width of the house with the entry stairs centered in the porch.³ When the porch was enclosed in 1993 the center stairs were removed and built several feet to the west where they exist today. The original open arch on the east façade of the porch was enclosed and 9/1 double-hung sash wood windows were installed to match those on the façade. The arch was removed and electric roll down shutters were added. The original ribbon of four 9/1 double-hung wood sash windows were re-installed on the façade to retain the original appearance of the house.⁴ The current entry to the house is a 6-panel wood door flanked by divided sidelights. The roof of the house extends over the entry and creates the porch roof.

On the northwest corner of the property is a two-story, two-bay wide by four-bay deep garage apartment. Like the house, the garage apartment is a frame structure covered with stucco, has wide overhanging eaves with the same carved brackets and knee braces as the main house. It also has irregular fenestration of 4/1 and 6/1

² Lindley Hoffman, Architect, Plans for Alterations to Existing House at 159 Australian Avenue. March 15, 1993

³ Sanborn Fire Insurance Map, 1926

⁴ Lindley Hoffman, Architect, Plans for Alterations to Existing House at 159 Australian Avenue. March 15, 1993

double-hung sash wood windows, ribbons of wood casement windows and wood paneled entry doors. The windows have mostly colonial-style metal shutters, though the ribbon of windows has electric roll down hurricane shutters. The garage doors on the front façade were replaced with modern overhead garage doors in 1999.⁵ Other than that alteration and the addition of shutters, the garage apartment appears to have most of its original exterior features intact.

Bungalow Style

The Bungalow or Craftsman-style house was the dominant style of smaller houses built throughout the United States during the early decades of the twentieth century. The Bungalow design originated as shelter for British travelers in India during the eighteenth and nineteenth centuries.⁶ By the time it reached the United States in the late-nineteenth century, the Bungalow had gained design features from both Japanese architecture and the English Arts and Crafts movement. Techniques of Japanese construction exhibited at late-nineteenth century American expositions, particularly the extensive display of structural members, became integral parts of Bungalow designs.⁷

The American version of the Craftsman-type Bungalow originated in Southern California primarily through the work of the Greene Brothers, and many landmark examples are still found there. Central to the Bungalow's popularity was the idea that simplicity and artistry could work together and still be an affordable home. The style's popularity spread quickly throughout the United States when plans were published in pattern books and popular magazines such as *House Beautiful*, *Good Housekeeping*, *Ladies Home Journal*, *Bungalow Magazine* and *The Craftsman*.⁸ Between 1910 and 1926 Bungalows became the most popular style of middle class architecture in south Florida. In addition, companies such as Sears, Montgomery Ward, Alladin and others began offering pre-fabricated "Mail Order Houses," many of which were offered in the Bungalow style.⁹

⁵ Town of Palm Beach, Permit No. 8031652. May 14, 1999.

⁶ The term "Bungalow" was inspired by the British Colonial experience in India at the turn of the century. Derived from either the Hindu name "Bania" that was used to describe a house built for the English Civil Service by native Indian labor, or the Indian word "Bangle" which was a small thatched hut that the English adapted with wide, covered verandas and an open floor plan to facilitate cross ventilation and protection in the hot dusty Indian climate. Despite which derivation the word "Bungalow" comes from, the inspiration of the style is from India.

⁷ Paul Duchscher, *The Bungalow* (New York: Penguin Studio, 1995).

⁸ Virginia and Lee McAlester. *A Field Guide to American Houses* (New York: Alfred A. Knopf, 1984). P. 454

⁹ Katherine Cole Stevenson and H. Ward Jandl, *House by Mail* (New York: John Wiley & Sons, 1986).

IV. Historical Information

The early 1920s was a period of tremendous growth in the Town of Palm Beach. The Island had become the winter resort of America's most influential families and the building boom was radically changing the face of the small community. While Addison Mizner and a few other prominent Palm Beach architects were designing Mediterranean Revival style estates along the ocean and lake, demand for hotels, apartments and smaller residences grew. Many of these smaller homes were built in the Shingle or Bungalow style. By 1920 Ocean Boulevard was completed and motorists from the north were driving down to enjoy the popular winter resort town. Private residences such as 159 Australian Avenue were constructed as part of E.N. "Cap" Dimick's development called Royal Park. Dimick, who was the first mayor of the Town of Palm Beach, supplied streets, lighting, water mains, electricity and telephones to the area.¹⁰

The 1921 City Directory is the first time the house at 159 Australian Avenue is listed in a city directory.¹¹ At that time there were only seven other residences on Australian Avenue between the ocean and the lake. A review of the 1924 Sanborn Fire Insurance Map shows 159 Australian Avenue as a one-and-a-half-story frame structure with a full front porch, a two-story frame rear garage apartment, and a one-story small frame outbuilding that no longer exists. The Palm Beach Town Hall, which is just one block to the west, had not yet been constructed.

On January 19, 1920, Delwin Mitchel Shepley contracted West Palm Beach builder Wesley A. Rhodehamel to build a house and garage at 159 Australian Avenue for \$5500.¹² Delwin and Alice Shepley and their son Raymond began to spend winters in Palm Beach in 1917, about the same time Delwin's father Joseph T. Shepley began spending his winters in Lantana.¹³ The Shepleys moved permanently to Palm Beach and into the house at 159 Australian Avenue in 1920. Raymond started school in 1921, the year Palm Beach Public School opened.¹⁴ The Shepleys lived in the house until 1932 when they moved to 124 Churchill Road in West Palm Beach.¹⁵ It is likely that the Shepleys rented out their house on Australian Avenue because between 1932 and 1937 various occupants are listed as living in the house. However, in 1938, the year Delwin passed away at the age of

¹⁰ "Town of Palm Beach Historic Sites Survey," 1997. P. 17.

¹¹ West Palm Beach City Directory, 1921.

¹² Town of Palm Beach Building Permit No. 7520.

¹³ "Raymond Shepley Obituary," The Palm Beach Post 5 July 2012.

¹⁴ Ibid.

¹⁵ "22,000 in Building Projects Announced," The Palm Beach Post 25 May 1932.

66, the house is listed in the City Directory as “Shepholm” with Alice J. Shepley as the occupant.

Delwin Shepley was born in 1872 in West Groton, Massachusetts, but after high school his family moved to Newport, Vermont where he worked in his father’s pulp mill.¹⁶ He married Alice J. Raymond in 1898 and settled in Sheldon Springs, Vermont where he and his father founded a pulp mill company. Of Delwin and Alice’s three sons, Raymond was the only one to survive childhood. Raymond Shepley graduated from Palm Beach High School in 1932 and Georgia Tech in 1937, marrying Elizabeth “Betty” Hines Little of West Palm Beach that same year. After serving in the Army during World War II, Raymond returned to Palm Beach County and was active in several churches and hereditary societies. Some of these included Sons of the American Revolution, Order of Colonial Wars, Society of Mayflower Descendants, Crown of Charlemagne, Jamestowne Society, Huguenot Society, Society of Descendants of Colonial Clergy, and several others, indicating his relatives were early descendants of the United States.¹⁷

In 1940, the house is still listed as “Shepholm” but Theodore and Gladys Cuyler are listed as the occupants. The Cuyler’s lived there until 1947 and then for three years the house and garage apartment became rental property. The house sat vacant from 1951 until it was purchased by A. Parker Bryant in 1957, and it remained in his family until 2011, when the current owners, Allan and Susan Kauffman, bought the house. A. Parker Bryant was responsible for the 1966 addition where a new bath was added, the master bedroom had an addition, the kitchen was remodeled, and central air conditioning was installed.¹⁸ All of the work took place on the first floor rear where it was not visible from the street. The architect for this project was D.B.Scoville of West Palm Beach and the contractor was Lee Wolfhagen. A. Parker Bryant was a very prominent Palm Beach Realtor from the 1930s to the 1980s. He and his wife were avid tennis players and part of “Palm Beach Society.” They were members of both the Everglades Club and the Bath and Tennis Club, and they were often mentioned in the Palm Beach Daily News entertaining at those clubs.¹⁹ A. Parker Bryant was also a proponent of historic preservation and served on the Town’s Landmarks Preservation Commission in the early 1980s.

¹⁶ “Delwin M. Shepley Dies at Home Here.” The Palm Beach Post, June 17, 1938.

¹⁷ Raymond Shepley Obituary.

¹⁸ Town of Palm Beach Building Permits No.66666.

¹⁹ Archives Research in the Palm Beach Daily News, Numerous Articles from 1930s to 1980s.

V. Architects Biography

There is no architect listed on the Building Permit for 159 Australian Avenue and therefore, like many of the more modest Palm Beach houses built in the 1920s, it was most likely designed and built by the listed contractor Wesley A. Rhodehamel. There is little information on Wesley A. Rhodehamel other than he was from Indianapolis, Indiana and in 1920 his office was located at 124 N. Olive Avenue and he lived at 306 Vallette Way, both in West Palm Beach. The house at 306 Vallette Way is currently part of the Mango Promenade Historic District, which is known for its early Bungalow style houses.

VI. Statement of Significance

The house at 159 Australian Avenue is a good example of the Bungalow style of architecture that was popular in the United States during the early decades of the twentieth century. Because of the wide spread popularity of this style, this house not only “embodies distinguishing characteristics of an architectural type,” fulfilling criteria (3), but also fulfills criteria (1) because it reflects a broad national trend.

VII. Criteria For Designation

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

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

Coming out of California and the Craftsman movement of the early twentieth century, the Bungalow style of architecture enjoyed widespread popularity throughout the United States. Variations of the style were built in Palm Beach during the early years of the Island’s history. This house is a good example of that national trend and as such deserves protection under criterion (1) of the Landmarks Preservation Ordinance.

- (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 house at 159 Brazilian Avenue is a good example of the Bungalow style of architecture. It features distinguishing characteristics of the style that are unique to this site and make it valuable for study. These characteristics include the low-pitched side gable roof, wide eave overhangs, carved brackets, triangular knee braces under the gables, a front porch, dormers and contiguous bands of windows. Bungalows are an important fabric to the Town of Palm Beach but they are one of Palm Beach’s fastest disappearing styles. 159 Australian Avenue fulfills criterion (3) of the Town of Palm Beach Landmarks Preservation Ordinance.

}

VIII. Selected Bibliography

Architecture of Palm Beach File, The Historical Society of Palm Beach County.

Curl, Donald W. Mizner's Florida: American Resort Architecture. Cambridge, Massachusetts: The MIT Press, 1987.

_____. Palm Beach County: An Illustrated History. Northridge, California: Windsor Publications, Inc., 1987.

Duchscherer, Paul. The Bungalow. New York: Penguin Studio, 1995.

From Wilderness to Metropolis: The History and Architecture of Dade County (1825-1940). Second Edition. Metropolitan Dade County, Historic Preservation Division, 1992.

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

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

The Palm Beach Daily News. Archived Articles Online

The Palm Beach Post. Obituaries for Joe Shepley (11/8/1926), Delwin Shepley (6/17/1938) and Raymond Shepley (7/5/2012).

Sanborn Insurance Map of Palm Beach. New York: Sanborn Map Co., 1919 and 1926. City of West Palm Beach Public Library, Florida Room.

Town of Palm Beach. Building Permits, 1920 – 1999.

West Palm Beach City Directories. Asheville, NC: Florida-Piedmont Directory Company, 1918-1966.



HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site # FB06318

Recorder & Jane S. Day

Field Date 9/29/2010

Form Date 10/9/2010

Form # 201009

Form to Field Date (YYYYMM)

First Site Form Recorded for this Site? NO

GENERAL INFORMATION

Site Name (address if none) Elizabeth Bryant, House

Multiple Listing (NHK only)

Other Names

>>

Survey or Project Name Palm Beach Historic Sites Survey, Phase V

Survey#

National Register Category Building(s)

LOCATION & IDENTIFICATION

Address

Street No.	Direction	Street Name	Street Type	Direction Suffix
<u>159</u>		<u>Australian</u>	<u>Avenue</u>	

Cross Streets (nearest/between) South Ocean Blvd. & South County Rd

City/Town (within 1 mile) Town of Palm Beach

In Current City Limits? YES

County Palm Beach

Tax Parcel(s) 50-43-43-23-05-020-0410

Subdivision Name Royal Park Addition

Block B

Lot 41, 42

Ownership Private Individual

Name of Public Trust (e.g., park)

Route to (specify if no street address) On the north side of Australian Avenue between South County Road and South Ocean Boulevard.

MAPPING

USGS 7.5' Map Name

Publication Date

>> PAIM BEACH, 1946

Township

Range

Section

1/4 section

>> 43N ; 43E ; 23; UNSP

Irregular Section Name

Landgrant

UTM: Zone

Easting

Northing

Plot or Other Map (map's name, location)

DESCRIPTION

Style Bungalow

Other Style

Exterior Plan Irregular

Other Exterior Plan

Number of Stories 1.5

Structural System(s)

>> Wood frame

Other Structural System(s)

Foundation Type(s)

>> Unspecified by recorder

Other Foundation Types

Foundation Material(s)

>> Unspecified

Other Foundation Material(s)

Exterior Fabric(s)

>> Stucco

Other Exterior Fabric(s)

Roof Type(s)

>> Gable

Other Roof Type(s)

Roof Material(s)

>> Composition shingles

Other Roof Material(s)

Roof Secondary Structure(s) (dormers etc)

>> Gable dormer

Other Roof Secondary Structure(s)

Number of Chimneys 1

Chimney Material Brick

Other Chimney Material(s) stucco on exterior

Chimney Location(s) east

Page 1 of 3

HISTORICAL STRUCTURE FORM

SPH04318

DESCRIPTION (continued)

Window Descriptions: 6/1, 9/1 DWS, fixed

Main Entrance Description (stylistic details): On the south facade with fixed sidelights through an entry porch

Porch: Sides Sides Sides 1 Location(s) entry - SW

Porch Roof Type(s): incised under the main roof of the house

Exterior Ornament: exposed rafters, Bahamian shutters, attic vents, knee braces

Interior Plan: Unknown

Other Interior Plan:

Condition: Excellent

Structure Surroundings:

Commercial: NONE of this category Residential: MOSTLY this category

Industrial: NONE of this category Undeveloped: NONE of this category

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

Archaeological Remains (describe): none observed

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

Narrative Description (optional): There is a porte cochere to the west and an outbuilding beyond

HISTORY

Construction year: 1920

Architect (last name first): unknown

Builder (last name first): Rhodhamely

Changes in Location or Condition:

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

>>

Structure Use History:

Use: Year Use Started: Year Use Ended: >> Private residence, 1920:

Other Structure Uses:

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

RESEARCH METHODS

Research Methods: >> Examine local property records

Other research methods:

SURVEYOR'S EVALUATION OF SITE

Potentially Eligible for a Local Register? NO

Name of Local Register if Eligible: Town of Palm Beach Landmark

Individually Eligible for National Register? NO

Potential Contributor to NR District? NO

Area(s) of historical significance:

>> Community planning & development

Other Historical Associations:

Explanation of Evaluation (required): This Bungalow has been altered.

HISTORICAL STRUCTURE FORM

SHS006910

DOCUMENTATION (Photos, Plans, etc.)

Photographic Negatives or Other Collections Not Filed with FHSF, including Field Notes, Plans, other Important Documents:

Document type: _____ Maintaining Organization: _____
File or Accession #: _____ Descriptive Information: _____
>> _____

RECORDER INFORMATION

Recorder Name (Last, First) Ray, Jane S.
Recorder Address / Phone 720 Granada Drive, Boca Raton, FL 33432 561-962-4473
Recorder Affiliation Research Atlantic Other Affiliation Town of Palm Beach
Is a Text-Only Supplement File Attached (Surveyor Only)? _____

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

Cultural Resource Type: Electronic Form Used: Form Type Code: Form Quality Ranking: Form Status Code: Supplement Information Status: Supplement File Status: Form Comments: _____ _____ _____	US200's Evaluation of Resource Date: _____ FHSF Staffer: Computer Entry Date:
--	--

REQUIRED PAPER ATTACHMENTS

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

TOWN OF PALM BEACH

Information for Landmarks Preservation Commission Meeting on: October 22, 2025

To: Landmarks Preservation Commission

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

From: Planning, Zoning & Building

Re: COA-25-0029 1100 SOUTH OCEAN BLVD – MAR-A-LAGO The applicant, Mar-a-Lago Club, Inc. (Harvey E. Oyer, III, Authorized Representative), has filed an application requesting a Certificate of Appropriateness review and approval for a helicopter pad and associated site work within the western lawn of the landmarked property.

Date: 10/15/2025

ATTACHMENTS

- PZB Staff Report
- Letter of Intent
- Plans
- Florida Master Site File

STRATEGIC PLAN

Strategic Priorities:

Community Culture and Character

Strategic Focus Areas:

Quality of Life

Community Preservation

FUNDING

No Fiscal Impact



COA-25-0029 1100 SOUTH OCEAN BLVD – MAR-A-LAGO. The applicant, Mar-a-Lago Club, Inc. (Harvey E. Oyer, III, Authorized Representative), has filed an application requesting a Certificate of Appropriateness review and approval for a helicopter pad and associated site work within the western lawn of the landmarked property.

Applicant: Mar-a-Lago Club, Inc.
Representative: Harvey E. Oyer, III

HISTORY:

The subject property was designed by Wyeth, Marion Sims & Urban and constructed in 1923. The property was designated as a Landmark on July 11, 1979, and is listed on the National Register of Historic Places.

As outlined in the Letter of Intent:

- “On January 10, 2017, the Town Council approved the construction of a 50-foot concrete helipad for the take-off and landing of helicopters on the Site for President Trump, by waiving the requirements of Sections 14-31, 14-33, and 14-34 of the Town Code...”
- “On February 16, 2017, the LPC reviewed and approved COA No. 2017-005 for the installation of a 50-foot diameter concrete helipad on the Site with a condition that the helipad be removed upon completion of President Trump’s term(s) as president...The helipad was subsequently removed from the Site in 2021 as required upon completion of President Trump’s first term.”
- “...After a review of the Town Council Approval by Joanne M. O’Connor, Town Attorney and Town staff, they concluded that there is no need to obtain a new Town Council approval for the reconstruction of a helipad since the Town Council Approval covered multiple terms of office for President Trump. However, the same terms and conditions of the Town Council Approval would apply and thus is still subject to the review and approval by the LPC.”

THE PROJECT:

The applicant has submitted plans, entitled “MAR-A-LAGO / HELICOPTER LANDING PAD”, as prepared by **REG ARCHITECTS**, uploaded on September 29, 2025.

The following is the scope of work:

- Installation of a new 60-foot diameter concrete helipad with recessed lighting and an 18-foot by 5-foot sidewalk from the helipad to the service road.

Site Data			
Zoning District	R-AA	Future Land Use	SINGLE-FAMILY
Designation	07/11/1979	Architect(s)	Wyeth, Marion Sims & Urban

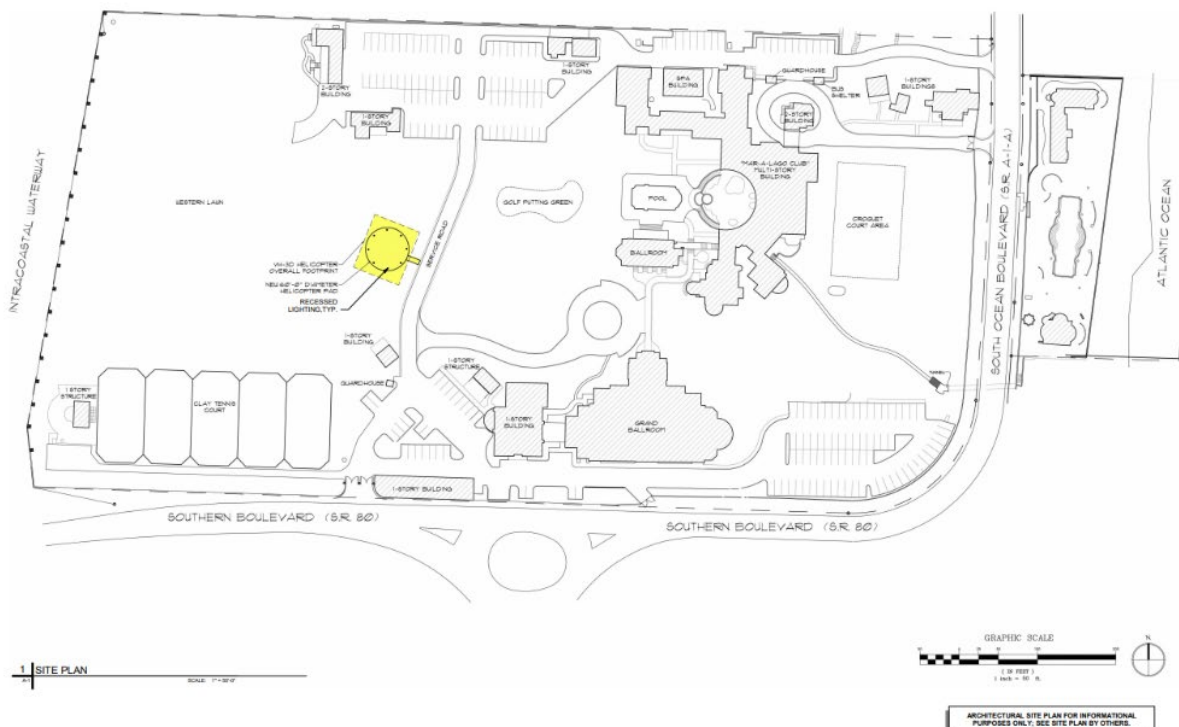
Lot Size	16.372 Acres (714,492 SF)	Year of Construction	1923
Project			
Landscape Open Space	Required/Allowed: 55% (392,970.6 SF) Existing: 60.45% (431,940 SF)*		
Surrounding Properties / Zoning			
North	1094 South Ocean Boulevard, 124, 136, 150, 160, and 186 Woodbridge Road / R-A		
South	1170 South Ocean Boulevard - Bath & Tennis Club / R-AA		
West	1100 South Ocean Boulevard - Mar-A-Lago / R-A		
East	Lake Worth Lagoon		

*A 60-foot diameter helipad and an 18-foot by 5-foot sidewalk are proposed to be added.

STAFF ANALYSIS:

The application is seeking approval for a new helipad and sidewalk. The helipad will be constructed in the same location (western lawn) as the previously approved helipad with the following modifications, as outlined in the letter of intent:

- “Increase the diameter from 50-feet to 60-feet. The VH-92 helicopter as shown in the plans requires a slightly larger helipad. The additional space allows for a safety buffer so the pilots can see the landing gear from the cockpit when landing.”
- “The addition of an 18-foot x 5-foot sidewalk from the Helipad to the service road. This is for convenience so there is no need to tread across the grass in wet conditions.”
- “The addition of eight recessed lighting fixtures for safety purposes during landing and takeoff at night.”



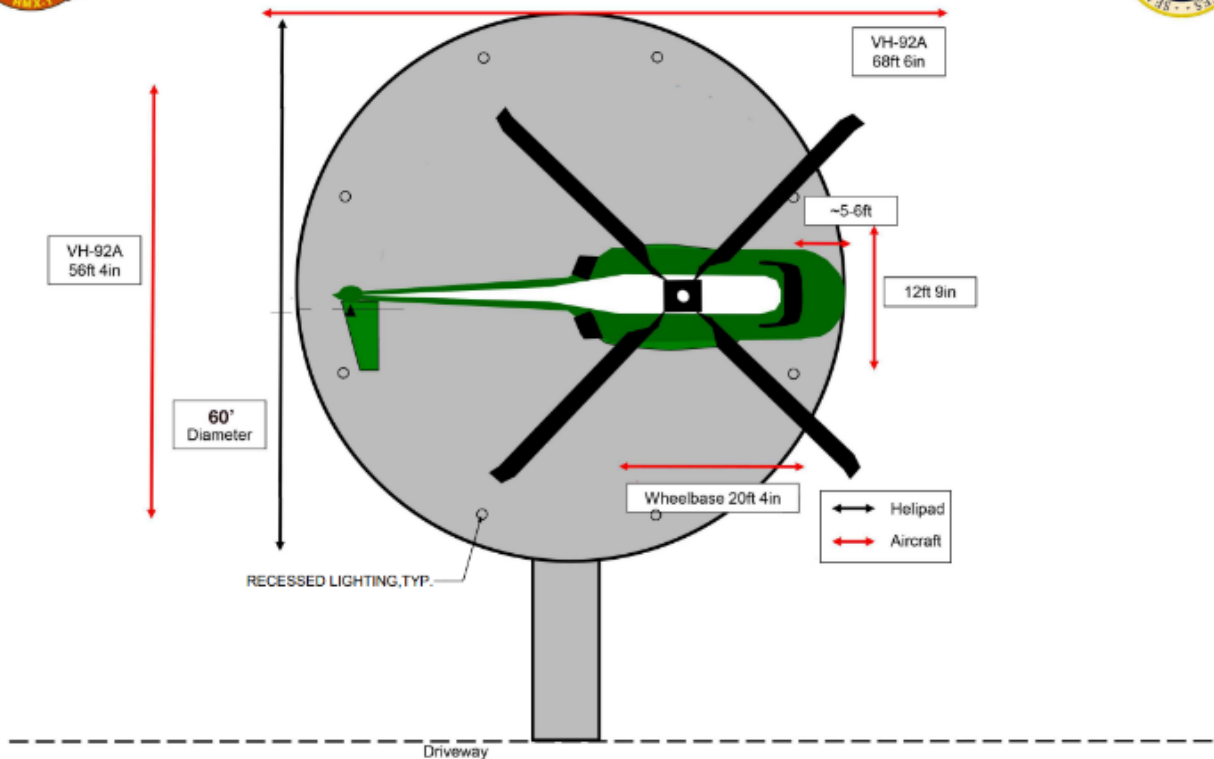
The property is encumbered by a Deed of Conservation and Preservation Easement held by the National Trust for Historic Preservation. Claire Jones (Associate Director, Easement Program), on behalf of the National Trust for Historic Preservation, provided approval for the proposed construction of a helicopter landing pad and associated infrastructure, subject to the following findings and conditions:

- a) "The construction of the helipad and walkway will not destroy the historic materials, features, and spatial relationships that characterize the Property, and specifically, the Critical Features listed above."
- b) "The materials used for construction of the helipad and walkway will be finished with nonglare, pigmented concrete to minimize visual impact."
- c) "No currently existing trees or other landscaping plants will be altered or removed (excluding turf)."
- d) "The helipad will be removed and the land restored when it no longer serves the specific purpose of this request."





Aircraft/Helipad Dimensions



Helipad dimensions plan.

CONCLUSION:

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

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

WRB: JGM: FHM: ALF



LETTER OF INTENT

FINAL SUBMIT

DATE: September 26, 2025
TO: Town of Palm Beach, Planning, Zoning & Building Dept.
RE: 1100 S. Ocean Blvd. [COA # 25-0029]

On behalf of Mar-a-Lago Club, Inc. ("**Applicant**"), Shutts & Bowen LLP ("**Agent**") submits this request for a Certificate of Appropriateness ("**COA**") for the Mar-a-Lago Club ("**Club**") located at 1100 S. Ocean Boulevard ("**Site**") in the Town of Palm Beach ("**Town**").

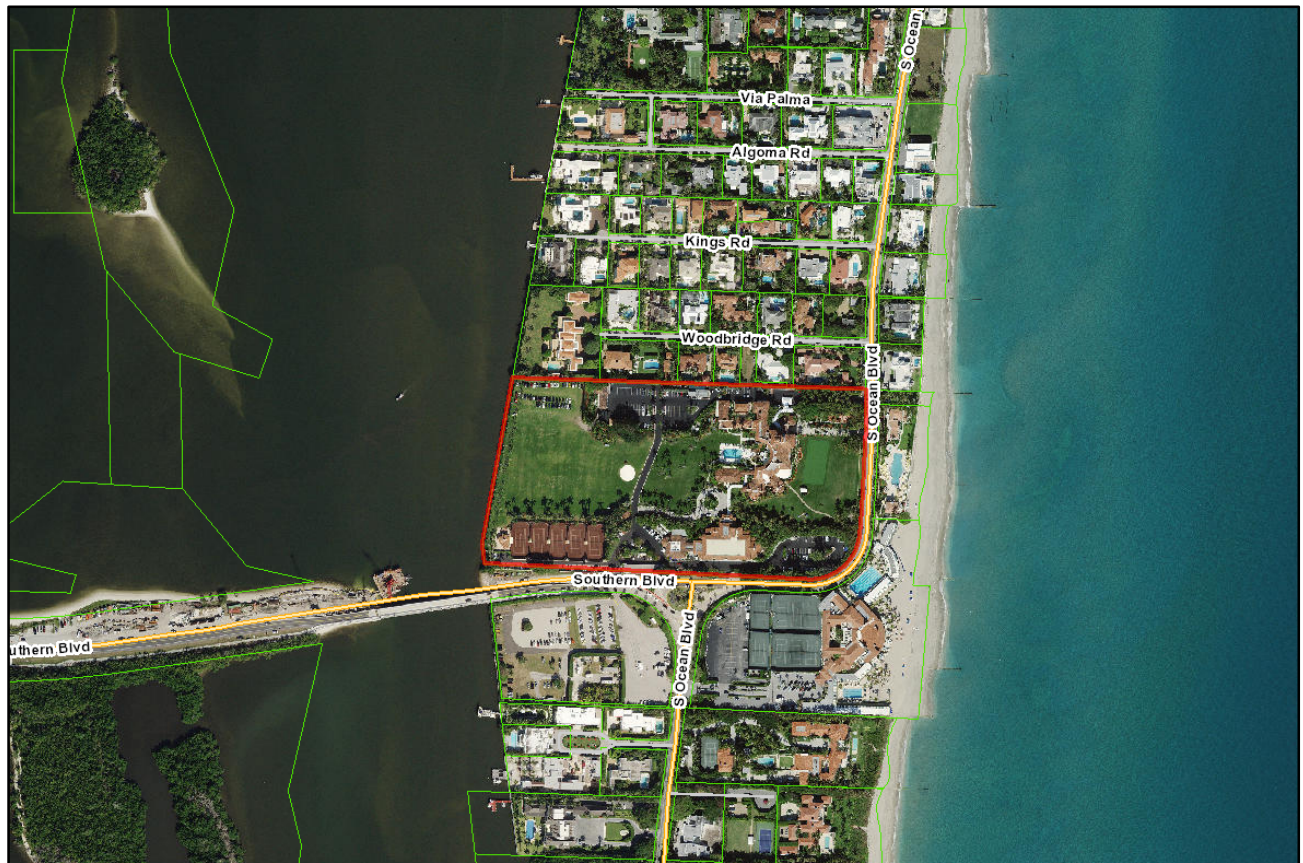


FIGURE 1 – Location map

Location:	1100 S. Ocean Blvd. (see Figure 1)
Property Control Number(s)	50434335000020390
Zoning District:	R-AA Large Estate Residential
Acreage:	16.372 acres

REQUEST

COA for the installation of a 60-foot diameter concrete helipad with recessed lighting (“**Helipad**”) on the Site. The Helipad is proposed to be re-constructed in the same exact location on the Site as previously approved in January 2017, with minor modifications as follows:

- Increase the diameter from 50-feet to 60-feet. The VH-92 helicopter as shown in the plans requires a slightly larger helipad. The additional space allows for a safety buffer so the pilots can see the landing gear from the cockpit when landing.
- The addition of an 18-foot x 5-foot sidewalk from the Helipad to the service road. This is for convenience so there is no need to tread across the grass in wet conditions.
- The addition of eight recessed lighting fixtures for safety purposes during landing and takeoff at night.

BACKGROUND

The Site is the primary residence for President Donald J. Trump (“**President Trump**”). During President Trump’s first term in office from January 20, 2017 to January 20, 2021, the White House Military Office required the installation of a concrete helipad for President Trump’s use on the Site.

On January 10, 2017, the Town Council approved the construction of a 50-foot concrete helipad for the take-off and landing of helicopters on the Site for President Trump, by waiving the requirements of Sections 14-31, 14-33, and 14-34 of the Town Code (“**Town Council Approval**”), a copy of which is attached hereto as **Exhibit “A”**. The Town Council Approval was subject to the review and approval by the Town’s Landmark Preservation Commission (“**LPC**”).

On February 16, 2017, the LPC reviewed and approved COA No. 2017-005 for the installation of a 50-foot diameter concrete helipad on the Site with a condition that the helipad be removed upon completion of President Trump’s term(s) as president (“**LPC Approval**”), (see pages 19-42 of **Exhibit “A”**). The helipad was subsequently removed from the Site in 2021 as required upon completion of President Trump’s first term.

President Trump is now serving his second term as president and once again the White House Military Office is requiring the installation of the concrete helipad on the Site. Per the Town Council Approval, the helipad was approved to be used for the “...*term(s) of office for President-Elect Donald J. Trump...*” (see pages 14-15 of **Exhibit “A”**). After a review of the Town Council Approval by Joanne M. O’Connor, Town Attorney and Town staff, they concluded that there is no need to obtain a new Town Council approval for the reconstruction of a helipad since the Town Council Approval covered multiple terms of office for President Trump. However, the same terms and conditions of the Town Council Approval would apply and thus is still subject to the review and approval by the LPC.

NATIONAL TRUST FOR HISTORIC PRESERVATION

The Site is encumbered by a Deed of Conservation and Preservation Easement (“**Easement**”) held by the National Trust for Historic Preservation (“**NTHP**”). Per the Easement,

the NTHP must review and approve any proposed improvements on the Site to ensure compliance with the requirements of the Easement. On August 19, 2025, the NTHP issued the approval for the construction of the Helipad on the Site, a copy of which is attached hereto as **Exhibit “B”**.

PARKING STATEMENT

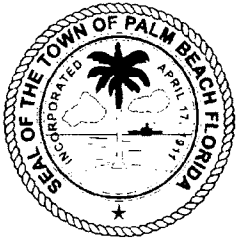
There are no changes proposed to the on-site parking.

SUPPLEMENTAL APPLICATION REQUIREMENTS

- **Exhibit A:** Copy of the January 10, 2017 Town Council and February 16, 2017 LPC approvals.
- **Exhibit B:** Copy of the NTHP approval issued on August 19, 2025.
- **Exhibit C:** Sec. 54-122. Responses to the review standards/guidelines Issuance of a COA.
- **Exhibit D:** Detailed history in chronological order of all zoning-related requests processed on or after January 1, 1970 specific to the Site.
- **Exhibit E:** Property Info sheet with the Location Map.
- **Exhibit F:** Legal Description.

EXHIBIT A

Copy of the January 10, 2017 Town Council and February 16, 2017 LPC approvals.



TOWN OF PALM BEACH

Office of the Town Clerk

MINUTES OF THE REGULAR TOWN COUNCIL MEETING HELD ON TUESDAY, JANUARY 10, 2017

I. CALL TO ORDER AND ROLL CALL

The regular Town Council meeting was called to order on Tuesday, January 10, 2017, at 9:30 a.m., in the Town Council Chambers. On roll call, all of the elected officials were found to be present.

II. INVOCATION AND PLEDGE OF ALLEGIANCE

Deputy Town Clerk Dominguez gave the invocation. Council President Pucillo led the Pledge of Allegiance.

III. APPROVAL OF AGENDA

The following changes were made to the agenda:

- ITEM NO. VII.B.2., RESOLUTION NO. 03-2017, A CORRECTION WAS MADE TO THE TITLE OF THE RESOLUTION SO THAT IT READS: A RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA, SUPPORTING STRONGLY ENCOURAGING THE STATE LEGISLATURE TO'S EFFORTS TO AMEND SECTION 403.7033, UNDER HOUSE BILL 93 AND COMPANION SENATE BILL 162, WHICH AMENDMENTS WOULD PROVIDE FOR LOCAL REGULATION AND ENFORCEMENT OF PLASTIC BAGS UNDER THE STATE'S PROPOSED GUIDELINES. ALTERNATIVELY, SHOULD THE STATUTE NOT BE AMENDED, THE TOWN COUNCIL REQUESTS THE REPEAL OF SECTION 403.7033, FLORIDA STATUTES, SO THAT LOCAL GOVERNMENTS ARE NO LONGER PREEMPTED FROM ENACTING APPROPRIATE LEGISLATION RELATING TO THE REGULATION OF PLASTIC BAGS.

PULLED FROM CONSENT:

- ITEM NO. VII.B.2., RESOLUTION NO. 03-2017, WAS PULLED FROM THE CONSENT AGENDA AND HEARD AFTER ITEM IX.C.
- ITEM NO. VII.C.5., WAS PULLED FROM THE CONSENT AGENDA AND HEARD AFTER THE APPROVAL OF ITEM NO. VII. B.2., RESOLUTION NO. 03-2017.

TIME CERTAIN:

- ITEM NO. XII.A.1., RECREATION CENTER UPDATE, WAS SCHEDULED FOR A 10:30 A.M. TIME CERTAIN
- ITEM NO. XII.A.2., DISCUSSION OF POTENTIAL GENERAL EMPLOYEE PENSION CHANGES, WAS SCHEDULED FOR A 1:00 P.M. TIME CERTAIN
- ITEM NO. XII.B.2., RESOLUTION NO. 02-2017, WAS SCHEDULED FOR A 2:00 P.M., TIME CERTAIN

WITHDRAWALS:

- ITEM NO. X.B.6., APPEAL OF RIGHT OF WAY PERMIT DENIAL FOR WELLS FARGO BANK LOCATED AT 255 S. COUNTY ROAD, WAS WITHDRAWN FROM THE AGENDA

Motion was made by Council President Pro Tem Kleid, and seconded by Council Member Moore, to approve the Agenda, as amended above. On roll call, the motion carried unanimously.

IV. COMMENTS OF MAYOR GAIL L. CONIGLIO

Mayor Coniglio spoke regarding the partial opening of the Flagler Memorial Bridge on December 18, 2016, concerns with the traffic circulation and signalization issues, encouraged the residents to subscribe to the Town's Traffic Alerts, and thanked Council President Pucillo for his six years of dedicated service to the Town.

Geoffrey Parker, P.E., New Millennium Engineering, provided a status update on the Flagler Bridge Replacement project and spoke regarding current improvements and future progress to be made, the new configuration and traffic patterns, the outcome of the meeting with Palm Beach County, Florida Department of Transportation, City of West of Palm Beach and the Town of Palm Beach on the monitoring of the traffic signals, and thanked the Public Safety and Public Works staff for their efforts in managing the traffic.

Discussion ensued regarding concerns with the new configuration, current traffic behavior, timing and monitoring of the traffic signals, and the future scheduled bridge openings during season.

V. COMMENTS OF TOWN COUNCIL MEMBERS AND TOWN MANAGER

Council President Pro Tem Kleid spoke regarding the luncheon that took place for the Flagler Memorial Bridge Project workers sponsored by the Palm Beach Synagogue and Publix Supermarket and thanked Council President Pucillo for his service to the Town.

Town Manager Bradford spoke regarding the Town of Palm Beach Honor Guard's invitation to participate in the presidential inauguration parade on January 20, 2017 and the donation from the Palm Beach County Police Benevolent Association to cover the expenses.

1 Council Member Moore spoke regarding complaints she has received about residents not
2 picking up after their pets and thanked the community for their support in her re-
3 appointment to the Town Council.
4

5 **Motion was made by Council Member Lindsay, and seconded by Council Member**
6 **Moore, to reaffirm the acceptance of the Palm Beach County Police Benevolent**
7 **Association's donation to cover the expenses for the Town of Palm Beach Honor**
8 **Guard's participation in the presidential inauguration ceremony on January 20,**
9 **2017. On roll call, the motion carried unanimously.**

10
11 **VI. COMMUNICATIONS FROM CITIZENS**
12

13 A group of students from the Benjamin School spoke regarding the harmful effects of
14 plastic bags to sea turtles and asked the Town of Palm Beach to support the ban on single-
15 use plastic bags.
16

17 John David Corey, 426 Australian Ave., spoke regarding the North County Road tree
18 initiative, the installation of the Christmas Palms along Royal Poinciana Way and N.
19 County Road, thanked the Town Council for the acceptance of the seed money to
20 Plant the trees, thanked the Public Works staff for their job on the tabby sidewalks
21 and for placing bike posts around Town Hall, and his support of the Chapter 66
22 amendments.
23

24 Michael Scharf, 225 Dunbar Rd., spoke regarding the Town's budgeting process and zero
25 based budgeting, expressed his concerns with the estimated costs for the Underground
26 Utilities and Recreation Center projects, the timing of the Testa's construction and Bradley
27 Park construction, and thanked Mr. Pucillo for his service to the Town.
28

29 Discussion ensued regarding the construction management agreements for both of the
30 Bradley Park and Testa's construction projects.
31

32 Gray Foster, Palm Beach Day Academy, thanked the Town Council for their support of
33 the ban on single use plastic bags and balloons.
34

35 **VII. APPROVAL OF CONSENT AGENDA (SEE NOTE 5)**
36

37 The following changes were made to the Consent Agenda:
38

39 **PULLED FROM CONSENT:**
40

- 41 • **ITEM NO. VII.B.2., RESOLUTION NO. 03-2017, WAS PULLED FROM THE**
42 **CONSENT AGENDA AND HEARD AFTER ITEM IX.C.**
- 43 • **ITEM NO. VII.C.5., WAS PULLED FROM THE CONSENT AGENDA AND HEARD**
44 **AFTER THE APPROVAL OF ITEM NO. VII. B.2., RESOLUTION NO. 03-2017.**
45

46
47 **Motion was made by Council Member Zeidman, and seconded by Council Member**
48 **Lindsay, to approve the Consent Agenda, as amended above. On roll call, the**
49 **motion carried unanimously.**
50

A. MINUTES

B. RESOLUTIONS

1. RESOLUTION NO. 01-2017 A Resolution of the Town Council of the Town of Palm Beach, Palm Beach County, Florida, approving a Purchase Order to Duval Ford for the Purchase of Two (2) 2017 Ford Escape Vehicles and Associated Equipment in the Total Amount of \$57,982.00 in Accordance With the Florida Sheriffs Association Contract No. FSA16-Vel24.0, and Establishing a Total Budget of 57,982.00 in the 2017 Equipment Replacement Program.

Kirk W. Blouin, Director of Public Safety

2. RESOLUTION NO. 03-2017 A Resolution of the Mayor and Town Council of the Town of Palm Beach, Palm Beach County, Florida, Supporting, Strongly Encouraging the State Legislature's Efforts to Amend Section 403.7033, Under House Bill 93 and Companion Senate Bill 162, Which Amendments Would Provide for Local Regulation and Enforcement of Plastic Bags Under the State's Proposed Guidelines; Alternatively, Should the Statute not be Amended, the Town Council Requests the Repeal of Section 403.7033, Florida Statutes, so that Local Governments are no Longer Preempted from Enacting Appropriate Legislation Relating to the Regulation of Plastic Bags.

Jay Boodheshwar, Deputy Town Manager – Pulled from Consent Agenda to be heard as Item IX.C.1.

3. RESOLUTION NO. 04-2017 A Resolution of the Town Council of the Town of Palm Beach, Palm Beach County, Florida, Authorizing and Approving a Five Year Purchase Contract to Taser International for 70 Taser 60 Models with Accessories and Equipment Per Quotation No. Q-89649-1; and Authorizing and Approving a Purchase Order in the Amount of \$21,832.62 Representing the First Year of Payment to Include Shipping and Handling; and Authorizing and Approving Four Subsequent Payments to Taser International in the Amount of \$26,040.00 each for a Grand Total of \$125, 992.62; and Approving an Overall Budget of \$130,000; Subject to Appropriation of Funds in Fiscal Years 2018 - 2021.

Kirk W. Blouin, Director of Public Safety

C. OTHER

1. Approval of Selection Committee Recommendation for RFP No. 2016- 48, Investment Consultant for the OPEB Trust.

Jane Struder, Director of Finance

2. Request to Consider Ordinance Nos. 1-2017, 2-2017 and 3-2017
Prior to 5:00 p.m. at a Public Hearing
John S. Page, Director of Planning, Zoning & Building
3. Request to Authorize the Ordinances, Rules, and Standards
Committee to Consider Potential Amendments to the Town Code of
Ordinances at Chapter 106, Article VII, Special Events on Public
Property, and Section 10-10, Temporary (Animal) Permits.
Susan A. Owens, MMC, Town Clerk
4. Authorization of Ordinance, Rules and Standards Committee to
Study Amending Section 38-35 of the Town Code of Ordinances,
Relative to Service Charge for False Alarms
Kirk Blouin, Director of Public Safety
5. Request to Waive Sections 14-31, 14-33, and 14-34 of the Town
Code to Permit the Take-off and Landing of Helicopters for the
President Elect's Upcoming Term.
Thomas G. Bradford, Town Manager – **Pulled from Consent Agenda**

(Clerk's Note: Please see Item X.C.2.)

VIII. BOARD/COMMISSION ANNUAL REPORT

- A. Recreation Advisory Commission Annual Presentation
Pamela McIver, Recreation Advisory Commission Chair

Chair McIver provided an overview of the Annual Report.

Council Member Moore thanked Stephen Hall and the Recreation Advisory
Commission members for their commitment to the success of the Par 3.

It was the consensus of the Town Council to accept the Annual Report.

IX. COMMITTEE REPORTS

- A. Report of the Finance and Taxation Committee Meeting of December 1,
2016
Michael J. Pucillo, Chair

Chair Michael Pucillo spoke regarding the Report, and that he had
summarized the meeting in a written report that had been discussed at the
last meeting, and unless there was a desire for further discussion, the report
could be considered for acceptance.

1 **Motion was made by Council President Pro Tem Kleid, and seconded by**
2 **Council Member Zeidman, to accept the Finance and Taxation Committee**
3 **Report of December 1, 2016. On roll call, the motion carried unanimously.**
4

5 B. Report of the Public Safety Committee Meeting of December 6, 2016
6 *Margaret Zeidman, Chair*
7

8 Chair Margaret Zeidman provided an overview of the Report.
9

10 **Motion was made by Council Member Kleid, and seconded by Council**
11 **Member Lindsay, to accept the Public Safety Committee Report of December**
12 **6, 2016. On roll call, the motion carried unanimously.**
13

14
15 C. Report of the Ordinances, Rules, & Standards Committee Meeting of
16 December 8, 2016
17 *Bobbie Lindsay, Chair*
18

19 **Motion was made by Council Member Zeidman, and seconded by Council**
20 **Member Moore, to approve Resolution No. 03-2017 as amended, and accept**
21 **the Ordinances, Rules, & Standards Committee Report of December 8, 2016.**
22 **On roll call, the motion carried unanimously.**

23 *Clerk's Note: Please see Item X.C.1.*
24

25 **X. REGULAR AGENDA**
26

27 A. Old Business
28

29 1. Recreation Center Update
30 *Beth Zickar, Director of Recreation*
31 **TIME CERTAIN: 10:30 a.m.**
32

33 a. Update on Proposed Recreation Center and Improvements to
34 Seaview Park
35

36 Director Zickar provided a status report and overview of the updated
37 project plan, the costs for renovation versus construction, business
38 plan and financial scenarios for the operation of the building.
39

40 Nelo Freijomel, Stephen Boruff AIA Architects and Planners, Inc.,
41 presented the business plan and architectural site plan details for a
42 one-story building addition for the Recreation Center which was
43 based on community feedback and input from ARCOM, Town
44 Council and Recreation Advisory Commission.
45

46 Discussion ensued regarding the determination of the playground

1 specs, the costs for renovation exceeding 50% of the value of the
2 building, determining the structural stability and viability, the current
3 value of the building, the corporate passes and fitness fees as
4 defined in the report for the financial scenarios, the multiple uses
5 for the indoor gymnasium, and keeping the greenspace and existing
6 parking configuration.

7
8 Anne Pepper, 333 Seaspray Ave., asked how the renovation needs
9 for the building were determined and requested justification for the
10 proposed size for the indoor gymnasium.

11
12 Rebecca Williams, 232 Seabreeze Ave., spoke regarding her
13 support of an updated facility.

14
15 Verrick Foster, 162 Dolphin Rd., spoke regarding his support of the
16 updated plans for the Recreation facility.

17
18 **Motion was made by Council President Pro Tem Kleid, and seconded by Council**
19 **Member Zeidman, to conceptually approve the updated plans for a one-story**
20 **addition on the condition that this matter be referred back to the Recreation**
21 **Advisory Commission's February meeting in order to analyze and recommend a**
22 **business plan and verify the numbers, and that this matter also be referred to the**
23 **ARCOM meeting scheduled for February 22, 2017 for a complete review of the**
24 **architectural plans and the materials to be used. On roll call, the motion carried**
25 **unanimously.**

26
27 **Motion was made by Council President Pro Tem Kleid, and seconded by Council**
28 **Member Moore, to keep the existing parking configuration. On roll call, the motion**
29 **carried unanimously.**

30
31 b. Revised Architectural Plans, Timeline and Costs

32
33 c. Survey

34
35 Director Zickar spoke regarding the costs for an additional
36 community survey.

37
38 Discussion ensued regarding the last community survey and the
39 multiple uses for the indoor gymnasium.

40
41 **Motion was made by Council Member Zeidman, and seconded by Council President**
42 **Pro Tem Kleid, not to provide another community survey. On roll call, the motion**
43 **carried 4-1 with Council Member Lindsay dissenting.**

44
45 d. Ratification of Selection Committee recommendations for
46 Construction Manager At-Risk (CMAR) Services for Seaview Park
47 and Palm Beach Community Center Improvements - RFQ No.
48 2016-45.

H. Paul Brazil, P.E., Director of Public Works

Motion was made by Council President Pro Tem Kleid, and seconded by Council Member Moore, to ratify the selection committee's recommendation for Construction Manager At-Risk services for Seaview Park and the Palm Beach Community Center improvements RFQ 2016-45. On roll call, the motion carried unanimously.

2. Discussion of Potential General Employee Pension Changes

TIME CERTAIN: 11:30 a.m.

Jane Struder, Director of Finance

Director of Human Resources Olson presented the additional information and scenarios for the proposed General Employee Pension modifications that was requested at the last Town Council meeting.

Council President Pucillo spoke regarding the advantages and disadvantages for each of the scenarios that were presented in the proposed General Employee Pension Plan.

Discussion ensued regarding the various proposed retirement benefit options with an emphasis on unfunded liability and impact to the Town, employee fairness and morale, the payback rate to the Town, employer matches in the private sector versus the public sector, the meaning of the word optional as a matching contribution, financial obligations and tax payer responsibility for the legacy plan, the rise of property values in the Town, concerns with the Town having a fixed tax payer population, raising the salaries, keeping the current pension plan, cost to raise employ salaries by 5%, and being competitive with the Florida Retirement System.

Ned Barnes, Palm Beach Civic Association, spoke regarding not making a decision today and slowing down on this issue.

Brett Madison, General employee of the Town, spoke regarding the modified plans, lowering the retirement age to 62, the Town payback, and Option #8 being the best choice for the Town and the employees.

Motion was made by Council Member Pucillo, and seconded by Council Member Moore, to approve the adoption of the new option #3 which provides for a retirement age of 62, a multiplier of 1.7%, an employee contribution to the defined benefit plan of 3.5%, an employee defined DC plan contribution of 3%, a Town contribution of 3% to the defined contribution plan and provides for an optional employee DC contribution up to a maximum of 2% with a dollar for dollar match by the Town on the condition that the savings are put back in the town's budget each year to reduce the payback period to 4 years or less. On roll call, the motion carried 4-1 with Council Member Lindsay dissenting.

3. Status Report Regarding Potential Sale of 5976 Okeechobee Blvd

1 Jay Boodheshwar, Deputy Town Manager

2
3 Deputy Town Manager Boodheshwar provided an overview and
4 progress report of the potential sale of Town-owned property at 5976
5 Okeechobee Blvd.

6
7 Discussion ensued regarding any usefulness of the property for the
8 Town of Palm Beach, the opportunity to consider purchase offers,
9 the necessity for staff and legal counsel, and not the Town's public
10 officials, to serve as the contact parties at the present time for
11 discussions related to the sale of the property, and consideration of
12 an RFP for the property at some point in the future.

13
14 **It was the consensus of the Town Council to direct staff to report with a**
15 **further update at the February 14, 2017 Town Council meeting.**

- 16
17 4. Consideration of Scheduling an Attorney/Client Session Regarding
18 The Coalition of Immokalee Workers, Inc., vs Town of Palm Beach,
19 Case No. 16-CV-80284-Rosenberg/Brannon, Pending in the United
20 States District Court, Southern District of Florida. Discussion of this
21 Matter to Begin Immediately Following this Regular Town Council
22 Meeting in the Town Council Chambers, 360 South County Road,
23 Palm Beach, Florida. Attorney/Client Session Attendees: Mayor Gail
24 L. Coniglio, Town Council Members Richard M. Kleid, Bobbie
25 Lindsay, Danielle H. Moore, Michael J. Pucillo, Margaret A. Zeidman;
26 Town Manager Thomas G. Bradford, Attorney John C. Randolph,
27 Margaret L. Cooper, Esq., and Court Reporter from Pleasanton and
28 Marsaa Court Reporting.

29 *John C. Randolph, Town Attorney*

30
31 **Motion was made by Council President Pro Tem Kleid, and seconded by Council**
32 **Member Moore, to approve the scheduling of a Closed-Door Session immediately**
33 **following this meeting. On roll call, the motion carried unanimously.**

34
35 B. New Business

- 36
37 1. Town Docks Update
38 *Thomas G. Bradford, Town Manager*

39
40 Town Manager Bradford provided an update on planning properly for
41 the replacement of the current Town Docks.

42
43 Discussion ensued regarding the revenue generated by the Town
44 Docks, the timeline for construction, and the estimated remaining life
45 of the current docks.
46

1 **Motion was made by Council Member Lindsay, and seconded by Council**
2 **Member Moore, to approve proceeding with an RFP for the master planning**
3 **process for the replacement of the Town Docks. On roll call, the motion**
4 **carried unanimously.**

- 5
6 2. RESOLUTION NO. 02-2017 A Resolution of the Town Council of the
7 Town of Palm Beach, Palm Beach County, Florida Urging the
8 Governor of the State of Florida, the South Florida Water
9 Management District and the United States Fish and Wildlife Service
10 to Work Cooperatively to Manage Exotics and Maintain The Arthur
11 R. Marshall Loxahatchee National Wildlife Refuge.

12 **TIME CERTAIN: 1:00 p.m.**

13 *Thomas G. Bradford, Town Manager*

14
15 Dragana Connaughton, 267 Merrain Rd., Board of Directors for the
16 National Wildlife Refuge, spoke regarding the South Florida Water
17 Management District (SFWMD) initiating a process to revoke their license
18 agreement with the United States Fish and Wildlife Service (USFWS) on
19 the grounds that the USFWS's failed to meet the schedule for controlling
20 the infestation of Lygodium.

21
22 Nathaniel Reed, #4 Riverview Rd., Jupiter Island, FL, spoke regarding his
23 experience with preserving Florida land, water and wildlife, and his support
24 of Resolution No. 02-2017.

25
26 David Houghton, 2620 66th St., Naples, FL., President of the National
27 Wildlife Refuge Association, spoke regarding his support of Resolution No.
28 02-2017, the National Wildlife Refuge system, why Loxahatchee National
29 Wildlife is important to the citizens and the proposed solutions going
30 forward.

31
32 Lisa Interlandi, Everglades Law Center, spoke regarding the importance of
33 the issue and the need for protection. The difference between the SFWMD
34 goals vs. the National Wildlife Refuges. fed and state partnership, water
35 quality and protection for the refuge system.

36
37 Eleanor Williams, Delray Beach, President of the Friends of Arthur R.
38 Marshall National Wildlife Refuge, spoke regarding their efforts to help and
39 fund the Refuge.

40
41 Teacher Michelle DePalma, 6785 N. Grande Dr. Boca Raton, and students
42 from Village Academy spoke in support of the refuge and how important it
43 is to the school and the students.

44
45 Martha Musgrove, 2432 Edgewater Dr., Florida Wildlife and National
46 Wildlife Federation, spoke regarding her support of the conservation and
47 management of endangered species as well as the current management
48 and treatment of invasive species and the harmful effects of the Lygodium

1 vines.

2
3 Sue Strickland, 145 Seaspray Ave., President of the Palm Beach Garden
4 Club, read a motion passed unanimously by the Garden Club, regarding
5 the Loxahatchee National Wildlife Refuge and renewal of the lease with the
6 United States Fish and Wildlife Service, and spoke in support of passing
7 the Resolution 02-2017.

8
9 Scott Zucker, Wellington, Florida, Vice President and Conservation Chair
10 of Audobon Society of the Everglades, spoke regarding economic benefits
11 of the Refuge and spoke in support of the Resolution.

12
13 Celeste DePalma, Aududon Florida, spoke regarding the issues with
14 revoking the lease and her support of the Resolution.

15
16 Kay Gates, 9693 El Clair Ranch Road, Boynton Beach, Florida spoke
17 regarding community support of the Resolution.

18
19 Discussion ensued regarding state and Federal funding, budgeting issues,
20 maintenance of water quality and quantity, importance of the wildlife
21 habitat, concerns that the proposed Resolution would not have enough
22 teeth, the importance of the Refuge, putting information in the newspaper
23 on where to write and who to contact to support the preservation of the
24 Arthur R. Marshall Loxahatchee National Wildlife Refuge and how the
25 proposed Resolution would help to get the desired results.

26
27 **Motion was made by Council Member Lindsay, and seconded by Council**
28 **Member Moore, to approve Resolution No. 02-2017. On roll call, the motion**
29 **carried unanimously.**

30
31 3. Coastal Update
32 *H. Paul Brazil, P.E., Director of Public Works*

33
34 a. Shore Line Update

35
36 Coastal Program Manager Rob Weber, provided an update
37 on shoreline conditions.

38
39 Discussion ensued regarding removal of beach debris and
40 materials from private beach areas and the appropriate
41 response for disposal and removal, and beach erosion trends.

42
43 **It was the consensus of the Town Council to direct Public**
44 **Works Staff to return to the February 14, 2017, Town**
45 **Council meeting with further information and to seek**
46 **guidance from the Town Council on the appropriate**
47 **method for removal of large debris and materials from**

private areas on the beach.

4. Consideration of Request to Reserve Phipps Park's North Parking Lot for Private Use on February 11, 2017, and Approval Process for Future Related Requests.

Susan A. Owens, MMC, Town Clerk (Presented by Deputy Town Manager Jay Boodheshwar)

Event Planner Debbie Speier, on behalf of Stephen Schwarzman, 1768 S. Ocean Blvd., introduced herself to the Town Council.

Deputy Town Manager Boodheshwar provided an overview of the request to reserve Phipps Park's North Park Lot for private use on February 11, 2017, and approval process for future related requests.

Discussion ensued regarding the costs for the use of the parking lot, implementation of a hold harmless agreement, and the consideration that the request was for the use of the lot by a resident of the Town of Palm Beach.

Motion was made by Council President Pro Tem Kleid, and seconded by Council Member Moore, to approve the use of the Phipps Park north parking for private use on February 11, 2017, and February 12, 2017, subject to the following conditions and provisions:

- **THE PARKING LOT IS TO BE USED BY VALET AND MINIMAL EVENT STAFF ONLY**
- **REQUESTOR MUST PROVIDE AN ATTENDEE TRANSPORT OF (4) TWELVE PASSENGER VANS SIMILAR TO THE FORD ECHOLINE PASSENGER LINE VAN**
- **REQUESTOR MUST PROVIDE A POWER SOURCE FOR SUPPLEMENTAL LIGHTING THAT IS SELF-POWERED**
- **REQUESTOR MUST PROVIDE CLEAN-UP ARRANGEMENTS WITH A SPECIFIED CLEANING COMPANY**
- **THE HIRING OF (6) SPECIAL ASSIGNMENT OFFICERS WITH ONE ASSIGNED SPECIFICALLY TO THE LOT**
- **AN APPROVED CERTIFICATE OF INSURANCE WITH COVERAGE OF \$1,000,000**
- **A WRITTEN HOLD HARMLESS AGREEMENT FOR PERSONAL INJURY AND PERSONAL PROPERTY ACCEPTABLE TO THE TOWN ATTORNEY**

- THE COST FOR USE OF THE PARKING LOT WILL BE CALCULATED AS FOLLOWS: \$5.00 PER PARKING SPACE FOR 117 PARKING SPACES FOR SEVEN HOURS PLUS THE ADDITIONAL COST FOR STAFF TIME IN THE AMOUNT OF \$300 FOR OPENING AND CLOSING THE GATES TO THE LOT

On roll call, the motion carried unanimously.

5. Townwide Undergrounding Project Update
Thomas G. Bradford, Town Manager

Town Manager Bradford provided an overview of the Undergrounding Project Update.

Discussion ensued regarding the pending lawsuits, adherence to the original financing plans as approved by the electorate, consideration of an alternative short term funding source or interim financing, a public monthly update, including the dashboard report, to the Town Council, and the rising construction costs.

It was the consensus of the Town Council to direct Staff to proceed with the Town Attorney and Underground Utilities Task Force on pursuing the use of a Construction Manager At-Risk (CMAR), best value; if that cannot be resolved in a timely manner than Staff is to proceed with a traditional CMAR.

It was the consensus of the Town Council to direct Staff to continue seeking alternative finance options.

Council Member Lindsay Requested that residents be notified via Stay Informed with the Underground Utilities Dashboard Report and to include the Dashboard Report in the Town Council meeting back-up each month under Consent Agenda.

6. Appeal of Right of Way Permit Denial for Wells Fargo Bank located at 255 S. County Road
Thomas G. Bradford, Town Manager
(Withdrawn from Agenda)

C. Matters Pulled from Consent Agenda: If needed

1. RESOLUTION NO. 03-2017 A Resolution of the Mayor and Town Council of the Town of Palm Beach, Palm Beach County, Florida, Supporting, Strongly Encouraging the State Legislature's Efforts to Amend Section 403.7033, Under House Bill 93 and Companion Senate Bill 162, Which Amendments Would Provide for Local Regulation and Enforcement of Plastic Bags Under the State's Proposed Guidelines; Alternatively, Should the Statute not be

1 Amended, the Town Council Requests the Repeal of Section
2 403.7033, Florida Statutes, so that Local Governments are no
3 Longer Preempted from Enacting Appropriate Legislation Relating to
4 the Regulation of Plastic Bags.

5 Jay Boodheshwar, Deputy Town Manager
6

7 Committee Chair Lindsay provided a verbal report of the ORS
8 Committee meeting of December 8, 2016, which included an
9 overview of the presentation that was given by Gray Foster, a student
10 from the Palm Beach Day Academy, on the harmful effects of plastic
11 bags, the proposed Resolution to repeal the existing law that
12 prevents home rule from banning plastic bags, and the Town's
13 clearance by the State to prohibit the release of helium balloons in
14 the Town.
15

16 Deputy Town Manager Boodheshwar spoke regarding the proposed
17 Resolution which would repeal home rule prevention on banning
18 plastic bags and the proposed companion Ordinance banning the
19 release of helium-based balloons and lanterns in the Town, and
20 asked the Town Council for direction on getting community support
21 from local businesses by recommending that they not use plastic
22 bags.
23

24 **Motion was made by Council Member Zeidman, and seconded by Council**
25 **Member Moore, to approve Resolution No. 03-2017, as amended. On roll call,**
26 **the motion carried unanimously.**
27

- 28 2. Request to Waive Sections 14-31, 14-33, and 14-34, of the Town
29 Code to Permit the Take-off and Landing of Helicopters for the
30 President Elect's Upcoming Term.

31 Thomas G. Bradford, Town Manager
32

33 Town Attorney Randolph provided clarification that the pertinent
34 sections of the Town Code would not be waived, and the Town Code
35 will remain the same and that the Town, under Section 14-34 would
36 be designating Mar-a-Lago as a take-off and landing spot during the
37 term(s) of office of President Elect Trump. He recommended adding
38 "for business relating solely to the office of the President."
39

40 **Motion was made by Council President Pro Tem Kleid, and seconded by**
41 **Council Member Lindsay, to designate the Mar-a-Lago located at 1100 South**
42 **Ocean Boulevard for take-off and landing of helicopters pursuant to the**
43 **provisions of Section 14-34 of the Town Code of Ordinances during the**
44 **term(s) of office for President-Elect Donald J. Trump for business related to**
45 **the presidency only. All other Ordinances, Rules and Regulations of the**
46 **Town remain in effect including but not limited to permitting such as is**

required for the construction of a helipad that complies with the requirements of Chapter 54, Historical Preservation, of the Town Code of Ordinances. On roll call, the motion carried unanimously.

XI. ORDINANCES

A. Second Reading

1. ORDINANCE NO. 26-2016 An Ordinance of the Town Council of the Town of Palm Beach, Palm Beach County, Florida, Amending the Town Code of Ordinances at Chapter 106, Streets, Sidewalks and Other Public Places; Article V, Sidewalks; Section 106-156, Regarding Duty to Maintain Sidewalks and Gutters Free of Debris, Encumbrances and Obstructions; Providing a Definition of Debris, Providing for Severability; Providing for Repeal of Ordinances in Conflict; Providing for Codification; Providing an Effective Date.
Jay Boodheshwar, Deputy Town Manager

Motion was made by Council Member Moore, and seconded by Council Member Lindsay, to adopt Ordinance No. 26-2016, on second and final reading. On roll call, the motion carried unanimously.

2. ORDINANCE NO. 27-2016 An Ordinance Of The Town Council Of The Town Of Palm Beach, Palm Beach County, Florida, Amending The Code Of Ordinances Of The Town Of Palm Beach At Chapter 66, Natural Resource Protection, Article I, In General, Section 66-2, Definitions So As To Add, Amend Or Delete Various Terms Related To Landscape And Irrigation Requirements; Amending Article IV, Vegetation, Relating To Conditions For Landscape Design, Installation And Removal; Moving General Requirements For Landscape Design To A New Section 285; Modifying Section 66-286 Establishing Minimum Requirements For Shade Trees, Required Landscaping For Interior Parking Lots, Minimum Landscape Installation Requirements, Modifying Irrigation Standards And Requirements For Irrigation And Irrigation Systems, Providing For Requirements Related To The Submission Of Plans, And Landscape Installation And Removal Permits; Adding Section 66-287 Requiring That All Required Landscaping Be Approved By The Planning, Zoning And Building Department Prior To The Issuance Of Certificates Of Occupancy Or Completion; Adding A New Section 66-288 Requiring Protection Of Trees During Construction; Adding A New Section 66-289 Requiring Vegetation Maintenance; Adding A New Section 66-290 Providing Standards Related To Tree Trimming; Adding A New Section 66-291 Prohibiting Certain Practices Related To Tree Trimming; Providing For Severability; Providing For Repeal Of Ordinances In Conflict; Providing For Codification; Providing An

Effective Date.

John S. Page, Director of Planning, Zoning & Building

Jorge Sanchez, 239 Southland Rd., President of SMI Landscape Architecture spoke regarding the requirements of Ordinance No. 27-2016, stating that landscaping in the Town had never been regulated in such a form, and suggested that further study be done.

Discussion ensued regarding the ordinance language.

Motion was made by Council Member Moore, and seconded by Council Member Lindsay, to remand Ordinance No. 27-2016, back to the Ordinances, Rules, and Standards (ORS) Committee for further review. On roll call, the motion carried unanimously.

Mr. Sanchez requested that he be contacted prior to the ORS Committee review, and Town Manager Bradford indicated that he would forward to the ORS Committee the critique relative to the maintenance requirements of this Ordinance.

3. ORDINANCE NO. 28-2016 An Ordinance of The Town Council of The Town of Palm Beach, Palm Beach County, Florida, Rescinding Section 18-241 of The Town Code of Ordinances Relating To Building Board of Adjustment And Appeals In Its Entirety; Providing For Severability; Providing For Repeal of Ordinances In Conflict; Providing For Codification; Providing An Effective Date.
John S. Page, Director of Planning, Zoning & Building

Motion was made by Council President Pro Tem Kleid, and seconded by Council Member Lindsay, to adopt Ordinance No. 28-2016, on second and final reading. On roll call, the motion carried unanimously.

B. First Reading

1. ORDINANCE NO. 04-2017 An Ordinance of the Town Council of the Town of Palm Beach, Palm Beach County, Florida, Amending the Town Code of Ordinances at Chapter 70, Offenses by Creating a new Section 70-9 Entitled Balloons and Sky Lanterns Release; Providing for the Prohibition on the Release of Balloons and Sky Lanterns Within the Town; Providing Definitions Regarding the Same; Providing for Severability; Providing for Codification; Providing an Effective Date; and for Other Purposes.
Jay Boodheshwar, Deputy Town Manager

Motion was made by Council Member Moore, and seconded by Council Member Zeidman, to approve Ordinance No. 04-2017, on first reading. On roll call, the motion carried unanimously.

- 1
2
3 2. ORDINANCE NO. 05-2017 An Ordinance Of The Town Council Of
4 The Town Of Palm Beach, Palm Beach County, Florida, Amending
5 Section 2-567. Of The Town Code Of Ordinances Relating To The
6 Creation Of An Investment Advisory Committee; Amending
7 Subsection (G) Thereof So As To Include In The Duties Of The
8 Investment Advisory Committee The Obligation To Act As A Citizen
9 Oversight Committee In Regard To The One-Cent Surtax Enacted
10 By Law; To Review The Expenditure Of Said Surtax Proceeds By
11 The Town And To File An Annual Report To The Town In Regard To
12 The Committee's Duties As A Citizen Advisory Committee; Providing
13 For Severability; Providing For Repeal Of Ordinances In Conflict;
14 Providing For Codification; Providing An Effective Date.
15 *John C. Randolph, Town Attorney*

16
17 **Motion was made by Council Member Zeidman, and seconded by Council**
18 **Member Moore, to approve Ordinance No. 05-2017, on first reading. On roll**
19 **call, the motion carried unanimously.**

- 20
21 3. ORDINANCE NO. 06-2017 An Ordinance of the Town Council of the
22 Town of Palm Beach, Palm Beach County, Florida, Amending The
23 Town Code of Ordinances at Chapter 2, Administration, Article X,
24 Shore Protection Board at Section 2-636, so as to Create Term
25 Limits and so as to Provide for The Appointment of Alternate
26 Members; Providing for Severability; Providing for Repeal of
27 Ordinances in Conflict; Providing for Codification; Providing an
28 Effective Date.
29 *John C. Randolph, Town Attorney*

30
31 Discussion ensued regarding the language in the Ordinance and it was the
32 consensus of the Town Council to amend the language in Ordinance 06-
33 2017 to include that the Town Council shall appoint three alternate
34 members to the Shore Protection Board.

35
36 **Motion was made by Council Member Moore, and seconded by Council**
37 **Member Zeidman, to approve Ordinance No. 06-2017, on first reading, as**
38 **amended. On roll call, the motion carried unanimously.**

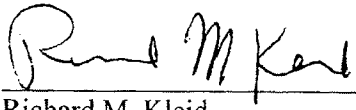
39
40 XII. **ANY OTHER MATTERS - None**

41
42 XIII. **ADJOURNMENT**

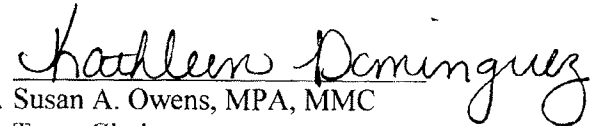
43
44 There being no further business, the January 10, 2017, regular Town Council
45 meeting was adjourned at 5:30 p.m.
46
47

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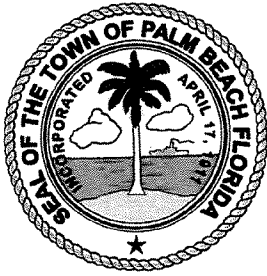
APPROVED:


Richard M. Kleid
Town Council President

ATTEST:


FOR Susan A. Owens, MPA, MMC
Town Clerk





PLANNING, ZONING & BUILDING DEPARTMENT
Town of Palm Beach

MAY 29, 2017

Mar-A-Lago Club, Inc.
c/o Shawn McCabe (Owner's Authorized Agent)
1100 South Ocean Boulevard
Palm Beach, FL 33480

SUBJECT: Certificate of Appropriateness 2017 - 005
Subject Address: 1100 South Ocean Boulevard

Dear Mr. McCabe:

The Landmarks Preservation Commission has considered and approved your Certificate of Appropriateness application COA 2015-2017 at its meeting of February 16, 2017. The approved Certificate of Appropriateness is enclosed for your records. Any conditions established by the Commission are outlined in the minutes and included in the Certificate of Appropriateness.

Please be advised that this Certificate expires February 15, 2018, one year from date of approval.

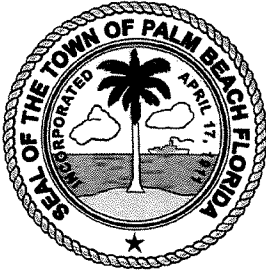
This Certificate of Appropriateness is in conjunction with code requirements contained in Chapter 54 Historical Preservation only, and does not relieve the owner from obtaining additional Town approvals and/or permits as may be required.

Sincerely,

John Lindgren, AICP
Planning Administrator

Enclosure

cc: Rick Gonzalez, AIA, REG Architects, Inc.



PLANNING, ZONING & BUILDING DEPARTMENT
Town of Palm Beach

CERTIFICATE OF APPROPRIATENESS 2017 - 005

ADDRESS: 1100 South Ocean Boulevard
Palm Beach, Florida

LPC MEETING DATE: February 16, 2017

PROJECT DESCRIPTION:

The addition of a 50ft diameter (1,964 sf) helicopter pad including all associated site work as outlined by HMX-1 (Marine Helicopter Squadron One). The helicopter pad is to be located within the Western lawn on an existing open grassy area adjacent to the service road that connects the main North parking lot to the small South parking lot.

ARCHITECT OF RECORD: Rick Gonzalez, AIA/REG Architects, Inc.

EXPIRATION DATE: February 15, 2018

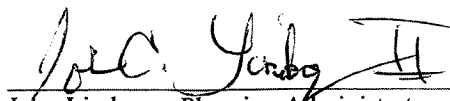
This Certificate of Appropriateness has been approved by the Landmarks Preservation Commission on the meeting date above, in accordance with Chapter 54 Historical Preservation of the Town of Palm Beach Code of Ordinances. This approval was granted based in part on the plans and supporting documentation prepared by the architect of record, and containing a PZB Department receipt date of February 7, 2017.

An excerpt of the minutes outlining this approval is attached and made a part of this Certificate.

The property owner is advised that a building permit for the approved work must be obtained on or before the date of expiration above. Failure to secure a building permit on or before that date will cause the Certificate to become null and void, and a new one must be secured in order to proceed.

All improvements approved as a part of this Certificate of Appropriateness must meet all Codes of the Town of Palm Beach including, but not limited to the Building Code.

Please be aware that your property is a known or potential archaeological site within the Town, and therefore any earth moving (including landscape removal and/or planting) cannot be performed without first meeting the Town's archaeological requirements, which will include a Phase 1 Archaeological Survey and may require monitoring during earth moving work and a Phase 2 Archaeological Survey.



John Lindgren, Planning Administrator

EXCERPT FROM MINUTES:

February 16, 2017

Call for disclosure of ex parte communication: Disclosure by several members.

Mr. Gonzalez stated his credentials and stated he had performed work at Mar-A-Lago for over 22 years. Mr. Gonzalez presented a site survey, an aerial view, discussed the letter from The National Trust for Historic Preservation, a photo of proposed helipad site and the general view of the site, reviewed materials to be used for the proposed pad and the dimensions of the helicopters that would be landing at the site. He stated that he received the proposed plans from Washington.

Ms. Hufty stated she was in favor of the request.

Ms. Fairfax asked about the decibel levels of the helicopters. Mr. Cooney responded and stated that aspect of the project fell under the Town Council's purview.

Jesse Diner, Attorney for Nancy DeMoss at 185 Woodbridge Road, expressed his client's concern about the noise, privacy and the enjoyment of the property should this project be approved. He stated that his client requires constant medical care, which had recently been affected. He requested that an alternative landing site be researched. He questioned the timeline of the work for the proposed pad as well as the restrictions placed on the landing pad. He asked about the noise ordinance in chapter 42, article 5 and stated the helicopters would far exceed the decibels in the ordinance. He questioned whether or not the traffic would be alleviated if the landing pad is installed.

Rosemary Reder, citizen, stated her support for the landing pad.

Mr. Randolph discussed the criteria that the Commission needed to consider to make their determination for approval.

Ms. Fairfax expressed concern again about the decibel levels that come with a helicopter landing and believes this should be considered for the concern expressed by the neighbor.

Many of the of the Commissioners were in favor of the landing pad. Some members where sympathetic for the neighbor's concern. It was stated that this location was a good choice for the helipad and asked that the pad be removed when President Trump leaves office.

Mr. Cooney discussed the letter from The National Trust for Historic Preservation and stated that President Trump's office sought proper approval for the proposed helipad. Mr. Cooney asked the architect whether the provisions for removal were acceptable as well as making sure the intended use was exclusively for the President.

Paul Rampell, Attorney for the Mar-A-Lago Club, stated that if the Town Council requested the pad to be removed at the end of President Trump's term, it would be done. Mr. Randolph stated that the Town Council had already added the stipulation on the removal to their decision.

Mr. Silvin asked if other items would be constructed around the site, such as a fuel tank. Mr. Gonzalez stated there would be no other items added.

Motion by Ms. Hufty and seconded by Mr. Silvin to approve the project as presented. Motion carried with all in favor.

1100 South Ocean Boulevard
(Mar-A-Lago)
COA# 005-2017

THE MAR-A-LAGO CLUB

P.O.T.U.S. HELICOPTER LANDING PAD

1100 SOUTH OCEAN BOULEVARD
PALM BEACH, FLORIDA 33480
REG PROJECT No. 17001

RECEIVED
FEB 07 2017
Town of Palm Beach
PZB Dept

LANDMARKS PRESERVATION COMMISSION SUBMISSION

JANUARY 13, 2017

APPROVED

WITHOUT CONDITIONS
WITH CONDITIONS
SUBJECT TO THE TOWN'S SPECIFIED CHANGES
APPROVED AS PRESENTED

As Reviewed this 16 day of Feb - 2017

TOWN OF PALM BEACH
Landmarks Preservation Commission

[Signature]
Chairman

Prepared for: **005-2017**

THE MAR-A-LAGO CLUB
1100 SOUTH OCEAN BLVD.
PALM BEACH, FL 33480

PROJECT TEAM

OWNER
MAR-A-LAGO CLUB
SHAWNY NICHOLE OWENS
1100 SOUTH OCEAN BLVD.
PALM BEACH, FL 33480
Phone: 561-833-2417 Fax: 561-833-2885

ARCHITECT
RICK GONZALEZ, AIA, PRESIDENT
RICK GONZALEZ ARCHITECTS, INC.
3405 DECATUR STREET AND LOCAL RD PALM BEACH, FL 33409
Phone: 561-833-2417 Fax: 561-833-2885

DESIGNER
RICK GONZALEZ, AIA, PRESIDENT
RICK GONZALEZ ARCHITECTS, INC.
3405 DECATUR STREET AND LOCAL RD PALM BEACH, FL 33409
Phone: 561-833-2417 Fax: 561-833-2885

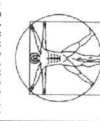
LOCATION MAP
Digitally signed by Rick Gonzalez,
AIA
Architects, Inc. our President,
email=rickg@rickgarchitects.com,
Date: 2017.01.12 16:05:14 -0500



DRAWINGS INDEX
COVER PROJECT COVER SHEET
SURVEY LEGAL DESCRIPTION & LOCATION MAP
2 OF 5
ARCHITECTURAL
A-1 ENLARGED PARTIAL SITE PLAN
A-2
HETEL
NOTIFICATION PACKAGE

PROJECT SCOPE
THE ADDITION OF A SEPT DIAMETER (10M) BY HELICOPTER PAD
AND A 10' WIDE BY 10' DEEP CONCRETED AND ASPHALTED
PAVING HELICOPTER PAD AND A 10' WIDE BY 10' DEEP
CONCRETE AND ASPHALTED PAVING HELICOPTER PAD TO BE
LOCATED WITHIN THE EXISTING LAND ON AN EXISTING LOT
CONNECTING THE MAIN NORTH PARKING LOT TO THE SMALL SOUTH
PARKING LOT.

REG
ARCHITECTS
PLANNERS
INCORPORATED



EST. 1988
RICK GONZALEZ, AIA
3405 DECATUR STREET
WEST PALM BEACH
FL 33409
PHONE: 561-833-2417
FAX: 561-833-2885
www.rickgonzalez.com
CORPORATION NUMBER
54-00047

LANDMARKS APPLICATION NO.
COA-005017

MAR-A-LAGO
P.O.T.U.S. HELICOPTER
LANDING PAD

THE ARCHITECT'S NAME
PALM BEACH, FL 33409

REVISIONS	NO.
1	1
2	2
3	3
4	4

DATE: 01/13/17
SCALE: NTS
DRAWN: CM
CHECKED: REG
DESIGN: 17001

PROJECT
COVER
SHEET

COVER
SUBMISSION

DESCRIPTION:
BEING THE SOUTH 3600 FEET OF THE NORTH 6300 FEET OF THE SOUTH 17000 FEET OF GOVERNMENT LOT 2 OF SECTION 36, TOWNSHIP 48 SOUTH, RANGE 43 EAST, IN THE TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA, THE FOLLOWING IS A DESCRIPTION OF THE EASEMENT GRANTED BY THE PALM BEACH COUNTY PUBLIC LANDS DEPARTMENT TO THE PALM BEACH COUNTY PUBLIC LANDS DEPARTMENT FOR THE USE OF THE PALM BEACH COUNTY PUBLIC RECORDS:

BEING THE SOUTH 3600 FEET OF THE NORTH 6300 FEET OF THE SOUTH 17000 FEET OF GOVERNMENT LOT 2 OF SECTION 36, TOWNSHIP 48 SOUTH, RANGE 43 EAST, IN THE TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA, THE FOLLOWING IS A DESCRIPTION OF THE EASEMENT GRANTED BY THE PALM BEACH COUNTY PUBLIC LANDS DEPARTMENT TO THE PALM BEACH COUNTY PUBLIC RECORDS:

TOGETHER WITH AN EASEMENT FOR THE USE OF THE TUNNEL UNDER SOUTH OCEAN BOULEVARD

TOGETHER WITH AN EASEMENT FOR THE USE OF THE TUNNEL UNDER SOUTH OCEAN BOULEVARD

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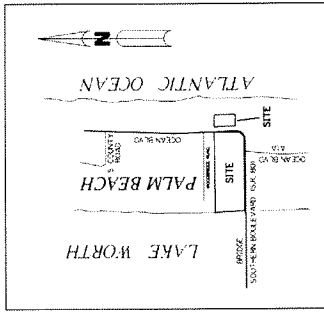
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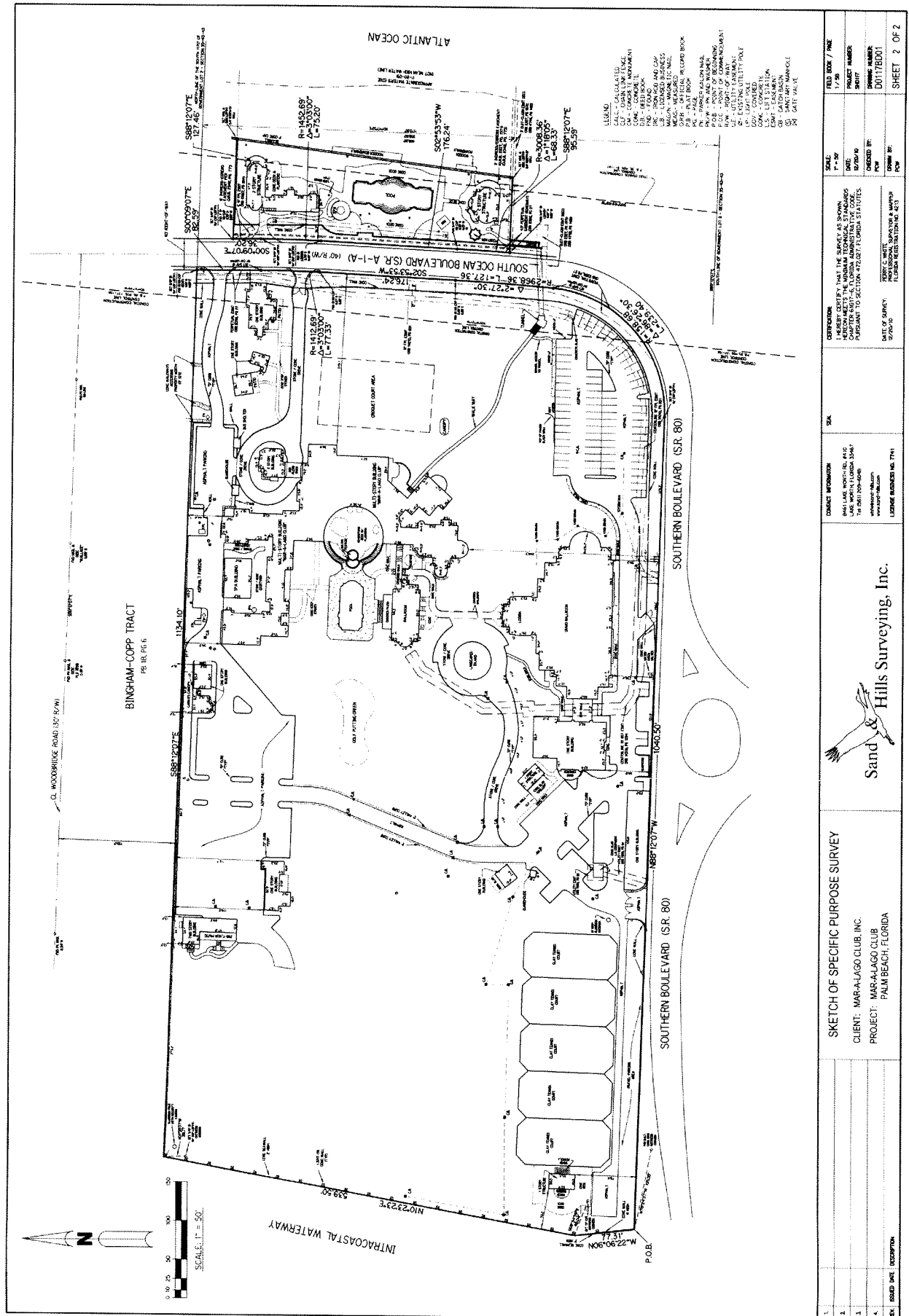
TOGETHER WITH AN EASEMENT FOR THE USE OF THE TUNNEL UNDER SOUTH OCEAN BOULEVARD



LOCATION MAP
NOT TO SCALE

- SURVEYOR'S REPORT:**
1. THIS SURVEY IS PREPARED FOR MAR-A-LAGO CLUB, INC. AND IS NOT ASSURABLE.
 2. DESCRIPTION OF THE SURVEY: THE SURVEY WAS MADE FOR THE PURPOSE OF DETERMINING THE BOUNDARIES OF THE EASEMENT GRANTED BY THE PALM BEACH COUNTY PUBLIC LANDS DEPARTMENT TO THE PALM BEACH COUNTY PUBLIC RECORDS.
 3. THE SURVEY WAS MADE BY SAND & HILLS SURVEYING, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR PART WITHOUT THE PERMISSION OF SAND & HILLS SURVEYING, INC. IN WRITING.
 4. THE SURVEY WAS MADE BY SAND & HILLS SURVEYING, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR PART WITHOUT THE PERMISSION OF SAND & HILLS SURVEYING, INC. IN WRITING.
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 13. THE SURVEY WAS MADE BY SAND & HILLS SURVEYING, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR PART WITHOUT THE PERMISSION OF SAND & HILLS SURVEYING, INC. IN WRITING.

1.	ISSUED DATE: DESCRIPTION	CLIENT: MAR-A-LAGO CLUB, INC. PROJECT: MAR-A-LAGO CLUB PALM BEACH, FLORIDA	SAND & HILLS Surveying, Inc.	CONTACT INFORMATION 4041 LAKE WORTH RD., 4TH FLOOR LAKE WORTH, FLORIDA 33467 TEL: 561-966-9696 WWW.SAND-HILLS.COM	SURVEY INFORMATION DATE: 12/20/10 CHECKED BY: FOR DATE OF SURVEY: 12/20/10	FIELD BOOK / SHEET 1 / 58 PROJECT NUMBER: D01178001 DRAWING NUMBER: D01178001	SHEET 1 OF 2
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COA-005-2017

MAR-A-LAGO
P.O.T.U.S. HELICOPTER
LANDING PAD

1100 SOUTH OCEAN BLVD.
PALM BEACH, FL 33480

REVISIONS	NO.	△	△	△	△

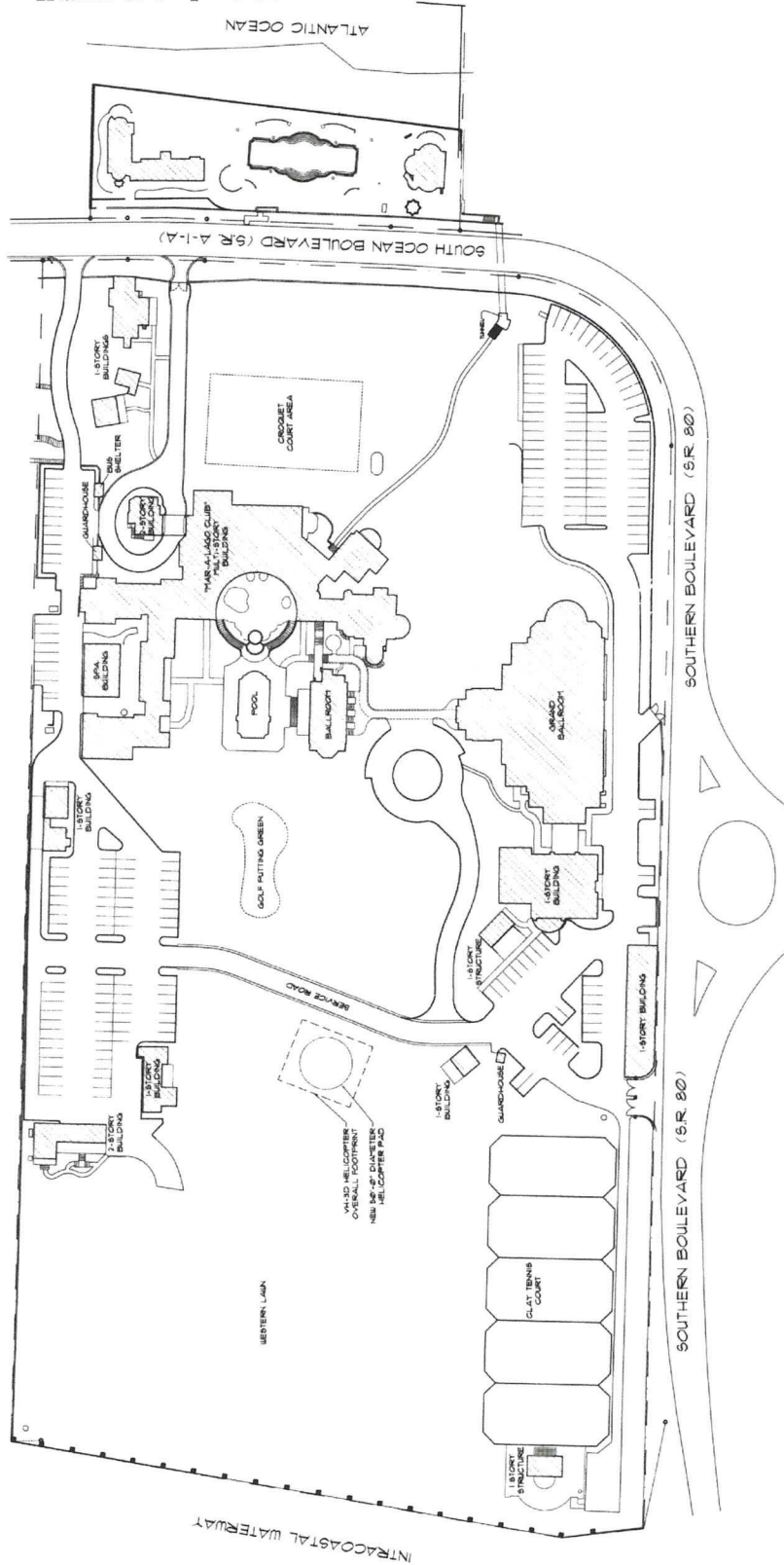
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SCALE	AS NOTED
DRAWN	CM
CHECKED	REG
REG No.	17001

© 2017

SITE LAYOUT PLAN

LANDMARKS SUBMISSION

A-1



GRAPHIC SCALE



SITE LAYOUT PLAN



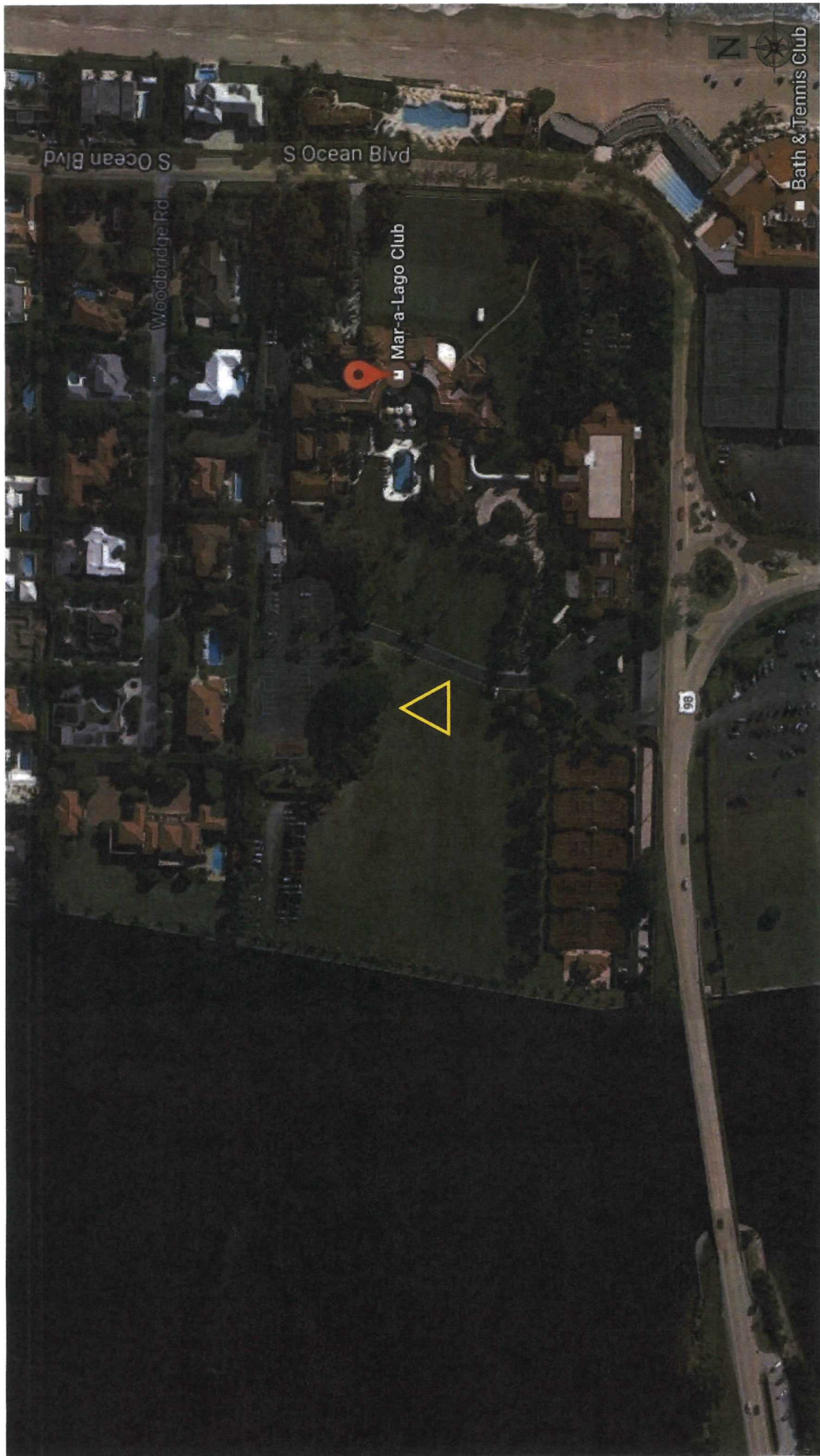
Digitally signed by Rick Gonzalez,
DN: cn=Rick Gonzalez, AIA,
o=REG Architects, Inc.,
ou=President,
email=rick@regarchitects.com,
c=US
Date: 2017.01.12 16:51:25 -0500

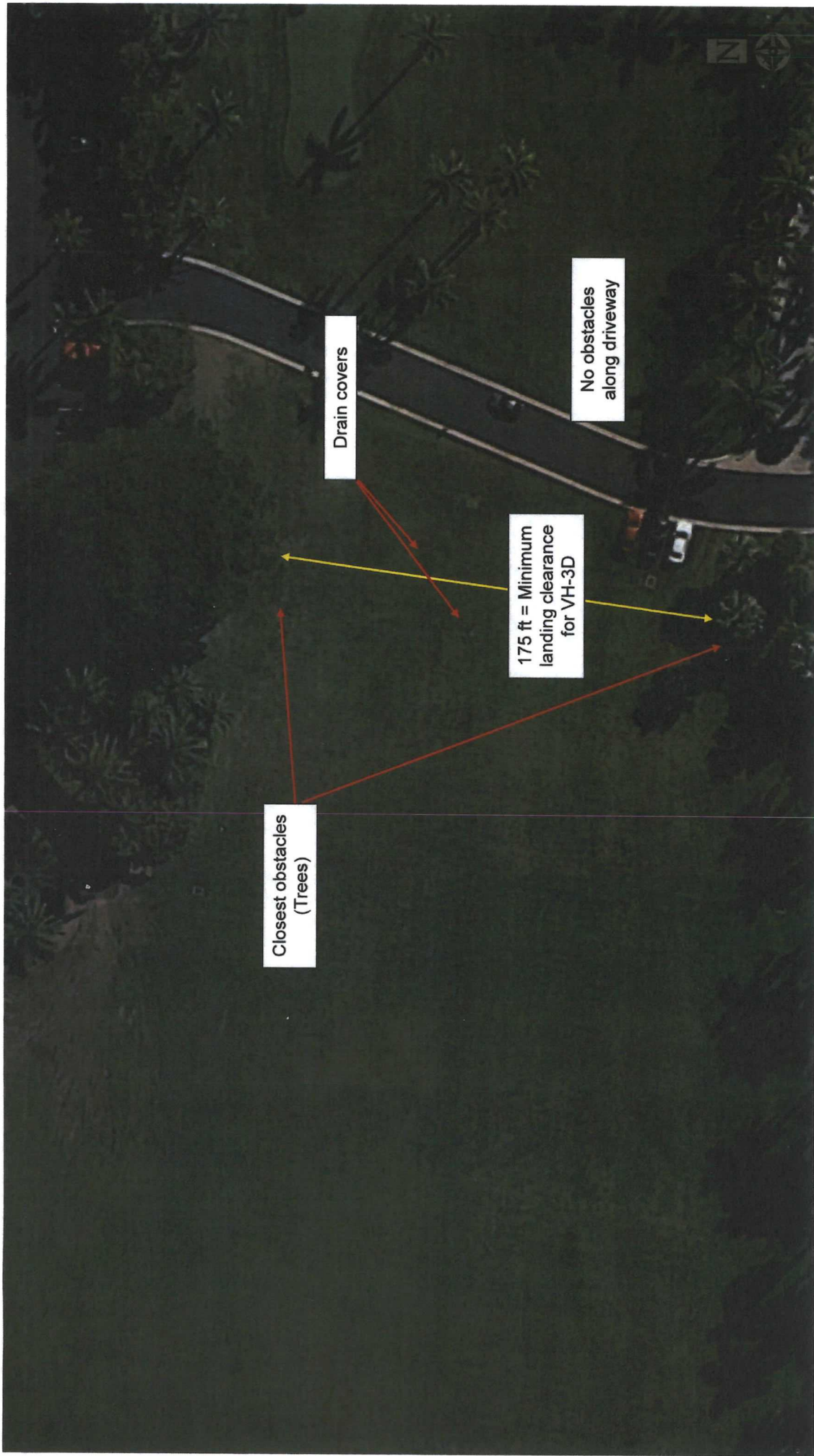


Mar-a Lago Helicopter Landing Pad







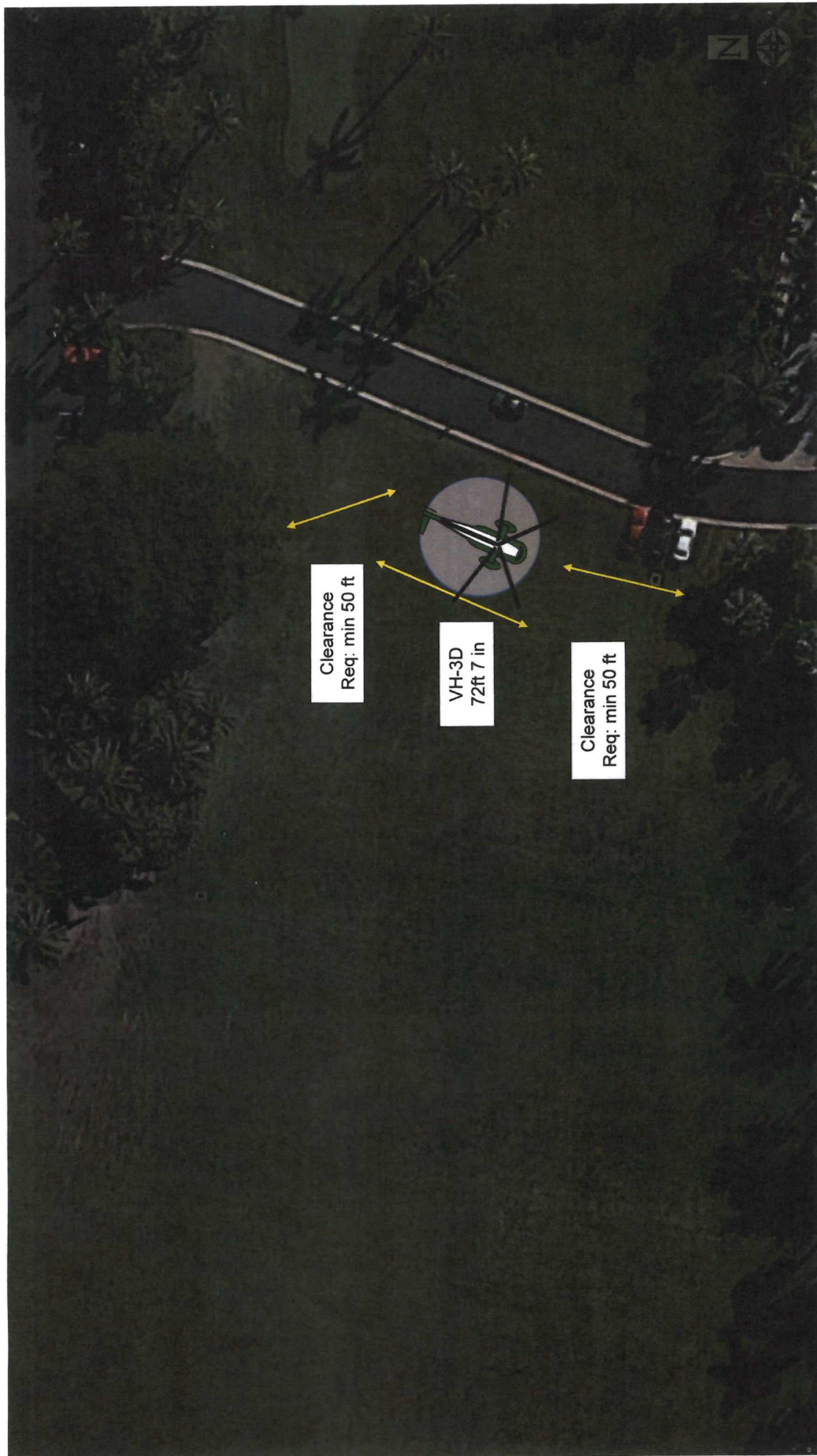


Drain covers

No obstacles
along driveway

175 ft = Minimum
landing clearance
for VH-3D

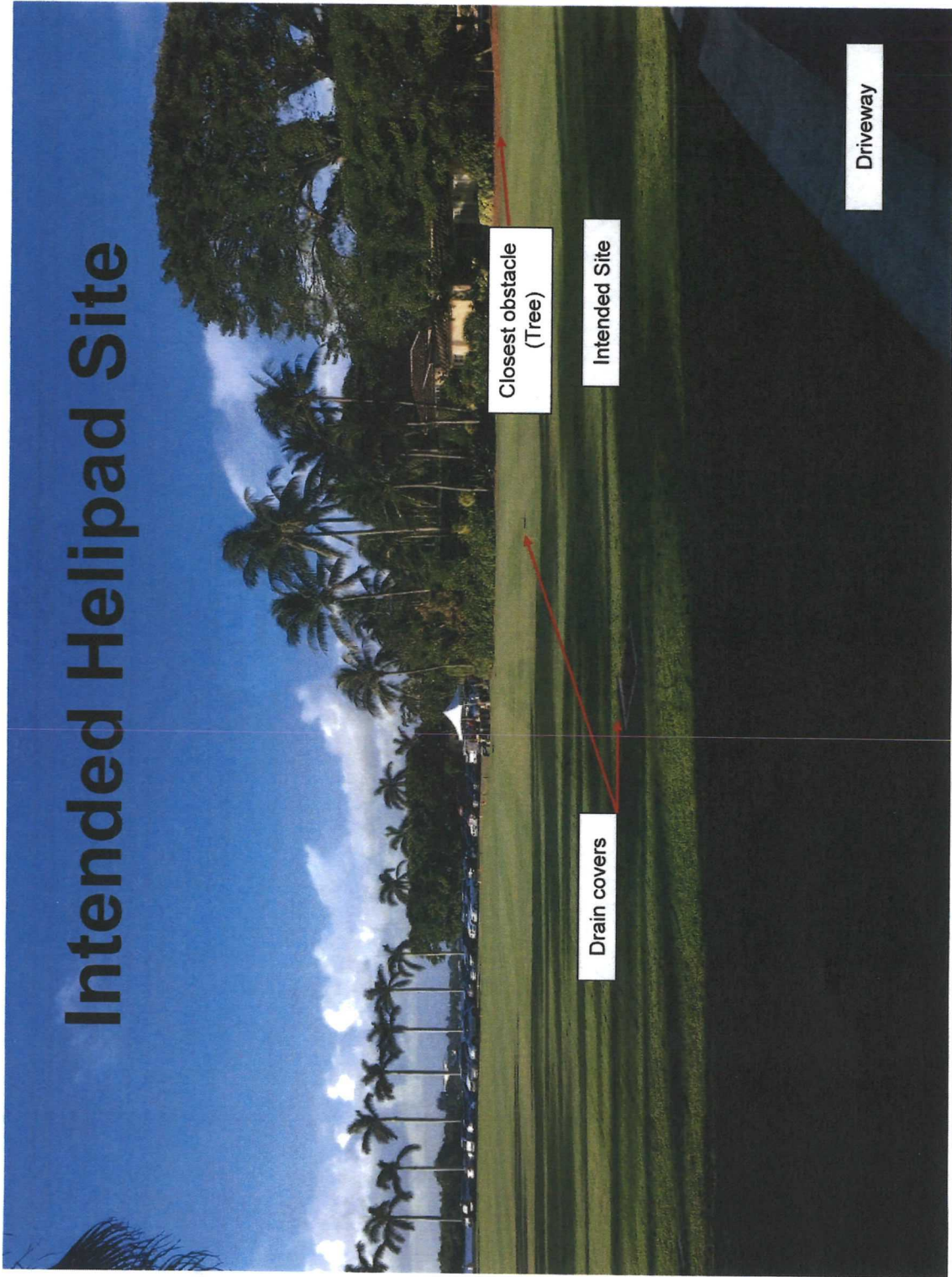
Closest obstacles
(Trees)



Clearance
Req: min 50 ft

VH-3D
72ft 7 in

Clearance
Req: min 50 ft



Intended Helipad Site

Closest obstacle
(Tree)

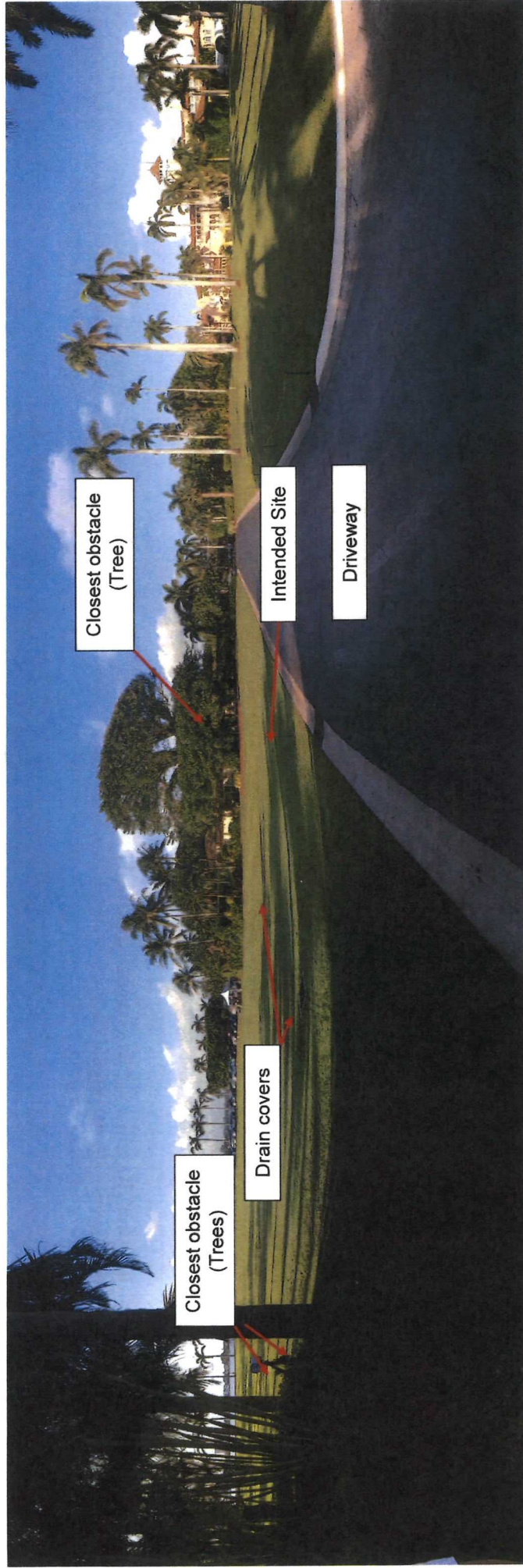
Intended Site

Drain covers

Driveway



Intended Helipad Site



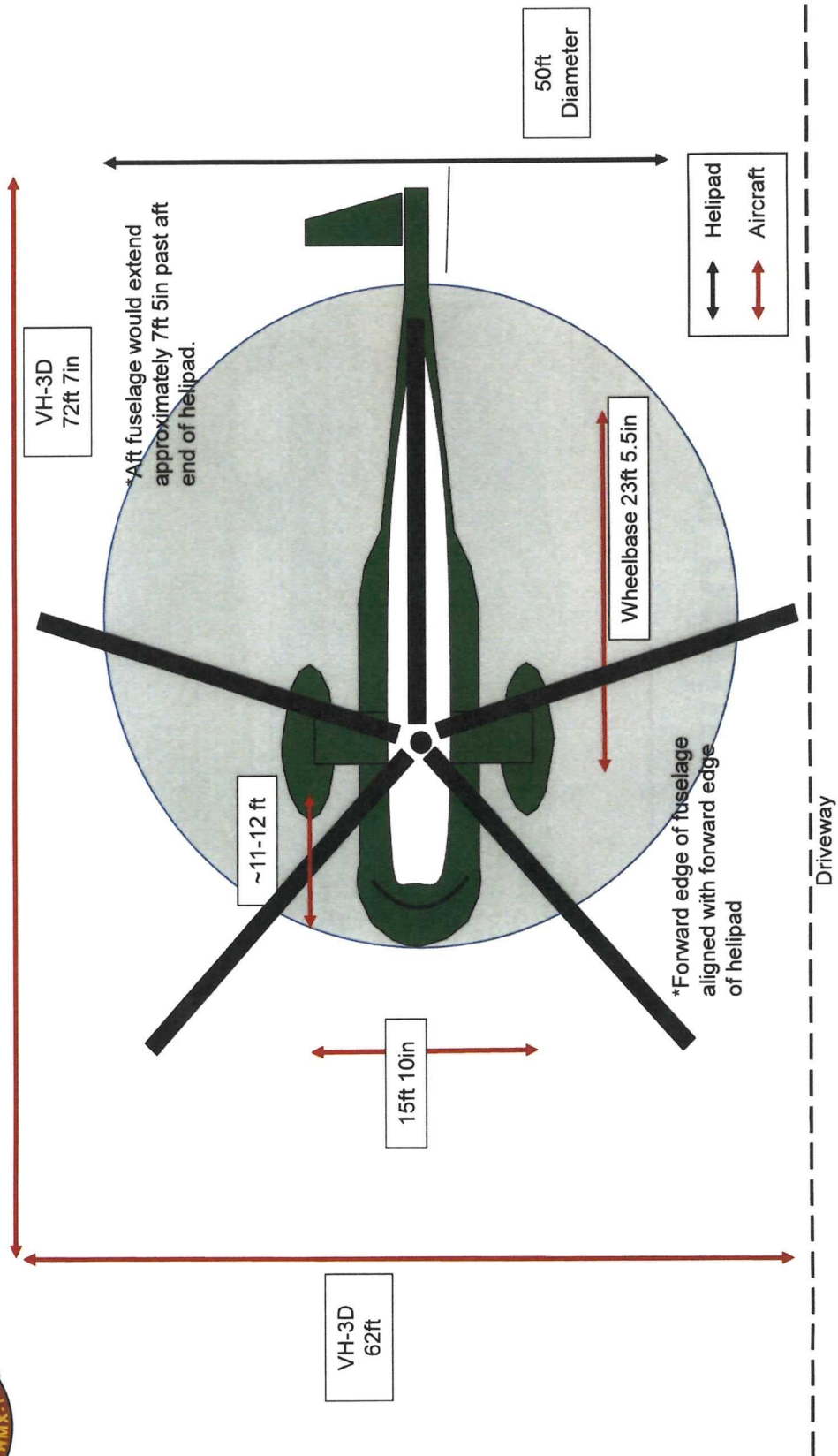


Aircraft Dimensions

- VH-3D
 - Forward edge of main rotor blades to aft edge of tail rotor blades: 72ft 7in
 - Main Rotor Diameter: 62ft
 - Main landing gear to main landing gear (side to side): 15ft 10in
 - Main landing gear to tail wheel (forward to aft): 23ft 5.5in
 - Max Gross Weight: 21,500lbs
- VH-60N
 - Forward edge of main rotor blades to aft edge of tail rotor blades: 64ft 10in
 - Main Rotor Diameter: 53ft 8in
 - Main landing gear to main landing gear (side to side): 9ft 9 in
 - Main landing gear to tail wheel (forward to aft): 29ft
 - Max Gross Weight: 22,000lbs
- VH-92A
 - Forward edge of main rotor blades to aft edge of tail rotor blades: 68ft 6in
 - Main Rotor Diameter: 56ft 4in
 - Main landing gear to main landing gear (side to side): 12ft 9in
 - Nose wheel to main landing gear (forward to aft): 20ft 4in
 - Max Gross Weight: 27,700lbs

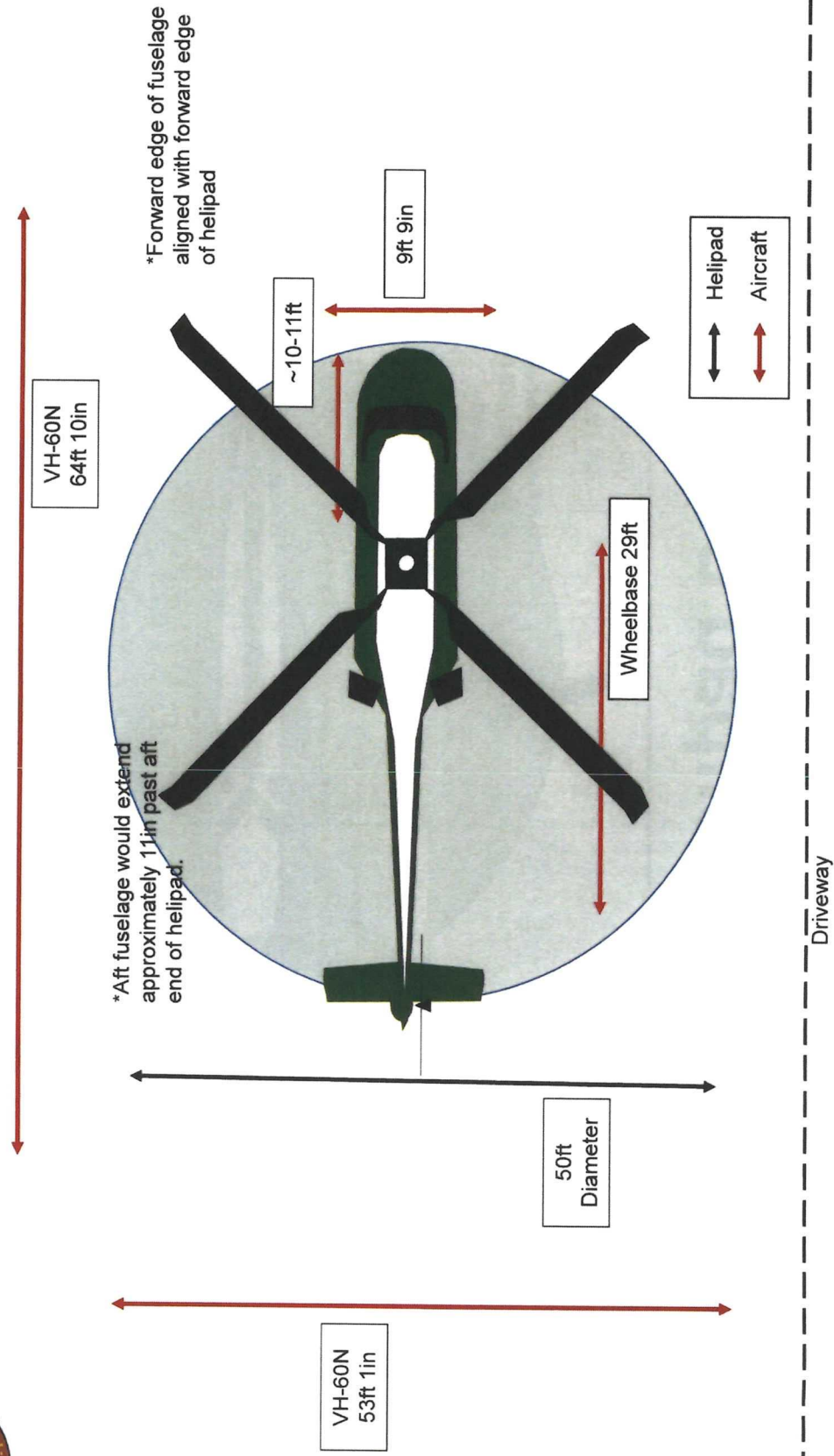


Aircraft/Helipad Dimensions



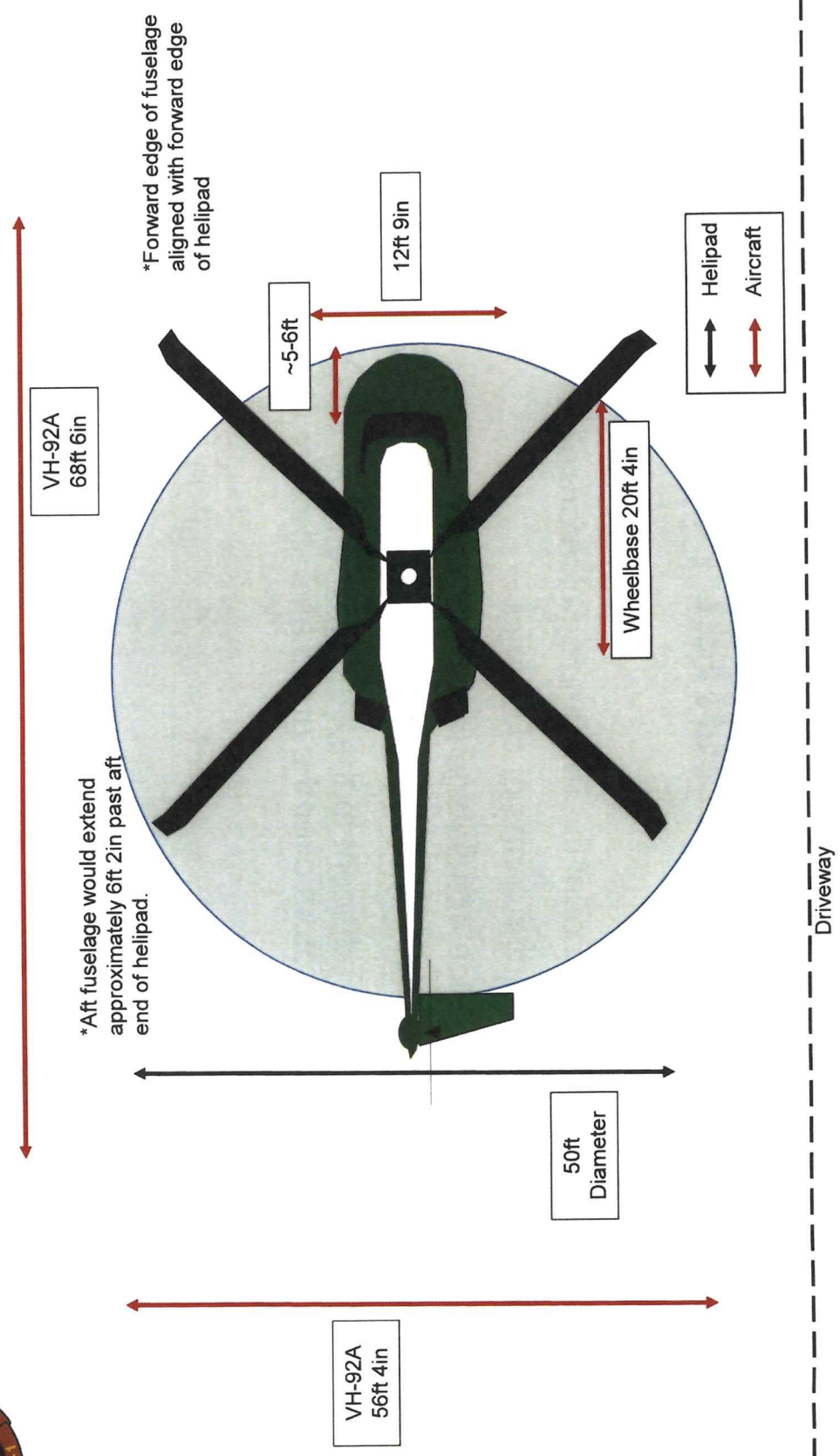


Aircraft/Helipad Dimensions





Aircraft/Helipad Dimensions





Additional Notes



- Helipad must be situated to account for 50ft landing clearance requirement around each aircraft.
- VH-3D has the largest footprint in terms of clearance.
- VH-3D would land with left side of fuselage facing the driveway.
- VH-60N and VH-92A would land with right side of fuselage facing the driveway.
- Recommend placing helipad adjacent to the driveway to allow VH-3D rotors to align with edge of asphalt. This would keep all rotors over the grass and allow for vehicles/carts to be quickly moved into position.

REG ARCHITECTS, INC.

ARCHITECTURE * INTERIOR DESIGN * PLANNING

February 10, 2017

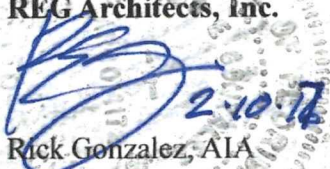
Town of Palm Beach Building Department
Attn: Bob Donovan
360 South County Road
Palm Beach, Florida 33480

Re: **Mar - A - Lago – Helipad: 1100 S. Ocean Blvd., Palm Beach, FL 33480**
Permit Submittal – Supplemental Information

The helipad at Mar-A-Lago has been designed in accordance with the 2014 Florida Building Code for Exposure D. Additionally, there is no electrical work associated with the helipad.

Please do not hesitate to contact us should you have any questions.

Sincerely,
REG Architects, Inc.


Rick Gonzalez, AIA
President

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PALM BEACH, FLORIDA

B17 - 62297
REVIEWED

FEB 13 2017


TPB PLAN EXAMINER

300 Clematis Street, 3rd Floor, West Palm Beach, FL 33401

Phone: (561) 659-2383 • Fax: (561) 659-5546

www.regarchitects.com

AA 0002447

EST. 1988



**National Trust *for*
Historic Preservation**

Save the past. Enrich the future.

RECEIVED
FEB 09 2017
TOWN OF PALM BEACH
PZB DEPARTMENT

January 17, 2017

Paul Rampell, Esq.
400 Royal Palm Way, Suite 410
Palm Beach, FL 33480

RE: Proposed Helicopter Pad at Mar-a-Lago

Dear Paul,

As discussed, enclosed is the National Trust's review and approval of a proposed helicopter pad at Mar-a-Lago under the terms of the 1995 Preservation and Conservation Easement held by the National Trust. Please feel free to contact me if you have any questions or concerns.

As indicated in the attached, the National Trust recognizes that additional changes may be needed in the future to meet security requirements for the President, and we will be pleased to work with you and the Mar-a-Lago Club to address those needs as they are identified.

Best regards,

A handwritten signature in black ink, reading "Paul W. Edmondson".

Paul W. Edmondson
Chief Legal Officer & General Counsel

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PALM BEACH, FLORIDA

Cc: Mr. Shawn McCabe, Mar-a-Lago Club
Mr. Rick Gonzalez, AIA, REG Architects

REVIEWED

FEB 13 2017

A handwritten signature in black ink, reading "Nicholas D. ...".
TPB PLAN EXAMINER



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Historic Preservation**

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IN EFFECT IN THE TOWN OF
PALM BEACH, FLORIDA

January 17, 2017

Paul Rampell, Esq.
400 Royal Palm Way, Suite 410
Palm Beach, FL 33480

RE: Mar-a-Lago (Palm Beach, FL) – Helicopter Pad

Dear Mr. Rampell,

The National Trust for Historic Preservation (“National Trust”) has reviewed your request on behalf of the Mar-a-Lago Club to construct a helicopter pad at Mar-a-Lago, as depicted in the document attached dated January 13, 2017, entitled “The Mar-a-Lago Club P.O.T.U.S. Helicopter Landing Pad, Landmarks Preservation Commission Submission.” This request is based on the 1995 Deed of Conservation and Preservation Easement (“Easement”) that protects the property.

Based on the terms of the Easement, we have concluded that the construction of a helicopter pad to be a conditional, rather than a prohibited, activity under the Easement. The helicopter pad as currently proposed will not result in the demolition, razing, or construction of new buildings or structures on or within a Critical Feature. However, the change in appearance, materials, and topography of the landscape may impact the Critical Features, “Open Vistas,” “Topographical Flow of Land,” and “Vegetation, Tree Lines and Golf Course.” As such, our review is required under paragraph 6 of the Easement, applying the Secretary of the Interior’s Standards for Rehabilitation. Those standards, in applicable part, provide as follows:

Standard 9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

Standard 10. New additions and adjacent or related new construction will be undertaken in a such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Based on these Standards, the National Trust approves of the construction of a helicopter pad as described in the January 13, 2017 “The Mar-a-Lago Club P.O.T.U.S. Helicopter Landing Pad, Landmarks Preservation Commission Submission.” The construction of a helicopter pad will not destroy the historic materials, features, and spatial relationships that characterize the Property and specifically, its Critical Features. The helicopter pad

Mr. Paul Rampell
Mar-a-Lago (Palm Beach, FL) - Helicopter Pad
Page 2 of 2

will not obstruct the Open Vistas, will be placed at a location that minimizes alterations to the topography, and will not result in the alteration of the basic quantity and quality of vegetation and tree lines. Additionally, the construction of the helicopter pad at this site is a removable alteration to the Property, and if removed in the future, the essential integrity of the historic property and its environment would be unimpaired.

The information provided to us in connection with this request did not specify the materials and finishing proposed for the helicopter pad. We understand from the project architect, Rick Gonzalez of REG Architects, that the current proposal is for the helicopter pad to be constructed of concrete. In our discussion with Mr. Gonzalez, we suggested, and he agreed, that the concrete should be pigmented with an additive to darken the color to reduce its visual impact on the surrounding landscape. Our approval is granted based on that understanding; if the plans change, further review will be necessary.

The National Trust understands additional alterations may be needed at the Property due to current security requirements, and we will continue to work with you to meet these security needs at Mar-a-Lago while protecting the Critical Features of the property under the terms of the Easement.

Sincerely,



Raina Regan
Senior Manager, Easement Program

Encl. The Mar-a-Lago Club P.O.T.U.S. Helicopter Landing Pad, Landmarks
Preservation Commission Submission

Cc: Mr. Shawn McCabe, Mar-a-Lago Club

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SUBJECT TO COMPLIANCE WITH
ALL CODES AND ORDINANCES
IN EFFECT IN THE TOWN OF
PALM BEACH, FLORIDA

EXHIBIT B

Copy of the August 19, 2025 NTHP approval.



National Trust *for*
Historic Preservation®

Sent via email to Brian@regarchitects.com

August 19, 2025

Mr. Brian Laura, D. Arch
Senior Project Manager
REG Architects, Inc.
120 South Olive Ave, Ste. 210
West Palm Beach, FL 33401

RE: Mar-a-Lago (Palm Beach, FL) – Helicopter Landing Pad (“Helipad”) – Approval

Dear Mr. Laura,

This letter is provided in response to your request made on behalf of the Mar-a-Lago Club for the construction of a new helicopter landing pad (“helipad”) with associated walkway and lighting at Mar-a-Lago, 1100 S. Ocean Boulevard, Palm Beach. This request was submitted to the National Trust for Historic Preservation (“National Trust”) on August 18, 2025, as revised, pursuant to the Deed of Conservation and Preservation Easement (“Easement”) dated March 21, 1995.

Exhibit B of the Easement describes Mar-a-Lago’s Critical Features, of which the following would potentially be physically or visually impacted by the construction of a helipad and walkway adjacent to the central driveway at the Property:

- 7. Open Vistas. An open vista to the east overlooks the property to Ocean Boulevard from the Mansion.
- 8. Topographical Flow of Land. The land flows generally from a high point around the main house at an elevation of approximately 15 feet to a low point of 4 feet along the bulkhead line at Lake Worth.
- 9. Vegetation, Tree Lines and Golf Course. The basic quantity and quality of vegetation and tree lines are Critical Features.

The National Trust has reviewed this project proposal under Paragraphs 5.2(a) and 5.2(b) “Conditional Rights Requiring Approval by Grantee” and Paragraph 6 “Review of Grantor’s Proposals” of the Easement, applying the *Secretary of the Interior’s Standards for Rehabilitation* (“Secretary’s Standards”). The applicable Standards, in part, provide as follows:

Standard 9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

Standard 10. New additions and adjacent or related new construction will be undertaken in a such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Under the terms of the Deed of Conservation and Preservation Easement and based on the Standards listed above, the National Trust has reviewed this request and *approves* the proposed construction of a helicopter landing pad and associated infrastructure at Mar-a-Lago, in substantial conformity with the attached drawings as revised and dated August 18, 2025, subject to the following findings and conditions:

- a) The construction of the helipad and walkway will not destroy the historic materials, features, and spatial relationships that characterize the Property, and specifically, the Critical Features listed above.
- b) The materials used for construction of the helipad and walkway will be finished with non-glare, pigmented concrete to minimize visual impact.
- c) No currently existing trees or other landscaping plants will be altered or removed (excluding turf).
- d) The helipad will be removed and the land restored when it no longer serves the specific purpose of this request.

Please note that any changes to the proposed project as approved and depicted in the attached plans will require additional review and approval by the National Trust. If you have any questions or comments regarding this approval, please feel free to contact me at (202) 588-6159 or cjones@savingplaces.org.

Sincerely,



Claire Jones
Associate Director, Easement Program

cc Rick Gonzalez, AIA, REG Architects, Inc.
Shawn McCabe, Senior Vice President of Operations, Trump Florida Properties

Encl. 1. Email from Brian Laura, dated August 18, 2025
2. August 18, 2025, plans entitled, "Mar-A-Lago/Helicopter Landing Pad"

EXHIBIT C

Sec. 54-122 Issuance of a Certificate of Appropriateness.

Sec. 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 facade;
- (2) The proportions and relationships between doors and windows;
- (3) The rhythm of solids to voids created by openings in the facade;
- (4) The materials used in the facade;
- (5) The texture inherent in the facade;
- (6) The colors, pattern and trim used in the facade; and
- (7) The design of the roof.

RESPONSE: *There are no changes related to any building. The request is specific to the construction of a helipad for use by President Trump.*

(b) Existing rhythm created by existing building masses and space between them should be preserved.

RESPONSE: *There are no changes related to any building.*

(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.

RESPONSE: *There are no changes related to the landscape plan.*

(d) A new street facade should blend directionally with other buildings with which it is visually related; which is to say, when adjacent buildings have a dominant horizontal or vertical expression, that expression should be carried over in the new facade.

RESPONSE: *There are no changes related to any building or street 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.

RESPONSE: *There are no changes related to any building.*

EXHIBIT D

SITE HISTORY

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

1. Request for Subdivision approval by Standford Florida Fund, Inc. (Cerf Ross) November 1, 1984. Request approved and Agreement with Town entered into March 12, 1985.
2. Application for Certificate of Appropriateness Number 15-91 in connection with subdivision.
3. Zoning Variance 38-91 dated May 31, 1991.
4. Application for PUD, December 20, 1991, approved by Resolution 27-92 on May 12, 1992.
5. Special Exception 11-93, filed March 12, 1993, to establish a private club. Approved. June 1, 1993.
6. Declaration of Use Agreement dated August 10, 1993 recorded in Official Record Book 7933, Page 22 of the Public Records of Palm Beach County, Florida.
7. Variance 8-94 filed March 8, 1994, approved with conditions construction of service gates and wing walls providing access from Southern Boulevard.
8. Certificate of Appropriateness 5-94, filed April 4, 1994, approval of restoration of statutes at main gate and approval of new service gates off Southern Boulevard.
9. Certificate of Appropriateness 19-94, filed July 20, 1994, approval of railings, stair rails and guardrails.
10. Certificate of Appropriateness 34-94, filed August 17, 1994, approval to replace existing pea gravel at porte cochere with interlocking pavers.
11. Certificate of Appropriateness 67-94, filed December 21, 1994, approval of Alternate "A" lighting of Southern Boulevard gate with respect to location of fixtures only.
12. January 18, 1995, approval of light style "A" for cart path and walkway to beach with proviso that shields be used to direct lighting only onto paths; approval of light style "B" for northern boundary wall; approval of light style "C" for north parking area, with a 3' hedge planted around parking area to focus light on parking area only.
13. February 15, 1995 voted to retain existing northern gate design; approval of light style "D" for northern drive off South Ocean Boulevard, on statutes at main entrance, in courtyard parking area, on

lake wall and at the Southern Boulevard entrance, with proviso that one of the fixtures in each double light be removed (with suggestions regarding wattage of style "D" fixtures).

14. Certificate of Appropriateness 12-95, filed December 15, 1995, approval to install coquina stone or faux coquina paver blocks in natural color at main entrance (replaces paving approved August 1994).

15. Certificate of Appropriateness 23-95, filed July 21, 1995, approvals for exterior alterations to garage, former staff area and courtyard landscaping.

16. Certificate of Appropriateness 32-95, filed August 16, 1995, approved Moorish star design for courtyard fountain; approval of location of plunge pool in southwest corner of courtyard with proviso that if railing and gate are required for pool, matter must return to LPC for review; also noted deletion of previously approved windows at east and west ends of garage at 2nd floor and deletion of previously approved whirlpools (2) on north side of garage/spa deck.

17. Certificate of Appropriateness 33-95, filed September 20, 1995, approval of temporary tent at pool for 2 month period and denial of tent in front yard/driveway area.

18. October 18, 1995, approval of 3 tile samples to be used at fountain and whirlpool; approval of Moorish style tent with spears to be placed at southwest corner of pool.

19. Special Exception 24-95, filed November 14, 1995, approved request to add a 5 tennis court facility with cabana, approved request to remove existing tennis court.

20. February 13, 1996, approved request to construct parking lot for additional valet parking spaces.

21. Certificate of Appropriateness 56-95, January 1, 1996, approved to establish 5 tennis courts and related tennis cabana with patio, one entry trellis and 4 open awning shelters; approval of landscape plan for tennis court project.

22. Certificate of Appropriateness 19-96, filed March 20, 1996, approval of landscaping and details relating to the establishment of approved parking area at north end; approval to resurface small courtyard at west end of former staff area.

23. Certificate of Appropriateness 24-96, filed May 17, 1996, approval to raze damaged north slat house with proviso that buffering landscape be added on west side and that additional parking be reserved for Town Council with clarification that of Town Council does not approve additional parking use, land will have to be fully landscaped with review by LPC.

24. Special Exception 19-96, filed November 20, 1996, approved three (3) changes to Declaration of Use Agreement with stipulations.

25. Certificate of Appropriateness 44-96, filed December 18, 1996, approval of construction of free-standing roof over existing L-shaped utility pad; also noted withdrawal of portion of request for lighting of landscape islands of northern parking area.
26. Certificate of Appropriateness 51-96, filed December 18, 1996, approval of landscaping plans for utility areas in north parking area; also noted withdrawal portion of request for construction of 42" wall surrounding pool equipment.
27. Certificate of Appropriateness 1-97, filed January 15, 1997, approval of facade changes to accessory structure known as Watchman's house as well as interior changes.
28. Special Exception 20-97, filed June 10, 1997, approval with conditions request to construct tennis court light system in 5 existing courts.
29. May 12, 1993, granted request for 1 year extension.
30. Certificate of Appropriateness 17-97, filed September 17, 1997, approval of restoration of 3 buildings known as "Jim's Cottages"; also, approval of revised landscape plan for areas on either side of main gate.
31. Certificate of Appropriateness 46-98, filed October 21, 1998, approval to relocate existing pump house to serve as an entry feature and guardhouse for Southern Boulevard gate, to include restoration of building.
- 32., October 20, 1999, one year extension of COA 46-98.
33. July 19, 2000, extension of COA 46-98 until October 20, 2001, under current approval COA 22-00.
34. Special Exception 9-99, filed April 20, 1999, approved with conditions cabanas, pool, deck area, snack bar, changing rooms, including condition to modify existing Declaration of Use Agreement; approved request to exclude from Club property a parcel fronting on Woodbridge conditioned upon its being joined by Unity of Title with the property to its immediate east; denied removal or modification of existing limitation to 500 club memberships; approved removal of 313 daily on-site trips, approved removal of present dining room limitation of 75 seats and imposed limit of 150 seats for dining throughout Club, except for special events.
35. July 13, 1999, accepted request to withdraw portion of application to construct a partial underground parking structure east of the proposed Pavilion and accepted request to withdraw portions of application requesting approval for proposed Pavilion and increased special event capacity to 740 persons.
36. Certificate of Appropriateness 16-99, filed July 21, 1999, approval of re-paving/changes of main driveways, circle and motor court.
37. Special Exception 24-99, filed October 13, 1999, approved with conditions events that do not exceed 600 guest while temporary tent is used with possibility cap may be raised to 700 when Pavilion

Ballroom is completed; approved December 31, 1999 event over 600 guest capacity but not to exceed 940; approval to maintain temporary tent for 7 months and each subsequent season for 6 months until Pavilion Ballroom is open at which time tent shall be removed; approved with conditions request to construct a 17,124 square feet Pavilion Ballroom.

38. November 11, 1999, Amendment of Declaration of Use 'Agreement dated November 30, 1999, recorded in Official Records Book 11492, Page 1762 of the Public Records of Palm Beach County, Florida.

39. Certificate of Appropriateness 32-99, filed February 16, 2000, approval of redevelopment of beach area, according to approved Special Exception, to include two 2-story cabanas, pool, pool deck, spa pool, fountains, stairs and ramp to lower beach.

40. Variance 1-00, filed January 11, 2000, approved with conditions request to construct a wall on north property line that is 10' high in front yard setback in lieu of 6' maximum, and 7' to 10' high in side yard and rear yard in lieu of 7' maximum allowed.

41. Certificate of Appropriateness 22-00, filed October 20, 2000, approved extension of original approval of COA 46-98.

42. Certificate of Appropriateness 11-01, filed June 20, 2001, approval to change driveway material to asphalt on north service drive and parking area and to coquina in main entry drive, as well as circular area at guest house and Porte cochere area.

43. Special Exception 3-02 regarding construction date of pavilion.

44. Second Amendment of the Declaration of Use Agreement dated September 30, 2002, recorded in Official Records Book 14327, Page 23 of the Public Records of Palm Beach County, Florida.

45. Special Exception No. 11-2004 with Site Plan Review for a kitchen to serve the Ballroom, increasing the size of the entry loggia, relocating the chiller and other matters approved April 13, 2004.

46. Special Exception 22-2004 with Site Plan Review approving driveway at ballroom.

47. Third Amendment of Declaration of Use Agree & tent dated December 13, 2004, recorded in Official Records Book 17886, Page 1415 of the Public. Records of Palm Beach County, Florida.

48. Certificate of Appropriateness 005-2017, filed January 11, 2017, approval to add a 50 foot (1,964 sq. ft.) helicopter pad including all associated site work.

49. Certificate of Appropriateness 048-2018, filed September 21, 2018, approval to add an accessory dock. The application was withdrawn on February 20, 2019.

50. Certificate of Appropriateness 009-2020 and Special Exception with Site Plan Review 20-00248 to modify a private club use by allowing the construction of a boat dock that would extend 29 feet

from the existing seawall. The proposed dock would be located on the southwest corner of the property and is intended for private family use restricted to only the Trump family. The application was withdrawn on May 13, 2020.

51. Certificate of Appropriateness COA-21-012 and Special Exception request with Site Plan Review ZON-21-021 for modifications including new landscaping and a restroom addition to the existing private club approved on December 15, 2021.

52. Certificate of Appropriateness COA-23-001 and Special Exception request with Site Plan Review ZON-23-017 Certificate of Appropriateness COA-21-012 and Special Exception request with Site Plan Review ZON-21-021 for modifications including the construction of a new security guardhouse with associated landscaping along S. Ocean Boulevard approved on May 10, 2023.

53. Certificate of Appropriateness COA-24-0007 for final review and approval of the revised landscape plan for the new security guardhouse.

EXHIBIT E

PROPERTY INFORMATION

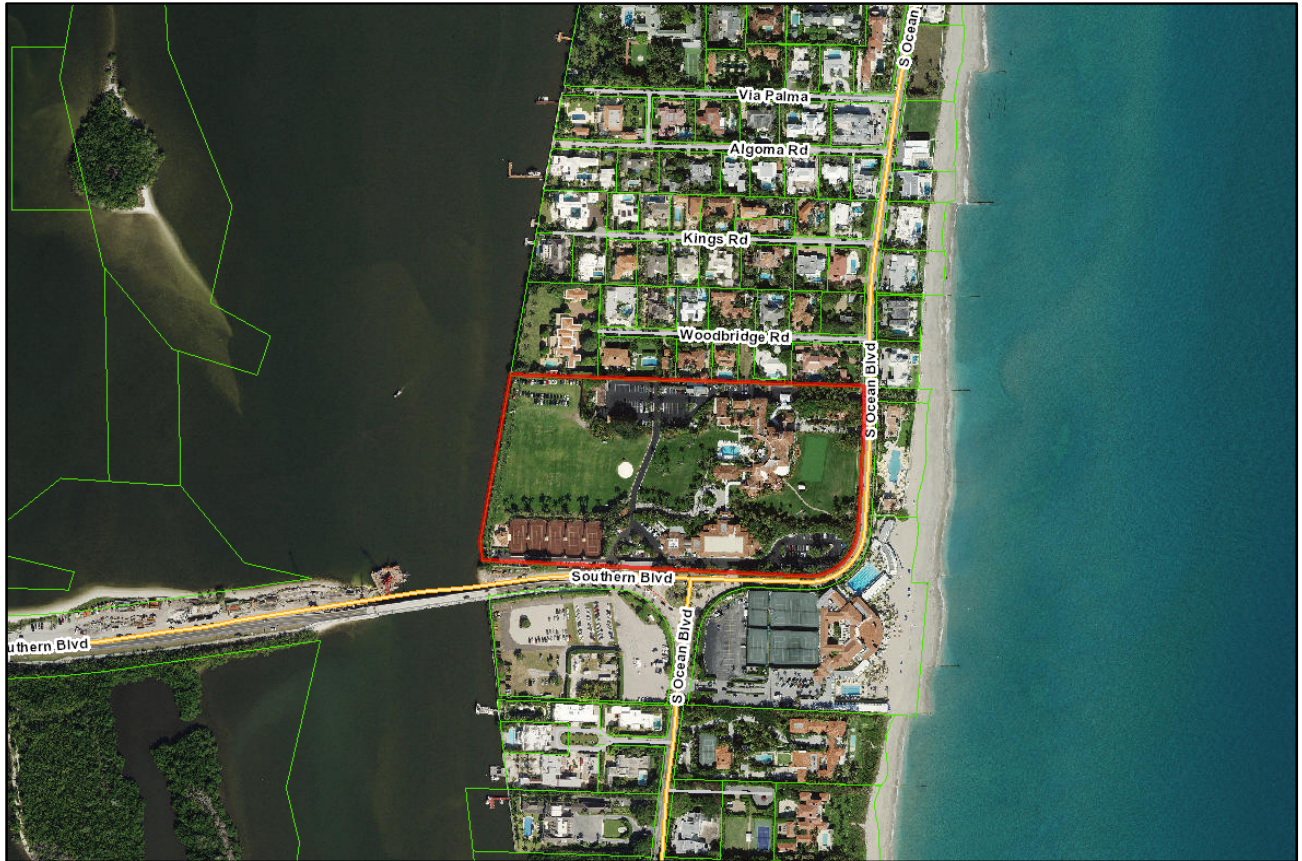


FIGURE 1 – Location map

Location:	1100 S. Ocean Blvd. (Figure 1)
Property Control Number(s)	50434335000020390
Zoning District:	R-AA Large Estate Residential
Acreage:	16.372 acres

EXHIBIT F

LEGAL DESCRIPTION

BEING ALL THAT PART OF THE NORTH 610.00 FEET OF THE SOUTH 1170.00 FEET OF GOVERNMENT LOT 2 OF SECTION 35, TOWNSHIP 43 SOUTH, RANGE 43 EAST, IN THE TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA, LYING WEST OF OCEAN BOULEVARD (STATE ROAD A1A) RIGHT OF WAY AND MORE PARTICULARLY DESCRIBED AS FOLLOWS TO-WIT:

BEGINNING AT A POINT OF THE WEST FACE OF AN EXISTING SEAWALL ON EAST SHORE OF LAKE WORTH, WHICH POINT IS 560.00 FEET NORTH OF, MEASURED AT RIGHT ANGLES, TO THE SOUTH LINE OF GOVERNMENT LOT 2 OF SAID SECTION 35; THENCE NORTH 6°09'22" WEST ALONG THE WEST FACE OF SAID SEAWALL FOR A DISTANCE OF 77.32 FEET; THENCE NORTH 10°23'23" EAST ALONG THE WEST FACE OF SAID SEAWALL FOR A DISTANCE OF 539.50 FEET TO A POINT IN THE SOUTH LINE OF BINGHAM-COPP TRACT, A SUBDIVISION RECORDED IN PLAT BOOK 18, PAGE 6, PALM BEACH COUNTY PUBLIC RECORDS; THENCE RUN SOUTH 88°12'07" EAST ALONG THE SOUTH LINE OF SAID BINGHAM-COPP TRACT FOR A DISTANCE OF 1134.10 FEET TO A POINT IN THE WESTERLY RIGHT-OF-WAY LINE OF OCEAN BOULEVARD (STATE ROAD A1A); THENCE RUN SOUTH 0°09'07" EAST FOR A DISTANCE OF 82.59 FEET TO A POINT OF CURVATURE; THENCE RUN SOUTHERLY ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 1412.69 FEET AND A CENTRAL ANGLE OF 3°03'00" FOR A DISTANCE OF 75.20 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 2°53'53" WEST FOR A DISTANCE OF 176.28 FEET TO A POINT OF CURVATURE; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 2968.36 FEET AND A CENTRAL ANGLE OF 2°27'30" FOR A DISTANCE OF 127.36 FEET TO A POINT OF COMPOUND CURVATURE; THENCE CONTINUE SOUTHWESTERLY ALONG THE ARC OF A CURVE, CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 158.68 FEET AND A CENTRAL ANGLE OF 86°26' 30" FOR A DISTANCE OF 239.40 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 88°12'07" WEST ALONG THE NORTH LINE OF SOUTHERN BOULEVARD (STATE ROAD 80) FOR A DISTANCE OF 1040.43 FEET TO THE POINT OF BEGINNING, CONTAINING 16.3760 ACRES, OR LESS;

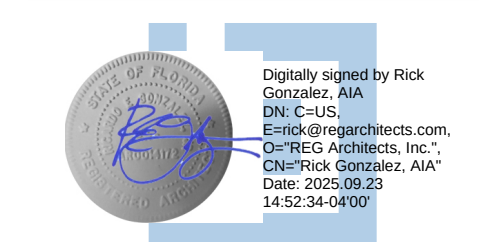
AND

TOGETHER WITH AN EASEMENT FOR THE USE OF THE TUNNEL UNDER SOUTH OCEAN BOULEVARD (STATE ROAD A1A) AS DESCRIBED IN THAT CERTAIN QUIT CLAIM EASEMENT DEED RECORDED IN OFFICIAL RECORD BOOK 2327, PAGE 1970 OF THE PALM BEACH COUNTY PUBLIC RECORDS;

AND

BEING THE SOUTH 358.00 FEET OF THE NORTH 403.00 FEET OF THE SOUTH 1170.00 FEET OF GOVERNMENT LOT 2, SECTION 35, TOWNSHIP 43 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, LYING EAST OF OCEAN BOULEVARD (STATE ROAD A1A) AS NOW LAID OUT AND IN USE; TOGETHER WITH ALL RIPARIAN AND LITTORAL RIGHTS, IF ANY, THEREUNTO APPERTAINING.

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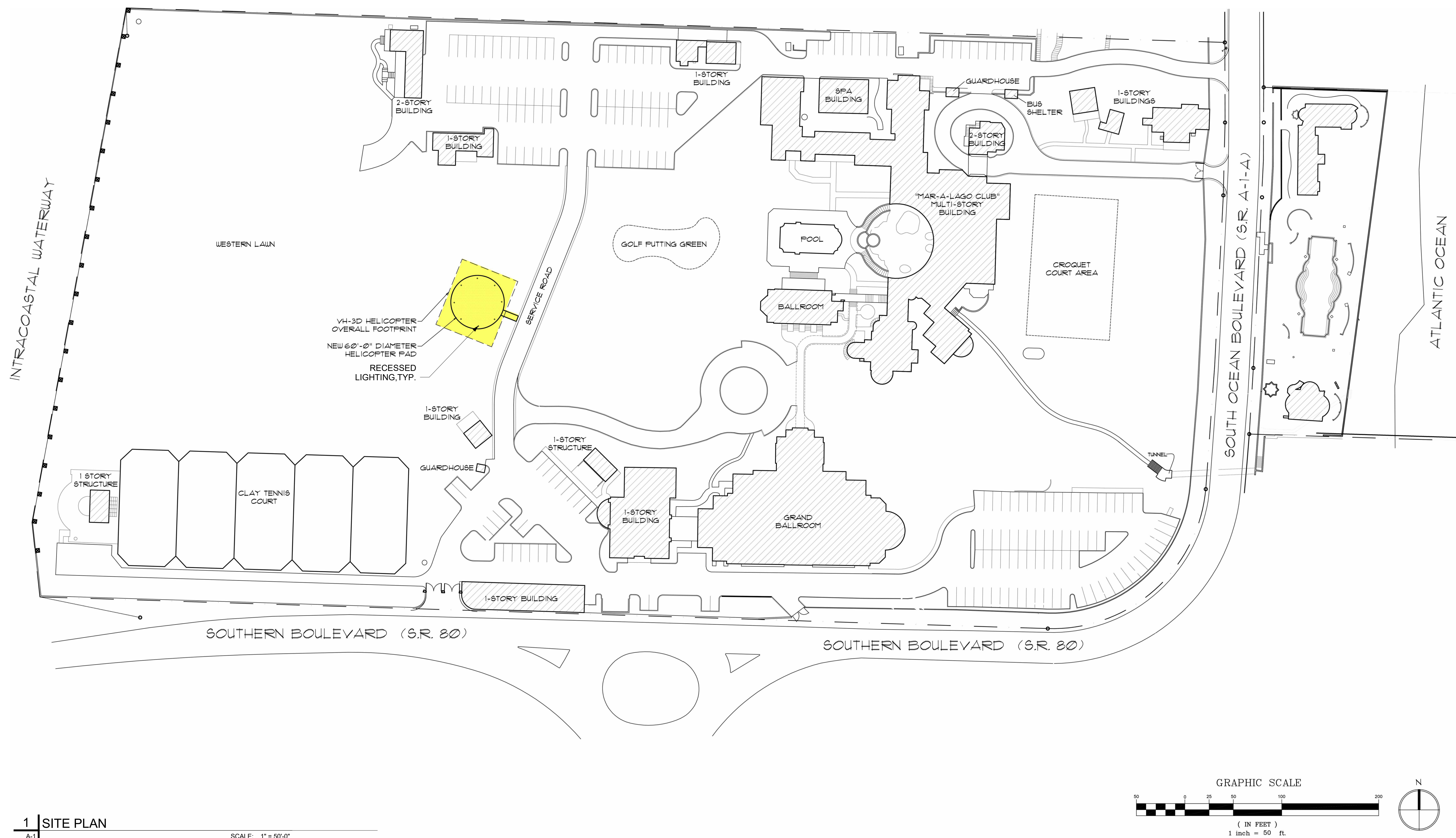


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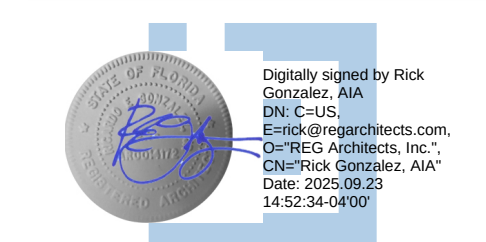


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A-1



ARCHITECTURAL SITE PLAN FOR INFORMATIONAL
PURPOSES ONLY; SEE SITE PLAN BY OTHERS.

MAR-A-LAGO / HELICOPTER
LANDING PAD

1100 S OCEAN BLVD,
PALM BEACH, FL, 33480



NO.	DATE	DESCRIPTION
DATE	8-18-2025	
MODELED	TW	
CHECKED	MA/REG	
PROJECT #	25037	
© REG 2025		

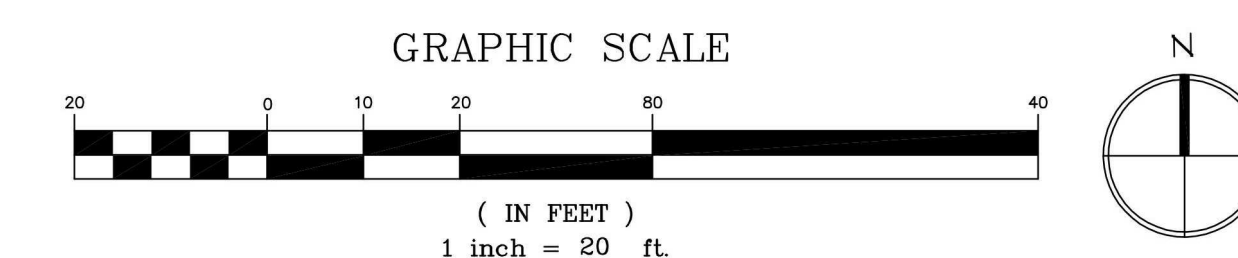
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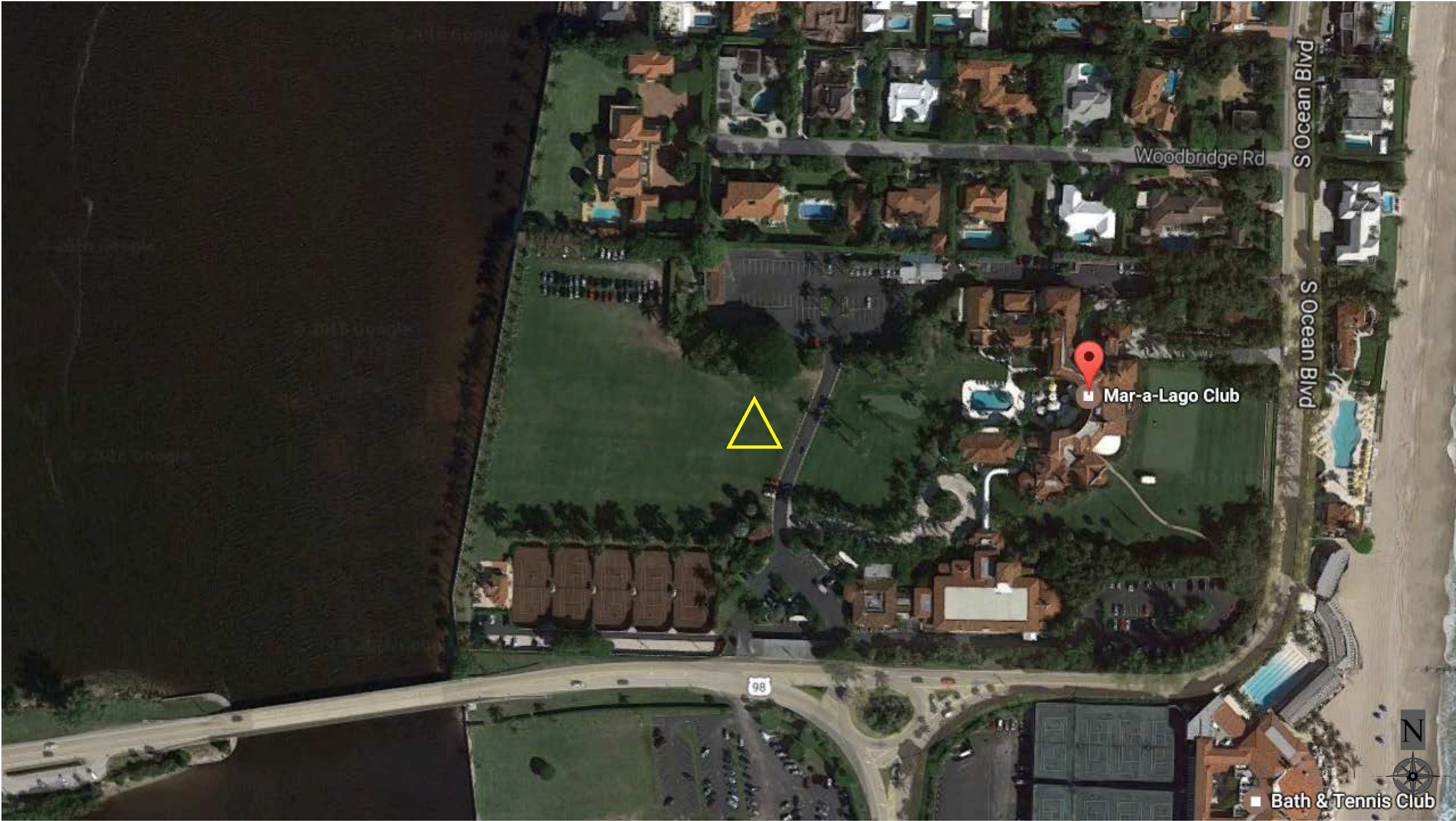
PARTIAL ENLARGED
SITE PLAN

A-2



1 PARTIAL ENLARGED SITE PLAN
A-2 SCALE: 1" = 20'-0"



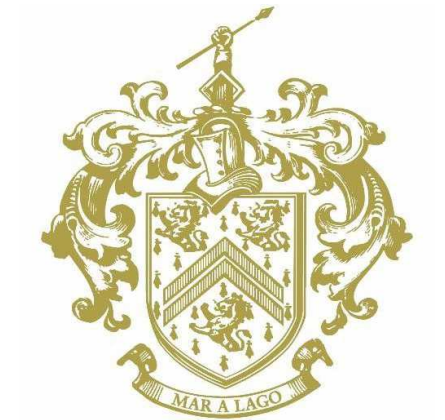


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**MAR-A-LAGO / HELICOPTER
LANDING PAD**

1100 S OCEAN BLVD,
PALM BEACH, FL, 33480



NO. DATE DESCRIPTION

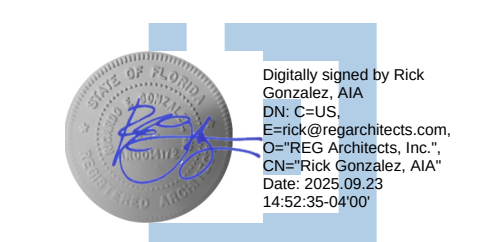
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DATE	8-18-2025
MODELED	Author
CHECKED	Checker
PROJECT #	25037
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HELICOPTER LANDING
PAD / AERIAL

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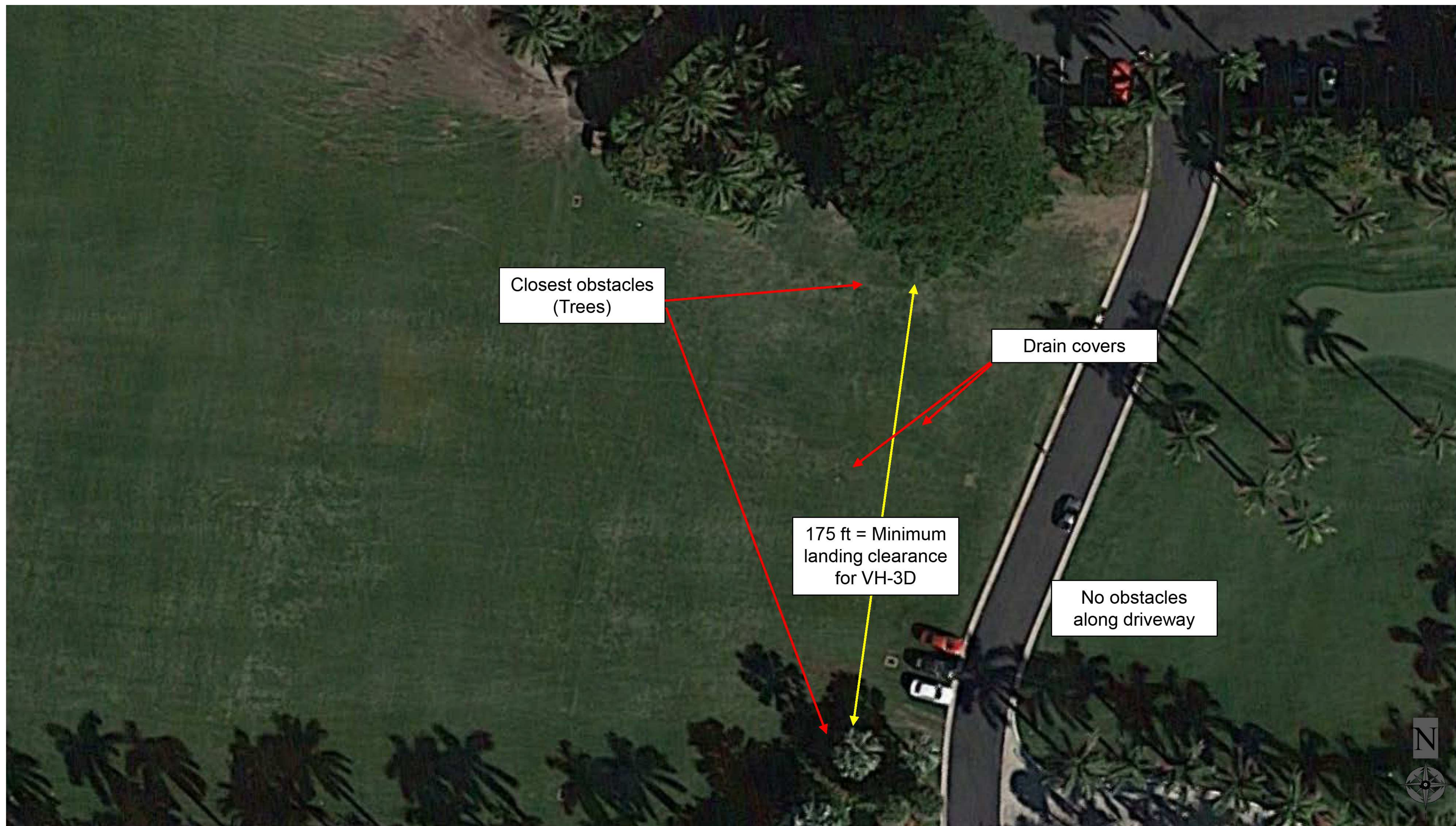
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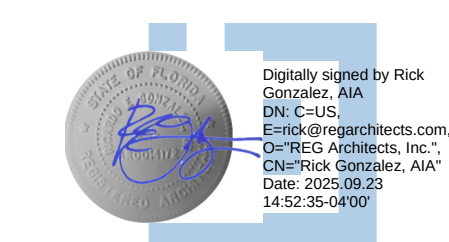
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A-4



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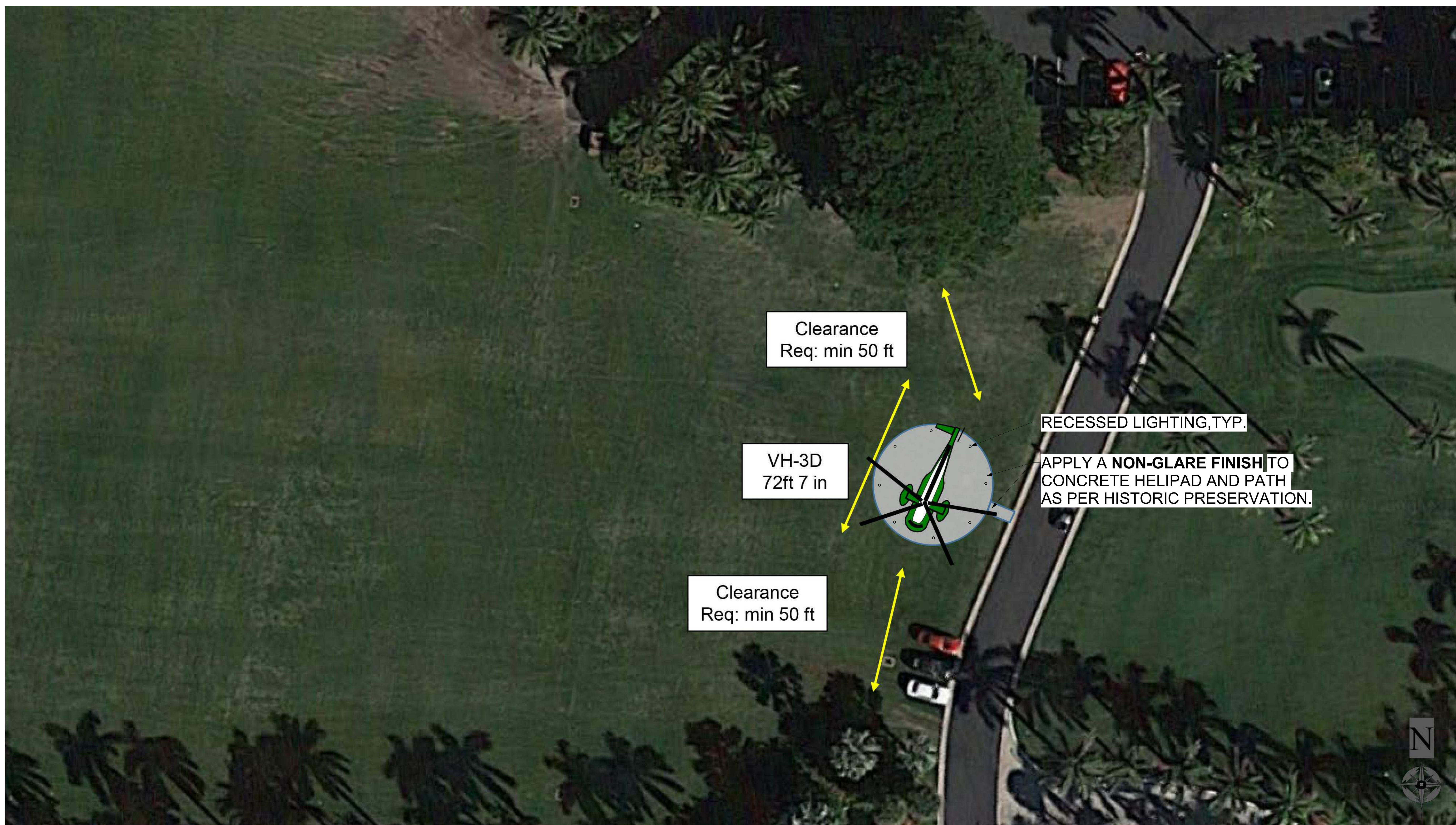
1100 S OCEAN BLVD,
PALM BEACH, FL, 33480



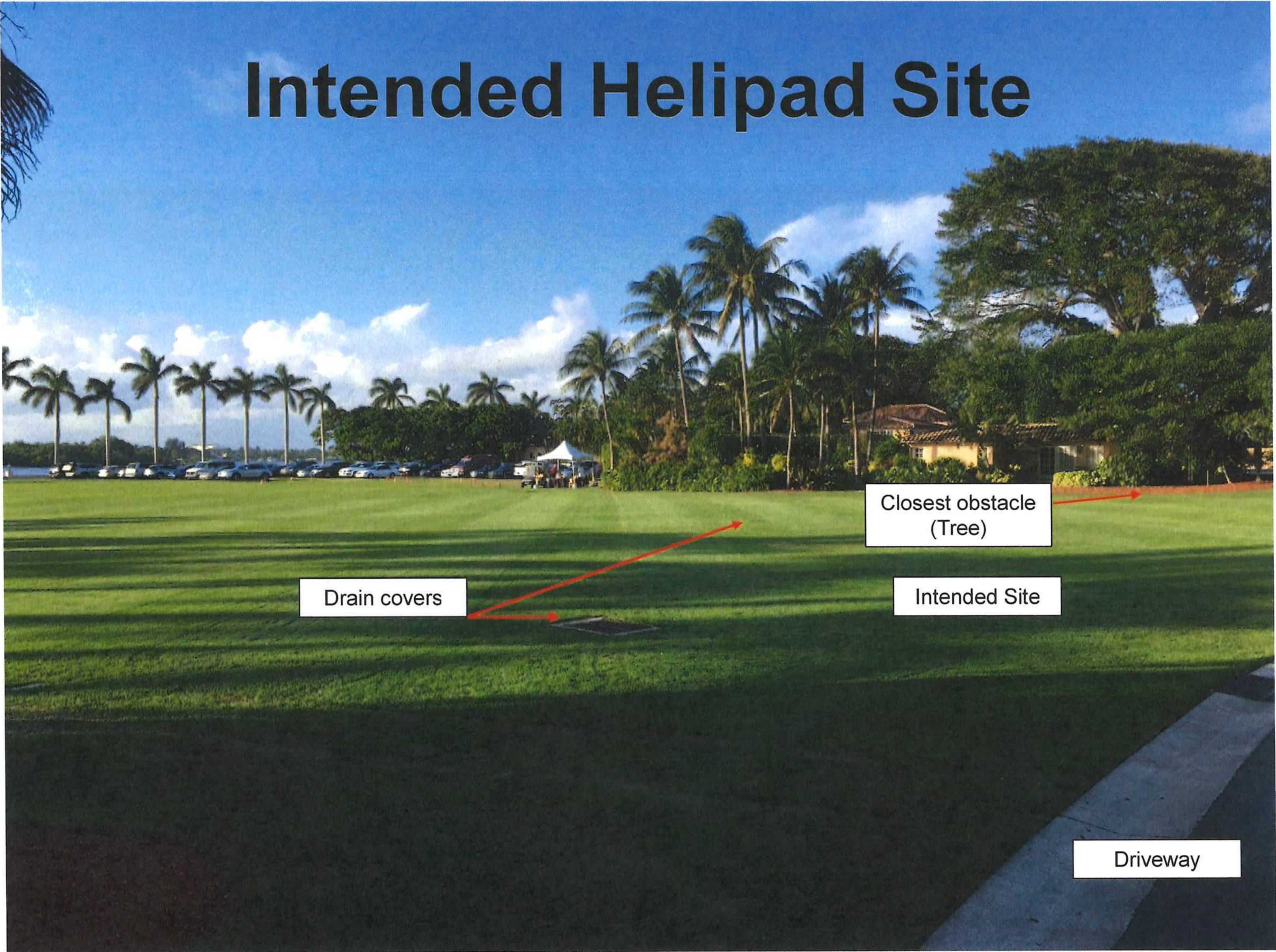
NO.	DATE	DESCRIPTION
DATE	8-18-2025	
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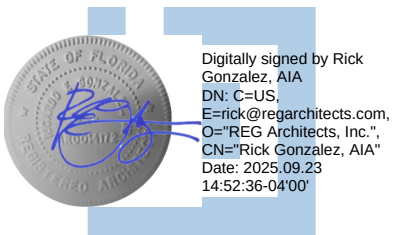
A-5



NOTE: THERE ARE NO ISSUES WITH HELICOPTER CLEARANCE AS NOTED ABOVE. THE REQUIRED MINIMUM CLEARANCE OF 50 FEET HAS BEEN MET FROM BOTH THE NORTH AND SOUTH.

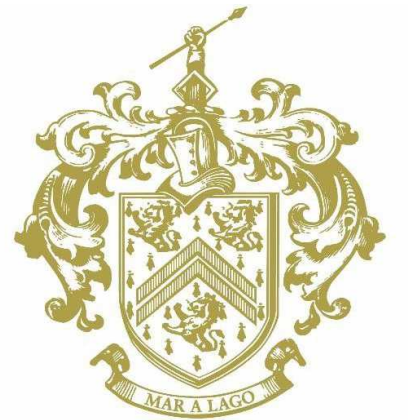


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**MAR-A-LAGO / HELICOPTER
LANDING PAD**

1100 S OCEAN BLVD,
PALM BEACH, FL, 33480



NO. DATE DESCRIPTION

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INTENDED HELIPAD
SITE



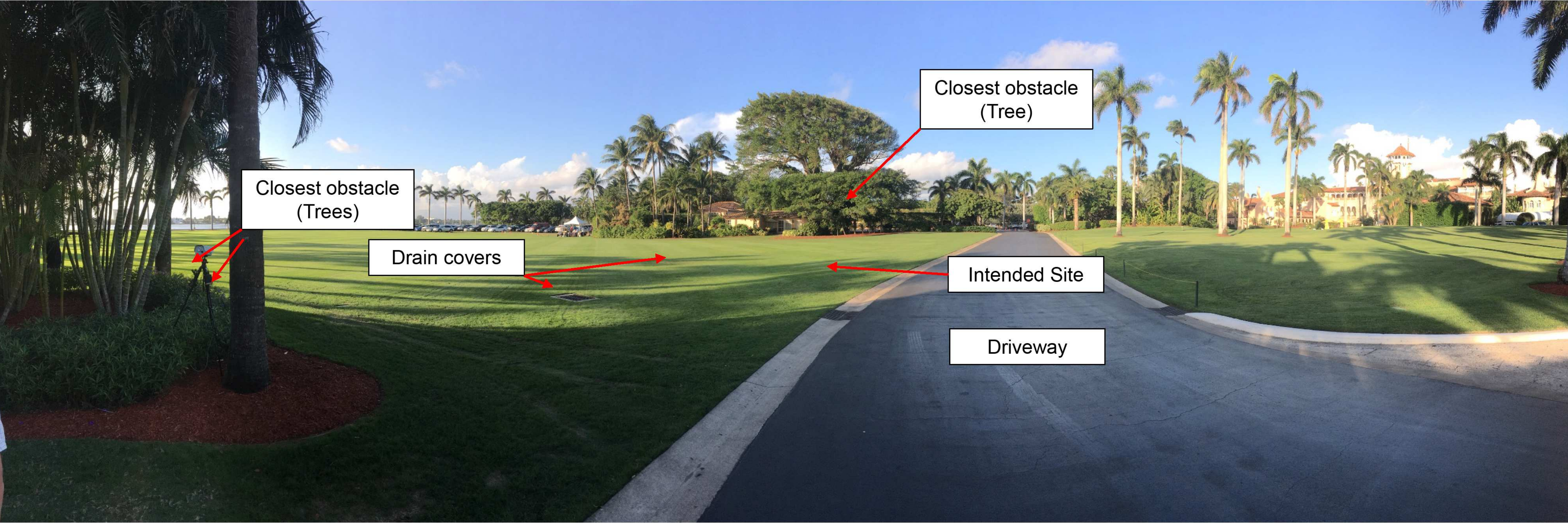
Intended Helipad Site



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**MAR-A-LAGO / HELICOPTER
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INTENDED HELIPAD
SITE

A-7

PERMIT SET - LANDMARKS SUBMISSION



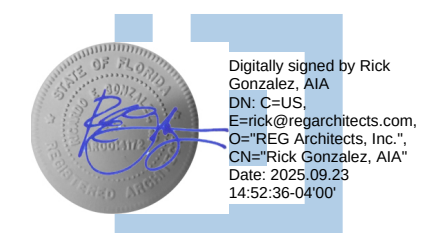
Aircraft Dimensions



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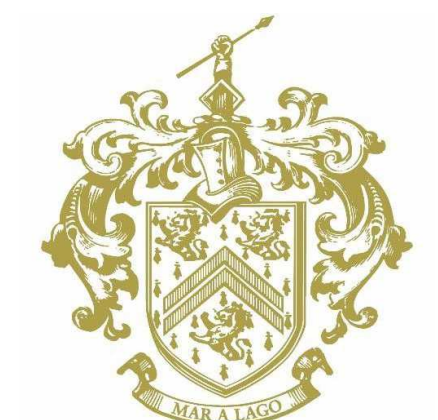


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**MAR-A-LAGO / HELICOPTER
LANDING PAD**

1100 S OCEAN BLVD,
PALM BEACH, FL, 33480



NO.	DATE	DESCRIPTION
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DATE	8-18-2025
MODELED	BL
CHECKED	REG
PROJECT #	25037
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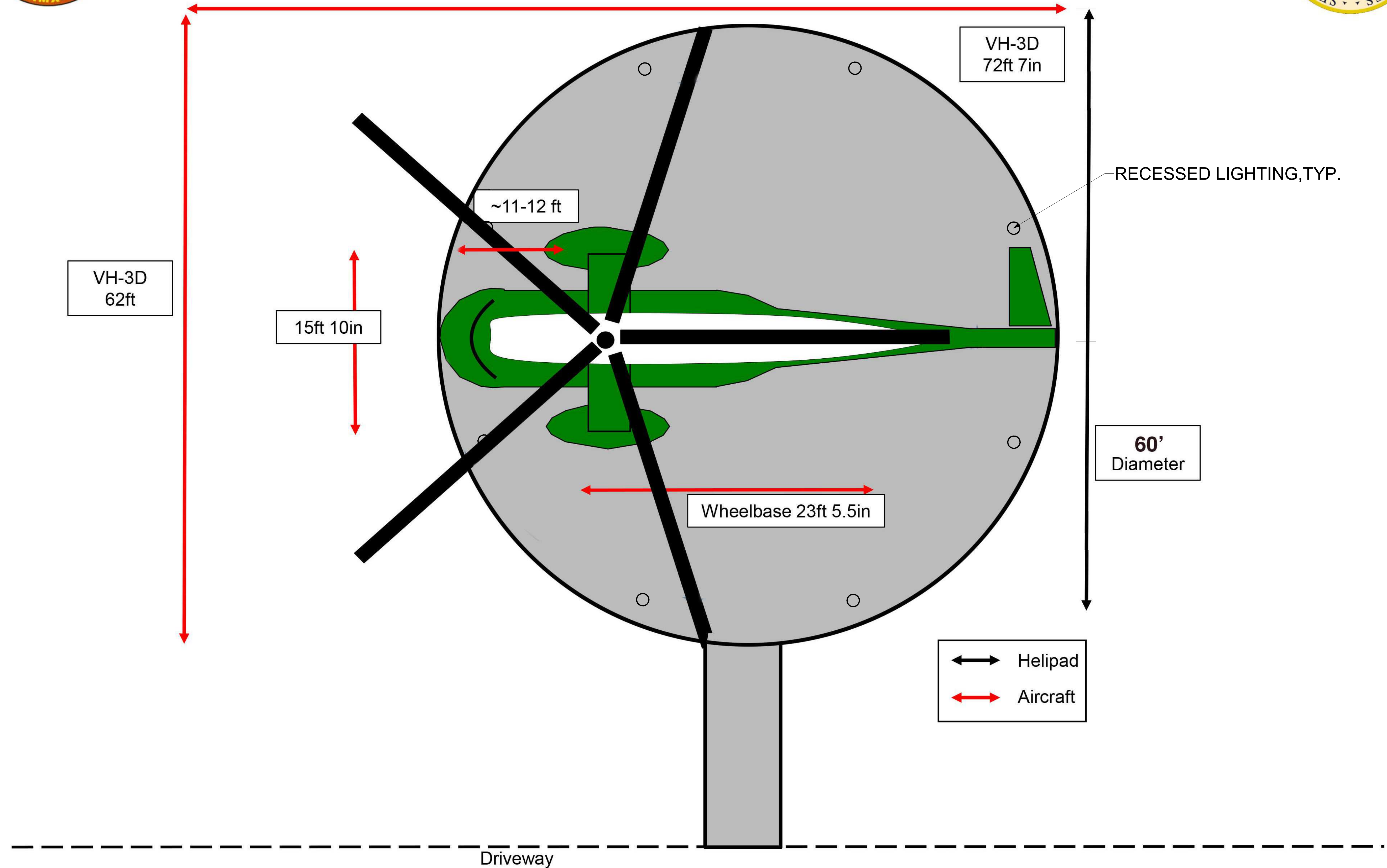
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AIRCRAFT DIMENSIONS

- VH-3D
 - Forward edge of main rotor blades to aft edge of tail rotor blades: 72ft 7in
 - Main Rotor Diameter: 62ft
 - Main landing gear to main landing gear (side to side): 15ft 10in
 - Main landing gear to tail wheel (forward to aft): 23ft 5.5in
 - Max Gross Weight: 21,500lbs
- VH-60N
 - Forward edge of main rotor blades to aft edge of tail rotor blades: 64ft 10in
 - Main Rotor Diameter: 53ft 8in
 - Main landing gear to main landing gear (side to side): 9ft 9 in
 - Main landing gear to tail wheel (forward to aft): 29ft
 - Max Gross Weight: 22,000lbs
- VH-92A
 - Forward edge of main rotor blades to aft edge of tail rotor blades: 68ft 6in
 - Main Rotor Diameter: 56ft 4in
 - Main landing gear to main landing gear (side to side): 12ft 9in
 - Nose wheel to main landing gear (forward to aft): 20ft 4in
 - Max Gross Weight: 27,700lbs



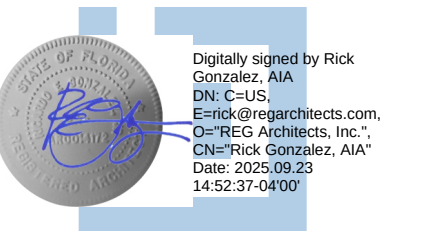
Aircraft/Helipad Dimensions



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AIRCRAFT/HELIPAD
DIMENSIONS / VH-3D

A-9

PERMIT SET - LANDMARKS SUBMISSION

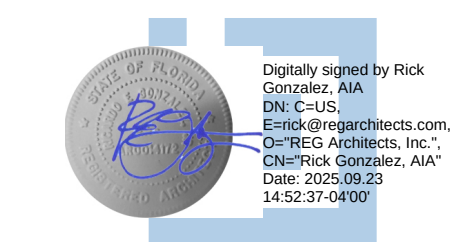


Aircraft/Helipad Dimensions

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**MAR-A-LAGO / HELICOPTER
LANDING PAD**
1100 S OCEAN BLVD,
PALM BEACH, FL, 33480



NO. DATE DESCRIPTION

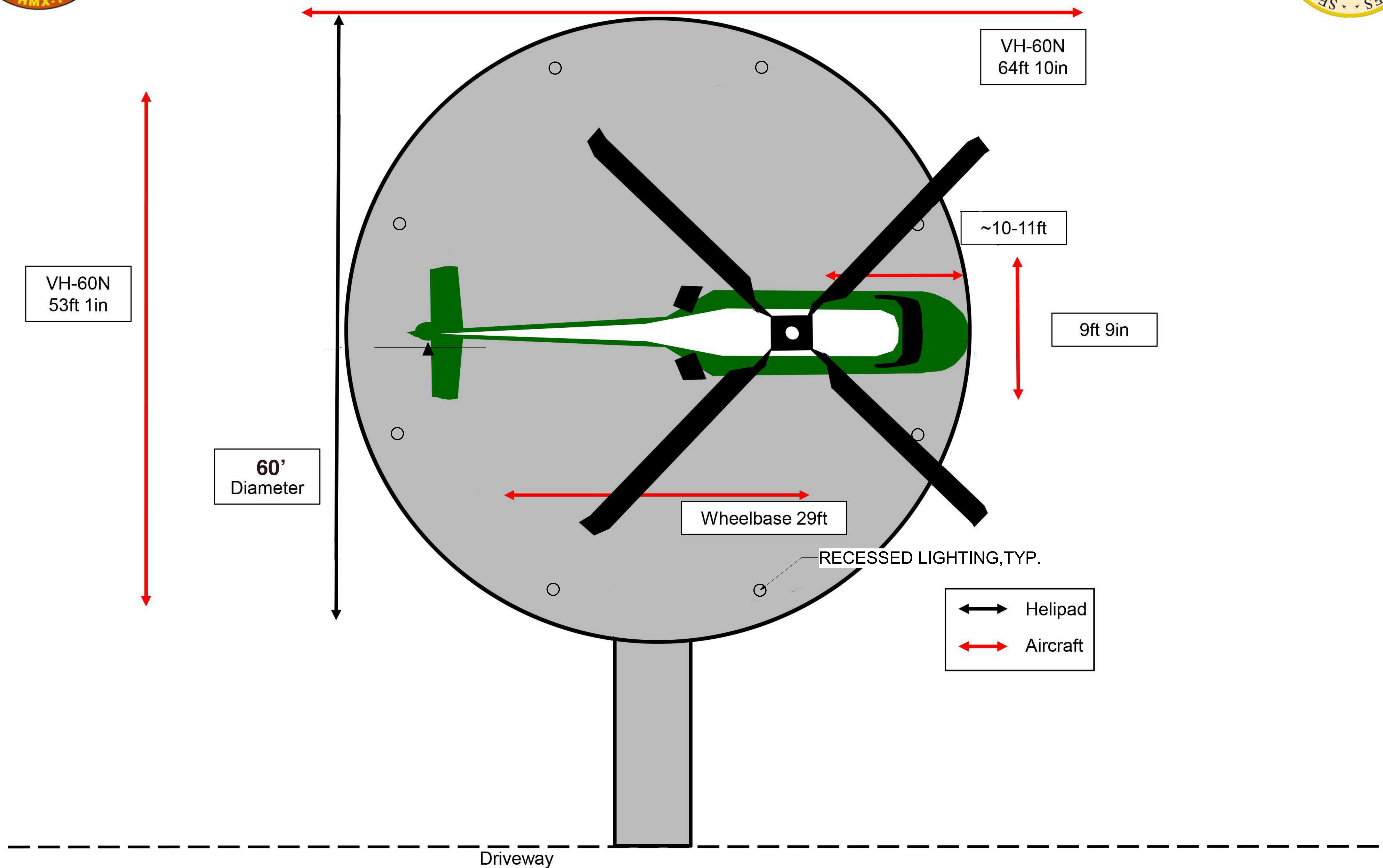
DATE 8-18-2025
MODELED BL
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PROJECT # 25037
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AIRCRAFT / HELIPAD
DIMENSIONS / VH-60N

PERMIT SET - LANDMARKS SUBMISSION

A-10





Additional Notes



- Helipad must be situated to account for 50ft landing clearance requirement around each aircraft.
- VH-3D has the largest footprint in terms of clearance.
- VH-3D would land with left side of fuselage facing the driveway.
- VH-60N and VH-92A would land with right side of fuselage facing the driveway.
- Recommend placing helipad adjacent to the driveway to allow VH-3D rotors to align with edge of asphalt. This would keep all rotors over the grass and allow for vehicles/carts to be quickly moved into position.



FLORIDA MASTER SITE FILE
Site Inventory Form

FDAHRM 802 ==
1009 ==

Site Name Mar-a-Lago Site No. 830 ==
Address of Site: 1100 S. Ocean Blvd. Survey Date 8011 820 ==
Instruction for locating W. of S Ocean Blvd and N of Southern Blvd Palm Beach, FL 33480 905 ==

Location: none 813 ==
868 ==

County: Palm Beach subdivision name block no. lot no. 808 ==

Owner of Site: Name: _____
Address: _____ 902 ==

Type of Ownership 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 private residence 838 ==

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

Present Use 850 ==
Dates: Beginning +1923 844 ==
Culture/Phase American 840 ==
Period 20th Century 845 ==

NR Classification Category: Building 916 ==

Threats to Site:

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

Areas of Significance: Architecture 910 ==

Significance:

This is probably the most extraordinary house ever built in Palm Beach, and certainly one of the largest. It was the home of Marjorie Merriweather Post. Begun by Wyeth, King, and Johnson, it was completed by Joseph Urban in a fantastic style with Mediterranean allusions. Urban, a New York architect, is remembered there for the Ziegfeld Theatre. In Palm Beach he also designed the Paramount commercial complex and the Bath and Tennis Club. Mar-a-Lago shows his immense gift for decorative design in its lavish relief ornament and tile work. It has been fully documented by the Historic American Buildings Survey and is listed on the National Register.

LAPB

Grade: A

911 ==

CONTINUATION SHEET

Mar-a-Lago
1100 S Ocean Blvd

Porches: N/open wooden stair, turned spindle screen to 2nd fl; 1-bay corner porch, round arches, stone column; porte-cochere, broad stone segmental arches w/bridge, decorative wooden rls above # E/2 corner balconies, bombe iron rls on stone corbels # SE/6 ventanas, iron # S/semicircular terrace, parapet w/Gothic rondels; corner main-fl balcony, decorative metal balustrade # W/helical stair w/wrought-iron guard; cloister extending W, descending pairs of round arches; semicircular cloister, 17 bays, round arches on piers and columns w/wooden gallery above and behind on terrace w/Gothic rlg; cloister contains Gothic stair rising $\frac{1}{2}$ story; 3-bay round-arch gallery on main fl toward N end, facing W; machicolated parapet above w/continuation of cloister gallery above; facing S a 3-bay entrance arcade to the W wing, and a 7-bay arcade along this wing; also 2 decorative iron ventanas facing S, and a wooden balcony over the entrance arcade; to the rear, N facing W, a wooden colonnade of 5 bays. 942 = =

Chimney Location: S/end: interior # SE/lateral slope offset (4) #
S/ 2 end: interior # N/ offset, lateral slope



ARCHITECT Wyeth, King, and Johnson # Joseph Urban 872 ==
 BUILDER _____ 874 ==
 STYLE AND/OR PERIOD Mediterranean Revival 964 ==
 PLAN TYPE irregular; irregular 966 ==
 EXTERIOR FABRIC(S) stucco; roughcast 854 ==
 STRUCTURAL SYSTEM(S) tile 856 ==
 PORCHES see continuation sheet

842 ==

FOUNDATION: 842 ==

ROOF TYPE: hip 842 ==

SECONDARY ROOF STRUCTURE(S): dormers, shed roof # eyebrow ventilator 842 ==

CHIMNEY LOCATION: N/End: exterior # ctr: lateral slope # (continued) 842 ==

WINDOW TYPE: casement, 16, wood # various # casement, 2, metal 842 ==

CHIMNEY: masonry, stuccoed, free-form hoods 882 ==

ROOF SURFACING: tile: barrel 882 ==

ORNAMENT EXTERIOR: stone: coral # tile: polychrome # stone: cast 882 ==

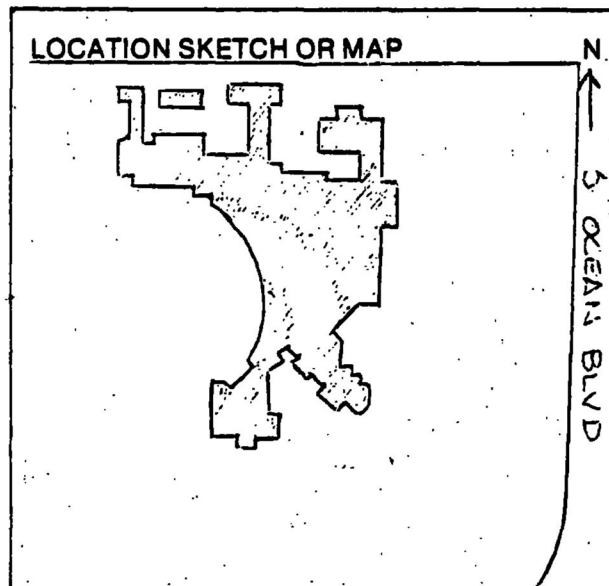
NO. OF CHIMNEYS 11 952 == NO. OF STORIES 950 ==

NO. OF DORMERS 7 954 ==

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

Latitude and Longitude:
26° 40' 35" . ' " 800 ==

Site Size (Approx. Acreage of Property): 18 833 ==



Township	Range	Section

812 ==

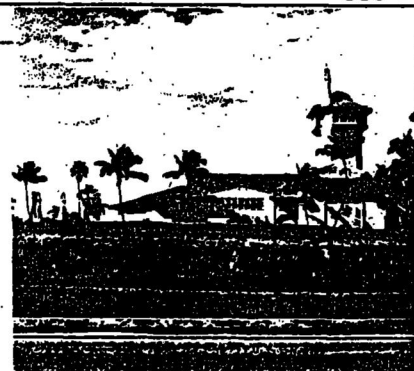
UTM Coordinates:

890 ==

Zone Easting Northing

Photographic Records Numbers PB-7273-6-F6-8 860 ==

Contact Print



TOWN OF PALM BEACH

Information for Landmarks Preservation Commission Meeting on: October 22, 2025

To: Landmarks Preservation Commission

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

From: Planning, Zoning & Building

Re: HSB-25-0011 128 SEABREEZE AVE. The applicant, LaBerge & Menard Inc., has filed an application requesting Landmarks Preservation Commission review and approval for partial door replacement for the main structure within the historically significant property.

Date: 10/15/2025

ATTACHMENTS

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

STRATEGIC PLAN

Strategic Priorities:

Community Culture and Character

Strategic Focus Areas:

Community Preservation

Quality of Life

FUNDING

No Fiscal Impact



HSB-25-0011 128 SEABREEZE AVE. The applicant, LaBerge & Menard Inc., has filed an application requesting Landmarks Preservation Commission review and approval for partial door replacement for the main structure within the historically significant property.

Design Professional: LaBerge & Menard Inc.

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 128 Seabreeze Ave was completed in February 2022. The property is located within the Mid-Town Conservation District. As indicated in the designation form: *"128 Seabreeze Avenue was constructed circa 1922 during Palm Beach's first boom time era and is part of the Poinciana Park subdivision, one of the Island's first successful large residential developments platted and mostly developed by City Builders Realty Company who promoted it as a "home site park" in a premier mid-town location with numerous amenities."*

At the March 22, 2023, LPC meeting, HSB-22-017 (ZON-23-005) was approved with conditions for demolition and reconstruction of a porte cochere and rear two-story structure, fenestration alterations, roof alterations, as well as landscape and hardscape alterations. The associated variances and special exception with site plan review were approved by Town Council at the April 4, 2023, TC meeting.

Relocation of mechanical equipment was approved administratively (LPCS-25-0272) with neighbor consent. Staff was contacted in July of 2025 to complete a final LPC inspection. During the inspection, staff identified discrepancies with the approved plans. Certain items were corrected on site, and others were submitted as revisions under LPCS-25-0386 for administrative review with the LPC Chair. The revisions impacting the exterior doors of the main structure were determined to require full commission review at a public hearing.

THE PROJECT:

The applicant has submitted plans, entitled "128 SEABREEZE AVENUE REVISION TO DOORS ON SOUTH & WEST ELEVATIONS", as prepared by **LaBerge & Menard Inc.**, uploaded October 10, 2025.

The following is the scope of work for the Project:

- Revisions to the previously approved exterior doors on the south and west elevations of the main structure.

Site Data			
Zoning District	R-B	Future Land Use	SINGLE-FAMILY
HSB Designation	February 2022	Architect/Engineer	Unknown
Year of Construction	1922	Lot Area	6,125 SF

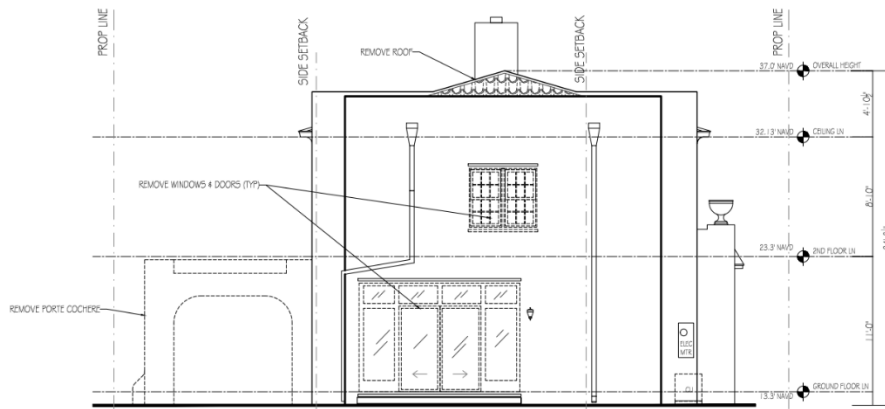
Surrounding Properties / Zoning	
North	133 Seabreeze Ave / R-B
South	129 & 133 Seaspray Ave / R-B
East	124 Seabreeze Ave / R-B
West	134 Seabreeze Ave / R-B

STAFF ANALYSIS:

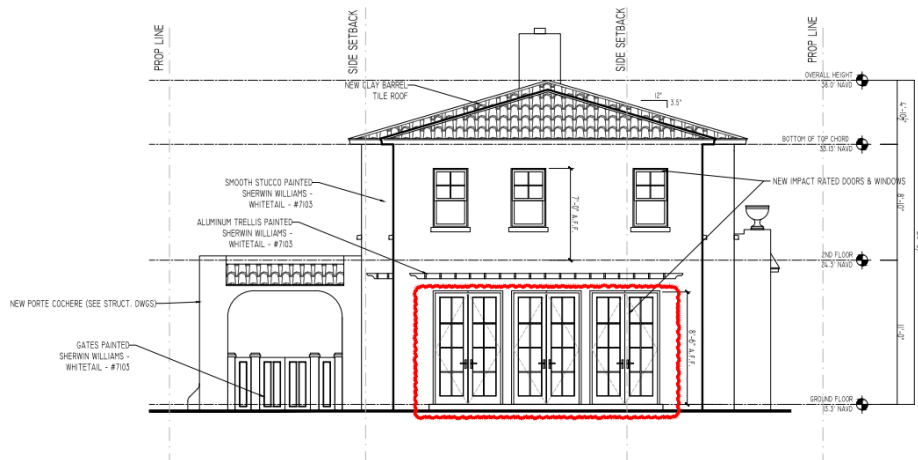
The application is seeking approval to revise the design and material of previously approved exterior doors on the south and west elevation of the main structure. According to the design professional, the aluminum doors shown on the plans were revised steel doors with a thinner profile at their client's request.

Since staff's site visit, the applicant has added additional vertical muntins to the installed doors to match the approved divided-light patterns.

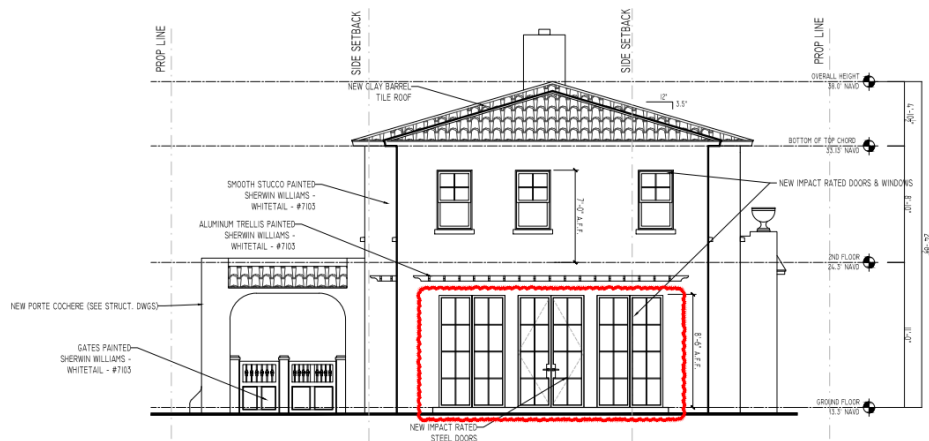
South Elevation



Previously approved demolition elevation.



Previously approved elevation.



Existing conditions elevation.

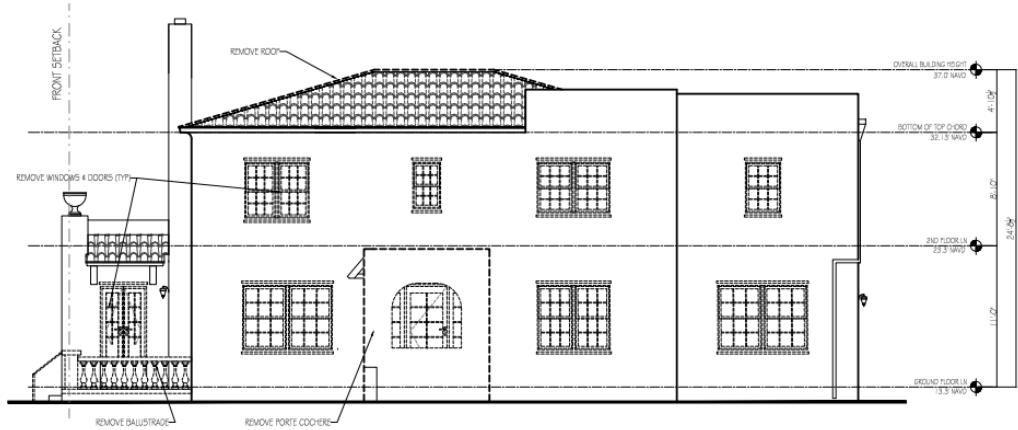


Conditions at inspection.

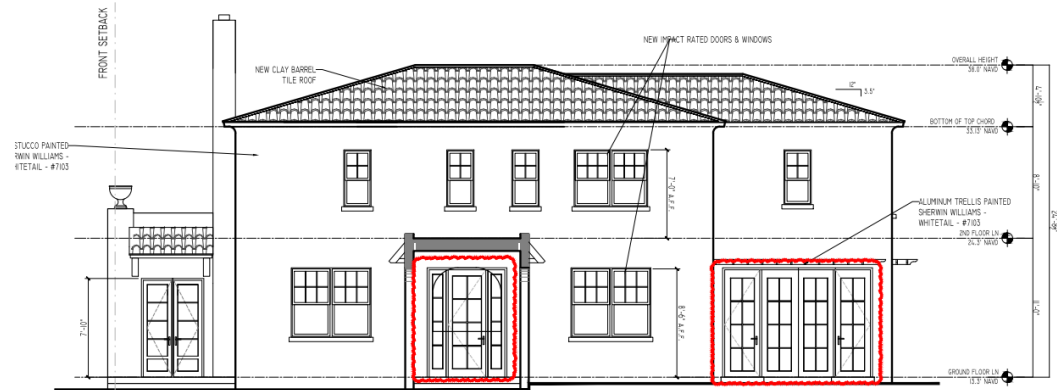


Conditions post inspection (vertical muntins added).

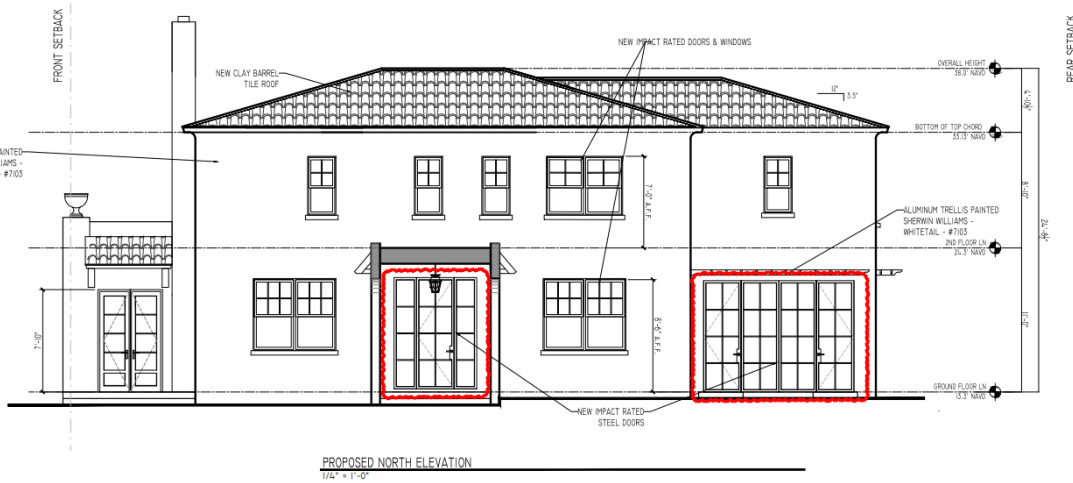
West Elevation



Previously approved demolition elevation.



Previously approved elevation.



Existing conditions elevation.



Conditions at inspection.



*Conditions post inspection
(vertical muntins added).*



From a historic preservation perspective, the previously approved French doors and sidelights featured appropriate frame proportions and divided-light patterns consistent with the style and period of the building's construction. Notably, doors matching the approval were installed on the accessory structure, as shown below.



Photograph of accessory structure.

CONCLUSION:

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

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

WRB:JGM:FHM:ALF

FIINAL SUBMITTAL 9.29.25
LETTER OF INTENT

Re: 128 Seabreeze Ave, Palm Beach 33480
LANDMARKS: HSB- 25-0011 October 22, 2025

We are seeking Landmarks and town council approval for a renovation of an existing home, as well as five (5) variances:

Landmarks Requests:

1. We would like to change the Entry door, two pair of doors on the west side, and 3 pair of doors on the rear of the house. We had originally shown typical aluminum doors, but our client wanted to use steel doors which have a much thinner profile for the stiles and rail.

· L A B E R G E & M É N A R D I N C .

Architectural Corporation
FL Registration - AA26000344
444 25th Street #1
West Palm Beach, Florida 33407
Telephone 561.655.8582
Fax 561.655.3048



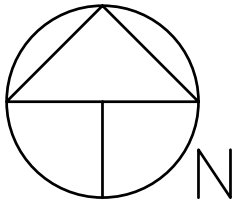
Contractor:
Wildes Builders
440 25th Street
West Palm Beach 33407
561.833.2023

128 SEABREEZE AVE

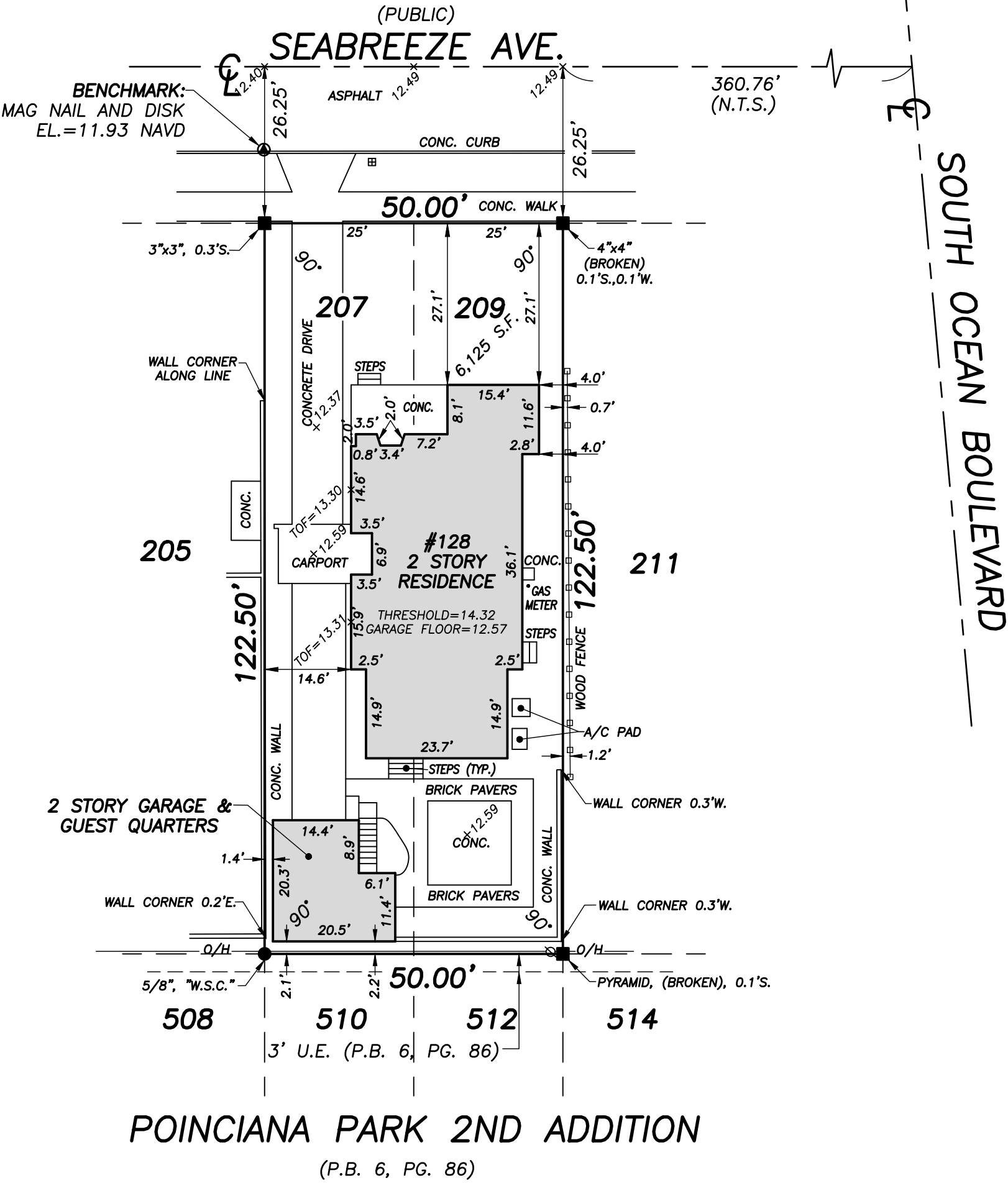
128 SEABREEZE AVE
PALM BEACH, FL
33480

HSB-25-0011

[illegible]

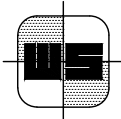


SCALE: 1"=20'



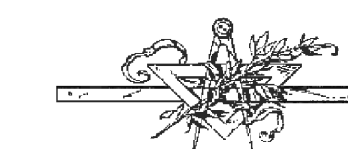
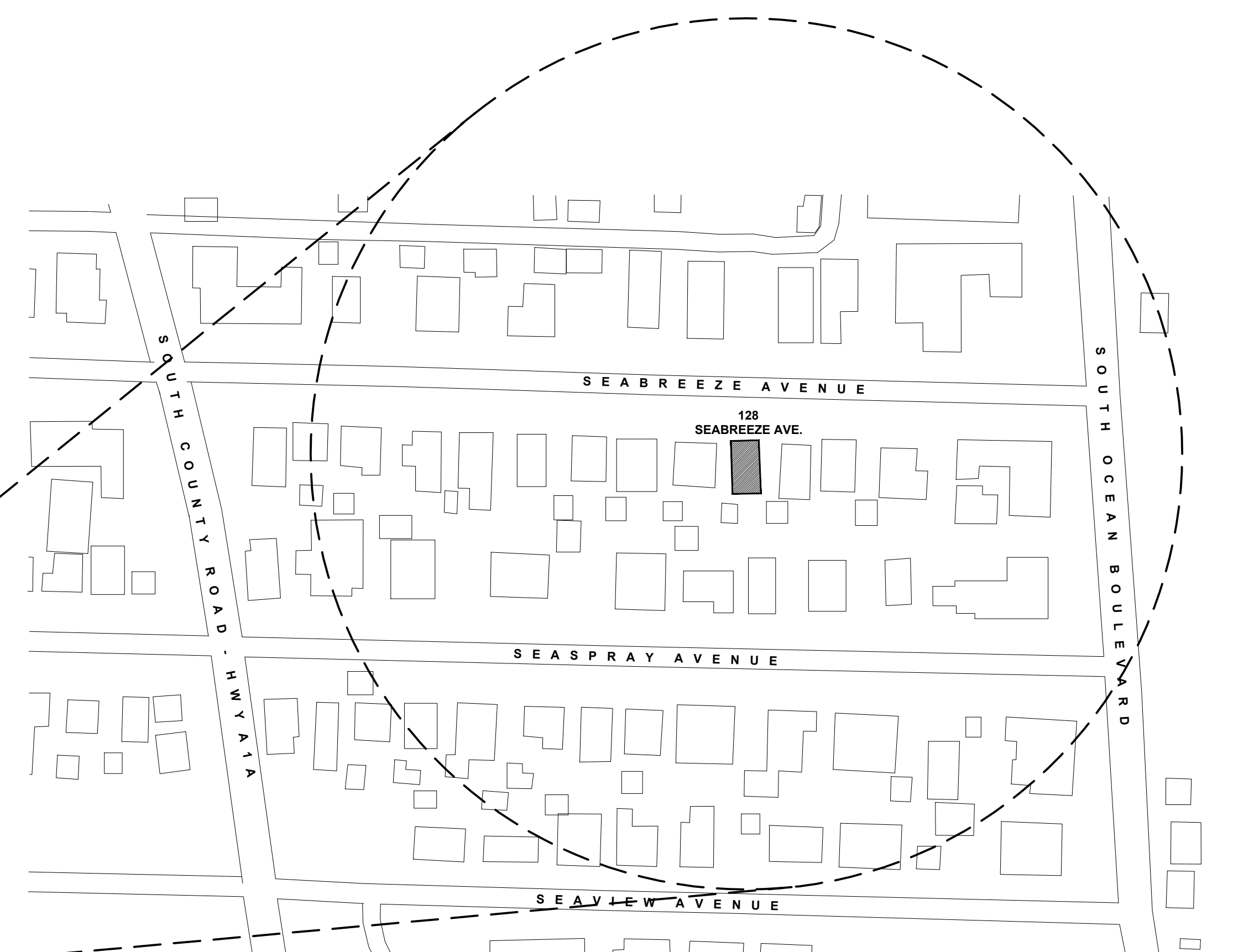
REVISIONS

08/10/22 SPOT ELEVATIONS, SURVEY AND TIE-IN UPDATE J.O./S.W.
91-1024.5 PB335/45
08/10/21 SURVEY AND TIE-IN UPDATE J.C./M.B. 91-1024.3 PB317/3
09/24/20 SURVEY UPDATE TIE IN FINAL J.O./J.P. 91-1024.1 PB299/60



WALLACE SURVEYING
CORP. LICENSED BUSINESS # 4569
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-4551

FIELD:	J.P.	JOB NO.:	91-1024	F.B.	PB12	PG.	77
OFFICE:	R.C.	DATE:	2/04/91	DWG. NO.	91-1024-1		
C'K'D:	C.W.	REF:	91-1024	SHEET	2	OF	2



Architectural Corporation
FL Registration - AA26003344
444 25th Street *1
West Palm Beach, Florida 33407
Telephone 561.655.8582
Fax 561.655.3048

CONSULTANTS:

128 SEABREEZE

128 SEABREEZE AVE.
PALM BEACH, FL



	10/07/20	PLAN 0001.DWG
MARA DATA DESCRIPTION		
PROJECT NO: ###		
CAD DWG FILE: 128 SEA BREEZE - STREETSCAPE.DWG		
DRAWN BY:		
CHK'D BY:		
DATE: 10/15/22		
SHEET TITLE		

MARK	DATE	DESCRIPTION
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PROJECT NO:	####
CAD DWG FILE:	128 SEA BREEZE - STREETSCAPE.DWG
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CHK'D BY:	
DATE:	10/15/22
SHEET TITLE	

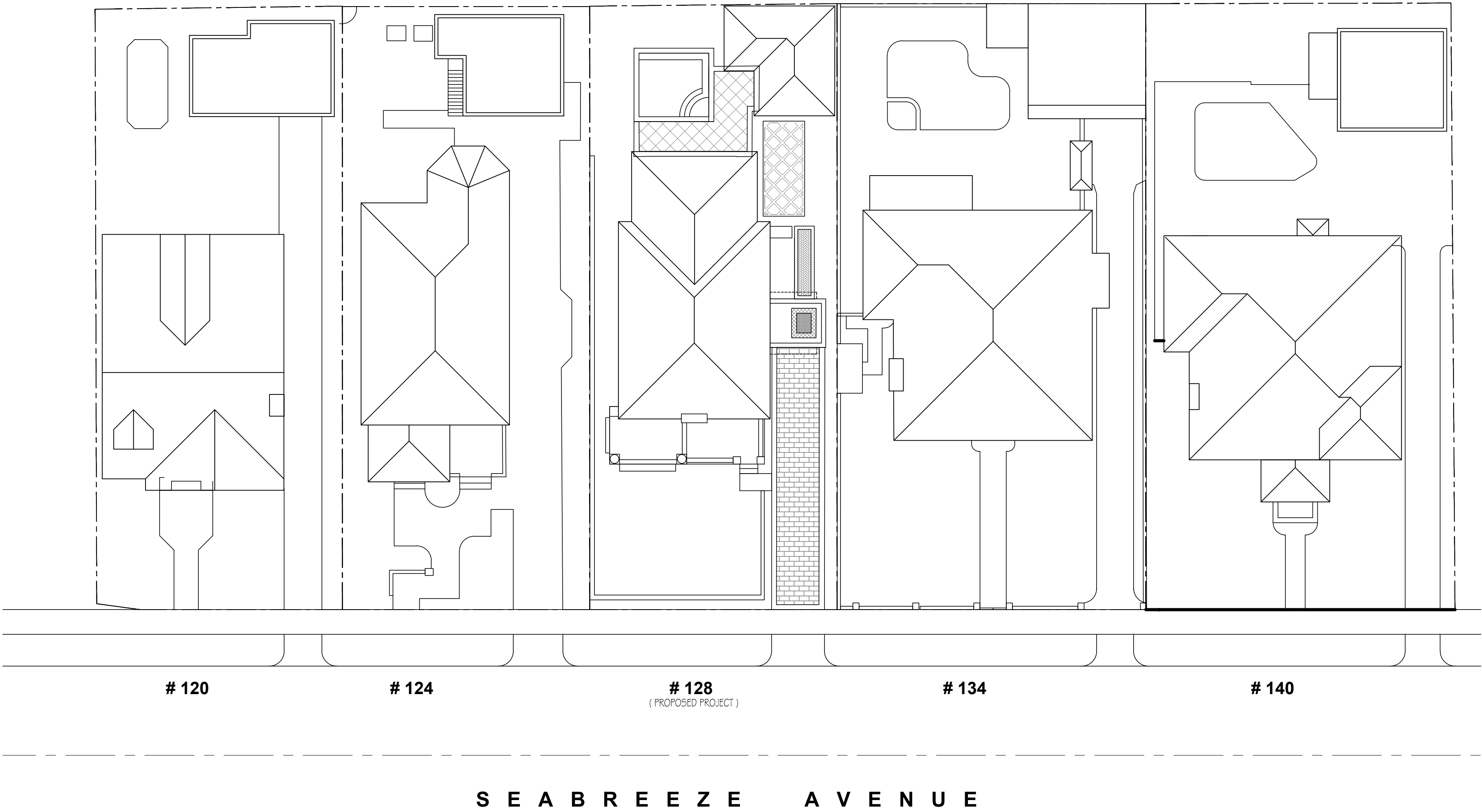
LOCATION MAP

LM-001

SHEET

128 SEABREEZE

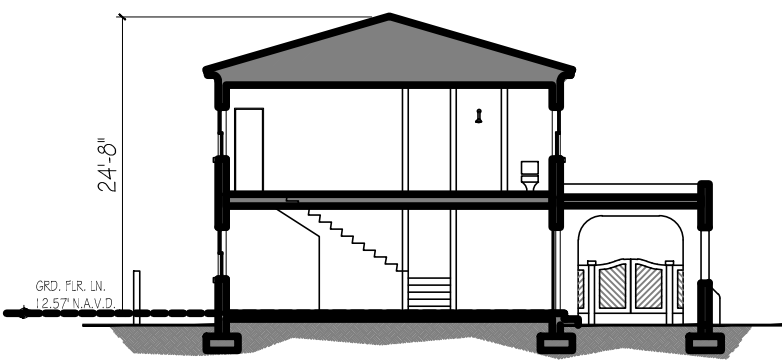
128 SEABREEZE AVE.
PALM BEACH, FL
33401



3 SITE PLANS
NOT TO SCALE



2 FRONT ELEVATIONS
NOT TO SCALE



4 BUILDING SECTION
128 SEABREEZE AVE. N.T.S.



120 SEABREEZE AVE.



124 SEABREEZE AVE.



128 SEABREEZE AVE.



134 SEABREEZE AVE.



140 SEABREEZE AVE.

1 STREETScape - PHOTOGRAPHS
NOT TO SCALE

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147 SEABREEZE AVE.



139 SEABREEZE AVE.



133 SEABREEZE AVE.



111 SEABREEZE AVE.



LOCATION PLAN



109 SEABREEZE AVE.



128 SEABREEZE AVE.



140 SEABREEZE AVE.



134 SEABREEZE AVE.



124 SEABREEZE AVE.

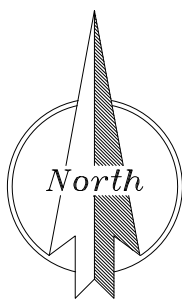


120 SEABREEZE AVE.

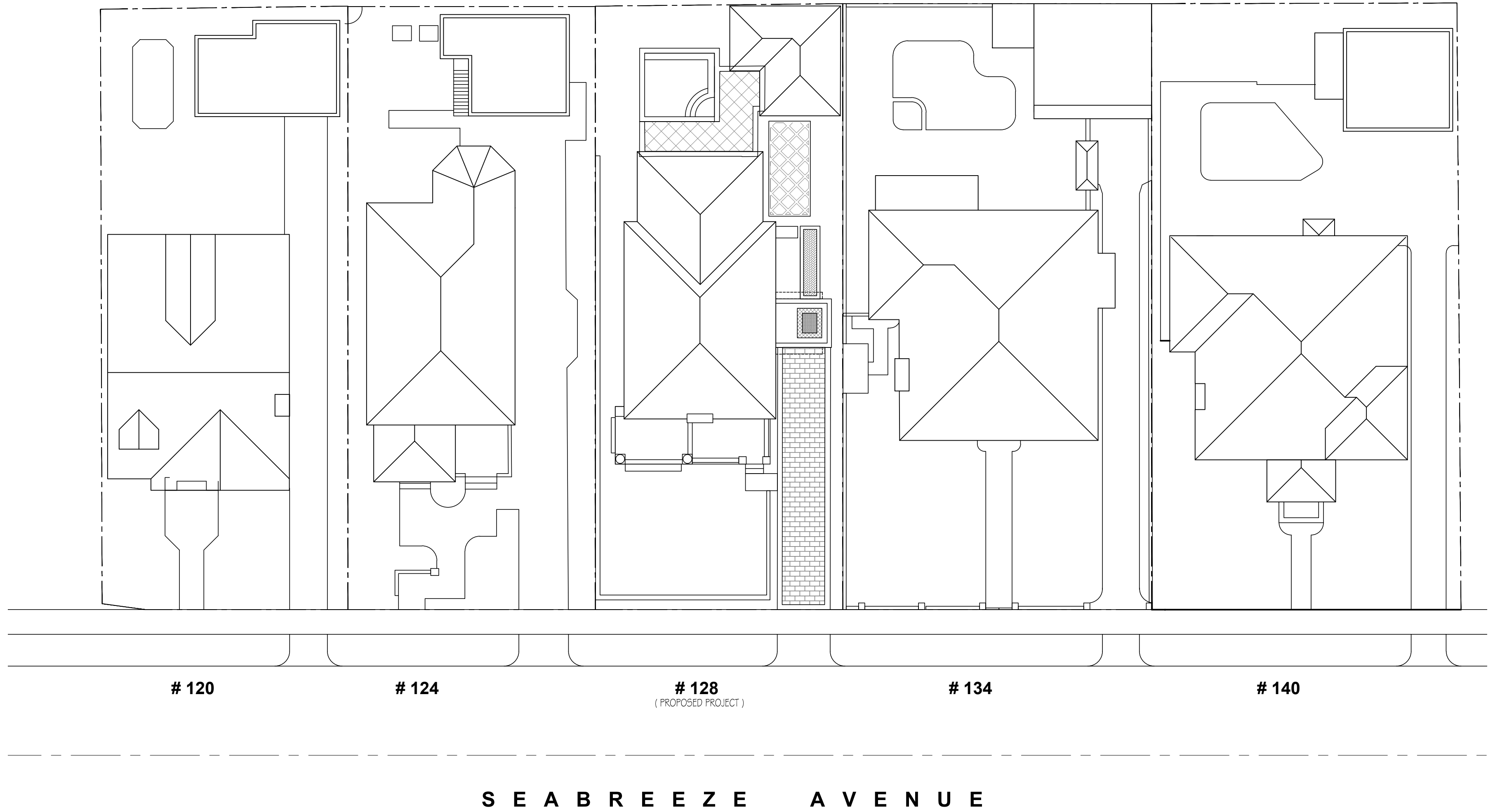
CONSULTANTS

128 SEABREEZE

128 SEABREEZE AVE.
PALM BEACH, FL



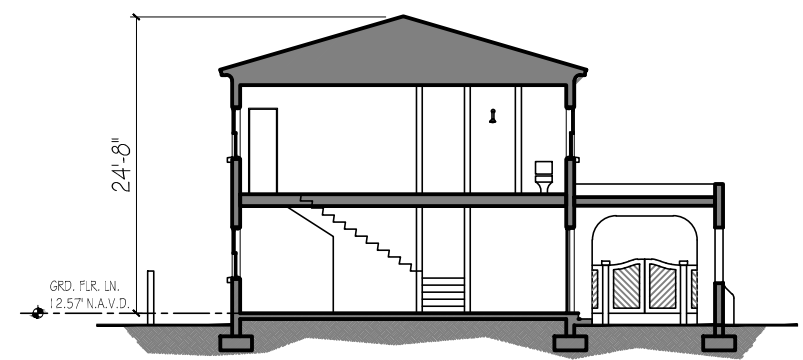
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DRAWN BY	
CHK'D BY	
DATE	10/15/22
SHEET TITLE	LOCATION PLAN, NEIGHBORHOOD PHOTOS
SHEET	LM-002 OF



4 SITE PLANS
NOT TO SCALE



2 FRONT ELEVATIONS
NOT TO SCALE



3 BUILDING SECTION
128 SEABREEZE AVE. N.T.S.



120 SEABREEZE AVE.



124 SEABREEZE AVE.



128 SEABREEZE AVE.



134 SEABREEZE AVE.



140 SEABREEZE AVE.

1 STREETSCAPE - PHOTOGRAPHS
NOT TO SCALE

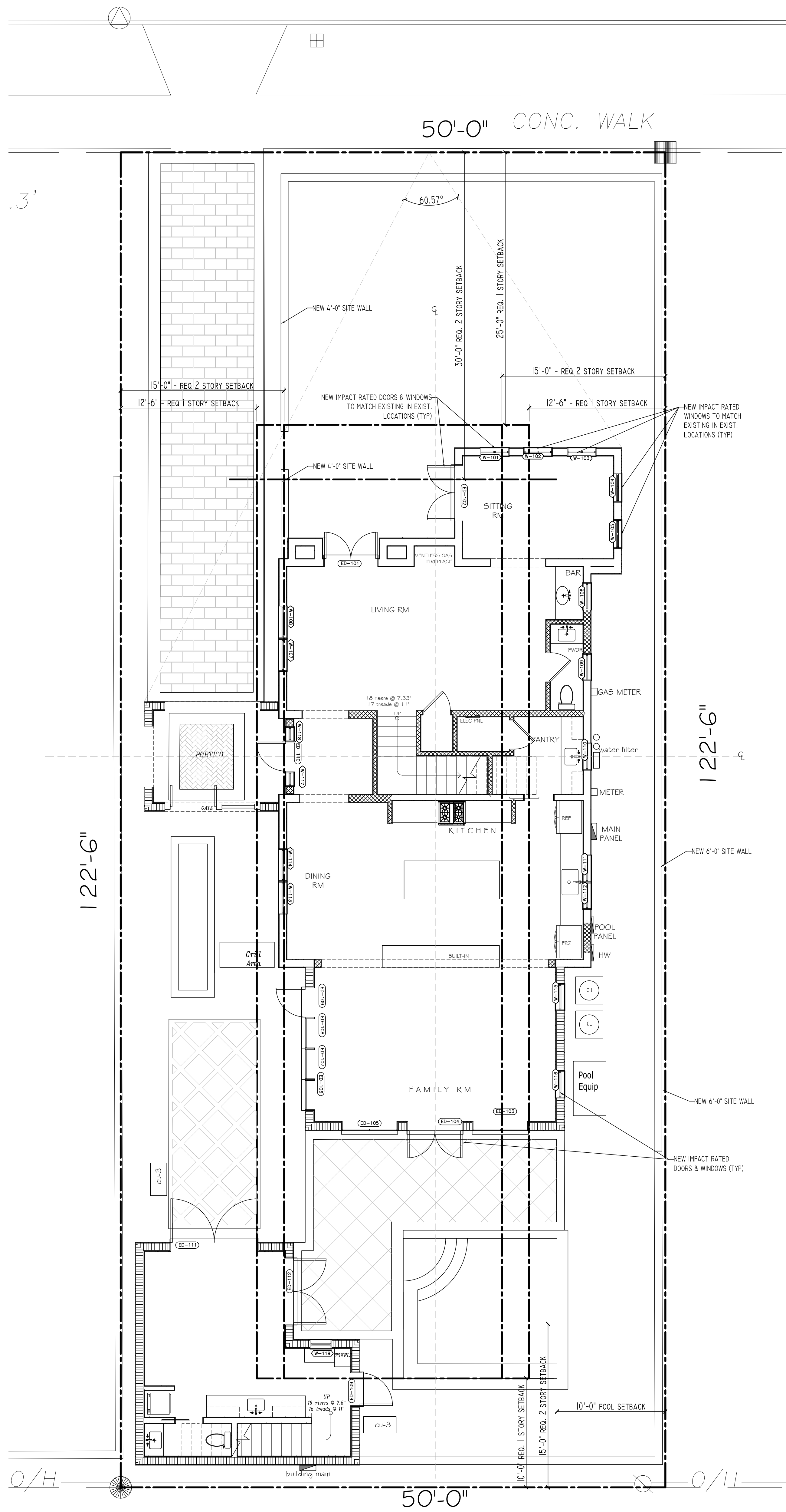
CONSULTANTS

128 SEABREEZE

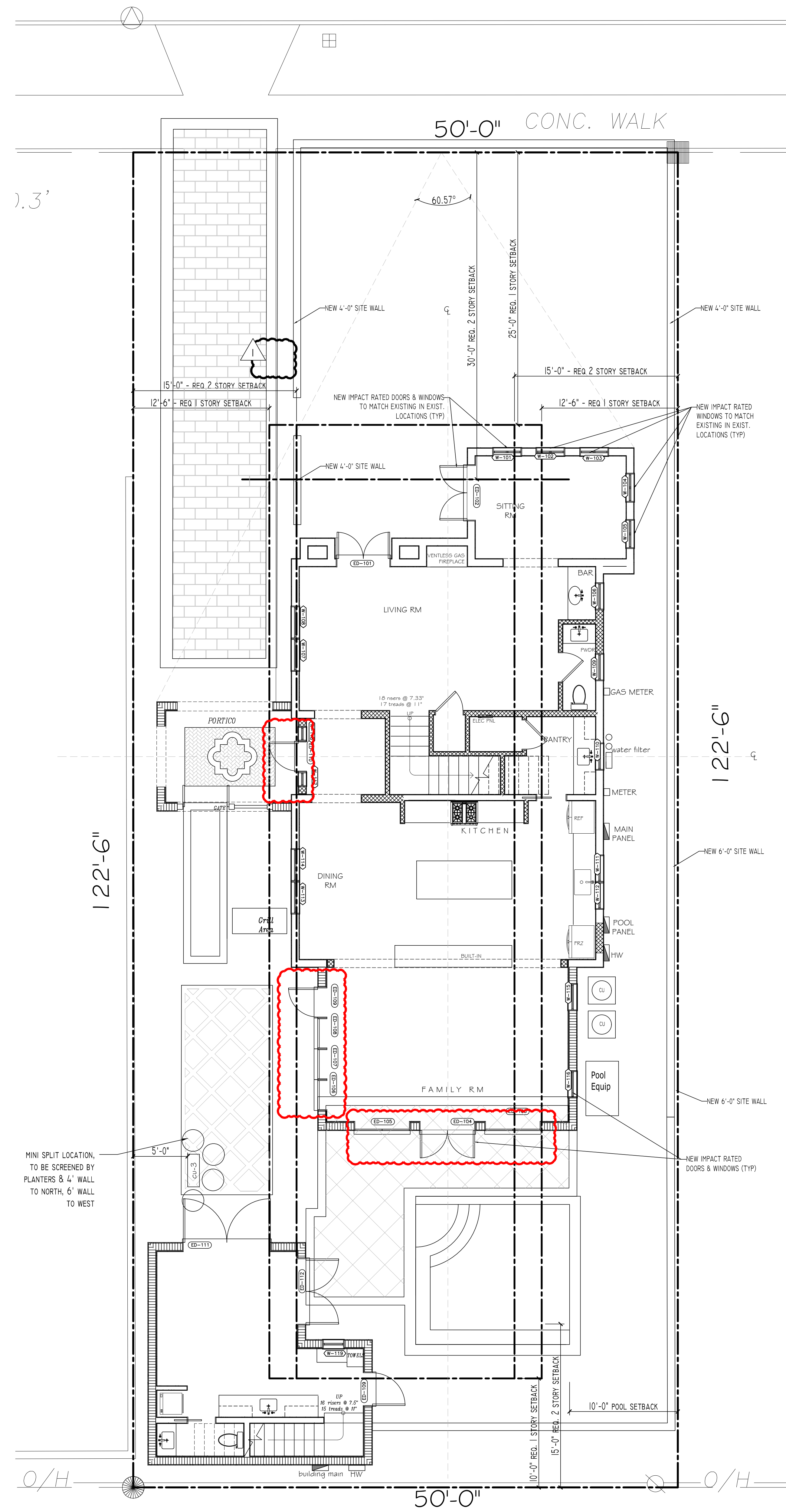
128 SEABREEZE AVE.
PALM BEACH, FL



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1 APPROVED GROUND FLOOR PLAN
1/4" = 1'-0"



1 PROPOSED GROUND FLOOR PLAN
1/4" = 1'-0"



LABERGE & MENARD INC.

Architectural Corporation
FL Registration - AA26003344
444 25th Street #1
West Palm Beach, Florida 33407
Telephone 561.655.8582
Fax 561.655.3448

CONSULTANTS

128 SEABREEZE AVE

128 SEABREEZE AVE
PALM BEACH, FL
33480

HSB-22-017
ZON-23-005



North

MARK	DATE	DESCRIPTION
1	12.27.23	ISSUED FOR PERMIT REVIEW
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3	12.27.23	ISSUED FOR PERMIT REVIEW
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PROJECT NO: 128 SEABREEZE - 128 SEABREEZE - 128 SEABREEZE

CAD FILE: 128 SEABREEZE - 128 SEABREEZE - 128 SEABREEZE

DRAWN BY: 128 SEABREEZE - 128 SEABREEZE - 128 SEABREEZE

CHECKED BY: 128 SEABREEZE - 128 SEABREEZE - 128 SEABREEZE

DATE: 12.27.23

SHEET TITLE: 128 SEABREEZE - 128 SEABREEZE - 128 SEABREEZE

APPROVED & PROPOSED 1ST FLOOR PLAN

SHEET A-002 OF



·LABERGE & MÉNARD INC.

Architectural Corporation
FL Registration - AA26003344
444 25th Street #1
West Palm Beach, Florida 33407
Telephone 561.655.8582
Fax 561.655.3048

CONSULTANTS

128 SEABREEZE AVE

128 SEABREEZE AVE
PALM BEACH, FL
33480

[illegible]



WEST ELEVATION DOORS



WEST ELEVATION DOORS



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CONSULTANTS

128 SEABREEZE AVE

128 SEABREEZE AVE
PALM BEACH, FL
33480

MARK		DATE	DESCRIPTION
PROJECT NO.		###	
CAD DWG FILE		12.27.23	- 118 SEAPRIZE - UPDATED.DWG
DRAWN BY:			
CHK'D BY:			
DATE:		6.9.23	
SHEET TITLE			
RENDERINGS			
SHEET		R-002	OF



SOUTH ELEVATION DOORS



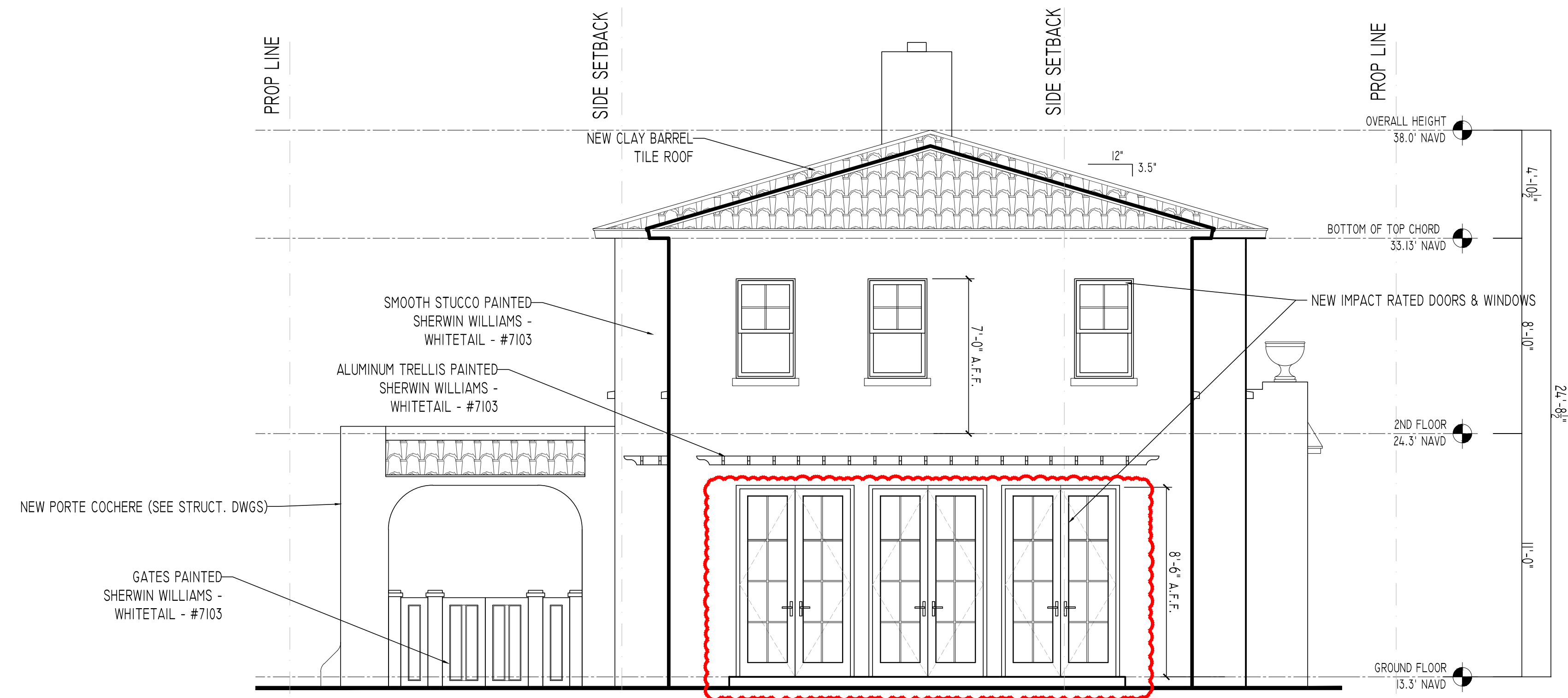
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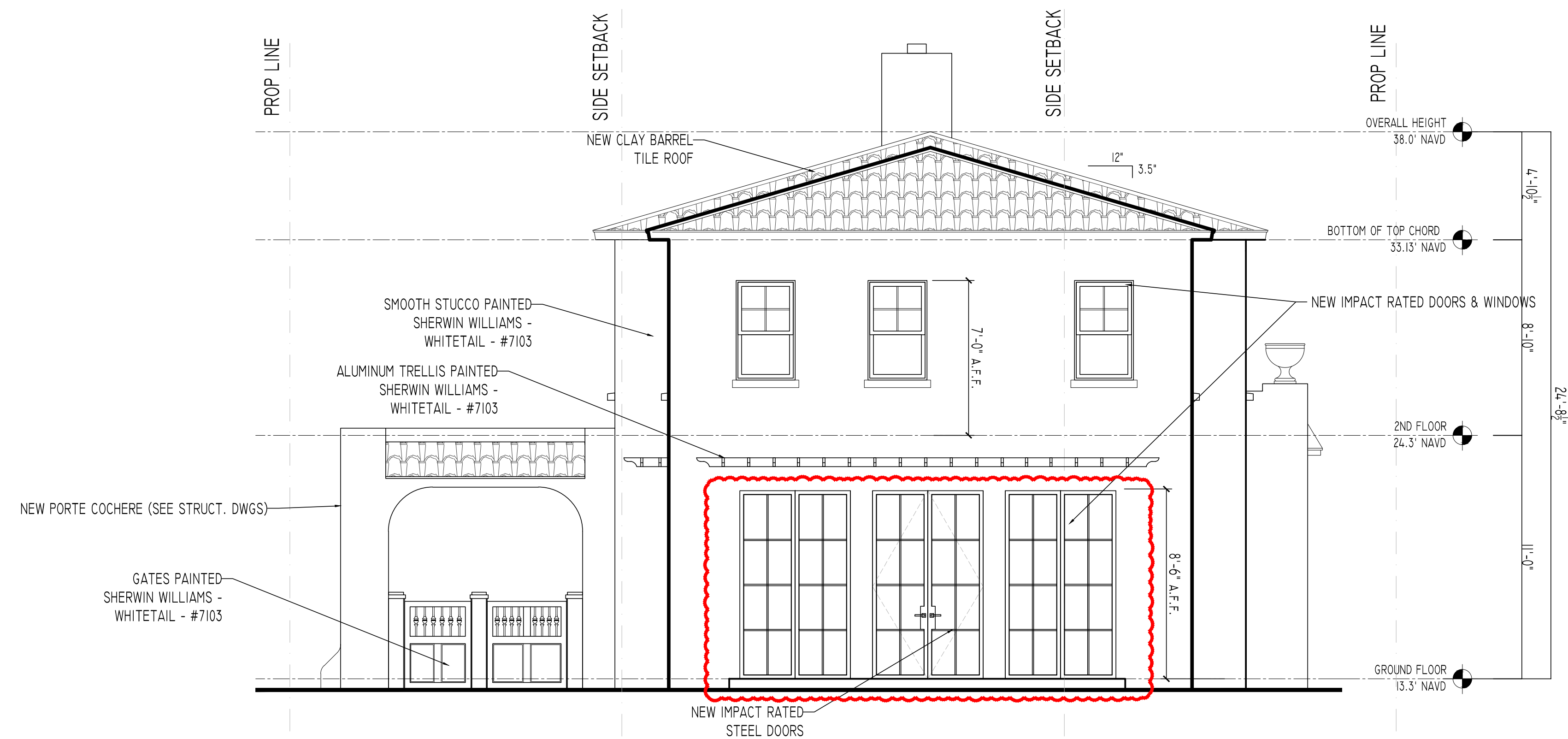
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PROJECT NO: ###		
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CHK'D BY:		
DATE:	6.9.23	
SHEET TITLE		

128 SEABREEZE AVE

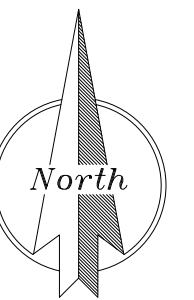
128 SEABREEZE AVE
PALM BEACH, FL
33480



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



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



CHANGED DOORS FROM ALUMINUM TO STEEL

MARK DATE DESCRIPTION

PROJECT NO: ###

CAD DWG FILE: 12.27.23 - 128 SEABREEZE - UPDATED.DWG

DRAWN BY:

CHECK'D BY:

DATE: 6.9.23

SHEET TITLE

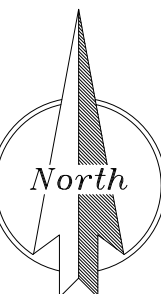
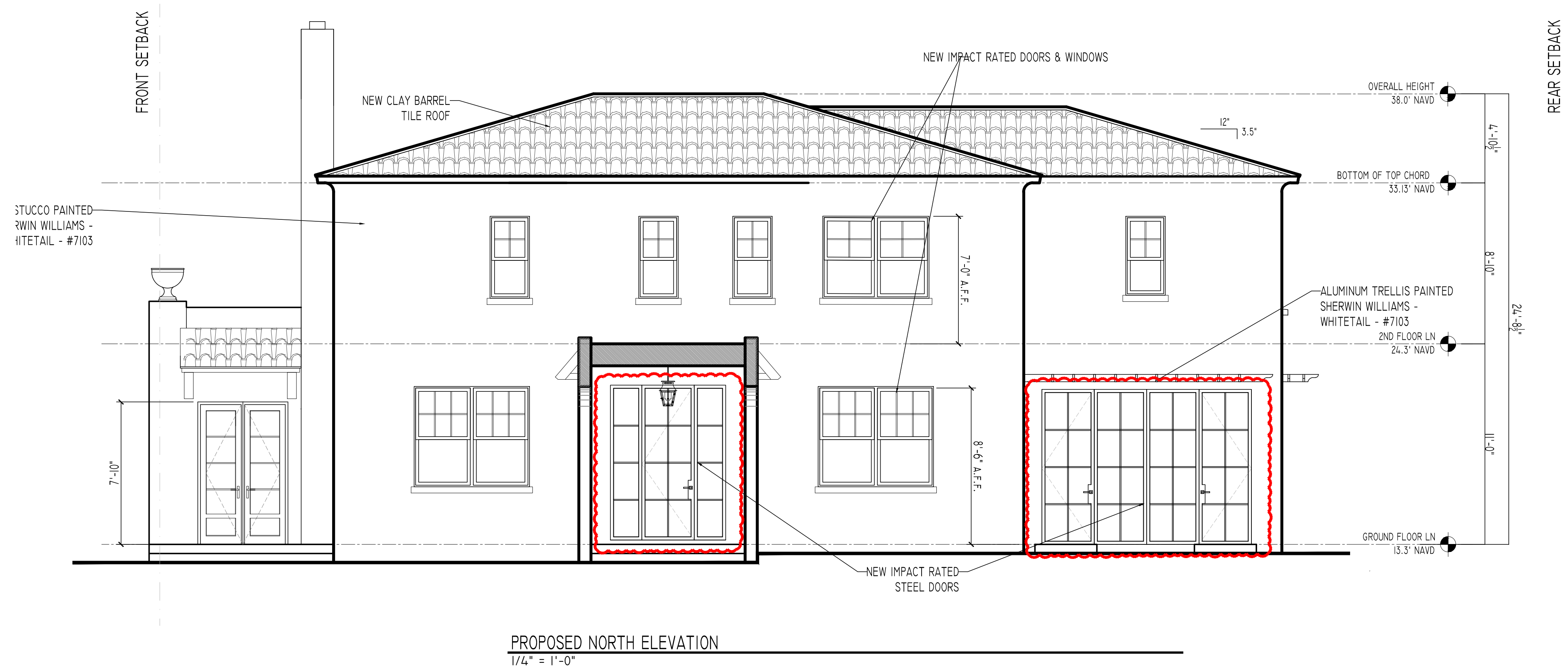
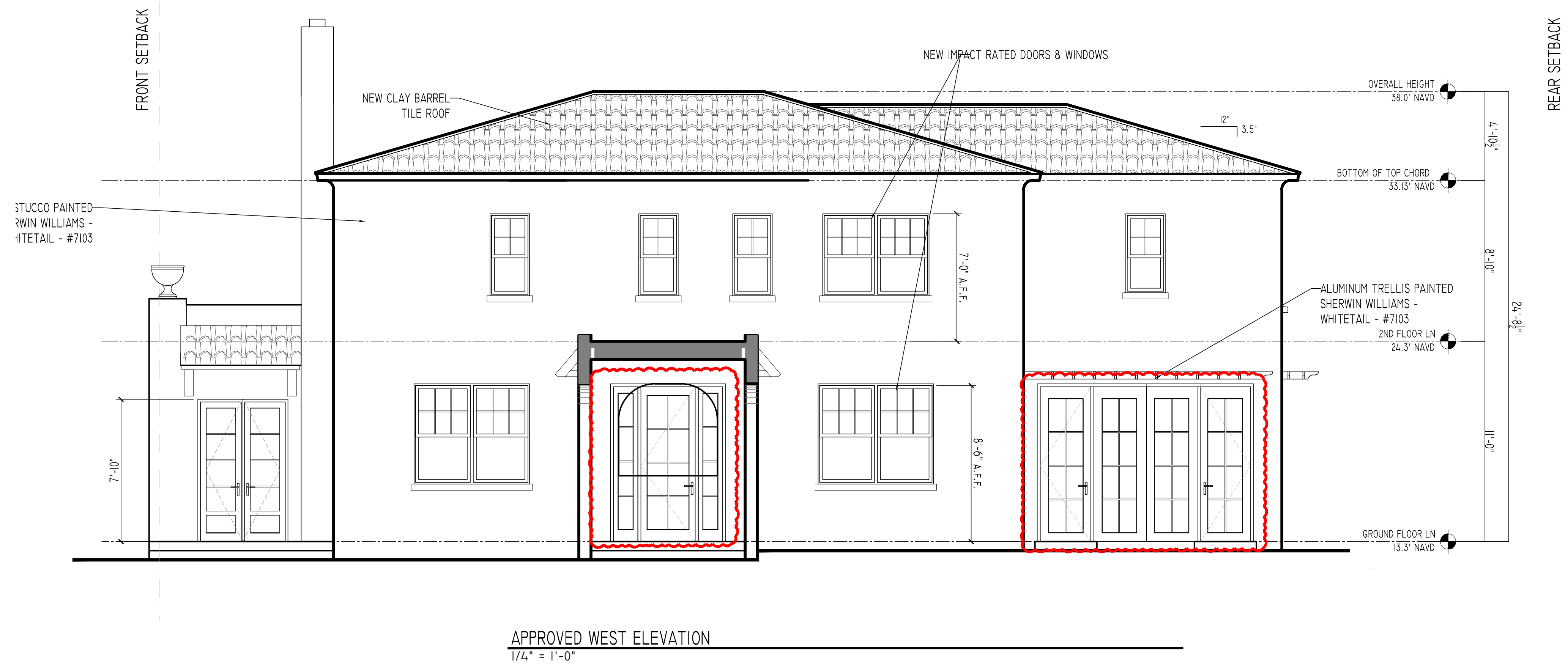
EXISTING & PROPOSED
SOUTH ELEVATION

SHEET A-006
OF

CONSULTANTS

128 SEABREEZE AVE

128 SEABREEZE AVE
PALM BEACH, FL
33480



CHANGES TO THIS DRAWING

MARK DATE DESCRIPTION

PROJECT NO: 1111

CAD DWG FILE: 12.27.23 - 128 SEABREEZE - UPDATE.DWG

DRAWN BY:

DATE: 6.9.23

SHEET TITLE

EXISTING & PROPOSED
WEST ELEVATION

SHEET A-007
OF

TOWN OF PALM BEACH



Historically Significant Building Designation Form
128 Seabreeze Avenue
February 2022

Historic Conservation District:	Mid-Town Conservation District
Address:	128 Seabreeze Avenue, Palm Beach, Florida
Date of Construction:	c. 1922
Current Owner:	Keith R. and Jennifer B. Palumbo as Trustees of the Keith R. Palumbo 2007 Trust
Original Owner:	Christopher C. Bassett
Original Name:	Dorothy Villa
Architect/Builder	Unknown
Present Use:	Residential
Present Zoning:	RB
Palm Beach County Tax Folio Number:	50-43-43-22-06-000-0270
Current Legal Description:	Lots 207 and 209 Poinciana Park

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.”

128 Seabreeze Avenue was constructed circa 1922 during Palm Beach’s first boom time era and is part of the Poinciana Park subdivision, one of the Island’s first successful large residential developments platted and mostly developed by City Builders Realty Company who promoted it as a “home site park” in a premier mid-town location with numerous amenities. The first owners, Mr. and Mrs. Christopher C. Bassett named the dwelling Dorothy Villa after their daughter Dorothy. Christopher Bassett, along with his brothers John D. and Samuel H. Bassett, started the Bassett Furniture Company in Henry County, Virginia just outside of Martinsville in 1902. The town was later named Bassett after the family and the Bassett Furniture Company became one of the largest manufacturers of wood furniture in the world. Christopher’s brother, John D. Bassett, owned a 1919 or earlier dwelling named “Sunshine” two houses east at 120 Seabreeze Avenue. The Bassett’s owned 128 Seabreeze Avenue until the mid 1930s, and during part of the time they owned the property, songwriter Irving Berlin lived a few houses to the west. The property was later purchased by J. Clyde Hooker of Martinsville, Virginia, who ran the large Hooker Furniture Corporation, and it stayed in the Hooker family for over fifty years. In addition to this history, 128 Seabreeze Avenue is also significant because it helps maintain the historic fabric of Seabreeze Avenue, the Sea Streets and the development of the Town of Palm Beach.

(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 128 Seabreeze Avenue is a good example of Mediterranean Revival style of architecture that became very popular during Palm Beach’s 1920s land and housing boom. Like most Mediterranean Revival style dwellings, the house has asymmetrical fenestration, an irregular footprint, arched openings, red clay barrel tile roofs and multi-light windows and doors. This two-story, hipped roof dwelling covered with rough stucco has a front room offset to the east with a ribbon of three large arched windows with slender decorative columns between, a low parapet

roof, urns, and shed roofs on the north and west, with multi-light French doors under the west shed roof. Recessed to the west of this room is an arched opening with a slanted shed roof that was originally an opening to an entry porch. Between these features is a prominent chimney that rises high above the roofline. Attached to the dwelling on the west is a one-story porte-cochere with a wide-arched opening and a small shed roof. This porte-cochere covers the main entrance to the dwelling which features a recessed multi-light entry door flanked by sidelights with a lantern above. Behind the dwelling is an original and simple two-story garage apartment. These features and the overall design offer a good representation of the Mediterranean Revival style.